

# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### Our Review of Your Application

**The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with [30 TAC 213](#).**

### Administrative Review

1. [Edwards Aquifer applications](#) must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: <http://www.tceq.texas.gov/field/eapp>.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
6. If the geologic assessment was completed before October 1, 2004 and the site contains “possibly sensitive” features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

### Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited.**
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

**Mid-Review Modifications**

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a “Mid-Review Modification”. Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ’s Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ’s San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

<b>1. Regulated Entity Name:</b> Costco Wholesale				<b>2. Regulated Entity No.:</b> 111611125					
<b>3. Customer Name:</b> Costco Wholesale				<b>4. Customer No.:</b> 600259410					
<b>5. Project Type:</b> (Please circle/check one)	New	Modification	Extension	Exception					
<b>6. Plan Type:</b> (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
<b>7. Land Use:</b> (Please circle/check one)	Residential	Non-residential			<b>8. Site (acres):</b>				
<b>9. Application Fee:</b>	500.00		<b>10. Permanent BMP(s):</b>			New french drain to existing OWS			
<b>11. SCS (Linear Ft.):</b>			<b>12. AST/UST (No. Tanks):</b>						
<b>13. County:</b>			<b>14. Watershed:</b>						

# Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the “Texas Groundwater Conservation Districts within the EAPP Boundaries” map found at:

[http://www.tceq.texas.gov/assets/public/compliance/field\\_ops/eapp/EAPP%20GWCD%20map.pdf](http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf)

For more detailed boundaries, please contact the conservation district directly.

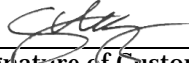
<b>Austin Region</b>			
<b>County:</b>	<b>Hays</b>	<b>Travis</b>	<b>Williamson</b>
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input checked="" type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input checked="" type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

<b>San Antonio Region</b>					
<b>County:</b>	<b>Bexar</b>	<b>Comal</b>	<b>Kinney</b>	<b>Medina</b>	<b>Uvalde</b>
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <input type="checkbox"/> Medina	<input type="checkbox"/> EAA <input type="checkbox"/> Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

**Sarah Hinkle**

Print Name of Customer/Authorized Agent



**4/16/2026**

Signature of Customer/Authorized Agent

Date

**\*\*FOR TCEQ INTERNAL USE ONLY\*\***

Date(s) Reviewed:		Date Administratively Complete:	
Received From:		Correct Number of Copies:	
Received By:		Distribution Date:	
EAPP File Number:		Complex:	
Admin. Review(s) (No.):		No. AR Rounds:	
Delinquent Fees (Y/N):		Review Time Spent:	
Lat./Long. Verified:		SOS Customer Verification:	
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):
Core Data Form Complete (Y/N):			Signed (Y/N):
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):

# General Information Form

## Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

**To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.**

**Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.**

## Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: Sarah Hinkle

Date: 4/16/2026

Signature of Customer/Agent:



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## Project Information

1. Regulated Entity Name: COSTCO GASOLINE 1385

2. County: WILLIAMSON

3. Stream Basin: \_\_\_\_\_

4. Groundwater Conservation District (If applicable): \_\_\_\_\_

5. Edwards Aquifer Zone:

- Recharge Zone  
 Transition Zone

6. Plan Type:

- |                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> WPAP         | <input type="checkbox"/> AST                          |
| <input type="checkbox"/> SCS          | <input type="checkbox"/> UST                          |
| <input type="checkbox"/> Modification | <input checked="" type="checkbox"/> Exception Request |

7. Customer (Applicant):

Contact Person: Ryan Mackey  
Entity: Costco Wholesale  
Mailing Address: 730 Lake Drive  
City, State: Issaquah, WA Zip: 98027  
Telephone: 206-962-6592 FAX: \_\_\_\_\_  
Email Address: ryan.mackey@mg2.com

8. Agent/Representative (If any):

Contact Person: Sarah Hinkle  
Entity: \_\_\_\_\_  
Mailing Address: 18215 72nd Avenue South  
City, State: Kent, WA Zip: 98032  
Telephone: 425-552-7351 FAX: \_\_\_\_\_  
Email Address: shinkle@core-states.com

9. Project Location:

- The project site is located inside the city limits of Georgetown  
 The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of \_\_\_\_\_.  
 The project site is not located within any city's limits or ETJ.

10.  The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

See project description

11.  **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

12.  **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

- Project site boundaries.  
 USGS Quadrangle Name(s).  
 Boundaries of the Recharge Zone (and Transition Zone, if applicable).  
 Drainage path from the project site to the boundary of the Recharge Zone.

13.  **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

Survey staking will be completed by this date: \_\_\_\_\_

14.  **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:

- Area of the site
- Offsite areas **N/a**
- Impervious cover
- Permanent BMP(s)
- Proposed site use
- Site history **N/a**
- Previous development **N/a**
- Area(s) to be demolished **N/a**

15. Existing project site conditions are noted below:

- Existing commercial site
- Existing industrial site
- Existing residential site
- Existing paved and/or unpaved roads
- Undeveloped (Cleared)
- Undeveloped (Undisturbed/Uncleared)
- Other: \_\_\_\_\_

### ***Prohibited Activities***

16.  I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17.  I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

### ***Administrative Information***

18. The fee for the plan(s) is based on:

- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
- For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
- For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
- A request for an exception to any substantive portion of the regulations related to the protection of water quality.
- A request for an extension to a previously approved plan.

19.  Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

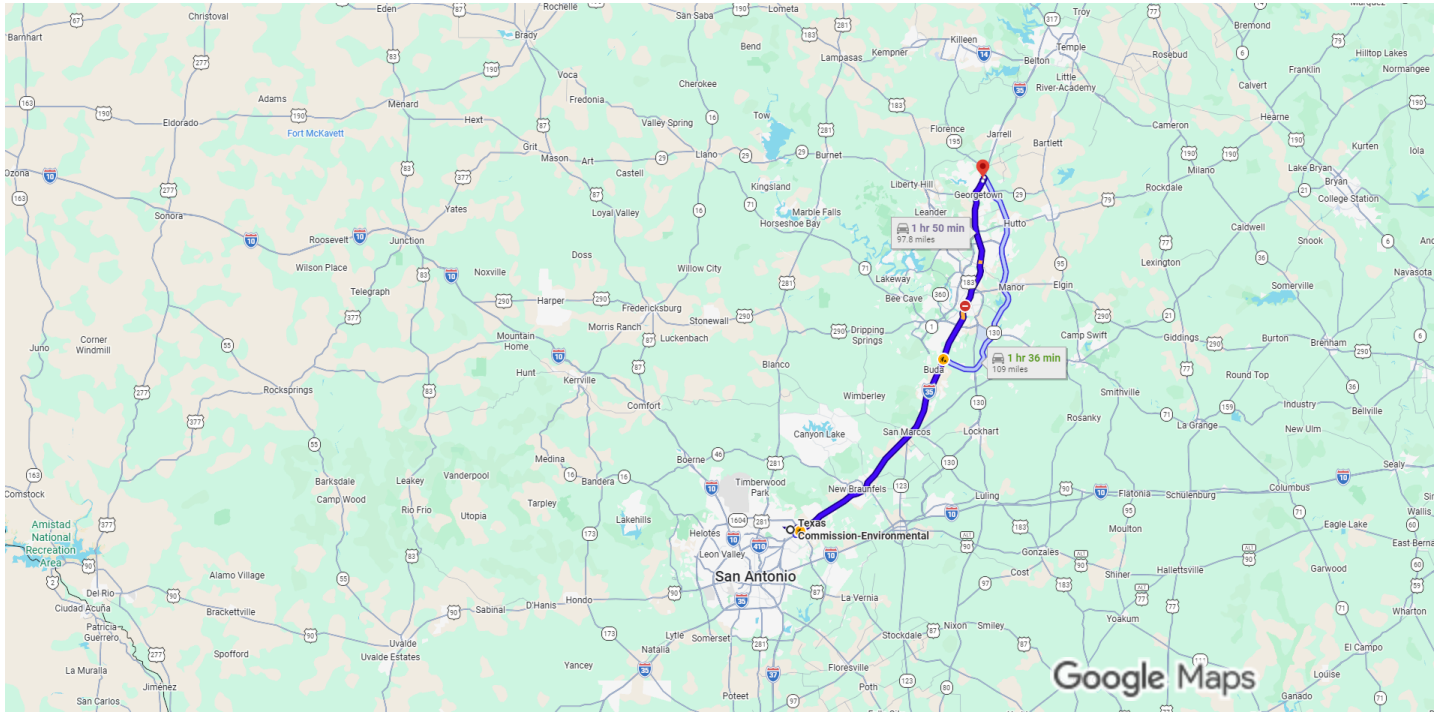
- TCEQ cashier
- Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

20.  Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

21.  No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.



Texas Commission-Environmental, Drive 97.6 miles, 1 hr 51 min  
14250 Judson Rd, San Antonio, TX 78233 to Costco Wholesale,  
2201a I-35, Georgetown, TX 78628



Imagery ©2026 , Map data ©2026 Google, INEGI 10 mi

**Texas Commission-Environmental**  
14250 Judson Rd, San Antonio, TX 78233

**Get on I-35 N in Live Oak from Lookout Rd and N Loop 1604 E**

- 8 min (3.5 mi)
- ↑ 1. Head toward Judson Rd  
285 ft
- ↘ 2. Turn right toward Judson Rd  
89 ft
- ↙ 3. Turn left onto Judson Rd  
482 ft
- ↙ 4. Turn left to stay on Judson Rd  
0.1 mi
- ↙ 5. Turn left onto Lookout Rd  
1.7 mi
- ↘ 6. Turn right onto N Loop 1604 E  
0.5 mi
- ↗ 7. Take the Texas 1604 Loop S ramp on the left  
0.3 mi
- ↘ 8. Use the left lane to follow signs for I-35 N/Austin and merge onto I-35 N

0.8 mi

**Follow I-35 N to N IH 35 Service Rd in Georgetown. Take exit 265 from I-35 N**

1 hr 27 min (92.7 mi)

9. Merge onto I-35 N

63.4 mi

10. Keep left to stay on I-35 N

29.1 mi

11. Take exit 265 toward TX-130 S/Austin

0.2 mi

**Continue on N IH 35 Service Rd to your destination**

3 min (1.3 mi)

12. Merge onto N IH 35 Service Rd

0.6 mi

13. Turn left toward S IH 35 Service Rd S

0.1 mi

14. Use any lane to turn left at the 1st cross street onto S IH 35 Service Rd S

0.6 mi

15. Turn right toward Jesse Cocke Dr

217 ft

16. Continue onto Jesse Cocke Dr

217 ft

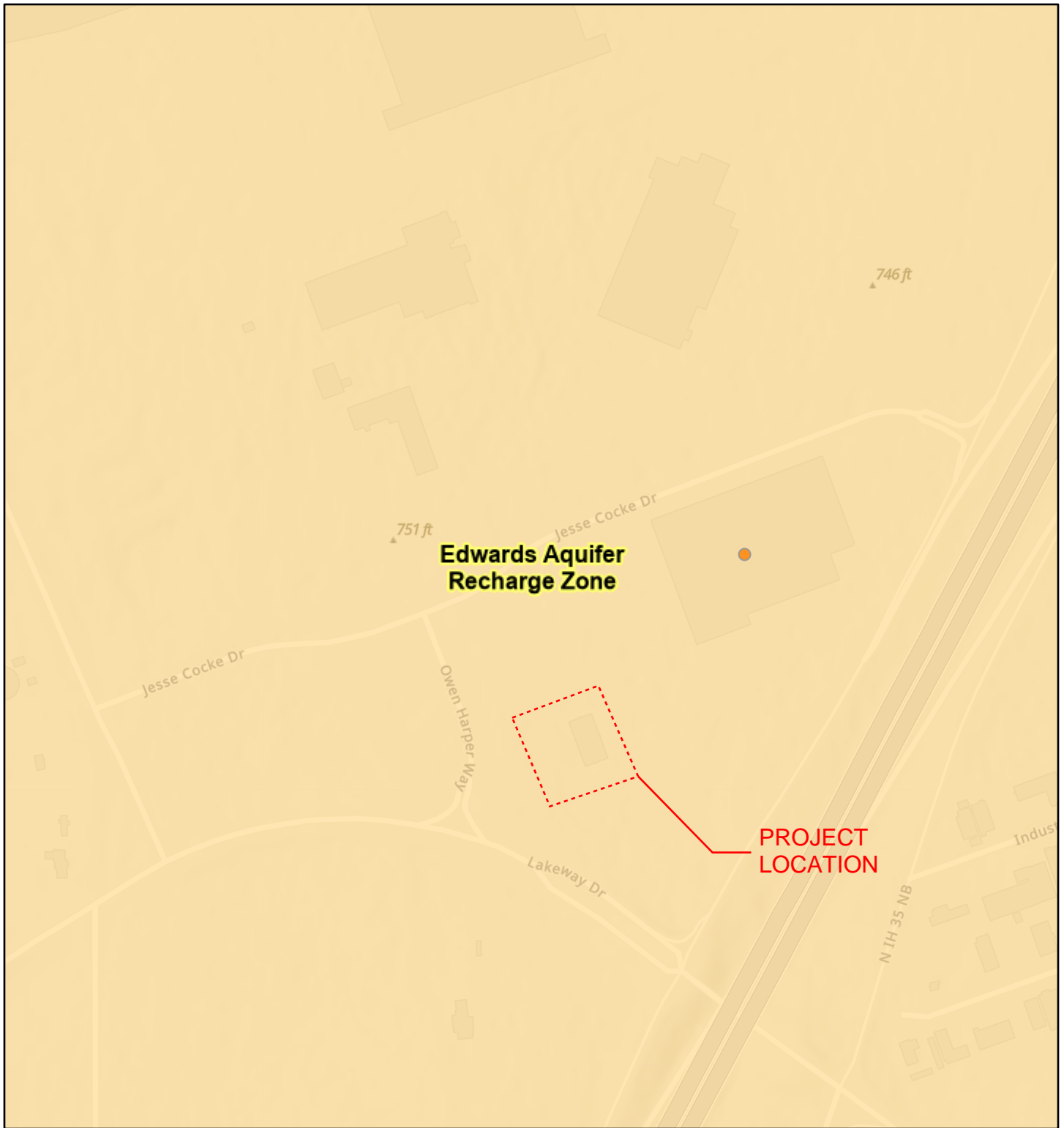
17. Turn left

82 ft








**Costco Wholesale**

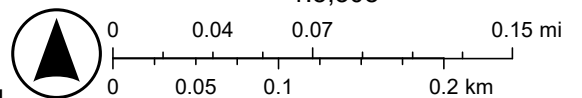
2201a I-35, Georgetown, TX 78628

# Edwards Aquifer Viewer Custom Print



2/9/2026, 12:41:38 PM

-  ArcGIS World Geocoding Service
-  City/Place
-  TCEQ\_EDWARDS\_OFFICIAL\_MAPS
-  7.5 Minute Quad Grid
-  TX Counties
-  Edwards Aquifer Label
-  World\_Hillshade



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, TCEQ

## GENERAL INFORMATION

### ATTACHMENT C

#### Narrative of Excpetion

The proposed Fuel Facility Generator is located at 2201B N IH 35, Georgetown, TX 78628. The development is located in the General Commercial District (C-3) in the City of Georgetown. The generator addition will occur within S12768, Block C, Lot 1. The current building area is 8,127 S.F. and will remain unchanged. The proposed improvements include installation of a new generator, concrete pad, bollards, and chain link fence enclosure.

Stormwater runoff generated by the proposed improvements will be directed to a new performance pipe within a gravel trench and directed to the existing oil/water separator serving the fuel facility to provide the necessary Equivalent Water Quality Protection.

The construction plans and required applications are hereby submitted for review.

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**RE: Geological Assessment Exemption - Costco Fuel Facility Generator: Georgetown TX (BCE #20818)**

---

**From** James Slone <james.slone@tceq.texas.gov>

**Date** Wed 4/1/2026 1:48 PM

**To** Sarah Hinkle <shinkle@core-states.com>

**Cc** Megan Palmer <mpalmer@core-states.com>; Jason Hubbell <jhubbell@core-states.com>



**This message needs your attention**

- This is their first email to your company.

Report or Mark Safe

Powered by Mimecast

Sarah,

A geologic assessment it's not required for your project as described below. Please retain this email for your records.

Bo

James "Bo" Slone, P.G.

Team Leader

Edwards Aquifer Protection Program

Texas Commission on Environmental Quality

(512) 239-6994

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**From:** Sarah Hinkle <shinkle@core-states.com>

**Sent:** Tuesday, March 31, 2026 5:16 PM

**To:** James Slone <james.slone@tceq.texas.gov>

**Cc:** Megan Palmer <mpalmer@core-states.com>; Jason Hubbell <jhubbell@core-states.com>

**Subject:** Geological Assessment Exemption - Costco Fuel Facility Generator: Georgetown TX (BCE #20818)

Hello Bo,

We are reaching out today to request an exemption from a geological assessment for the Costco Fuel Facility Generator project. *The scope of work entails excavations no deeper than five feet for utility trenching and installation of an emergency generator. Excavations should not impact geologic features or fluid movement.* Please see the attached plans for reference.

Let us know if you need anything further,  
Thank you!

## Sarah Hinkle

Project Coordinator

D 425.552.7351 | E [shinkle@core-states.com](mailto:shinkle@core-states.com)

18215 72nd Avenue South, Kent, WA 98032

[www.core-states.com](http://www.core-states.com)

# CORE STATES

GROUP



*The contents of this message, together with any attachments, may contain information that is legally privileged, confidential, and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, printing, or copying of this message, or any attachment, is strictly prohibited. If you have received this message in error, please notify Core States Group immediately by reply e-mail, or telephone and delete this message, along with any attachments, from your computer. Any views expressed in this message are those of the individual sender, except where the sender specifically states them to be the views of Core States Group.*

# Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 Effective June 1, 1999

*To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.*

*Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.*


## Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Sarah Hinkle

Date: 4/16/2026

Signature of Customer/Agent:



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Regulated Entity Name: Costco Wholesale RN: 1113818

## Exception Request

- Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
- Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached. **See attached plan set**

## Administrative Information

- Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
- The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

## GENERAL INFORMATION

### ATTACHMENT A

#### Nature of Exception

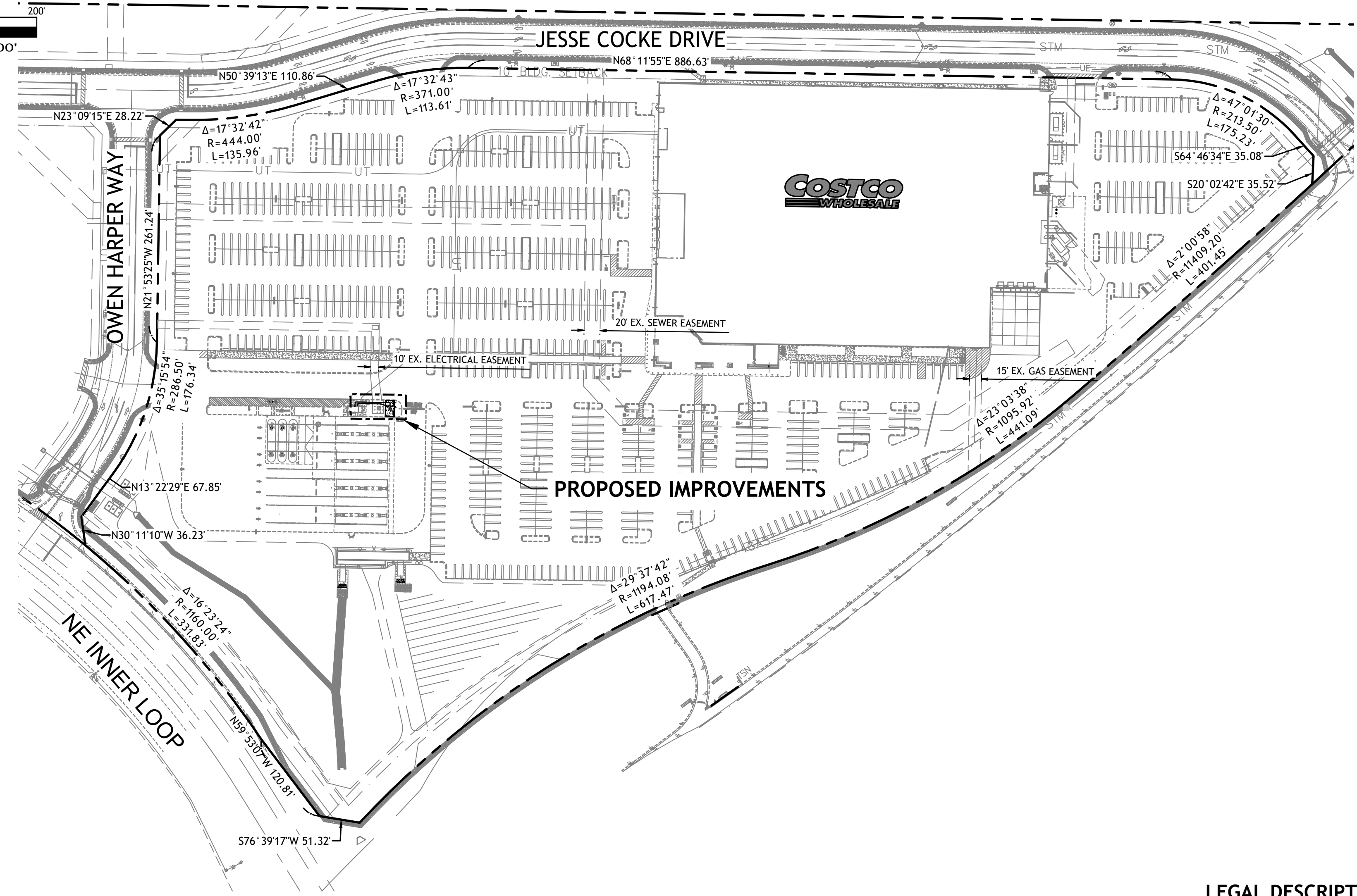
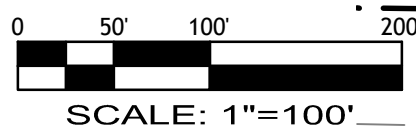
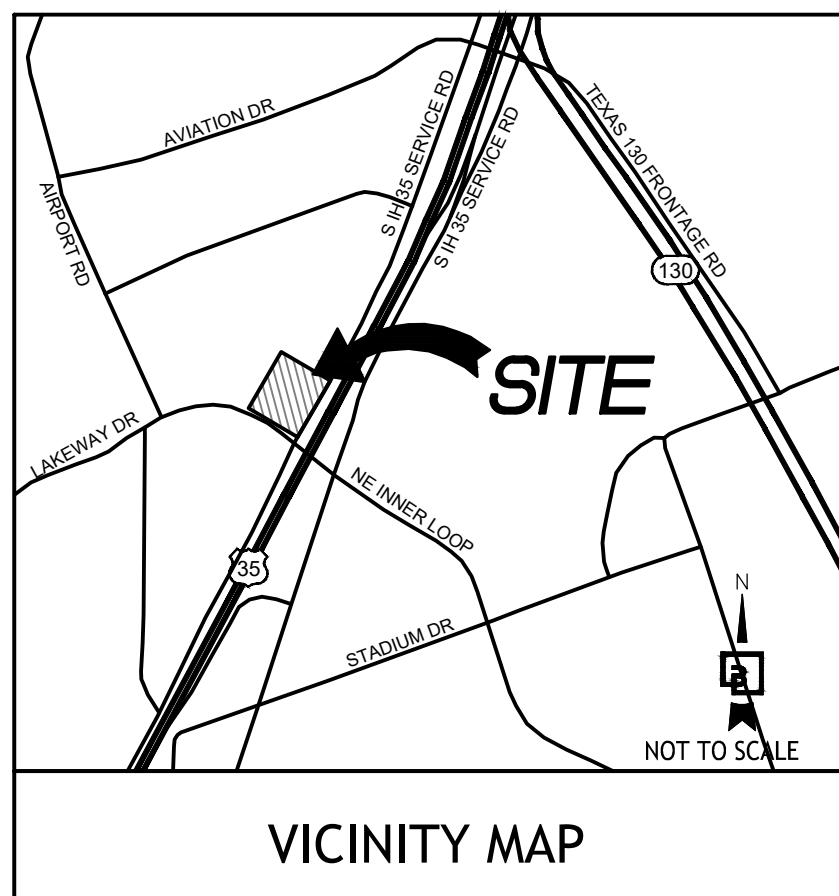
The proposed Fuel Facility Generator is located at 2201B N IH 35, Georgetown, TX 78628. The development is located in the General Commercial District (C-3) in the City of Georgetown. The generator addition will occur within S12768, Block C, Lot 1. The current building area is 8,127 S.F. and will remain unchanged. The proposed improvements include installation of a new generator, concrete pad, bollards, and chain link fence enclosure.

Stormwater runoff generated by the proposed improvements will be directed to a new performance pipe within a gravel trench and directed to the existing oil/water separator serving the fuel facility to provide the necessary Equivalent Water Quality Protection.

The construction plans and required applications are hereby submitted for review.

# COSTCO WHOLESALE

## CIVIL COVER SHEET COSTCO WHOLESALE FUEL FACILITY GENERATOR 2201B N IH 35 GEORGETOWN, TX 78628 COSTCO GASOLINE FACILITY #1385



**LEGEND**

	PROPOSED CONCRETE
	PROPOSED BOLLARD
	PROPOSED FENCE
	EXISTING CONCRETE
	PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING BARRIER CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING CANOPY DRIPLINE
	EXISTING STORM DRAIN
	EXISTING WATER LINE
	EXISTING CATCH BASIN
	EXISTING STORM CLEANOUT
	EXISTING TELECOM LINE
	EXISTING SANITARY SEWER
	EXISTING POWER

**GENERAL SITE NOTES:**

- THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE COPIES OF THE APPLICABLE GOVERNING AGENCY STANDARDS AT THE JOB SITE DURING THE RELATED CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION WHETHER SHOWN ON THESE PLANS OR NOT. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE OR SHOWN ON RECORD DRAWING PROVIDED BY OTHERS ARE SHOWN HEREON. EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND ARE SUBJECT TO A DEGREE OF UNKNOWN VARIATION. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. BARGHAUSEN CONSULTING ENGINEERS, L.L.C. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS OR RECORDS OF OTHERS. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, L.L.C. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
- INSPECTION OF SITE WORK WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE GOVERNING JURISDICTION. INSPECTION OF PRIVATE FACILITIES WILL BE ACCOMPLISHED BY A REPRESENTATIVE OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE INSPECTOR 24 HOURS IN ADVANCE OF BACKFILLING ALL CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY, THE CONTRACTOR SHALL CONTACT THE AGENCY AND/OR UTILITY INSPECTION PERSONNEL AND ARRANGE ANY REQUIRED PRE-CONSTRUCTION MEETING(S). THE CONTRACTOR SHALL PROVIDE ONE WEEK MINIMUM ADVANCE NOTIFICATION TO OWNER, FIELD ENGINEER AND ENGINEER OF PRE-CONSTRUCTION MEETINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKER AND SITE SAFETY AND SHALL COMPLY WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR. ANY WORK WITHIN THE TRAVELED RIGHT-OF-WAY THAT MAY INTERRUPT NORMAL TRAFFIC FLOW SHALL REQUIRE AT LEAST ONE FLAGGER FOR EACH LANE OF TRAFFIC AFFECTED.
- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL ADJACENT PUBLIC AND PRIVATE PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITY SERVICES THAT ARE TO REMAIN OPERATIONAL WITHIN THE CONSTRUCTION AREA WHETHER SHOWN OR NOT SHOWN ON THE PLANS.
- TWO (2) COPIES OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. ONE (1) SET WITH RECORDS OF AS-BUILT INFORMATION SHALL BE SUBMITTED TO BARGHAUSEN CONSULTING ENGINEERS, L.L.C. AT COMPLETION OF PROJECT.
- THE CONTRACTOR SHALL OBTAIN SERVICES OF A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL CONTROL FOR ALL NEW IMPROVEMENTS. STAKING CONTROL SHALL BE TAKEN FROM ELECTRONIC PLAN FILES PROVIDED BY BARGHAUSEN CONSULTING ENGINEERS, L.L.C.
- THE CONTRACTOR SHALL REQUEST FROM BARGHAUSEN CONSULTING ENGINEERS, L.L.C., PRIOR TO ANY CONSTRUCTION STAKING OR CONSTRUCTION WORK, A FORMAL CONSTRUCTION RELEASE PLAN SET OR SPECIFIC RELEASE IN WRITING. THE APPROVED AGENCY PERMIT DRAWINGS WILL NOT BE CONSIDERED CONSTRUCTION RELEASE PLANS BY BARGHAUSEN CONSULTING ENGINEERS, L.L.C. UNLESS BARGHAUSEN CONSULTING ENGINEERS, L.L.C. HAS GIVEN A FORMAL WRITTEN RELEASE OR ISSUED A CONSTRUCTION RELEASE PLAN SET.
- THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.

**SHEET INDEX**

C1	CIVIL COVER SHEET
C2	DIMENSIONED SITE PLAN
C3	SITE DISTANCE EXHIBIT
C4	CONSTRUCTION DETAILS

**PROJECT DATA:**

PROJECT ADDRESS:	2201B N IH 35 GEORGETOWN, TX 78628
JURISDICTION:	CITY OF GEORGETOWN
APN:	R622650
ZONING:	C-3

**PROJECT AREA SUMMARY:**

	EXISTING	PROPOSED
IMPERVIOUS:	0 SF	232 SF
PERVIOUS:	232 SF	0 SF
TOTAL DISTURBANCE = 232 SF		

**LEGAL DESCRIPTION**  
COSTCO WHOLESALE CORPORATION IS THE SOLE OWNER OF 34.019 ACRES OF LAND SITUATED IN THE DAVID WRIGHT SURVEY, ABSTRACT NO. 13, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THE SAME TRACTS OF LAND DESCRIBED IN DEEDS TO COSTCO WHOLESALE CORPORATION, RECORDED IN COUNTY CLERK FILE NOS. 2019119550 AND 2019119551, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND AS DESCRIBED IN DEED TO GEORGETOWN GRIFFIN FAMILY LP, RECORDED IN DOCUMENT NO.2007093828, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

**PROJECT TEAM:**

**OWNER**  
COSTCO WHOLESALE  
730 LAKE DRIVE  
ISSAQUAH, WA 98027  
PHONE: (425) 313-8100

**CIVIL ENGINEER**  
CORE STATES GROUP  
18215 72ND AVE. S.  
KENT, WA 98032  
PHONE: (425) 251-6222  
FAX: (425) 251-8782  
CONTACT: JEREMY IRVINE, P.E.

**MUNICIPALITY**  
GEORGETOWN UTILITY SYSTEM  
808 MARTIN LUTHER KING JR ST.  
GEORGETOWN, TEXAS 78626  
PHONE: (512) 930-3575

**UTILITY PURVEYORS:**

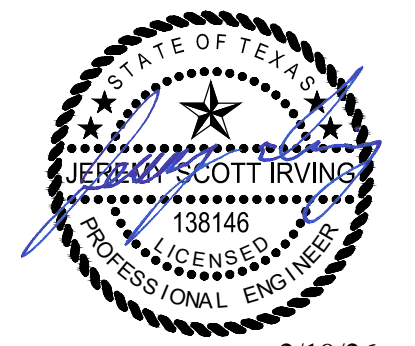
**ELECTRIC**  
GEORGETOWN UTILITY SYSTEM  
300 INDUSTRIAL AVENUE  
GEORGETOWN, TEXAS 78626  
PHONE: (512) 930-3575

**TELEPHONE/DATA**  
FRONTIER COMMUNICATIONS  
LORENZO VALDEZ  
911 S. CHURCH STREET  
GEORGETOWN, TEXAS 78626  
PHONE: (512) 869-2230

1755 Wittington Place  
Suite 190  
Farmers Branch, TX 75234  
855.CSG.1999

www.core-states.com  
CORESTATES CONSTRUCTION

ENGINEERING  
CERTIFICATE OF AUTHORIZATION  
NO. F-22030



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**Project:**  
COSTCO GASOLINE FACILITY #1385  
2201B N IH 35  
GEORGETOWN, TX 78628

**Client:**  
**COSTCO WHOLESALE**  
COSTCO WHOLESALE  
730 LAKE DRIVE  
ISSAQUAH, WA 98027

**Revision/Issue:**

REV	DATE	COMMENT	BY

Drawn: RDC  
Reviewed: DL  
Sheet Date: 12/03/25  
Proj. Number: 20818

Sheet Title:  
CIVIL COVER SHEET

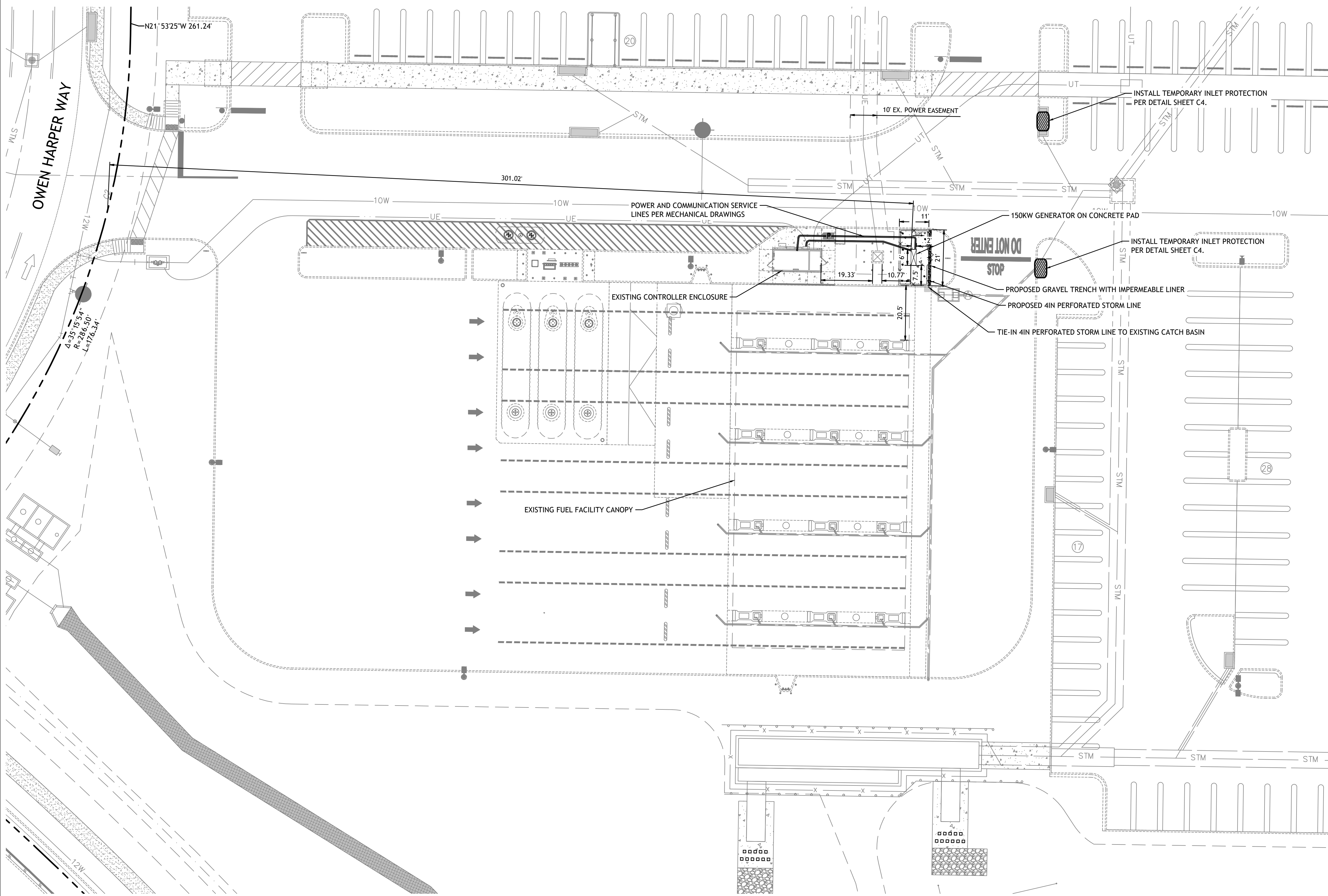
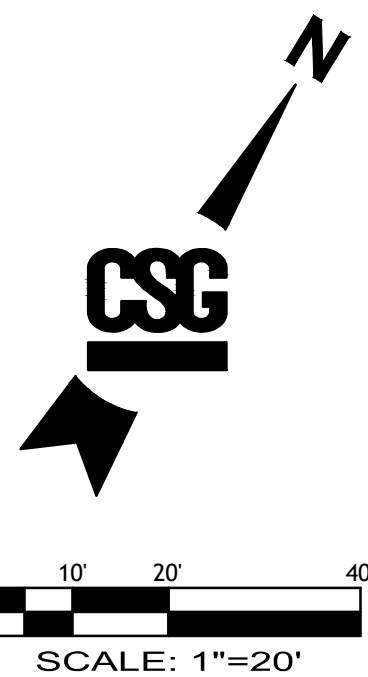
Sheet Number:  
**C1**

2025-XXXX-SPD

# DIMENSIONAL SITE PLAN

## COSTCO GASOLINE FACILITY #1385

2201B N IH 35  
GEORGETOWN, TX 78628



### LEGEND

- PROPOSED CONCRETE
- PROPOSED BOLLARD
- PROPOSED FENCE
- TEMP INLET PROTECTION
- EXISTING CONCRETE
- PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING BARRIER CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING CANOPY DRIPLINE
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING CATCH BASIN
- EXISTING STORM CLEANOUT
- EXISTING TELECOM LINE
- EXISTING SANITARY SEWER
- EXISTING POWER

### GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. PROJECTS PROPOSING PUBLIC PARKLAND SHALL INCLUDE IRRIGATION PLANS AS PART OF THIS PLAN AS REQUIRED BY THE PARKLAND DEVELOPMENT GUIDELINES.
12. FIRE FLOW REQUIREMENTS OF \_\_\_\_\_ PER MINUTE (INCLUDE AMOUNT) ARE BEING MET BY THIS PLAN (PLEASE PROVIDE THE FIRE FLOW THAT THIS DEVELOPMENT IS PROVIDING FOR THIS SITE).
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
19. UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
- 20.17. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.

### DIMENSIONAL SITE PLAN NOTES:

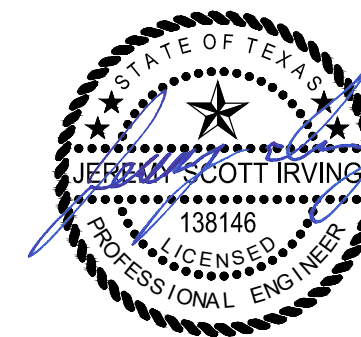
1. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2-FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
2. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
3. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

1755 Wittington Place  
Suite 190  
Farmers Branch, TX 75234  
855.CSG.1999

www.core-states.com

CORESTATES CONSTRUCTION

ENGINEERING  
CERTIFICATE OF AUTHORIZATION  
NO. F-22030



2/19/26



Know what's below.

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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:

COSTCO GASOLINE FACILITY #1385  
2201B N IH 35  
GEORGETOWN, TX 78628

Client:



COSTCO WHOLESALE  
730 LAKE DRIVE  
ISSAQUAH, WA 98027

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: RDC

Reviewed: DL

Sheet Date: 12/03/25

Proj. Number: 20818

Sheet Title:

DIMENSIONAL SITE PLAN

Sheet Number:

C2

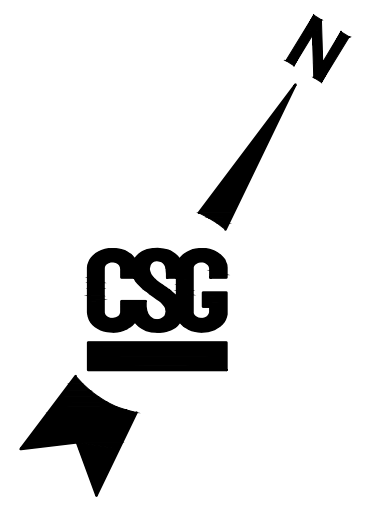
2025-XXXX-SPD

# SIGHT DISTANCE EXHIBIT

## COSTCO GASOLINE FACILITY #1385

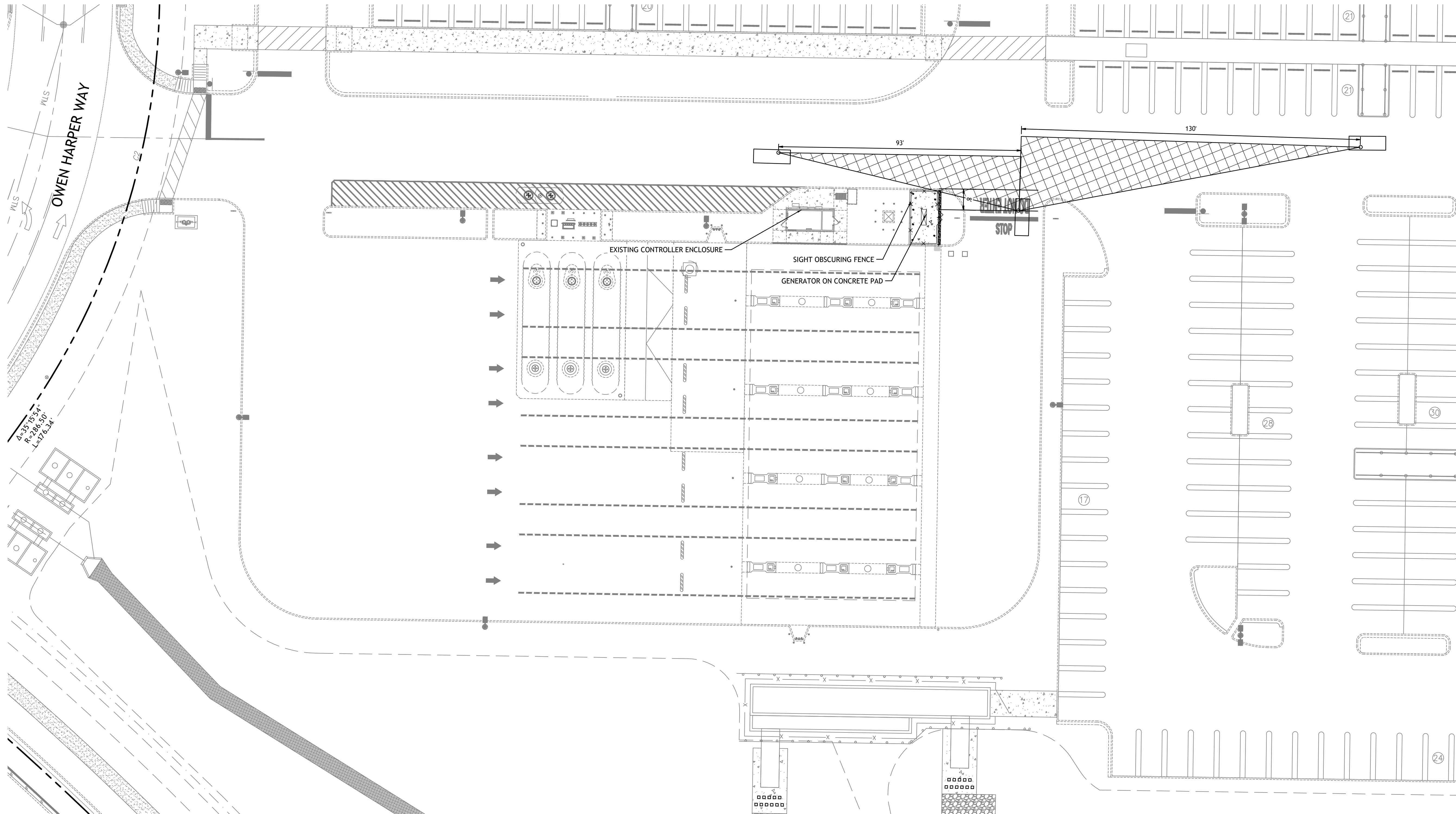
### 2201B N IH 35

### GEORGETOWN, TX 78628



#### PARKING LOT SIGHT DISTANCE DATA:

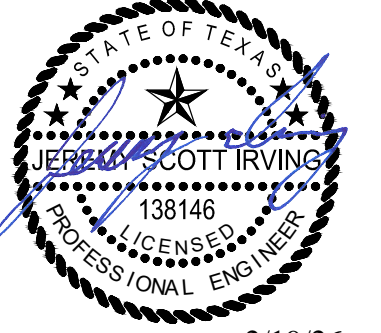
REQUIRED STOPPING DISTANCE= 50 FEET  
 PROVIDED STOPPING DISTANCE= 93 FEET WEST, 130 FEET EAST



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Project:  
 COSTCO GASOLINE FACILITY #1385  
 2201B N IH 35  
 GEORGETOWN, TX 78628

Client:  
  
 COSTCO WHOLESALE  
 730 LAKE DRIVE  
 ISSAQUAH, WA 98027

**Revision/Issue:**

REV	DATE	COMMENT	BY

Drawn: RDC  
 Reviewed: DL  
 Sheet Date: 12/03/25  
 Proj. Number: 20818

Sheet Title:  
 SIGHT DISTANCE EXHIBIT

2025- XXXX-SPD

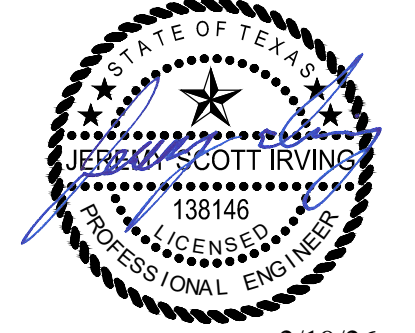
Sheet Number:  
**C3**

# CONSTRUCTION DETAILS

## COSTCO GASOLINE FACILITY #1385

### 2201B N IH 35

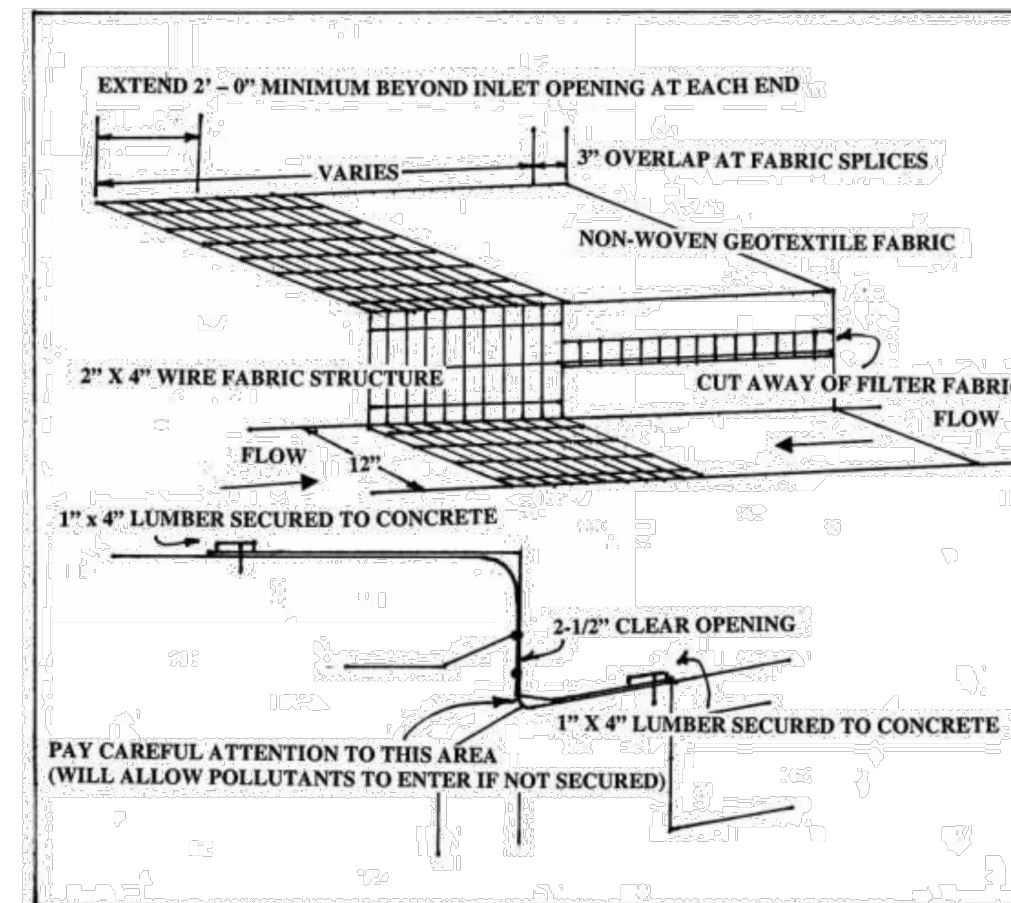
### GEORGETOWN, TX 78628



TECHNICAL SPECIFICATION The University of Texas at Austin

TECHNICAL SPECIFICATION The University of Texas at Austin

#### EXHIBIT B Curb Inlet Detail



- NOTES:**
- WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, USE 1" BY 4" LUMBER SECURED WITH CONCRETE NAILS 3 FEET ON CENTER NAILED INTO THE CONCRETE. IF THERE IS PEDESTRIAN TRAFFIC ONLY, THE USE OF 20 LB. GRAVEL BAGS TO SECURE MATERIAL IS PERMITTED.
  - REMOVE SECTION OF FILTER FABRIC AS SHOWN IN THIS DETAIL. SECURE FABRIC TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
  - INSPECT DAILY AND REMOVE SILT ACCUMULATION WHEN THE DEPTH REACHES 2 INCHES.
  - MONITOR THE PERFORMANCE OF THE INLET PROTECTION DURING EACH RAINFALL EVENT AND REMOVE PROTECTION IMMEDIATELY IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
  - REMOVE INLET PROTECTION AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

- Geotextile fabric – a non-woven, polypropylene, polyethylene, or polyamide fabric with non-raveling edges. It shall be non-biodegradable, inert to most soil chemicals, ultraviolet resistant, unaffected by moisture and other weather conditions, and permeable to water while retaining sediment. Fabric shall be 36 inches wide, with a minimum weight of 4.5 oz./yd.
- Wire Backing – a galvanized, 2"x4" welded wire fencing, 12.5-gauge minimum.

**Execution:**

- Cover curb storm inlet with non-woven geotextile fabric covered wire backing. Extend fabric 2 feet beyond inlet opening at each end and 12 inches in front of opening in the gutter. Remove 2.5" strip of filter fabric near the top of the inlet for the length of the protection to act as overflow. Extend fabric over the top of opening to allow placement of gravel bags. Anchor fabric with 20 lb. gravel bags placed 3 feet on center.
- Maintain inlet protection daily as necessary to repair breaches in geotextile fabric. When siltation has occurred, it shall be removed when it has reached a depth of 2 inches. Silt that has been removed shall be disposed of offsite.

**Materials:**  
SECTION 01 57 23 16  
Temporary Storm Water Pollution Control

1/31/2020  
REV 0

SECTION 01 57 23 17  
Temporary Storm Water Pollution Control

1/31/2020  
REV 0



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**Project:**  
COSTCO GASOLINE FACILITY #1385  
2201B N IH 35  
GEORGETOWN, TX 78628

**Client:**  
**COSTCO**  
WHOLESALE  
COSTCO WHOLESALE  
730 LAKE DRIVE  
ISSAQUAH, WA 98027

**Revision/Issue:**

REV	DATE	COMMENT	BY

Drawn: RDC  
Reviewed: DL  
Sheet Date: 12/03/25  
Proj. Number: 20818

**Sheet Title:**  
CONSTRUCTION DETAILS

**Sheet Number:**  
C4

2025-XXXX-SPD

# Temporary Stormwater Section

## Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

**To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.**

**Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.**

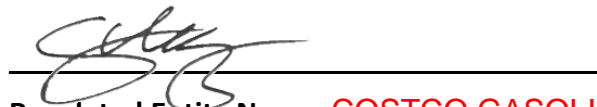
## Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Sarah Hinkle

Date: 4/16/2026

Signature of Customer/Agent:



Regulated Entity Name: COSTCO GASOLINE 1385

## Project Information

### Potential Sources of Contamination

*Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.*

1. Fuels for construction equipment and hazardous substances which will be used during construction:

The following fuels and/or hazardous substances will be stored on the site: Diesel Fuel

These fuels and/or hazardous substances will be stored in:

- Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

- N/A Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- N/A Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- N/A Fuels and hazardous substances will not be stored on the site. See attached BMPs
- 2.  **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3.  N/A Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4.  N/A **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

### ***Sequence of Construction***

- 5.  **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached. See attached schedule
  - X For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given. .0058 acres (255 square ft)
  - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented. See attached BMPs
- 6.  Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Edwards Aquifer

### ***Temporary Best Management Practices (TBMPs)***

*Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.*

- 7.  **Attachment D – Temporary Best Management Practices and Measures.** TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached: See attached plan set

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
  - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
  - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
  - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8.  The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
  - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9.  **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided. Exposed soils will be limited to the approximately 255 sf area of the new concrete pad and utility trenching
10.  **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- N/A For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
  - N/A For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
  - N/A For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
  - N/A There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11.  **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12.  **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP. **See attached BMPs**
13.  All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14.  If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15.  Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16.  Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

### ***Soil Stabilization Practices***

*Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.*

17.  **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices.** A schedule of the interim and permanent soil stabilization practices for the site is attached.

18.  N/A Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated. *scope does not include major grading activity*
19.  Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

### ***Administrative Information***

20.  N/A All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21.  If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22.  N/A Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.



## Temporary Best Management Practices (BMP) Inspection and Maintenance Plan

**Costco #1385 Georgetown, TX**

**2201B N. IN 35, Georgetown, TX 78628**

### 1. Purpose

This document outlines the procedures for inspection, maintenance, repair, and potential retrofit of temporary Best Management Practices (BMPs) implemented for the generator installation project at Costco Fuel Depot #1385 in Georgetown, Texas.

Given the small disturbed area (255 sq. ft.), BMPs are designed to minimize sediment transport, prevent pollutant discharge, and maintain compliance with applicable stormwater regulations, including the Texas Pollutant Discharge Elimination System (TPDES) Construction General Permit.

### 2. Site Description

- **Project Type:** Generator installation within an active commercial fuel depot
- **Total Disturbed Area:** Approximately 255 sq. ft.
- **Soil Disturbance:** Minor excavation and equipment placement
- **Drainage Characteristics:** Likely sheet flow across paved or compacted surfaces
- **Runoff Risk:** Low to moderate due to small footprint, but elevated due to proximity to fuel operations

### 3. BMP Measures Implemented

Due to the limited disturbance, the following temporary BMPs will be utilized:

- Perimeter controls (e.g., silt fence or fiber rolls)
- Inlet protection (if nearby storm drains exist)
- Stabilized construction access (if applicable)
- Spill prevention and containment materials
- Temporary cover (tarps or plastic sheeting) for exposed soils
- Good housekeeping practices (daily cleaning of job site)

## 4. Inspection Procedures

### 4.1 Inspection Frequency

Inspections will be conducted:

- **At least once every 7 calendar days**, and
- **Within 24 hours after any rainfall event of 0.5 inches or greater**, and
- **At key construction milestones**, including:
  - Initial BMP installation
  - Active excavation phase
  - Final stabilization

### 4.2 Inspection Personnel

- Inspections will be performed by a **qualified site inspector**, such as:
  - Site superintendent
  - Environmental compliance officer
  - Designated trained contractor personnel

### 4.3 Inspection Scope

Each inspection will evaluate:

- Integrity and effectiveness of all installed BMPs
- Evidence of sediment tracking or off-site discharge
- Signs of erosion, undercutting, or overtopping
- Accumulation of sediment at control devices
- Proper placement and condition of spill prevention materials
- General site housekeeping conditions

## 5. Maintenance and Repair Procedures

### 5.1 General Requirements

All BMPs will be maintained in **effective operating condition at all times**. Maintenance actions will be initiated:

- **Immediately upon discovery of deficiencies, or**
- **No later than 24 hours after inspection, when feasible**

### 5.2 Specific Maintenance Actions

#### Perimeter Controls (Silt Fence / Fiber Rolls):

- Remove sediment when accumulation reaches **50% of device height**
- Repair tears, displacement, or undercutting immediately
- Replace damaged sections as needed

#### Inlet Protection:

- Remove sediment and debris regularly to prevent clogging
- Ensure proper anchoring and positioning

#### Stabilized Access:

- Replenish aggregate if tracking is observed
- Sweep adjacent paved surfaces as needed

#### Temporary Covers:

- Re-secure or replace tarps if displaced by wind or weather

#### Spill Control Materials:

- Replace used absorbents promptly
- Ensure materials remain readily accessible

## 6. Retrofit Measures

If existing BMPs are found to be ineffective, the following corrective actions will be taken:

- Install additional perimeter controls
- Upgrade to more robust BMPs (e.g., sediment barriers with higher capacity)
- Modify site grading to improve drainage control
- Increase frequency of inspections and maintenance

Retrofit decisions will be documented and implemented **within 48 hours** of identifying the issue, or sooner if conditions warrant.

## 7. Documentation Procedures

### 7.1 Inspection Reports

A written or digital inspection report will be completed for each inspection event, including:

- Date and time of inspection
- Inspector name and signature
- Weather conditions (including rainfall data)
- Observations of BMP conditions
- Identified deficiencies
- Corrective actions required and completion status

### 7.2 Rainfall Tracking

- Rainfall data will be obtained from:
  - On-site rain gauge (if available), or
  - Local weather station data (Georgetown, TX area)

### 7.3 Photo Documentation

- Photographs will be taken:
  - During initial BMP installation
  - During inspections when deficiencies are observed
  - After corrective actions are completed

## 8. Recordkeeping Practices

All records will be maintained **on-site or electronically accessible** and will include:

- Inspection reports
- Maintenance and repair logs
- Rainfall records
- Photographic documentation
- BMP modification or retrofit records

### Retention Period:

Records will be retained for a **minimum of 3 years** following project completion or as required by regulatory authority.

## 9. Final Stabilization and BMP Removal

Upon completion of construction:

- Disturbed areas will be **stabilized** using appropriate measures (e.g., gravel, pavement restoration, or vegetation if applicable)
- BMPs will be removed **only after stabilization is confirmed**
- A final inspection will verify:
  - No active erosion
  - No sediment discharge risk
  - Proper site restoration



11335 Lewis Braselton Blvd, Suite 130  
Braselton, GA 30517

## **10. Compliance Statement**

This BMP inspection and maintenance plan is designed to ensure compliance with:

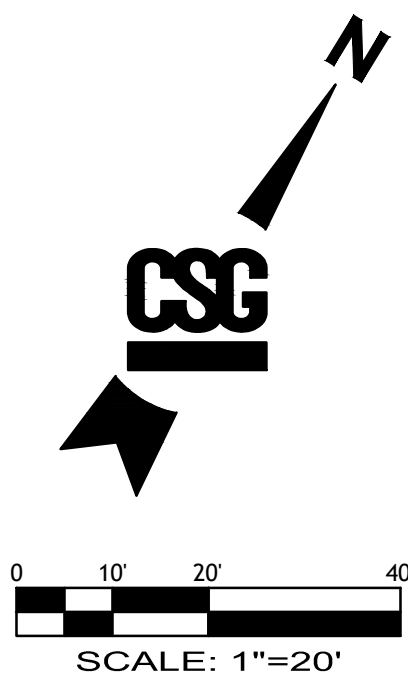
- TPDES Construction General Permit requirements
- Local municipal stormwater regulations
- Site-specific environmental protection standards for fuel handling facilities



# DIMENSIONAL SITE PLAN

## COSTCO GASOLINE FACILITY #1385

2201B N IH 35  
GEORGETOWN, TX 78628



### LEGEND

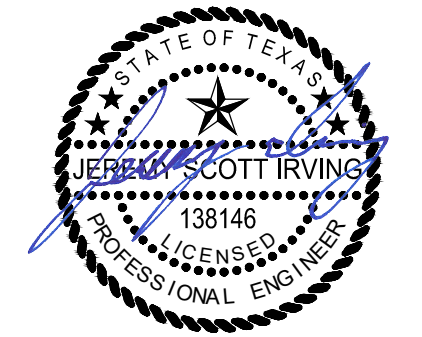
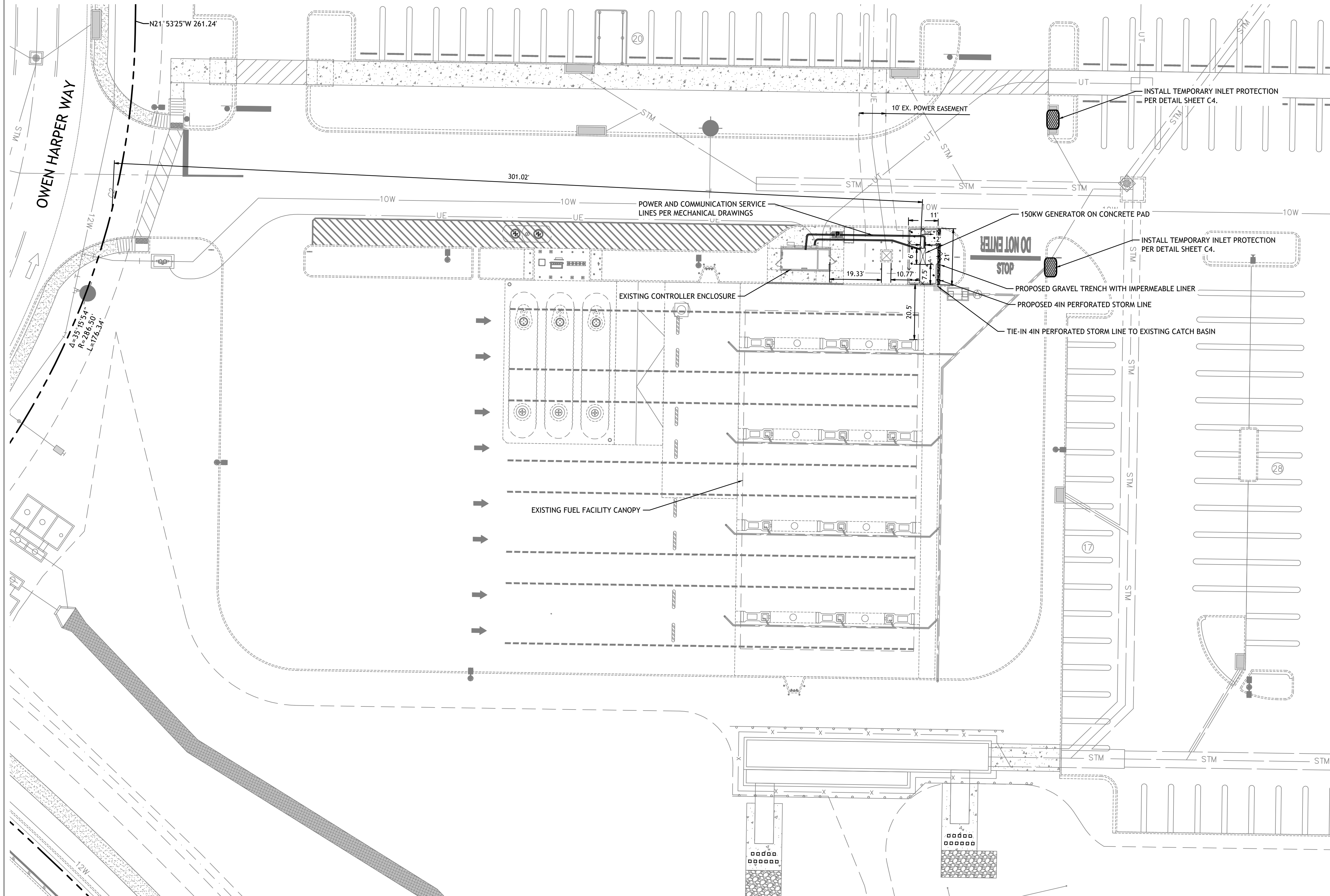
	PROPOSED CONCRETE
	PROPOSED BOLLARD
	PROPOSED FENCE
	TEMP INLET PROTECTION
	EXISTING CONCRETE
	PROPERTY LINE
	EXISTING CURB AND GUTTER
	EXISTING BARRIER CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING CANOPY DRIPLINE
	EXISTING STORM DRAIN
	EXISTING WATER LINE
	EXISTING CATCH BASIN
	EXISTING STORM CLEANOUT
	EXISTING TELECOM LINE
	EXISTING SANITARY SEWER
	EXISTING POWER

### GENERAL NOTES:

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
- THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
- DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
- OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
- SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
- THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
- ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
- A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. PROJECTS PROPOSING PUBLIC PARKLAND SHALL INCLUDE IRRIGATION PLANS AS PART OF THIS PLAN AS REQUIRED BY THE PARKLAND DEVELOPMENT GUIDELINES.
- FIRE FLOW REQUIREMENTS OF \_\_\_\_\_ PER MINUTE (INCLUDE AMOUNT) ARE BEING MET BY THIS PLAN (PLEASE PROVIDE THE FIRE FLOW THAT THIS DEVELOPMENT IS PROVIDING FOR THIS SITE).
- ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER.
- THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
- THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
- WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
- ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.

### DIMENSIONAL SITE PLAN NOTES:

- ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2-FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
- ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
- PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.



2/19/26



Know what's below.

Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:  
COSTCO GASOLINE FACILITY #1385  
2201B N IH 35  
GEORGETOWN, TX 78628



COSTCO WHOLESALE  
730 LAKE DRIVE  
ISSAQUAH, WA 98027

### Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: RDC  
Reviewed: DL  
Sheet Date: 12/03/25  
Proj. Number: 20818

Sheet Title:  
DIMENSIONAL SITE PLAN

Sheet Number:  
C2

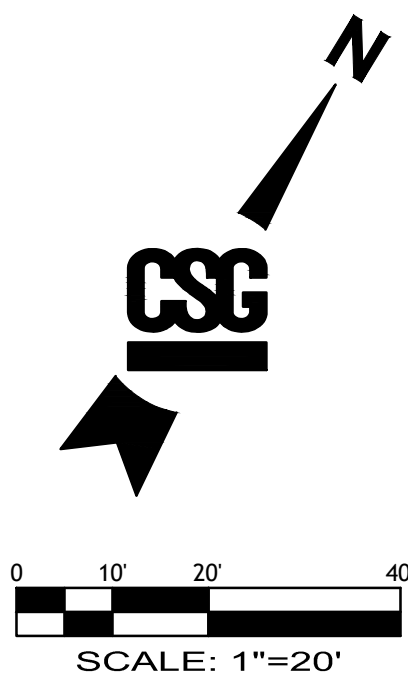
2025-XXXX-SPD

# SIGHT DISTANCE EXHIBIT

## COSTCO GASOLINE FACILITY #1385

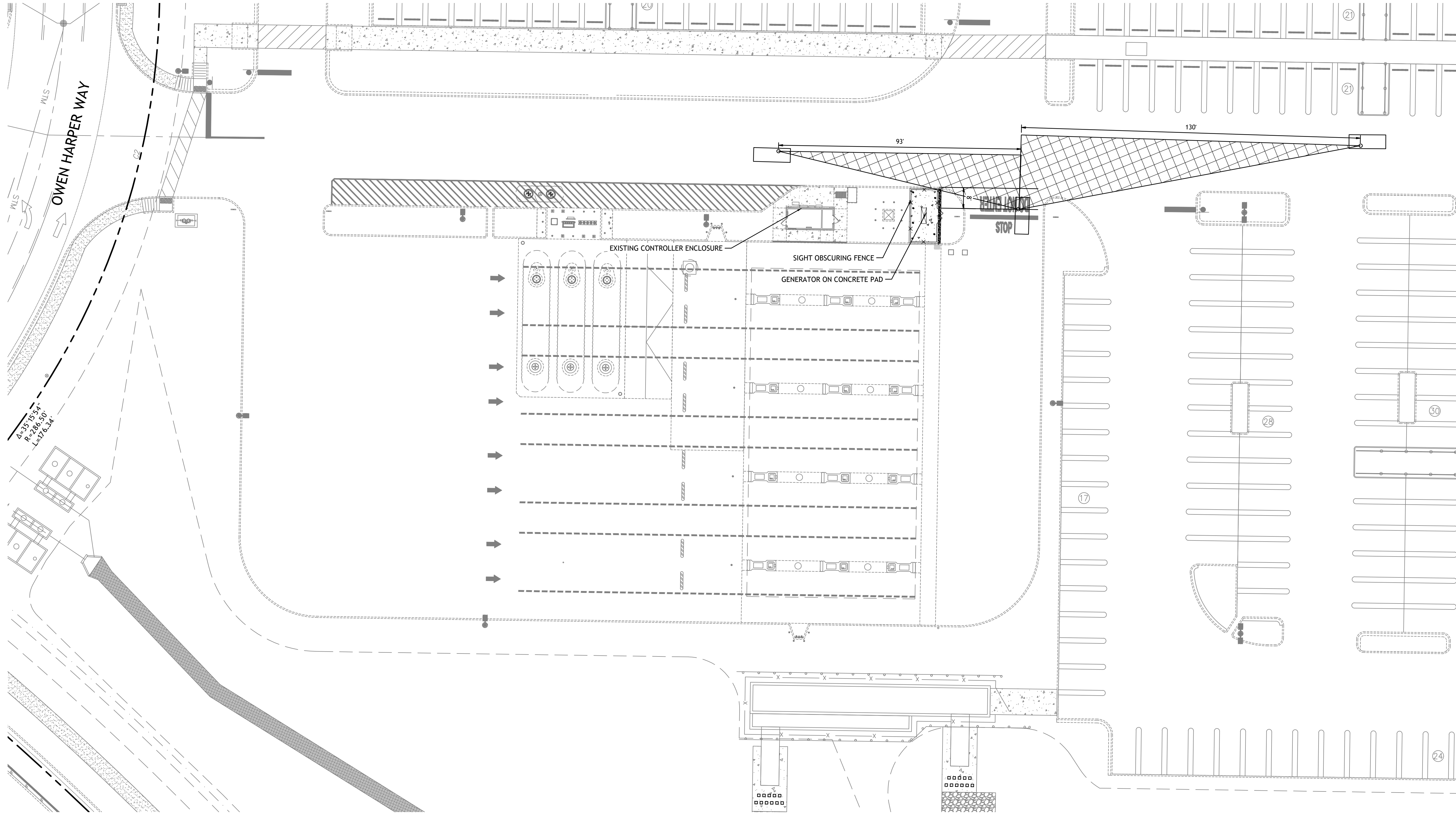
### 2201B N IH 35

### GEORGETOWN, TX 78628



#### PARKING LOT SIGHT DISTANCE DATA:

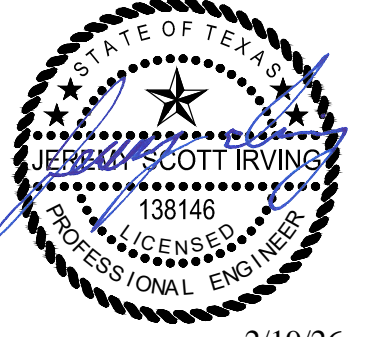
REQUIRED STOPPING DISTANCE= 50 FEET  
 PROVIDED STOPPING DISTANCE= 93 FEET WEST, 130 FEET EAST



1755 Wittington Place  
 Suite 190  
 Farmers Branch, TX 75234  
 855.CSG.1999

www.core-states.com  
 CORESTATES CONSTRUCTION

ENGINEERING  
 CERTIFICATE OF AUTHORIZATION  
 NO. F-22030



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THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORE STATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:  
 COSTCO GASOLINE FACILITY #1385  
 2201B N IH 35  
 GEORGETOWN, TX 78628

Client:  
  
 COSTCO WHOLESALE  
 730 LAKE DRIVE  
 ISSAQUAH, WA 98027

Revision/Issue:			
REV	DATE	COMMENT	BY

Drawn: RDC  
 Reviewed: DL  
 Sheet Date: 12/03/25  
 Proj. Number: 20818

Sheet Title:  
 SIGHT DISTANCE EXHIBIT

2025- XXXX-SPD

Sheet Number:  
**C3**

**Agent Authorization Form**  
For Required Signature  
Edwards Aquifer Protection Program  
Relating to 30 TAC Chapter 213  
Effective June 1, 1999

I \_\_\_\_\_  
Amy Hart  
Print Name

\_\_\_\_\_  
Authorized Agent  
Title - Owner/President/Other

of \_\_\_\_\_  
Costco Wholesale  
Corporation/Partnership/Entity Name

have authorized \_\_\_\_\_  
Sarah Hinkle  
Print Name of Agent/Engineer

of \_\_\_\_\_  
Core States Group  
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

[Signature]  
Applicant's Signature

2/13/2020  
Date

THE STATE OF Washington

County of King §

BEFORE ME, the undersigned authority, on this day personally appeared Amy Hart known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 13<sup>m</sup> day of February, 2020



[Signature]  
NOTARY PUBLIC

Jennifer Ballen  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: October 5, 2023

# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: **COSTCO GASOLINE 1385**

Regulated Entity Location: **2201B N IH 35, Georgetown, TX 78628**

Name of Customer: **Costco Wholesale**

Contact Person: **Sarah Hinkle**

Phone: **425-552-7351**

Customer Reference Number (if issued): CN **600259410**

Regulated Entity Reference Number (if issued): RN **111611125**

### Austin Regional Office (3373)

Hays

Travis

Williamson

### San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment.** This payment is being submitted to:

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

### Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

Type of Plan	Size	Fee Due
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$ <b>500</b>
Extension of Time	Each	\$

Signature: 

Date: **3/30/2026**

# Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

## *Water Pollution Abatement Plans and Modifications*

### *Contributing Zone Plans and Modifications*

<i>Project</i>	<i>Project Area in Acres</i>	<i>Fee</i>
One Single Family Residential Dwelling	< 5	\$650
Multiple Single Family Residential and Parks	< 5	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
	≥ 500	\$10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1	\$3,000
	1 < 5	\$4,000
	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$10,000

### *Organized Sewage Collection Systems and Modifications*

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

### *Underground and Aboveground Storage Tank System Facility Plans and Modifications*

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

### *Exception Requests*

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

### *Extension of Time Requests*

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150



# TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
<b>2. Customer Reference Number</b> (if issued)	<a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a>	<b>3. Regulated Entity Reference Number</b> (if issued)
CN 600259410		RN 111611125

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)	
<input type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>			
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)		<i>If new Customer, enter previous Customer below:</i>	
<b>7. TX SOS/CPA Filing Number</b>	<b>8. TX State Tax ID</b> (11 digits)	<b>9. Federal Tax ID</b> (9 digits)	<b>10. DUNS Number</b> (if applicable)
<b>11. Type of Customer:</b>		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
<input checked="" type="checkbox"/> Corporation Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Individual <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Other:	
<b>12. Number of Employees</b>		<b>13. Independently Owned and Operated?</b>	
<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
<b>15. Mailing Address:</b>	730 Lake Drive		
	<b>City</b>	Issaquah	<b>State</b> WA <b>ZIP</b> 98027 <b>ZIP + 4</b>
<b>16. Country Mailing Information</b> (if outside USA)		<b>17. E-Mail Address</b> (if applicable)	

<b>18. Telephone Number</b>	<b>19. Extension or Code</b>	<b>20. Fax Number (if applicable)</b>
( ) -		( ) -

### **SECTION III: Regulated Entity Information**

<b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
<b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)								
<b>23. Street Address of the Regulated Entity:</b>  (No PO Boxes)	2201 Interstate 35							
	<b>City</b>	Georgetown	<b>State</b>	TX	<b>ZIP</b>	78628	<b>ZIP + 4</b>	
<b>24. County</b>								

If no Street Address is provided, fields 25-28 are required.

<b>25. Description to Physical Location:</b>										
<b>26. Nearest City</b>							<b>State</b>	<b>Nearest ZIP Code</b>		
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>										
<b>27. Latitude (N) In Decimal:</b>						<b>28. Longitude (W) In Decimal:</b>				
Degrees	Minutes		Seconds		Degrees	Minutes		Seconds		
<b>29. Primary SIC Code</b>	<b>30. Secondary SIC Code</b>		<b>31. Primary NAICS Code</b>			<b>32. Secondary NAICS Code</b>				
(4 digits)	(4 digits)		(5 or 6 digits)			(5 or 6 digits)				
5331			452311							
<b>33. What is the Primary Business of this entity?</b> (Do not repeat the SIC or NAICS description.)										
<b>34. Mailing Address:</b>										
	<b>City</b>		<b>State</b>		<b>ZIP</b>		<b>ZIP + 4</b>			
<b>35. E-Mail Address:</b>										
<b>36. Telephone Number</b>	<b>37. Extension or Code</b>				<b>38. Fax Number (if applicable)</b>					
( ) -					( ) -					

**39. TCEQ Programs and ID Numbers** Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

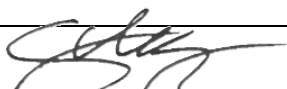
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

**SECTION IV: Preparer Information**

<b>40. Name:</b>	Megan Palmer	<b>41. Title:</b>	Senior Civil Project Manager
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>
( 425 ) 656-1072		( ) -	mpalmer@core-states.com

**SECTION V: Authorized Signature**

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

<b>Company:</b>	Core States Group	<b>Job Title:</b>	Project Coordinator
<b>Name (In Print):</b>	Sarah Hinkle	<b>Phone:</b>	( 425 ) 552- 7351
<b>Signature:</b>		<b>Date:</b>	02/19/2026