

RECHARGE AND TRANSITION ZONE EXCEPTION PLAN

**FLOOR & DÉCOR GEORGETOWN
1101 S I-35 FRONTAGE RD
GEORGETOWN, WILLIAMSON COUNTY, TEXAS**

Prepared For:

FLOOR & DECOR

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Prepared By:

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Firm No. 928
KHA Project No. 068719302

January 2024

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***SECTION 1:
EDWARDS AQUIFER APPLICATION
COVER PAGE***

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

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.

1. Regulated Entity Name: FLOOR & DECOR GEORGETOWN					2. Regulated Entity No.:					
3. Customer Name: FLOOR & DECOR					4. Customer No.:					
5. Project Type: (Please circle/check one)		New	Modification			Extension		Exception		
6. Plan Type: (Please circle/check one)		WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	
7. Land Use: (Please circle/check one)		Residential		Non-residential			8. Site (acres):		10.29	
9. Application Fee:		\$500		10. Permanent BMP(s):			N/A - FULLY DEVELOPED SITE			
11. SCS (Linear Ft.):		60		12. AST/UST (No. Tanks):			N/A			
13. County:		WILLIAMSON		14. Watershed:			SOUTH FORK SAN GABRIEL RIVER			

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

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


Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input 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

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
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.

JOE FARIAS, P.E.

Print Name of Customer/Authorized Agent


01.26.2024
 Signatur _____ er/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):

SECTION 2: GENERAL INFORMATION

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: JOE FARIAS, P.E.

Date: 01.26.2024

Signature of Customer/Agent:

 _____

Project Information

1. Regulated Entity Name: FLOOR & DECOR GEORGETOWN
2. County: WILLIAMSON
3. Stream Basin: SOUTH FORK SAN GABRIEL RIVER
4. Groundwater Conservation District (If applicable): EDWARDS AQUIFER
5. Edwards Aquifer Zone:
 Recharge Zone
 Transition Zone
6. Plan Type:
 WPAP
 SCS
 Modification
 AST
 UST
 Exception Request

7. Customer (Applicant):

Contact Person: [PHILIP COCHRAN](#)

Entity: [FLOOR & DECOR](#)

Mailing Address: [2500 WINDY RIDGE PARKWAY SE](#)

City, State: [ATLANTA, GEORGIA](#)

Zip: [30339](#)

Telephone: _____

FAX: _____

Email Address: philip.cochran@flooranddecor.com

8. Agent/Representative (If any):

Contact Person: [JOE FARIAS, P.E.](#)

Entity: [KIMLEY-HORN](#)

Mailing Address: [10814 JOLLYVILLE RD; BUILDING 4, SUITE 200](#)

City, State: [AUSTIN, TX](#)

Zip: [78759](#)

Telephone: [737-249-0434](#)

FAX: _____

Email Address: joe.farias@kimley-horn.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.

[1101 S I-35 FRONTAGE RD](#)

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: [01.22.2024](#)

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
- Impervious cover
- Permanent BMP(s)
- Proposed site use
- Site history
- Previous development
- Area(s) to be demolished

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:

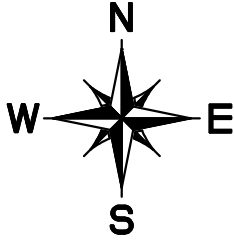
- TCEQ cashier
- Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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.

ATTACHMENT A - ROAD MAP

NOT TO SCALE



COSITEY, MEGAN 1/25/2024 7:40 AM
K:\AUS_CIVIL\068425800 -17451 RONALD REAGAN\CAD\EXHIBITS\PLANSHEETS\ROAD_MAP.DWG
1/7/2023 2:46 PM

PLOTTED BY
DWG NAME
LAST SAVED

ROAD MAP EXHIBIT

Floor & Decor Georgetown

Georgetown, Texas
January 2024



10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

ATTACHMENT B - USGS QUADRANGLE MAP

ATTACHMENT C - PROJECT DESCRIPTION

Floor & Décor Georgetown is located at 1101 S I-35 Frontage Road in the City of Georgetown, Williamson County, Texas on approximately 10.29 acres. The existing site is a fully developed retail parcel that was occupied by H-E-B. Floor & Décor is repurposing the existing building for their use. With the exception of maintenance to the existing site, the regulated construction activity shall solely consist of 275 sqft of impervious cover increase between existing pavement and existing building. This small increase in impervious cover is to provide a loading area for customers to back up their vehicles for material pick up. There are no proposed changes to the existing Permanent Best Management Practices (BMPs), however temporary BMPs will be provided during construction in the form of a concrete washout area and silt fencing.

The site is located in the South Fork San Gabriel Watershed and located in the Edwards Aquifer Recharge Zone. A portion of this site is located within the 100-year floodplain as shown on FIRM PANEL NO. 48491C0290E Williamson County, Texas, dated 09.26.2008.

***SECTION 3:
GEOLOGIC ASSESSMENT***

From: Farias, Joe
Sent: Thursday, January 25, 2024 12:11 PM
To: Costey, Meagan
Subject: Fwd: HEB Georgetown Site

Joe Farias, P.E.
Kimley-Horn
Mobile: 956.793.9947

From: James Slone <james.slone@tceq.texas.gov>
Sent: Wednesday, December 27, 2023 11:23:55 AM
To: Farias, Joe <Joe.Farias@kimley-horn.com>; Colin Gearing <Colin.Gearing@tceq.texas.gov>
Subject: RE: HEB Georgetown Site

You don't often get email from james.slone@tceq.texas.gov. [Learn why this is important](#)

Joe,

You can submit the application without the Geologic Assessment given that the project is limited to the area in green (273 SF of new IC). Please retain this email for your records and submit it with your application.

Bo

James "Bo" Slone, P.G.
Geoscientist
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
(512) 239-5711

From: Farias, Joe <Joe.Farias@kimley-horn.com>
Sent: Wednesday, December 27, 2023 10:28 AM
To: Colin Gearing <Colin.Gearing@tceq.texas.gov>; James Slone <james.slone@tceq.texas.gov>
Subject: RE: HEB Georgetown Site

Good Morning James-

We are working on putting together a WPAP-EXP application to submit to TCEQ. There is a request to provide a geologic assessment. Given that we will only be adding 273 SF of impervious cover between existing pavement and building do we need to provide a geologic assessment? See attached exhibit for location of impervious cover being added.

Thank you.

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), 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. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: _____

Telephone: _____

Date: _____

Fax: _____

Representing: _____ (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: _____

Project Information

1. Date(s) Geologic Assessment was performed: _____

2. Type of Project:

WPAP

AST

SCS

UST

3. Location of Project:

Recharge Zone

Transition Zone

Contributing Zone within the Transition Zone

4. **Attachment A - Geologic Assessment Table.** Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
5. Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)

* Soil Group Definitions (Abbreviated)

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

6. **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
 Applicant's Site Plan Scale: 1" = _____'
 Site Geologic Map Scale: 1" = _____'
 Site Soils Map Scale (if more than 1 soil type): 1" = _____'
9. Method of collecting positional data:
 - Global Positioning System (GPS) technology.
 - Other method(s). Please describe method of data collection: _____
10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. Surface geologic units are shown and labeled on the Site Geologic Map.

12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- Geologic or manmade features were not discovered on the project site during the field investigation.
13. The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- The wells are not in use and will be properly abandoned.
- The wells are in use and comply with 16 TAC Chapter 76.
- There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. 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.

PER THE ATTACHED EMAIL, DUE TO THE AMOUNT OF REGULATED CONSTRUCTION OCCURING FOR THIS REDEVELOPMENT, TCEQ HAS CONFIRMED NO GEOLOGIC ASSESSMENT IS REQUIRED.



ATTACHMENT A – GEOLOGIC ASSESSMENT TABLE

ATTACHMENT B – SOIL PROFILE AND NARRATIVE OF SOIL UNITS

PER THE ATTACHED EMAIL, DUE TO THE AMOUNT OF REGULATED CONSTRUCTION OCCURING FOR THIS REDEVELOPMENT, TCEQ HAS CONFIRMED NO GEOLOGIC ASSESSMENT IS REQUIRED.



ATTACHMENT C – STRATIGRAPHIC COLUMN

PER THE ATTACHED EMAIL, DUE TO THE AMOUNT OF REGULATED CONSTRUCTION OCCURING FOR THIS REDEVELOPMENT, TCEQ HAS CONFIRMED NO GEOLOGIC ASSESSMENT IS REQUIRED.



ATTACHMENT D – NARRATIVE OF SITE-SPECIFIC GEOLOGY

PER THE ATTACHED EMAIL, DUE TO THE AMOUNT OF REGULATED CONSTRUCTION OCCURING FOR THIS REDEVELOPMENT, TCEQ HAS CONFIRMED NO GEOLOGIC ASSESSMENT IS REQUIRED.



ATTACHMENT E – SITE GEOLOGIC MAPS

ATTACHMENT F – TABLE OF THE POSITION OF FEATURES'

***SECTION 4:
RECHARGE AND TRANSITION
ZONE EXCEPTION REQUEST***

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: JOE FARIAS, P.E.

Date: 01.26.2024

Signature of Customer/Agent:

 _____

Regulated Entity Name: FLOOR & DECOR GEORGETOWN

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.

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.

ATTACHMENT A – NATURE OF EXCEPTION

Floor & Décor Georgetown is located at 1101 S I-35 Frontage Road in the City of Georgetown, Williamson County, Texas on approximately 10.29 acres. The existing site is a fully developed retail parcel that was occupied by H-E-B. Floor & Décor is repurposing the existing building for their use. With the exception of maintenance to the existing site, the regulated construction activity shall solely consist of 275 sqft of impervious cover increase between existing pavement and existing building. This small increase in impervious cover is to provide a loading area for customers to back up their vehicles for material pick up. There are no proposed changes to the existing Permanent Best Management Practices (BMPs), however temporary BMPs will be provided during construction in the form of a concrete washout area and silt fencing.

The site is located in the South Fork San Gabriel Watershed and located in the Edwards Aquifer Recharge Zone. A portion of this site is located within the 100-year floodplain as shown on FIRM PANEL NO. 48491C0290E Williamson County, Texas, dated 09.26.2008.

ATTACHMENT B – DOCUMENTATION OF EQUIVALENT WATER QUALITY PROTECTION

Equivalent Water Quality Protection is provided for the small increase in impervious cover from nearby existing vegetation. This vegetation will treat the regulated construction without having to provide a structural BMP that meets RG-348 guidelines. Additionally, the small amount of added impervious cover does not create a significant increase in pollution to the aquifer.

SECTION 5: TEMPORARY STORMWATER

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: JOE FARIAS, P.E.

Date: 01.26.2024

Signature of Customer/Agent:

 _____

Regulated Entity Name: FLOOR & DECOR GEORGETOWN

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: _____

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.

- 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.
- 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.
- Fuels and hazardous substances will not be stored on the site.
- 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. 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. **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.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - 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.
- 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: SAN GABRIEL RIVER

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:

- 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.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - 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.
 - 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.
 - 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.
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. 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.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. 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. 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.

ATTACHMENT A – SPILL RESPONSE ACTIONS

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16.

Cleanup

- Clean up leaks and spills immediately.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
 - Contain the spread of the spill.
 - Recover spilled materials.
 - Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities.

Spills should be cleaned up immediately:

- Contain spread of the spill.
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental

Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measures: Vehicle maintenance will be performed within the construction staging area or a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.

Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site.

Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

Potential Source: Construction Debris.

Preventative Measures: Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source: Soil and Mud from Construction Vehicle tires as they leave the site.

Preventative Measures: A stabilized construction exit shall be utilized as vehicles leave the site. Any soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel and excavated materials stock piled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill.

Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.

ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage to be disturbed is listed in parentheses next to each activity.

Intended Schedule or Sequence of Major Activities:

1. Construct Access (N/A Acres)
2. Installation of Temporary BMPs (60 LF Silt Fencing)
3. Initiate Grubbing and Topsoil Stripping of Site (275 SQFT)
4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (275 SQFT)
5. Wet and Dry Utility Construction (N/A Acres)
6. Final Subgrade Preparation (275 SQFT)
7. Installation of Base Materials (275 SQFT)
8. Concrete (foundations, curbs, flatwork) (N/A Acres)
9. Building Construction (N/A Acres)
10. Paving Activities (275 SQFT)
11. Topsoil, Irrigation and Landscaping (N/A Acres)
12. Site cleanup and Removal of Temporary BMPs (60 LF Silt Fencing)

Maximum total construction time is not expected to exceed 2 weeks.

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

- A. There is no storm water that originates up gradient from the site that will flow across the site.
- B. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the 275 sqft regulated construction area to prevent silt from escaping. No temporary construction entrance will be required as the site is currently fully developed. A concrete washout pit will be used to collect all excess concrete during construction.

BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil, and other contaminants, which may mobilize in storm water flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees and vegetation, and other similar measures.

- C. There are no sensitive features or surface streams within the boundaries of the project. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down-gradient of the site.
- D. A geologic assessment was not performed per TCEQ's confirmation. This application does include a letter from a geologist confirming no regulated construction is to be performed in sensitive features. The BMPs for this project are designed to allow water to pass through after sedimentation has occurred. Existing flow patterns will be maintained to any naturally-occurring sensitive features that are discovered during construction.

16 January 2024

Joe Farias, P.E.
Kimley-Horn
10814 Jollyville Road, Campus IV, Suite 200
Austin, TX 78759

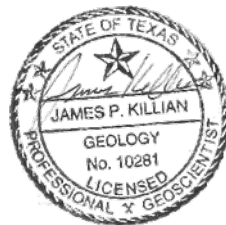
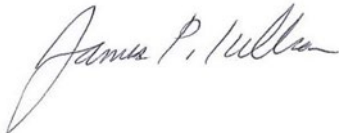
RE: Floor and Décor Site Development Plan - 1101 S IH-35 Frontage Road, Georgetown, Texas

Dear Mr. Farias:

This letter addresses a request by the City of Georgetown for a state-licensed professional geologist to certify that the proposed work at the above-referenced site will not occur within a stream or floodplain. We understand that the proposed scope of work includes the repurposing of an existing H.E.B. building for client's use which will require a limited amount of impervious cover (~275 square feet) at the back of the store, between existing paving and the subject building. Additional paving is reportedly necessary for customers to pick up merchandise.

On behalf of Horizon Environmental Services, Inc.'s (Horizon's), I certify that no stream(s) or floodplain(s) exist at the above-referenced project/property.

Sincerely,



James Killian, PG¹
Senior Geologist

¹ Registered Professional Geologist, State of Texas

ATTACHMENT E – REQUEST TO TEMPORARILY SEAL A FEATURE (IF SEALING A FEATURE)

Naturally-occurring features will not be sealed on the site.

ATTACHMENT F – STRUCTURAL PRACTICES

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. No construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage as the project is already fully developed. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMP's are shown on the erosion control plan sheet and details and specifications are provided on the erosion control details sheet which can be found at the end of this report under Section 8.

Description of Temporary BMPs

Temporary Construction Entrance/Exit (NOT REQUIRED FOR THIS PROJECT)

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice should be used at all points of construction ingress and egress.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected were access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

Silt Fence

The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.

- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
 - Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Rock Berm (NOT REQUIRED FOR THIS PROJECT)

The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flows than a silt fence. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measures further up the watershed.

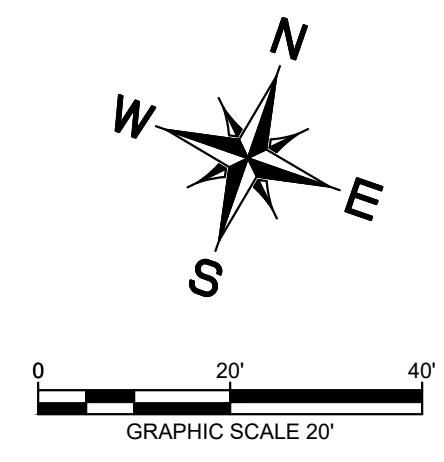
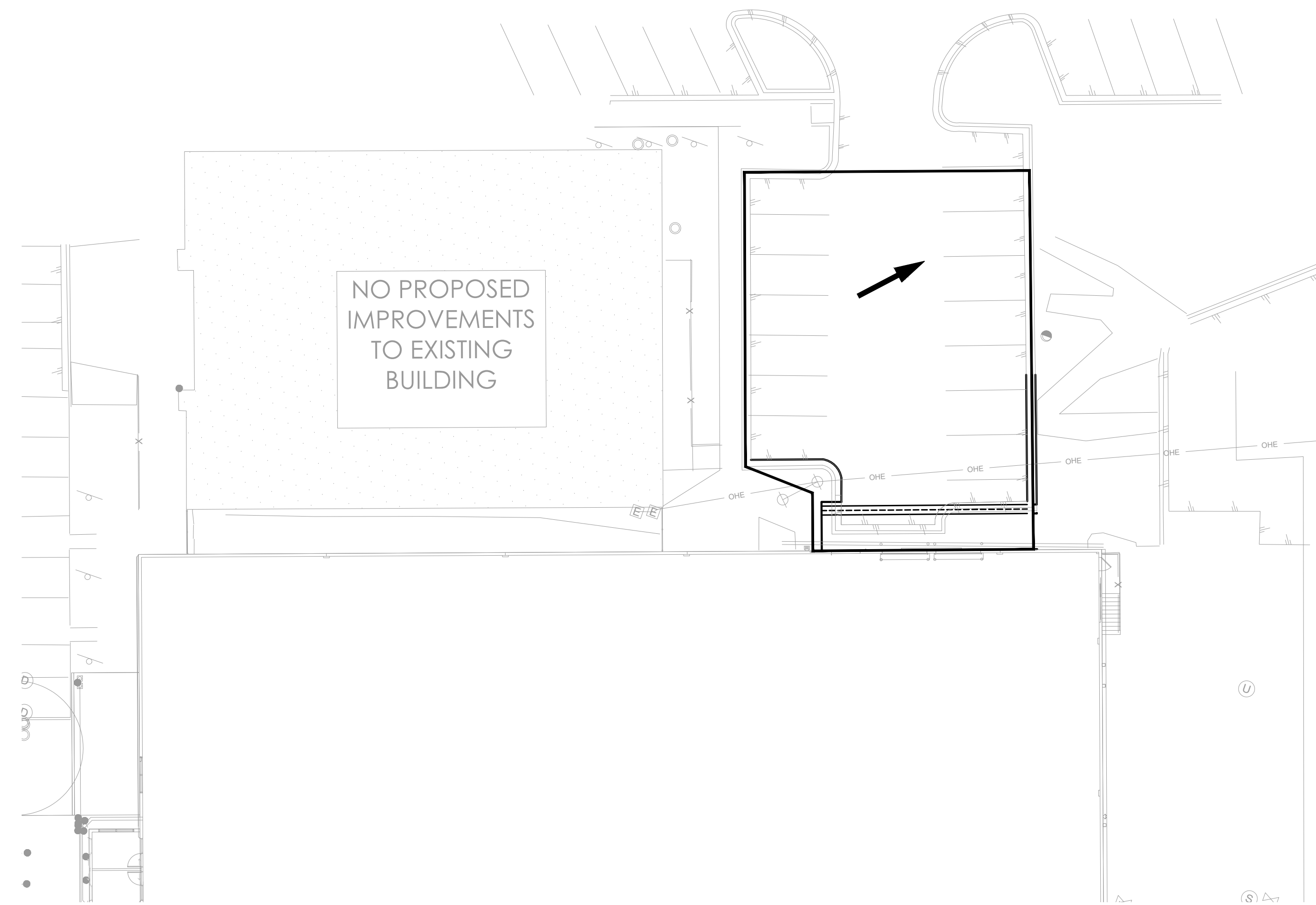
Mulch Sock (NOT REQUIRED FOR THIS PROJECT)

The purpose of a mulch sock is to intercept sheet flow and pond runoff, filtering sediment and allowing it to fall out of suspension. 12 to 18-inch diameter socks are suitable for all control applications and may be filled with mulch material manufactured on or off the project site. Do not place on slopes steeper than 2:1 or in areas where flow will become concentrated. Place so water flows perpendicular to the mulch sock at impact. Rebar stakes, wood stakes, or earth anchors may be used to hold the mulch sock in place and should be drove to a minimum depth of 24-inches leaving less than 12-inches of post above the exposed mulch socks. To prevent movement of the mulch log install stakes on the front side placed on 4-foot centers. If vegetated the mulch sock may be left in place, otherwise it should be cut open when the project is completed with the mulch spread evenly over the site. Because of this, mulch socks are used as cost effective and environmentally friendly alternatives to sediment fence.

ATTACHMENT G – DRAINAGE AREA MAP

Note: There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. The drainage area provided for the subject site is only the portion of the site where paving has been introduced. All other drainage routing has remained the same.

EXISTING DRAINAGE AREA MAP

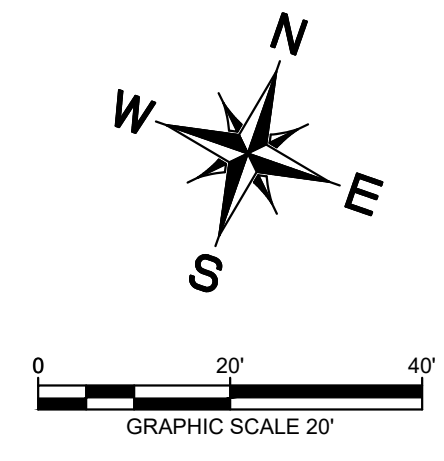
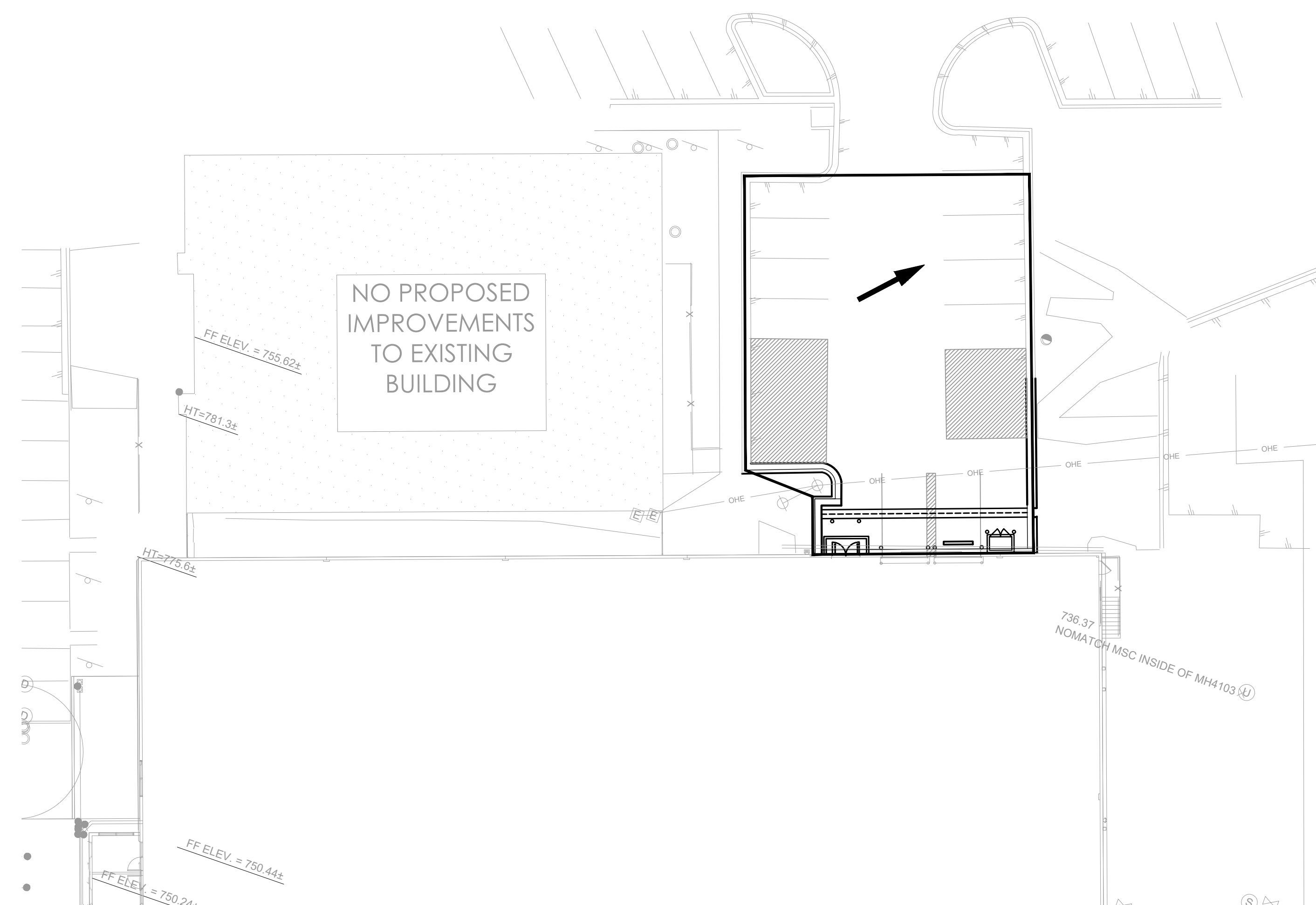


City of Georgetown Intensity-Duration-Frequency Curve Coefficient			
Frequency	b	d	e
2	67	13.3	0.841
10	87	11.1	0.806
25	100	10.8	0.793
100	130	11.3	0.784

LS ELECTRIC EXISTING CONDITIONS																									
DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	2-YR RUNOFF COEFFICIENT			10-YR RUNOFF COEFFICIENT			25-YR RUNOFF COEFFICIENT			100-YR RUNOFF COEFFICIENT			TOTAL Tc** (min)	RAINFALL INTENSITIES				RM RUNOFF CALCULATIONS			
					IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)		2-YR	10-YR	25-YR	100-YR	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
E-1	5185.00	0.12	0.006	5.27%	0.95	0.22	0.26	0.95	0.22	0.26	0.95	0.22	0.26	0.95	0.22	0.32	5.00	5.81	9.29	11.21	19.31	0.18	0.29	0.38	0.74

**With the exception of the upstream drainage areas, the minimum Tc is 5 minutes for the Rational Method.
 ***THE CHARACTER OF SURFACE FOR ALL PERVIOUS AREAS ON SITE IS GRASS AREA, FAIR CONDITION, FLAT
 ****THE CHARACTER OF SURFACE FOR ALL IMPERVIOUS AREAS ON SITE IS CONCRETE

PROPOSED DRAINAGE AREA MAP



LS ELECTRIC PROPOSED CONDITIONS																									
DRAINAGE AREA	AREA (SF)	AREA (AC)	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	2-YR RUNOFF COEFFICIENT			10-YR RUNOFF COEFFICIENT			25-YR RUNOFF COEFFICIENT			100-YR RUNOFF COEFFICIENT			TOTAL Tc** (min)	RAINFALL INTENSITIES				RM RUNOFF CALCULATIONS			
					IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)	IMPERVIOUS RUNOFF C (C1)	PERVIOUS RUNOFF C (C2)	WEIGHTED RUNOFF COEFFICIENT (C)		2-YR	10-YR	25-YR	100-YR	Q ₂ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₁₀₀ (cfs)
P-1	5185.00	0.12	0.000	0.00%	0.95	0.22	0.22	0.95	0.22	0.22	0.95	0.22	0.24	0.95	0.22	0.28	5.00	5.81	9.29	11.21	19.31	0.16	0.24	0.32	0.63

**With the exception of the upstream drainage areas, the minimum Tc is 5 minutes for the Rational Method.
 ***THE CHARACTER OF SURFACE FOR ALL PERVIOUS AREAS ON SITE IS GRASS AREA, FAIR CONDITION, FLAT
 ****THE CHARACTER OF SURFACE FOR ALL IMPERVIOUS AREAS ON SITE IS CONCRETE

FLOOR DECOR &
 2500 WINDY RIDGE PARKWAY, SE
 ATLANTA, GA 30339
Kimley-Horn

SBLM
 SBLM Architects
 33 Walt Whitman Road, Suite 300A
 Huntington Station, NY 11746
 Telephone 631 683 5588
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 Website: www.AVSchwam.com

dib associates
 3800 N. 15th Street, Suite 100
 Phoenix, AZ 85018
 Phone: 602.944.1111
 Website: www.dibassociates.com

CC
 CODE CONSULTANTS, INC.
 2843 WOODLAND PARKWAY, SUITE 300
 ST. LOUIS, MISSOURI 63104-4209
 314-991-2833

SEG
 2000 BRIDGEWAY, SUITE 200
 DALLAS, TX 75244
 972.774.7000

PROJECT NAME:
FLOOR DECOR &
GEORGETOWN, TX (I-35)

1101 S I-35 FRONTAGE RD,
 GEORGETOWN, TX 78626

ISSUE DATE: T.B.D.
 STORE NUMBER: T.B.D.
 GROSS BLDG AREA: 63,811 SF
 JOB NUMBER: 023130
 PROTOTYPE: MAY 2023

ISSUE

NO.	DATE	DESCRIPTION
1	12/18/23	

SEAL

JOSE M. FARINAS
 LICENSE NO. 111389
 STATE OF TEXAS
 MECHANICAL ENGINEERING

01/17/2024

SHEET

DRAINAGE AREA MAP AND HYDROLOGIC CALCULATIONS

DRAWN:
 CHECKED:

C8

ATTACHMENT H – TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

The proposed development will not disturb areas over 10 acres. Please note the existing site does not include water quality controls due to local regulations at the time of original development. Therefore, temporary sediment ponds are not required. Silt fence and a concrete washout are proposed as erosion control features.

ATTACHMENT I – INSPECTION AND MAINTENANCE FOR BPMS

(FILT FENCE AND CONCRETE WASHOUT)

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

- Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.
- Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of “dry” season and beginning of “wet” season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized;
- areas used for storage of materials that are exposed to precipitation;
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly); and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non-compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Schedule of Interim and Permanent Soil Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be

maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
2. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

- a) The dates when major grading activities occur;
- b) The dates when construction activities temporarily or permanently cease on a portion of the site; and
- c) The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.

- Straw bale dike will be inspected and repaired as necessary.
- Diversion dike will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

- Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

Biofiltration Media

The biofiltration medium shall meet the following performance criteria:

Percent Organic Matter (by weight) of 0.5 - 5.0%

Texture Analysis (particle size distribution):

- a. Percent Sand 70 - 90%
- b. Percent Clay 3 - 10%
- c. Percent Silt plus Clay < 27%

Suppliers of biofiltration media must have laboratory testing conducted at a minimum of six month intervals to verify percent organic matter and texture analysis. The medium must not contain any contaminated soils and be free of any household or hazardous waste. It must be free of stones, trash, and other undesirable material, and should not contain weeds or weed seeds. A saturated hydraulic conductivity of $k^3 \geq 2.0$ in/hr can be presumed if the organic matter and texture analysis criteria are met.

The hydraulic conductivity needs to be high enough to provide adequate drainage, support healthy plant growth, and prevent nuisance conditions.

The criteria is intended to meet the NRCS definition of soils with "moderate" to "high" available water capacity. The criteria should ensure that the medium has sufficient water holding capacity to support vigorous plant growth, enhancing the ability for plants to survive during dry periods. It should also sustain a healthy microorganism population which, in concert with the plants, should enhance biological removal of pollutants in stormwater.

The percent organic matter criterion is needed to ensure healthy vegetation. Most native soils in the Austin area have less than 4% organic matter, and native plants in the area have adapted to surviving in these types of soils. A higher organic matter content is not desirable as nutrients may be exported from the medium, which is counter to the removal that is intended in this type of device. Immature compost, manure, compost derived from animal or human sources, and unstable forms of organic matter that may export nutrients should not be included in the biofiltration medium. Recommended sources of organic matter include that found naturally in native topsoil, humus, coconut coir fiber, and mature plant-derived composts with an established fungal component. The biofiltration medium must be certified by the project engineer or their designee (e.g. contractor, soil supplier, or appropriate qualified alternative individual) as meeting the above performance criteria (based on submittal of delivery tickets, test results, etc.) before acceptance by the City (see Biofiltration Sequence of Construction requirements in Section 1.6.3.C.6).

1. Creating Biofiltration Mixture

The biofiltration media should be a mixture of sand and other ingredients. Recognizing the difficulty in determining the correct types and proportions of various ingredients, the City has tested various media in order to characterize physical and chemical properties. The recommendations below reflect the test results and research conducted by the City and other stormwater professionals.

The following mixture (% by volume) should create an appropriate biofiltration media, subject to specific characteristics of the topsoil and compost ingredients, which may exhibit considerable variability:

- 70-80% concrete sand and/or screened decomposed granite sand
- 20-30% screened bulk topsoil (chocolate loam is also acceptable)
- The source materials must be free of stones, roots, or other similar objects larger than two inches. Additionally, it should be free of trash, other undesirable material, and should not contain weeds or weed seeds.
- The ingredients must be well-mixed to create a homogenous media.

A commercially available fill material that should not be used is typically marketed as "sandy loam." This product is often referred to by landscapers as "red death", which refers to the color of the material, and is an infertile fill material that has poor drainage characteristics.

Some shrinkage of the media is to be expected after installation, in the range of 5-15%. As a general recommendation, about 20 inches of media should be installed to achieve the required depth of 18 inches. Wetting of the media at the time of installation is needed in order to determine actual shrinkage and amount of "make-up" material needed

Inspector Qualifications Log*

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
[] Training Course _____
[] Supervised Experience _____
[] Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
[] Training Course _____
[] Supervised Experience _____
[] Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
[] Training Course _____
[] Supervised Experience _____
[] Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
[] Training Course _____
[] Supervised Experience _____
[] Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
[] Training Course _____
[] Supervised Experience _____
[] Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
[] Training Course _____
[] Supervised Experience _____
[] Other _____

* The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.

General Information				
Name of Project		Tracking No.		Inspection Date
Inspector Name, Title & Contact Information				
Present Phase of Construction				
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)				
Inspection Frequency Standard Frequency: <input type="checkbox"/> Weekly <input type="checkbox"/> Every 14 days and within 24 hours of a 0.25" rain Increased Frequency: <input type="checkbox"/> Every 7 days and within 24 hours of a 0.25" rain Reduced Frequency: - <input type="checkbox"/> Once per month (for stabilized areas) - <input type="checkbox"/> Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought) - <input type="checkbox"/> Once per month (for frozen conditions where earth-disturbing activities are being conducted)				
Was this inspection triggered by a 0.25" storm event? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how did you determined whether a 0.25" storm event has occurred? <input type="checkbox"/> Rain gauge on site <input type="checkbox"/> Weather station representative of site. Specify weather station source: Total rainfall amount that triggered the inspection (in inches):				
Unsafe Conditions for Inspection Did you determine that any portion of your site was unsafe for inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", complete the following: - Describe the conditions that prevented you from conducting the inspection in this location: - Location(s) where conditions were found:				

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type/Location of E&S Control	Repairs or Other Maintenance Needed?	Corrective Action Required?	Date on Which Maintenance or Corrective Action First Identified?	Notes
1.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Condition and Effectiveness of Pollution Prevention (P2) Practices				
Type/Location of P2 Practices	Repairs or Other Maintenance Needed?	Corrective Action Required?	Identification Date	Notes
1.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Stabilization of Exposed Soil			
Stabilization Area	Stabilization Method	Have You Initiated Stabilization?	Notes
1.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
2.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
3.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
4.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
5.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
Description of Discharges			
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", provide the following information for each point of discharge:			
Discharge Location	Observations		
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:		
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:		
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:		

Contractor or Subcontractor Certification and Signature

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____ **Date:** _____

Printed Name and Affiliation: _____

Certification and Signature by Permittee

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

**Signature of Permittee or
"Duly Authorized Representative":** _____ **Date:** _____

Printed Name and Affiliation: _____

Section A – Initial Report			
(Complete this section <u>within 24 hours</u> of discovering the condition that triggered corrective action)			
Name of Project		Tracking No.	Today's Date
Date Problem First Discovered		Time Problem First Discovered	
Name and Contact Information of Individual Completing this Form			
<p>What site conditions triggered the requirement to conduct corrective action:</p> <p><input type="checkbox"/> A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3</p> <p><input type="checkbox"/> The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards</p> <p><input type="checkbox"/> A prohibited discharge has occurred or is occurring</p> <p>Provide a description of the problem:</p> <p>Deadline for completing corrective action (<i>Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day</i>):</p> <p>If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:</p>			
Section B – Corrective Action Progress			
(Complete this section <u>no later than 7 calendar days</u> after discovering the condition that triggered corrective action)			
Section B.1 – Why the Problem Occurred			
Cause(s) of Problem (Add an additional sheet if necessary)		How This Was Determined and the Date You Determined the Cause	
1.		1.	
2.		2.	
3.		3.	
Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem			
List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	
3.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:	

Contractor or Subcontractor Certification and Signature

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____ **Date:** _____

Printed Name and Affiliation: _____

Certification and Signature by Permittee

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

**Signature of Permittee or
"Duly Authorized Representative":** _____ **Date:** _____

Printed Name and Affiliation: _____

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

N/A AS THE EXISTING SITE IS FULLY DEVELOPED. THE ONLY AREAS BEING DISTURBED WILL BE REPAVED.

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

3. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
4. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

- d) The dates when major grading activities occur;
- e) The dates when construction activities temporarily or permanently cease on a portion of the site; and
- f) The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

***SECTION 6:
PERMANENT STORMWATER***

**ATTACHMENT A – 20% OR LESS IMPERVIOUS
COVER WAIVER**

From: Farias, Joe
Sent: Thursday, February 1, 2024 12:12 PM
To: James Slone; Colin Gearing
Cc: Costey, Meagan
Subject: RE: HEB Georgetown Site

Okay, thank you!

Joe Farias, P.E.

Kimley-Horn | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759

Direct: 737.249.0434 | Mobile: 956.793.9947 | www.kimley-horn.com

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

From: James Slone <james.slone@tceq.texas.gov>
Sent: Thursday, February 1, 2024 12:11 PM
To: Farias, Joe <Joe.Farias@kimley-horn.com>; Colin Gearing <Colin.Gearing@tceq.texas.gov>
Cc: Costey, Meagan <Meagan.Costey@kimley-horn.com>
Subject: RE: HEB Georgetown Site

There is an Equivalent Water Quality (Attachment B) in the Exception Form (TCEQ-0628). Put the statement there.

From: Farias, Joe <Joe.Farias@kimley-horn.com>
Sent: Thursday, February 1, 2024 12:07 PM
To: Colin Gearing <Colin.Gearing@tceq.texas.gov>; James Slone <james.slone@tceq.texas.gov>
Cc: Costey, Meagan <Meagan.Costey@kimley-horn.com>
Subject: RE: HEB Georgetown Site

Do we add that statement to the section of the report where it asks for permanent BMPs?

Thanks.

Joe Farias, P.E.

Kimley-Horn | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759

Direct: 737.249.0434 | Mobile: 956.793.9947 | www.kimley-horn.com

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

From: Colin Gearing <Colin.Gearing@tceq.texas.gov>
Sent: Thursday, February 1, 2024 11:30 AM
To: Farias, Joe <Joe.Farias@kimley-horn.com>; James Slone <james.slone@tceq.texas.gov>
Cc: Costey, Meagan <Meagan.Costey@kimley-horn.com>
Subject: RE: HEB Georgetown Site

Good morning,

You could claim “equivalent water quality protection” from the nearby vegetation to “treat” the small of IC without having to provide a structural BMP that meets RG-348 guidelines. Additionally, the small amount of added IC does not create a significant increase in pollution to the aquifer.

Best,

Colin

From: Farias, Joe <Joe.Farias@kimley-horn.com>

Sent: Wednesday, January 31, 2024 7:20 PM

To: Colin Gearing <Colin.Gearing@tceq.texas.gov>; James Slone <james.slone@tceq.texas.gov>

Cc: Costey, Meagan <Meagan.Costey@kimley-horn.com>

Subject: RE: HEB Georgetown Site

Hi Colin-

The old HEB store will be repurposed to serve as a Floor and Décor (Flooring and Tile Company) so more than likely they are going to exceed \$1M annual revenue. The extents of the new impervious cover (new paving) will occur between the existing parking lot and building. At the end on the far left, there is a drop that would make it difficult to capture/treat the impervious cover. We could introduce a vegetative filter strip but the grades are too steep in the area. Any chance we can submit a waiver for this requirement?

Do you have time for a call tomorrow to discuss?

Thanks.





Joe Farias, P.E.

Kimley-Horn | 10814 Jollyville Road, Campus IV, Suite 200, Austin, TX 78759

Direct: 737.249.0434 | Mobile: 956.793.9947 | www.kimley-horn.com
Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#)

From: Colin Gearing <Colin.Gearing@tceq.texas.gov>
Sent: Wednesday, January 31, 2024 7:30 AM
To: Farias, Joe <Joe.Farias@kimley-horn.com>; James Slone <james.slone@tceq.texas.gov>
Cc: Costey, Meagan <Meagan.Costey@kimley-horn.com>
Subject: RE: HEB Georgetown Site

Good morning,

Can you please clarify what the facility will be repurposed for? If it is a small business (I believe the threshold is making less than \$1 million in revenue annually) than the plan would be eligible for the 20% IC waiver and would not require a permanent structural BMPs. However, if the facility is repurposed for purposes that do not qualify for the 20% waiver then the 273 ft of IC would need to be treated.

Hope this helps!

Best,

Colin

From: Farias, Joe <Joe.Farias@kimley-horn.com>
Sent: Thursday, January 25, 2024 7:31 PM
To: James Slone <james.slone@tceq.texas.gov>; Colin Gearing <Colin.Gearing@tceq.texas.gov>
Cc: Costey, Meagan <Meagan.Costey@kimley-horn.com>
Subject: RE: HEB Georgetown Site

Hi James/Colin-

With the understanding that we are only adding 273 SF of impervious cover between existing parking and building to a previously developed site, are we exempt from having to provide the listed items under Permanent Stormwater Section? The current developed site does not have any permanent BMPs.

Looking forward to hearing from you.

Thanks.

ATTACHMENT B – BMPS FOR UPGRADIENT STORMWATER

Up-gradient storm water does exist based on current topography maps and field observations. This tract is surrounded by public right of way. All offsite areas flowing onto our adjacent to site will be captured by a trench drain and routed to the existing TxDOT storm system within University Ave and IH-35 Frontage Road.

ATTACHMENT C – BMPS FOR ON-SITE STORMWATER

The proposed BMPs for on-site stormwater control will include silt fencing and a concrete washout area.

Construction plans, calculations and specifications are provided in Section 8 which is located at the end of this report.

ATTACHMENT D – BMPS FOR SURFACE STREAMS

There are no existing surface streams or sensitive features on site. The existing site is fully developed. All proposed regulated activity is not occurring in any existing surface streams or sensitive features on site. As such, no BMPs are being introduced for surface streams.

ATTACHMENT E – REQUEST TO SEAL FEATURES, IF SEALING A FEATURE

The permanent sealing of or diversion of flow from a naturally-occurring “sensitive” or “possibly sensitive” feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed for any naturally-occurring “sensitive” or “possibly sensitive” features on this site.

ATTACHMENT F – CONSTRUCTION PLANS

Construction plans for the proposed regulated construction are provided in section 8. They have been signed and sealed by a professional engineer licensed in the state of Texas.

Construction plans, details, specifications, calculations, and construction notes are provided in Section 8 which is attached at the end of this report.

ATTACHMENT G – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

The inspection and maintenance plan outlines the procedures necessary to maintain the performance of the Permanent Best Management Practices for this project. It should be noted that the plan provides guidelines that may have to be adjusted dependent on site specific and weather-related conditions.

It is the responsibility of the owner to provide the inspections and maintenance as outlined in the plan for the duration of the project. The owner will maintain this responsibility until it is assumed or transferred to another entity in writing. If the property is leased or sold, the responsibility for the maintenance will be required to be transferred through the lease agreement, binding covenants, closing documents, or other binding legal instrument.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Maintenance records shall be kept on the installation, maintenance, or removal of items necessary for the proper operation of the facilities. All inspections shall be documented.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Floor & Decor

Mailing Address: 2500 Windy Ridge Parkway SE

City, State: Atlanta, GA Zip: 30339

Telephone: N/A Fax: N/A

I, the owner, have read and understand the requirements of the attached Inspection and Maintenance Plan for the proposed Permanent Best Management Practices for my project. I acknowledge that I will maintain responsibility for the implementation and execution of the plan until the responsibility is transferred to or assumed by another party in writing through a binding legal instrument.

Signature of Responsible Party See owner authorization sheet. Date _____

This Maintenance Plan is based on TCEQ Maintenance Guidelines.

By: Joe Farias, P.E.  Date 02.02.2024

Inspection and Maintenance For BMPs

SAND FILTER SYSTEM N/A FOR THIS PROJECT

- Inspections. The BMP facilities must be inspected semi-annually (once during or immediately after wet weather) and repairs should be made if necessary.
- Sediment Removal. Remove sediment from inlet structure and sedimentation chamber at least annually, or when depth reaches 6 inches, or proper functioning is impaired; remove sediment from basin at least every 5 years.
- Media Replacement. More extensive maintenance of the filter media is required when the draw-down time begins to exceed the target time of 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited within the top 2 to 3 inches.
- Debris and Litter Removal. Accumulated paper, trash and debris should be removed during regular mowing operations and inspections, or as necessary.
- Filter Underdrain. Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.
- Mowing. Grass areas in and around basins must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing is performed, a mulching mower should be used, or grass clippings should be caught and removed.
- Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

Biofiltration Media N/A FOR THIS PROJECT

The biofiltration medium shall meet the following performance criteria:

Percent Organic Matter (by weight) of 0.5 - 5.0%

Texture Analysis (particle size distribution):

- . Percent Sand 70 - 90%
- a. Percent Clay 3 - 10%
- b. Percent Silt plus Clay < 27%

Suppliers of biofiltration media must have laboratory testing conducted at a minimum of six month intervals to verify percent organic matter and texture analysis. The medium must not contain any contaminated soils and be free of any household or hazardous waste. It must be free of stones, trash, and other undesirable material, and should not contain weeds or weed seeds. A saturated hydraulic conductivity of $k^3 \geq 2.0$ in/hr can be presumed if the organic matter and texture analysis criteria are met.

The hydraulic conductivity needs to be high enough to provide adequate drainage, support healthy plant growth, and prevent nuisance conditions.

The criteria is intended to meet the NRCS definition of soils with "moderate" to "high" available water capacity. The criteria should ensure that the medium has sufficient water holding capacity to support vigorous plant growth, enhancing the ability for plants to survive during dry periods. It should also sustain a healthy microorganism population which, in concert with the plants, should enhance biological removal of pollutants in stormwater.

The percent organic matter criterion is needed to ensure healthy vegetation. Most native soils in the Austin area have less than 4% organic matter, and native plants in the area have adapted to surviving in these types of soils. A higher organic matter content is not desirable as nutrients may be exported from the medium, which is counter to the removal that is intended in this type of device. Immature compost, manure, compost derived from animal or human sources, and unstable forms of organic matter that may export nutrients should not be included in the biofiltration medium. Recommended sources of organic matter include that found naturally in native topsoil, humus, coconut coir fiber, and mature plant-derived composts with an established fungal component. The biofiltration medium must be certified by the project engineer or their designee (e.g. contractor, soil supplier, or appropriate qualified alternative individual) as meeting the above performance criteria (based on submittal of delivery tickets, test results, etc.) before acceptance by the City (see Biofiltration Sequence of Construction requirements in Section 1.6.3.C.6).

1. Creating Biofiltration Mixture

The biofiltration media should be a mixture of sand and other ingredients. Recognizing the difficulty in determining the correct types and proportions of various ingredients, the City has tested various media in order to characterize physical and chemical properties. The recommendations below reflect the test results and research conducted by the City and other stormwater professionals.

The following mixture (% by volume) should create an appropriate biofiltration media, subject to specific characteristics of the topsoil and compost ingredients, which may exhibit considerable variability:

- 70-80% concrete sand and/or screened decomposed granite sand
- 20-30% screened bulk topsoil (chocolate loam is also acceptable)
- The source materials must be free of stones, roots, or other similar objects larger than two inches. Additionally, it should be free of trash, other undesirable material, and should not contain weeds or weed seeds.
- The ingredients must be well-mixed to create a homogenous media.

A commercially available fill material that should not be used is typically marketed as "sandy loam." This product is often referred to by landscapers as "red death", which refers to the color of the material, and is an infertile fill material that has poor drainage characteristics.

- Some shrinkage of the media is to be expected after installation, in the range of 5-15%. As a general recommendation, about 20 inches of media should be installed to achieve the required depth of 18 inches. Wetting of the media at the time of installation is needed in order to determine actual shrinkage and amount of "make-up" material needed

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

- Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.
- Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of "dry" season and beginning of "wet" season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized;
- areas used for storage of materials that are exposed to precipitation;
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly); and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), inspections must be

conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non-compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated

storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Schedule of Interim and Permanent Soil Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

5. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
6. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

- g) The dates when major grading activities occur;
- h) The dates when construction activities temporarily or permanently cease on a portion of the site; and
- i) The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Straw bale dike will be inspected and repaired as necessary.
- Diversion dike will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

- Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

ATTACHMENT H – PILOT-SCALE FIELD TESTING PAN

The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site; therefore pilot-scale field testing is not required.

ATTACHMENT I – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Surface streams do not exist on site. Therefore, a description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is not provided at the end of this form. All disturbed areas will be re-vegetated as soon as practical.

***SECTION 7:
ADDITIONAL FORMS***

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

I Philip Cochran
Print Name

Land Development Manager - Floor & Decor
Title - Owner/President/Other

of Floor and Decor Outlets of America, Inc.
Corporation/Partnership/Entity Name

have authorized Joe Farias, P.E.
Print Name of Agent/Engineer

of Kimley-Horn
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:

[Handwritten Signature]
Applicant's Signature

4/7/2024
Date

THE STATE OF Georgia §
County of Cobb §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 3rd day of April 2024



Amy K Austin
NOTARY PUBLIC

Amy K Austin
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5-18-2026

Owner Authorization Form

Texas Commission on Environmental Quality

for Required Signature

Edwards Aquifer Protection Program

Relating to 30 TAC Chapter 213

Effective June 1, 1999

Land Owner Authorization

I, Jimmy Nassour of 4103 N. IH-35 No.2, Ltd. (Jimmy Nassour)
Land Owner Signatory Name Land Owner Name (Legal Entity or Individual)

am the owner of the property located at
HEB Georgetown 1 SUB, Block A, Lot 1, Acres 10.29

Legal description of the property referenced in the application

and am duly authorized in accordance with §213.4(c)(2) and §213.4(d)(1) or §213.23(c)(2) and §213.23(d) relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Floor and Decor Outlets of America, Inc. (Philip Cochran)
Applicant Name (Legal Entity or Individual)

to conduct add 273 SF of impervious cover (paving)
Description of the proposed regulated activities

at 1101 South IH 35 Frontage Road, Georgetown, Texas 78626
Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that 4103 N. IH-35 No.2, Ltd.
Land Owner Name (Legal Entity or Individual)

Is ultimately responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

[Signature]
Land Owner Signature

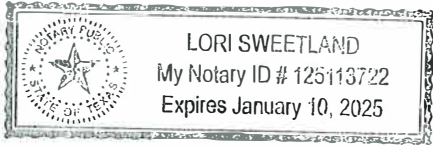
3/11/2024
Date

THE STATE OF § Texas
County of § Travis

BEFORE ME, the undersigned authority, on this day personally appeared Jimmy Nassour
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 11 day of March, 2024

[Signature]
NOTARY PUBLIC



Lori Sweetland
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1/10/2025

Attached: (Mark all that apply)

- Lease Agreement
- Signed Contract
- Deed Recorded Easement
- Other legally binding document

Applicant Acknowledgement

I, Philip Cochran of Floor and Decor Outlets of America, Inc. (Philip Cochran)
Applicant Signatory Name Applicant Name (Legal Entity or Individual)

acknowledge that 4103 N. IH-35 No.2, Ltd. (Jimmy Nassour)
Land Owner Name (Legal Entity or Individual)

has provided Floor and Decor Outlets of America, Inc. (Philip Cochran)
Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer protection plan.

I understand that Floor and Decor Outlets of America, Inc. (Philip Cochran)
Applicant Name (Legal Entity or Individual)

is contractually responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation. I further understand that failure to comply with any condition of the executive director’s approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

[Handwritten Signature]
Applicant Signature

3-12-2024
Date

THE STATE OF § Georgia
County of § Cobb

BEFORE ME, the undersigned authority, on this day personally appeared Philip Cochran
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 12th day of March 2024



Amy K Austin
NOTARY PUBLIC
Amy K. Austin
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 5-18-2026

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: FLOOR & DECOR GEORGETOWN

Regulated Entity Location: GEORGETOWN, TEXAS

Name of Customer: JOE FARIAS, P.E.

Contact Person: JOE FARIAS, P.E.

Phone: 737.249.0434

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

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	\$ 500
Extension of Time	Each	\$

Signature: _____  _____

Date: 01.26.2024

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

1. Reason for Submission (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 checked="" type="checkbox"/> Other Exception Request	
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input checked="" 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>			
6. Customer Legal Name Floor and Decor		<i>If new Customer, enter previous Customer below:</i>	
7. TX SOS/CPA Filing Number 805402718	8. TX State Tax ID (11 digits) 32093543109	9. Federal Tax ID (9 digits) 99-1369150	10. DUNS Number (if applicable) N/A
11. Type of Customer: <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Individual Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited			
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"/> Sole Proprietorship <input type="checkbox"/> Other:	
12. Number of Employees <input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input checked="" type="checkbox"/> 501 and higher		13. Independently Owned and Operated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input checked="" type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:	FLOOR & DECOR		
	2500 WINDY RIDGE PARKWAY SE		
City	State	ZIP	ZIP + 4
ATLANTA	GA	30339	
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		philip.cochran@flooranddecor.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	

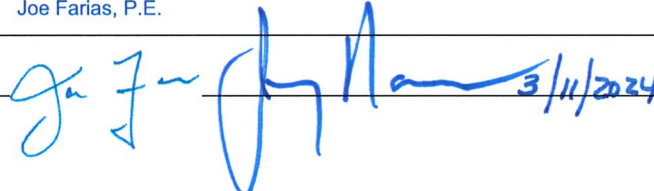
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review 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 checked="" type="checkbox"/> Other:
				Exemption

SECTION IV: Preparer Information

40. Name:	Joe Farias, P.E.	41. Title:	Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(737) 249-0434		() -	joe.farias@kimley-horn.com

SECTION V: Authorized Signature

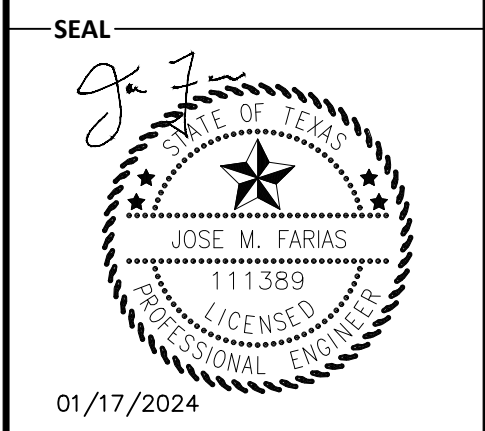
46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified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

Company:	Kimley-Horn	Job Title:	Engineer
Name (In Print):	Joe Farias, P.E.	Phone:	(737) 249-0434
Signature:		Date:	02.02.2024

***SECTION 8:
SITE PLAN***

ATTACHMENT A – SITE PLAN

NO.	DATE	DESCRIPTION
1	01/17/2024	FINAL PLAT



01/17/2024

SHEET

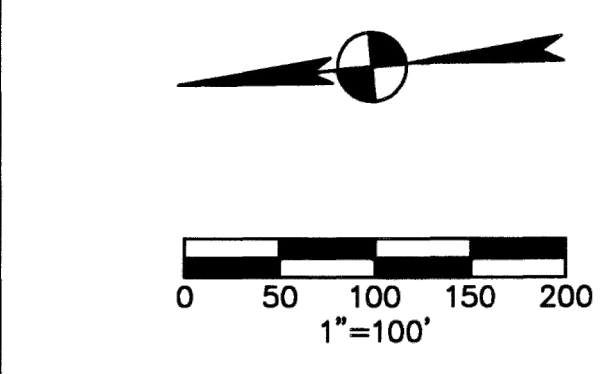
FINAL PLAT

DRAWN:
CHECKED:

Doc #2011049313

HEB GEORGETOWN NO. 1 SUBDIVISION

BEING AN AMENDING PLAT OF LOT 1, BLOCK 1 FINAL PLAT OF RIVEROAKS RESUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 50-51; LOT 1, BLOCK TWO FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 52-53; LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET Q, SLIDES 248-249; AND LOTS 1 AND 2 RIVEROAKS P.U.D. AMENDED, A SUBDIVISION OF RECORD IN CABINET L, SLIDE 363 ALL OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



FIELDNOTE DESCRIPTION:
OF 10,290 ACRES OF LAND SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING LOT 1, BLOCK 1 FINAL PLAT RIVEROAKS RESUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 50-51; LOT 1, BLOCK TWO FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 52-53; LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET Q, SLIDES 248-249 AND LOTS 1 AND 2 RIVEROAKS P.U.D. AMENDED, A SUBDIVISION OF RECORD IN CABINET L, SLIDE 363 ALL OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10,290 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 29 (R.O.W. VARIES), BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 18.624 ACRE TRACT OF LAND CONVEYED TO ROBERT WARREN GAMBLE (RECORDING INFORMATION NOT FOUND) AND THE SOUTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S87°41'49"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 29, BEING THE SOUTHERLY LINE OF SAID LOT 1, BLOCK 1 AND THE SOUTHERLY LINE OF SAID LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, BEING THE SOUTHERLY LINE HEREOF, A DISTANCE OF 624.63 FEET TO A 1/2" IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 29, BEING THE SOUTHWESTERLY CORNER OF SAID LOT 1, RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO AND THE SOUTHERLY CORNER OF SAID LOT 1, BLOCK TWO FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO, FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 29, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, BEING THE WESTERLY LINES OF SAID LOT 1, BLOCK TWO FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO AND SAID LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, FOR THE WESTERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N43°17'28"W, A DISTANCE OF 131.23 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
- 2) N05°28'06"E, A DISTANCE OF 216.77 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
- 3) N05°21'41"E, A DISTANCE OF 296.31 FEET TO A BROKEN TxDOT CONCRETE MONUMENT FOUND (HWY. STA. 872+50, 300' LEFT), FOR AN ANGLE POINT HEREOF;
- 4) N13°22'16"E, A DISTANCE OF 33.45 FEET TO A P.K. NAIL FOUND AT THE SOUTHWESTERLY CORNER OF LOT 2 OF SAID RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, BEING THE NORTHWESTERLY CORNER OF SAID LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, FOR THE MOST WESTERLY NORTHWEST CORNER HEREOF;

THENCE, S78°18'34"E, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, ALONG THE SOUTHERLY LINE OF SAID LOT 2 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, BEING THE NORTHERLY LINE OF SAID LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, FOR A PORTION OF THE IRREGULAR NORTHERLY LINE HEREOF, A DISTANCE OF 64.41 FEET TO A 1/2" IRON ROD FOUND IN THE WESTERLY LINE OF SAID LOT 1, BLOCK 1, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 2 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, THE NORTHEASTERLY CORNER OF SAID LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO AND THE SOUTHERMOST CORNER OF LOT 3, BLOCK ONE OF SAID FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO, FOR AN ANGLE POINT HEREOF;

THENCE, ALONG THE SOUTHERLY AND EASTERLY LINES OF LOTS 3 AND 4, BLOCK ONE OF SAID FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO, BEING IN PART ALONG THE NORTHERLY LINE OF SAID LOT 1, BLOCK 1 AND IN PART ALONG THE WESTERLY LINE OF LOT 2 OF SAID RIVEROAKS P.U.D. AMENDED, FOR A PORTION OF THE IRREGULAR NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N70°27'03"E, A DISTANCE OF 221.99 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
- 2) N13°22'16"E, A DISTANCE OF 188.76 FEET TO A 1/2" IRON ROD FOUND IN THE EASTERLY LINE OF SAID LOT 4, BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF LOT 5 OF SAID FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO AND BEING THE NORTHWESTERLY CORNER OF SAID LOT 2 RIVEROAKS P.U.D. AMENDED, FOR THE NORTHEASTERLY CORNER HEREOF;

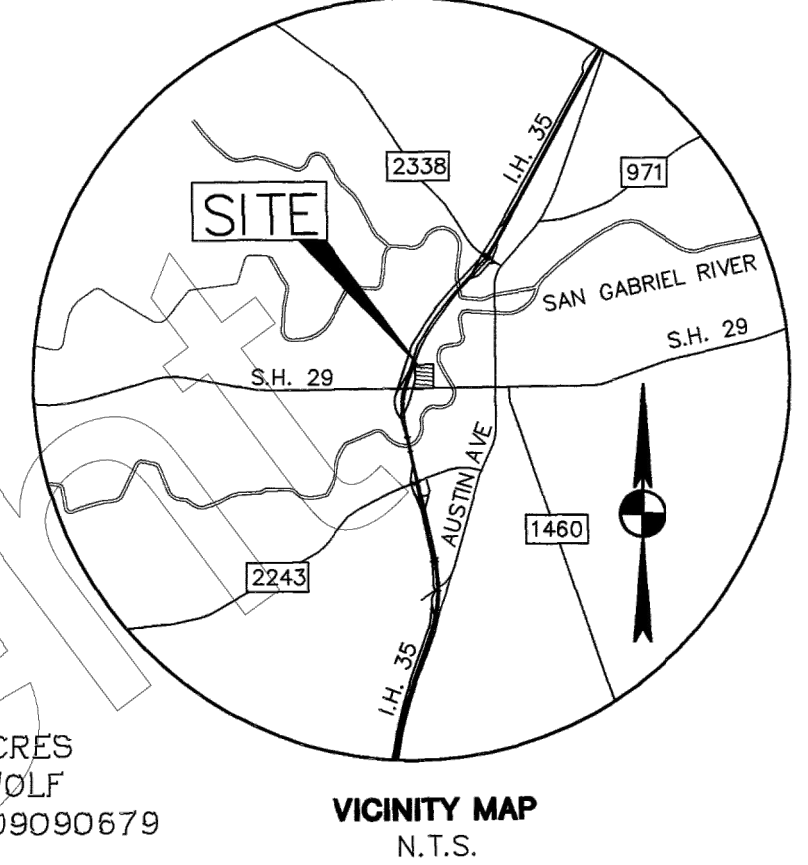
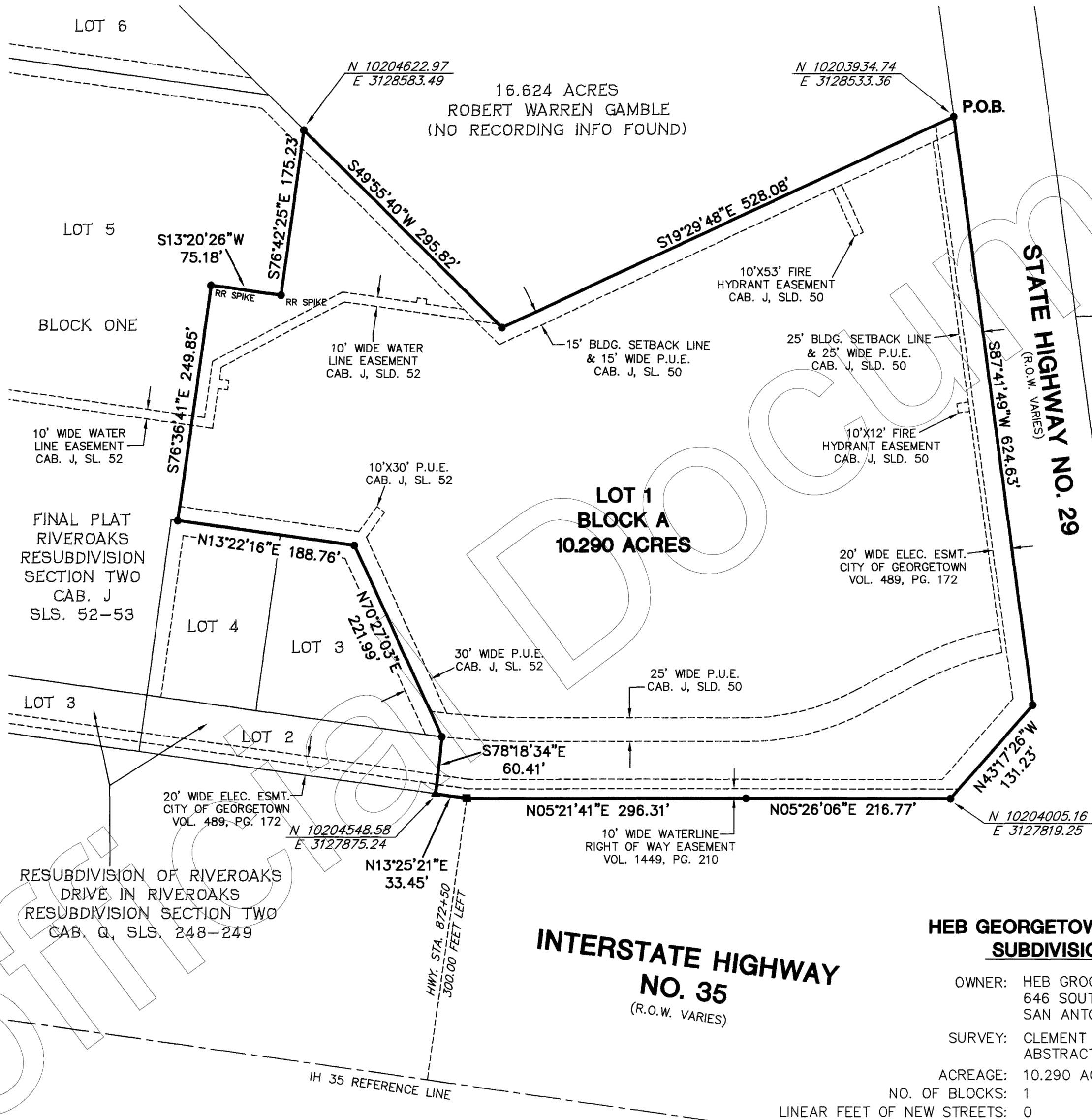
THENCE, LEAVING THE EASTERLY LINE OF SAID LOT 4, ALONG THE IRREGULAR SOUTHERLY LINE OF SAID LOT 5, BEING THE IRREGULAR NORTHERLY LINE OF SAID LOT 2 RIVEROAKS P.U.D. AMENDED, FOR A PORTION OF THE IRREGULAR NORTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S78°36'41"E, A DISTANCE OF 249.85 FEET TO A RAILROAD SPIKE FOUND FOR AN ANGLE POINT;
- 2) S13°20'26"W, A DISTANCE OF 75.18 FEET TO A RAILROAD SPIKE FOUND FOR AN ANGLE POINT;
- 3) S78°42'25"E, A DISTANCE OF 175.23 FEET TO A 1/2" IRON ROD FOUND IN THE WESTERLY LINE OF SAID 18.624 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 5 AND THE EASTERNMOST NORTHEASTERLY CORNER OF SAID LOT 2 RIVEROAKS P.U.D. AMENDED, FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE WESTERLY LINE OF SAID 18.624 ACRE TRACT, BEING THE EASTERLY LINE OF SAID LOT 2 RIVEROAKS P.U.D. AMENDED AND SAID LOT 1, BLOCK 1, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) S49°55'40"W, A DISTANCE OF 295.82 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
- 2) S19°29'48"E, A DISTANCE OF 528.08 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10,290 ACRES (448,231 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

SHEET
1
OF 2



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH CAP SET
 - TxDOT MONUMENT FOUND
 - ▲ P.K. NAIL FOUND
 - SIDEWALK

LOT 1, BLOCK "A"
WEST UNIVERSITY
PROFESSIONAL SECTION
CAB. H, SLS. 20-21

LANDMARK INDUSTRIES LTD.
DOC. NO. 2008011580

37.21 ACRES
DAVID WOLF
DOC. NO. 2009090679

HEB GEORGETOWN NO. 1 SUBDIVISION

OWNER: HEB GROCERY COMPANY, L.P.
646 SOUTH MAIN AVENUE
SAN ANTONIO, TEXAS 78204-0955

SURVEY: CLEMENT STUBBLEFIELD SURVEY
ABSTRACT NO. 558

ACREAGE: 10,290 ACRES
NO. OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0

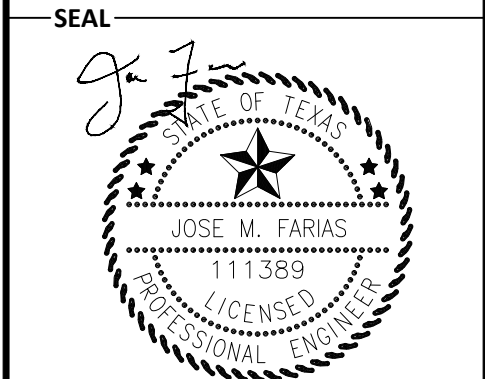
SUBMITTAL DATE: APRIL 21, 2011
SURVEYOR: BURY+PARTNERS, INC.
ENGINEER: BURY+PARTNERS, INC.
BENCHMARK: LCRA CONTROL MONUMENT MG3A,
LCRA BRASS DISC IN CONCRETE
FOUND AT THE NORTHEAST CORNER
OF LCRA SUBSTATION ALONG CHAIN
LINK FENCE ON SOUTH SIDE OF
STATE HIGHWAY 29, ±1000' EAST OF
INTERSTATE HIGHWAY #35.
ELEV=735.95' (NAVD 88)

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)338-0011 Fax (512)289-0325
TYPE Registration Number F1048
Bury+Partners, Inc. ©Copyright 2011

BEARING BASIS NOTE:
THE BEARING BASIS OF THE SURVEY SHOWN HEREOF,
IS REFERENCED TO THE TEXAS COORDINATE SYSTEM
CENTRAL ZONE, NAD 83(93).
COORDINATES NOTED HEREOF ARE GRID COORDINATES.

Drawn by: MJJ Approved by: MJJ Project No: R010001050002 Field Notes: 11-106(MJJ) File: H:\10001\029\1000105002RPL2.dwg

Table with 2 columns: Issue No., Issue Description. Includes entries for TBO and 12/18/23.



01/17/2024

SEAL FINAL PLAT

DRAWN: CHECKED:

DOC.# 2011049313

HEB GEORGETOWN NO. 1 SUBDIVISION

BEING AN AMENDING PLAT OF LOT 1, BLOCK 1 FINAL PLAT OF RIVEROAKS RESUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 50-51; LOT 1, BLOCK TWO FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 52-53; LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET Q, SLIDES 248-249; AND LOTS 1 AND 2 RIVEROAKS P.U.D. AMENDED, A SUBDIVISION OF RECORD IN CABINET L, SLIDE 363 ALL OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER'S SIGNATURE BLOCK:

STATE OF TEXAS COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

THAT HEB GROCERY COMPANY, L.P., ACTING BY AND THROUGH TODD A. PILAND, ITS EXECUTIVE VICE-PRESIDENT OF REAL ESTATE BEING THE OWNER OF THAT CERTAIN 10.290 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEEDS RECORDED IN VOLUME 1682, PAGE 124 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT NOS. 9630043 AND 9812878 BOTH OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND DOCUMENT NO. 20104051 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 10.290 ACRES BEING LOT 1, BLOCK 1 FINAL PLAT OF RIVEROAKS RESUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 50-51; LOT 1, BLOCK TWO FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 52-53; LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET Q, SLIDES 248-249; AND LOTS 1 AND 2 RIVEROAKS P.U.D. AMENDED, A SUBDIVISION OF RECORD IN CABINET L, SLIDE 363 ALL OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY RESUBDIVIDE SAID 10.290 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS HEB GEORGETOWN NO. 1 SUBDIVISION.

TO CERTIFY WHICH, WITNESS, BY MY HAND THIS 07 DAY OF JULY, 2011.

Todd A. Piland

TODD A. PILAND EXECUTIVE VICE-PRESIDENT OF REAL ESTATE HEB GROCERY COMPANY, L.P. 646 SOUTH MAIN AVENUE SAN ANTONIO, TEXAS 78204-0955

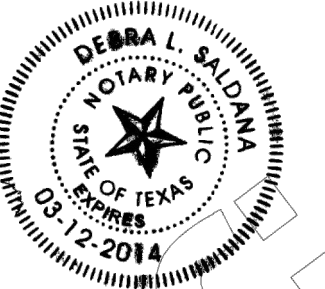
STATE OF TEXAS COUNTY OF BEXAR KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TODD A. PILAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF June, 2011.

Debra L. Selders

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES ON: 3-12-14



GENERAL NOTES:

- 1. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE THE FOLLOWING PLATS OF RECORD: LOT 1, BLOCK 1 FINAL PLAT OF RIVEROAKS RESUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 50-51; LOT 1, BLOCK TWO FINAL PLAT RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET J, SLIDES 52-53; LOT 1 RESUBDIVISION OF RIVEROAKS DRIVE IN RIVEROAKS RESUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET Q, SLIDES 248-249; AND LOTS 1 AND 2 RIVEROAKS P.U.D. AMENDED, A SUBDIVISION OF RECORD IN CABINET L, SLIDE 363 ALL OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.
2. THE LOCATION OF THE EASEMENTS INDICATED ON THIS PLAT AS BEING GRANTED BY A SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT.

STATE OF TEXAS COUNTY OF WILLIAMSON KNOW ALL MEN THESE PRESENTS:

I, JOSEPH A. ISAIA, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREON, AND AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0290 E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE SHOWN AND/OR PUBLIC RIGHTS OF WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 6 DAY OF July, 2011.

Joseph A. Isaia 7-6-11

JOSEPH A. ISAIA, P.E. TEXAS REGISTRATION NO. 99848 BURY + PARTNERS, INC. 211 WEST SIXTH STREET, SUITE 600 AUSTIN, TEXAS 78701



STATE OF TEXAS COUNTY OF WILLIAMSON KNOW ALL MEN THESE PRESENTS:

I, MARK J. JEZISEK, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS 16 DAY OF June, 2011.

Mark J. Jezisek 6/16/11

MARK J. JEZISEK, P.L.S. TEXAS REGISTRATION NO. 5267 BURY + PARTNERS, INC. 211 WEST SIXTH STREET, SUITE 600 AUSTIN, TEXAS 78701



COMMUNITY DEVELOPMENT DIRECTOR:

I, ELIZABETH COOK, COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GEORGETOWN, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Elizabeth A. Cook 7-13-2011

ELIZABETH COOK COMMUNITY DEVELOPMENT DIRECTOR

STATE OF TEXAS COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 25th DAY OF JULY, 2011 A.D. AT 3:21 O'CLOCK P.M., AND DULY RECORDED ON THE 28th DAY OF JULY, 2011, A.D. AT 11:57 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER 2011049313.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

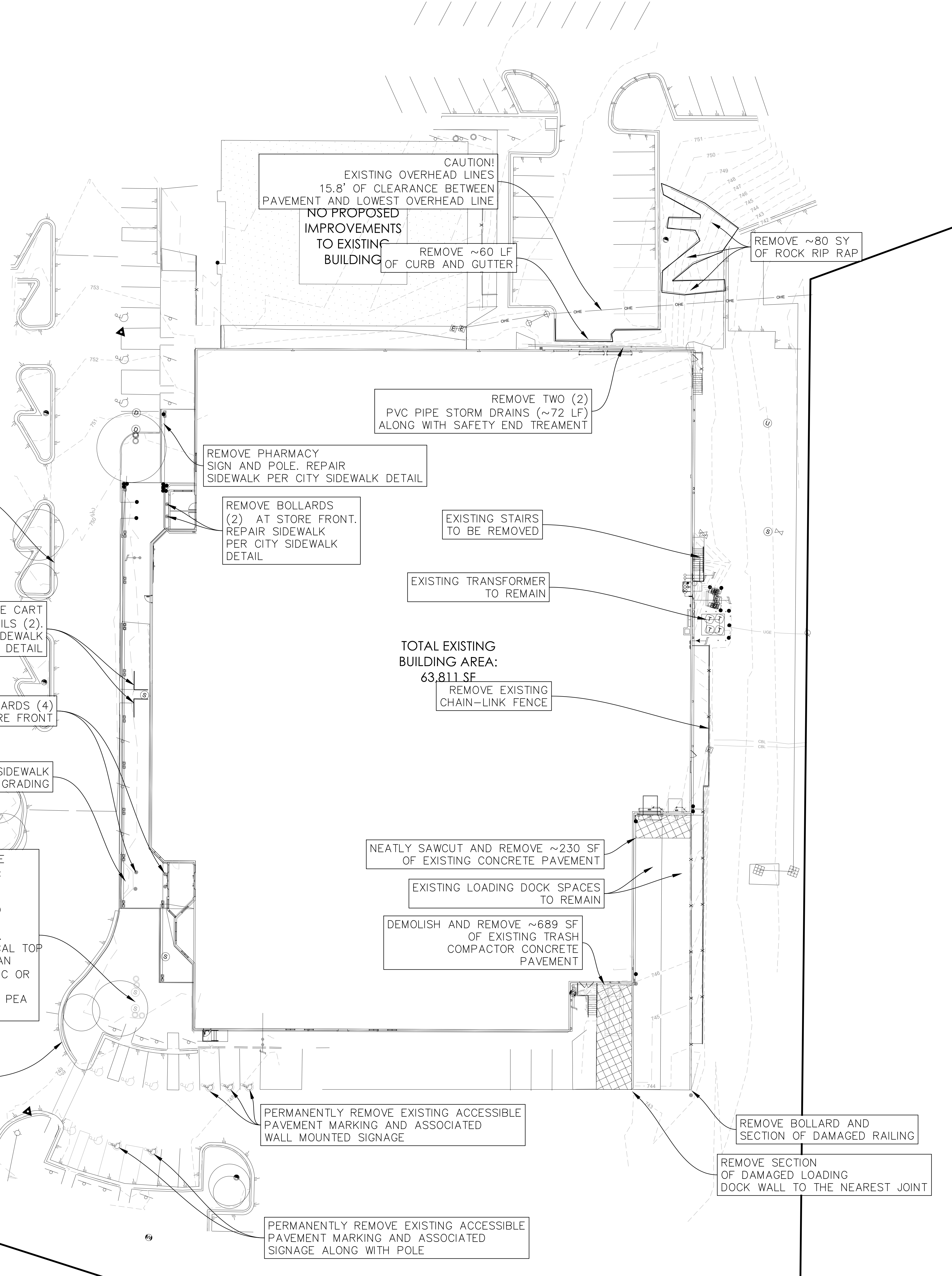
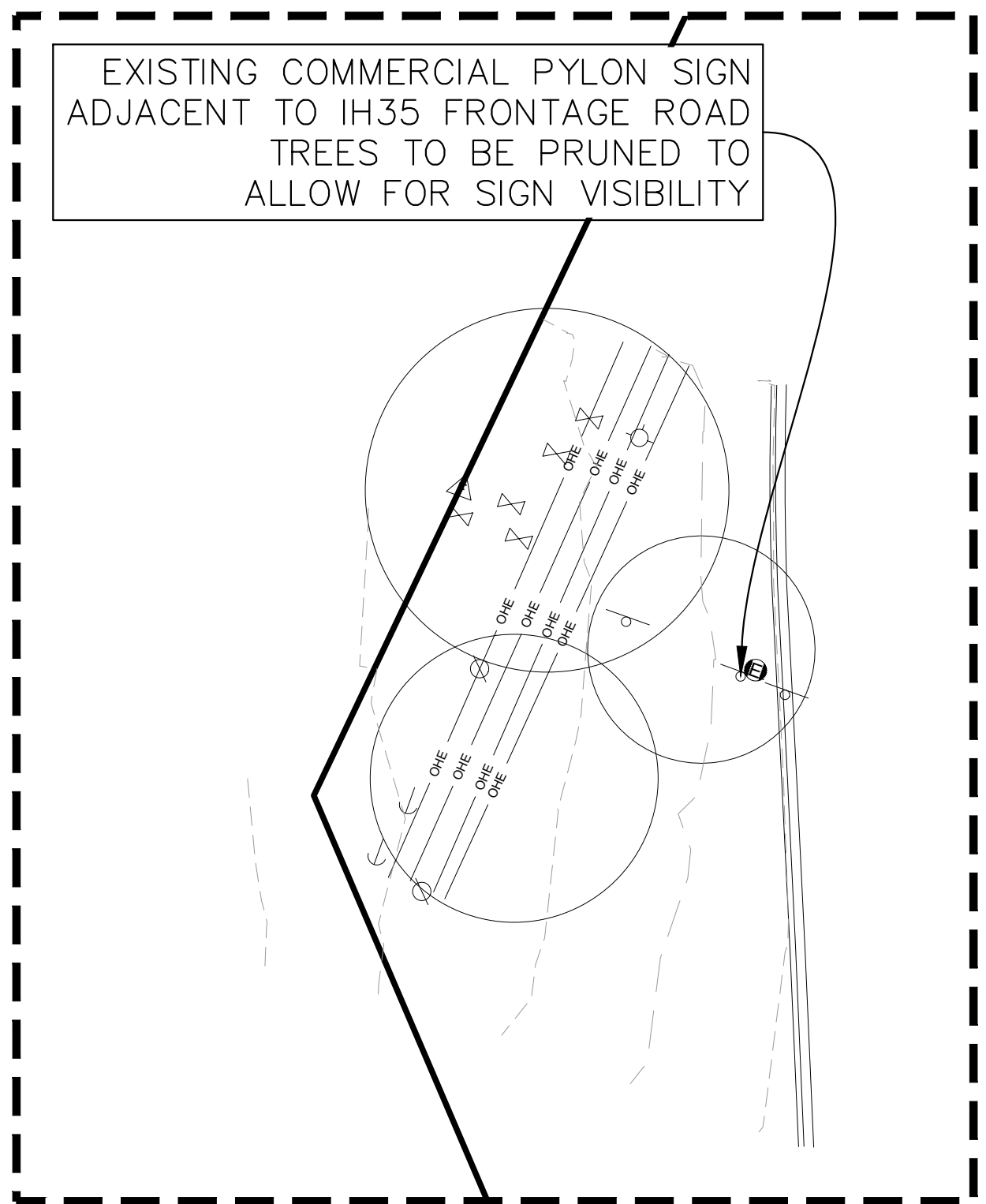
William Gehring

DEPUTY WILLIAM GEHRING

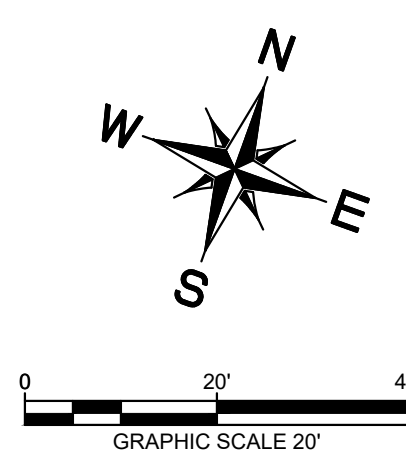


HEB GEORGETOWN NO. 1 SUBDIVISION

Bury+Partners ENGINEERING SOLUTIONS 221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel. (512)328-0011 Fax (512)328-0325 TBE Registration Number 71048 Bury+Partners, Inc. ©Copyright 2011



1. RETAIN A LIQUID WASTE HAULER TO PUMP OUT EACH GI.
2. ALL INTERNAL PIPING SHALL BE COMPLETELY REMOVED.
3. THE INLET AND OUTLET PIPE MUST BE PROPERLY CUT AND CAPPED.
4. THE GI'S TOP COVER MUST BE REMOVED AND HAULED OFF.
5. THE GI MUST BE BACKFILLED NO HIGHER THAN THE VERTICAL TOP VERTICAL EDGES OF THE TANK WITH A MATERIAL LESS THAN THREE (3) INCHES IN DIAMETER AND FREE OF ANY ORGANIC OR CONSTRUCTION DEBRIS.
6. ACCEPTABLE FILL MATERIAL INCLUDES SAND, SANDY LOAD, PEA GRAVEL; OR CRUSHED LIMESTONE BASE.



LEGEND

⊠	ELECTRIC BOX	
⊡	GAS BOX	
⊙	GAS HANDHOLE	
⊕	GAS METER	
⊖	GAS MANHOLE	
⊗	GVY ANCHOR	
⊘	MANICURED PARKING	
⊙	IRRIGATION VALVE	
⊕	LOFT BRANCHING	
⊖	MAIL BOX	
⊗	MANHOLE FILL BOARD	
⊘	SANITARY SEWER BOX	
⊙	SANITARY SEWER CLEAN OUT	
⊖	SANITARY SEWER MANHOLE	
⊗	SANITARY SEWER MANHOLE	
⊘	SEW	
⊙	STORM SEWER BOX	
⊖	STORM SEWER CLEAN OUT	
⊗	STORM SEWER MANHOLE	
⊘	STORM SEWER MANHOLE	
⊙	TELEPHONE MARKER SIGN	
⊖	WATER BOX	
⊗	WATER MANHOLE	
⊘	WATER METER	
⊙	WATER TANK	
⊖	WATER VALVE	
⊗	WATER VALVE	
⊘	WATER VALVE	
---	APPROXIMATE BOUNDARY LINE	
---	EASEMENT LINE	
---	BUILDING LINE	
---	WATER LINE	
---	W	WATER LINE
---	SS	SANITARY SEWER LINE
---	SD	STORM DRAINAGE LINE
---	---	UNDERGROUND GAS LINE
---	OHE	OVERHEAD UTILITY LINE
---	CBL	UNDERGROUND CABLE LINE
---	UGE	UNDERGROUND ELECTRIC LINE
---	---	SIDEWALK
---	---	FENCE
---	---	FEMA FLOOD LINE
---	---	SURVEY LINE
---	---	CONCRETE PAVEMENT
---	---	ASPHALT PAVEMENT

- NOTES:
1. ALL EXCAVATED SURPLUS MATERIAL SHALL BE HAULED OFF BY CONTRACTOR TO APPROVED LANDFILL.
 2. ALL DEMOLISHED CONCRETE AND ASPHALT SHALL BE HAULED OFF BY CONTRACTOR TO APPROVED LANDFILL.
 3. CONTRACTOR SHALL INSTALL CONSTRUCTION FENCING/BARRICADES AS DEEMED NECESSARY BY CONTRACTOR TO SECURE CONSTRUCTION SITE.
 4. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED FROM THE CITY OF AUSTIN PRIOR TO ANY DEMOLITION.
 5. ALL EROSION AND SEDIMENTATION CONTROLS MUST BE IN PLACE PRIOR TO START OF ANY WORK.
 6. THE CONTRACTOR SHALL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
 7. CONTRACTOR TO CONFIRM THAT WATER AND WASTEWATER SERVICE WILL BE MAINTAINED TO EXISTING ANCHOR STORE PRIOR TO THE REMOVAL AND/OR DEMOLITION OF EXISTING WATER/WASTEWATER SERVICES.
 8. PROTECT ALL UTILITIES THAT ARE TO REMAIN.

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3800 BURNING WOOD, SUITE 200
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PROJECT NAME:
FLOOR DECOR &
GEORGETOWN, TX (I-35)

1101 S I-35 FRONTAGE RD,
GEORGETOWN, TX 78626

ISSUE DATE: T.B.D.
STORE NUMBER: T.B.D.
GROSS BLDG AREA: 63,811 SF
JOB NUMBER: 023130
PROTOTYPE: MAY 2023

ISSUE

12/18/23

SEAL
JOSE M. FARRAS
11389
LICENSED PROFESSIONAL ENGINEER
01/17/2024

SHEET
EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWN:
CHECKED:

C4

BASE PLAN CHECKLIST

NUMBER	ITEM	COMMENT
1	STOREFRONT ELEVATION	
2	SHELL BASE PLAN	
3	OFFICE PACKAGE / PUBLIC RESTROOMS LOCATED (NOTE IF IT CAN'T BE MOVED) SHOW ROOM NAMES IN OFFICE PACKAGE WITH SQUARE FOOTAGE	
4	SHOW CUSTOMER LOAD AREA WITH CANOPY (NOTE IF IT CAN'T BE MOVED). ALSO SHOW DOUBLE SLIDE DOORS FOR CUSTOMER ENTRANCE TO CUSTOMER PICK UP (WITH 93" EGRESS WIDTH). CUSTOMER LOAD-OUT DOOR OPENING SHOULD BE 12'X10' (UNLESS OTHERWISE REQUESTED)	
5	LOADING DOCKS LOCATED	
6	SHOW COMPACTOR LOCATION. VERIFY LOCATION OF 3'-6" X 3'-6" COMPACTOR DOOR WITH DIMENSIONS	
7	SHOW ALL ELECTRICAL - PANELS, TRANSFORMERS, ETC. INSIDE AND OUTSIDE. SHOW STRIPING. (NOTE IF IT CAN'T BE MOVED)	
8	IDF CABINET (NOTE IF IT CAN'T BE MOVED)	
9	PROPANE STORAGE LOCATED	
10	INDICATE CEILING HEIGHT - FROM FLOOR TO LOWEST POINT AT SALES AND STOCKROOM (i.e. SPRINKLER MAINS, ELECTRICAL COMPONENTS, BAR JOISTS, HVAC, ETC.)	
11	TOTAL SQUARE FOOTAGE NOTED	
12	VESTIBULE POSITION (NOTE IF IT CAN'T BE MOVED)	
13	VERIFY ALL EXTERIOR PENETRATIONS AND EGRESS DOORS WITH DIMENSIONS (NOTE IF ANY CAN'T BE MOVED)	
14	COUNTERTOP STORAGE - IS IT ALLOWED OUTSIDE, IF SO SHOW IT ON BASE PLAN	
15	CART STORAGE - CAN SHOPPING CARTS BE STORED OUTSIDE?	
16	SEISMIC RACKING REQUIRED?	TBD
17	REC APPROVED	
18	GO DATE	
19	90% CHECK SET DATE	
20	PRELIMINARY DRAWING DUE DATE	
21	OTHER (I.E. FLOOR LOAD ISSUES, STRUCTURAL BRACING, ETC.) IF SO, NOTE ON PLAN.	
22	INDICATE TRUE NORTH ON BASE PLAN	
23	JUSTIFY LOWER LEFT INTERIOR CORNER OF BUILDING TO O.D. ENTRANCE NEEDS TO FACE BOTTOM OF PAGE (ROTATE IF NOT)	
24	SHOW ALL PLUMBING - RISERS, PUMP ROOMS, FIRE MAIN, ALARM PANELS (SHOW STRIPING), CLEANOUTS, SANITARY SEWERS AND ROOF DRAINS, PIPING	
25	SHOW ACTUAL SIZE AND SHAPE OF ALL COLUMNS ON BASE PLAN. INCLUDE COLUMN GRID LINES AND COLUMN GRID INDICATORS WITH DIMENSION STRINGS	
26	SHOW ALL PLUMBING, MILLWORK, AND ACCESSORIES IN THE OFFICE PACKAGE	
27	IF APPLICABLE, INDICATE ZERO CURB ADJACENT TO MAIN ENTRANCE AND CUSTOMER/PRO ENTRANCE (ADVISE IF WHEN RAMP IS NEEDED).	
28	SHOW 7X3 DOOR ADJACENT TO DOCK DOORS FOR TRUCK DRIVERS.	
29	INDICATE ROOF ACCESS LOCATION (NEW OR EXISTING)	
30	INCLUDE CORRECT CITY, STATE CODE IN BOTH EGRESS AND SALES EGRESS CALCULATIONS	

GEORGETOWN, TEXAS ADOPTED CODES

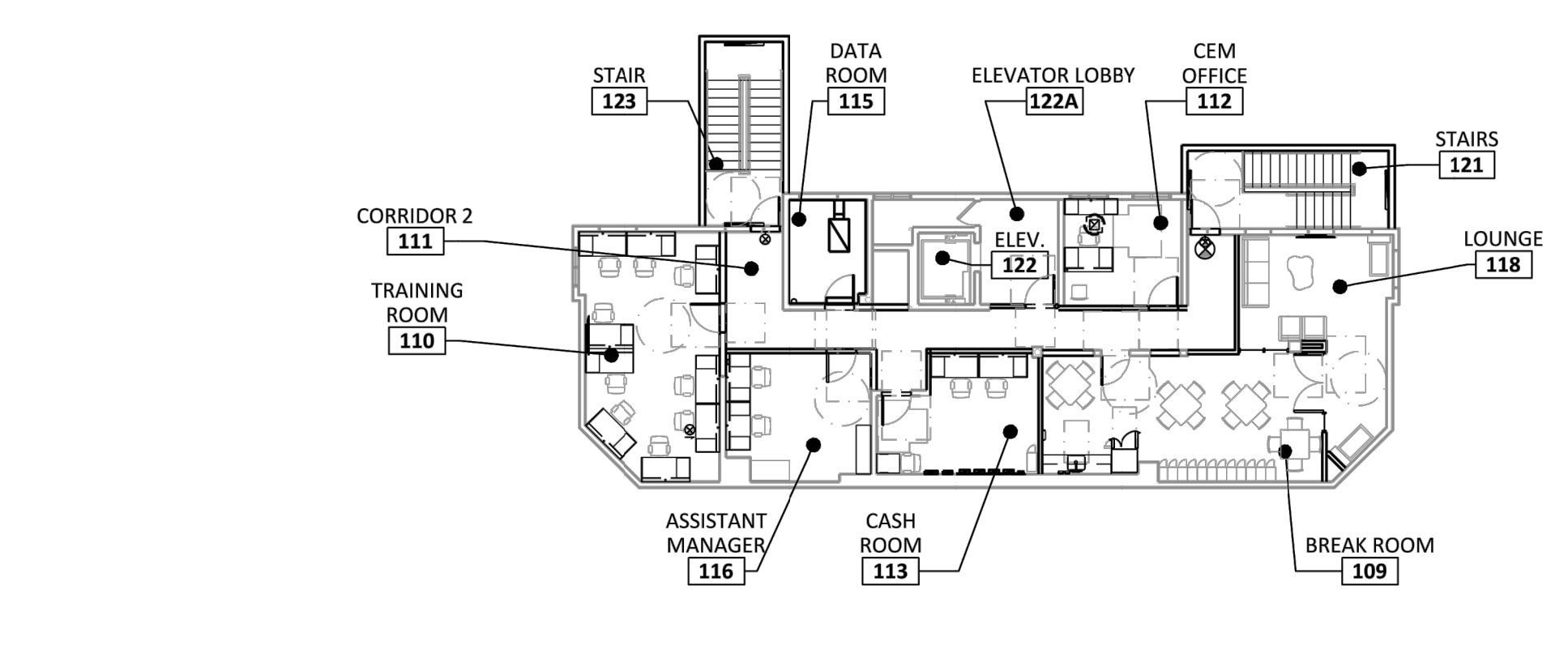
- 2021 INTERNATIONAL BUILDING CODE*
- 2021 INTERNATIONAL EXISTING BUILDING CODE*
- 2021 INTERNATIONAL FIRE CODE*
- 2021 INTERNATIONAL FIRE CODE AMENDMENTS
- 2021 INTERNATIONAL PLUMBING CODE*
- 2021 INTERNATIONAL MECHANICAL CODE*
- 2021 INTERNATIONAL FUEL GAS CODE*
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE*
- 2023 NATIONAL ELECTRIC CODE*
- 2012 TAS
- *WITH AHJ MODIFICATIONS

NOTE:
SEISMIC DESIGN CATEGORY "B"
RISK CATEGORY II

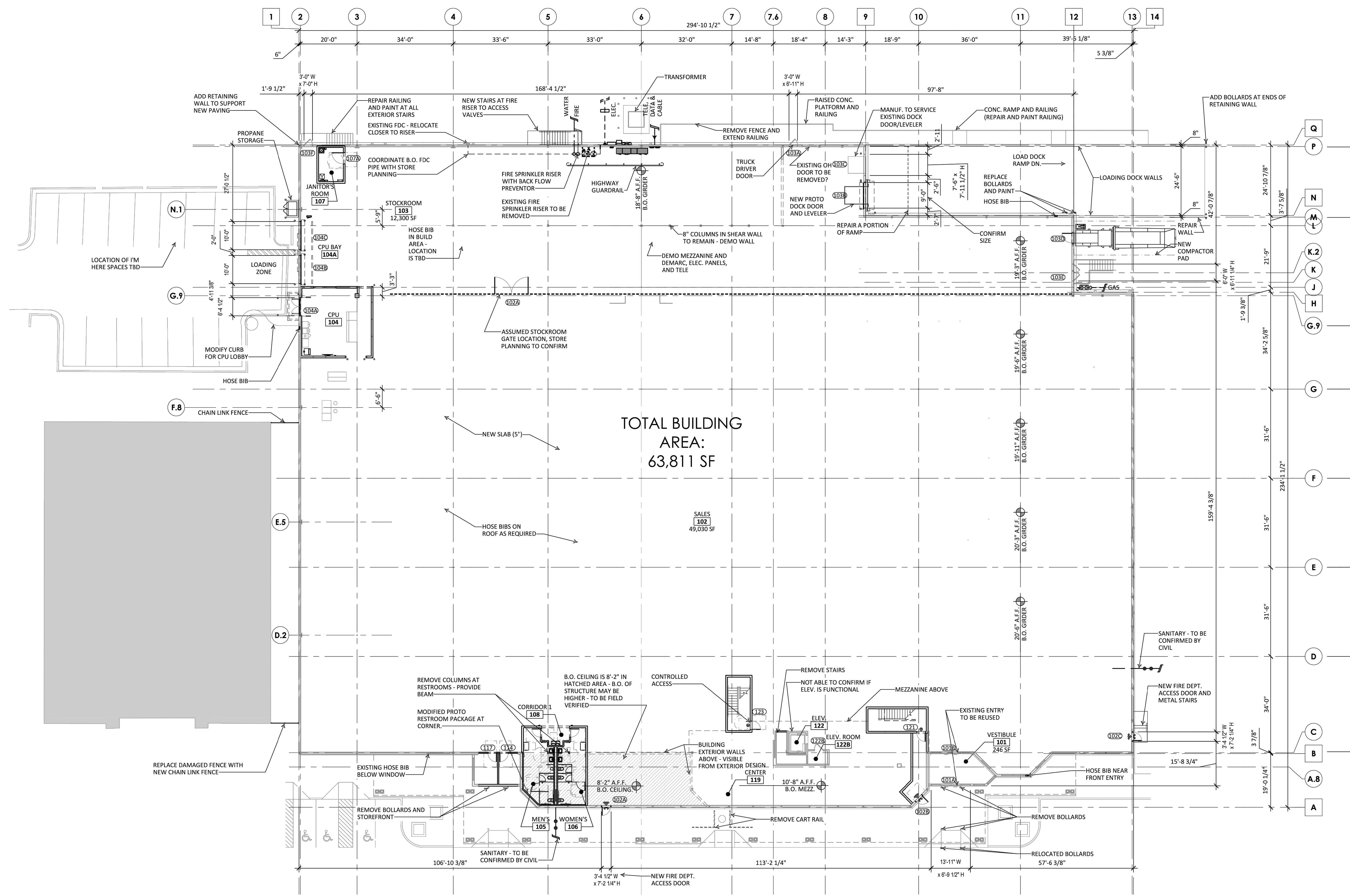
NOTE:
CONSTRUCTION TYPE IIB (TO BE CONFIRMED) WITH AUTOMATIC SPRINKLER SYSTEM

NOTE:
IECC CLIMATE ZONE 2A

NOTE:
CEILING HEIGHT TO BE DESIGNED TO PROTOTYPICAL MINIMUM



MEZZANINE OFFICE PLAN - OPTION 1
SCALE: 1/16" = 1'-0"



SHELL PLAN
SCALE: 1/16" = 1'-0"

