Nacogdoches
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July 8, 2024

PLANNING & ZONING COMMISSION

Notice is hereby given of a Regular Meeting of the Nacogdoches Planning & Zoning Commission to be held on the above date via videoconference beginning at 5:00 p.m. for the purpose of considering the following agenda items.

Some Commission Members may attend via videoconference but a quorum of the Commission and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at https://www.nactx.us/21. There will be an opportunity for the public to comment on agenda items in person at the specified location.

PLEASE LIMIT PRESENTATIONS TO THREE MINUTES
(UNLESS PRIOR APPROVAL IS OBTAINED)

1. CALL TO ORDER.

2. PLEDGE OF ALLEGIANCE.

3. Open Forum: In addition to public comment on agenda items, the Commission offers an open forum whereby citizens may comment on governance issues over which the City of Nacogdoches has domain. In accordance with the Texas Open Meetings Act, members of the Commission shall not discuss, deliberate, or make any decisions on topics not posted as an agenda item. Speakers should address all remarks to the Commission and limit your remarks to no more than 3 minutes.

4. **CONSENT AGENDA:**
   All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda it may be moved to the Regular Agenda for further consideration.

   A. Consider approval of minutes from the May 7, 2024, Joint Workshop (Planning and Zoning Commission and City Council).

   B. Consider approval of the minutes from the May 13, 2024, Planning & Zoning Commission meeting.

5. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following

items, and may deliberate and take formal action on the item.

A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action.

B. **Public Hearing:** Consider a recommendation to the City Council for a Zone Change from B-2, General Business District to B-3, Central Business District legally described as approximately 0.17 acres, Lot 13, City Block 3 located at 216 North Church Street. This request has been submitted by Grace Garrigan on behalf of the owner, Matthew Moore. Case File ZON2024-02.

C. **Public Hearing:** Consider a recommendation to the City Council for a Specific Use Permit, in the B-2, General Business Zoning District for Stone, Sand, Gravel & Mineral Extraction, legally described as approximately 3.3 acres, Lot 17-5, City Block 95, generally located on the west side of North West Stallings Drive approximately 350 feet north of the NW Stallings Drive and West Austin Street Intersection. This request has been submitted by Jeff Cupit on behalf of the owner, Drewery Wheaton Investments, LLC. Case File ZON2023-06.

6. City Council Decisions on Planning & Zoning cases: On May 21, 2024, City Council took the following action on the items listed below:

A. Approved (5-0): Request for approval of a Specific Use Permit for Distillation of Liquors, Spirits, etc. - Craft on Lot 17, City Block 3, located at 403 East Hospital Street.

B. Approved (5-0): Request for approval of a Specific Use Permit for Liquor by the Drink for Lots 30, 49, 49-A & 49-B, and Outlot 47-A, City Block 43, as described in a deed dated July 17, 2020, recorded in Document Number 2020-4460 of the Real Property Records of Nacogdoches County, located on the southwest corner of Bremond Street and W. Main Street.

C. Approved (5-0): Request for approval of a Specific Use Permit for a Tattoo/Piercing Studio in the North half of Lot no Eight (8) in Block Forty-Two (42) of the Robert Berger Subdivision, located at 1203 Douglass Road, Suite 101.

D. Approved (5-0): Request for approval of a Zone Change from R-4, Multi-Family to R-2, Single Family for approximately 1.0 acres, being Lot 12, City Block 41, located at 1102 Logansport Street.

7. Discussion and possible action on future agenda items: A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

8. ADJOURN.

Aimee Cloutier

Aimee Cloutier, Planning Coordinator

The City Council Chambers is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Planning Department at (936) 559-2574 or FAX (936) 559-2910 for further information.

This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011; the City Secretary at (936) 559-2506 or visit the City of Nacogdoches web site at www.nactx.us.

CERTIFICATION

I certify the notice of the meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas on July 3, 2024, by 5:00 p.m. and remained posted until the meeting convened.

Aimee Cloutier, Planning Coordinator

CITY OF NACOGDOCHES
JOINT WORK SESSION- PLANNING AND ZONING AND CITY COUNCIL
MEETING MINUTES
MARCH 07, 2024, AT 3300 P.M.

COMMISSIONERS PRESENT: Shannon Conklin; Lily Phou; Matt Perry; Margaret Forbes;

CITY COUNCIL PRESENT: Mayor Randy Johnson; Council Members: Chad Huckaby, Kathleen Belanger, Mayor Pro-Tem, Roy Boldon; Brad Maule

MEMBERS ABSENT: Ruth Carroll;

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; City Attorney, Jerry Baker; Planning Consultant, Nathan Dietrich (virtual); Public Works Director, Case Opperman; Assistant City Engineer, Jason Vickery; City Manager, Rick Beverlin;

1. **Call to Order:** Mayor Johnson called the meeting to order at 3:30 p.m.

2. **Pledge of Allegiance:** Mayor Johnson led the Pledge of Allegiance.

3. **Open Forum:** There were no comments in Open Forum.

4. **WORK SESSION:**
   - **A.** Review of proposed Text Amendments for the City of Nacogdoches Code of Ordinances Chapter 118 concerning definitions, non-conforming parcels, and land use types. Planned Developments and corrections to the Zoning Board of Adjustment process and procedures; Chapter 46 – Regarding CBD and vape shops and Chapter 78 – On-premise signs for “feather signs”, commonly referred to as “teardrop” signs. (Planning Consultant)

Nathan Dietrich, Planning Consultant, presented this Work Session to the City Council and Planning and Zoning Commission. He stated the presentation was to bring amendments and changes to the Ordinance to the recommending and approving bodies, to receive feedback from staff. Mr. Dietrich went through the proposed changes of Chapter 118 concerning definitions, non-conforming parcels, land use types, Planned Developments and corrections to the Zoning Board of Adjustment process and procedures Proposed changes to Chapter 46 included CBD and vape shops, and Chapter 78 proposed changes included discussion regarding feather flags.,. Staff gained knowledge that there were many questions and that the P&Z Commission and City Council would require an additional work session, which date would be set in the near future. It was agreed that Mr. Dietrich and the Planning staff would gather questions that the Commission and Council have and they would be addressed at the future workshop

5. **ADJOURN: Mayor Johnson adjourned the workshop at 5:07 p.m.**

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Chairman Shannon Conklin

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Attest: Aimee Cloutier, Planning Coordinator

DRAFT

CITY OF NACOGDOCHES
PLANNING & ZONING COMMISSION MEETING MINUTES
MAY 13, 2024, AT 5:00 P.M.
REGULAR HYBRID MEETING

COMMISSIONERS PRESENT: Shannon Conklin; Lily Phou; Ruth Carroll; Margaret Forbes; Matt Perry;

COMMISSIONERS ABSENT: None

STAFF PRESENT: Planning Coordinator, Aimee Cloutier; Interim City Planner, Juan Pollette; City Attorney, Jerry Baker; Planning Consultant, Nathan Dietrich (virtual); Main Street Manager, Tori Huddleston;

OTHERS PRESENT: Sheri Hatt; Phillip Blackburn; Pat Castella; Alex Hatt; Rock McBride; Brent Ivy; David Stabinksi; Caitlin Stabinski;

1. **Call to Order:** Chairman Conklin called the meeting to order at 5:00 p.m.

2. **Pledge of Allegiance:** Chairman Conklin led the Pledge of Allegiance.

3. **Open Forum:** No one spoke under Open Forum.

4. **CONSENT AGENDA: All matters listed under the Consent Agenda are considered routine by the Commission and will be enacted by one motion. These items include final plats where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. Since there will not be a separate discussion of these items, citizens wishing to address the Commission regarding one or more items on the Consent Agenda may address the Commission at this time as well. If any Commissioner desires to discuss an item on the Consent Agenda, it may be moved to the Regular Agenda for further consideration.**

A. Approval of Minutes: Consider approval of minutes from the March 11, 2024, Planning and Zoning Commission meeting.

Commissioner Forbes moved to approve the minutes as written from the March 11, 2024, meeting. Chairman Conklin seconded the motion, and the minutes were approved unanimously (4-0) with Commissioner Perry absent from the vote.

5. **REGULAR AGENDA:**

A. Consideration, discussion, and possible action on items removed from the Consent Agenda by Commission action. There were no items moved to the regular agenda from the consent agenda to be voted on.

B. Public Hearing: Consider a recommendation to the City Council for a Specific Use Permit for the Distillation of Liquors, Spirits, etc. -Crafts in B-3, Central Business District, on Lot 17, City Block 3, located at 403 East Hospital Street. The applicant is proposing to operate an approximately 1,200-square-foot craft distillery with a tasting room in an existing shopping center. This request has been submitted by Sheri Hatt with Mad Hatter Distillery. Case File SUP2024-02.

Interim City Planner (ICP), Juan Pollette presented the request to the Commission stating that it was for a distillery with a tasting room within a 1,200 sq ft building. Mr. Pollette informed the Commission of a neighborhood meeting held and afterwards, the attendees were in support the Specific Use Permit (SUP). ICP recommended approval of the

SUP with the conditions to the hours of operation being Monday through Friday 2 pm to 9 pm, Saturday 11 to 9 pm, and Sunday 12 pm to 6 pm.

There was discussion amongst the Commission and Staff about not having any outdoor seating and live entertainment.

Applicant, Sheri Hatt with Mad Hatter Distiller addressed the Commission explaining what type of alcohol would be distilled, the way the building would be laid out, local and state requirements, and that the operation would be sourcing locally.

There was a discussion between the Commission and the Applicant regarding the Applicant's background, the amount of alcohol allowed to be produced and sold, the timeline of the project, and food options.

Chairman Conklin opened the hearing for public comment and no one spoke.

Commissioner Perry moved to make the recommendation to the City Council to approve the SUP with the proposed hours of operation. Commissioner Forbes seconded the motion and it was approved unanimously (5-0).

C. Public Hearing: Consider a recommendation to the City Council for a Specific Use Permit for Liquor By the Drink for Lots 30, 49, 49-A & 49-B, and Outlot 47-A, City Block 43, as described in a deed dated July 17, 2020, recorded in Document Number 2020-4460 of the Real Property Records of Nacogdoches County, located on the southwest corner of Bremond Street and W. Main Street. This request has been submitted by Brent Ivy with Ivy Gott Property LLC. Case File SUP2024-03.

ICP Pollette presented the request to the Commission stating the SUP was previously approved by the City Council in 2021 but has since expired. ICP Pollette gave a brief overview of the project describing that there will be an indoor/outdoor bar, a green area for customers, and food truck parking. ICP Pollette stated there would be a shared parking agreement with the property owner to the south of the subject property. ICP stated a neighborhood meeting was held and none of the neighbors showed. ICP Pollette recommended approval of the SUP with conditions that included keeping the 30'-75' landscape buffer and the hours of operation from 11 am to 10:30 pm, Monday through Sunday.

Applicant, Brent Ivy addressed the Commission addressing the conditions being presented, gave a brief overview of the project, and gave reasoning on why the original SUP expired.

Chairman Conklin opened the hearing for public comment and no one spoke.

There was a discussion amongst the Commission and Staff regarding the access to the property from W. Main St. and Bremond St.

Commissioner Phou moved to make the recommendation to the City Council to approve the SUP with the conditions presented. Chairman Conklin seconded the motion and was approved unanimously (5-0).

D. Public Hearing: Consider a recommendation to the City Council for a Specific Use Permit for a Tattoo Salon/Piercing Studio in the North half Lot no Eight (8) in Block Forty-Two (42) of the Robert Berger Subdivision, of the City of Nacogdoches, a plat of which is recorded in Volume 126, Page 432, of the Deed Records of Nacogdoches County, Texas, located at 1203 Douglass Road, Suite 101. The applicant proposes to use the existing 800 sf building for a tattoo salon. This request has been submitted by Caitlin Stabinski. Case File SUP2024-04.

ICP Pollette presented the request to the Commission stating the operations would occur in an existing 800-sq-ft building. ICP Pollette gave a brief overview of the type of tattoos the applicant would be doing. ICP Pollette stated there was a neighborhood meeting held and no one attended. ICP Pollette recommended approval of SUP with the conditions

that the hours of operation are Monday and Tuesday from 3 pm to 7 pm, Wednesday through Sunday from 1 pm to 8 pm, and closed on Sunday.

Applicant Caitlin Stabinski addressed the Commission explaining that the tattoos she offered were “hand pokes” and not the traditional ones with the machine. Mrs. Stabinksi stated she has been doing these types of tattoos for three years and has an established clientele base.

Chairman Conklin opened the hearing for public comment and no one spoke.

Commissioner Carroll moved to make the recommendation to the City Council to approve the SUP with the conditions presented. Commissioner Perry seconded the motion and was approved unanimously (5-0).

E. Public Hearing: Consider a recommendation to the City Council for a Zone Change from R-4, Multi-Family to R-2, Single-Family for approximately 1.0 acres, being Lot 12, City Block 41, located at 1102 Logansport St. This request has been submitted by Rudy Bohac. Case File ZON2024-01.

ICP Pollette presented the requested zone change to the Commission stating the applicant previously applied for a variance on this property and was denied by the Zoning Board of Adjustment. ICP Pollette explained the property was originally zoned R-2, Single-Family, and the applicant would like to downzone from R-4, Multi-Family to its original zoning.

Commissioner Forbes asked if there were any plans to improve the streets to which ICP Pollette stated no, the owner would be responsible for improvements where the new development would occur.

Chairman Conklin opened the hearing for public comment.

Pat Castella who resides at 1009 Logansport Street stated she was in favor of the request to downzone the property from R-4 to R-2.

Chairman Conklin closed the public comment.

Commissioner Forbes expressed her appreciation for the neighborhood’s efforts and persistence to do the right thing and congratulated the applicant for his recognition for doing the right thing.

Commissioner Phou expressed her appreciation and stated for Mr. Bohac to come back and do what he thinks is right, is commendable.

Commissioner Phou moved to make the recommendation to the City Council to approve the requested zone change as presented with Commissioner Forbes seconding it. The motion was approved unanimously (5-0).

Chairman Conklin adjourned the meeting at 5:57 p.m.

_____
Chairman Shannon Conklin

_____
Attest: Aimee Cloutier, Planning Coordinator

PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Public Hearing: Consider a recommendation to the City Council for a Zone Change from B-2, General Business District to B-3, Central Business District legally described as approximately 0.17 acres, Lot 13, City Block 3 located at 216 North Church Street. This request has been submitted by Grace Garrigan on behalf of the owner, Matthew Moore. Case File ZON2024-02.

OVERVIEW: The request is for a zone change from B-2, General Business to B-3, Central Business for Lot 13, City Block 3, located at North Church St. The B-3, Central Business district is a less intense development district than B-2. This district is intended to build on the area's historic heritage and character.

The purpose of the zone change is to develop the property into an indoor/outdoor bar and food service establishment with a family-friendly outdoor recreation area in the backyard. The applicant is also proposing to accommodate local food trucks.
Although this type of use is allowed in the B-2 zoning district by right, the required onsite parking for that land use would require the backyard to be paved and used as parking for the business. To preserve the look and character of the historical home, the applicant is seeking the zone change to B-3, Central Business District. By doing so, this will remove the need for onsite parking requirements.
Sec. 118-466(b). – Central Business District parking requirements state that "off-street parking space for all buildings shall be provided at the ratio of one space for every 2,000 square feet of floor area; provided, however, if the computed number of required off-street parking spaces is less than ten spaces, no off-street parking spaces need be provided."
The property is currently developed as a single-family home and it is currently vacant.
The applicant plans to preserve the interior of the house as much as possible. The first floor of the house is approximately 1,250 square feet and will have a service counter and seating for approximately 35 guests. The second floor will not be open to the public and all cooking will be done outside by a local food truck. The backyard will have seating and an area for outdoor games. The applicant does not plan to have live music.

Adjacent Land Use & Zoning (attached exhibit)
The subject property is zoned B-2, General Business, and is developed with a single-family home. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Central City Mixed-Use	B-2, General Business	Residential
South	Central City Mixed-Use	B-3, Central Business	Commercial

East	Central City Mixed-Use	B-2, General Business	Commercial
West	Central City Mixed-Use	B-3, Central Business	Commercial

The property is adjacent to a mix of commercial uses such as retail, offices, hotels, and eating establishments. The subject property is not in a historical district but is near several historical single-family residential homes located in a B-2, General Business zoning district immediately to the north across Edwards Street.

STAFF REVIEW:
Per Section 118.139 of the Nacogdoches Zoning Ordinance, the following conditions shall be considered when reviewing an application for zoning change:

Compatibility: The specific use will be compatible with and not injurious to the use and enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity;
This property is located near similar uses such as the Rusty Spur, Fredonia Brewery and the Nine Flags Bar. This use is in line with the 2003 Comprehensive Plan by supporting economic development, keeping a vibrant and viable commercial area, and is attempting to preserve the area's historic heritage and character all while adding to the tourist attractions in the downtown area.
The proposed B-3, Central Business zoning district is compatible with the zoning in the area and should not adversely impact the adjacent land uses.

Orderly Growth and Development: The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
The surrounding properties are fully developed with similar uses and no new construction is being proposed.
The approval of this zone change would not impede the normal development of the surrounding properties.

Supporting Facilities: Adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
The subject property takes direct access from North Church and Edwards Street. They are both two-lane local streets that function as the primary access for the property and both have 60-foot right-of-way widths. This is adequate to accommodate the nature and volume of traffic typically generated by the uses permitted under the B-3, Central Business zoning district.
The property has access to public utilities, with a 6-inch water main located on North Church Street and a 6-inch sewer main located along Edwards Street.

Drives and Parking: The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
With the current B-2 zoning, the applicant would be required to have thirteen on-site parking spaces. With the approval of the B-3 zoning, the on-site parking requirements will be removed. In doing so, the adjacent property owner to the east stated that she has concerns that her parking lot would be used by the applicant's guests due to the close proximity, leaving her tenants unable

to park. The applicant has a parking agreement with George Barham to use approximately fifteen parking spaces on the north side of his parking lot which is located just southeast of the subject property. There is an entryway into the backyard of the property that is approximately 70 feet from the shared parking area (See parking exhibit).

Nuisances: Adequate nuisance-prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
If the zone change is approved, any future development will need to comply with City regulations as required in the performance standards regarding the prevention of offensive odor, fumes, dust, noise, and vibrations and will need to be mitigated

Lighting: Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties;
If the zone change request is approved, any new outdoor lighting would be subject to the City's current performance standards, which require light fixtures to be, designed or retrofitted to shield or direct light so it does not directly project light off the property.

Landscaping: Sufficient landscaping and screening to ensure harmony and compatibility with adjacent property exists or will be provided;
This proposed use is located within an existing commercial property and no expansions are being proposed requiring the installation of commercial district landscaping

Comprehensive Plan: The proposed use is in accordance with the comprehensive plan.
Future Land Use
The 2003 Comprehensive Plan designates this area as *Central City Mixed Use* in the Future Land Use Plan (FLUP). This Land Use category is defined as "Central core of the City, in and around the traditional downtown, where a mix of retail, office, residential and public uses is permitted and encouraged subject to development and compatibility standards."

Staff believes that the FLUP designation is consistent with the proposed B-3, Central Business zoning district.

Land Use Policies, Goals & Objectives
This request furthers the Land Use Policies of the 2003 Comprehensive Plan, specifically:

- Compatibility with existing uses should be maintained. Well-planned, mixed uses which are compatible are to be encouraged.
- Downtown should be the major focus of office, retail and service activities, particularly through adaptive reuse of existing structures or redevelopment of vacant or industrial use parcels.

Staff finds that the zoning request complies with the FLUP and the stated Goals and Objectives of the 2003 Comprehensive Plan.

NOTICES:
Staff mailed 18 notices to property owners within the 200-foot notification area. Staff has received one (1) response in opposition of the request from the adjacent property owner to the east stating that the proposed business would use her parking lot since it is adjacent to the subject property.

Neighborhood Input
Staff held a neighborhood meeting for the property owners within 500 feet on June 6, 2024, at

5:30 p.m., to discuss and answer questions about the request. None of the surrounding property owners attended the meeting.

This zoning application was also subject to the additional noticing practices that were approved by the City Council in January 2021. These include a zoning sign located on the subject property; notices published on the City's webpage and social media platforms; and, mailed courtesy notices to property owners within 500 feet of the subject property.

Staff Recommendation

Based on the above findings, Staff recommends approval of a change of zoning for the subject property from B-2, General Business to B-3, Central Business.

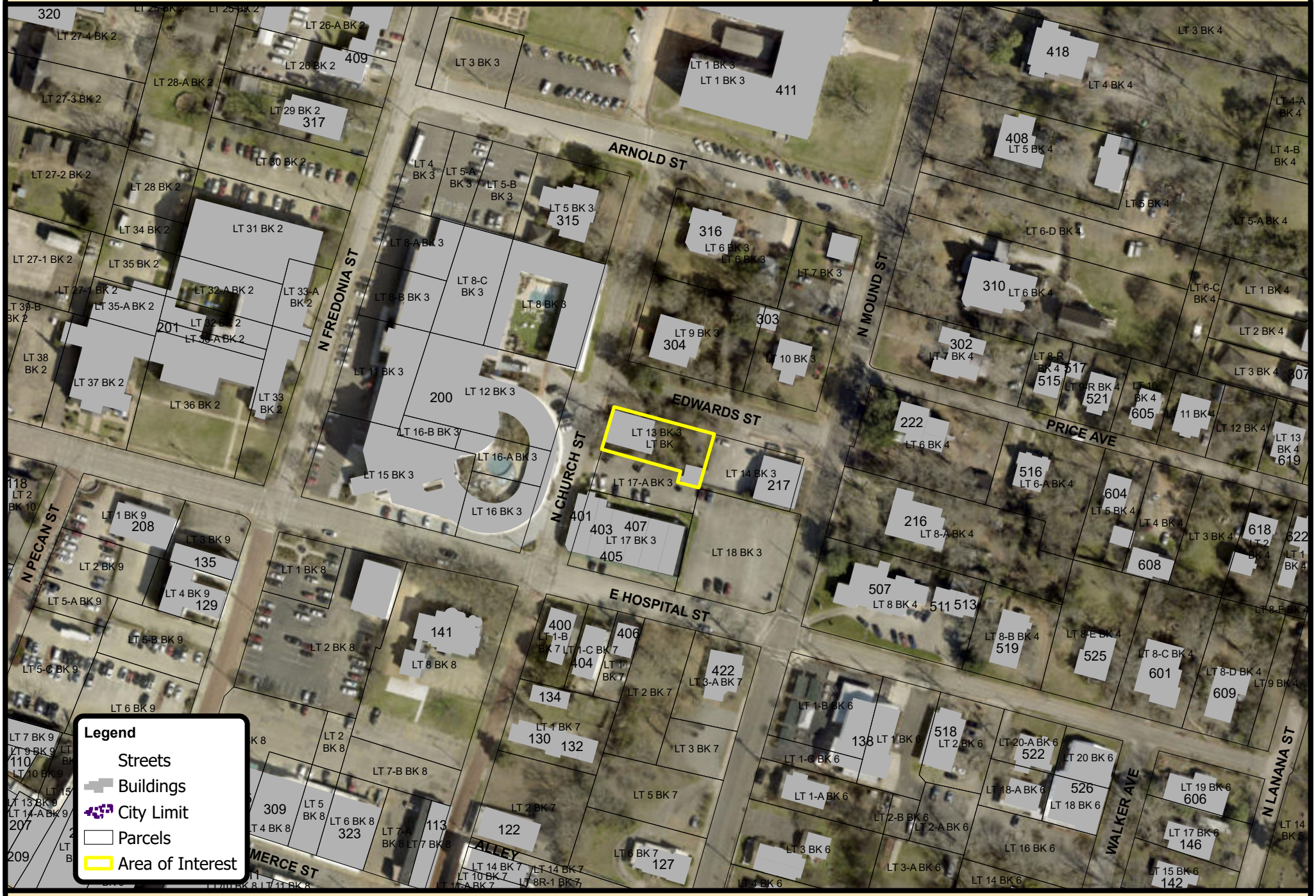
This item is scheduled to be heard by the City Council on Tuesday, July 16, 2024.

CITY CONTACT: Juan Pollette, Interim City Planner
pollettej@nactx.us
(936) 559-2559

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Parking Exhibit
6. Additional Parking
7. Site Photos
8. Response Form

ZON2024-02 Aerial Map



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GIS Division

Existing Zoning ZON2024-02 Proposed Zoning

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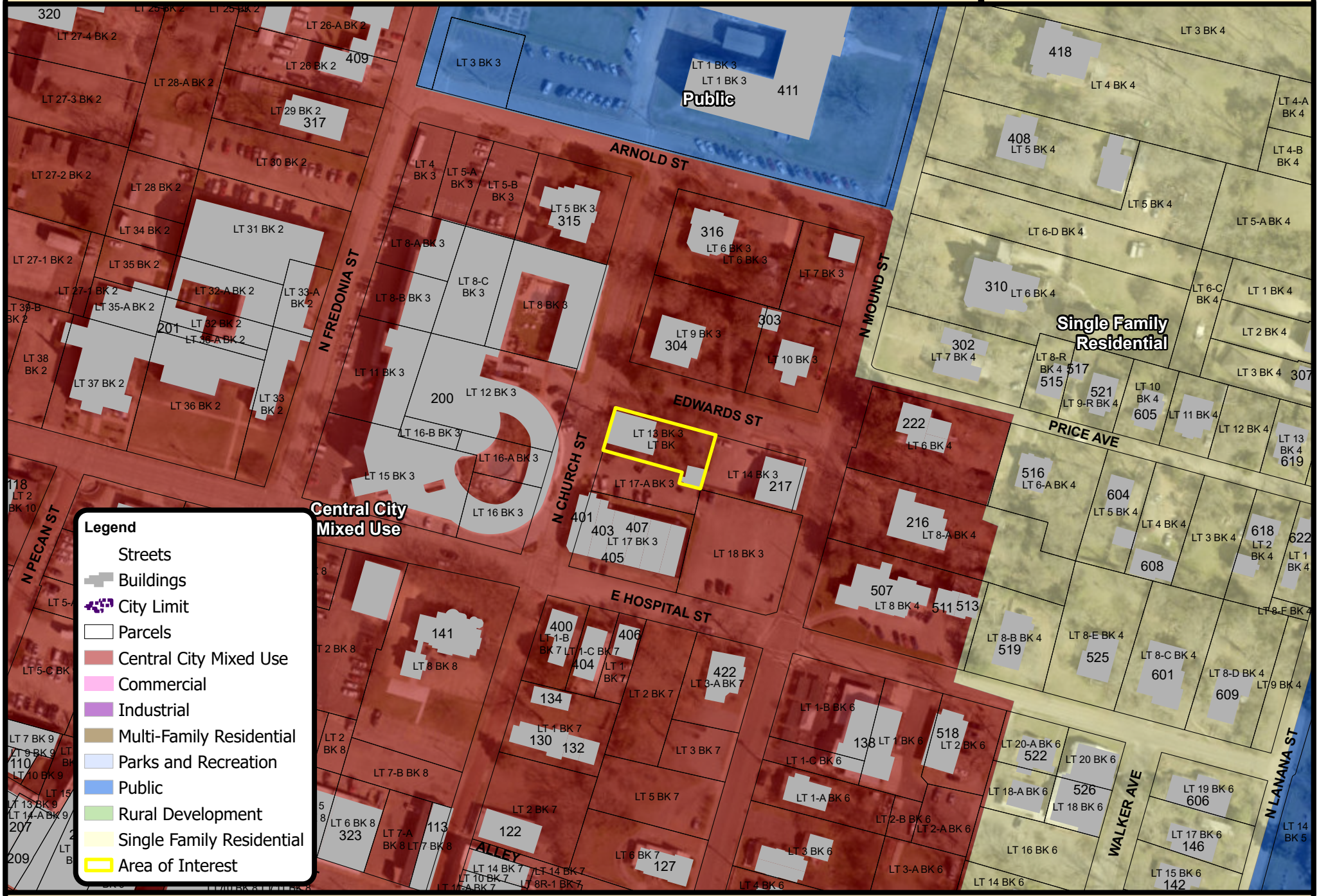
ZON2024-02 Future Land Use Map



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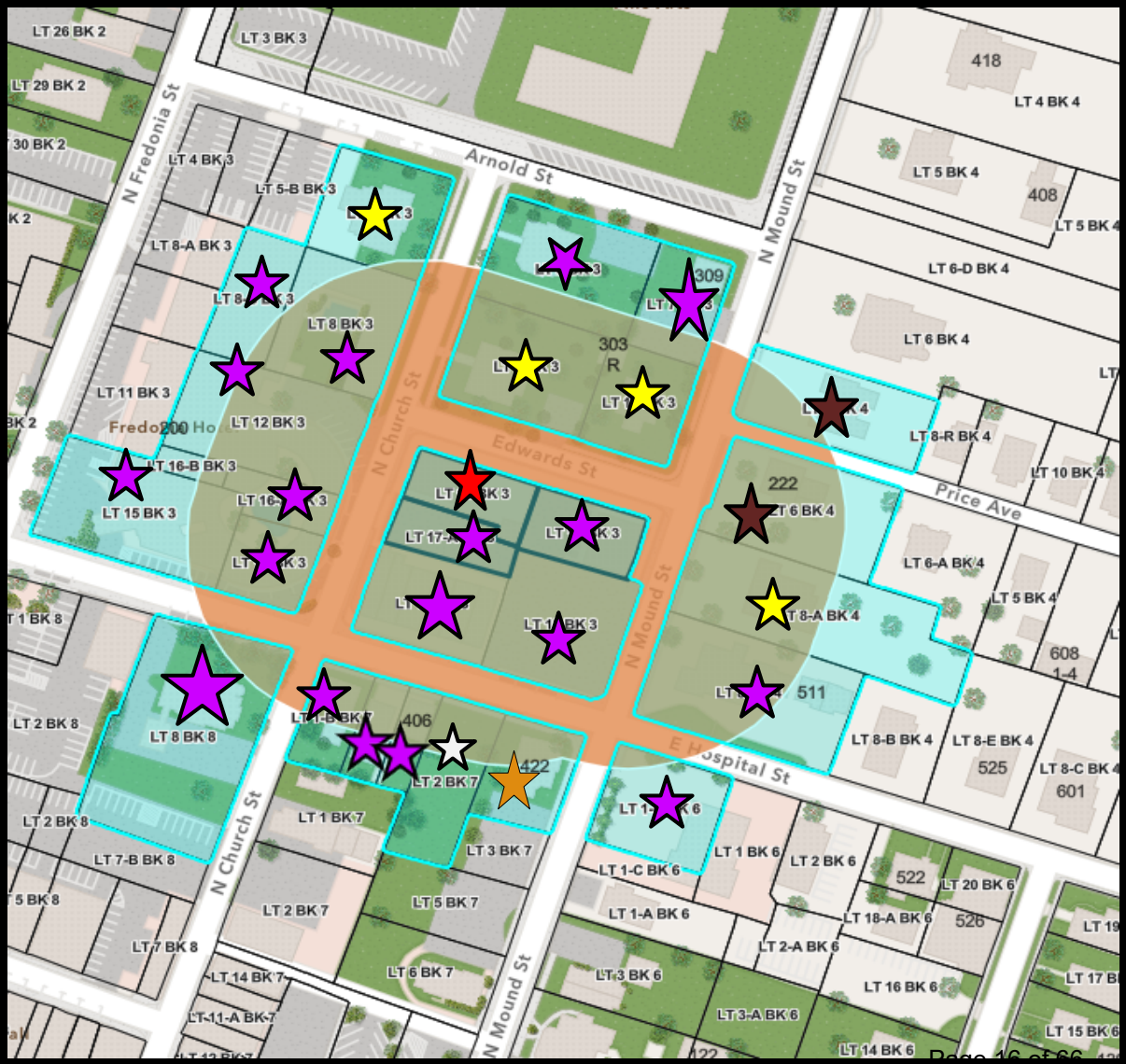
200 Foot Notification Map

ZON2024-02: 216 N. Church St.

Legend

- 200 Foot Buffer
- Proposed SUP
- Single-Family- Rental
- Single-Family- Owner Occupied
- Vacant
- Multi-Family
- Commercial



Parking Exhibit

7/1/2024, 5:55:32 PM

1:680

0 25 50 100 ft

0 5 10 20 m

City of Nacogdoches

Additional Parking

7/2/2024, 10:31:14 AM

1:1,764

0 70 140 280 ft

0 20 40 80 m

Site Photos: ZON2024-02

View of subject property from N. Church St.

View of the backyard

Garage apartment with entrance from shared parking area(between stairs and fence).

Street view looking
north
Along N. Church St.

Street view looking east
along Edwards St.

Adjacent commercial property to the east

Parking lot for the adjacent commercial property

View of the shared parking area located on the north side of the lot next to the gray building (15 spaces)

View of the entrance from the shared parking area.

Project Number: ZON2024-02

Please circle one: □ In favor of request X Opposed to request

Comments: This would result in my parking lot being full of cars, as my lot is the closest, most obvious place to park. There would be no room for my tenants and their customers who pay for the use of my lot.

Signature: Connie Haley

Printed Name: Connie Haley

Street Address: 217 N. Mound St.

City, State and Zip Code: Nacogdoches TX 75961

Phone Number: 936-556-1962

Email Address: connie@haleyart.com

Physical Address of Property within 200 Feet: 217 N. Mound St. Nac.

PRESENTER: Juan Pollette, Interim City Planner

ITEM/SUBJECT: Public Hearing: Consider a recommendation to the City Council for a Specific Use Permit, in the B-2, General Business Zoning District for Stone, Sand, Gravel & Mineral Extraction, legally described as approximately 3.3 acres, Lot 17-5, City Block 95, generally located on the west side of North West Stallings Drive approximately 350 feet north of the NW Stallings Drive and West Austin Street Intersection. This request has been submitted by Jeff Cupit on behalf of the owner, Drewery Wheaton Investments, LLC. Case File ZON2023-06.

OVERVIEW: The property is zoned B-2, General Business, and is currently undeveloped and operating as a Sand and Gravel extraction operation. To operate a Stone, Sand, Gravel & Mineral Extraction business, the owner is required to have a Specific Use Permit (SUP). The SUP process allows scrutiny by staff, the Commission, and the City Council in assessing the use in this area, and depending on the surrounding uses, the opportunity to review and impose conditions if necessary.

This property is on a hilltop that is located in the center of the lot and is approximately 20 feet higher in elevation than the front of the property that fronts North West Stallings Drive. The owner is currently operating the business at this location and was brought to staff's attention through a code enforcement violation. The intention is to use the extracted dirt to fill other properties in the City for development. When the property has been excavated and is at the same grade as the road, the owner plans to construct a Commercial structure in line with the current zoning district.

Adjacent Land Use & Zoning

The subject property is currently zoned B-2, General Business, and is currently undeveloped. The surrounding zoning and land uses are as follows:

Direction	Comprehensive Plan	Zoning	Land Use
North	Commercial	B-2, General Business	Undeveloped
South	Commercial	B-2, General Business	Commercial
East (Across Loop 224)	Commercial	B-2, General Business	Undeveloped
West	Outside City Limits	Outside City Limits	Outside City Limits

This property is located on the west side of N.W. Stallings Drive and takes access from Loop 224. The surrounding area is all zoned B-2, General Business, and is developed with heavy commercial uses such as a semi-truck sales and repair shop to the south and a Coca-Cola Bottling Center to the north. There are a few undeveloped lots adjacent to the north and east across Stallings Drive. The west side of the property borders the city limits and is undeveloped.

STAFF REVIEW:
Per Section 118.173 of the Zoning Ordinance, a Specific Use Permit may be approved if all the following conditions have been found:

Compatibility. The specific use will be compatible with and not injurious to the use and enjoyment of other property in the immediate vicinity, nor significantly diminish or impair property values within the immediate vicinity;
The property is located in a commercial area and is surrounded by heavier commercial uses such as a semi-truck sales and repair shop to the south and a Coca-Cola Bottling Center to the north. There are no residential uses adjacent or nearby. The applicant intends to develop the property as a built-to-suit commercial business once the excavation is done in approximately 12 months.

Orderly growth and development. The establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
The SUP should not impede the normal and orderly development of surrounding vacant property. There are two undeveloped lots adjacent to the north of the subject property. After completing the dirt extraction, the owner looks to build a commercial structure in line with the zoning district.

Supporting Facilities. Adequate utilities, access roads, drainage, and other necessary supporting facilities have been or will be provided;
The subject property fronts and takes direct access from North-West Stallings Drive. N.W. Stallings Dr. is designated as an Expressway and is part of the I-69 Corridor on the City's Thoroughfare Plan. This section of N.W. Stallings Dr. is constructed as a four-lane expressway, with a right-of-way (ROW) ranging from 135–140 feet. The roadway is adequate to accommodate the nature and volume of traffic typically generated by the proposed use.

The property has access to public utilities, with a 6-inch water and sewer main located along N.W. Stallings Dr.

Drives and Parking. The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
The proposed driveways and parking areas will comply with the City's current land development design standards.

Nuisances. Adequate nuisance-prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration;
The applicant is proposing to mitigate any nuisances from dust and noise that will be generated by the machinery by preserving the existing large trees and vegetated area located along the street frontage and the southern and northern boundary of the property as a natural buffer. The property owner has also installed silt fencing along the roadway to keep dirt from washing into the road.

Lighting. Any lighting to be provided will be directional so as not to disturb or adversely affect neighboring properties;
Hours of operation are during daylight hours and the owner is not proposing any additional

lighting.

Landscaping. Sufficient landscaping and screening to ensure harmony and compatibility with adjacent property exists or will be provided;
This development will be subject to Zoning Ordinance ***Sec. 118-430. - Commercial district landscaping***, which requires the installation of trees to be planted along the street frontage.
The property has a large, vegetated area with several large mature trees located along the eastern boundary line of the property fronting the roadway.

Comprehensive Plan. The proposed use is in accordance with the comprehensive plan.
Future Land Use
Per the 2003 Nacogdoches Comprehensive Plan, the Future Land Use Plan designates the subject property and the surrounding areas as *Commercial*.
The *Commercial* Future Land Use category is described as, "Shopping and service facilities for the sale of goods and services, including small shops and larger retail stores and centers, restaurants, hotels and motels, service stations, and various other customer-oriented establishments…"
The Future Land Use designation is consistent with the current zoning of the property, as well as all of the properties fronting N.W. Stallings Dr., which is zoned and developed for commercial uses. Approval of the SUP will not change the land uses permitted by the current underlying zoning district.

Staff finds that the FLUP designation of the property is consistent with the current zoning of the property and in compliance with the Comprehensive Plan.

NOTICES:
Staff mailed five (5) notices to property owners within the 200-foot notification area and have received no responses in favor or opposition to the request.

NEIGHBORHOOD INPUT:
Staff held a neighborhood meeting for the property owners within 500 feet on June 25, 2024, at 5:30 p.m., to discuss and answer questions about the request. None of the surrounding property owners attended the meeting.

This zoning application was also subject to the additional noticing practices that were approved by the City Council in January 2021. These included: a zoning notice sign located on the subject property; notices published on the City's Planning & Zoning webpage and social media platforms; and, mailed courtesy notices to property owners within 500 feet of the subject property.

At the time that this report was written, there were no responses received in favor or opposition to the request.

Staff Recommendation
Based on the above findings, Staff recommends approval of the Specific Use Permit with the following conditions:

1. Hours of operation are during daylight hours only.
2. Preserve the existing vegetative buffer around the front, southern, and northern property lines as shown in the attached exhibit.
3. Install and maintain a standard, stormwater pollution prevention fencing in line with state regulations along the entrance of the property.
4. SUP will expire in 12 months.

5. Additional street sweeping or clean-up will be provided once a week or as needed to keep the roadway in front of the site free of mud and debris.

This item is scheduled to be heard by the City Council on Tuesday, July 16, 2024.

CITY CONTACT: Juan Pollette, Interim City Planner
pollettej@nactx.us
(936) 559-2559

ATTACHMENTS:

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Vegetative Buffer
6. SW3P Report
7. Site Photos

SUP2024-05 Aerial Map

0 80 160 240 320 Feet

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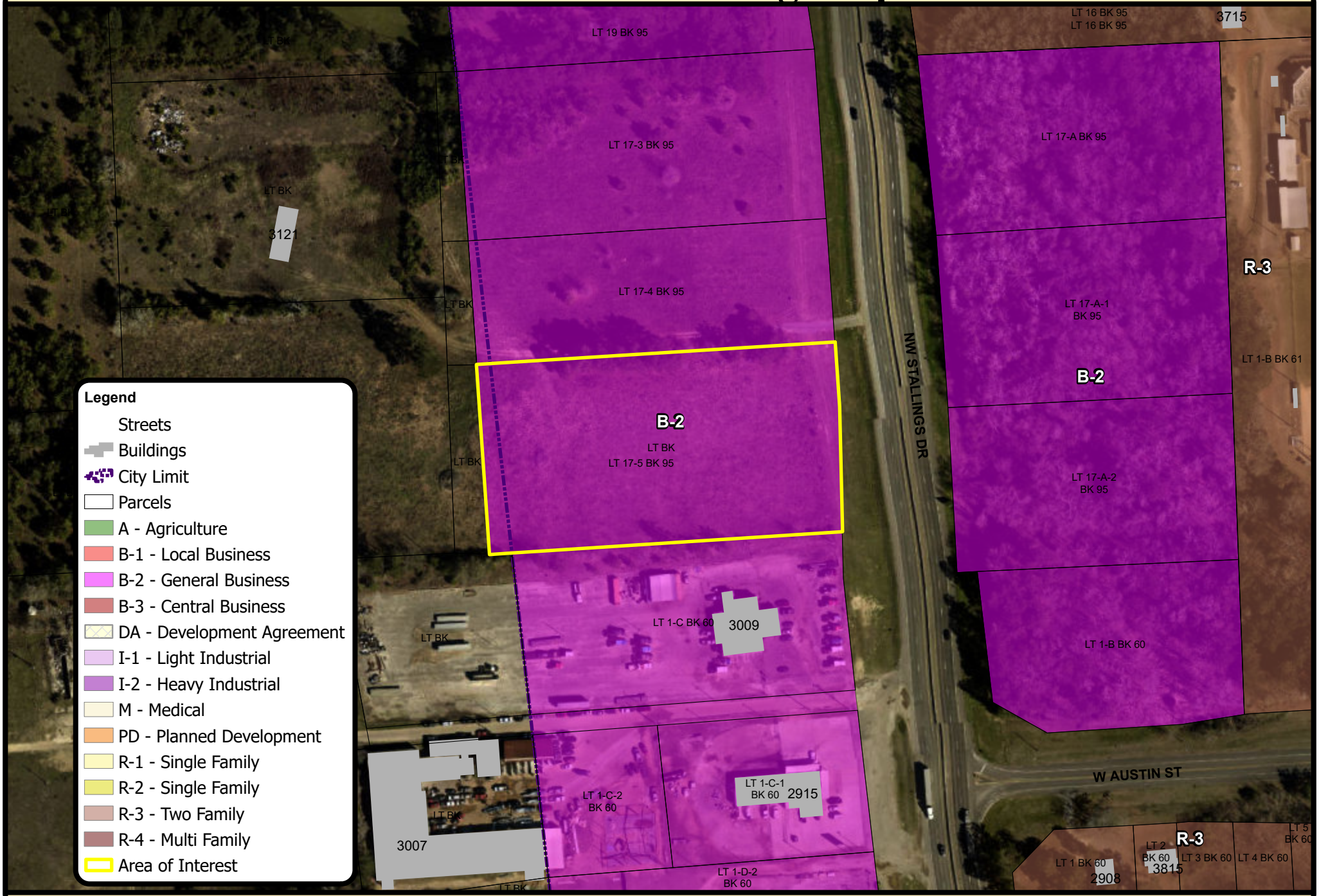
Nacogdoches
the oldest town in Texas
Engineering Department
GIS Division

SUP2024-05 Zoning Map



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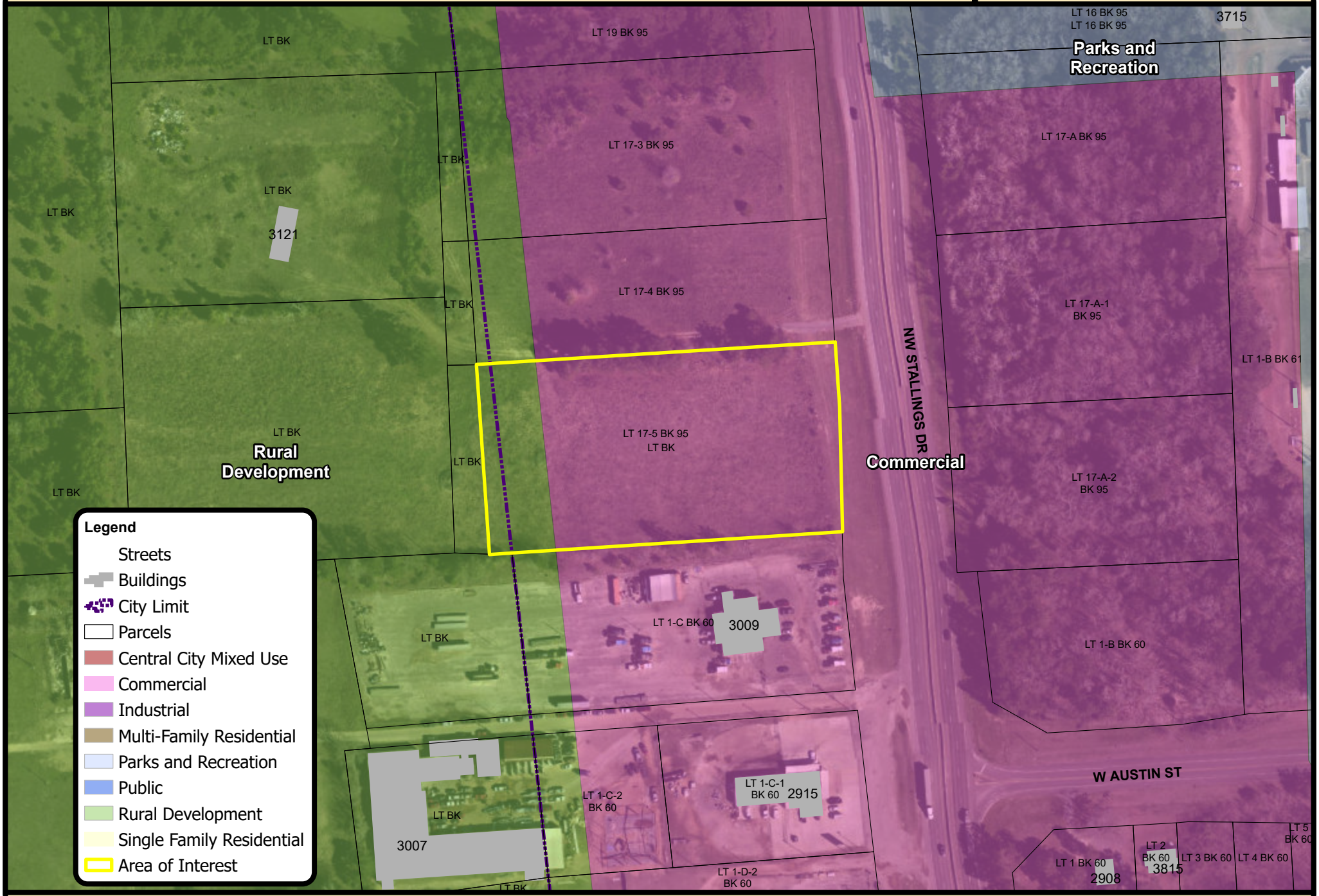
GIS Division

SUP2024-05 Future Land Use Map



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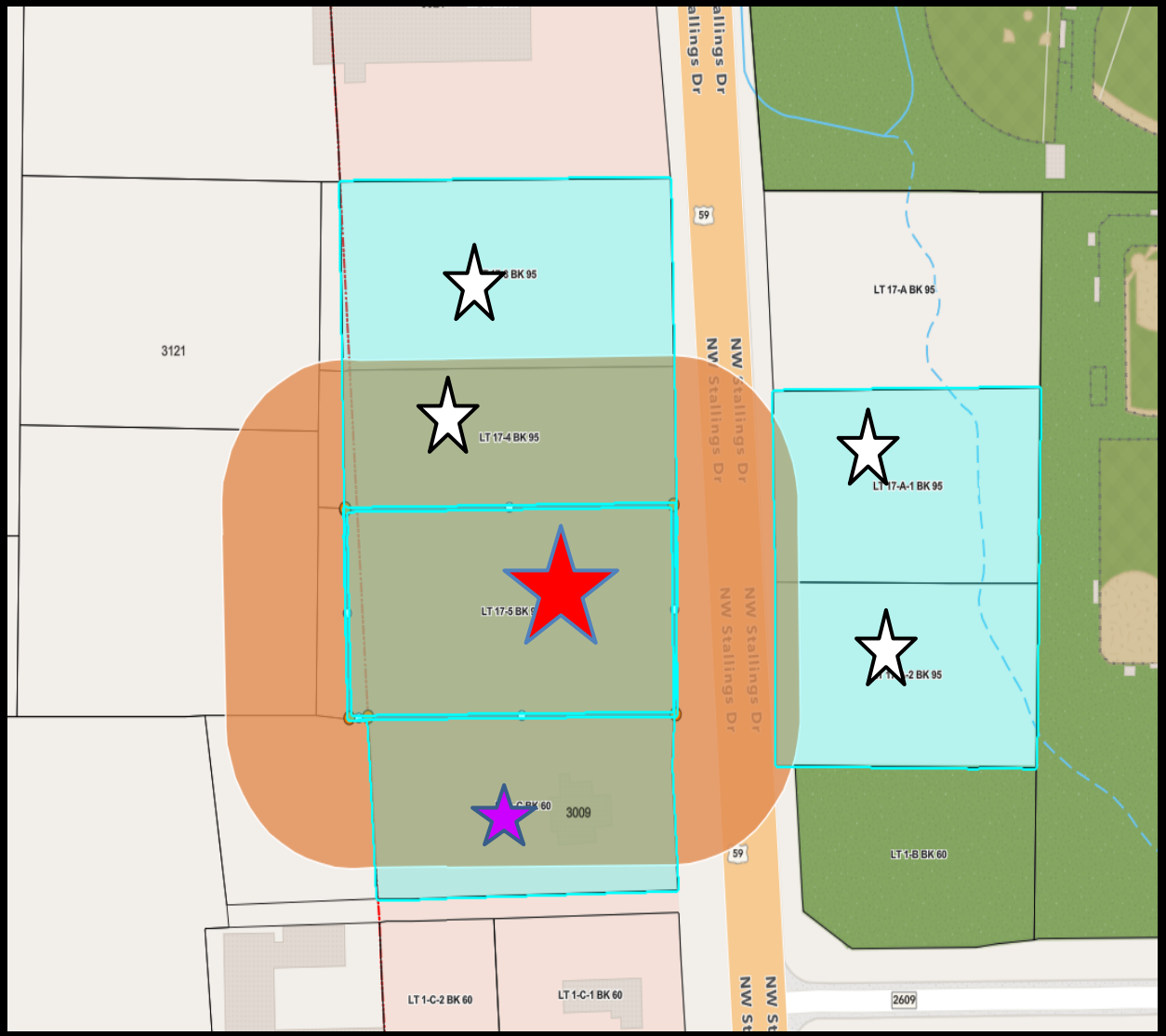
200 Foot Notification Map

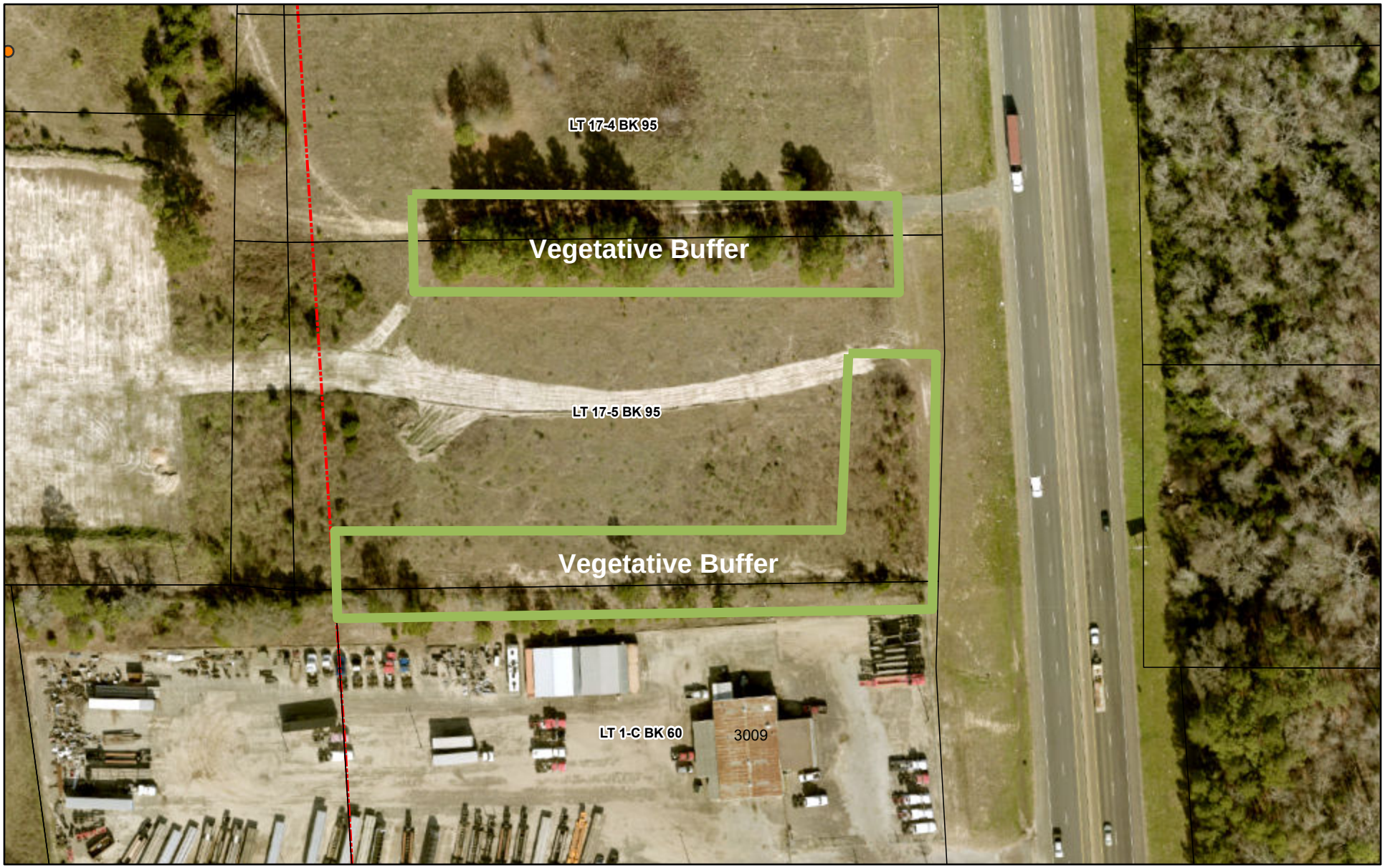
SUP2024-05: NW Stallings Dr.

Legend

- 200 Foot Buffer
- Proposed SUP
- Commercial
- Single Family- Owner Occupied
- Single Family- Rental
- Vacant/ Undeveloped



Vegetative Buffer



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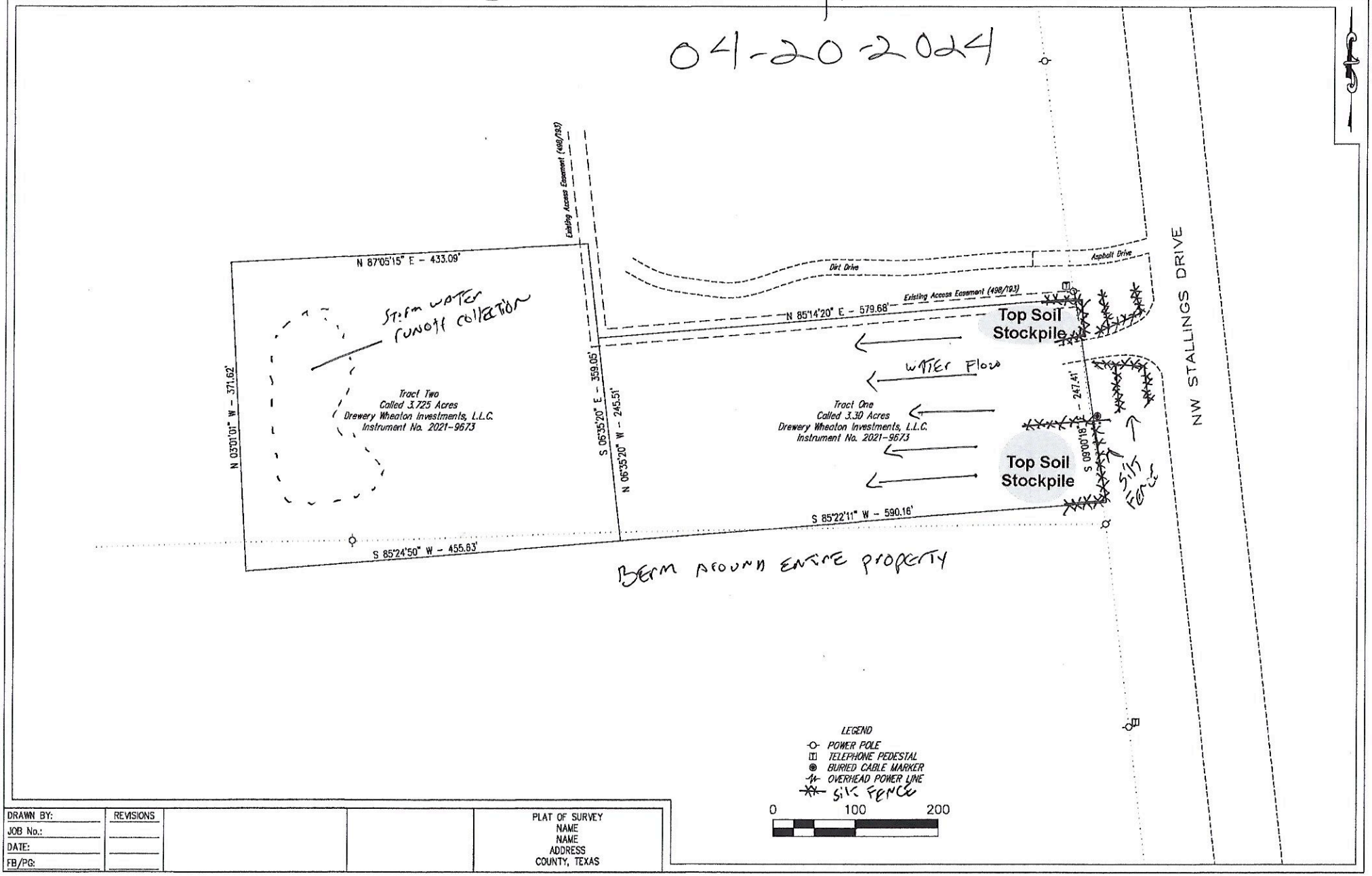
City of Nacogdoches

SW3P - US 59 / NAC LOOP 224

04-20-2024



DRAWN BY:	REVISIONS			PLAT OF SURVEY NAME NAME ADDRESS COUNTY, TEXAS
JOB No.:				
DATE:				
FB/PG:				

Stormwater Pollution Prevention Plan for:

Drewery US-59 / Loop 224 Project
Nacogdoches Texas 75964
Nacogdoches County Texas

Operator:
CN602803199
Drewery Construction Company, Incorporated
902 SE Stallings Drive
Nacogdoches Tx 75964

SWPPP Contact:
Jeff Cupit
Corporate Director HSE
902 SE Stallings Drive
Nacogdoches Tx 75964
24 hour contact #: 936-645-2713
jeff.cupit@dreweryinc.com

SWPPP Preparation Date: 04/20/2024

Estimated Project Dates:
Start of Construction: 04/25/2024
Completion of Construction: 04/25/2025

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SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING

1.1 Project/Site Information

The Site Name is: DREWERY and WHEATON INVESTMENTS LLC – NAC WEST LOOP
Location: No Address assigned as of this date
NACOGDOCHES TEXAS
NACOGDOCHES COUNTY
Latitude: 31.6322
Longitude: -94.6846

Located on the west (outside of loop 224) side of US-59/Loop 224 Highway going north approximately 1/2 miles from the intersection of West Austin Street and US-59/Loop 224.

1.2 Contact Information/Responsible Parties

Operator:
CN602803199
Drewery Construction Company, Incorporated
902 SE Stallings Drive
Nacogdoches Tx 75964

SWPPP Contact:
Jeff Cupit
Corporate Director HSE
902 SE Stallings Drive
Nacogdoches Tx 75964
24 hour contact #: 936-645-2713
jeff.cupit@dreweryinc.com

This project is subject to EPA's NPDES General Permit for Stormwater Discharge from Construction Activities (Construction General Permit or CGP). The goal of this plan is to prevent the discharge of pollutants associated with construction activities from entering the storm drain system or surface waters.

Drewery Construction Company Incorporated (DCCI) as the Operator is responsible for the oversight of the site clearing and the dirt work associated with development of the site.

- They will maintain the initial SWPPP documentation and will conduct and document self inspections required under Part 3.10 of the CGP on at least a weekly basis and within 24 hours of the end of a storm event of one-half inch or greater in all areas of the site covered by this SWPPP.
- Will be responsible for maintaining compliance with the applicable sections of the SWPPP, including installation of erosion and sediment control Best Management Practices (BMPs), and all requirements in the GCP.
- They will continuously review the SWPPP for compliance and modification when necessary.
- They will advise employees and any other subcontractors working on the project of the requirements in the GCP and applicable SWPPP information and standards.
- Will not file a Notice of Termination (NOT) until all disturbed areas of the site under it's day to day control have been effectively stabilized with permanent erosion controls that satisfy the final stabilization requirements of the CGP.

1.3 Nature and Sequence of Construction Activity

The site will initially be cleared, and a determination made to best available use of the property. It is assumed that the section closest to the "front" eastern most property line closest to US-59 will be leveled for easy transition to and from the property. The rear or western portion of the property may be utilized for a commercial building site. There is no definitive future development plan for the site once land clearing and leveling is complete. The specifics have not been outlined at this time and a modification to the CGP SWPPP will be made once additional information is provided.

DCCI is responsible for soil disturbing activities which will include clearing and grubbing; installing stabilized construction exits; installing erosion and sediment controls; will be responsible for grading; installation of the building foundation if included; excavation for utilities and parking lots; and installation of post-construction controls.

Estimated Project Start Date: 04/25/2024
Estimated Project Completion Date: 04/25/2025

Table 1. Timeline of Activity: DCCI will follow the sequence of activities below for major construction activities and BMP installation.

Estimated timeline of activity	**Construction activity and BMP descriptions**
04/25/24 – 06/25/24	***Before any site grading activities begin*** 1. Install perimeter silt fences (See Section 2, Part 2.7) 2. No storm drain inlet protection on this site 3. Construct stabilized construction exits (Section 2, Part 2.9) 4. Enhance existing vegetated swales along the perimeter (Section 2, Part 2.3) 5. Begin site clearing and grubbing operations 6. Disturbed areas where clearing has been completed or construction has ceased for 14 days will be stabilized with erosion control and temporary seed.
04/30/24 – 04/25/25	***Site grading*** 1. Begin overall site grading and topsoil stripping 2. Establish topsoil stockpile (Section 2, Part 2.1) 3. Install silt fences around stockpile (Section 2, Part 2.1) 4. Disturbed areas where construction will cease for more than 14 days will be stabilized with erosion controls (Section 2, Part 2.4)
04/30/24 – 04/25/25	***Infrastructure (utilities, parking lot, etc.)*** 1. Construct staging and materials storage area (Section 3, Part 3.2) 2. Install temporary sanitary facilities and dumpsters (Section 3, Part 3.1) 3. Install utilities, sanitary sewers, and water services if warrented.

Unknown	***Construction*** 1. Construct temporary concrete washout area (Section 3, Part 3.3) 2. Begin construction of temporary building foundation and structure if warranted. 2. Install above ground off road diesel tank with berm and environmental controls. 3.Remove temporary concrete washout area (Section 3, Part 3.3) 4. Implement winter stabilization procedures (Section 2, Part 2.4)
Unknown	***Final stabilization and landscaping*** 1. Finalize pavement activities 2. Convert any sediment trap to a permanent bio retention area 3. Install infiltration trench, porous pavers and tree box filters 4. Remove all temporary control BMPs and stabilize any areas disturbed by there removal with erosion controls 5. Prepare final seeding and landscaping 6. Monitor stabilized areas until final stabilization is reached

1.4 Soils, Slopes, Vegetation, and Current Drainage Patterns

- There is no historic site contamination evident from existing site features and known past usage of the site. It does not appear any significant hydrocarbons or classified hazardous chemicals were present on site in the past.

Soil type(s):

Nacogdoches County, Texas (TX347)
Drewery & Wheaton LLC – Nac US-59

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Cuthbert fine sandy loam, 8 to 20 percent slopes	5.0	71.17%
36	Lilbert-Urban land complex, 1 to 8 percent slopes	2.025	28.72%
65	Trawick-Urban land complex, 8 to 20 percent slopes	0.0	0.1%
	Totals for Area of Interest	**7.025**	**100.0%**

Soil
According to a review of the USDA Natural Resource Conservation Service soils map for this site location, on-site soils consist of those soils listed within the survey included within the table above. The site consists primarily of hydrologic soil group landfill; therefore, the site has well-drained soils.

Slope
The site consists of 1% to 8% slopes that have a preconstruction drainage pattern from the east fronet to the west rear of the site. The Drainage Patterns may change as the site is further developed and this SWPPP will be modified when soil grading occurs.

Runoff
Preconstruction stormwater runoff flows west over the undeveloped site to small grass low areas on the site. From these areas the stormwater if it did leave the site would run to Yseleta Creek located to the west of the site.

Following grading, stormwater runoff will continue to flow to the west of the site to a natural sediment trap. Excess stormwater runoff will be diverted to a holding pond or other impoundment structure constructed on the site.

Vegetation
The site supports vegetated soil areas and large areas of shrubs, grass and other undergrowth as well as limited pine and hardwood timber.

1.5 Construction Site Estimates
The following are estimates of the construction site:
Total project area: 7.025 Acres
Construction site area to be disturbed: 7.025 Acres of clearing.
Future use area calculated at less than 5.0 acres.
Future use area Percentage impervious area before construction: 5 %
Future use area Runoff coefficient before construction: .0715
Future use area Percentage impervious area after construction: 10 %
Future use area Runoff coefficient after construction: .3145

Because the estimated future use of the site disturbs less than 5 acres, the rainfall erosivity factor for the site and period of construction activity was calculated. An R factor of 103 was calculated using EPA's *Rainfall Erosivity Factor Calculator*; therefore, this project is not eligible for the rainfall erosivity waiver because the R factor was greater than 5.

1.6 Receiving Waters
Description of receiving waters and storm sewer system:
Stormwater runoff, except run-on entering the vegetated swale, will be discharged to a temporary sediment impoundment during construction without direct discharge to any surface waters.

After construction, stormwater runoff will discharge to the stormwater bioretention area which will be part of any site grading. A vegetated swale will remain as a permanent stormwater conveyance following construction.

The site drains toward Yseleta Creek which is located approximately 8/10s of a mile west of the site through a heavily wooded area. Yseleta Creek drains to The Morrall Bayou which drains to Alazan Bayou and eventually to the Angelina River and Sam Rayburn Lake then to B A. Steinhagen Reservoir to the

Neches River section 0602 to Sabine Lake to Sabine Pass to the Gulf of Mexico. DCCI did not identify any sections as impaired waters or subject to TMDLs.

1.7 Site Features and Sensitive Areas to be Protected

This site does not contain any unique features or sensitive areas to be preserved.

1.8 Potential Sources of Pollution

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing operations
- Grading and site excavation operations
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations

Potential pollutants and sources, other than sediment, to stormwater runoff:

- Combined Staging Area—small fueling activities, minor equipment maintenance, sanitary facilities, and limited hazardous waste storage.
- Materials Storage Area—potential general building materials, paving materials, aggregates, trash, and so on.
- Construction Activity— potential asphalt paving, concrete pouring, and building construction
- Concrete Washout Area

For all potential construction site pollutants, see Table 1 on the following page:

Table 1. Potential construction site pollutants

Material/Chemical	Physical Description	Stormwater Pollutants	Location*
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Various colored to colorless liquid, powder, pellets, or grains	Chlorinated hydrocarbons, organophosphates, carbamates, arsenic	Herbicides used for noxious weed control
Fertilizer	Liquid or solid grains	Nitrogen, phosphorous	Newly seeded areas
Sanitary toilets	Various colored liquid	Bacteria, parasites, and viruses	Staging area
Cleaning solvents	Colorless, blue, or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No equipment cleaning allowed in project limits
Asphalt	Black solid	Oil, petroleum distillates	Streets and roofing
Concrete	White solid/grey liquid	Limestone, sand, pH, chromium	Curb and gutter, building construction
Antifreeze/coolant	Clear green/yellow liquid	Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)	Leaks or broken hoses from equipment
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	Leaks or broken hoses from equipment
Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment/staging area
Diesel Fuel	Clear, blue-green to yellow liquid	Petroleum distillate, oil & grease, naphthalene, xylenes	Secondary containment/staging area
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	Leaks or broken hoses from equipment

1.9 Endangered Species Certification

There are No endangered or threatened species or critical habitats on or near the project area.

DCCI conducted a review of any potential endangered or threatened species or their critical habitats on or near the US Hwy 59 Development Site in Nacogdoches County Texas. DCCI first reviewed the Endangered Species Act (ESA) review procedures and endangered species list for Nacogdoches County Texas. DCCI did not identify any endangered or threatened species or critical habitats on or near the project area.

DCCI also reviewed the endangered or threatened species and critical habitat listings available from The Texas Parks and Wildlife. Because no endangered or threatened species or their critical habitats were found during the screening process, Criterion A will be reported on the NOI form.

Listed in the following outline are the rare species found in Nacogdoches County. Species are listed by their federal and state status. A threatened species is likely to become endangered within the foreseeable future throughout all or a significant portion of its range. An endangered species is in danger of extinction throughout all or a significant portion of its range. DCCI considered all types of classification when conducting this review.

There are three federally listed threatened or endangered species in Nacogdoches County: the black bear, red cockaded woodpecker and bald eagle. In addition to these three species, there are 11 species listed as threatened on the state list.

Rare Species Nacogdoches County Texas

AMPHIBIANS

- Southern Redback Salamander (Plethodon serratus) - found under rocks, rotten logs, and mosses in forested areas; in dry summer months occurs in and near damp areas; most active in spring and fall

BIRDS

- Arctic Peregrine Falcon (Falco peregrinus tundrius) - potential migrant.
- Bachman's Sparrow (Aimophila aestivalis) - open pine woods with scattered bushes or understory, brushy or overgrown hillsides, overgrown fields with thickets and brambles, grassy orchards; nests on ground against grass tuft or under low shrub
- Bald Eagle (Haliaeetus leucocephalus) – found primarily near seacoasts, rivers, and large lakes; nests in tall trees or on cliffs near water; communally roosts, especially in winter; hunts live prey, scavenges, and pirates food from other birds
- Henslow's Sparrow (Ammodramus henslowii) - wintering individuals (not flocks) found in weedy fields or cut-over areas where lots of bunch grasses occur along with vines and brambles; a key component is bare ground for running/walking
- Red-cockaded Woodpecker (Picoides borealis) - cavity nests in older pine (60+ years); forages in younger pine (30+ years); prefers longleaf, shortleaf, & loblolly
- Swallow-tailed Kite (Elanoides forficatus) - lowland forested regions, especially swampy areas, ranging into open woodland; marshes, along rivers, lakes, and ponds; nests high in tall tree in clearing or on forest woodland edge, usually in pine, cypress, or various deciduous trees
- Wood Stork (Mycteria americana) – forages in prairie ponds, flooded pastures or fields, ditches, and other shallow standing water, including salt-water; usually roosts communally in tall snags, sometimes in association with other wading birds (i.e. active heronries); breeds in Mexico and birds move into Gulf States in search of mud flats and other wetlands, even those associated with forested areas; formerly nested in Texas, but no breeding records since 1960

FISHES

- Creek Chubsucker (Erimyzon oblongus) - small rivers and creeks of various types; seldom in impoundments; prefers headwaters, but seldom occurs in springs; young typically in headwater rivulets or marshes; spawns in river mouths or pools, riffles, lake outlets, upstream creeks
- Paddlefish (Polyodon spathula) - prefers large, free-flowing rivers, but will frequent impoundments with access to spawning sites; spawns in fast, shallow water over gravel bars; larvae may drift from reservoir to reservoir

MAMMALS

- Black Bear (Ursus americanus) - due to similar field characteristics, treat all east Texas black bears as federal and state listed Threatened; bottomland hardwoods and large tracts of inaccessible forested areas
- Louisiana Black Bear (Ursus americanus luteolus) - possible as transient; bottomland hardwoods and large tracts of inaccessible forested areas
- Plains Spotted Skunk (Spilogale putorius interrupta) – catholic in habitat; open fields, prairies, croplands, fence rows, farmyards, forest edges, and woodlands; prefers wooded, brushy areas and tallgrass prairie
- Texas Horned Lizard (Phrynosoma cornutum) - most likely introduced; open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive; breeds March-September

REPTILES

- Southeastern Myotis (Myotis austroriparius) - roosts in cavity trees of bottomland hardwoods, concrete culverts, and abandoned man-made structures
- Alligator Snapping Turtle (Macroclemys temminckii) - deep water of rivers, canals, lakes, and oxbows; also swamps, bayous, and ponds near deep running water; sometimes enters brackish coastal waters; usually in water with mud bottom and abundant aquatic vegetation; may migrate several miles along rivers; active March-October; breeds April-October
- Louisiana Pine Snake (Pituophis ruthveni) - mixed deciduous-longleaf pine woodlands; breeds April-September
- Timber/Canebrake Rattlesnake (Crotalus horridus) - swamps, floodplains, upland pine and deciduous woodlands, riparian zones, abandoned farmland; limestone bluffs, sandy soil or black clay; prefers dense ground cover, i.e. grapevines or palmetto
- Rafinesque's Big-eared Bat (Corynorhinus rafinesquii) - roosts in cavity trees of bottomland hardwoods, concrete culverts, and abandoned man-made structures

VASCULAR PLANTS

- Southern lady's-slipper (Cypripedium kentuckiense) - the only Cypripedium in east Texas; dry to mesic forests in various topographic positions; flowering April-June
- Texas screwstem (Bartonia texana) - sandy soils in dry mesic pine or mixed pine-oak forests and forest borders; usually in fire-maintained longleaf pine savannas, but also in more mesic habitats; flowering (June-?)
- Barbed rattlesnake-root (Prenanthes barbata)
- Texas trillium (Trillium pusillum var. texanum) - acid hardwood bottoms and lower slopes, often in or downslope from acid sphagneous hillside seeps; flowering March-mid April

1.10 Historic Preservation

Prior to construction, DCCI reviewed federal and any applicable state, local and tribal historic preservation laws and determined that there were no historic sites on or near the project site.

DCCI reviewed the National Register Information System available from the National Park Service as well as information provided by the Nacogdoches Historical Society and the Texas Historic Preservation Commission to determine if any historic sites are on or near the US Hwy 59 development site. No historic sites were identified from the review.

1.11 Applicable Federal, Tribal, State or Local Programs

There are no other applicable federal, tribal, state or local soil and erosion control and stormwater management requirements that apply to the construction site.

1.12 Maps

See attachments for various maps.

SECTION 2: EROSION AND SEDIMENT CONTROL BMPS

2.1 Minimize Disturbed Area and Protect Natural Features and Soil

BMPs are procedures, devices, and practices that are implemented to minimize and/or eliminate erosion, sedimentation, and the introduction of other pollutants to storm water. TxDOT, the EPA, and the TCEQ have developed BMPs based on previous efforts that are approved for use at highway construction sites. Erosion control BMPs are implemented to reduce erosion of the surface cover, including limiting disturbance to native vegetation. By reducing erosion, sediment transport is minimized.

2.2 Phase Construction Activity

Construction activity will be phased to assist in stormwater management. The initial phase is the clearing and grubbing of the site and the installation of appropriate BMPs including perimeter silt fence, temporary seeding and construction exits.

Sequence of construction (typical):

1. Install traffic control devices and signs.
2. Install temporary erosion and sedimentation controls and tree protection as required.
3. Install stabilized construction entrance/exit.
4. Construct all utilities and fire protection services and connect to the storm sewer system, wastewater systems and university utilities for services.
5. Install gas service tap line and meter.
6. Begin construction of building.
7. Begin construction of pavement, drives etc.
8. Finish rough grading.
9. Construct landscaping and irrigation.
10. Re-establish all disturbed areas in accordance with notes and establish permanent erosion controls.

2.3 Control Stormwater Flowing onto and through the Project

A natural berm is located on the exterior perimeter of the site and will be left in place during construction to eliminate stormwater from entering the site.

2.4 Stabilize Soils - Vegetation

Once excavation begins, stabilization efforts beyond those for clearing will be initiated including swales, mulching and permanent seeding.

Vegetation is utilized to establish a temporary vegetative cover over areas disturbed by construction but not yet covered by pavement, buildings, permanent vegetation, or other structures. Temporary vegetation protects the soil from erosion until permanent structural installation or final soil stabilization is complete. Permanent vegetation provides final soil stabilization after soil-disturbing activities are complete.

Inspection and Installation Guidelines

- Complete grading activities prior to applying seed mixture.
- Apply compost-manufactured topsoil if required.
- Apply the seed mixture uniformly to the disturbed areas as required. Verify that applied seeds are well pulverized, loose, and uniform. Apply fertilizer, if necessary, at the appropriate rate.
- Irrigate vegetation initially and as dry conditions require. Determine if weeds and/or pests are hindering vegetative growth.
- Determine if erosion-control measures (mulching, blankets, erosion- control compost, mattings, etc.) are required to assist vegetation growth on steep slopes.

Maintenance Guidelines

- Seed areas that have less than 70% vegetative cover established. Fertilize and irrigate sod vegetation as needed.
  Implement a weed and pest management plan if necessary.
- Implement the erosion control measures, including dikes, diversion, and slope regarding, for steep slopes where vegetation is not established due to erosion of seed.

2.5 Protect Slopes

Slopes greater than 3% will be protected by mulch or other standard BMPs once site grading begins.

Mulching is the process of applying straw, hay, wood chips, compost, shredded bark, chemical binders, or other TxDOT-approved materials to the surface of disturbed soil that has been seeded. The mulch protects the seeded soil from erosive forces and conserves moisture until vegetation becomes established.

Inspection and Installation Guidelines

- Complete grading activities prior to seeding and mulching.
- Select mulch that is free of weeds and pests; otherwise, vegetation could be hindered.
- Apply the mulch immediately after seeding activities.
- Apply the mulch at the appropriate rate/thickness (material, application rate, etc.).
- Verify that mulch covers 80% to 100% of the disturbed soil area. Anchor the mulch immediately after placement.
- Use netting, binding chemicals, or other anchoring mechanisms when installing mulch on slopes steeper than 3:1.

Maintenance Guidelines

- Seed areas that exhibit inadequate vegetative growth followed by mulching.
- Seal or anchor any loose areas of the mulch cover. Replace any areas of missing mulch cover.

2.6 Protect Storm Drain Inlets

There are no storm drains on or in close proximity to this site.

2.7 Establish Perimeter Controls and Sediment Barriers

A silt fence consists of geotextile fabric supported by metal posts and wire mesh that prevents soil and sediment from leaving areas disturbed by construction.

Inspection and Installation Guidelines

- Ensure that the silt fence is installed perpendicular to the direction of runoff flow.
- Securely fasten the geotextile fabric to metal posts or wire mesh.
- Face the geotextile fabric towards the construction area (the steel posts and wire mesh behind the fabric should face away from the construction area).
- Securely anchor the geotextile fabric to the ground so that storm water runoff does not pass beneath the fence.
- Embed the steel posts a minimum of 1 foot deep and no more than 8 feet apart, or 6 feet apart where water is concentrated.
- Ensure that there is a 3-foot overlap where the ends of the geotextile fabric meet.
- Remove accumulated sediment when buildup reaches 1/3 the height of the fence.
- Re-install the silt fence at the end of the day if it was temporarily moved (such as for vehicular access).
- Repair torn or missing sections of the geotextile fabric.

Maintenance Guidelines

- Repair and replace the silt fence as needed. Remove sediment.
  Securely fasten and anchor the silt fence.

DIVERSION, INTERCEPTOR, AND PERIMETER DIKES

Diversion, interceptor, and perimeter dikes are used to prevent off-site storm water runoff from entering the disturbed area and/or to prevent the runoff from leaving the construction site or disturbed area. The runoff from the dike is directed to a sediment trap, sediment basin, or other outlet structure built for handling the sediment-laden runoff.

Inspection and Instillation Guidelines

- Ensure that the top of the dike is at least 18 inches or more above the soil surface.
- Check that the side slopes of the dikes are 2:1 or flatter.
- Check for proper drainage along the toe of the dike by verifying that ponding is not occurring and that runoff is draining to the outlet structure.
- Remove trash or debris along the dike to prevent ponding or other drainage problems.
- Stabilize the side slopes and toe of the dike as well as the outlet structure with vegetation, rip-rap, blankets, matting, or other erosion-control measures if runoff velocities are high enough to erode soil along the dike.

Maintenance Guidelines

- Repair or modify the dike (height, slopes, etc.). Remove trash and debris.
- Stabilize the dike and outlet structure as necessary to control erosion and maintain integrity.

2.8 Retain Sediment On-Site

All sediment will be retained on site through the use of BMP's, inspection of installed BMP's, maintenance of installed BMP's and modification of this SWPPP when necessary to achieve this objective.

2.9 Establish Stabilized Construction Exits

A stabilized construction exit is a pad of crushed stone, timber, or other TxDOT-approved material located at any point at which traffic will be leaving the construction site to or from a public right-of-way, street, sidewalk, or parking area. A stabilized construction exit minimizes or eliminates the transport of sediment onto public rights-of-way.

Inspection and Installation Guidelines

- Ensure that the construction pad is flush with the connecting road so that no damage occurs to the road edge.
- Ensure that the pad foundation is stable enough to handle traffic and that it exhibits minimal settling.
- Re-grade the slope of the pad as necessary to improve drainage.
- Remove any sediment that is spilled, dropped, washed, or tracked onto public rights-of-way immediately.
- Wash wheels if off-site sediment tracking is occurring.
- Capture and drain wash water to an approved sediment-control structure, such as a sediment trap or basin.

Maintenance Guidelines

- None. Construction exit should be removed after construction activities.

2.10 Additional BMPs

Blankets and mattings refer to sheets of erosion-control materials (straw, jute, wood fiber, coconut fiber, plastic netting, erosion-control compost, or other TxDOT-approved materials) placed on the surface of disturbed soil. The blankets and mattings protect the soil from erosion until vegetation becomes established.

Inspection and Installation Guidelines

- Complete grading, fertilization, and seeding activities prior to installing a blanket or matting unless noted otherwise in the specifications.
- Install the blanket or matting in accordance with the manufacturer's recommendations and/or the specifications.
- Anchor the blanket or matting to the soil surface using staples, trenches, or other TxDOT-approved anchoring methods.
- Install anchor staples flush with the soil surface.
- Secure blanket or matting joints (Note: Specifications typically require a minimum amount of overlap).
- Identify areas where the blanket or matting is loose, damaged, or missing.

Maintenance Guidelines

- Seed areas that exhibit inadequate vegetative growth followed by anchoring or replacement of the blanket or matting.
- Anchor any loose areas of the blanket or matting.
  Replace any damaged or missing areas of the blanket or matting.

SECTION 3: GOOD HOUSEKEEPING BMPS

3.1 Material Handling and Waste Management

All waste materials will be collected and disposed of into metal trash dumpsters in the materials storage area. Dumpsters will have a secure watertight lid, be placed away from stormwater conveyances and drains, and meet all federal, state, and municipal regulations. Only trash and construction debris from the site will be deposited in the dumpster. No construction materials will be buried on-site. All personnel will be instructed, during tailgate training sessions, regarding the correct disposal of trash and construction debris. Notices that state these practices will be posted in the office trailer and the individual who manages day-to day site operations will be responsible for seeing that these practices are followed.

Installation Schedule: Trash dumpsters will be installed once the materials storage area has been established.

Maintenance and Inspection: The dumpsters will be inspected weekly and immediately after storm events. The dumpster will be emptied weekly and taken to the City of Nacogdoches Landfill. If trash and construction debris are exceeding the dumpster's capacity, the dumpsters will be emptied more frequently.

Hazardous Waste Materials

All hazardous waste materials such as oil filters, petroleum products, paint, and equipment maintenance fluids will be stored in structurally sound and sealed shipping containers, within the hazardous materials storage area. Hazardous waste materials will be stored in appropriate and clearly marked containers and segregated from other non-waste materials. Secondary containment will be provided for all waste materials in the hazardous materials storage area and will consist of commercially available spill pallets. Additionally, all hazardous waste materials will be disposed of in accordance with federal, state, and municipal regulations. Hazardous waste materials will not be disposed of into the on-site dumpsters. All personnel will be instructed, during tailgate training sessions, regarding proper procedures for hazardous waste disposal. Notices that state these procedures will be posted in the office trailer and the individual who manages day-to-day site operations will be responsible for seeing that these procedures are followed.

Installation Schedule: Shipping containers used to store hazardous waste materials will be installed once the site materials storage area has been installed.

Maintenance and Inspection: The hazardous waste material storage areas will be inspected weekly and after storm events. The storage areas will be kept clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Material safety data sheets, material inventory, and emergency contact numbers will be maintained in the office trailer.

Sanitary Waste

Two temporary sanitary facilities (portable toilets) will be provided at the site throughout the construction phase. The toilets will be in the staging area. The portable toilets will be located away from a concentrated flow paths and traffic flow and will have collection pans underneath as secondary containment.

Installation Schedule: The portable toilets will be brought to the site once the staging area as been established.

Maintenance and Inspection: All sanitary waste will be collected from the portable facilities a minimum of three times per week by a subcontractor. The portable toilets will be inspected weekly for evidence of

leaking holding tanks. Toilets with leaking holding tanks will be removed from the site and replaced with new portable toilets

Recycling
Wood pallets, cardboard boxes, and other recyclable construction scraps will be disposed of in a designated dumpster for recycling. The dumpster will have a secure watertight lid, be placed away from stormwater conveyances and drains and meet all local and state solid-waste management regulations. Only solid recyclable construction scraps from the site will be deposited in the dumpster. All personnel will be instructed, during tailgate training sessions, regarding the correct procedure for disposal of recyclable construction scraps. Notices that state these procedures will be posted in the office trailer, and the individual who manages day-to-day site operations will be responsible for seeing that these procedures are followed.

Installation Schedule: Designated recycling dumpsters will be installed once the combined staging area has been established.

Maintenance and Inspection: The recycling dumpster will be inspected weekly and immediately after storm events. The recycling dumpster will be emptied weekly and taken to an approved recycling center by DCCI. If recyclable construction wastes are exceeding the dumpster's capacity, the dumpsters will be emptied more frequently.

3.2 Establish Proper Building Material Staging Areas
Materials Storage Area
Construction equipment and maintenance materials will be stored at the combined staging area and materials storage areas. Gravel bag berms will be installed around the perimeter to designate the staging and materials storage area. A watertight shipping container will be used to store hand tools, small parts, and other construction materials.
ACC 30

3.3 Designate Washout Areas
Installation Schedule: The washout area will be constructed before concrete pours occur at the site.
Maintenance and Inspection: The washout areas will be inspected daily to ensure that all concrete washing is being discharged into the washout area, no leaks or tears are present, and to identify when concrete wastes need to be removed. The washout areas will be cleaned out once the area is filled to 75 percent of the holding capacity. Once the area's holding capacity has been reached, the concrete wastes will be allowed to harden; the concrete will be broken up, removed, and taken to DCCI facility for disposal. The plastic sheeting will be replaced if tears occur during removal of concrete wastes from the washout area.
Design Specifications

- Temporary concrete washout type *Above Grade* will be constructed, with a recommended minimum length and minimum width of 10 feet.
- The washout will be a minimum of 50 feet from storm drain inlets.
- Plastic lining will be free of holes, tears, or other defects that compromise the impermeability of the material.

3.4 Establish Proper Equipment/Vehicle Fueling and Maintenance Practices
Several types of vehicles and equipment will be used on-site throughout the project, including graders, scrapers, excavators, loaders, paving equipment, rollers, trucks and trailers, backhoes, and forklifts. All major equipment/vehicle fueling and maintenance will be performed off-site. A small, 20-gallon pickup

bed fuel tank will be kept on-site in the combined staging area. When vehicle fueling must occur on-site, the fueling activity will occur in the staging area. Only minor equipment maintenance will occur on-site. All equipment fluids generated from maintenance activities will be disposed of into designated drums stored on spill pallets in accordance with Part 3.1. Absorbent, spill-cleanup materials and spill kits will be available at the combined staging and materials storage area. Drip pans will be placed under all equipment receiving maintenance and vehicles and equipment parked overnight.
Installation Schedule: BMPs implemented for equipment and vehicle maintenance and fueling activities will begin at the start of the project.

Maintenance and Inspection: Inspect equipment/vehicle storage areas and fuel tank weekly and after storm events. Vehicles and equipment will be inspected on each day of use. Leaks will be repaired immediately, or the problem vehicle(s) or equipment will be removed from the project site. Keep ample supply of spill-cleanup materials on-site and immediately clean up spills and dispose of materials properly.

3.5 Control Equipment/Vehicle Washing
All equipment and vehicle washing will be performed off-site.
Installation Schedule: N/A
Maintenance and Inspection: N/A

3.6 Spill Prevention and Control
Spill Prevention and Control Procedures
BMP Description:

i. Employee Training: All employees will be trained via biweekly tailgate sessions, as detailed in Section 6, Part 6.3.
ii. Vehicle Maintenance: Vehicles and equipment will be maintained off-site. All vehicles and equipment including subcontractor vehicles will be checked for leaking oil and fluids. Vehicles leaking fluids will not be allowed on-site. Drip pans will be placed under all vehicles and equipment that are parked overnight.
iii. Hazardous Material Storage: Hazardous materials will be stored in accordance with Section 3, Part 1 and federal and municipal regulations.
iv. Spill Kits: Spill kits will be within the materials storage area and concrete washout areas.
v. Spills: All spills will be cleaned up immediately upon discovery. Spent absorbent materials and rags will be hauled off-site immediately after the spill is cleaned up for disposal at Middletown Landfill. Spills large enough to discharge to surface water will be reported to the National Response Center at 1-800-424-8802.
vi. Material safety data sheets, a material inventory, and emergency contact information will be maintained at the on-site project trailer.

Installation Schedule: The spill prevention and control procedures will be implemented once construction begins on-site.

Maintenance and Inspection: All personnel will be instructed, during tailgate training sessions, regarding the correct procedures for spill prevention and control. Notices that state these practices will be posted in the office trailer, and the individual who manages day-to-day site operations will be responsible for seeing that these procedures are followed.

3.7 Any Additional BMPs
BMP Description: No Additional BMPs were identified.
Installation Schedule: N/A
Maintenance and Inspection: N/A

3.8 Allowable Non-Stormwater Discharge Management

The allowable non- stormwater discharges identified in Part 1.3.B of EPA's CGP include

- Discharges from fire-fighting activities
- Fire hydrant flushing
- Waters used to wash vehicles where detergents are not used
- Water used to control dust in accordance with EPA's CGP, Part 3, Subpart 3.4.G
- Potable water including uncontaminated water line flushing
- Routine external building wash down that does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred unless all spilled material has been removed) and where detergents are not used
- Uncontaminated air conditioning or compressor condensate
- Uncontaminated ground water or spring water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents
- Uncontaminated excavation dewatering
- Landscape irrigation

Any changes in construction activities that produce other allowable non-stormwater discharges will be identified, and the SWPPP will be amended and the appropriate erosion and sediment control will be implemented.

Water Used to Control Dust

Dust control will be implemented as needed once site grading has begun and during windy conditions (forecasted or actual wind conditions of 20 mph or greater) while site grading is occurring. Spraying of potable water at a rate of 300 gallons per acre or less will be performed by a mobile pressure-type distributor truck no more than three times a day during the months of May–September and once per day during the months of October–April or whenever the dryness of the soil warrants it.

Uncontaminated Excavation Dewatering

Because construction for this site is being conducted during the dry season, dewatering activities are not expected to occur at the project site. If dewatering does occur, the SWPPP will be revised to address the need for appropriate BMPs.

Landscape Irrigation

Irrigation waters will not be sprayed onto impermeable surfaces such as paved driveways and roads. Waters will be directed onto soil and lawns by using hoses and correctly sized sprinklers with adjustable spray patterns. To avoid discharges of irrigation waters, the sprinklers will have low-flow rates and increased watering time. The irrigated area will be inspected for excess watering and to adjust watering times and schedules.

SECTION 4: SELECTING POST-CONSTRUCTION BMPs

It is not known what specific post-construction stormwater management measures will be installed during the construction process to control pollutants in stormwater discharges after construction operations have been completed. The SWPPP will be modified when a determination of the use of the site is finalized. Examples of post-construction BMPs that may be installed include the following:

- Biofilters
- Detention/retention devices
- Earth dikes, drainage swales, and lined ditches
- Infiltration basins
- Porous pavement
- Other proprietary permanent structural BMPs
- Outlet protection/velocity dissipation devices
- Slope protection
- Vegetated strips and/or swales

SECTION 5: INSPECTIONS

5.1 Inspections

1. Inspection Personnel:

Mr. Jeff Cupit is the stormwater compliance officer for DCCI and is responsible for site compliance with the SWPPP and EPA's Construction General Permit. Mr. Cupit will conduct inspections for all areas of the site disturbed by construction activities, areas used for storage of materials that are exposed to precipitation, discharge points, and construction exits.

• *Qualifications:* Mr. Cupit has more than 30 years in SWPPP development and inspection completing more than 400 projects of various sizes. Mr. Cupit has worked for various Heavy Highway Construction Companies and was Director of Urban Development for the City of Nacogdoches and has extensive educational and professional training in Storm Water Management planning, implementation, training, inspection and mitigation. In addition, Mr. Cupit is a graduate of the United States National Fire Academy and a Federal Emergency Management Agency where he studied water and stormwater planning, floodplain management and compliance.

2. Inspection Schedule and Procedures:

Inspections of the site will be performed once every 7 days and within 24 hours of the end of a storm event of one-half inch or greater. The inspections will verify that all BMPs required in Sections 2 and 3 are implemented, maintained, and effectively minimizing erosion and preventing stormwater contamination from construction materials.

If corrective actions are identified by staff during the inspection, they will notify and submit a copy of the inspection report to the project manager, Mr. Jordan Elder, for corrective actions identified, Mr. Elder will be responsible for initiating the corrective action within 24 hours of the report and completing maintenance as soon as possible or before the next storm event. For any corrective actions requiring a SWPPP amendment or change to a stormwater conveyance or control design, Mr. Cupit will notify the appropriate parties and make modification to the SWPPP.

A blank copy of the form to be used for inspections is attached as a reference.

5.2 Delegation of Authority

Duly Authorized Representative(s) or Position(s):

Jeff Cupit
Corporate Director HSE
902 SE Stallings Drive
Nacogdoches TX 75964
24 hour contact #: 936-645-2713
jeff.cupit@dreweryinc.com

5.3 Corrective Action Log

This log will describe repair, replacement, and maintenance of BMPs undertaken as a result of the inspections and maintenance procedures described above. Actions related to the findings of inspections should reference the specific inspection report. It will describe actions taken, date completed, and note the person that completed the work.

Corrective Action Log is attached

SECTION 6: RECORDKEEPING AND TRAINING

6.1 Recordkeeping

Instructions:

The following is a list of project site records available for inspectors or review:

- Dates of grading, construction activity, and stabilization (which is covered in Sections 2 and 3)
- TCEQ construction general permit
- TCEQ NOI Application
- TCEQ Large Construction Site Notice
- Inspection reports
- Records relating to endangered species and historic preservation

Records will be retained for a minimum period of at least 3 years after the permit is terminated.

6.2 Log of Changes to the SWPPP

Log of changes and updates to the SWPPP including changes and updates to the SWPPP such as additions of new BMPs, replacement of failed BMPs, significant changes in the activities or their timing on the project, changes in personnel, changes in inspection and maintenance procedures, updates to site maps, etc.

6.3 Training

Training of staff and subcontractors is an effective BMP. As with the other steps we take to prevent stormwater problems at our site, we routinely conduct training for those with specific stormwater responsibilities (e.g. installing, inspecting, and maintaining BMPs), and for subcontractors.

Individual(s) Responsible for Training: Mr. Jeff Cupit

General stormwater and BMP awareness training for staff and subcontractors:
Mr. Cupit will conduct informal training for all staff, including subcontractors, on the site. The training will be conducted primarily via tailgate sessions and will focus on avoiding damage to stormwater BMPs and preventing illicit discharges. The tailgate sessions will be conducted monthly or as needed and will address the following topics: Erosion Control BMPs, Sediment Control BMPs, Non-Stormwater BMPs, Waste Management and Materials Storage BMPs, and Emergency Procedures specific to the construction site.

Mr. Cupit will provide formal training to all staff and subcontractors with specific stormwater responsibilities, such as installing and maintaining BMPs. The formal training will cover all design and construction specifications for installing the BMPs and proper procedures for maintaining each BMP. Formal training will occur before any BMPs are installed on the site.

The training consists of the following courses: TxDOT's "The Environmental Management System" (EMS) which is part of TxDOT's core business processes used to manage environmental considerations during all phases of construction from concept though final construction. The EMS program is built on the continuous improvement model of Plan, Do, Check and Act.

The objective of the EMS is to develop and implement processes that focus on improving environmental compliance and performance so that TxDOT and Drewery can be and remain fully compliant with the environmental legal requirements.

TxDOT Web Site. 2 videos.
http://www.txdot.gov/inside-txdot/division/environmental/ems-courses.html
1. Environmental Management System: Awareness Training for the Contractor
2. Storm Water: Environmental Requirements During Construction

In addition, 3 University of Texas at Arlington classes are required for all DCCI staff every 2 years. They are:
1. Revegetation During Construction MNT415
2. Construction General Permit Compliance ENV432
3. Construction Stage Gate Checklist (CSGC) CON816

SECTION 7: FINAL STABILIZATION

Permanent seeding will be applied immediately after the final design grades are achieved on portions of the site but no later than 14 days after construction activities have permanently ceased. After the entire site is stabilized, any sediment that has accumulated will be removed and hauled off-site for disposal at a DCCI facility. Construction debris, trash and temporary BMPs (including silt fences, material storage areas, sanitary toilets, and inlet protection) will also be removed and any areas disturbed during removal will be seeded immediately.

Seedbed Preparation

1. In areas where disturbance results in subsoil being the final grade surface, topsoil will be spread over the finished area at minimum depth of 2 to 6 inches.
2. The seedbed will be free of large clods, rocks, woody debris and other objectionable materials.
3. Fertilizer and lime will be applied to the seedbed according to the manufacturer's recommendations and/or soil tests.
4. The top layer of soil will be loosened to a depth of 3–5 inches by raking, tilling, disking or other suitable means.

Grass Selection/Application

Common areas at the site will be stabilized with a mixture of grass seed as specified in the TxDOT standards for permanent seeding at the variety and rates specified in the latest published standards. Seed will be applied uniformly by broadcasting. The seed will be covered with .25 inch of soil or less, by raking.

All seeded areas will be inspected weekly during construction activities for failure and after storm events until a dense cover (70%) of vegetation has been established. If failure is noticed at the seeded area, the area will be reseeded, fertilized, and mulched immediately. After construction is completed at the site, permanently stabilized areas will be monitored until final stabilization is reached.

Corrective Action Log From Inspections

Item #
Date:
Action Taken:

Item #
Date:
Action Taken:

Item #
Date:
Action Taken:

Item #
Date:
Action Taken:

Item #
Date:
Action Taken:

SWPPP Change or Modification Log

Item #
Date:
Action Taken:

Item #
Date:
Action Taken:

Item #
Date:
Action Taken:

Item #
Date:
Action Taken:

Item #
Date:
Action Taken::

SITE LOCATION MAP

SWPPP SITE PLAN

INSPECTION LOGS

SUP2024-05 Site Photos

Subject property view from NW Stallings Dr.

Commercial properties to the south of subject property

Commercial property to the north

Undeveloped commercial property east across N.W. Stallings Dr.

View inside of the front part of the property

View inside of the back part of the property