



Water Pollution Abatement Plan (WPAP)

Berry Creek Crossing

CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

April, 2023

HR Green Project No: 224301.035

Prepared For:
IH35 SH130, L.P.
6002 Camp Bullis Road
San Antonio, Texas 78257

Prepared By:
HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735
TBPE Firm No. F-16384



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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: Berry Creek Crossing					2. Regulated Entity No.:				
3. Customer Name: IH35 SH130, LP					4. Customer No.: CN605683812				
5. Project Type: (Please circle/check one)	New <input checked="" type="checkbox"/> X		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP <input checked="" type="checkbox"/> X	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential <input checked="" type="checkbox"/> X			8. Site (acres):		60.75 (LOC = 5.77)	
9. Application Fee:	\$8,000		10. Permanent BMP(s):			Batch Detention Ponds and Vegetative Filter Strips			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson County		14. Watershed:			Berry Creek			

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.)	—	—	<u>X</u>
Region (1 req.)	—	—	<u>X</u>
County(ies)	—	—	<u>X</u>
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.

Diego Rojas, P.E.

Print Name of Customer/Authorized Agent

Diego Rojas

04/21/2023

Signature of Customer/Authorized Agent

Date

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

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Diego Rojas

Date: 04/21/2023

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Berry Creek Crossing
2. County: Williamson
3. Stream Basin: Brazos River Basin
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:
 Recharge Zone
 Transition Zone
6. Plan Type:
 WPAP
 SCS
 Modification
 AST
 UST
 Exception Request

7. Customer (Applicant):

Contact Person: Rajeev Puri

Entity: IH35 SH130, LP

Mailing Address: 6002 Camp Bullis Road

City, State: San Antonio, TX

Zip: 78257

Telephone: 210-863-0717

FAX: _____

Email Address: rpuri@athenadomain.com

8. Agent/Representative (If any):

Contact Person: Diego Rojas

Entity: HR Green Development TX, LLC

Mailing Address: 5508 US Highway 290 West Suite #150

City, State: Austin, TX

Zip: 78735

Telephone: 512-872-6696

FAX: _____

Email Address: diego.rojas@hrgreen.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.

East of the IH 35 and SH 130 intersection. Property ID R038939 & R631347

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: October 14, 2022

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: RV Park

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:

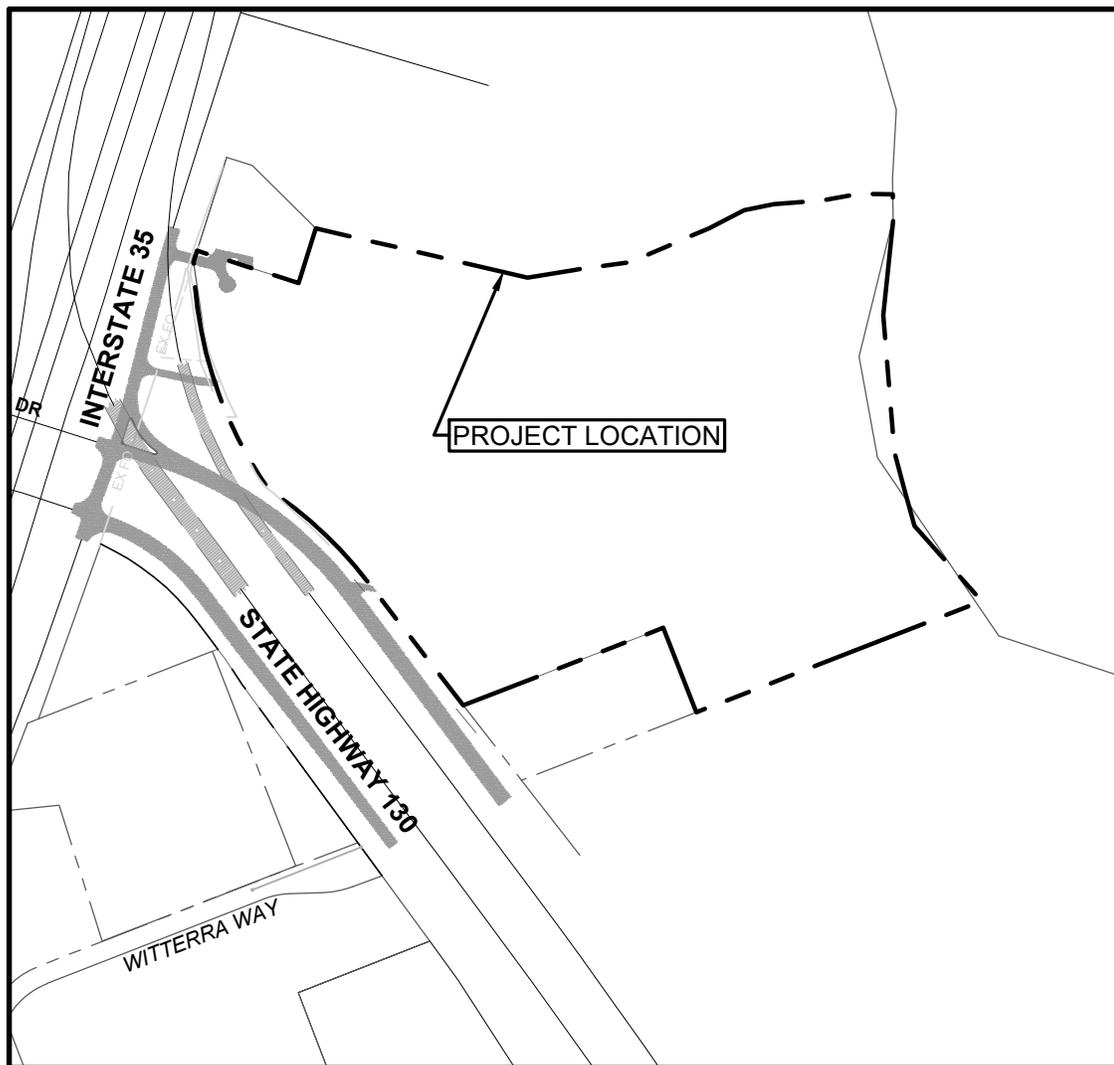
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

- (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.



VICINITY MAP

SCALE: 1"=600'



5508 HIGHWAY 290 WEST
 SUITE 150
 AUSTIN, TX 78735
 512. 872. 6696
 HRGREEN.COM

BERRY CREEK CROSSING LOCATION MAP

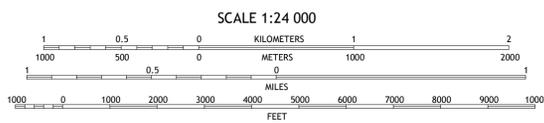
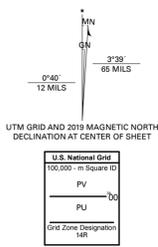
TBPE NO: 16384
 TBPLS NO: 10194101



Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 14R.
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.

Imagery.....NAIP, August 2016 - November 2016
Roads.....U.S. Census Bureau, 2015
Names.....GNIS, 2003 - 2018
Hydrography.....National Hydrography Dataset, 2002
Contours.....National Elevation Dataset, 2002
Boundaries.....Multiple sources; see metadata file 2016 - 2017
Wetlands.....FWS National Wetlands Inventory 1982



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

	Expressway		Local Connector
	Secondary Hwy		Local Road
	Ramp		4WD
	Interstate Route		US Route
			State Route





ATTACHMENT C – PROJECT NARRATIVE

The Berry Creek Crossing is a proposed commercial and multi-family development tract, including associated right-of-way, drainage, and utilities located in the City of Georgetown and Williamson County. The project site is located within the Edwards Aquifer Recharge Zone and within the Berry Creek watershed. The overall project site encompasses a 60.75-acre tract of land located East of the IH 35 and SH 130 intersection. Property ID R038939 and R631347.

The project site is mostly undeveloped (clear) wooded land with grass, a portion of the project site was used as an RV park and there are existing utilities on the site that are abandoned and will be removed. Runoff generally flows northeast towards Berry Creek. A portion of the site is located within the 100-year floodplain as defined by FEMA FIRM Panel No. 48491C0292F, December 20, 2019.

This site currently has the following TCEQ approvals:

- SCS approval for the construction of a wastewater lift station, wastewater force main, and main wastewater gravity discharge line.
 - Project Name: Berry Creek Crossing Wastewater Improvements.
 - Regulated Entity No. RN111517496; Additional ID No. 11003132.
- SCS approval for the construction of the Multifamily Phase 1 wastewater system.
 - Berry Creek Apartments.
 - Edwards Aquifer Protection Program ID No. 11003306; Regulated Entity No. RN111587440.
- WPAP approval for the construction of utilities and grading of Multifamily Phase 1 (no impervious cover).
 - Berry Creek Crossing.
 - Edwards Aquifer Protection Program ID No. 11003284; Regulated Entity No. RN111517496.

This application is to permit permanent BMP measures that will serve the fully developed conditions of the entire project. We are proposing the construction of two batch detention ponds to provide water quality treatment. The ponds are designed based on the maximum impervious cover allowed for this site based on the approved land uses per the PUD Ordinance #2021-52. We are also considering the impervious cover that will be proposed in the TXDOT Right-Of-Way due to the construction of two turn lanes.

We are also proposing the installation of some vegetated filter strips that will treat the TSS generated from some areas that cannot drain toward the proposed ponds. These VFS are shown in the drainage improvement plans for reference, but these VFS will be constructed as part of the construction plans of each of the multifamily sections.

We have included in this application the revised Multifamily Phase 1 construction sheets that show the location of the proposed VFS within this section.

The breakdown of the impervious cover considered for this project is shown in the table below:



BERRY CREEK CROSSING - IMPERVIOUS COVER

LOTS AREA								
Lot Number	1	2	3	4	5	6	7	Total
Land Use	C-3	C-3	C-3	C-3	MF-2	MF-2	C-3	
	2.13	5.40	3.76	4.58	23.42	17.73	3.72	60.74

	Zone	Max I.C.	Total Area	I.C.	Total I.C.
Max. Impervious Cover	C-3	70%	19.59	13.71	34.29
	MF-2	50%	41.15	20.57	

DRAINAGE AREA	LOTS							Turn Lanes	TOTALS
	1	2	3	4	5	6	7		
	C-3	C-3	C-3	C-3	MF-2	MF-2	C-3		
BDP-01			0.70	0.92	11.14	8.54	2.60	0.13	24.02
BDP-02	1.49	3.53	1.94	2.29				0.13	9.37
VFS-01					0.26				0.26
VFS-02						0.06			0.06
VFS-03						0.11			0.11
BP-01					0.31	0.16			0.47
BP-02		0.25							0.25
Total	1.49	3.78	2.63	3.21	11.71	8.86	2.60	0.25	34.54
	70%	70%	70%	70%	50%	50%	70%		

BERRY CREEK CROSSING - FULLY DEVELOPED										
DRAINAGE AREA	BMP TYPE	MAX TSS REMOVAL EFFICIENCY	AREA	PRE-DEVELOPMENT I.C.		POST-DEVELOPMENT I.C.		TCEQ REQUIRED 80% TSS LOAD REMOVAL	COG REQUIRED 85% TSS LOAD REMOVAL	PROVIDED TSS LOAD REMOVAL
			AC	AC	%	AC	%	LB	LB	LB
BDP-01	BATCH DETENTION POND	91%	33.33	0.00	0.0%	24.02	72.1%	20,907	22,213	22,760
BDP-02	BATCH DETENTION POND	91%	12.67	0.00	0.0%	9.37	74.0%	8,156	8,666	8,875
VFS-01	VEGETATIVE FILTER STRIP	85%	0.88	0.00	0.0%	0.26	29.2%	223	223	251
VFS-02	VEGETATIVE FILTER STRIP	85%	0.12	0.00	0.0%	0.06	50.4%	53	53	58
VFS-03	VEGETATIVE FILTER STRIP	85%	0.27	0.00	0.0%	0.11	40.6%	95	95	105
BP-01	BY-PASS		12.57	0.00	0.0%	0.47	3.8%	411	411	
BP-02	BY-PASS		0.90	0.00	0.0%	0.25	27.8%	218	218	
TOTAL:			60.74	0.00	0%	34.54	57%	30,063	31,879	32,049

OFFSITE AREAS							
DRAINAGE AREA	BMP TYPE	MAX TSS REMOVAL EFFICIENCY	AREA	PRE-DEVELOPMENT I.C.		POST-DEVELOPMENT I.C.	
			AC	AC	%	AC	%
OS-01	OFFSITE AREA TO BE INCLUDED IN BDP-01		12.96	0.00	0%	0.00	0%
TOTAL:			12.96	0.00		0.00	

Notes:

- The BMPs have been designed for the maximum impervious cover allowed for the whole site per the PUD Ordinance 2021-88.
- City of Georgetown 85% TSS load removal requirement only required for ponds.
- The impervious cover of the two proposed turn lanes (11,000 sf) has been added to the batch detention pond 1 and 2, 50% each.

GEOLOGIC ASSESSMENT FOR THE BERRY CREEK CROSSING TRACT

Williamson County, Texas

August, 2021
Revised July, 2022

Prepared for:
IH35 SH130, LP
6002 Camp Bullis Road,
San Antonio, Texas 78257

Prepared by:
aci Group, LLC
1001 Mopac Circle
Austin, Texas 78746
TBPG Firm License No. 50260

aci project #: 22-18-029

***DISCLAIMER:** This Geologic Assessment is prepared solely for the benefit of the above referenced party and for use by the TCEQ in conjunction with the attached application. Use by any other party and for any other purpose is strictly prohibited. Modification and reuse of all or any portion of this Geologic Assessment is prohibited. All copyrights reserved to aci consulting.*

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: Mark T. Adams

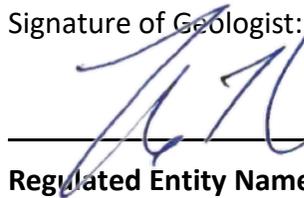
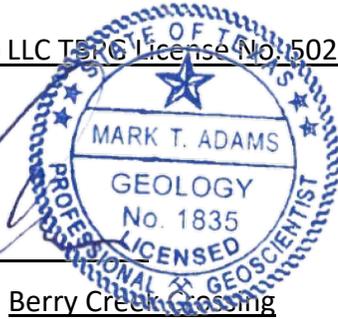
Telephone: (512) 347-9000

Date: 8/20/2021

Fax: (512) 306-0974

Representing: aci Group LLC TBPG License No. 50260 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Berry Creek Crossing

Project Information

1. Date(s) Geologic Assessment was performed: June 28, 2018

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)
See Attachment F		

* 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" = 100'
 Site Geologic Map Scale: 1" = 100'
 Site Soils Map Scale (if more than 1 soil type): 1" = 400'
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 1 (#) 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.

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August 20, 2021 Revised July 2022

Geologic Assessment for the Berry Creek Crossing Tract located in Williamson County, Texas

1.0 INTRODUCTION

The purpose of this assessment is to identify karst or non-karst features and their recharge potential. This report complies with the requirements of Title 30, Texas Administrative Code (TAC) Chapter 213 relating to the protection of the Edwards aquifer recharge zone.

The Berry Creek Crossing Tract, hereafter referred to as the subject area or site, is located northeast of the intersection of Interstate Highway 35 and Texas 130 Toll, in the City of Georgetown, Williamson County, Texas (**Attachment D, Figure 1**).

2.0 PROJECT INFORMATION

Pedestrian investigations of the subject area were performed on Thursday, June 28, 2018, by Mark Adams, P.G., Luke Rome, G.I.T. and Eric Brown with **aci consulting**.

This report is intended to satisfy the requirements for a Geologic Assessment, which shall be included as a component of a Water Pollution Abatement Plan (WPAP) and/or Sewage Collection System (SCS). The proposed site use is for high-density, mixed-use development. The scope of the report consists of a site reconnaissance, field survey, and review of existing data and reports. Features identified during the field survey were ranked utilizing the Texas Commission on Environmental Quality (TCEQ) matrix for Edwards aquifer recharge zone features. The ranking of the features will determine their viability as “sensitive” features.

According to the Edwards aquifer zone maps, the entire subject area is within the northern segment of the Edwards aquifer recharge zone (TCEQ 2005).

3.0 INVESTIGATION METHODS

The following investigation methods and activities were used to develop this report:

- Review of existing files and literature to determine the regional geology and any known caves associated with the project area;
- Review of past geological field reports, cave studies, and correspondence regarding the existing geologic features on the project area, if available;
- Site reconnaissance by a registered professional geologist to identify and examine caves, recharge features, and other significant geological structures;
- Evaluation of collected field data and a ranking of features using the TCEQ Ranking Table 0585 for the Edwards Aquifer Recharge Zone; and
- Review of historic aerial photographs to determine if there are any structural features present, and to determine any past disturbances on the subject property.

4.0 SUMMARY OF FINDINGS

This report documents the findings of a geologic assessment conducted by **aci consulting** personnel on June 28, 2018, previous and subsequent field work. There were no sensitive karst features identified on the subject property. There were several man-made features in bedrock, including water well, a wastewater lift station, and underground utilities associated with recreational vehicle connections. These man-made features were marked as sensitive to bring them to the attention of the engineer; however, they will not require protective buffers.

Note: Information provided by the engineer identified several other MB features, and the report is updated to reflect these additions.

5.0 RECOMMENDATIONS

No recommendations are made for this site because there are no sensitive karst features identified on site.

6.0 REFERENCES

Collins, E.W., 1997. *Geologic Map of the Georgetown SE Quadrangle, Texas*. Bureau of Economic Geology. Austin, Texas.

(SCS) Soil Conservation Survey. 1983. Soil Survey of Williamson County, Texas. United States Department of Agriculture. Texas Agriculture Experiment Station.

(TCEQ) Texas Commission on Environmental Quality. 2004. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. October 1, 2004. Austin, Texas.

(TCEQ) Texas Commission on Environmental Quality. 2005. "Edwards Aquifer Protection Program, Chapter 213 Rules - Recharge Zone, Transition Zone, Contributing Zone, and Contributing Zone within the Transition Zone." Map. Digital data. September 1, 2005. Austin, Texas.

(USDA NRCS) U.S. Department of Agriculture Natural Resources Conservation Service. 2018. WebSoilSurvey.com. Soil Survey Area: Williamson County, Texas. Date accessed: July 3, 2018.

ATTACHMENT B
Stratigraphic Column

The 46.9-acre Berry Creek Crossing Tract, Williamson County

Formation	Members	Mapped Thickness
Quaternary Alluvium (Qal)	Quaternary Alluvium	0-10 feet (on site)
Quaternary Terrace Deposits (Qt)	N/A	Not within subject area
Quaternary Undivided Alluvium (Qu)	N/A	0-50 feet (on site)
Georgetown Formation (Kgt)	Georgetown Limestone	Not within subject area

ATTACHMENT C
Site Geology

Karstic Characteristics

In limestone terrains, karst is expressed by erratically developed cavernous porosity and the manifestations of sinkholes, voids, and erratic surface drainage. Karst landscapes are typical of the Edwards Limestone, occurring across a vast region of Central Texas, west of the Balcones Escarpment, and these processes are critical to understanding the Edwards aquifer within its various segments. The features produced by karst processes (voids, holes, and solution layers) eventually provide conduits for surface water runoff and “point recharge” for the Edwards aquifer. The identification and protection of these features in established recharge areas is critical to maintaining groundwater quality and species habitat. The TCEQ require protective strategies within these areas to maintain quantity and quality of recharge prior to, during, and upon completion of construction activities.

Based on the site assessment, the subject area is located in the Quaternary Undivided Alluvium (Qu) and the Quaternary Alluvium (Qal) deposits (**Attachment D, Figure 3**). The stratigraphy, and structure of the site geology are discussed below.

Stratigraphy (Collins 1997)

Quaternary Alluvium Deposits (Qal): Gravel, sand, silt and clay along streams and rivers; inundated regularly. Gravel is mostly limestone and chert. Along minor drainages, includes undivided low terrace deposits. Includes some local bedrock outcrops that are undivided.

Quaternary Terrace deposits (Qt): Gravel, sand, silt, and clay along streams and rivers. Mostly above flood level along entrenched streams and rivers. Larger deposits along San Gabriel River, Berry Creek, and Brushy Creek are as thick as 36 feet and locally may be thicker. Deposits of adjacent terraces at different elevations are mapped separately.

Quaternary Undivided Alluvium (Qu): Sand, silt, clay, and some gravel. Includes terrace alluvium, local drainageway alluvium, and slope-wash alluvium.

Georgetown Formation (Kgt): Limestone and marl. Nodular, very fossiliferous; diagnostic marine megafossils include *Waconell wacoensis* (formerly *Kingena wacoensis*) and *Gryphaea washitaensis*. Rare small vugs. Uppermost Edwards aquifer strata. Thickness increases northward from ~65 feet to 110 feet.

Structure

Locally, the dominant structural trend of the area is 15°, as evidenced by the mapped fault patterns (**Attachment D, Figure 2**). Thus, all features that have a trend ranging from 0° to 30° are considered on trend and were awarded the additional 10 points in the Geologic Assessment Table.

The subject area is underlain by Quaternary Undivided Alluvium (Qu) and Quaternary Alluvium (Qal) deposits (Collins 1997). The geologic strata associated within the entire mapped site include the Georgetown Formation (Kgt) underlying (in successive order) the Quaternary Undivided, Terrace, and Alluvial deposits. These quaternary deposits include the Recent Channel Deposit, Colorado Lower Terrace, and Colorado High Terrace members.

Aerial photographs were reviewed for the site and it was determined that agricultural practices to terrace the land were used after the first aerial dated in 1941 and before the second aerial in 1954 (**Attachment E**). More grading occurred on the land along with the development of a utility site, as shown in the 1988 aerial. The construction of TX-130 was first evident in the 2004 aerial along with the development of multiple recreational vehicle utility sites to the east of TX-130 within the present subject area.

Three types of manmade features in bedrock were identified during site investigations and are detailed below, and shown on **Figure 3** in **Attachment D**. This includes a wastewater lift station, one water well with an associated pump house, and six lines of RV utility connections.

Soils discussed on the Geologic Assessment Form are delineated in **Attachment F**.

BT-01

GPS: N. 30.684421 W. -97.65143

This feature is a man-made feature in bedrock (a well and pump house) with an unknown length, width and depth. The feature is located in the Undivided Alluvium formation and is positioned on a hillside. The feature has no natural trend, and a drainage area of less than 1.6 acres. In using Figure 1 in Instructions to Geologists, this feature was assigned 30 points for relative infiltration rate to bring it to the attention of the project engineer.

Recommendation: This feature needs to be brought to the attention of the engineer.



Photo of BT-01



Photo of BT-01

BT-02

GPS: N. 30.684818 W. -97.653396

This feature is a Man-made feature in bedrock (Recreational Vehicle Electric/water/septic connections and septic fields) with an unknown length, width, and depth. The feature consists of eight different plots of utility connections within the western and central portion of the 46.9-acre tract. *Two septic fields were reported by the engineer, Diego Rojas*, located northeast and southwest of these utility connections.* The feature is located in the Undivided Alluvium formation and is positioned on a hillside. The feature has no natural trend, and a drainage area of less than 1.6 acres. In using Figure 1 in Instructions to Geologists, this feature was assigned 30 points for relative infiltration rate to bring it to the attention of the project engineer.

Recommendation: This feature should be brought to the attention of the engineer.



Photo of BT-02

**Diego Rojas, PE, CFM.
Project Manager – Land Development
HR Green, Inc.*



Photo of BT-02

BT-03

GPS: N. 30.685561 W. -97.652335

This feature is a Man-made feature in bedrock with an approximate length and width of three feet. *This feature was identified as a wastewater lift station and additional photos were provided by the engineer.* The feature is located in the Undivided Alluvium formation and is positioned on a hillside. Infill material is unknown. The feature has no natural trend, and a drainage area of less than 1.6 acres. In using Figure 1 in Instructions to Geologists, this feature was assigned 30 points for relative infiltration rate to keep it consistent with other man-made features in bedrock.

Recommendation: There are no setbacks recommended for this feature.



Photo of BT-03



Additional photo of BT-03



Additional photo of BT-03

BT-04

GPS: N. 30.68487 W. -97.65509

This feature is a man-made feature in bedrock (a wastewater grinder lift station) with an unknown length, width and depth. The feature is located in the Undivided Alluvium formation and is positioned on a hillside. The feature has no natural trend, and a drainage area of less than 1.6 acres. The location and photos for this feature were provided by the engineer, Diego Rojas. In using Figure 1 in Instructions to Geologists, this feature was assigned 30 points for relative infiltration rate to keep it consistent with other man-made features in bedrock.

Recommendation: *There are no setbacks recommended for this feature.*



Photo of BT-04



Photo of BT-04

BT-05

GPS: N. 30.68588 W. -97.65527

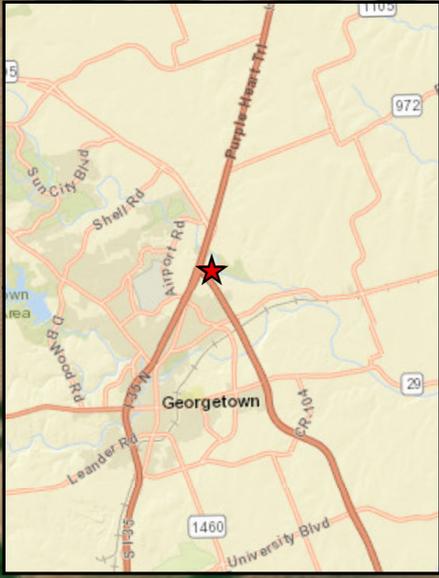
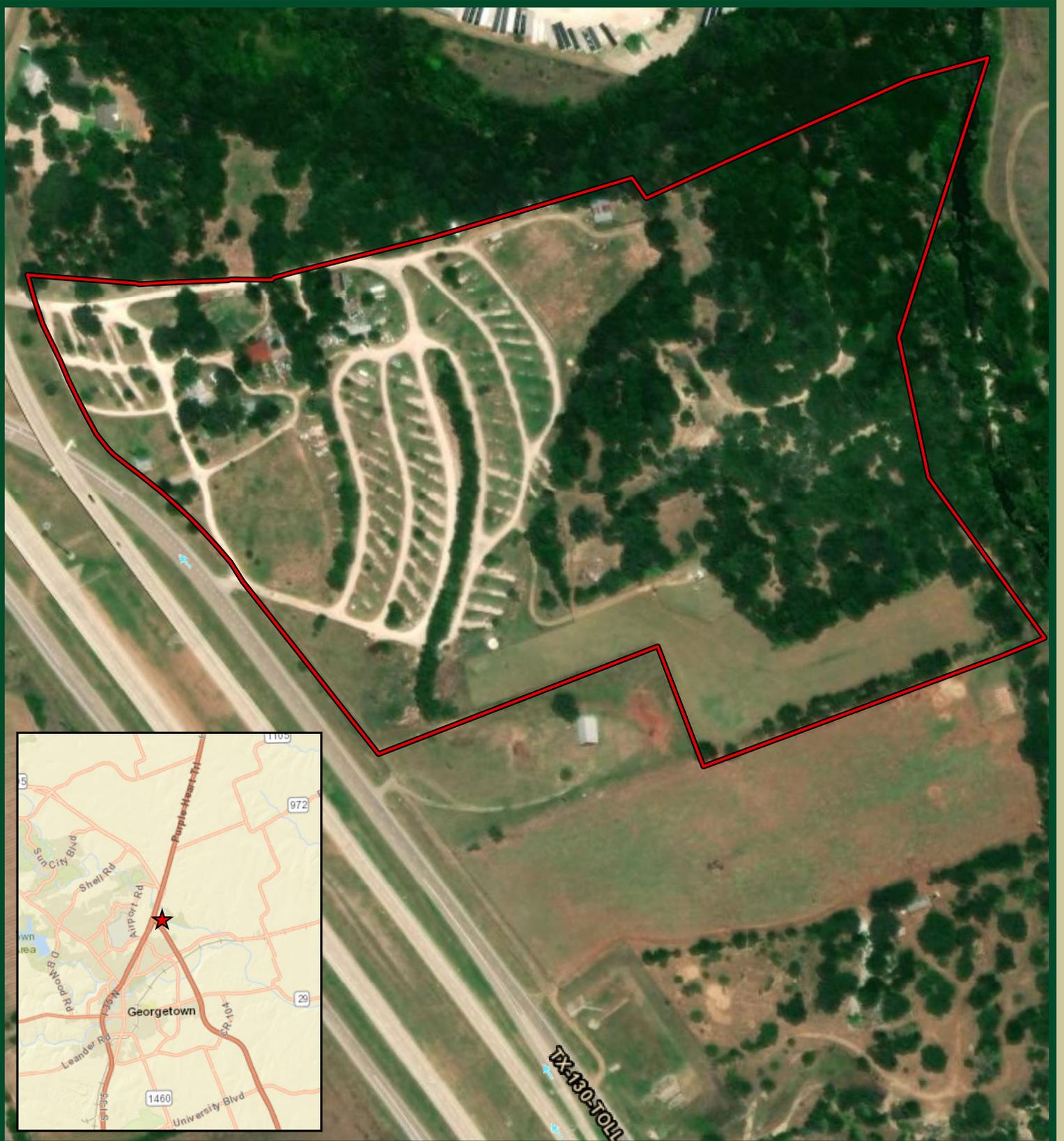
This feature is a man-made feature in bedrock (a wastewater grinder lift station) with an unknown length, width and depth. The feature is located in the Undivided Alluvium formation and is positioned on a hillside. The feature has no natural trend, and a drainage area of less than 1.6 acres. The location and photos for this feature were provided by the engineer, Diego Rojas. In using Figure 1 in Instructions to Geologists, this feature was assigned 30 points for relative infiltration rate to keep it consistent with other man-made features in bedrock.

Recommendation: *There are no setbacks recommended for this feature.*

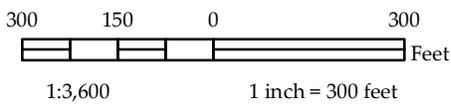


Photos of BT-05

ATTACHMENT D
Site Maps



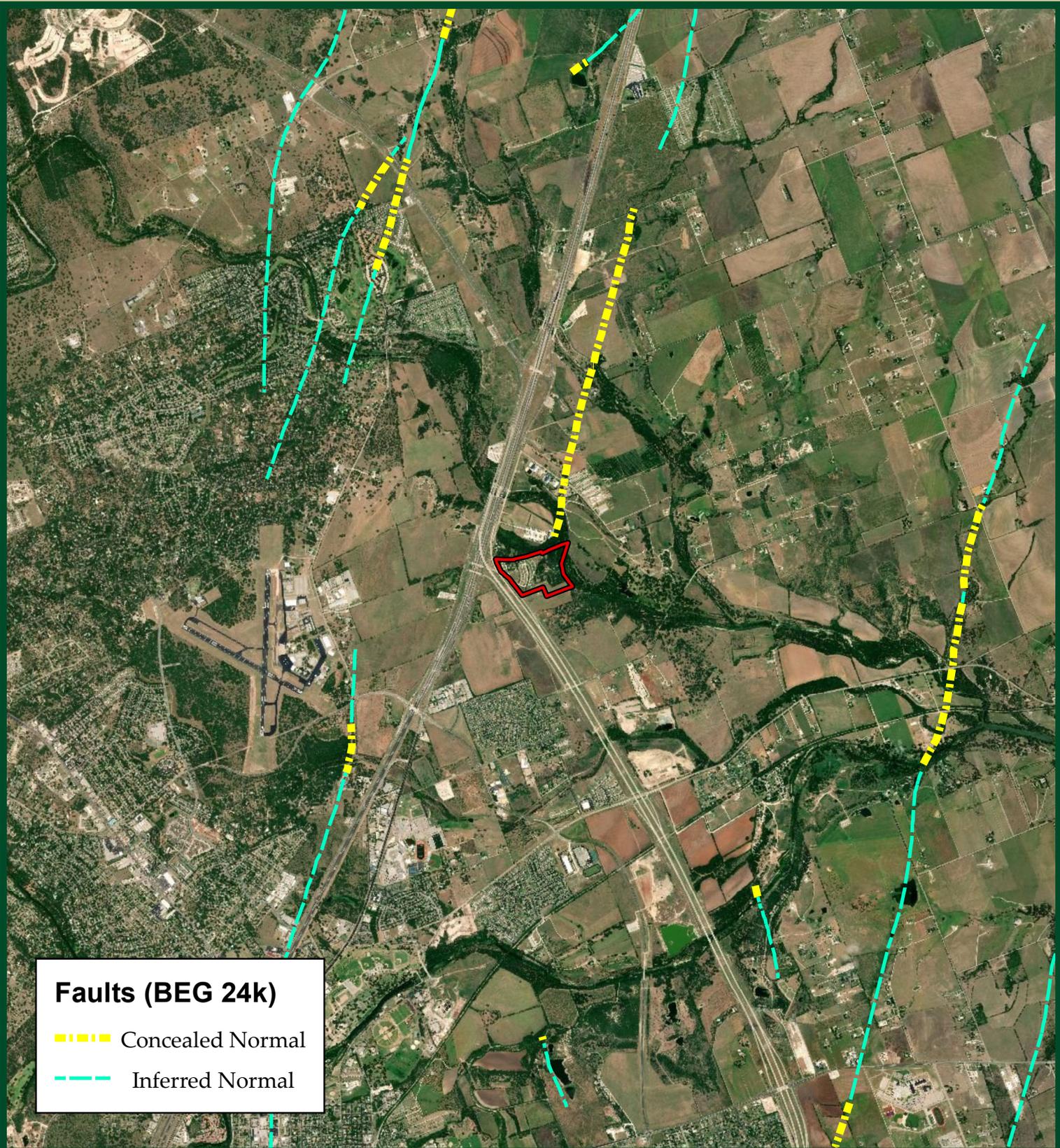
This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



 Subject Area



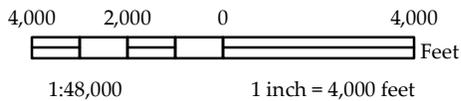
Berry Creek Crossing
Figure 1: Site Location Map



Faults (BEG 24k)

- Concealed Normal
- Inferred Normal

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

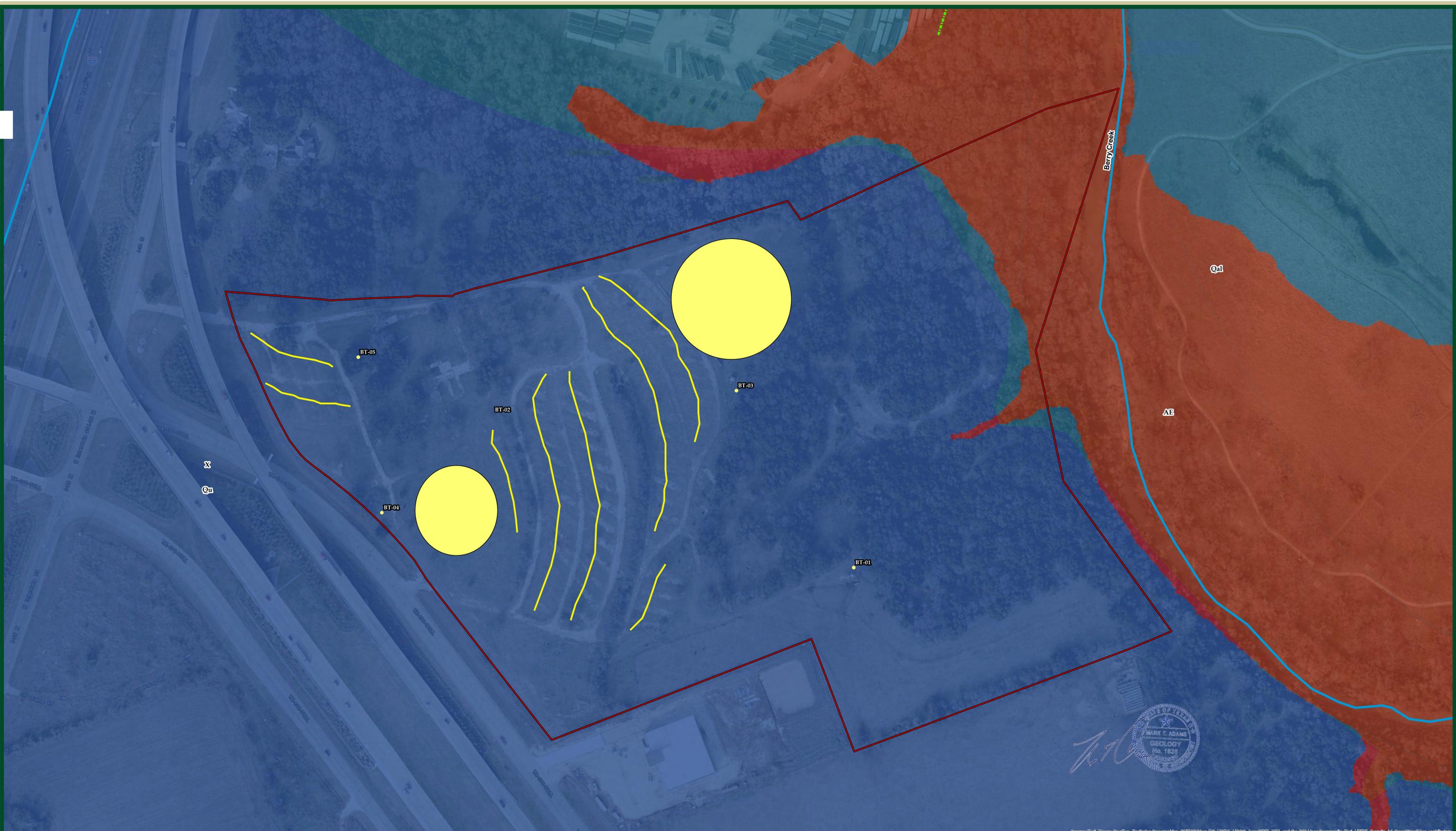


Regional Trend = 15°

 Subject Area



Berry Creek Crossing
Figure 2: Regional Trend



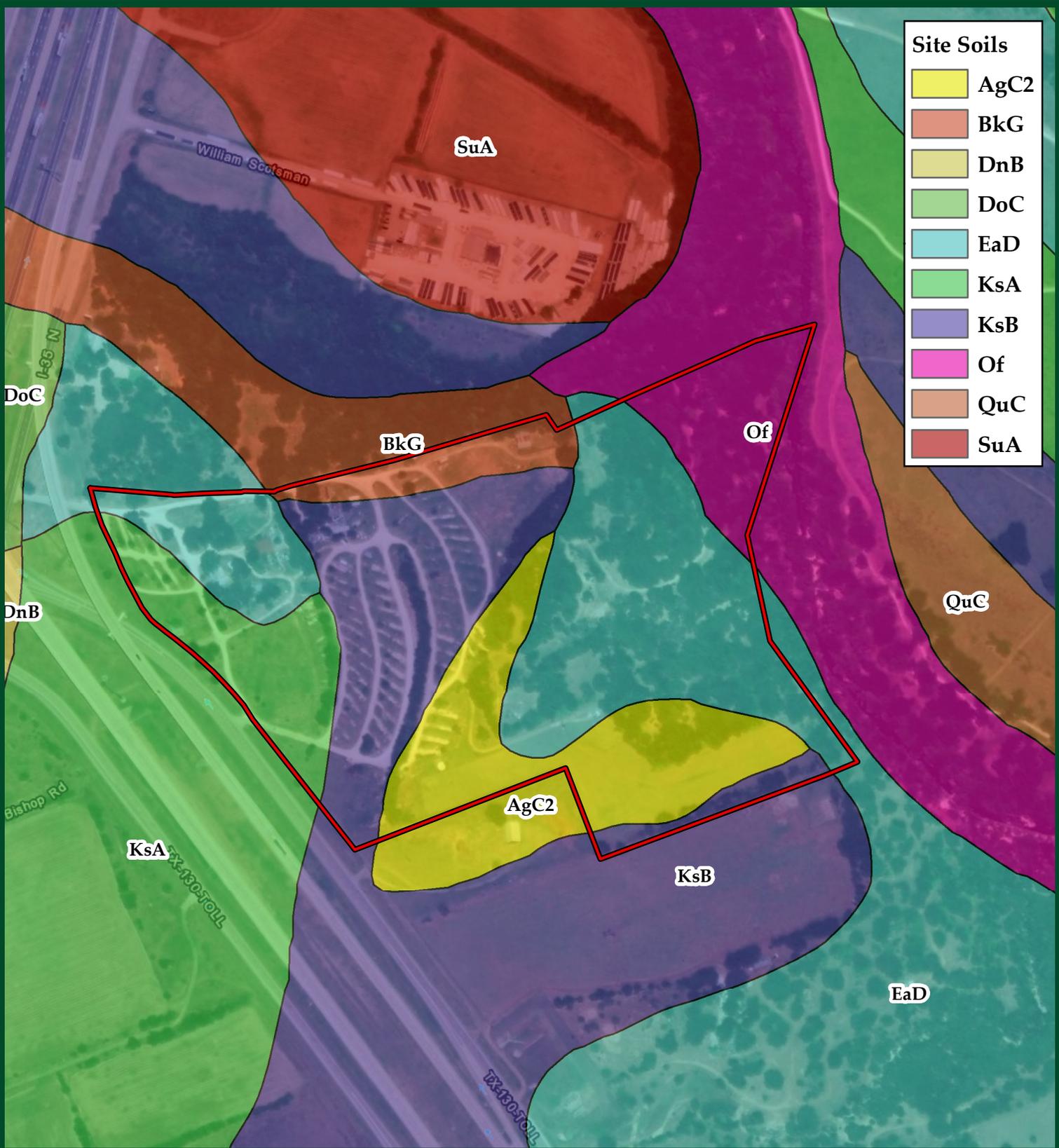
This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

		Subject Area	Linear Utility Features	NHD-Flowlines	Rock Unit Qal Qu	Fault Type Concealed Normal	FEMA Floodplains WilliamsonCo AE X
	1:1,200inch = 100 Feet	Features	Septic_Field				



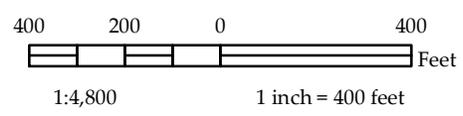
Berry Creek Crossing
Figure 3: Site Geology and Features

P:\Project Folders\22-18-029_Rajeev_Patt_49.31 acres\GIS\maps\GA\Figures\Figure 4_Site Soils.mxd



Site Soils	
	AgC2
	BkG
	DnB
	DoC
	EaD
	KsA
	KsB
	Of
	QuC
	SuA

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



 Subject Area



Berry Creek Crossing
Figure 4: Site Soils Map

ATTACHMENT E
Historical Aerial Photographs

Prepared for:

ACI CONSULTING
1001 Mopac Circle
Austin, TX 78746



Historical Aerial Photographs

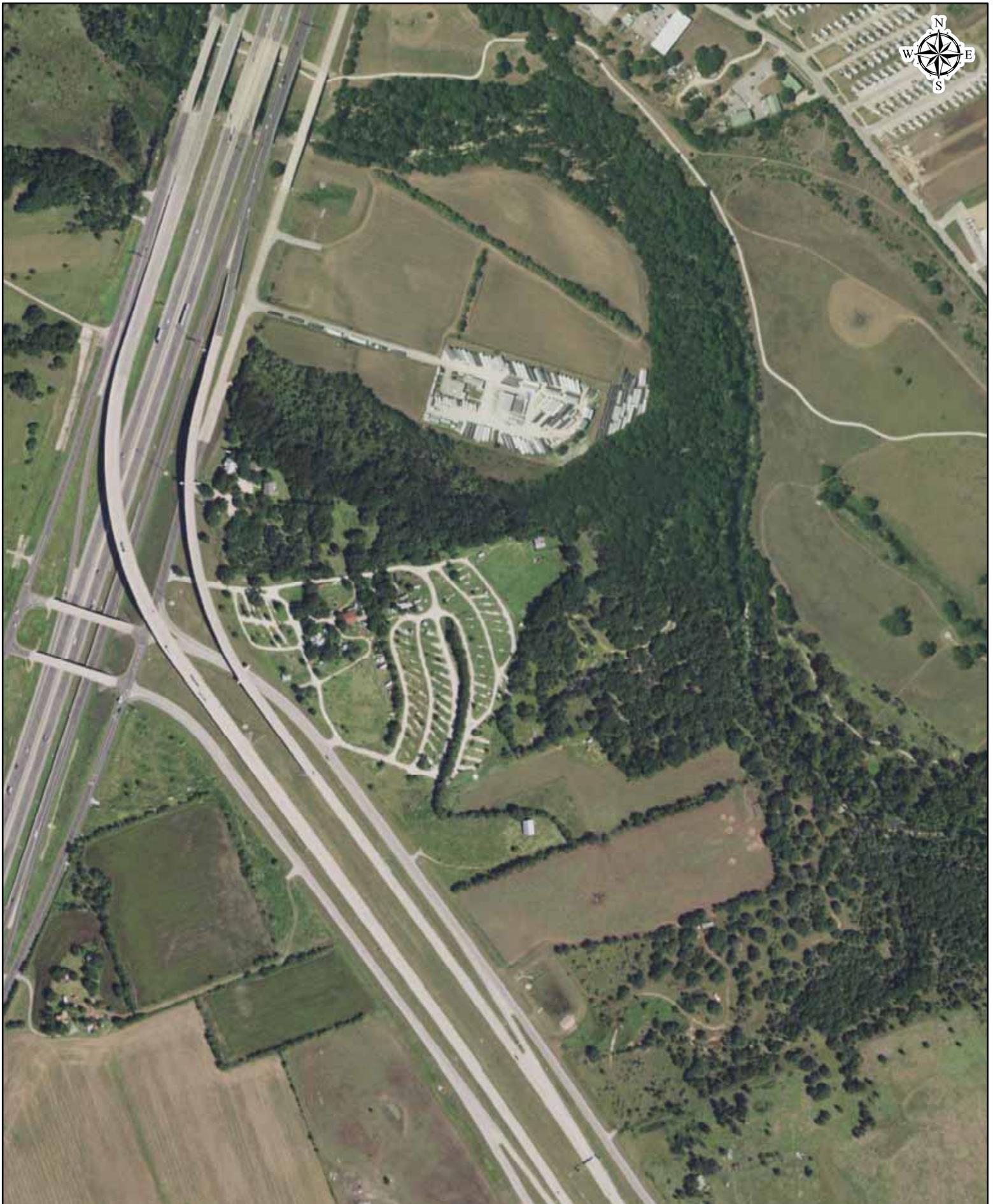
Bishop Tract

Williamson County, TX

PO #: 22-18-029

ES-128472

Friday, July 6, 2018



Date: 2016
Source: USDA

0 250 500 1,000 Feet

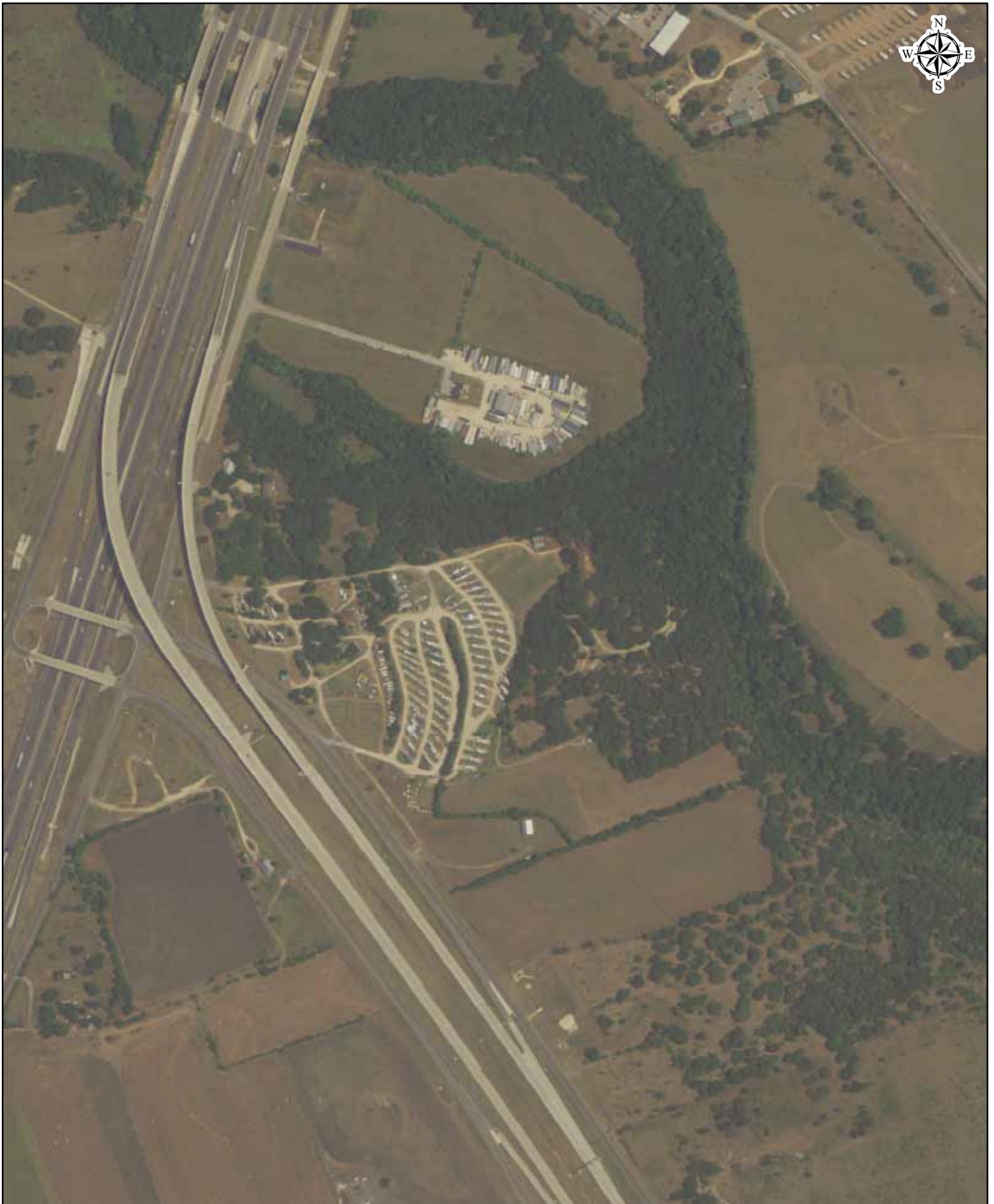
 **BANKS**
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP



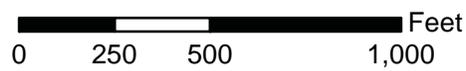
Date: 2012
Source: USDA

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 **BANKS**
ENVIRONMENTAL DATA
A DIVISION OF THE BANKS GROUP

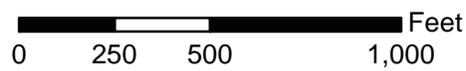


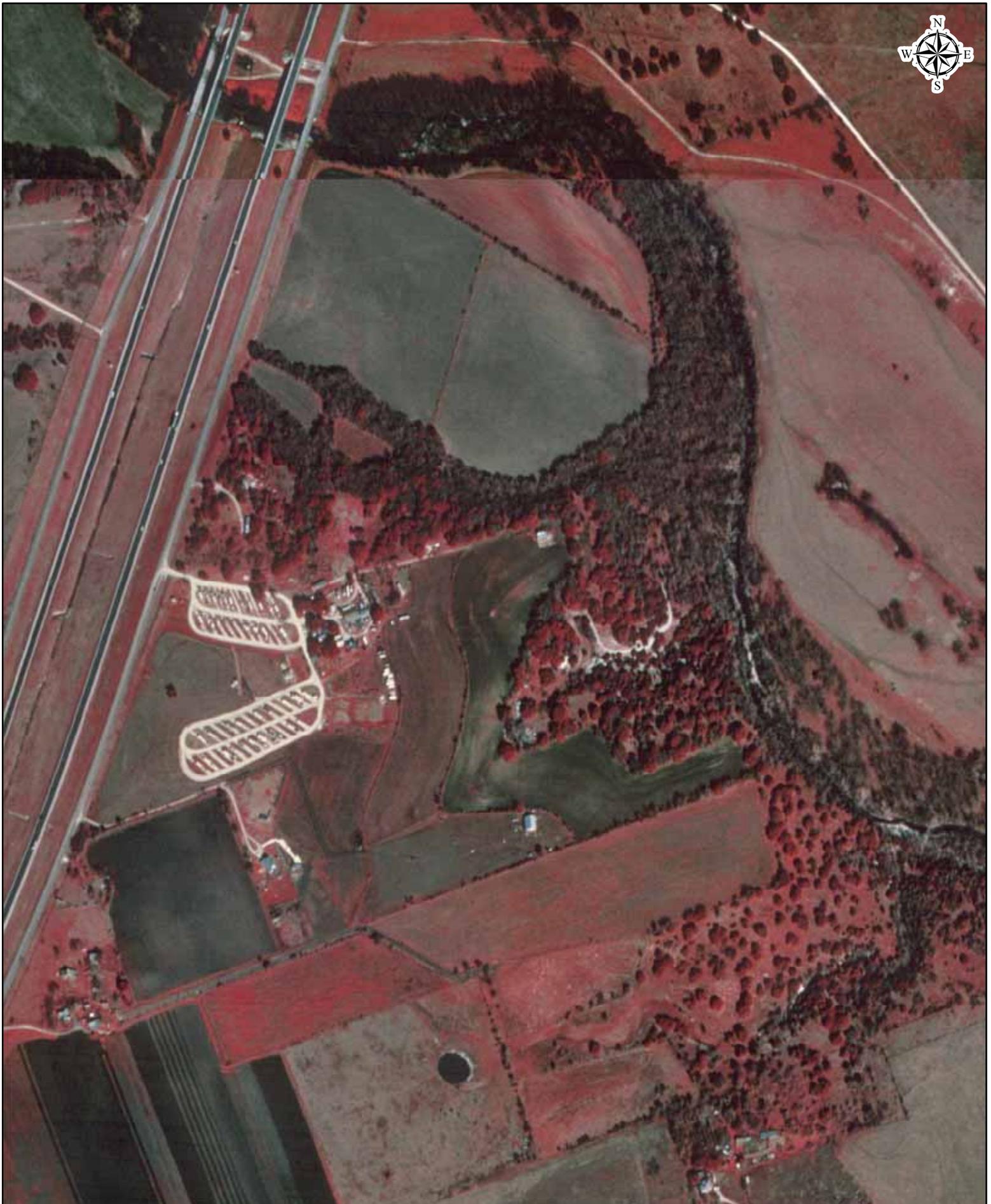
Date: 2008
Source: USDA



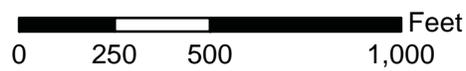


Date: 2004
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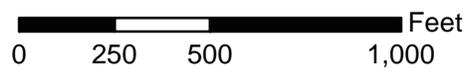


Date: 1995
Source: USGS



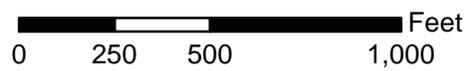


Date: 1988
Source: TXDOT



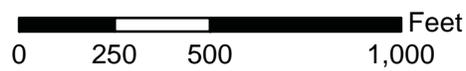


Date: 1981
Source: USGS





Date: 1974
Source: USGS





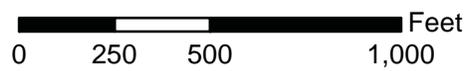
Date: 1964
Source: ASCS

0 250 500 1,000 Feet





Date: 1954
Source: AMS





Date: 1941
Source: ASCS



HISTORICAL AERIAL PHOTOGRAPHS	
ES-128472	July 6, 2018



AERIAL SOURCE DEFINITIONS

Acronym	Agency
AerialOK	Aerial Oklahoma
AMS	Army Mapping Service
ASCS	Agricultural Stabilization & Conservation Service
EDAC	Earth Data Analysis Center
Fairchild	Fairchild Aerial Surveys
LDOT	Louisiana Department of Transportation
TXDOT	Texas Department of Transportation
USNavy	United States Navy
USAF	United States Air Force
USCOE	United States Corps of Engineers
USDA	United States Department of Agriculture
USGS	United States Geological Survey
WALLACE	Wallace-Zingery Aerial Surveys
WSDOT	Washington State Department of Transportation

HISTORICAL AERIAL PHOTOGRAPHS	
ES-128472	July 6, 2018



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ATTACHMENT F
Soils Table

Soil Name	Group	Thickness (feet)
Altoga silty clay loam, 3 to 5 percent slopes, eroded (AgC2)	B	>6.66
Brackett-Rock outcrop-Real complex, 8 to 30 percent slopes (BkG)	D	1.66
Eckrant cobbly clay, 1 to 8 percent slopes (EaD)	D	1.66
Krum silty clay, 0 to 1 percent slopes (KsA)	C	>6.66
Krum silty clay, 1 to 3 percent slopes (KsB)	C	>6.66
Oakalla silty clay loam, 0 to 2 percent slopes, frequently flooded (Of)	B	>6.66

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(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.

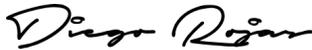
Signature

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 **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Diego Rojas, P.E.

Date: 04/21/2023

Signature of Customer/Agent:



Regulated Entity Name: Berry Creek Crossing

Regulated Entity Information

1. The type of project is:

- Residential: Number of Lots: _____
- Residential: Number of Living Unit Equivalents: 490
- Commercial
- Industrial
- Other: _____

2. Total site acreage (size of property): 60.748 (LOC - 5.77 acres)

3. Estimated projected population: 700 units * 1.9 people / unit = 1,330 people

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	601,804	÷ 43,560 =	13.82
Parking	902,706	÷ 43,560 =	20.72
Other paved surfaces	-	÷ 43,560 =	-
Total Impervious Cover	1,504,510	÷ 43,560 =	34.54

Total Impervious Cover $\frac{34.54}{60.748} \times 100 = 56.85\%$ Impervious Cover

5. **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. Type of project:

- TXDOT road project.
- County road or roads built to county specifications.
- City thoroughfare or roads to be dedicated to a municipality.
- Street or road providing access to private driveways.

8. Type of pavement or road surface to be used:

- Concrete
- Asphaltic concrete pavement
- Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

Width of R.O.W.: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

11. A rest stop will be included in this project.
- A rest stop will not be included in this project.

12. Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

13. **Attachment B - Volume and Character of Stormwater.** A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on the area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

14. The character and volume of wastewater is shown below:

<u>100%</u> Domestic	<u>177,500</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>177,500</u>	

15. Wastewater will be disposed of by:

On-Site Sewage Facility (OSSF/Septic Tank):

Attachment C - Suitability Letter from Authorized Agent. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

Sewage Collection System (Sewer Lines):

Private service laterals from the wastewater generating facilities will be connected to an existing SCS.

Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

The SCS was previously submitted on February 17, 2023 and August 12, 2022.

The SCS was submitted with this application.

The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

The sewage collection system will convey the wastewater to the Pecan Branch (name) Treatment Plant. The treatment facility is:

- Existing.
 Proposed.

16. All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

17. The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = 60'.

18. 100-year floodplain boundaries:

Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

No part of the project site is located within the 100-year floodplain.

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Panel No. 48491C0292F, December 20, 2019

19. The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, open space, etc. are shown on the plan.

The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, open space, etc. are shown on the site plan.

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

There are 1 (#) 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 §76.

There are no wells or test holes of any kind known to exist on the project site.

21. Geologic or manmade features which are on the site:

All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.

No sensitive geologic or manmade features were identified in the Geologic Assessment.

Attachment D - Exception to the Required Geologic Assessment. A request and justification for an exception to a portion of the Geologic Assessment is attached.

- 22. The drainage patterns and approximate slopes anticipated after major grading activities.
- 23. Areas of soil disturbance and areas which will not be disturbed.
- 24. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 25. Locations where soil stabilization practices are expected to occur.
- 26. Surface waters (including wetlands).
 - N/A
- 27. Locations where stormwater discharges to surface water or sensitive features are to occur.
 - There will be no discharges to surface water or sensitive features.
- 28. Legal boundaries of the site are shown.

Administrative Information

- 29. 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.
- 30. Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

ATTACHMENT A – FACTORS AFFECTING WATER QUALITY

Potential sources of pollution that may be expected to affect the quality of the storm water discharges from the construction site include the following:

- Soil erosion due to the clearing of the site for roads and buildings and drainage structures.
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings.
- Hydrocarbons from asphalt paving operations.
- Miscellaneous trash and litter from construction.

Potential sources of pollution that may be expected to affect the quality of the storm water discharges from the site after construction is completed include the following:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings.
- Dirt and dust from vehicles.
- Trash and litter.

ATTACHMENT B – VOLUME AND CHARACTER OF STORMWATER

The project site is mostly undeveloped (clear) wooded land with grass. Runoff generally flows northeast towards Berry Creek. A portion of the site is located within the 100-year floodplain as defined by FEMA FIRM Panel No. 48491C0292F, December 20, 2019.

The maximum impervious cover proposed with the Berry Creek Crossing development results in approximately 34.54 ac which represents 57% of the total site area (60.75 acres). This impervious cover is based on the approved land uses per the PUD Ordinance #2021-52, it also includes the impervious cover that will be proposed in the TXDOT Right-Of-Way due to the construction of two turn lanes.

Detailed existing and proposed flow data for the points of interest are provided on the drainage plan as part of the construction documents submitted with this application. Refer to the Construction Plans for the Existing and Proposed Drainage Plans.

Storm drainage will be captured in the proposed curb and grate inlets and drain to the existing nearby creek.

BERRY CREEK CROSSING - FULLY DEVELOPED										
DRAINAGE AREA	BMP TYPE	MAX TSS REMOVAL EFFICIENCY	AREA	PRE-DEVELOPMENT I.C.		POST-DEVELOPMENT I.C.		TCEQ REQUIRED 80% TSS LOAD REMOVAL	COG REQUIRED 85% TSS LOAD REMOVAL	PROVIDED TSS LOAD REMOVAL
			AC	AC	%	AC	%	LB	LB	LB
BDP-01	BATCH DETENTION POND	91%	33.33	0.00	0.0%	24.02	72.1%	20,907	22,213	22,760
BDP-02	BATCH DETENTION POND	91%	12.67	0.00	0.0%	9.37	74.0%	8,156	8,666	8,875
VFS-01	VEGETATIVE FILTER STRIP	85%	0.88	0.00	0.0%	0.26	29.2%	223	223	251
VFS-02	VEGETATIVE FILTER STRIP	85%	0.12	0.00	0.0%	0.06	50.4%	53	53	58
VFS-03	VEGETATIVE FILTER STRIP	85%	0.27	0.00	0.0%	0.11	40.6%	95	95	105
BP-01	BY-PASS		12.57	0.00	0.0%	0.47	3.8%	411	411	
BP-02	BY-PASS		0.90	0.00	0.0%	0.25	27.8%	218	218	
TOTAL:			60.74	0.00	0%	34.54	57%	30,063	31,879	32,049

OFFSITE AREAS							
DRAINAGE AREA	BMP TYPE	MAX TSS REMOVAL EFFICIENCY	AREA	PRE-DEVELOPMENT I.C.		POST-DEVELOPMENT I.C.	
			AC	AC	%	AC	%
OS-01	OFFSITE AREA TO BE INCLUDED IN BDP-01		12.96	0.00	0%	0.00	0%
TOTAL:			12.96	0.00		0.00	

Notes:

- The BMPs have been designed for the maximum impervious cover allowed for the whole site per the PUD Ordinance 2021-88.
- City of Georgetown 85% TSS load removal requirement only required for ponds.
- The impervious cover of the two proposed turn lanes (11,000 sf) has been added to the batch detention pond 1 and 2, 50% each.

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.

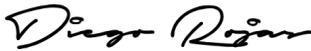
Signature

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: Diego Rojas

Date: 04/21/2023

Signature of Customer/Agent:



Regulated Entity Name: Berry Creek Crossing

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: Berry Creek

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

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses. Measures include reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees.

The following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of toxic or hazardous material will be reported to the Owner and to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The site superintendent responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.
- Any reportable quantity hydrocarbon or hazardous material spill should be reported to the TCEQ at the following 24-hour toll free number 1-800-832-8224.

For a spill of Reportable Quantity:

- Initial notification. Upon the determination that a reportable discharge or spill has occurred, the responsible person shall notify the agency as soon as possible but not later than 24 hours after the discovery of the spill or discharge.
- Method of notification. The responsible person shall notify the agency in any reasonable manner including by telephone, in person, or by any other method approved by the agency. In all cases, the initial notification shall provide, to the extent known, the information listed in subsection (d) of Title 30, Part I, Chapter 327, Rule §327.3. Notice provided under this section satisfies the federal requirement to notify the State Emergency Response Commission in the State of Texas.
- Notification of local government authorities. If the discharge or spill creates an imminent health threat, the responsible person shall immediately notify and cooperate with local emergency authorities. The responsible party will cooperate with the local emergency authority in providing support to implement appropriate notification and response actions. The local emergency authority, as necessary, will implement

its emergency management plan, which may include notifying and evacuating affected persons. In the absence of a local emergency authority, the responsible person shall take reasonable measures to notify potentially affected persons of the imminent health threat.

- As soon as possible, but no later than two (2) weeks after discovery of the spill or discharge, the Contractor shall reasonably attempt to notify the Owner (if identifiable) or Occupant of the property upon which the discharge or spill occurred as well as the occupants of any property that the Contractor believes is adversely affected.

More information on spill rules and appropriate responses is available on the TCEQ website at: <http://www.tceq.texas.gov/response/>

Vehicle and Equipment Maintenance:

- If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
- Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
- Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
- Always use secondary containment, such as drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
 - Place drip pans or absorbent materials under paving equipment when not in use.
 - Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
 - Promptly transfer used fluids to the proper waste or recycling drums. Do not leave full drip pans or other containers lying around.
 - Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over the waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
 - Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all of the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

ATTACHMENT B – POTENTIAL SOURCES OF CONTAMINATION

Once grading activities begin, erosion of bare soil during rainfall events is the most common source of contamination. Silt fences will be installed at the beginning of the grading operation to minimize the potential for transport of the soil offsite.

During construction activities, potential sources of contamination would include petroleum products leaking from construction equipment. The contractor will be advised to keep the equipment in working order and report any spills per the spill response plan.

Other potential sources of contamination include hydraulic fluid and diesel fuel from mechanical equipment and vehicles, as well as paints and chemicals used on site. Any spills shall be handled according to the Spill Response Actions in **Attachment A**.



ATTACHMENT C – SEQUENCE OF MAJOR ACTIVITIES

The first activity of construction will be to install the erosion control measures, consisting of silt fences, tree protection, and stabilized construction entrances. Temporary erosion control measures will remain in place throughout the duration of construction and will be required to be maintained by the contractor to ensure proper functionality, especially after storm events. All disturbed areas to remain pervious will be vegetated using the procedures detailed in the construction plans and all temporary erosion control measures will be removed upon revegetation. Construction activities associated with this application are expected to disturb 4.11 acres of the site.

MAJOR CONSTRUCTION ACTIVITIES AND SEQUENCING:

The major construction activities for this project will include and be sequenced as follows:

1. Established Best Management Practices shall consist of the following: silt fencing, a temporary spoils area, a concrete truck washout pit, and a temporary construction entrance (Estimated area to be disturbed = 0.60 Acres). These items are to remain and be maintained throughout all construction activities.
2. Initial site mass grading operation including right-of-way and first grading. (Estimated area to be disturbed = 5.77 Acres)
3. Fine grading and pond outfall structure (estimated additional area to be disturbed = 0 Acres)
4. Construction (estimated area to be disturbed = 5.77 Acres).

The contractor is responsible for implementing and maintaining the storm water pollution prevention plan which includes maintaining all the necessary erosion controls throughout construction.

ATTACHMENT D – TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

As shown on the Construction Erosion Control Plans, temporary BMP practices and measures will include installing silt fences, inlet protection, stabilized construction entrances, a concrete truck washout, and a temporary spoils area prior to beginning grading operations on the site. Temporary measures are intended to provide a method of slowing the upgradient flow, onsite flow or runoff from the construction site in order to allow sediment and suspended solids to settle out of the water. By containing the sediment and solids within the site, they will not enter surface streams and/or sensitive features. As a temporary BMP, a silt fence will be installed to reduce pollutants. BMP measures utilized in this plan are intended to allow storm water to continue downstream after passing through for treatment.

Site Preparation:

The methodology for pollution prevention of all on-site stormwater will include a) the erection of silt fences along the downgradient boundary of the construction activities, b) installation of inlet protection at all inlets, c) installation of a stabilized construction entrance to reduce the dispersion of sediment from the site, and d) installation of a construction staging area.

Construction:

All installed erosion control measure will be inspected, and if necessary, repaired before any additional construction begins, as well as periodically throughout the construction process. The contractor will be responsible for all maintenance of erosion control measures, as well as the installation of all remaining on-site control measures, including the concrete truck washout, as necessary.



ATTACHMENT E – REQUEST TO TEMPORARILY SEAL A FEATURE

Based on the geologic assessment there are no sensitive karst features are proposed to be sealed on-site. However, there are man-made sensitive features that will be sealed using following TCEQ requirements.

ATTACHMENT F – STRUCTURAL PRACTICES

No structural practices are currently proposed.

ATTACHMENT G – DRAINAGE AREA MAPS

Refer to the construction plans attached.

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

The batch detention ponds will act as a temporary and permanent sedimentation pond. The proposed ponds provide the following volume:

- Pond A – 183,484 CF to the weir elevation.

The calculated temporary sedimentation pond volume required is calculated below.

$$\begin{aligned} \text{Calculation: Required Volume} &= (\text{Rainfall Depth} * \text{Runoff Coefficient} * \text{Drainage Area} * 120\%) \\ &= 1.70 \text{ in.} * 0.72 * 33.33 \text{ acres} * 120\% \\ &= 177,707 \text{ CF} \end{aligned}$$

- Pond B – 72,050 CF to the weir elevation.

The calculated temporary sedimentation pond volume required is calculated below.

$$\begin{aligned} \text{Calculation: Required Volume} &= (\text{Rainfall Depth} * \text{Runoff Coefficient} * \text{Drainage Area} * 120\%) \\ &= 1.70 \text{ in.} * 0.74 * 12.67 \text{ acres} * 120\% \\ &= 69,429 \text{ CF} \end{aligned}$$

ATTACHMENT I – INSPECTION AND MAINTENANCE FOR BMPS

See construction plans included with this application submittal.

Temporary Best Management Practices (BMPs) and measures will be used during construction to prevent pollution of groundwater, surface water and naturally occurring environmental features. Silt fence, inlet protection, stabilized construction entrance, tree protection, concrete washout area, and a temporary spoils area will be installed prior to beginning construction and prior to commencement of any of the activities defined in the sequence of construction as **Attachment C**. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process. The perimeter fence shall be regularly monitored to ensure that the buffers remain no-construction zones until the site work has been completed and authorization has been granted by the engineer. Refer to the construction plans attached for specific controls and details.

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 run-off from the site, and through the use of silt fences placed immediately downstream of disturbed areas and inlet protection at all inlets. To minimize destruction to any portion of the Recharge Zone, on-site perimeter silt fence will also be implemented for pertinent areas throughout

the entirety of construction. The Contractor is expected to inspect the controls weekly and after significant rainfalls to ensure proper function. When silt accumulates six (6) inches in depth the Contractor shall promptly remove the silt from the controls.

BMPs and measures will prevent pollutants from entering surface streams or the aquifer by intercepting stormwater potentially carrying sediment and other pollutants. BMPs and measures will implement a stabilized construction entrance, a construction stockpiling/staging area, and a concrete washout area to help minimize pollutant run-off and erosion generated during construction. Paved streets and driveways adjacent to these sites will be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Sedimentation will be concentrated only in these areas for efficient maintenance. Water trucks will be on-site as necessary to aid be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Sedimentation will be concentrated only in these areas for efficient maintenance. Water trucks will be on-site as necessary to aid in controlling dust. BMPs will be implemented to limit/prevent contaminated inflow from entering surface streams or the aquifer. These practices are to include the following measures: the use of silt fence, vegetative buffer zones, and inlet protection. The fabricated silt fence barricade will provide help to reduce the likelihood of contaminated runoff from entering the aquifer. If any sensitive features are identified by TCEQ inspections, or during excavation or construction, measures appropriate to the sensitivity of the discovered feature will be enacted. No blasting is proposed.

Temporary Erosion and Sedimentation Notes:

1. The Contractor shall maintain, install erosion/sedimentation controls and tree/natural protective fencing prior to any site preparation work (clearing, grubbing or excavation).
2. The placement of erosion/sedimentation controls and tree/natural area protective fencing shall be in accordance with the TCEQ Technical Guidance Manual and the approved Erosion and Sedimentation Control Plan. No erosion controls shall be placed beyond the property lines of the site unless written permission has been obtained from adjacent property owners.
3. A pre-construction conference shall be held on-site with the Contractor, design engineer/permit applicant and Environmental Inspector after installation of the erosion/sedimentation and tree/natural area protection measures and prior to beginning any site preparation work. The Contractor shall notify the Environmental Inspector at least three (3) days prior to the meeting date.
4. Any major variation in materials or locations of controls or fences from those shown on the approved plans will require a revision and must be approved by the reviewing engineer, environmental specialist or city arborist as appropriate. Minor changes to be made as field revisions to the Erosion and Sedimentation Control Plan may be required by the Environmental Inspector during the course of construction to correct control inadequacies.
5. The Contractor is required to inspect the controls at weekly intervals and after significant rainfall events to ensure that they are functioning properly. The person(s) responsible for maintenance of controls shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
6. Prior to final acceptance by the City, haul roads and waterway crossing constructed for temporary Contractor access must be removed, accumulated sediment removed from the waterway and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved soil disposal sites.
7. All work must stop if a void in the rock substrate is discovered, which is one (1) square foot in total area, blows air from within the substrate, and/or consistently received water during any rain event. At this time it is the responsibility of the project manager to immediately contact an Environmental Inspector for further investigation.

8. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.
9. Silt fences, existing sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.
10. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the engineer. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the engineer.
11. Any dirt, mud, rocks, debris, etc., that is spilled, tracked, or otherwise deposited on any existing paved street shall be cleaned up immediately.

Dewatering Operations:

1. Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP area under way, inspect weekly to verify continued BMP implementation.
2. Inspect BMPs subject to non-stormwater discharges daily while non-stormwater discharges occur.
3. Unit-specific maintenance requirements are included with the description of each technology.
4. Sediment removed during the maintenance of a dewatering device may be either spread onsite and stabilized, or disposed of at a disposal site.
5. Sediment that is commingled with other pollutants must be disposed of in accordance with all applicable laws and regulations.

ATTACHMENT J – SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

Contractors will ensure that existing vegetation is preserved where attainable and that disturbed portions of the site will be stabilized. Stabilization practices may include but are not limited to temporary seeding, permanent seeding, mulching, geotextiles, sodding, tree protection, preservation of natural vegetation and other appropriate measures. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied. Except as noted below, stabilization shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the activity has temporarily or permanently ceased. Refer to the construction plans attached for the TCEQ Notes, the Existing Conditions & Tree Survey, and the Erosion & Sedimentation Control Plan.

Permanent 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)(C), (D)(li), (E), and (5), 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.

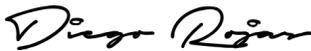
Signature

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 **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Diego Rojas, P.E.

Date: 04/21/2023

Signature of Customer/Agent



Regulated Entity Name: Berry Creek Crossing

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

- Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
 N/A
- These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____

N/A

3. Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

N/A

4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

The site will be used for low density single-family residential development and has 20% or less impervious cover.

The site will be used for low density single-family residential development but has more than 20% impervious cover.

The site will not be used for low density single-family residential development.

5. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

Attachment A - 20% or Less Impervious Cover Waiver. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

The site will not be used for multi-family residential developments, schools, or small business sites.

6. **Attachment B - BMPs for Upgradient Stormwater.**

- A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
 - No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
 - Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7. **Attachment C - BMPs for On-site Stormwater.**
- A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
 - Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
8. **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- N/A
9. The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
 - Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- Design calculations (TSS removal calculations)
 - TCEQ construction notes
 - All geologic features
 - All proposed structural BMP(s) plans and specifications
- N/A

11. **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- Prepared and certified by the engineer designing the permanent BMPs and measures
 - Signed by the owner or responsible party
 - Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
 - A discussion of record keeping procedures
- N/A
12. **Attachment H - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- N/A
13. **Attachment I -Measures for Minimizing Surface Stream Contamination.** 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 attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.
- N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- N/A
15. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.
- N/A



ATTACHMENT B – BMP’S FOR UPGRADIENT STORMWATER

There is upgradient flow that will enter the overall Berry Creek Crossing development. This flow is taken into consideration for the permanent water quality BMPs designed for this site.

ATTACHMENT C – BMP’S FOR ON-SITE STORMWATER

The project site is mostly undeveloped (clear) wooded land with grass. Runoff generally flows northeast towards Berry Creek. A portion of the site is located within the 100-year floodplain as defined by FEMA FIRM Panel No. 48491C0292F, December 20, 2019.

The maximum impervious cover proposed with the Berry Creek Crossing development results in approximately 34.54 ac which represents 57% of the total site area (60.75 acres). This impervious cover is based on the approved land uses per the PUD Ordinance #2021-52, it also includes the impervious cover that will be proposed in the TXDOT Right-Of-Way due to the construction of two turn lanes.

Detailed existing and proposed flow data for the points of interest are provided on the drainage plan as part of the construction documents submitted with this application. Refer to the Construction Plans for the Existing and Proposed Drainage Plans.

Storm drainage will be captured in the proposed curb and grate inlets and drain to the existing nearby creek.

ATTACHMENT D – BMP’S FOR SURFACE STREAMS

There are no surface streams running along the proposed site. A portion of the site is located within the 100-year floodplain as defined by FEMA FIRM Panel No. 48491C0292F, December 20, 2019.

ATTACHMENT F – CONSTRUCTION PLANS

Construction plans are attached.

ATTACHMENT G – INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Construction plans are attached.

ATTACHMENT I – MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

There are no surface streams located on the property.

ATTACHMENT G – INSPECTION, MAINTENANCE, REPAIR, AND RETROFIT PLAN

Batch Detention Pond

1. Inspections should take place a minimum of twice a year and be documented in inspection reports. Inspection reports should include a field logbook documenting date, location, and action items. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
2. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
3. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
4. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.
5. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).
6. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
7. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.
8. The Logic Controller should be inspected as part of the twice-yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Vegetative Filter Strips

1. **Seasonal Mowing and Lawn Care.** If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetative filter strip areas.
2. **Inspection.** Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections
3. **Debris and Litter Removal.** Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structures (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.
4. **Sediment Removal.** Sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flatbottomed shovels.
5. **Grass Reseeding and Mulching.** A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.



An amended copy of this document will be provided to the TCEQ within thirty days of any changes in the following information.

Responsible Party for Maintenance: IH35 SH130, L.P.
Address: 6002 Camp Bullis Road, *SUITE 201*
City, State, Zip: San Antonio, TX 78257
Telephone Number: (210) 863-0717

Signature of Responsible Party



SIGNATURE PAGE:

Juni Puri
Applicant's Signature

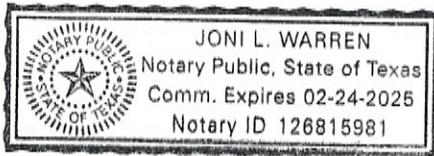
04/20/2023
Date

THE STATE OF TEXAS §

County of BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared RAJEEV PURI 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 20th day of April, 2023



Joni L. Warren
NOTARY PUBLIC

Joni L. Warren
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 2/24/2025

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Berry Creek Crossing

Regulated Entity Location: Located northeast of the intersection of IH35 and SH130

Name of Customer: IH35 SH130, L.P.

Contact Person: Rajeev Puri

Phone: 210-863-0717

Customer Reference Number (if issued): CN CN605683812

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

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	60.748 Acres	\$ 8,000
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	\$
Extension of Time	Each	\$

Signature: Diego Riquelme

Date: 04/21/2023

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

Project	Project Area in Acres	Fee
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

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

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



TCEQ Use Only

TCEQ Core Data Form

For detailed instructions regarding completion of 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 type="checkbox"/> Other	
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 605683812		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input type="checkbox"/> New Customer		<input checked="" type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership	
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).			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
IH35 SH130, LP			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
0803048814	32067566599		
11. Type of Customer:	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input checked="" type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input 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 checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator			
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> Voluntary Cleanup Applicant <input type="checkbox"/> Other:			
15. Mailing Address:	6002 Camp Bullis Road		
	City	San Antonio	State TX ZIP 78257 ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		rpuri@athenadomain.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	
(210) 863-0717		() -	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)
Berry Creek Crossing

23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>	East of the IH 35 and SH 130 intersection. Property ID R038939 & R631347						
	City	Georgetown	State	TX	ZIP	78626	ZIP + 4
24. County	Williamson County						
Enter Physical Location Description if no street address is provided.							
25. Description to Physical Location:	East of the IH 35 and SH 130 intersection. Property ID R038939 & R631347						
26. Nearest City	Georgetown				State	TX	Nearest ZIP Code
						78626	
27. Latitude (N) In Decimal:	30.68434			28. Longitude (W) In Decimal:	-97.65166		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30	41	3.62N	97	39	5.98W		
29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)		
1522	1542		236116		236220		
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>							
Land Development - Multi-Family Residential & Commercial							
34. Mailing Address:	6002 Camp Bullis Road						
	City	San Antonio	State	TX	ZIP	78257	ZIP + 4
35. E-Mail Address:	rpuri@athenadomain.com						
36. Telephone Number		37. Extension or Code			38. Fax Number <i>(if applicable)</i>		
(210) 863-717					() -		

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

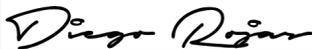
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source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

SECTION IV: Preparer Information

40. Name:	Diego Rojas	41. Title:	Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 872-6696		() -	diego.rojas@hrgreen.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:	HR Green Development TX, LLC	Job Title:	Project Manager
Name <i>(In Print)</i> :	Diego Rojas	Phone:	(512) 872-6696
Signature:		Date:	4/21/2023



Appendix



TCEQ Approvals

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 12, 2022

Mr. Rajeev Puri
IH35 SH130, LP
6002 Camp Bullis Road
San Antonio, TX 78257

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Berry Creek Crossing Wastewater Improvements; Located east of the IH 35 and SH 130 intersection; Georgetown, Texas

TYPE OF PLAN: Request for Approval of an Organized Sewage Collection System (SCS) Plan; 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Regulated Entity No. RN111517496; Additional ID No. 11003132

Dear Mr. Puri:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the organized sewage collection system plans and specifications for the referenced project submitted to the Austin Regional Office on behalf of IH35 SH130, LP by HR Green Development TX, LLC on June 9, 2022. Final review of the SCS was completed after additional material was received on July 29, 2022, and August 8, 2022. As presented to the TCEQ, the construction documents were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 and Chapter 217. Therefore, based on the Texas Licensed Professional Engineer's concurrence of compliance, the planning materials for construction of the proposed sewage collection system and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires (2) two years from the date of this letter unless, prior to the expiration date, more than 10 percent of construction has commenced, or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial and multi-family project will have an area of approximately 60.75 acres with no existing impervious cover. The collection system will provide service for development of 700 multi-family units, one convenience store, four restaurants, two office buildings, one retail building and two hotels. Approximately 3.19 acres of soil disturbance is associated to the construction of the collection system.

The proposed sewage collection system will consist of a total of 3,494 linear feet of sewer main consisting of: 54 linear feet of 10-inch diameter PVC SDR 26 gravity sewer main (ASTM D-3034); 1,460 linear feet of 12-inch diameter PVC SDR 26 gravity sewer main (ASTM D-3034); 1,960 feet of 8-inch diameter SDR 26, 160 psi pressure rated main (ASTM D-2241); 20 feet of 12-inch diameter SDR 26, 160 psi pressure rated main (ASTM D-2241); manholes, and appropriate appurtenances for the residential development.

The system will be connected to an existing City of Georgetown wastewater line for conveyance to the Pecan Branch Recycling Center for treatment and disposal. The project is located within the City of Georgetown and will conform to all applicable codes, ordinances, and requirements of the City of Georgetown.

The proposed lift station will consist of a 6-foot diameter wet well with an approximate depth of 26.2 feet, two submersible grinder pumps, and one 150 kW emergency stand-by diesel generator. Each pump will have a pumping capacity of 550 gallons per minute (gpm) at a total dynamic head (TDH) of 71.31 feet. Additional equipment will include a control panel, an audio-visual alarm, auto-dial telemetry, level pump controllers, pump supports and discharge piping with valves, and a security fence with controlled access.

GEOLOGY

According to the geologic assessment included with the application, the site is underlain by the Quaternary Undivided Alluvium and Quaternary Alluvium deposits. Three sensitive man-made features in bedrock were identified by the project geologist within the fifty-foot sewer envelope along the sewer centerline. The site assessment conducted on July 19, 2022, revealed the site was generally as described in the geologic assessment.

Three sensitive man-made features in bedrock will be mitigated during sewer construction.

Feature BT-02 consist of eight RV utility hook-up trenches with the sewer alignment crossing five of the locations. The existing underground utilities will be cut and removed from the force-main trench and a clay envelope installed around the proposed force-main to prevent any leakage from traveling along the RV hook-up trench.

Feature BT-03 is a wastewater lift station that pumped wastewater collected from Feature BT-02 to an on-site septic disposal field and feature BT-04 is a wastewater grinder lift station. Both will be removed during construction and the excavation backfilled.

SPECIAL CONDITIONS

- I. The lift station shall be designed and constructed to help ensure that bypassing of any sewage does not occur. All lift stations must be designed to meet the requirements of 30 TAC §217.63.
- II. Upon completion of any lift station excavation, a geologist shall certify that the excavation has been inspected for the presence of sensitive features. Certification that the excavation has been inspected must be submitted to the San Antonio Regional Office within 30 days of the inspection.
- III. By the responsible engineer's dated signature and seal on the Engineering Design Report attached to the submitted application, all information therein accurately reflects the information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer in accordance with the requirements of 30 TAC 213.5 (c) and Chapter 217.
- IV. Construction of impervious cover at the lift station site may not commence until approval of an Edwards Aquifer Water Pollution Abatement Application for this development.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the project location shall be provided a copy of this notice of approval. At least one complete copy of the approved SCS plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Modification to the activities described in the referenced SCS and lift station applications following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved application, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213 and Chapter 217. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity, upon which that person or entity shall assume responsibility for all provisions and conditions of this approval.
9. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
10. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the San Antonio Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the

executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

11. The following records shall be maintained by the applicant and made available to the executive director upon request: the dates trenching 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 and completed.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering of excavated areas becomes necessary, the discharge will be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.
14. No part of the system shall be used as a holding tank for a pump-and-haul operation.

After Completion of Construction:

15. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 217 shall be submitted to the San Antonio Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service. The certification should include the project name as it appeared on the approved application, the program ID number, and two copies of a site plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Should any test result fail to meet passing test criteria and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.
16. Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 217 shall be submitted to the San Antonio Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. Should any test result fail to meet passing test criteria, and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.
17. If ownership of this organized sewage collection system is legally transferred (e.g., developer to city or Municipal Utility District), the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
18. An Edwards Aquifer protection plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the San Antonio Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

Mr. Rajeev Puri
Page 5
August 12, 2022

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact the Edwards Aquifer Protection Program Austin Regional Office at 512-339-2929.

Sincerely,



Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/dv

cc: Mr. Diego Rojas, PE, HR Green Development TX, LLC

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 27, 2023

Mr. Rajeev Puri
IH35 SH130 LP
6002 Camp Bullis Rd.
San Antonio, Texas 78257

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Berry Creek Crossing; Located east of the IH 35 and SH 130 Intersection; Georgetown, Texas
TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 11003284; Regulated Entity No. RN111517496

Dear Mr. Puri:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the above-referenced project submitted to the Austin Regional Office by HR Green Development TX LLC on behalf of IH35 SH130 LP on October 4, 2022. Final review of the WPAP was completed after additional material was received on December 21, 2022, January 19, 2023, and January 24, 2023. As presented to the TCEQ, the Temporary Best Management Practices (BMPs) were selected, and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

An Organized Sewage Collection System Plan (SCS) was approved for Berry Creek Wastewater Improvements in a TCEQ letter dated August 12, 2022 (EAPP ID No. 11003132). The SCS included a lift station.

PROJECT DESCRIPTION

The proposed commercial and multi-family project will have an area of approximately 60.75 acres. The limit of construction area for this phase is 19.47 acres. It will include clearing, grading, installation of underground utilities, and the construction of a temporary sedimentation basin. No impervious cover is proposed, and no wastewater will be generated by this project. An interim vegetative filter strip (VFS) designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed with this phase to treat stormwater runoff from the approved lift station and associated access road.

GEOLOGY

According to the Geologic Assessment included with the application, the surficial unit is Quaternary Undivided Alluvium and the Quaternary Alluvium deposits. No sensitive geologic features were identified in the Geologic Assessment. The Austin Regional Office site assessment conducted on November 15, 2022, revealed the site to be generally as described by the Geologic Assessment.

SPECIAL CONDITIONS

- I. When the interim VFS is removed or modified with future development, treatment for the associated areas must be provided using additional permanent BMPs.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
13. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director upon request: 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.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

18. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
19. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
22. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

Mr. Rajeev Puri
Page 5
January 27, 2023

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Betsy Yockey of the Edwards Aquifer Protection Program of the Austin Regional Office at (512)339-2929.

Sincerely,



Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/bmy

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625

cc: Mr. Diego Rojas, P.E., HR Green Development TX LLC

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 17, 2023

Mr. Rajeev Puri
IH35 SH130, LP
6002 Camp Bullis Rd.
San Antonio, TX 78257

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Berry Creek Apartments; Located East of IH 35 and SH 130, Georgetown, Texas
TYPE OF PLAN: Request for Modification of an Approved Organized Sewage Collection System (SCS) Plan; 30 Texas Administrative Code (TAC) Chapter 213 & 217 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 11003306; Regulated Entity No. RN111587440

Dear Mr. Puri:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the organized sewage collection system plans and specifications for the referenced project submitted to the Austin Regional Office on behalf of IH35 SH130, LP by HR Green Development Texas, LLC on October 10, 2022. Final review of the SCS was completed after additional material was received on January 26, 2023 and February 14, 2023. As presented to the TCEQ, the construction documents were selected and were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213 and Chapter 217. Therefore, based on the Texas Licensed Professional Engineer's concurrence of compliance, the planning materials for construction of the proposed sewage collection system and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires (2) two years from the date of this letter unless, prior to the expiration date, more than 10 percent of construction has commenced, or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed SCS will provide disposal service for the Berry Creek Apartment complex. The 4,733 linear feet gravity SCS system will consist of the pipe lengths listed in the table below:

Pipe Diameter (inches)	Linear Feet	Pipe Material	Specification
10	557	PVC SDR-26	ASTM D3034
8	2,687	PVC SDR-26	ASTM D3034
8	140	PVC SDR-26	ASTM D2241
6	955	PVC SDR-26	ASTM D3034

6	160	PVC SDR-26	ASTM D2241
4	174	PVC SDR-26	ASTM D3034
4	60	PVC SDR-26	ASTM D2241

The system will be connected to an existing City of Georgetown wastewater line for conveyance to the existing Pecan Branch Wastewater Treatment Plant for treatment and disposal. The project is located within the City of Georgetown and will conform to all applicable codes, ordinances, and requirements of the City of Georgetown.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the site is underlain by Quaternary Undivided Alluvium (Qu) and Quaternary Alluvium (Qal) deposits. No sensitive features were identified on site. The TCEQ site assessment conducted on January 10, 2023 revealed the site to be generally in accordance with the description included in the GA.

SPECIAL CONDITIONS

- I. All wastewater conveyance and treatment infrastructure shall be operational prior to any occupancy of the houses and prior to any wastewater flow being introduced into the sewage collection system.
- II. It is emphasized that where wastewater lines must bridge faults, caverns, sinkholes, or solution features the lines shall be constructed in a manner that will maintain the structural integrity of the pipe. When such sensitive features are encountered, 30 TAC §213.5(f)(2) requires that all regulated activities near the feature must be immediately suspended and the owner/developer shall immediately notify the Austin Regional Office. Additionally, when such geologic features are encountered which are bridged by construction, the location and extent of those features must be assessed by a geologist and must be reported to the Austin Regional Office in writing within two working days of discovery as required by 30 TAC §213.5(c)(3)(K). Construction may not resume in the area of the feature until the executive director has reviewed and approved the methods proposed to protect the aquifer from any potential adverse impacts. See Standard Condition 9 below.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the project location shall be provided a copy of this notice of approval. At least one complete copy of the approved SCS plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.

5. Modification to the activities described in the referenced SCS application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved application, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213 and Chapter 217. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity, upon which that person or entity shall assume responsibility for all provisions and conditions of this approval.
9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
10. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
11. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering of excavated areas becomes necessary, the discharge will be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, sit fence rings, etc.
12. The following records shall be maintained by the applicant and made available to the executive director upon request: the dates trenching 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 and completed.
13. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
14. No part of the system shall be used as a holding tank for a pump-and-haul operation.

After Completion of Construction:

15. Certification by a Texas Licensed Professional Engineer of the testing of sewage collection systems required by 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office within 30 days of test completion and prior to the new sewage collection system being put into service. The certification should include the project name as it appeared on the approved application, the program ID number, and two copies of a site plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Should any test result fail to meet passing test criteria and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.
16. Every five years after the initial certification, the sewage collection system shall be retested. Any lines that fail the test must be repaired and retested. Certification that the system continues to meet the requirements of 30 TAC Chapter 213 and Chapter 217 shall be submitted to the Austin Regional Office. The certification should include the project name as it appeared on the approved application, the program ID number and two copies of a site plan sheet(s) indicating the wastewater lines and manholes that were tested and are being certified as complying with the appropriate regulations. Should any test result fail to meet passing test criteria, and then subsequently pass testing, the result(s) and an explanation of what repair, adjustment, or other means were taken to facilitate a subsequent passing result shall be provided.
17. If ownership of this organized sewage collection system is legally transferred (e.g., developer to city or Municipal Utility District), the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
18. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Bob Castro, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
LIB/rbc

cc: Mr. Diego Rojas, P.E., HR Green Development Texas, LLC



Deeds



NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED
(Williamson County, Texas)**

Date: EFFECTIVE JULY 26, 2018

Grantor: MARY ANN JOSEPH AND DAN JOSEPH, SPOUSE; and VIRGINIA BISHOP, TRUSTEE OF THE VIRGINIA BISHOP DESCENDANT'S TRUST CREATED UNDER ARTICLE VI OF THE GLEN WILLBERN BISHOP AND ARLENE LELIA BISHOP LIVING TRUST UNDER AN INSTRUMENT DATED MAY 27, 2010

Grantee: IH35 SH130, LP
Address: Attn: Rajeev Puri
6002 Camp Bullis Rd
San Antonio, Texas 78257

Consideration: TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of a note of even date executed by Grantee and payable to the order of AD Acquisitions, LLC, a Texas limited liability company ("Lender"), in the principal amount of One Million Nine Hundred Thousand and No/100 (\$1,900,000.00) (the "Note"). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender and by a Deed of Trust of even date from Grantee to Marlise Kercheville, trustee.

Property (including any improvements):

49.31 acres of land, more or less, out of the JOHN BERRY SURVEY, Abstract No. 51 in Williamson County, Texas, the "Land", being more fully described by metes and bounds in Exhibit "A" attached hereto and made a part hereof, together with any and all improvements situated on the Land; and the right, title and interest of Grantor, if any, in and to any and all appurtenances, strips or gores, and easements, bounding the Land to the extent related to the Land; all utility capacity, water rights, mineral rights, licenses, permits, entitlements, and bonds, if any, to the extent they relate to the Land, to be used in conjunction with Grantor's adjacent property, and all other rights and benefits to the extent attributable to the Land, including rights to all personal property left on the land at closing; and the non-exclusive right to all points of ingress and egress appurtenant thereto.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year, and those matters set forth in Exhibit "B" attached hereto and made a part hereof.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs,

executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

GRANTEE ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE SPECIFICALLY SET FORTH IN THE CONTRACT BETWEEN GRANTOR AND GRANTEE HAVING AN EFFECTIVE DATE OF JANUARY 17, 2018, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (C) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY THAT WAS OBTAINED FROM THIRD PARTIES WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION OBTAINED FROM ANY THIRD PARTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS." GRANTEE ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the Note. The first and superior vendor's lien against the superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse to Grantor.

When the context requires, singular nouns and pronouns include the plural.

Mary Ann Joseph
MARY ANN JOSEPH

Dan Joseph
DAN JOSEPH

STATE OF TEXAS

*

COUNTY OF Williamson

*

This instrument was acknowledged before me on JULY 26 2018 by MARY ANN JOSEPH.



Linda Guthrie
Notary Public, State of Texas

STATE OF TEXAS

*

COUNTY OF Williamson

*

This instrument was acknowledged before me on JULY 26 2018 by DAN JOSEPH.



Linda Guthrie
Notary Public, State of Texas

Unofficial Document

Virginia Bishop
VIRGINIA BISHOP, TRUSTEE OF THE
VIRGINIA BISHOP DESCENDANT'S
TRUST CREATED UNDER ARTICLE VI
OF THE GLEN WILLBERN BISHOP AND
ARLENE LELIA BISHOP LIVING TRUST
UNDER AN INSTRUMENT DATED MAY
27, 2010

STATE OF TEXAS

*

COUNTY OF Williamson

*

This instrument was acknowledged before me on JULY 21, 2018 by VIRGINIA BISHOP, TRUSTEE OF THE VIRGINIA BISHOP DESCENDANT'S TRUST CREATED UNDER ARTICLE VI OF THE GLEN WILLBERN BISHOP AND ARLENE LELIA BISHOP LIVING TRUST UNDER AN INSTRUMENT DATED MAY 27, 2010.

[Signature]
Notary Public, State of Texas



Unofficial Document

GRANTEE'S ACCEPTANCE:

IH35 SH130, LP.,
a Texas limited liability company

By: IH35 SH130 GP, LLC,
a Texas limited liability company,
its general partner

By: *Rajeev Puri*
Name: Rajeev Puri
Title: Manager

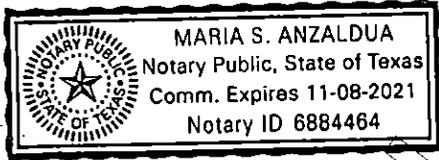
STATE OF TEXAS

*

COUNTY OF BEXAR

*

This instrument was acknowledged before me on JULY 25, 2018 by Rajeev Puri, Manager of IH35 SH130 GP, LLC, a Texas limited liability company acting as general partner of IH35 SH130, LP., a Texas limited partnership, on behalf of said partnership.



Maria S. Anzaldue
Notary Public, State of Texas

Unofficial Document

FOREST SURVEYING AND MAPPING CO.
T.B.P.L.S Firm # 10002000
1002 Ash St.
Georgetown, Tx. 78626

EXHIBIT "A"

DESCRIPTION FOR MARY ANN JOSEPH & VIRGINIA BISHOP, TRUSTEES - AD ACQUISITIONS, LLC

BEING 49.31 ac. of the John Berry Survey, Abstract No. 51, in Williamson County, Texas; part of a tract that was described in a deed to the Glen Willbern Bishop and Arlene Lelia Bishop Living Trust (77.059 ac. less exceptions) of record in Doc. 2003097140, of the Official Public Records of Williamson County, Texas (OPRWCT). For various interests in this property see deed to Mary Ann Joseph and Virginia Bishop, Co-Trustees, as set out in Doc. 2016053295. This tract was surveyed on the ground in May of 2018 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone Western Data VRS Network.

COMMENCING FOR REFERENCE at the Southeast corner of the said 77.059 acre tract at the approximate center of the channel of Berry Creek. This corner exists at the Northeast corner of the property of Linda Vise, Larry Wittera and Ruth Ann Sudduth, the heirs of Amelia Wittera, et. vir, the same property that was conveyed to Amelia Wittera, et. vir, as described in Vol. 472, Pg. 133 (remainder parcel, formerly 102.5 acres). This corner also exists in the West boundary of the property that is described in a deed to Williamson County (Tract II Doc. 2011066293, 210.514 ac. to centerline of creek).

THENCE with the South line of a 30 foot wide utility easement of 0.66 acres (City of Georgetown sewer easement agreement Doc. 2017009836), (L10) S 68°48'43" W 94.21 feet to an iron pin which was found on the High West bank of the creek (edge of a cliff); and S 68° 42'25" W 867.02 feet to the TRUE POINT OF BEGINNING. This corner is an iron pin which was found in the most Southerly South boundary of the said 77.059 acres, at the Southeast corner of the 4.13 acre property that was described in a Deed to Zymac Group Ltd., as filed in Doc. 2017009838.

THENCE with the boundary of the property conveyed to Zymac Group Ltd., N 21°22'49" W 285.01 feet to an iron pin which was found; and S 68°47'17" W 673.63 feet to an iron pin which was found in the East boundary of State Highway 130 (lower Northeast corner of the property conveyed to the Texas Transportation Commission, Part 2 called 2.449 ac. as described in Doc. 2004037653). It is noted that at this location access is permitted to the service road of State Highway 130. This corner exists at the Southwest corner of a utility easement granted to the public (30 feet wide, 0.937 acres), as described in Doc. 2017009837.

THENCE with West line of the said easement and the East line of State Highway 130 (Condemnation Judgement, Part 1 called 11.07 ac. as described in Doc. 2005015488); N 37°47'45" W 492.12 feet to an iron pin which was found at the beginning of a curve (C19) to the left having a radius of 1268.17 feet and a central angle of 17°44'17", 392.61 feet with the arc of the curve, the chord bears N 46°09'40" W 391.04 feet to an iron pin which was found at the beginning of a curve to the right (C18) having a radius of 200 feet and a central angle of 22° 00'13", 76.81 feet with the arc of the curve, the chord bears N 43°42'41" W 76.34 feet to an iron pin which was found at the beginning of a curve(C22).

THENCE continuing with the West line of the said utility easement and with the curved East line of State Highway 130, with a curve to the right (C16) having a radius of 1307.00 feet and a central angle of 17°40'01", 403.01 feet with the arc of the curve, the chord bears N 24°12'03" W 401.42 feet to a ½ inch capped iron pin which was found at the Northwest corner of this property, in the South boundary of the property of Larry D. Kokel and Dale Illig (73.153 ac. Doc. 9663744).

THENCE with the North boundary of the 77.059 acres and the South boundary of the 73.153 acres, as follows; S 85°29'11" E 250.15 feet to a nail found in the in south base of 44" triple oak; finding ½ inch capped iron pins at bends in the fence as follows; N 87°33'22" E 206.83 feet; and N 89°15'52" E 98.50 feet.

1072

DESCRIPTION FOR MARY ANN JOSEPH & VIRGINIA BISHOP, TRUSTEES-AD ACQUISITIONS, LLC
49.31 AC. PAGE 2

THENCE continuing with the common boundary between the 77.059 acres and the 73.153 acres, as follows; N 74°53'10" E 353.06 feet to an iron pin which was found; and N 75°32'54" E 487.05 feet to an iron pin that was found at a corner in the South boundary of the property that is described in a deed to Larry D. Kokel and Dale Illig (73.153 ac. Doc. 9663744).

THENCE with the common boundary between the said 77.059 acres and the said 73.153 acres, generally along or near an existing fence, (L6) S 37°19'28" E 55.0 feet to an iron pin which was found at another offset corner that exists in the North line of the 77.059 ac. and the South line of the 73.153 acres.

THENCE with the common boundary between the property of Kokel and Illig and the said Bishop 77.059 acres, finding iron pins as follows; N 68°37'26" E 240.61 feet; N 68°59'47" E 380.33 feet; N 69°31' 41" E 153.31 feet to an iron pin which was found on the West bank of Berry Creek; and (L7) N 69°31'41" E 30.00 feet to a submerged point in the approximate center of the channel of Berry Creek.

THENCE downstream with the approximate center of the channel of Berry Creek following the common boundary between the said 77.059 acres and the said 210.514 acres that is described in a deed to Williamson County (Doc. 2011066293), as follows; S 05° 53'10" W 304.87 feet (this submerged point stands (L9) S 65°32'17" E 34.83 feet from an iron pin which was found at north base of 36" cotton wood tree on the bank of the creek); continuing with the centerline of the waterway, S 04°31'49" E 427.11 feet (this submerged point stands (L8) N 20°04'19" E 32.54 feet from an iron pin which was found on the low West bank of the creek); continuing with the approximate centerline of the waterway to submerged points as follows: S 14°39'34" E 117.74 feet; S 15°31'17" E 127.66 feet; and S 41°45'09" E 316.70 feet to the Southeast corner of the said 77.059 acres. This corner exists at the Southeast corner of an easement for utilities containing 0.66 acres (Commencing Point).

THENCE with the South line of the 77.059 acres and the North boundary of the property of Linda Vise, Larry Wittera and Ruth Ann Sudduth, and with the South line of a 30 foot wide utility easement as follows; (L10) S 68°48'43" W 94.21 feet to an iron pin which was found on the High West bank of the creek (edge of a cliff); and S 68°42'25" W 867.02 feet to the TRUE POINT OF BEGINNING.

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision in May of 2018. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas,
this the 4th day of May of 2018, A.D. File: bishop 49.31 ac.doc


WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



EXHIBIT "A"

2 of 2

EXHIBIT "B"
(Permitted Encumbrances)

1. Restrictive covenants recorded in Volume 1435, Page 46 and Document No. 9844745, Official Records, Williamson County, Texas.
2. Water Pollution Abatement Plan recorded in Volume 1428, Page 902, Volume 1887, Page 211, Official Records and Document No. 2000017893, Official Public Records, Williamson County, Texas.
3. Easement as set out in instrument dated October 14, 1986, by Glen W. Bishop and recorded in Volume 1435, Page 46, Official Records, Williamson County, Texas.
4. Easement dated February 11, 1991, by Glen W. Bishop, et al to GTE Southwest Incorporated recorded in Volume 1987, Page 87, Official Records, Williamson County, Texas.
5. Affidavit to the Public regarding the operation of a secondary treatment system recorded under Document No. 2000030231, Official Public Records, Williamson County, Texas.
6. Easement dated June 15, 2004, by Glen Willbern Bishop and Arlene Lelia Bishop Living Trust to Pedernales Electric Cooperative, Inc., recorded under Document No. 2006010421, Official Public Records, Williamson County, Texas.
7. Easement dated April 7, 2010, by Glen Willbern Bishop and Arlene Bishop Living Trust to the City of Georgetown, recorded under Document No. 2010028582, Official Records, Williamson County, Texas.
8. Easement dated January 27, 2017, by Mary Ann Joseph and Virginia Bishop, Trustee to the City of Georgetown, recorded under Document No. 2017009836, Official Public Records, Williamson County, Texas.
9. Easement dated January 27, 2017, by Mary Ann Joseph and Virginia Bishop, Trustee to the City of Georgetown, recorded under Document No. 2017009837, Official Public Records, Williamson County, Texas.
10. Overhead power lines and power poles crossing the land extending onto the property owned by Larry D. Kokel and Dale Illig (Doc 9663644) to the north as shown on survey dated May 4, 2018, by Williams F. Forest, Jr., Registered Professional Land Surveyor No. 1847 of Forest Surveying & Mapping Company.
11. The effect, if any, of restrooms cinder block building and asphalt area lying in utility easement as shown on survey dated May 4, 2018, by William F. Forest, Jr., Registered Professional Surveyor No. 1847 of Forest Surveying & Mapping Company.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2018066618

DEED Fee: \$49.00
07/27/2018 04:07 PM

LMUELLER

C/H Georgetown Title Company, Inc.

3



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

**SPECIAL WARRANTY DEED
(Williamson County, Texas)**

Date: EFFECTIVE JANUARY 19, 2022

Grantor: KOKEL LEGACY, LLC aka KOKEL LEGACY LLC and DAS UBER MONTNEY, LLC

Grantee: IH35 SH130, LP

Address: Attn: Rajeev Puri
6002 Camp Bullis Rd
San Antonio, Texas 78257

Consideration: TEN AND 00/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged.

Property (including any improvements):

11.438 acres of land, more or less, out of the JOHN BERRY SURVEY, Abstract No. 51 in Williamson County, Texas, the "Land", being more fully described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof, together with any and all improvements situated on the Land; and the right, title and interest of Grantor, if any, in and to any and all appurtenances, strips or gores, and easements, bounding the Land to the extent related to the Land; all utility capacity, water rights, mineral rights, licenses, permits, entitlements, and bonds, if any, to the extent they relate to the Land, to be used in conjunction with Grantor's adjacent property, and all other rights and benefits to the extent attributable to the Land, including rights to all personal property left on the land at closing; and the non-exclusive right to all points of ingress and egress appurtenant thereto.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made, delivered and accepted subject to the payment of ad valorem taxes assessed against the property conveyed for the current year 2022, and those matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

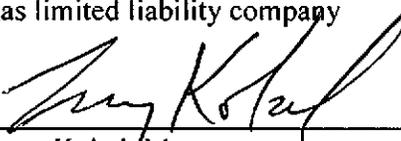
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in anywise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, administrators, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise.

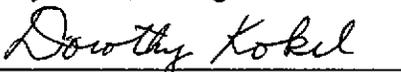
GRANTEE ACKNOWLEDGES AND AGREES THAT, OTHER THAN AS MAY BE

SPECIFICALLY SET FORTH IN THE CONTRACT BETWEEN GRANTOR AND GRANTEE HAVING AN EFFECTIVE DATE OF JANUARY 17, 2018, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, (C) THE COMPLIANCE OF OR BY (THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, INCLUDING, WITHOUT LIMITATION, THE AMERICANS WITH DISABILITIES ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, AND THE TEXAS ARCHITECTURAL BARRIERS ACT AND ANY RULES AND REGULATIONS PROMULGATED THEREUNDER OR IN CONNECTION THEREWITH, (E) THE HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, OR (F) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING SOLID WASTE, AS DEFINED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND APPLICABLE STATE LAWS, AND REGULATIONS PROMULGATED THEREUNDER. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT HAVING BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY THAT WAS OBTAINED FROM THIRD PARTIES WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION OBTAINED FROM ANY THIRD PARTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT THE SALE OF THE PROPERTY AS PROVIDED FOR HEREIN IS MADE ON AN "AS IS, WHERE IS" CONDITION AND BASIS "WITH ALL FAULTS." GRANTEE ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THIS PARAGRAPH WERE A MATERIAL FACTOR IN THE DETERMINATION OF THE PURCHASE PRICE OF THE PROPERTY.

When the context requires, singular nouns and pronouns include the plural.

KOKEL LEGACY, LLC,
a Texas limited liability company

By: 
Larry Kokel, Manager

By: 
Dorothy Kokel, Manager

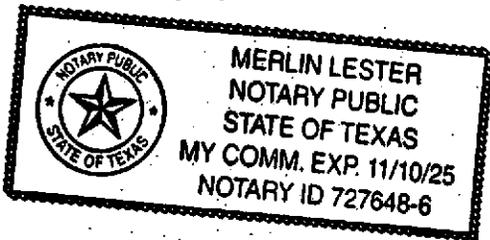
Unofficial Copy

STATE OF TEXAS

COUNTY OF Willsboro

§
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This instrument was acknowledged before me on January 17, 2022 by Larry Kokel and Dorothy Kokel, Managers of Kokel Legacy, LLC, a Texas limited liability company, on behalf of said company.



[Signature]
Notary Public, State of Texas

DAS UBER MONTNEY, LLC,
a Texas limited liability company

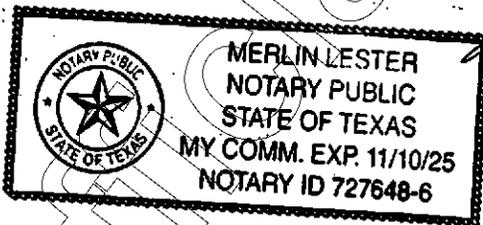
By: [Signature]
Name: Dale Illig, President

STATE OF TEXAS

COUNTY OF Willsboro

§
§
§

This instrument was acknowledged before me on January 17, 2022 by Dale Illig, President of Das Uber Montney, LLC, a Texas limited liability company, on behalf of said company.



[Signature]
Notary Public, State of Texas

GRANTEE'S ACCEPTANCE:

IH35 SH130, LP.,
a Texas limited liability company

By: **IH35 SH130 GP, LLC,**
a Texas limited liability company,
its general partner

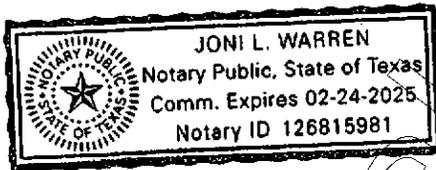
By: *Rajeev Puri*
Name: Rajeev Puri
Title: Manager

STATE OF TEXAS

§
§
§

COUNTY OF BEXAR

This instrument was acknowledged before me on January 19, 2022 by Rajeev Puri, Manager of IH35 SH130 GP, LLC, a Texas limited liability company acting as general partner of IH35 SH130, LP., a Texas limited partnership, on behalf of said partnership.



Joni L. Warren
Notary Public, State of Texas

Unofficial Document

FOREST SURVEYING AND MAPPING CO.
T.B.P.L.S Firm # 10002000
 1002 Ash St.
 Georgetown, TX, 78626

DESCRIPTION FOR: IH35 SH 135, LP

11.438 Acres

BEING 11.438 acres of land, situated in the John Berry Survey, Abstract No. 51, in Williamson County, Texas, said 11.438 acres being a portion out of a 73.153 acre tract, of record to Larry D. Kokel and Dale Illig, Document No. 9663744, Official Public Records Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in August of 2021 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a ½" capped iron pin found (steel pin), marked "FOREST RPLS 1847", at the Southwest corner of said 73.153 acre tract, for the Southwest corner hereof, said point being a point in the East Right-of-Way line of State Highway 130, said point being the Northwest corner of a 49.31 acre tract, of record to IH 35 South 130, LP, Document No. 2018066618 (OPRWCT), said point being a point on a curve to the right,

THENCE, with the West boundary line of said 73.153 acre tract and the East Right-of-Way line of State Highway 130, in a northerly direction with a non-tangent curve to the right, (C1) with a Radius of 1307.00 feet, having a Chord Bearing of N 08°25'25" W, 315.10 feet, having a Central Angle of 13°50'49" and an Arc Length of 315.87 feet, to an aluminum capped iron pin found, marked "TXDOT ", said point being a point in the East Right-of-Way line of Interstate Highway 35,

THENCE, with the West boundary line of said 73.153 acre tract and the East Right-of-Way line of Interstate Highway 35, N 16°02'46" E, 37.31 feet, to a ½" iron pin found, at the Southwest corner of Lot 1 of The Tilson Subdivision, Cabinet O, Slide 263, Plat Records Williamson County, Texas (PRWCT), for the most westerly Northwest corner hereof, from which a TXDOT Type I concrete marker found, at the Northwest corner of said Lot 1, bears: N 17°34'14" E, 307.95 feet,

THENCE, departing said Right-of-Way line, with the South and East boundary lines of said Lot 1, following two (2) courses and distances:

1. S 72°26'04" E, 335.04 feet, to a ½" iron pin found, at the Southeast corner of said Lot 1, for an ell corner hereof,
2. N 17°31'40" E, 179.97 feet, to a ½" iron pin found, at the Northeast corner of said Lot 1, for the most northerly Northwest corner hereof,

THENCE, over and across said 73.153, the following nine (9) courses and distances:

1. S 76°52'26" E, 682.59 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
2. N 80°36'10" E, 142.55 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
3. N 81°59'37" E, 187.34 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
4. N 66°29'51" E, 265.54 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
5. N 62°53'41" E, 124.46 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
6. N 78°09'45" E, 94.58 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
7. N 86°05'06" E, 145.89 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
8. N 79°49'29" E, 124.49 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
9. S 89°27'24" E, passing at 60.76, a ½" capped iron pin set, marked "FOREST RPLS 1847", in all a total distance of 106.21 feet, to a point submerged under water at the approximate centerline of Berry Creek, for the Northeast corner hereof, said point being a point in the East boundary line of said 73.153 acres, same being a point in the West boundary line of a 210.514 acre tract, of record to Williamson County, Tract II, Document No. 2011066293, for the Northeast corner hereof,

THENCE, with common boundary line of said 73.153 acre tract and said 210.514 acre tract, along or near the approximate center line of Berry Creek, S 01°09'18" E, 76.84 feet, to a point submerged underwater, for the Southeast corner hereof, said point being the Southeast corner of said 73.153 acre tract, same being the Northeast corner of said 49.31 acre tract,

Exhibit "A"

THENCE, departing said creek, with the common boundary line of said 73.153 acre tract and said 49.31 acre tract, the following nine (9) courses and distances:

1. S 69°31'43" W, passing at 30.00 feet, a 1/2" iron pin found on the West bank, in all a total of 183.34 feet, to a 1/2" iron pin found, for an angle point hereof,
2. S 68°59'47" W, 380.38 feet, to a 1/2" iron pin found, for an angle point hereof,
3. S 68°37'25" W, 240.64 feet, to a 1/2" capped iron pin found, marked "FOREST RPLS 1847", for an angle point hereof,
4. N 37°19'21" W, 55.01 feet, to a 1/2" iron pin found, for an angle point hereof,
5. S 75°32'54" W, 487.11 feet, to a 1/2" iron pin found, for an angle point hereof,
6. S 74°53'10" W, 353.11 feet, to a 1/2" capped iron pin found, marked "FOREST RPLS 1847", for an angle point hereof,
7. S 89°15'54" W, 98.51 feet, to a 1/2" capped iron pin found, marked "FOREST RPLS 1847", for an angle point hereof,
8. S 87°33'21" W, 206.86 feet, to nail found in the South base of 44" triple oak, for an angle point hereof,
9. N 85°30'15" W, 250.08 feet, to the POINT OF BEGINNING, and containing 11.438 acres, more or less.

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

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this, the 20th day of August 2021, A.D. File: IH35 SH130 11.438 Acres.doc

William F. Forest Jr.
 _____ WM.F. FOREST JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



EXHIBIT "B"
(Permitted Encumbrances)

1. Easement dated October 1, 1947, by Marvin R. Bishop and Mrs. Loyola Bishop to Brazos River Transmission Electric Cooperative, Inc., recorded in Volume 349, Page 454, Deed Records, Williamson County, Texas.
2. Easement dated March 4, 2010, by Larry D. Kokel and wife, Dorothy A. Kokel and Dale Illig and wife, Sandra Illig to the City of Georgetown, recorded under Document No. 2010020207, Official Public Records, Williamson County, Texas.
3. Easement dated June 17, 1997, by Dale Illig and Larry D. Kokel to Tilson Home Corporation, recorded under Document No. 9726724, Official Records and as amended under Document No. 2004086846, Official Public Records, Williamson County, Texas.
4. Matters as reflected upon survey prepared by William F Forest, Jr, R.P.L.S. #1847, Dated August 20, 2021:
 - Encroachment or protrusion of fences along and over the property line(s).
 - Concrete drive encroaches across property lines.
 - Power poles and overhead utility lines, utilities maintenance equipment as shown.

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

2022009903

Pages: 8 Fee: \$50.00

01/24/2022 12:02 PM

MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

Unofficial Document



PUD

ORDINANCE NO. 2021-88

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Official Zoning Map to amend the existing the Berry Creek Crossing PUD which consists of 49.31 acres and to expand the PUD onto an additional 11.438 within the John Berry Survey, Abstract No 51, for property generally located at 2800 N IH 35 and currently zoned Agriculture (AG) to a Planned Unit Development District (PUD) with a base zoning of General Commercial (C-3) zoning district and High Density Multi-Family (MF-2) zoning district repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, an application has been made to the City for the purpose of amending the Official Zoning Map, adopted on the 12th day of June, 2012, for the specific Zoning District classification of the following described real property ("The Property"):

49.31 acres out of the John Berry Survey, Abstract No. 51, as recorded in Document Number 1985006675 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property/ Existing PUD "; and 11.438 acres out of the John Berry Survey, Abstract No. 51, as recorded in Document Number 9663744 of the Official Public Records of Williamson County, Texas, hereinafter referred to as "The Property/ Proposed PUD addition "

Whereas, public notice of such hearing was accomplished in accordance with State Law and the City's Unified Development Code through newspaper publication, signs posted on the Property, and mailed notice to nearby property owners; and

Whereas, the Planning and Zoning Commission, at a meeting on November 2, 2021, held the required public hearing and submitted a recommendation of approval to the City Council for the requested rezoning of the Property; and

Whereas, the City Council, at a meeting on November 9, 2021, held an additional public hearing prior to taking action on the requested rezoning of the Property.

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision, goals, and policies of the Georgetown 2030 Comprehensive Plan and further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies or provisions of the 2030 Comprehensive Plan and the City's Unified Development Code.

Ordinance Number: 2021-88

Description: Berry Creek Crossing

Date Approved:

Page 1 of 2

Case File Number: 2021-13-PUD

Exhibits A-B Attached

Section 2. The Official Zoning Map, as well as the Zoning District classification(s) for the Property is hereby amended from the Agriculture (AG) and Residential Single-Family (RS) zoning districts to Planned Unit Development District (PUD) with a base zoning of General Commercial (C-3) zoning district and High Density Multi-Family (MF-2) zoning district, in accordance with the attached *Exhibit A* (Location Map) and *Exhibit B* (Legal Description) and *Exhibit C* (PUD Plan) incorporated herein by reference.

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.

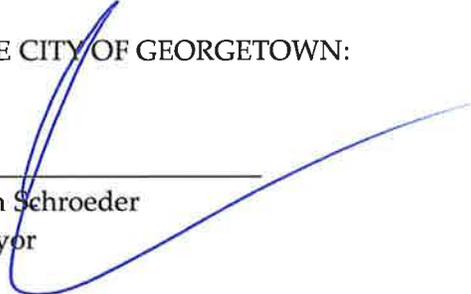
Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. The Mayor is hereby authorized to sign this ordinance and the City Secretary to attest. This ordinance shall become effective in accordance with the provisions of state law and the City Charter of the City of Georgetown.

APPROVED on First Reading on the 9th day of November 2021.

APPROVED AND ADOPTED on Second Reading on the 23rd day of November 2021.

THE CITY OF GEORGETOWN:



Josh Schroeder
Mayor

ATTEST:



Robyn Densmore, TRMC
City Secretary

APPROVED AS TO FORM:



Skye Massor
City Attorney

Ordinance Number: 2021-88

Description: Berry Creek Crossing

Date Approved:

Page 2 of 2

Case File Number: 2021-13-PUD

Exhibits A-B Attached

DESCRIPTION FOR: IH35 SH 135, LP

11.438 Acres

BEING 11.438 acres of land, situated in the John Berry Survey, Abstract No. 51, in Williamson County, Texas, said 11.438 acres being a portion out of a 73.153 acre tract, of record to Larry D. Kokel and Dale Illig, Document No. 9663744, Official Public Records Williamson County, Texas (OPRWCT). This tract was surveyed on the ground in August of 2021 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

BEGINNING, at a ½" capped iron pin found (steel pin), marked "FOREST RPLS 1847", in the East Right-of-Way line of State Highway 130 and the South boundary line of said 73.153 acre tract, at the Northwest corner of a 49.31 acre tract, of record to IH 35 South 130, LP, Document No. 2018066618 (OPRWCT), for the Southwest corner hereof,

THENCE, with the East Right-of-Way line of State Highway 130, N 08°24'25" W, 315.00 feet, to an aluminum capped iron pin found, marked "TXDOT ", in the East Right-of-Way line of Interstate Highway 35 and the West boundary line of said 73.153 acre tract, for an angle point hereof,

THENCE, with the common boundary line of said Interstate Highway 35 and said 73.153 acre tract, (L1) N 16°02'46" E, 37.31 feet, to a ½" iron pin found, at the Southwest corner of Lot 1 of The Tilson Subdivision, Volume O, Page 263, Plat Records Williamson County, Texas (PRWCT), for the most westerly Northwest corner hereof, from which a ½" iron pin found, at the Northwest corner of said Lot 1, bears: N 17°34'14" E, 307.95 feet,

THENCE, with the South and East line of said Lot 1, departing said Right-of-Way line, following two (2) courses and distances:

1. S 72°26'04" E, 335.04 feet, to a ½" iron pin found, at the Southeast corner of said Lot 1, for an ell corner hereof,
2. N 17°31'40" E, 179.97 feet, to a ½" iron pin found, at the Northeast corner of said Lot 1, for the most northerly Northwest corner hereof,

THENCE, over and across said 73.153, the following nine (9) courses and distances:

1. S 77°16'34" E, 680.81 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
2. (L2) N 82°39'18" E, 142.46 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
3. N 81°59'37" E, 187.34 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
4. N 66°29'51" E, 265.54 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
5. (L3) N 62°53'41" E, 124.46 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
6. (L4) N 78°09'45" E, 94.58 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
7. (L5) N 86°05'06" E, 145.89 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
8. (L6) N 79°49'29" E, 124.49 feet, to a ½" capped iron pin set, marked "FOREST RPLS 1847", for an angle point hereof,
9. (L7) S 89°27'24" E, passing at 60.76, a ½" capped iron pin set, marked "FOREST RPLS 1847", in all a total of 106.21 feet, to the center of Berry Creek, same point being the East boundary line of said 73.153 acres, same point being in the West boundary line of a 210.514 acre tract, of record to Williamson County, Tract II, Document No. 2011066293, for the Northeast corner hereof,

THENCE, with the center line of Berry Creek, S 01°09'08" E, 76.84 feet, to a submerged point, at the Northeast corner of said 49.31 acre tract, for the Southeast corner hereof,

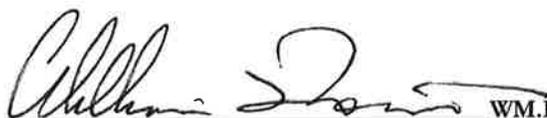
THENCE, leaving said creek, with the common boundary line of said 73.153 acre tract and said 49.31 acre tract, the following ten 10 courses and distances:

1. S 69°31'43" W, passing at 30.00 feet, a ½" iron pin found on the West bank, in all a total of 183.33 feet, to a ½" iron pin found, for an angle point hereof,
2. S 68°59'47" W, 380.38 feet, to a ½" iron pin found, for an angle point hereof,
3. S 68°37'25" W, 240.64 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", for an angle point hereof,
4. (L9) N 37°19'21" W, 55.01 feet, to a ½" iron pin found, for an angle point hereof,
5. S 75°32'54" W, 487.11 feet, to a ½" iron pin found, for an angle point hereof,
6. S 74°53'10" W, 353.11 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", for an angle point hereof,
7. (L10) S 89°15'54" W, 98.51 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", for an angle point hereof,
8. S 87°33'21" W, 206.86 feet, to nail found in the South base of 44" triple oak, for an angle point hereof,
9. N 85°29'12" W, 250.19 feet, to the POINT OF BEGINNING, and containing 11.438 acres, more or less.

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

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this, the 20th day of August 2021, A.D. File: IH35 SH130 11.438 Ac.doc


WM.F. FOREST JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



Ordinance Exhibit C

Exhibit A Berry Creek Crossing Planned Unit Development Amendment Development Plan

A. PROPERTY

Berry Creek Crossing Planned Unit Development District comprising of 49.31 acres (the "Approved Property") was approved and adopted via Ordinance 2021-52 on July 27, 2021. The proposed amendment to the PUD encompasses adding approximately 11.4 acres of property adjacent to Berry Creek Crossing PUD, legally known as 11.4 acres of land out of the John Berry Survey, Abstract No-51, Williamson County, TX as described in more detail in the attached Exhibit B (the "Additional Property").

B. PURPOSE

The purpose of the addition to the existing Berry Creek Crossing PUD District is to continue the well-planned commercial and residential district currently approved that compliments the surrounding land uses, offers well-designed internal connections between uses, and preserves Georgetown's cultural and architectural heritage.

The future land use for the Approved Property, Additional Property and the surrounding area under the City of Georgetown Comprehensive Plan is designated to be Regional Centers (RC) and Employment Center (EC).

- Regional Center's primary use is large retailers with secondary uses as mixed-use, high density residential, chain restaurants, specialty retailers, professional office, and civic uses.
- Employment Center's primary use is advanced manufacturing, life sciences, and professional services and secondary uses are flex workspaces, environmentally friendly manufacturing, retail, commercial, high-density residential and mixed-use.

This proposed addition to the PUD accomplish the goals of the 2030 Plan Land Use by encouraging a mixture and balance of commercial and residential uses that complement one another and promote a "complete neighborhood."

The property currently zoned PUD together with the property that is part of this request are unique in the following ways.

- The Approved Property and Additional Property are at the intersection of two main highways – IH35 and SH 130 and backs up to Berry Creek and Berry Springs Park and Preserve.
- The Additional Property provides the PUD with additional exposure to IH35 and adds another access point for the PUD to improve internal traffic circulation from shared access at Tilson Homes property to the north.
- The Approved Property's and Additional Property's topography provides a flat top along the highways with significant topographic drop (over 65 ft) and 100+ year Pecan trees and Oak trees in the back near Berry Creek

The owner's vision for this Additional Property is to be developed into approximately 5 acres of residential development in the back near the high topo, trees and creek area, consistent with the City of Georgetown Comprehensive Plan, adjacent to the residential area in the approved PUD, while developing approximately 6.4 acres of Additional Property into commercial uses adjacent to the commercial area in the approved PUD

C. APPLICABILITY AND BASE ZONING

In accordance with UDC Section 4.06.010.A "Compatibility with Base Zoning District" and consistent with the existing Berry Creek Crossing Planned Unit Development, all development of the Additional Property shall conform to the base zoning district of General Commercial (C-3) and High Density Multi Family (MF2). Except for those requirements specifically deviated by this Development Plan, all development standards established in the most current version of the UDC at time of this PUD approval shall be applicable. In the case that this Development Plan does not address a specific item, the City of Georgetown UDC and any other applicable Ordinances shall apply. In the event of a conflict between the regulations of this amendment to the PUD, the PUD and the regulations of the base zoning district, the amendment to the PUD shall control, followed by the PUD.

D. LAND USES

- 1. Primary Use.** The primary use of the Additional Property shall be for General Commercial (C-3) and high density Multi Family (MF-2) consistent with the existing PUD. The amendment to the PUD will add the Additional Property to the currently approved two-character zones (depicted in Exhibit D):
 - **Zone A:** C-3 Base Zoning - approximately 6.4 acres shall be added to the currently approved 15-17 acres resulting in a total of 21.4-23.4 acres in size adjacent to SH130 and IH35.
 - **Zone B:** MF-2 Base Zoning – approximately 5 acres shall be added to the currently approved 32-34 acres resulting in a total of 37-41 acres in size location
- 2. Prohibited Uses.** The following uses shall be prohibited on the Additional Property being added to the PUD, consistent with such restrictions on the Approved Property under the approved PUD:
 - Dance Hall or Nightclub
 - Landscape Supply Sales/Garden Center
 - Flea Market
 - Printing, Mailing and Preproduction Services
 - Funeral Home
 - Self Storage – Indoor or Outdoor
 - Pest Control or Janitorial Services
 - Commercial Vehicle Sales, Rental or Leasing Facility
 - Recreational Vehicle Sales, Rental or Service

- Blood/Plasma Center
- Parking Lot (commercial/park-n-ride)
- Transit Passenger Terminal
- Heliport
- Bus Barn
- Cemetery, Columbaria, Mausoleum, or Memorial Park
- Correctional Facility
- Firing Range, Indoor
- Flea Market
- Multifamily attached
- Recreational Vehicle Sales, Rental

There shall be no more than one Fuel Sales station (limited to 20 fuel dispensers) and no more than one car wash and both uses shall be as close to IH35 as possible.

Automotive Parts Sales (indoor) shall be at least 500 ft away from the Fuel Sales Station and shall not allow auto repair on site.

The following uses are allowed under the MF-2 base zoning but shall be prohibited on the Additional Property consistent with such restrictions on the Approved Property under the approved PUD :

- Group Home (16+ residents)
- Student Housing
- Rooming or Boarding House
- Halfway House
- Orphanage
- Golf Course
- School (Elementary)
- School (Middle)
- Emergency Services Station
- Student Housing

A limited amount of commercial uses (less than 10% of the overall built MF-2 square feet) shall be allowed in the Approved Property and the Additional Property in the MF-2 area to support the residential development. Commercial uses allowed in the MF-2 area shall be limited to, neighborhood services

oriented businesses like general retail, medical/dental office, dry cleaning (pick up and drop off only), personal services, educational and daycare facilities, pharmacy, banking

E. DESIGN STANDARDS

1. **Density.** The total number of residential units on the Additional Property shall be limited to 50 units on 5 acres, taking the combined total to 700 units.
2. **Building Height.** The maximum building heights on the Approved Property and Additional Property shall be 45 ft for MF-2 area. Notwithstanding the above, buildings in the MF-2 area shall be allowed to be taller than 45 ft with an administrative exception, provided the request allows for increased tree preservation and meets the UDC identified approval criteria for an Administrative Exception.

F. PHASING

Prior to the 351st unit an additional an 6,000 square feet of commercial shell building space shall be ready and available for lease or purchase for a commercial business to finish out the space for its need.

F. VEHICULAR ACCESS AND CIRCULATION

1. Development shall comply with the applicable provisions in UDC Chapter 12 governing pedestrian and vehicular circulation. The Property shall have two or more access points from IH35 and SH130 as approved by TXDOT. The main entry drive shall be designed like a boulevard with a landscaped/hardscaped median and sidewalks. A TIA shall be completed, submitted and approved prior to approval on first final plat for any portion of the Property.

G. PARKLAND AND COMMON AMENITY AREA

1. The parkland dedication requirements of UDC Section 13.05 will be met with fee-in lieu of dedication.

H. PUD MODIFICATIONS

In conformance with Section 4.06.010.D.3 of the UDC, modifications to this Development Plan shall require City Council approval of an amendment to this PUD processed pursuant to Section 3.06 of the UDC, except, where the Director of Planning determines such modifications to be minor, the Director may authorize such modifications. Minor modifications may include changes to building sizes, uses, or locations providing those modifications conform to the general intent of this PUD, uses authorized by this PUD, or to applicable provisions of the UDC and any other applicable regulations.

I. LIST OF EXHIBITS

Exhibit B – Legal Description

Exhibit C –Location Map

Exhibit D –Areas for C-3 and MF-2

Exhibit E – Topo map

Exhibit F – Land Use Map

PUD Exhibit B
FOREST SURVEYING AND MAPPING CO.
T.B.P.L.S Firm # 10002000
1002 Ash St.
Georgetown, TX, 78626

DESCRIPTION FOR: IH35 SH 135, LP

11.438 Acres

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4. (L9) N 37°19'21" W, 55.01 feet, to a ½" iron pin found, for an angle point hereof,
5. S 75°32'54" W, 487.11 feet, to a ½" iron pin found, for an angle point hereof,
6. S 74°53'10" W, 353.11 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", for an angle point hereof,
7. (L10) S 89°15'54" W, 98.51 feet, to a ½" capped iron pin found, marked "FOREST RPLS 1847", for an angle point hereof,
8. S 87°33'21" W, 206.86 feet, to nail found in the South base of 44" triple oak, for an angle point hereof,
9. N 85°29'12" W, 250.19 feet, to the POINT OF BEGINNING, and containing 11.438 acres, more or less.

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

I, WM. F. FOREST, JR., do hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This description is true and correct to the best of my knowledge and belief. The attached plat identifies any significant boundary line conflicts, shortages in area, apparent protrusions, intrusions or overlapping of improvements. This property abuts a public roadway, except as shown. Ownership and easement information for this tract has not been researched except as shown on the attached plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this, the 20th day of August 2021, A.D. File: IH35 SH130 11.438 Ac.doc


 WM.F. FOREST JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



Exhibit D

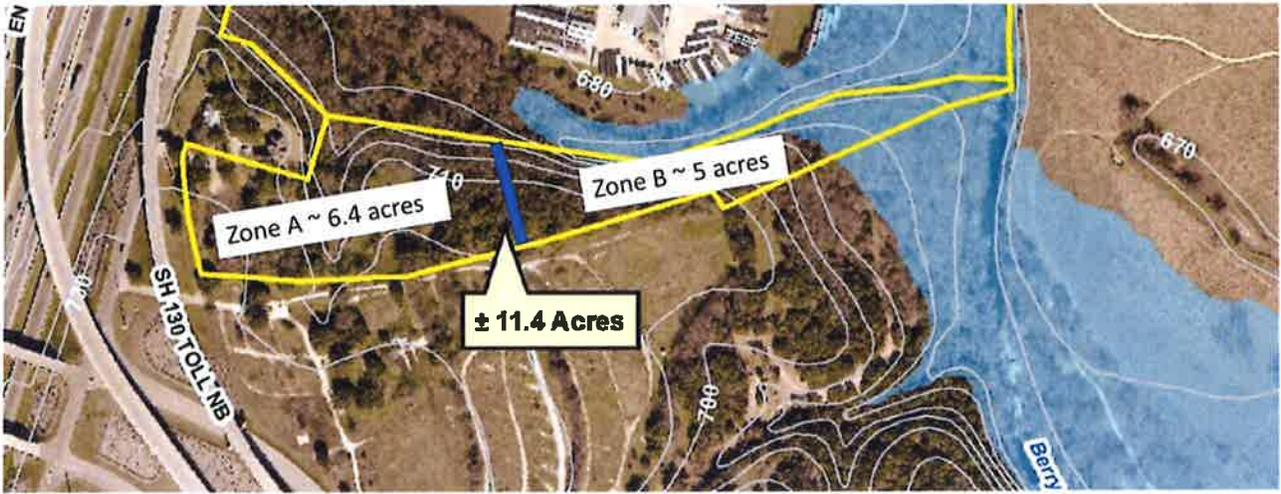


Exhibit E

Slopes Table				
NUMBER	MIMINUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (Ac)
1	0.00%	10.00%		9.117
2	10.00%	15.00%		2.234
3	15.00%	25.00%		2.490
4	25.00%	35.00%		1.810
5	35.00%	116204.92%		1.972

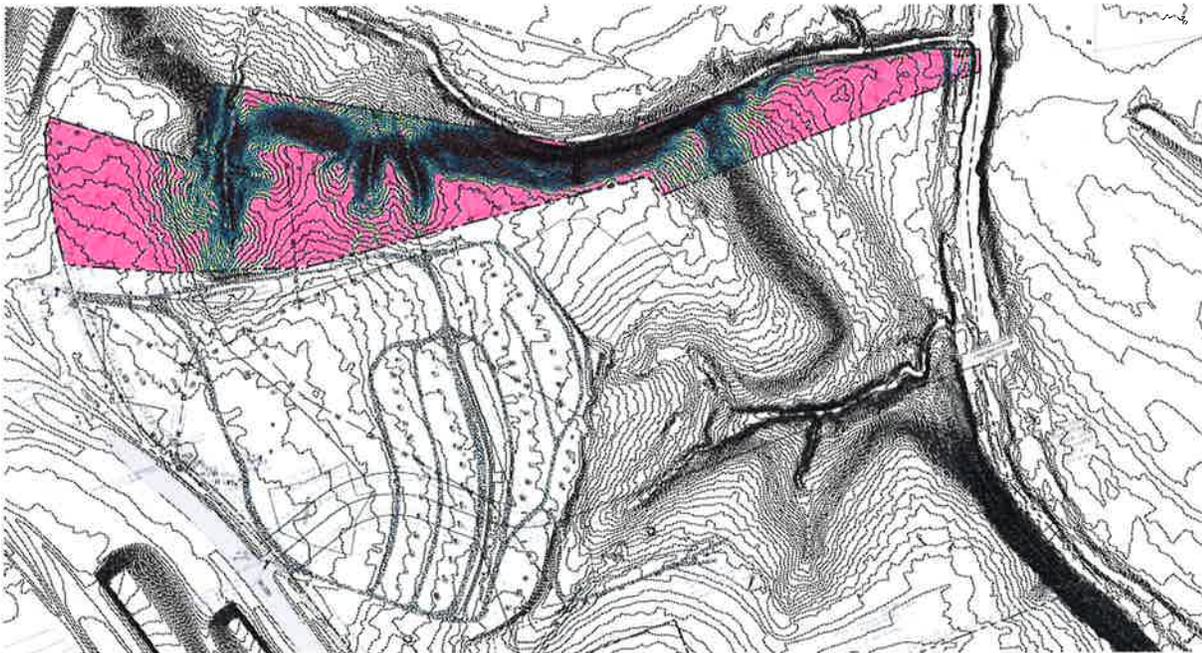
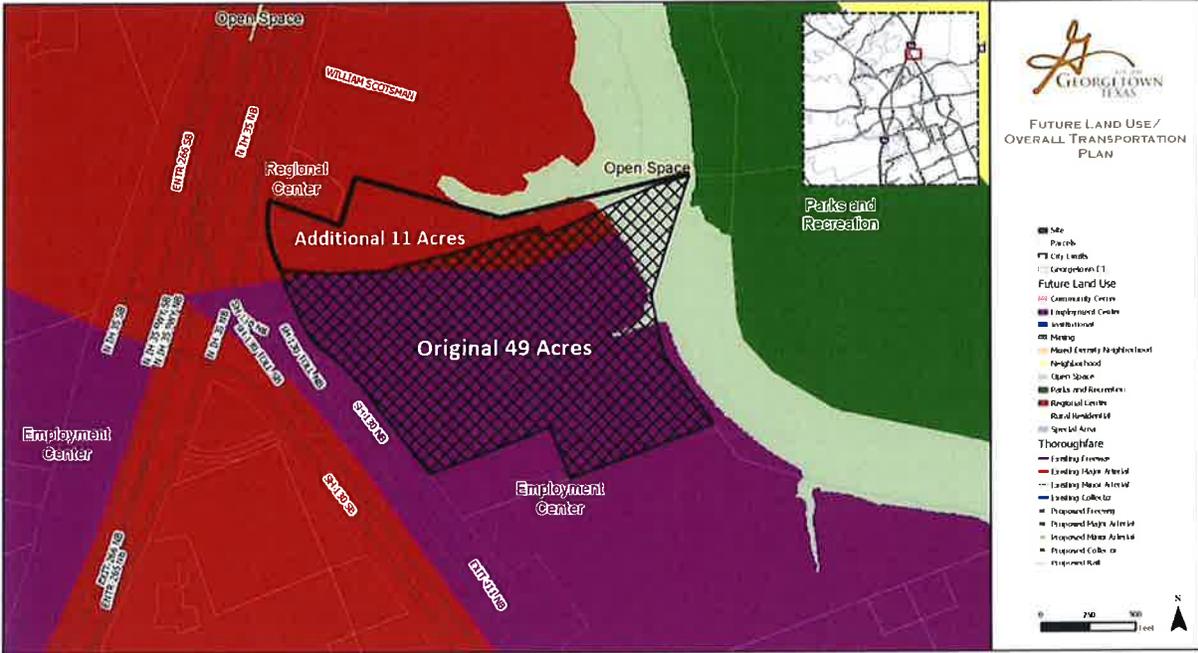


Exhibit F



Note: Original 49 Acres – Berry Creek Crossing PUD approved via Ordinance 2021-52 (attached).



Approved Preliminary Plat

PRELIMINARY PLAT FOR BERRY CREEK CROSSING

GEORGETOWN, WILLIAMSON COUNTY, TEXAS
2021-23-PP

OWNER/DEVELOPER: IH 35 SH 130, L.P.
6002 CAMP BULLS RD.
SAN ANTONIO, TX 78257
(210) 863-0717

ENGINEER/SURVEYOR: LANDDEV CONSULTING LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
SHERVINNOOSHIN@LANDDEVCONSULTING.COM

SURVEYOR: FOREST SURVEYING & MAPPING
1002 ASH STREET
GEORGETOWN, TEXAS 78626
512.930.5927
FORRESTSASSER@FORESTSURVEYING.COM

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE BERRY CREEK WATERSHED. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE.

FLOODPLAIN INFORMATION:

PORTIONS OF THIS PROPERTY IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48491C0292F, EFFECTIVE DATE DECEMBER 20, 2019.

LEGAL DESCRIPTION:

60.748 ACRES OF LAND IN THE JOHN BERRY SURVEY, ABSTRACT NO. 51, IN WILLIAMSON COUNTY, TEXAS AND OF TWO CALLED PROPERTIES.

BEING OF A CALLED 49.31 ACRE TRACT OF LAND, DESCRIBED IN THE SPECIAL WARRANTY DEED TO IH35 SH130, LP OF RECORD IN DOCUMENT NO. 2018066618, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

ALSO BEING A CALLED 11.438 ACRE TRACT OF LAND, DESCRIBED IN THE SPECIAL WARRANTY DEED TO IH35 SH130, LP OF RECORD IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TRAFFIC IMPACT ANALYSIS NOTE

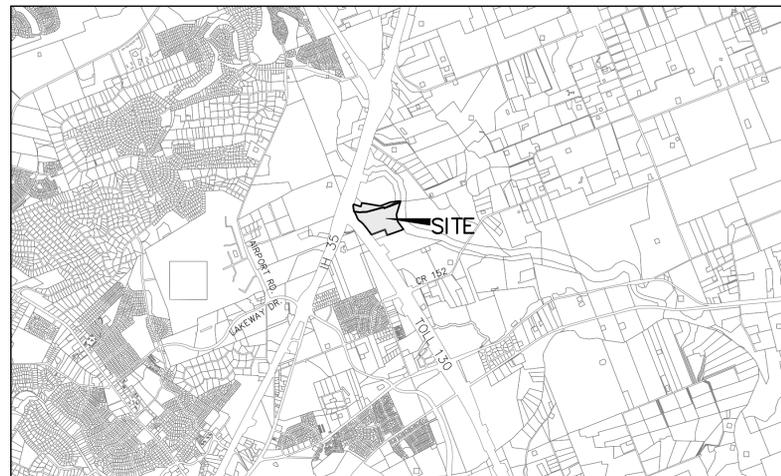
PER THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NO. 2021-52 THE TRAFFIC IMPACT ANALYSIS (TIA) SHALL BE SUBMITTED WITH OR PRIOR TO THE FIRST FINAL PLAT FOR THE PROPERTY

BENCHMARK NOTE:

LOCAL NORTHING: 10,224,775.79
LOCAL EASTING: 3,138,351.87
GRID NORTHING: 10,223,404.34
GRID EASTING: 3,137,930.93
ELEVATION: 732.74'
DESCRIPTION: TBM #1: MAG NAIL W/ WASHER STAMPED "FOREST RPLS 1847" SET NEAR THE SOUTH EASTERN RIGHT OF WAY OF THE INTERSECTION OF IH35 FRONTAGE ROAD AND SH 130 FRONTAGE ROAD.
HORIZONTAL DATUM: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID, COMBINED SCALE FACTOR: 0.99986587.
VERTICAL DATUM: GEOID18, VERTICAL DATUM NAVD88

LOCAL NORTHING: 10,224,133.47
LOCAL EASTING: 3,138,843.72
GRID NORTHING: 10,222,762.11
GRID EASTING: 3,138,422.70
ELEVATION: 734.32'
DESCRIPTION: TBM #2: MAG NAIL W/ WASHER STAMPED "FOREST RPLS 1847" SET ALONG THE FRONTAGE ROAD OF SH 130.
HORIZONTAL DATUM: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID, COMBINED SCALE FACTOR: 0.99986587.
VERTICAL DATUM: GEOID18, VERTICAL DATUM NAVD88

LOCAL NORTHING: 10,223,582.81
LOCAL EASTING: 3,139,227.64
GRID NORTHING: 10,222,211.52
GRID EASTING: 3,138,806.57
ELEVATION: 731.10'
DESCRIPTION: TBM #3: MAG NAIL W/ WASHER STAMPED "FOREST RPLS 1847" SET ALONG THE FRONTAGE ROAD OF SH 130.
HORIZONTAL DATUM: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID, COMBINED SCALE FACTOR: 0.99986587.
VERTICAL DATUM: GEOID18, VERTICAL DATUM NAVD88



VICINITY MAP
SCALE: 1"=4000'

LOT SUMMARY

TOTAL ACREAGE..... - 60.748
TOTAL NO. OF LOTS..... - 7
MULTI-FAMILY LOTS..... - 2 (40.38 ACRES)
COMMERCIAL LOTS..... - 5 (20.37 ACRES)



Approved by the City of Georgetown
Planning & Zoning Commission on:

November 16, 2021

Per Section 3.08.070.E of the Unified
Development Code, this Preliminary Plat will
expire on **November 16, 2023** if a Final Plat is
not recorded.

SUBMITTAL DATE : AUGUST 23, 2021

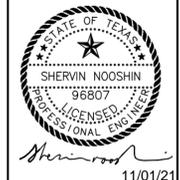
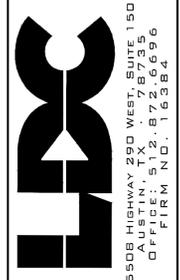
SUBMITTED BY : *Sherwin Nooshin* 11/01/21
SHERVIN NOOSHIN, P.E. DATE

LANDDEV CONSULTING LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696

I, SHERVIN NOOSHIN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAT
3	PRELIMINARY PLAT NOTES



COVER SHEET
PRELIMINARY PLAT
BERRY CREEK CROSSING
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: TG/DR
DRAWN BY: TG
CHECKED BY: DR
APPROVED BY: SN

SHEET 1 OF 3
2021-23-PP

ENGINEER'S CERTIFICATION

I, SHERVIN NOOSHIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRoACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP...

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS 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 DAY OF _____, 20__.

SHERVIN NOOSHIN, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 96807 STATE OF TEXAS LANDDEV CONSULTING, LLC 5508 HIGHWAY 290 WEST, SUITE 150 AUSTIN, TEXAS 78735

SURVEYOR'S CERTIFICATION

I, WILLIAM F. FOREST, JR., 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...

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

THIS ___ DAY OF _____, 20__.

WILLIAM F. FOREST, JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847 FOREST SURVEY & MAPPING COMPANY 1002 ASH ST. GEORGETOWN, TEXAS 78626

METES AND BOUNDS (49.31 ACRE TRACT)

BEING 49.31 AC. OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, IN WILLIAMSON COUNTY, TEXAS, PART OF A TRACT THAT WAS DESCRIBED IN A DEED TO THE GLEN WILLBERN BISHOP AND ARLENE LELIA BISHOP LIVING TRUST (77.059 AC. LESS EXCEPTIONS) OF RECORD IN DOC. 200309740...

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF THE SAID 77.059 ACRE TRACT AT THE APPROXIMATE CENTER OF THE CHANNEL OF BERRY CREEK, THIS CORNER EXISTS AT THE NORTHEAST CORNER OF THE PROPERTY OF LINDA VISE, LARRY WITTERA AND RUTH ANN SUDDUTH, THE HEIRS OF AMELIA WITTERA, ET. VIR, THE SAME PROPERTY THAT WAS CONVEYED TO AMELIA WITTERA, ET. VIR, AS DESCRIBED IN VOL. 472, PG. 133 (REMAINDER PARCEL, FORMERLY 102.5 ACRES)...

THENCE WITH THE SOUTH LINE OF A 30 FOOT WIDE UTILITY EASEMENT OF 0.66 ACRES (CITY OF GEORGETOWN SEWER EASEMENT AGREEMENT DOC. 2017009836), (L10) S 68°48'43" W 94.21 FEET TO AN IRON PIN WHICH WAS FOUND ON THE HIGH WEST BANK OF THE CREEK (EDGE OF A CLIFF), AND S 68° 42'25" W 867.02 FEET TO THE TRUE POINT OF BEGINNING...

THENCE WITH THE BOUNDARY OF THE PROPERTY CONVEYED TO ZYMAC GROUP LTD., N 21°22'49" W 285.01 FEET TO AN IRON PIN WHICH WAS FOUND; AND S 68°47'17" W 673.63 FEET TO AN IRON PIN WHICH WAS FOUND IN THE EAST BOUNDARY OF STATE HIGHWAY 130 (LOWER NORTHEAST CORNER OF THE PROPERTY CONVEYED TO THE TEXAS TRANSPORTATION COMMISSION, PART 2 CALLED 2.449 AC. AS DESCRIBED IN DOC. 2004037653)...

THENCE WITH WEST LINE OF THE SAID EASEMENT AND THE EAST LINE OF STATE HIGHWAY 130 (CONDEMNATION JUDGEMENT, PART 1 CALLED 11.07 AC. AS DESCRIBED IN DOC. 2005015488); N 37°44'74.5" W 492.12 FEET TO AN IRON PIN WHICH WAS FOUND AT THE BEGINNING OF A CURVE (C19) TO THE LEFT HAVING A RADIUS OF 1268.17 FEET AND A CENTRAL ANGLE OF 17°44'17", 392.61 FEET WITH THE ARC OF THE CURVE, THE CHORD BEARS N 46°09'40" W 391.04 FEET TO AN IRON PIN WHICH WAS FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT (C18) HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE OF 22° 00'13", 76.81 FEET WITH THE ARC OF THE CURVE...

THENCE CONTINUING WITH THE WEST LINE OF THE SAID UTILITY EASEMENT AND WITH THE CURVED EAST LINE OF STATE HIGHWAY

130, WITH A CURVE TO THE RIGHT (C16) HAVING A RADIUS OF 1307.00 FEET AND A CENTRAL ANGLE OF 17°40'01", 403.01 FEET WITH THE ARC OF THE CURVE, THE CHORD BEARS N 24°12'03" W 401.42 FEET TO A 1/2 INCH CAPPED IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF THIS PROPERTY...

THENCE WITH THE NORTH BOUNDARY OF THE 77.059 ACRES AND THE SOUTH BOUNDARY OF THE 73.153 ACRES, AS FOLLOWS; S 85°29'11" E 250.15 FEET TO A NAIL FOUND IN THE SOUTH BASE OF 44" TRIPLE OAK, FINDING 1/2 INCH CAPPED IRON PINS AT BENDS IN THE FENCE AS FOLLOWS; N 87°33'22" E 206.83 FEET; AND N 89°15'52" E 98.50 FEET.

THENCE CONTINUING WITH THE COMMON BOUNDARY BETWEEN THE 77.059 ACRES AND THE 73.153 ACRES, AS FOLLOWS; N 74°53'10" E 353.06 FEET TO AN IRON PIN WHICH WAS FOUND; AND N 75°32'54" E 487.05 FEET TO AN IRON PIN THAT WAS FOUND AT A CORNER IN THE SOUTH BOUNDARY OF THE PROPERTY THAT IS DESCRIBED IN A DEED TO LARRY D. KOKEL AND DALE ILLIG (73.153 AC. DOC. 9663744)...

THENCE WITH THE COMMON BOUNDARY BETWEEN THE SAID 77.059 ACRES AND THE SAID 73.153 ACRES, GENERALLY ALONG OR NEAR AN EXISTING FENCE, (L6) S 77°19'28" E 55.0 FEET TO AN IRON PIN WHICH WAS FOUND AT ANOTHER OFFSET CORNER THAT EXISTS IN THE NORTH LINE OF THE 77.059 AC. AND THE SOUTH LINE OF THE 73.153 ACRES.

THENCE WITH THE COMMON BOUNDARY BETWEEN THE PROPERTY OF KOKEL AND ILLIG AND THE SAID BISHOP 77.059 ACRES, FINDING IRON PINS AS FOLLOWS; N 68°37'26" E 240.61 FEET; N 68°59'47" E 380.33 FEET; N 69°31' 41" E 153.31 FEET TO AN IRON PIN WHICH WAS FOUND ON THE WEST BANK OF BERRY CREEK; AND (L7) N 69°31'41" E 30.00 FEET TO A SUBMERGED POINT IN THE APPROXIMATE CENTER OF THE CHANNEL OF BERRY CREEK.

THENCE DOWNSTREAM WITH THE APPROXIMATE CENTER OF THE CHANNEL OF BERRY CREEK FOLLOWING THE COMMON BOUNDARY BETWEEN THE SAID 77.059 ACRES AND THE SAID 210.514 ACRES THAT IS DESCRIBED IN A DEED TO WILLIAMSON COUNTY (DOC. 2011066293), AS FOLLOWS; S 09° 53'10" W 304.87 FEET (THIS SUBMERGED POINT STANDS (L9) S 65°32'17" E 84.53 FEET FROM AN IRON PIN WHICH WAS FOUND AT NORTH BASE OF 38" COTTON WOOD TREE ON THE BANK OF THE CREEK CONTINUING WITH THE CENTERLINE OF THE WATERWAY, S 04°31'49" E 427.11 FEET (THIS SUBMERGED POINT STANDS (L8) N 20°04'19" E 32.54 FEET FROM AN IRON PIN WHICH WAS FOUND ON THE LOW WEST BANK OF THE CREEK)...

THENCE WITH THE SOUTH LINE OF THE 77.059 ACRES AND THE NORTH BOUNDARY OF THE PROPERTY OF LINDA VISE, LARRY WITTERA AND RUTH ANN SUDDUTH, AND WITH THE SOUTH LINE OF A 30 FOOT WIDE UTILITY EASEMENT AS FOLLOWS; (L10) S 68°48'43" W 94.21 FEET TO AN IRON PIN WHICH WAS FOUND ON THE HIGH WEST BANK OF THE CREEK (EDGE OF A CLIFF); AND S 68°42'25" W 867.02 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING WITH THE WEST LINE OF THE SAID UTILITY EASEMENT AND WITH THE CURVED EAST LINE OF STATE HIGHWAY

Table with columns: TREE TAG, CALIPER (MULTI TRUNK), SPECIES, PROTECTED, CRZ. Lists various trees like LIVE OAK, PECAN, WHITE ASH, SYCAMORE, etc.

HERITAGE TREE SCHEDULE

Table with columns: TREE TAG, CALIPER (MULTI TRUNK), SPECIES, PROTECTED, CRZ. Lists heritage trees like ELM, PECAN, LIVE OAK, etc.

Table with columns: TREE TAG, CALIPER (MULTI TRUNK), SPECIES, PROTECTED, CRZ. Lists heritage trees like LIVE OAK, WHITE ASH, SYCAMORE, etc.

HERITAGE TREE- CLASSIFICATION APPLIES TO ANY OF THE FOLLOWING TREE SPECIES THAT HAS A DBH OF 26 INCHES OR LARGER: LIVE OAK, POST OAK, SHUMARD OAK, BUR OAK, CHINQUAPIN OAK, MONTEREY OAK, BALD CYPRESS, AMERICAN ELM, CEDAR ELM, PECAN, WALNUT, TEXAS ASH, OR SOUTHERN MAGNOLIA...

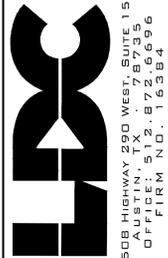
HERITAGE TREE CLASSIFICATION MAY ALSO BE DESIGNATED BY RESOLUTION OF THE CITY COUNCIL TO ANY TREE OF HISTORICAL VALUE OR SIGNIFICANT COMMUNITY BENEFIT, C006 UDC 8.02.020

CRZ=CRITICAL ROOT ZONE-IS A CIRCULAR REGION MEASURED OUTWARD FROM THE TREE TRUNK REPRESENTING THE ESSENTIAL ROOT AREA THAT MUST BE PROTECTED FOR THE TREE'S SURVIVAL AND IS CALCULATED AS ONE FOOT OF RADIAL DISTANCE FOR EVERY ONE INCH OF DBH.

Y=YES N=NO H=HERITAGE

PLAT NOTES:

- 1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: GEORGETOWN UTILITY SYSTEM, WASTEWATER/SEPTIC: GEORGETOWN UTILITY SYSTEM AND ELECTRIC: PEDERNALLES ELECTRIC COOPERATIVE.
2. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0292F, EFFECTIVE DATE OF DECEMBER 20, 2019.
4. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: BLOCK A, LOTS 5 & 6
5. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION, WHICH WILL CHANGE EXISTING ELEVATIONS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR APPROVAL AND APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
7. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
8. PARKLAND DEDICATION WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NO. 2021-52 AND THE UNIFIED DEVELOPMENT CODE (UDC).
9. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
10. IMPERVIOUS COVERAGE PLAT NOTES - NON-RESIDENTIAL LOTS:
- THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT SHALL BE PURSUANT TO THE UDC AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY AND ON THE BERRY CREEK CROSSING DETENTION WAIVER STUDY.
11. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS, BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
12. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
13. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
14. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
15. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
16. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
17. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON AUGUST 23, 2021. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.



PRELIMINARY PLAT NOTES & TREE SCHEDULE
PRELIMINARY PLAT
BERRY CREEK CROSSING
GEORGETOWN, WILLIAMSON, TEXAS

DESIGNED BY: TB/DR
DRAWN BY: TB
CHECKED BY: DR
APPROVED BY: SN
SHEET 3 OF 3
2021-23-PP



Multifamily Phase 1 Construction Plans

OWNER/DEVELOPER:
IH35 SH130, LP
RAJEEV PURI
6002 CAMP BULLIS RD
SAN ANTONIO, TX 78257
(210) 863-0717
RPURI@ATHENADOMAIN.COM
WWW.ATHENADOMAIN.COM

ENGINEER:
HR GREEN DEVELOPMENT TX, LLC
DIEGO ROJAS, P.E.
5508 HIGHWAY 290 WEST - SUITE 150
AUSTIN, TX 78735
(512) 872-6696
DIEGO.ROJAS@HRGREEN.COM
WWW.HRGREEN.COM

SURVEYOR:
FOREST SURVEYING & MAPPING
1002 ASH ST
GEORGETOWN, TEXAS 78626
(512) 930-5927
FORRESTSASSER@FORESTSURVEYING.COM
WWW.FORESTSURVEYING.COM

ARCHITECT:
CROSS ARCHITECTS, PLLC
MICHAEL DELGADO
879 JUNCTION DR
ALLEN, TX 75013
(469) 393-1129
MDELGADO@CROSSARCHITECTS.COM
WWW.CROSSARCHITECTS.COM

LANDSCAPE ARCHITECT:
MEEKS DESIGN GROUP
GARRETT BLACKWELL
1755 N. COLLINS BLVD, SUITE 300
RICHARDSON, TX 75080
(972) 690-7474
GBLACKWELL@MDGLAND.COM
WWW.MDGLAND.COM

PROJECT INFORMATION:
PROPOSED USE: MULTIFAMILY WITH A TOTAL OF 308 DWELLING UNITS
ZONING DISTRICT: MF-2 (PUD - ORDINANCE NO. 2021-52)
LOT 6 ACREAGE: 17.73 ACRES
TOTAL IMPERVIOUS COVER ALLOWED: 8.87 ACRES (50%)
TOTAL IMPERVIOUS COVERAGE PROPOSED: 8.75 ACRES
REFER TO SITE PLAN SHEET FOR THE FULL IMPERVIOUS COVER BREAKDOWN.

UTILITY PROVIDERS:
WATER: CITY OF GEORGETOWN UTILITY SYSTEMS
300-1 INDUSTRIAL AVE.
GEORGETOWN, TX 78626
(512) 930-3555
GUS.GEORGETOWN.ORG/
WASTEWATER: CITY OF GEORGETOWN UTILITY SYSTEMS
300-1 INDUSTRIAL AVE.
GEORGETOWN, TX 78626
(512) 930-3555
GUS.GEORGETOWN.ORG
ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE
201 S. AVENUE F,
JOHNSON CITY, TX 78636
(877) 372-0391
WWW.PEC.COOP

WATERSHED STATUS:
THIS SITE IS LOCATED IN THE BERRY CREEK WATERSHED. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION:
PORTION OF THIS PROPERTY IS ENCRONCHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48491C0292F. EFFECTIVE DATE DECEMBER 20, 2019.

BENCHMARK NOTES:
LOCAL NORthing: 10,224,775.79
LOCAL EASTING: 3,138,351.87
GRID NORthing: 10,223,404.34
GRID EASTING: 3,137,930.93
ELEVATION: 732.74'
DESCRIPTION: TBM #1: MAG NAIL W/ WASHER STAMPED "FOREST RPLS 1847" SET NEAR THE SOUTH EASTERN RIGHT OF WAY OF THE INTERSECTION OF IH35 FRONTAGE ROAD AND SH 130 FRONTAGE ROAD.
HORIZONTAL DATUM: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
COMBINED SCALE FACTOR: 0.99986587.
VERTICAL DATUM: GEOID18, VERTICAL DATUM NAVD88

LOCAL NORthing: 10,224,133.47
LOCAL EASTING: 3,138,843.72
GRID NORthing: 10,222,782.11
GRID EASTING: 3,138,422.70
ELEVATION: 734.32'
DESCRIPTION: TBM #2: MAG NAIL W/ WASHER STAMPED "FOREST RPLS 1847" SET ALONG THE FRONTAGE ROAD OF SH 130.
HORIZONTAL DATUM: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
COMBINED SCALE FACTOR: 0.99986587.
VERTICAL DATUM: GEOID18, VERTICAL DATUM NAVD88

LOCAL NORthing: 10,223,582.81
LOCAL EASTING: 3,139,227.64
GRID NORthing: 10,222,211.52
GRID EASTING: 3,138,806.57
ELEVATION: 731.10'
DESCRIPTION: TBM #3: MAG NAIL W/ WASHER STAMPED "FOREST RPLS 1847" SET ALONG THE FRONTAGE ROAD OF SH 130.
HORIZONTAL DATUM: TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
COMBINED SCALE FACTOR: 0.99986587.
VERTICAL DATUM: GEOID18, VERTICAL DATUM NAVD88

CITY OF GEORGETOWN SITE DEVELOPMENT NOTES:

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
- THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
- DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
- OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
- SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
- THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
- ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
- A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
- FIRE FLOW REQUIREMENTS OF 1500 GALLONS PER MINUTE ARE BEING MET BY THIS PLAN.
- ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
- THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
- WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
- ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
- TRAFFIC IMPACT ANALYSIS (TIA) REPORT #2022-1-TIA IS ASSOCIATED WITH THIS PROJECT.
- THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON AUGUST 2021. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

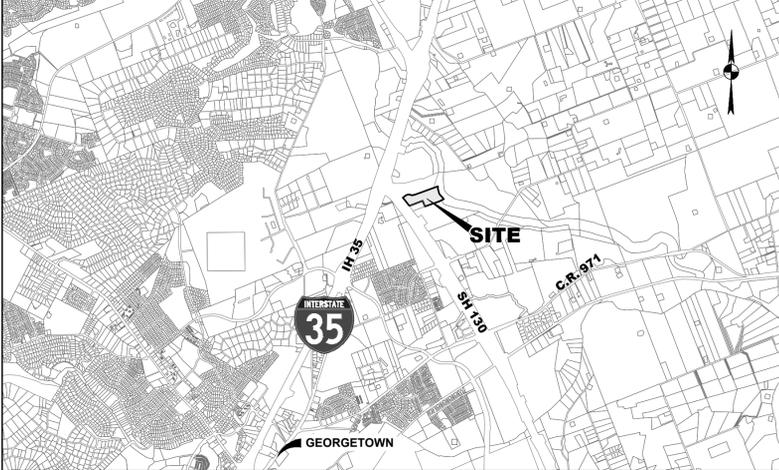
SITE DEVELOPMENT PLANS FOR BERRY CREEK APARTMENTS PHASE 1

2800 N IH 35, GEORGETOWN, TEXAS 78626

HUD# 115-35963

2022-74-SDP

INITIAL SUBMITTAL DATE: 09/29/2022



VICINITY MAP
SCALE: 1"=4000'

LEGAL DESCRIPTION:
BEING A 17.733 ACRE LOT ALSO KNOWN AS LOT 6, BLOCK A, BERRY CREEK CROSSING PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORD OF WILLIAMSON COUNTY, TEXAS.

I, DIEGO ROJAS SIGALA, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SUBMITTED BY: *Diego Rojas Sigala*

DIEGO ROJAS SIGALA, P.E.
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735

04/21/23

DATE



REVIEWED FOR COMPLIANCE WITH CITY OF GEORGETOWN REQUIREMENTS:
CITY OF GEORGETOWN, AS APPROVED BY PLANNING AND ZONING

ASSOCIATED CITY OF GEORGETOWN CASES

PRELIMINARY PLAT - CITY PROJECT NUMBER: 2021-23-PP
WASTEWATER IMPROVEMENTS - CONSTRUCTION PLANS - CITY PROJECT NUMBER: 2022-20-CON

TRAFFIC IMPACT ANALYSIS

REFER TO APPROVED TRAFFIC IMPACT ANALYSIS: 2022-1-TIA

AVERAGE DAILY TRIPS: 1510
AM PEAK HOUR: 91
PM PEAK HOUR: 114

REVISIONS

NUMBER	DATE	DESCRIPTION

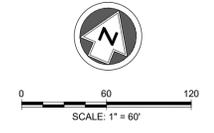
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C1.4 [6]	PROPERTY BOUNDARIES
C2 [7]	EXISTING CONDITIONS & DEMOLITION PLAN
C3 [8]	EROSION & SEDIMENTATION CONTROL PLAN
C3.1 [9]	EROSION CONTROL DETAILS
C4 [10]	SITE PLAN
C4.1 [11]	PAVING PLAN
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C4.5 [15]	DIMENSIONAL SITE PLAN D
C4.6 [16]	DIMENSIONAL SITE PLAN E
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C6.4 [28]	GRADING PLAN D
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E1.0 [102]	ELECTRICAL SITE PLAN
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NO LIABILITY NOTE:

LIMITATION OF LIABILITY – HR GREEN DEVELOPMENT TX, LLC. ASSUMES NO LIABILITY FOR ANY DESIGN OR DRAWINGS IN THESE PLANS, THAT ARE NOT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED WITH THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AS A MEMBER OF THIS FIRM (#F-16384). OTHER CONSULTANTS' WORK SHOWN IN THESE PLANS IS THE RESPONSIBILITY OF THE CONSULTANT WHO PREPARED SUCH WORK, AND IS INCLUDED IN THIS PLAN SET FOR REVIEW REQUIREMENTS ONLY.
SITE PLAN COMPONENTS – ALL BUILDING AND STRUCTURAL IMPROVEMENTS SHOWN HEREON ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. HR GREEN DEVELOPMENT TX, LLC. IS NOT RESPONSIBLE OR LIABLE FOR THE DESIGN OF BUILDING OR STRUCTURAL IMPROVEMENTS BY OTHERS.
STRUCTURAL COMPONENTS - ALL STRUCTURAL DESIGN IS THE RESPONSIBILITY OF THE OWNER'S STRUCTURAL ENGINEER. STRUCTURAL DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S STRUCTURAL ENGINEER.
PAVEMENT DESIGN – PAVEMENT DESIGN SHOWN HEREON IS THE DESIGN OF THE OWNER'S GEOTECHNICAL CONSULTANT. HR GREEN DEVELOPMENT TX, LLC. MAKES NO WARRANTY OR GUARANTEE AS TO ITS SUITABILITY, AND ASSUMES NO LIABILITY THEREFOR.

BY	DATE
REVISION	
NO.	
5508 HIGHWAY 290 WEST SUITE 150 AUSTIN, TX 78735 PHONE: 512.872.6696 HRGreen.com TBPES NO: 16384 TBPES NO: 10104101	
DEVELOPMENT TX	
COVER	BERRY CREEK APARTMENTS PHASE 1
DESIGNED BY: <u>MA/DR</u>	2800 N IH 35, GEORGETOWN, TX 78626
DRAWN BY: <u>MA/MK</u>	
CHECKED BY: <u>SN</u>	
APPROVED BY: <u>DR</u>	
SHEET	C0 [1]
2022-74-SDP	



LEGEND

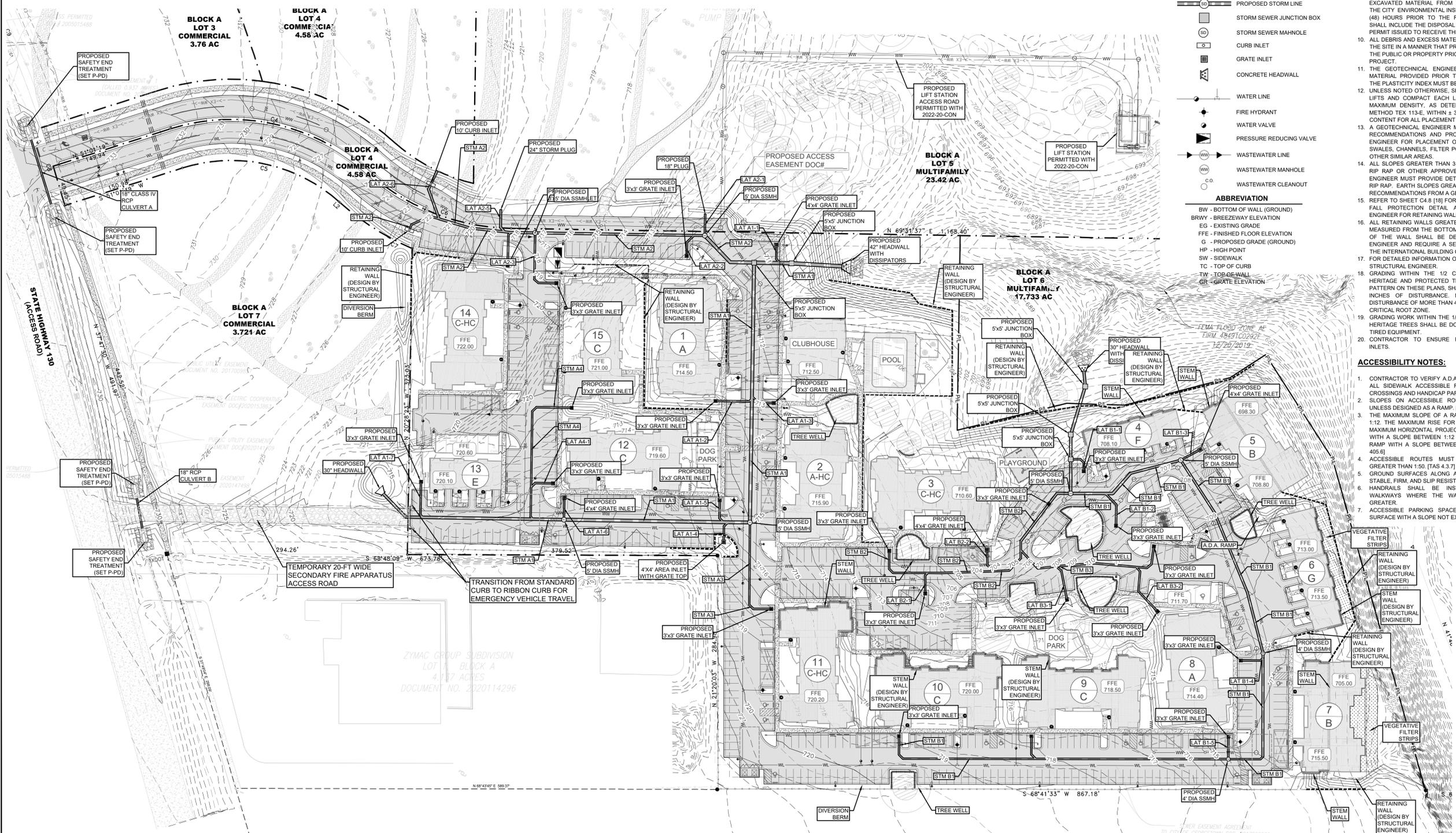
- 8.30 --- EXISTING MAJOR CONTOUR
- 8.34 --- EXISTING MINOR CONTOUR
- 8.35 --- PROPOSED MAJOR CONTOUR
- 8.33 --- PROPOSED MINOR CONTOUR
- LOC --- LIMITS OF CONSTRUCTION
- OVERALL BOUNDARY LINE
- LOT LINE
- HUD PROPERTY LINE
- EASEMENT
- RETAINING WALL (DESIGN BY STRUCTURAL ENGINEER)
- STEM WALL (DESIGN BY STRUCTURAL ENGINEER)
- TREE WELL
- CURB/EOP
- SIDEWALK
- ADA RAMP
- ADA ROUTE
- ADA ACCESSIBLE ENTRANCE
- TREE TO REMAIN
- TREE TO REMAIN - HERITAGE
- PROPOSED STORM LINE
- STORM SEWER JUNCTION BOX
- STORM SEWER MAHNOLE
- CURB INLET
- GRATE INLET
- CONCRETE HEADWALL
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- PRESSURE REDUCING VALVE
- WASTEWATER LINE
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT

ABBREVIATION

- BW - BOTTOM OF WALL (GROUND)
- BRWY - BREEZEWAY ELEVATION
- EG - EXISTING GRADE
- FFE - FINISHED FLOOR ELEVATION
- G - PROPOSED GRADE (GROUND)
- HP - HIGH POINT
- SW - SIDEWALK
- TC - TOP OF CURB
- TW - TOP OF WALL
- GR - GRATE ELEVATION

- DRAINAGE NOTES:**
- ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - REFER TO THE LANDSCAPE/HARDSCAPE PLANS FOR ADDITIONAL DRAINAGE AND FINE GRADING FOR ALL AMENITIES.
 - ALL PUBLIC STORM SEWER LINES SHALL BE CLASS III RCP.
 - ALL PRIVATE STORM SEWER LINES SHALL BE HOPE.
- GRADING NOTES:**
- TOPOGRAPHIC DATA SHOWN HEREON BASED ON SURVEY PROVIDED BY FOREST SURVEYING & MAPPING ON JULY 2021.
 - IF THE CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHOULD CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
 - ALL PROPOSED ELEVATIONS ARE TO FINISH GRADE OR NATURAL GROUND UNLESS OTHERWISE NOTED.
 - ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
 - REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR FINE GRADING OF AMENITIES, DETAILED ELEVATIONS OF THE RETAINING WALLS, SIDEWALKS, RAMP, IRRIGATION SLEEVES AND STEPS.
 - EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
 - ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIFTLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFF SITE.
 - THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS OF EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY ENVIRONMENTAL INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
 - ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO THE PUBLIC OR PROPERTY PRIOR TO THE ACCEPTANCE OF THE PROJECT.
 - THE GEOTECHNICAL ENGINEER SHALL APPROVE ALL FILL MATERIAL PROVIDED PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
 - UNLESS NOTED OTHERWISE, SPREAD FILL MATERIAL IN 8-INCH LIFTS AND COMPACT EACH LIFT TO 95% TO 105% OF THE MAXIMUM DENSITY, AS DETERMINED BY THE SDHPT TEST METHOD TEX 113-E, WITHIN ± 3% OF THE OPTIMUM MOISTURE CONTENT FOR ALL PLACEMENT OF FILL MATERIAL.
 - A GEOTECHNICAL ENGINEER MUST PREPARE GEOTECHNICAL RECOMMENDATIONS AND PROVIDED A COPY TO THE CIVIL ENGINEER FOR PLACEMENT OF FILL FOR BERMS, DRAINAGE SWALES, CHANNELS, FILTER PONDS, DETENTION POND, AND OTHER SIMILAR AREAS.
 - ALL SLOPES GREATER THAN 3 TO 1 SHALL BE STABILIZED BY RIP RAP OR OTHER APPROVED METHODS. A STRUCTURAL ENGINEER MUST PROVIDE DETAILS FOR CONCRETE OR ROCK RIP RAP. EARTH SLOPES GREATER THAN 3 TO 1 WILL REQUIRE RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER.
 - REFER TO SHEET C4 (18) FOR GUARDRAIL / FENCE AT WALL / FALL PROTECTION DETAIL AND REFER TO STRUCTURAL ENGINEER FOR RETAINING WALL DETAILS.
 - ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND REQUIRE A SEPARATE BUILDING PERMIT PER THE INTERNATIONAL BUILDING CODE.
 - FOR DETAILED INFORMATION OF RETAINING WALLS, REFER TO STRUCTURAL ENGINEER.
 - GRADING WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL HERITAGE AND PROTECTED TREES, IDENTIFIED BY A HATCH PATTERN ON THESE PLANS, SHALL BE LIMITED TO LESS THAN 6 INCHES OF DISTURBANCE. NO GRADING ACTIVITY WITH DISTURBANCE OF MORE THAN 4 INCHES IS ALLOWED IN THE 1/4 CRITICAL ROOT ZONE.
 - GRADING WORK WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL HERITAGE TREES SHALL BE DONE BY HAND OR WITH RUBBER TIERED EQUIPMENT.
 - CONTRACTOR TO ENSURE POSITIVE DRAINAGE TOWARD INLETS.

- ACCESSIBILITY NOTES:**
- CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES INCLUDING DRIVEWAY CROSSINGS AND HANDICAP PARKING STALLS.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FROM A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
 - HANDRAILS SHALL BE INSTALLED ALONG PEDESTRIAN WALKWAYS WHERE THE WALL DROP-OFFS ARE 30" OR GREATER.
 - ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.



	BY _____ DATE _____
	REVISION _____
	NO. _____
	
5508 HIGHWAY 290 WEST SUITE 150 DALLAS, TEXAS 75235 PHONE: 512.872.6696 HRGreen.com	TBPS NO: 03584 TBPS NO: 10104101
 DEVELOPMENT TX	
	
GRADING & DRAINAGE PLAN BERRY CREEK APARTMENTS PHASE 1 2800 N IH 35, GEORGETOWN, TX 78626	
DESIGNED BY: MA/DR DRAWN BY: MAM/K CHECKED BY: SN APPROVED BY: DR	
SHEET C6 [24] 2022-74-SDP	

P:\Mhanna Domain\Berry Creek Crossing\Multifamily Phase 1\03_ACO\Drawings\2021\15_GRDV.dwg, Layout1, April 20, 2023, 8:01 PM, (logon)



GRADING NOTES:

1. TOPOGRAPHIC DATA SHOWN HEREON BASED ON SURVEY PROVIDED BY FOREST SURVEYING & MAPPING ON JULY 2021.
2. IF THE CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHOULD CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
3. ALL PROPOSED ELEVATIONS ARE TO FINISH GRADE OR NATURAL GROUND UNLESS OTHERWISE NOTED.
4. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
5. REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR FINE GRADING OF AMENITIES, DETAILED ELEVATIONS OF THE RETAINING WALLS, SIDEWALKS, RAMPS, IRRIGATION SLEEVES AND STEPS.
6. EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
7. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
8. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRILLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFF SITE.
9. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS OF EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY ENVIRONMENTAL INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
10. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO THE PUBLIC OR PROPERTY PRIOR TO THE ACCEPTANCE OF THE PROJECT.
11. THE GEOTECHNICAL ENGINEER SHALL APPROVE ALL FILL MATERIAL PROVIDED PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
12. UNLESS NOTED OTHERWISE, SPREAD FILL MATERIAL IN 8-INCH LIFTS AND COMPACT EACH LIFT TO 95% TO 105% OF THE MAXIMUM DENSITY, AS DETERMINED BY THE SDHPT TEST METHOD TEX 113-E, WITHIN ± 3% OF THE OPTIMUM MOISTURE CONTENT FOR ALL PLACEMENT OF FILL MATERIAL.
13. A GEOTECHNICAL ENGINEER MUST PREPARE GEOTECHNICAL RECOMMENDATIONS AND PROVIDED A COPY TO THE CIVIL ENGINEER FOR PLACEMENT OF FILL FOR BERMS, DRAINAGE SWALES, CHANNELS, FILTER PONDS, DETENTION PONDS, AND OTHER SIMILAR AREAS.
14. ALL SLOPES GREATER THAN 3 TO 1 SHALL BE STABILIZED BY RIP RAP OR OTHER APPROVED METHODS. A STRUCTURAL ENGINEER MUST PROVIDE DETAILS FOR CONCRETE OR ROCK RIP RAP. EARTH SLOPES GREATER THAN 3 TO 1 WILL REQUIRE RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER.
15. REFER TO SHEET C6.4 (18) FOR GUARDRAIL / FENCE AT WALL / FALL PROTECTION DETAIL AND REFER TO STRUCTURAL ENGINEER FOR RETAINING WALL DETAILS.
16. ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND REQUIRE A SEPARATE BUILDING PERMIT PER THE INTERNATIONAL BUILDING CODE.
17. FOR DETAILED INFORMATION OF RETAINING WALLS, REFER TO STRUCTURAL ENGINEER.
18. GRADING WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL HERITAGE AND PROTECTED TREES, IDENTIFIED BY A HATCH PATTERN IN THESE PLANS, SHALL BE LIMITED TO LESS THAN 6 INCHES OF DISTURBANCE. NO GRADING ACTIVITY WITH DISTURBANCE OF MORE THAN 4 INCHES IS ALLOWED IN THE 1/4 CRITICAL ROOT ZONE.
19. GRADING WORK WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL HERITAGE TREES SHALL BE DONE BY HAND OR WITH RUBBER Tired EQUIPMENT.
20. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TOWARD INLETS.

ACCESSIBILITY NOTES:

1. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES INCLUDING DRIVEWAY CROSSINGS AND HANDICAP PARKING STALLS.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
3. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FROM A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.8]
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
5. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT. [TAS 4.5.1]
6. HANDRAILS SHALL BE INSTALLED ALONG PEDESTRIAN WALKWAYS WHERE THE WALL DROP-OFFS ARE 30" OR GREATER.
7. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.

0 20' 40'

SCALE: 1" = 20'

LEGEND

- 8.30 - EXISTING MAJOR CONTOUR
- 8.34 - EXISTING MINOR CONTOUR
- 8.35 - PROPOSED MAJOR CONTOUR
- 8.33 - PROPOSED MINOR CONTOUR
- LOC - LIMITS OF CONSTRUCTION
- - - - - OVERALL BOUNDARY LINE
- - - - - LOT LINE
- - - - - HUD PROPERTY LINE
- - - - - EASEMENT
- - - - - RETAINING WALL (DESIGN BY STRUCTURAL ENGINEER)
- - - - - STEM WALL (DESIGN BY STRUCTURAL ENGINEER)
- - - - - TREE WELL
- - - - - CURB/EOP
- - - - - SIDEWALK
- - - - - ADA RAMP
- - - - - ADA ROUTE
- - - - - ADA ACCESSIBLE ENTRANCE
- - - - - TREE TO REMAIN
- - - - - TREE TO REMAIN - HERITAGE
- - - - - PROPOSED STORM LINE
- - - - - STORM SEWER JUNCTION BOX
- - - - - STORM SEWER MAHNOLE
- - - - - CURB INLET
- - - - - GRATE INLET
- - - - - CONCRETE HEADWALL
- - - - - WATER LINE
- - - - - FIRE HYDRANT
- - - - - WATER VALVE
- - - - - PRESSURE REDUCING VALVE
- - - - - WASTEWATER LINE
- - - - - WASTEWATER MANHOLE
- - - - - WASTEWATER CLEANOUT

ABBREVIATION

- BW - BOTTOM OF WALL (GROUND)
- BRWY - BREEZEWAY ELEVATION
- EG - EXISTING GRADE
- FFE - FINISHED FLOOR ELEVATION
- G - PROPOSED GRADE (GROUND)
- HP - HIGH POINT
- SW - SIDEWALK
- TC - TOP OF CURB
- TW - TOP OF WALL
- GR - GRATE ELEVATION

NO.	REVISION	BY	DATE

Know what's Below.
Call before you dig.

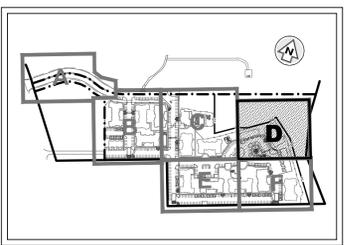
5508 HIGHWAY 290 WEST
SUITE 150
DALLAS, TX 75235
PHONE: 512.872.8696
HRGreen.com

TBPS NO: 16384
TBPS NO: 10104101

HRGreen
DEVELOPMENT TX

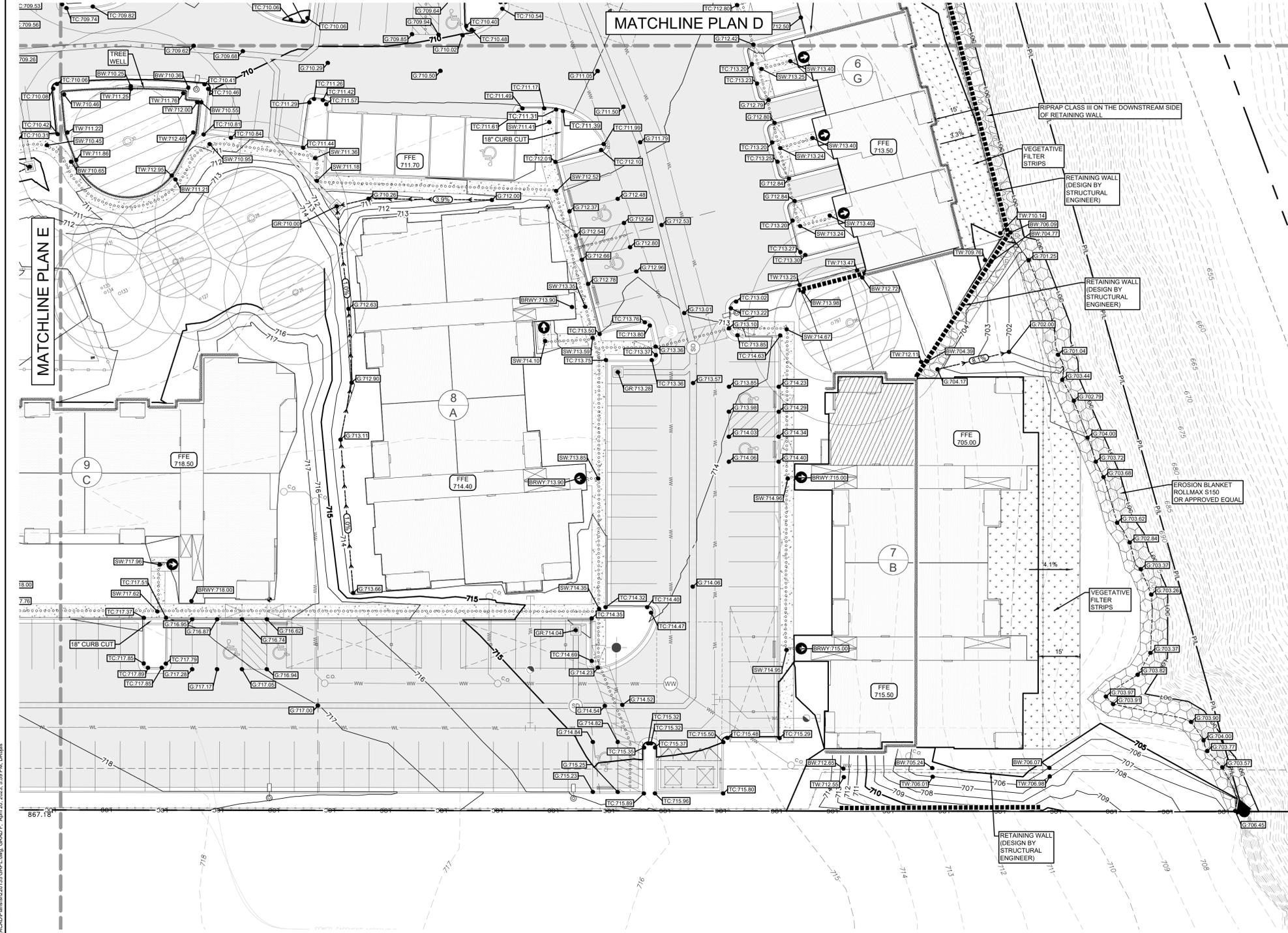
GRADING PLAN D
BERRY CREEK APARTMENTS
PHASE 1
2800 N IH 35,
GEORGETOWN, TX 78626

DESIGNED BY: MA/DR
DRAWN BY: MAM/K
CHECKED BY: SN
APPROVED BY: DR



KEY MAP
N.T.S.

P:\Mhanna\Berrycreek\Berrycreek\Grading\PlanD\135_GPRD.dwg, GRAD D, April 20, 2023, 3:59 PM, Diego

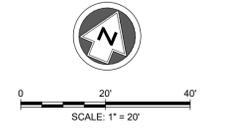


GRADING NOTES:

- TOPOGRAPHIC DATA SHOWN HEREON BASED ON SURVEY PROVIDED BY FOREST SURVEYING & MAPPING ON JULY 2021.
- IF THE CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHOULD CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL PROPOSED ELEVATIONS ARE TO FINISH GRADE OR NATURAL GROUND UNLESS OTHERWISE NOTED.
- ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
- REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR FINE GRADING OF AMENITIES, DETAILED ELEVATIONS OF THE RETAINING WALLS, SIDEWALKS, RAMPS, IRRIGATION SLEEVES AND STEPS.
- EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
- ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRILIPLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFF SITE.
- THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS OF EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY ENVIRONMENTAL INSPECTOR AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO REMOVE THE MATERIAL.
- ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO THE PUBLIC OR PROPERTY PRIOR TO THE ACCEPTANCE OF THE PROJECT.
- THE GEOTECHNICAL ENGINEER SHALL APPROVE ALL FILL MATERIAL PROVIDED PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
- UNLESS NOTED OTHERWISE, SPREAD FILL MATERIAL IN 8-INCH LIFTS AND COMPACT EACH LIFT TO 95% TO 105% OF THE MAXIMUM DENSITY, AS DETERMINED BY THE SHMPT TEST METHOD TEX 113-E, WITHIN ± 3% OF THE OPTIMUM MOISTURE CONTENT FOR ALL PLACEMENT OF FILL MATERIAL.
- A GEOTECHNICAL ENGINEER MUST PREPARE GEOTECHNICAL RECOMMENDATIONS AND PROVIDED A COPY TO THE CIVIL ENGINEER FOR PLACEMENT OF FILL FOR BERMS, DRAINAGE SWALES, CHANNELS, FILTER PONDS, DETENTION PONDS, AND OTHER SIMILAR AREAS.
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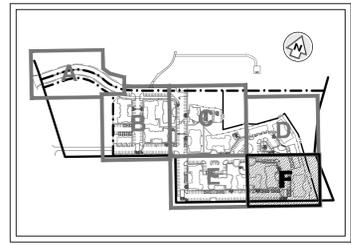


LEGEND

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	8.35	PROPOSED MAJOR CONTOUR
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		OVERALL BOUNDARY LINE
		LOT LINE
	PIL	HUD PROPERTY LINE
		EASEMENT
		RETAINING WALL (DESIGN BY STRUCTURAL ENGINEER)
		STEM WALL (DESIGN BY STRUCTURAL ENGINEER)
		TREE WELL
		CURB/EOP
		SIDEWALK
		ADA RAMP
		ADA ROUTE
		ADA ACCESSIBLE ENTRANCE
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		TREE TO REMAIN - HERITAGE
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	SD	STORM SEWER JUNCTION BOX
	SD	STORM SEWER MANHOLE
	CI	CURB INLET
	GI	GRATE INLET
	CA	CONCRETE HEADWALL
		WATER LINE
		FIRE HYDRANT
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		PRESSURE REDUCING VALVE
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	C.O.	WASTEWATER CLEANOUT

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TC	TOP OF CURB
TW	TOP OF WALL
GR	GRATE ELEVATION



KEY MAP
N.T.S.

NO.	REVISION	BY	DATE



5508 HIGHWAY 290 WEST
SUITE 150
DALLAS, TX 75235
PHONE: 512.872.6696
HRGreen.com

TYPE NO: 10384
TBPUS NO: 10104101



GRADING PLAN F
BERRY CREEK APARTMENTS
PHASE 1
2800 N IH 35,
GEORGETOWN, TX 78626

DESIGNED BY: MA/DR
DRAWN BY: MAM/K
CHECKED BY: SN
APPROVED BY: DR

P:\Mhanna Domain\Berry Creek_Crossing\MultiPhase1\Phase 103_ACAD\Drawings\2021135 GRP.dwg GRAD.F. April 20, 2023, 3:09 PM, (Rojas)



Berry Creek Drainage Improvements Construction Plans

OWNER/DEVELOPER:
IH35 SH130, LP
RAJEEV PURI
6002 CAMP BULLIS RD
SAN ANTONIO, TX 78257
(210) 863-0717
rpuri@athenadomain.com
www.athenadomain.com

ENGINEER:
HR GREEN DEVELOPMENT TX, LLC
DIEGO ROJAS, P.E.
5508 HIGHWAY 290 WEST - SUITE 150
AUSTIN, TX 78735
(512) 872-6696
diego.rojas@hrgreen.com
www.hrgreen.com

SURVEYOR:
FOREST SURVEYING & MAPPING
1002 ASH ST
GEORGETOWN, TEXAS 78626
(512) 930-5927
forestsasser@forestsurveying.com
www.forest-surveying.com

ASSOCIATED CITY OF GEORGETOWN CASES

PRELIMINARY PLAT - CITY PROJECT NUMBER: 2021-23-PP
WASTEWATER IMPROVEMENTS - CONSTRUCTION PLAN - CITY PROJECT NUMBER: 2022-20-CON
BERRY CREEK APARTMENTS, PHASE 1 - SITE DEVELOPMENT PLAN - CITY PROJECT NUMBER: 2022-74-SDP

PROJECT INFORMATION:

PROPOSED USE: COMMERCIAL (C-3) AND MULTIFAMILY (MF-2)
PUD - ORDINANCE NO. 2021-52

ZONING DISTRICT: 60.75 ACRES

TOTAL IMPERVIOUS COVER ALLOWED: 34.29 ACRES

UTILITY PROVIDERS:

WATER: CITY OF GEORGETOWN UTILITY SYSTEMS 300-1 INDUSTRIAL AVE, GEORGETOWN, TX 78626 (512) 930-3555 GUS.GEORGETOWN.ORG/	WASTEWATER: CITY OF GEORGETOWN UTILITY SYSTEMS 300-1 INDUSTRIAL AVE, GEORGETOWN, TX 78626 (512) 930-3555 GUS.GEORGETOWN.ORG	ELECTRIC: FEDERALE'S ELECTRIC COOPERATIVE 201 S. AVENUE F, JOHNSON CITY, TX 78636 (877) 372-0391 WWW.PEC.COOP
--	--	--

PLANNED UNIT DEVELOPMENT

THIS SITE COUNTS WITH A PLANNED UNIT DEVELOPMENT DOCUMENT ORDINANCE 2021-52.

WATERSHED STATUS:

THIS SITE IS LOCATED IN THE BERRY CREEK WATERSHED. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION:

PORTION OF THIS PROPERTY IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 48491C0292F, EFFECTIVE DATE DECEMBER 20, 2019.

BENCHMARK NOTES:

LOCAL NORTHING:	10,224,775.79
LOCAL EASTING:	3,138,351.87
GRID NORTHING:	10,223,404.34
GRID EASTING:	3,137,930.93
ELEVATION:	732.74'
DESCRIPTION:	TBM #1: MAG NAIL W/ WASHER STAMPED "FOREST RPLS 1847" SET NEAR THE SOUTH EASTERN RIGHT OF WAY OF THE INTERSECTION OF IH35 FRONTAGE ROAD AND SH 130 FRONTAGE ROAD.
HORIZONTAL DATUM:	TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID. COMBINED SCALE FACTOR: 0.99986587.
VERTICAL DATUM:	GEOID18, VERTICAL DATUM NAVD88
LOCAL NORTHING:	10,224,133.47
LOCAL EASTING:	3,138,843.72
GRID NORTHING:	10,222,762.11
GRID EASTING:	3,138,422.70
ELEVATION:	734.32'
DESCRIPTION:	TBM #2: MAG NAIL W/ WASHER STAMPED "FOREST RPLS 1847" SET ALONG THE FRONTAGE ROAD OF SH 130.
HORIZONTAL DATUM:	TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID. COMBINED SCALE FACTOR: 0.99986587.
VERTICAL DATUM:	GEOID18, VERTICAL DATUM NAVD88
LOCAL NORTHING:	10,223,582.81
LOCAL EASTING:	3,139,227.64
GRID NORTHING:	10,222,211.52
GRID EASTING:	3,138,806.57
ELEVATION:	731.10'
DESCRIPTION:	TBM #3: MAG NAIL W/ WASHER STAMPED "FOREST RPLS 1847" SET ALONG THE FRONTAGE ROAD OF SH 130.
HORIZONTAL DATUM:	TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID. COMBINED SCALE FACTOR: 0.99986587.
VERTICAL DATUM:	GEOID18, VERTICAL DATUM NAVD88

CITY OF GEORGETOWN NOTES:

- THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
- THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
- ALL ELECTRIC DISTRIBUTION LINES AND INDIVIDUAL SERVICE LINES SHALL BE INSTALLED UNDERGROUND. IF OVERHEAD LINES EXISTED PRIOR TO UNDERGROUND INSTALLATION, SUCH AS POLES, GUY WIRES, AND RELATED STRUCTURES SHALL BE REMOVED FOLLOWING CONSTRUCTION OF THE UNDERGROUND INFRASTRUCTURE (ONLY APPLICABLE FOR RESIDENTIAL PROPERTY).
- WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER (ONLY APPLICABLE FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT).
- ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.

ADDITIONAL NOTES:

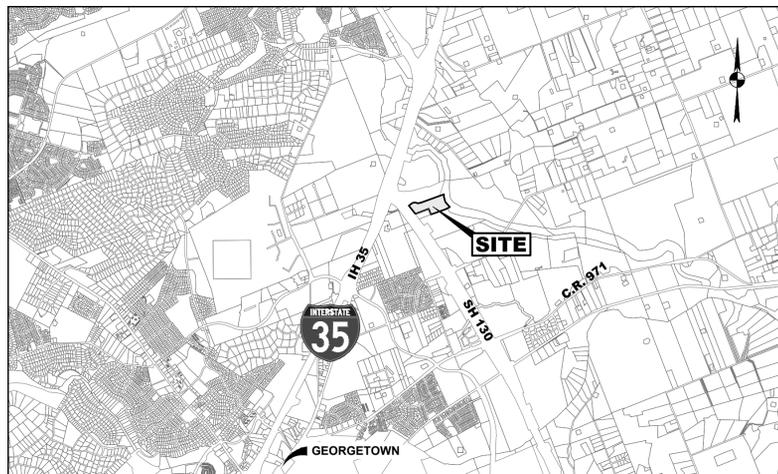
- THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON AUGUST 2021. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

CONSTRUCTION PLANS FOR BERRY CREEK CROSSING DRAINAGE IMPROVEMENTS

2800 N IH 35, GEORGETOWN, TEXAS 78626

2023-__-CON

INITIAL SUBMITTAL DATE:
04/21/2023



VICINITY MAP
SCALE: 1"=4000'

LEGAL DESCRIPTION:

60.748 ACRES OF LAND IN THE JOHN BERRY SURVEY, ABSTRACT NO. 51, IN WILLIAMSON COUNTY, TEXAS AND OF TWO CALLED PROPERTIES.

BEING OF A CALLED 49.31 ACRE TRACT OF LAND, DESCRIBED IN THE SPECIAL WARRANTY DEED TO IH35 SH130, LP OF RECORD IN DOCUMENT NO. 2018066618, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

ALSO BEING A CALLED 11.438 ACRE TRACT OF LAND, DESCRIBED IN THE SPECIAL WARRANTY DEED TO IH35 SH130, LP OF RECORD IN DOCUMENT NO. 2022009903, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

I, DIEGO ROJAS SIGALA, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SUBMITTED BY :

Diego Rojas Sigala



04/21/23

DATE

DIEGO ROJAS SIGALA, P.E.
HR GREEN DEVELOPMENT TX, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735

REVIEWED FOR COMPLIANCE WITH CITY OF GEORGETOWN REQUIREMENTS:
CITY OF GEORGETOWN, AS APPROVED BY PLANNING AND ZONING

REVISIONS

NUMBER	DATE	DESCRIPTION

SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	APPROVED PRELIMINARY PLAT 1 OF 2
4	APPROVED PRELIMINARY PLAT 2 OF 2
5	EXISTING CONDITIONS AND DEMOLITION PLAN
6	EROSION & SEDIMENTATION CONTROL PLAN
7	OVERALL PROPOSED CONDITIONS
8	EXISTING DRAINAGE AREA MAP
9	FULLY DEVELOPED DRAINAGE AREA MAP
10	WATER QUALITY DRAINAGE AREA MAP
11	WATER QUALITY CALCULATIONS
12	WQ POND A
13	POND A SECTIONS
14	POND A OUTFLOW STRUCTURE DETAIL
15	WQ POND B
16	POND B SECTIONS
17	POND B OUTFLOW STRUCTURE DETAIL
18	POND DETAILS 1 OF 2
19	POND DETAILS 2 OF 2



5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
PHONE: 512.872.6696
HRGreen.com
TBPE NO: 16384
TBPS NO: 10104101



COVER
**BERRY CREEK CROSSING
DRAINAGE IMPROVEMENTS**
2800 N IH 35,
GEORGETOWN, TEXAS 78626

DESIGNED BY: DR

DRAWN BY: MV

CHECKED BY: SN

APPROVED BY: DR

SHEET **1** OF **19**

2023-__-CON

GENERAL CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS AND THE CITY OF GEORGETOWN STANDARD CONSTRUCTION SPECIFICATIONS.
2. THESE PLANS AND GENERAL NOTES REFER TO THE GEOTECHNICAL REPORT 'SUBSURFACE EXPLORATION AND FOUNDATION ANALYSIS PROJECT' BY WALTER BERRY CONSULTING ENGINEERS, P.C., TEXAS BY INTEC, PROJECT NO. SZ1711, DATED SEPTEMBER 16, 2020 INCLUDING ALL REVISIONS AND ADDENDA THAT MAY HAVE BEEN RELEASED AFTER THE NOTED DATE.
3. THE CONTRACTOR SHALL CONDUCT SURVEY TO VERIFY THE EXISTING TOPOGRAPHY AND THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER.
4. AVAILABLE BENCHMARK(S) THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE LISTED ON THE COVER SHEET.
5. CONTRACTOR SHALL VERIFY ALL BENCHMARKS AND PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
7. CONTRACTOR SHALL THROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
9. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
10. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
11. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADJUSTMENTS THAT MAY BE REQUIRED TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A NEW UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
13. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
14. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, IF IT IS NECESSARY TO MOVE, REMOVE, OR RELOCATE A UTILITY. THE UTILITY COMPANY THAT IS RESPONSIBLE FOR THE UTILITY SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
15. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
16. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
19. SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE CITY APPROVAL SHALL BE SUBMITTED TO THE CITY. THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
20. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICES SHALL BE COMPLETED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
21. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
22. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC.) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR AND ENGINEER.
23. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES IN THE PROXIMITY OF THE BUILDINGS. REFERENCE TO THE BUILDING ARCHITECTURAL, STRUCTURAL, MEPP FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
24. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
25. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO THE ENGINEER BY THE ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS ARE APPROXIMATE AND NOT TO BE RELIED UPON FOR CONSTRUCTION AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING ARCHITECT'S FOOTPRINT REPRESENTS AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FROM THE ABOVE SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
26. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
27. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
28. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEET THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
29. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
30. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, LIGHT POLES, HYDRANTS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, FENCES, WALLS, SIGNS, PAINTS, UTILITIES, SIDEWALKS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC. TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
31. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
32. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER LINES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC., THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
33. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
34. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
35. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
36. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREOF DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
37. SIGNS RELATED TO OPERATION OF THESE PLANS:
38. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
39. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
40. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE 'TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES'.
41. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
42. THE CONTRACTOR IS RESPONSIBLE FOR SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDINGS OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
43. CONTRACTOR IS RESPONSIBLE FOR PREPARATION (IF NOT INCLUDED IN THE CONSTRUCTION PLANS), SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
44. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS, AND PROVIDING AS-BUILT PLANS AND TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.
45. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY STANDARD DETAILS AND SPECIFICATIONS, AND APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS. 'ACCEPTED' CONSTRUCTION STANDARDS, THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
46. IF A VOID IS ENCOUNTERED WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
47. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
48. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIPLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL SHALL BE DISPOSED OF OFF-SITE.
49. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE OWNER'S PROPERTY PRIOR TO ACCEPTANCE OF THE PROJECT.
50. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND CITY OF GEORGETOWN STANDARD SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION UNLESS OTHERWISE REQUESTED BY THE OWNER. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEANUP SHALL BE TO THE SATISFACTION OF THE ENGINEER.
51. WHEN REQUIRED, CONTRACTOR SHALL REMOVE PAVEMENT IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF HIGHWAY AND PUBLIC TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
52. ANY PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN STRAIGHT EDGE.
53. WHEN REQUIRED, CONTRACTOR SHALL REMOVE EXISTING PAVEMENT STRIPING BY SAND BLASTING FROM EXISTING PAVEMENT IN ACCORDANCE WITH ITEM 619 OF THE TxDOT LATEST EDITION.

- 57. ALL WORK IN STATE R.O.W. AND EASEMENTS SHALL BE IN ACCORDANCE WITH TxDOT STANDARD SPECIFICATIONS, LATEST EDITION.
58. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOWING AND THE REMOVAL OF ALL LITTER WITHIN THE PROJECT LIMITS SO AS TO KEEP THE SITE OF THE WORK NEAT AND PRESENTABLE CONDITION AT ALL TIMES. THIS WORK WILL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.
59. THE CONTRACTOR SHALL PROTECT ALL AREAS WHICH ARE NOT INCLUDED IN THE ACTUAL LIMITS OF THE PROPOSED CONSTRUCTION AREAS FROM DESTRUCTION. CARE SHALL BE EXERCISED TO PREVENT DAMAGE TO TREES, VEGETATION, FENCES, POWER POLES, AND OTHER NATURAL SURROUNDINGS. THE AREAS NOT TO BE DISTURBED INCLUDE ALL GOLF COURSE AREAS, UNLESS SPECIFIED OTHERWISE. THE CONTRACTOR SHALL, AT HIS EXPENSE, RESTORE ANY AREA DISTURBED AS A RESULT OF HIS OPERATIONS TO A CONDITION AS GOOD AS, OR BETTER THAN, THAT PRESENT PRIOR TO CONSTRUCTION.
60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MARKING EVERY 100 FOOT ROAD STATION, AND SHALL MAINTAIN THE MARKINGS FOR THE DURATION OF THE PROJECT. THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE ITEMIZED CONSTRUCTION CONTRACT.
61. THE SUPERINTENDENT SHALL BE AVAILABLE ON THE PROJECT AT ALL TIMES WHEN WORK IS BEING PERFORMED.
62. NO BLASTING IS ALLOWED ON THIS PROJECT.
63. NO STORAGE OF HYDROCARBONS OR HAZARDOUS MATERIAL IS ALLOWED ON SITE.

DEMOLITION NOTES:

- 1. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. THE ENGINEER DOES NOT REPRESENT OR WARRANT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
- ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
- GEOTECHNICAL REPORTS FROM THE CITY OF GEORGETOWN,
- OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/UPDATE COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. THE ENGINEER DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

EROSION AND SEDIMENTATION CONTROL NOTES:

- 1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AND TREENATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND SPECIFICATIONS FOR THE PROJECT. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE IN A CONDITION THAT MEETS THE SPECIFICATIONS, BEST MANAGEMENT PRACTICES (BMPs), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
4. THE PLACEMENT OF TREENATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
5. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
6. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED PLAN.
7. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
8. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
9. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND/OR MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
10. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ADHERE TO ALL EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMP'S FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THESE PLANS.
11. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT. SITE AS WELL AS COVERING OR ENCRUING THE AREA WITH AN APPROPRIATE BARRIER.
12. SITE EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
14. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
15. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
16. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR FLOW IS BEING TRAPPED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST PLYING THROUGH ANOTHER BMP TO CONTROL, SEDIMENTATION, PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
17. TEMPORARY SEEDING OR OTHER APPROPRIATE STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
18. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
19. THE CONTRACTOR SHALL HAVE A CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND CITY INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREENATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF GEORGETOWN, AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
20. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
21. PRIOR TO FINAL ACCEPTANCE OF THE PROJECT, ALL CONSTRUCTION CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SOIL DISPOSAL SITES.

TRENCH SAFETY NOTES:

- 1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HAZARD OR COMPACT OR SOFT AND UNSTABLE SOILS, SHALL BE SHIELDED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES, ALL EXITS MUST BE KEPT OPEN AND CLEAR. EXITS MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. CONSTRUCTION SHALL NOT PROCEED UNTIL APPROPRIATE TRENCH SAFETY SYSTEM STEPS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF GEORGETOWN.

SEQUENCE OF CONSTRUCTION:

- 1. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES.
2. INSTALL EROSION CONTROLS AND OFF-SITE EROSION CONTROLS AS INDICATED ON APPROVED PLANS.
3. CONTACT CITY AND ANY OTHER INVOLVED AGENCY TO SCHEDULE PRE-CONSTRUCTION COORDINATION MEETING.
4. EVALUATE TEMPORARY EROSION CONTROL. INSTALLATION, REVIEW CONSTRUCTION SCHEDULE WITH THE EROSION CONTROL PLAN.
5. BEGIN SITE CLEARING AND GRADING. INSPECT AND MAINTAIN ALL CONTROLS AS PER GENERAL NOTES.
6. FINELITE FINE GRADING AND POND OUTFLOW STRUCTURES.
7. REVEGETATE DISTURBED AREAS OR COMPLETE A DEVELOPERS CONTRACT FOR THE REVEGETATION ALONG WITH THE ENGINEERS CONCURRENCE LETTER.
8. PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF LETTER.
9. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS AT GRASS GROWTH.

GRADING NOTES:

- 1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL BE APPLIED TO THE TOP OF FINISHED GRADE.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL, SPECIFIED BY THE GEOTECHNICAL ENGINEER AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECTS PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF EXCESS EXCAVATED MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNERS APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CUTS SHALL BE MADE TO MAINTAIN THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
18. REFER TO DIMENSION CONTROL PLAN AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONDUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATION.
23. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDINGS) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
24. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
25. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES SECTION OF THESE PLANS FOR ADDITIONAL INFORMATION.
26. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES SERVICED IN THE FIELD AFTER THE START OF CONSTRUCTION.
27. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
28. TREE PROTECTION SHALL BE IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
29. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATION PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
30. NO TREE SHALL BE REMOVED OR DAMAGED UNLESS A REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
31. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNERS REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
32. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
33. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

STORM DRAINAGE NOTES:

- 1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS/DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROUGH, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND THE STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS.
7. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE.
9. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONNECTION THAT WILL ASSURE THE CONNECTION IS WATER TIGHT.
10. ALL PUBLIC STORM SEWER LINES SHALL BE CLASS I RCP.
11. ALL PRIVATE STORM SEWER LINES SHALL BE HDPE.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

- 1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATER TIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY, THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND EMBEDMENT FOR POND SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATER TIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE EMBEDDED FOR THE FULL LENGTH OF THE POND. THE POND SHALL BE PROTECTED FROM WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY, THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THE POND IS WATER TIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY, THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWEDED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATER TIGHT PROPERTIES.

RETAINING WALLS NOTES:

- 1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALLS ARE BASED ON FINISH GRADE ELEVATIONS.
2. RETAINING WALLS SHALL BE SELECTED BY THE CITY OR SYSTEM SHALL BE SELECTED BY THE CITY OR SYSTEM.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALLS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY AND ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTIONAL NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

CITY OF GEORGETOWN NOTES:

- 1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPLIED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL REQUIREMENTS AND CODES.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C800 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
13. ALL BEND AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
16. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TxDOT TYPE A GRADE 1.
18. HOT MIX ASPHALT CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.
19. ALL SIDEWALK RAMPS ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.
20. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 2 YEAR IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF THE PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE SUBMITTED AS A PDF ON A FLASH DRIVE OR BY CLOUD SOURCE.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER POLLUTION ABATEMENT PLAN GENERAL CONSTRUCTION NOTES

- 1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
- THE NAME OF THE APPROVED PROJECT;
- THE ACTIVITY START DATE; AND
- THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN INSTALLED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASINS DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF F

ENGINEER'S CERTIFICATION

I, SHERVIN NOOSHIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY PANEL NUMBER 4849100460F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS AS MODIFIED BY THE DEVELOPMENT AGREEMENT.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS 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 DAY OF _____, 20__.

SHERVIN NOOSHIN, P.E. REGISTERED PROFESSIONAL ENGINEER NO. 96807 STATE OF TEXAS LANDDEV CONSULTING, LLC 5508 HIGHWAY 290 WEST, SUITE 150 AUSTIN, TEXAS 78735

SURVEYOR'S CERTIFICATION

I, WILLIAM F. FOREST, JR., 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 ___ DAY OF _____, 20__.

WILLIAM F. FOREST, JR. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847 FOREST SURVEY & MAPPING COMPANY 1002 ASH ST. GEORGETOWN, TEXAS 78626

METES AND BOUNDS (49.31 ACRE TRACT)

BEING 48.31 AC. OF THE JOHN BERRY SURVEY, ABSTRACT NO. 51, IN WILLIAMSON COUNTY, TEXAS, PART OF A TRACT THAT WAS DESCRIBED IN A DEED TO THE GLEN WILLBERN BISHOP AND ARLENE LELIA BISHOP LIVING TRUST (77.059 AC. LESS EXCEPTIONS) OF RECORD IN DOC. 2003097140, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWCT), FOR VARIOUS INTERESTS IN THIS PROPERTY SEED TO MARY ANN JOSEPH AND VIRGINIA BISHOP, CO-TRUSTEES, AS SET OUT IN DOC. 2016053285, THIS TRACT WAS SURVEYED ON THE GROUND IN MAY OF 2018 UNDER THE DIRECTION OF WILLIAM F. FOREST, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847. SURVEY NOTE: THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE WESTERN DATA VRS NETWORK.

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF THE SAID 77.059 ACRE TRACT AT THE APPROXIMATE CENTER OF THE CHANNEL OF BERRY CREEK. THIS CORNER EXISTS AT THE NORTHEAST CORNER OF THE PROPERTY OF LINDA VISE, LARRY WITTERA AND RUTH ANN SUDDUTH, THE HEIRS OF AMELIA WITTERA, ET VIR, THE SAME PROPERTY THAT WAS CONVEYED TO AMELIA WITTERA, ET VIR, AS DESCRIBED IN VOL. 472, PG. 133 (REMAINDER PARCEL, FORMERLY 102.5 ACRES). THIS CORNER ALSO EXISTS IN THE WEST BOUNDARY OF THE PROPERTY THAT IS DESCRIBED IN A DEED TO WILLIAMSON COUNTY (TRACT II) DOC. 2011066293, 210.514 AC. TO CENTERLINE OF CREEK).

THENCE WITH THE SOUTH LINE OF A 30 FOOT WIDE UTILITY EASEMENT OF 0.66 ACRES (CITY OF GEORGETOWN SEWER EASEMENT AGREEMENT DOC. 2017009836), (L10) S 68°48'43" W 94.21 FEET TO AN IRON PIN WHICH WAS FOUND ON THE HIGH WEST BANK OF THE CREEK (EDGE OF A CLIFF); AND S 68° 42'28" W 867.02 FEET TO THE TRUE POINT OF BEGINNING. THIS CORNER IS AN IRON PIN WHICH WAS FOUND IN THE MOST SOUTHERLY SOUTH BOUNDARY OF THE SAID 77.059 ACRES, AT THE SOUTHEAST CORNER OF THE 4.13 ACRE PROPERTY THAT WAS DESCRIBED IN A DEED TO ZYMAC GROUP LTD., AS FILED IN DOC. 2017009838.

THENCE WITH THE BOUNDARY OF THE PROPERTY CONVEYED TO ZYMAC GROUP LTD., N 21°22'49" W 285.01 FEET TO AN IRON PIN WHICH WAS FOUND, AND S 68°47'17" W 673.63 FEET TO AN IRON PIN WHICH WAS FOUND IN THE EAST BOUNDARY OF STATE HIGHWAY 130 (LOWER NORTHEAST CORNER OF THE PROPERTY CONVEYED TO THE TEXAS TRANSPORTATION COMMISSION, PART 2 CALLED 2.449 AC. AS DESCRIBED IN DOC. 2004037653). IT IS NOTED THAT AT THIS LOCATION ACCESS IS PERMITTED TO THE SERVICE ROAD OF STATE HIGHWAY 130. THIS CORNER EXISTS AT THE SOUTHWEST CORNER OF A UTILITY EASEMENT GRANTED TO THE PUBLIC (30 FEET WIDE, 0.937 ACRES), AS DESCRIBED IN DOC. 2017009837.

THENCE WITH WEST LINE OF THE SAID EASEMENT AND THE EAST LINE OF STATE HIGHWAY 130 (CONDEMNATION JUDGEMENT, PART 1 CALLED 11.07 AC. AS DESCRIBED IN DOC. 2005015488); N 37°47'45" W 482.12 FEET TO AN IRON PIN WHICH WAS FOUND AT THE BEGINNING OF A CURVE (C19) TO THE LEFT HAVING A RADIUS OF 1268.17 FEET AND A CENTRAL ANGLE OF 17°44'17", 392.61 FEET WITH THE ARC OF THE CURVE, THE CHORD BEARS N 46°09'40" W 391.04 FEET TO AN IRON PIN WHICH WAS FOUND AT THE BEGINNING OF A CURVE TO THE RIGHT (C18) HAVING A RADIUS OF 200 FEET AND A CENTRAL ANGLE OF 22° 00'13", 76.81 FEET WITH THE ARC OF THE CURVE, THE CHORD BEARS N 43°42'41" W 76.34 FEET TO AN IRON PIN WHICH WAS FOUND AT THE BEGINNING OF A CURVE(C22).

THENCE CONTINUING WITH THE WEST LINE OF THE SAID UTILITY EASEMENT AND WITH THE CURVED EAST LINE OF STATE HIGHWAY

130, WITH A CURVE TO THE RIGHT (C16) HAVING A RADIUS OF 1307.00 FEET AND A CENTRAL ANGLE OF 17°40'01", 403.01 FEET WITH THE ARC OF THE CURVE, THE CHORD BEARS N 44°12'03" W 401.42 FEET TO A 1/2 INCH CAPPED IRON PIN WHICH WAS FOUND AT THE NORTHWEST CORNER OF THIS PROPERTY, IN THE SOUTH BOUNDARY OF THE PROPERTY OF LARRY D. KOKEL AND DALE ILLIG (73.153 AC. DOC. 9663744).

THENCE WITH THE NORTH BOUNDARY OF THE 77.059 ACRES AND THE SOUTH BOUNDARY OF THE 73.153 ACRES, AS FOLLOWS; S 85°29'11" E 250.15 FEET TO A NAIL FOUND IN THE IN SOUTH BASE OF 44" TRIPLE OAK; FINDING 1/4 INCH CAPPED IRON PINS AT BENDS IN THE FENCE AS FOLLOWS; N 67°33'22" E 206.83 FEET; AND N 89°15'52" E 96.50 FEET.

THENCE CONTINUING WITH THE COMMON BOUNDARY BETWEEN THE 77.059 ACRES AND THE SAID BISHOP 77.059 ACRES, AS FOLLOWS; S 353.06 FEET TO AN IRON PIN WHICH WAS FOUND, AND S 75°32'54" E 487.05 FEET TO AN IRON PIN THAT WAS FOUND AT A CORNER IN THE SOUTH BOUNDARY OF THE PROPERTY THAT IS DESCRIBED IN A DEED TO LARRY D. KOKEL AND DALE ILLIG (73.153 AC. DOC. 9663744).

THENCE WITH THE COMMON BOUNDARY BETWEEN THE PROPERTY OF KOKEL AND ILLIG AND THE SAID BISHOP 77.059 ACRES, FINDING IRON PINS AS FOLLOWS; N 68°37'26" E 240.61 FEET; N 68°59'47" E 380.33 FEET; N 69°31'41" E 153.31 FEET TO AN IRON PIN WHICH WAS FOUND ON THE WEST BANK OF BERRY CREEK; AND (L7) N 69°31'41" E 30.00 FEET TO A SUBMERGED POINT IN THE APPROXIMATE CENTER OF THE CHANNEL OF BERRY CREEK.

THENCE WITH THE COMMON BOUNDARY BETWEEN THE PROPERTY OF KOKEL AND ILLIG AND THE SAID BISHOP 77.059 ACRES, FINDING IRON PINS AS FOLLOWS; N 68°37'26" E 240.61 FEET; N 68°59'47" E 380.33 FEET; N 69°31'41" E 153.31 FEET TO AN IRON PIN WHICH WAS FOUND ON THE WEST BANK OF BERRY CREEK; AND (L7) N 69°31'41" E 30.00 FEET TO A SUBMERGED POINT IN THE APPROXIMATE CENTER OF THE CHANNEL OF BERRY CREEK.

THENCE DOWNSTREAM WITH THE APPROXIMATE CENTER OF THE CHANNEL OF BERRY CREEK FOLLOWING THE COMMON BOUNDARY BETWEEN THE SAID 77.059 ACRES AND THE SAID 210.514 ACRES THAT IS DESCRIBED IN A DEED TO WILLIAMSON COUNTY (DOC. 2011066293), AS FOLLOWS; S 05° 53'10" W 304.87 FEET (THIS SUBMERGED POINT STANDS (L9) S 69°32'17" E 34.83 FEET FROM AN IRON PIN WHICH WAS FOUND AT NORTH BASE OF 38" COTTON WOOD TREE ON THE BANK OF THE CREEK; CONTINUING WITH THE CENTERLINE OF THE WATERWAY, S 04°31'49" E 427.11 FEET (THIS SUBMERGED POINT STANDS (L8) N 20°04'19" E 32.54 FEET FROM AN IRON PIN WHICH WAS FOUND ON THE LOW WEST BANK OF THE CREEK); CONTINUING WITH THE APPROXIMATE CENTERLINE OF THE WATERWAY TO SUBMERGED POINTS AS FOLLOWS; S 14°38'34" E 117.74 FEET; S 15°31'17" E 127.66 FEET; AND S 41°45'09" E 316.70 FEET TO THE SOUTHEAST CORNER OF THE SAID 77.059 ACRES. THIS CORNER EXISTS AT THE SOUTHEAST CORNER OF AN EASEMENT FOR UTILITIES CONTAINING 0.66 ACRES (COMMENCING POINT).

THENCE WITH THE SOUTH LINE OF THE 77.059 ACRES AND THE NORTH BOUNDARY OF THE PROPERTY OF LINDA VISE, LARRY WITTERA AND RUTH ANN SUDDUTH, AND WITH THE SOUTH LINE OF A 30 FOOT WIDE UTILITY EASEMENT AS FOLLOWS; (L10) S 68°48'43" W 94.21 FEET TO AN IRON PIN WHICH WAS FOUND ON THE HIGH WEST BANK OF THE CREEK (EDGE OF A CLIFF); AND S 68°42'25" W 867.02 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING WITH THE WEST LINE OF THE SAID UTILITY EASEMENT AND WITH THE CURVED EAST LINE OF STATE HIGHWAY

HERITAGE TREE SCHEDULE

Table with columns: TREE TAG, CALIPER (MULTI TRUNK), SPECIES, PROTECTED, CRZ. Lists trees 120-334 with details on caliper, species, protection status, and critical root zone.

Table with columns: TREE TAG, CALIPER (MULTI TRUNK), SPECIES, PROTECTED, CRZ. Lists trees 353-540 with details on caliper, species, protection status, and critical root zone.

Table with columns: TREE TAG, CALIPER (MULTI TRUNK), SPECIES, PROTECTED, CRZ. Lists trees 542-823 with details on caliper, species, protection status, and critical root zone.

HERITAGE TREE- CLASSIFICATION APPLIES TO ANY OF THE FOLLOWING TREE SPECIES THAT HAS A DBH OF 26 INCHES OR LARGER: LIVE OAK, POST OAK, SHUMARD OAK, BUR OAK, CHINQUAPIN OAK, MONTEREY OAK, BALD CYPRESS, AMERICAN ELM, CEDAR ELM, PECAN, WALNUT, TEXAS ASH, OR SOUTHERN MAGNOLIA. COG UDC 8.02.020

HERITAGE TREE CLASSIFICATION MAY ALSO BE DESIGNATED BY RESOLUTION OF THE CITY COUNCIL TO ANY TREE OF HISTORICAL VALUE OR SIGNIFICANT COMMUNITY BENEFIT. COG UDC 8.02.020

CRZ-CRITICAL ROOT ZONE-IS A CIRCULAR REGION MEASURED OUTWARD FROM THE TREE TRUNK REPRESENTING THE ESSENTIAL ROOT AREA THAT MUST BE PROTECTED FOR THE TREE'S SURVIVAL AND IS CALCULATED AS ONE FOOT OF RADIAL DISTANCE FOR EVERY ONE INCH OF SURR...

Y=YES N=NO H=HERITAGE

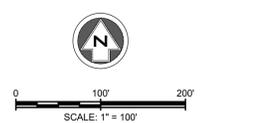
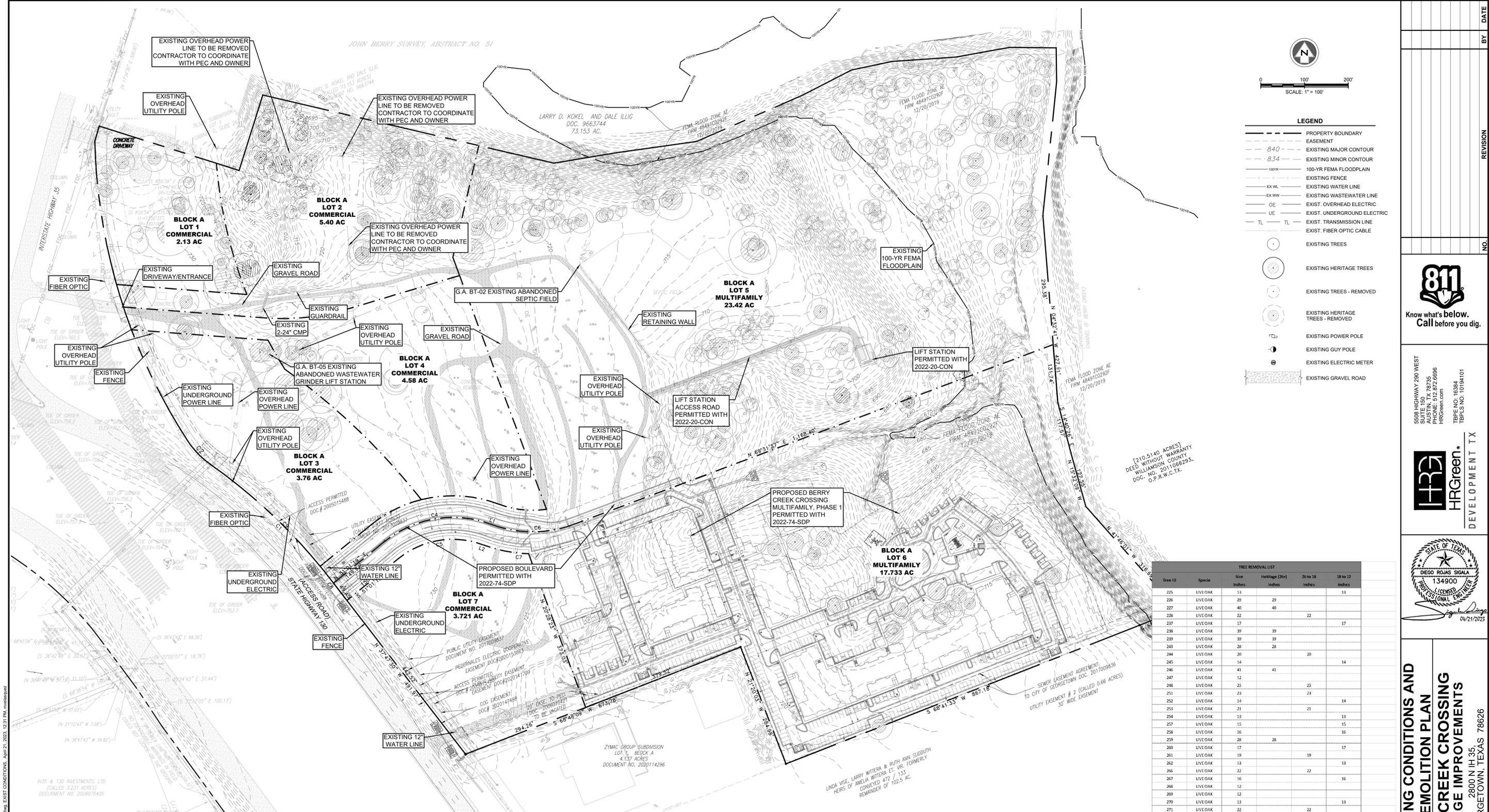
PLAT NOTES:

- 1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER, GEORGETOWN UTILITY SYSTEM, WASTEWATER/SEPTIC, GEORGETOWN UTILITY SYSTEM AND ELECTRIC; PEDERNALES ELECTRIC COOPERATIVE .
2. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 4849100292SF, EFFECTIVE DATE OF DECEMBER 20, 2019.
4. NO DEVELOPMENT SHALL BEGIN PRIOR TO THE ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: BLOCK A, LOTS 5 & 6
5. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION, WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO MARY ANN JOSEPH AND VIRGINIA BISHOP, CO-TRUSTEES, SAME POINT BEING IN THE WEST BOUNDARY LINE OF SAID 73.153 ACRES, SAME POINT OF RECORD TO WILLIAMSON COUNTY, TRACT II, DOCUMENT NO. 2011066293, FOR THE NORTHEAST CORNER HEREOF.
6. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST 0.6 FEET ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
7. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
8. PARKLAND DEDICATION WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANNED AND DEVELOPMENT (PUD) ORDINANCE NO. 2021-52 AND THE UNIFIED DEVELOPMENT CODE (UDC).
9. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
10. IMPERVIOUS COVERAGE PLAT NOTES - NON-RESIDENTIAL LOTS:
* THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT SHALL BE PURSUANT TO THE UDC AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY AND ON THE BERRY CREEK CROSSING DETENTION WAIVER STUDY.
11. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS, BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
12. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
13. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
14. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
15. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
16. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
17. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON AUGUST 23, 2021. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

Professional seal and signature of Sherwin Nooshin, P.E., License No. 96807, State of Texas. Includes date 11/01/21 and project title: PRELIMINARY PLAT NOTES & TREE SCHEDULE, PRELIMINARY PLAT BERRY CREEK CROSSING GEORGETOWN, WILLIAMSON, TEXAS.

Approval and revision table. Includes 'APPROVED PRELIMINARY PLAT 2 OF 2', 'BERRY CREEK CROSSING DRAINAGE IMPROVEMENTS', and a table for revision tracking with columns for revision number, date, and initials.

PlatName: Domain\berry Creek_Crossing\Drawings\Improvements\03_A_CAD\Plat\0320248.PLT, Title: 03_APPROVED PRELIMINARY PLAT 2 OF 2, April 23, 2023, 12:36 PM, mvelasquez



LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- 840 EXISTING MAJOR CONTOUR
- 834 EXISTING MINOR CONTOUR
- 100-YR FEMA FLOODPLAIN
- EXISTING FENCE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXIST. OVERHEAD ELECTRIC
- EXIST. UNDERGROUND ELECTRIC
- EXIST. TRANSMISSION LINE
- EXIST. FIBER OPTIC CABLE
- EXISTING TREES
- EXISTING HERITAGE TREES
- EXISTING TREES - REMOVED
- EXISTING HERITAGE TREES - REMOVED
- EXISTING POWER POLE
- EXISTING GUY POLE
- EXISTING ELECTRIC METER
- EXISTING GRAVEL ROAD

NO.	REVISION	BY	DATE

811
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STATE OF TEXAS
DIEGO ROJAS SIGALA
134900
LICENSED PROFESSIONAL ENGINEER
04/21/2023

EXISTING CONDITIONS AND DEMOLITION PLAN
BERRY CREEK CROSSING
DRAINAGE IMPROVEMENTS

2800 N IH 35,
GEORGETOWN, TEXAS 78626

DESIGNED BY: DR
DRAWN BY: MV
CHECKED BY: SN
APPROVED BY: DR

SHEET 5 OF 19
2023-_-CON

TREE REMOVAL LIST

Tree ID	Species	Size (inches)	Heritage (Y/N)	26 to 38 inches	38 to 42 inches
225	LIVE OAK	13			13
226	LIVE OAK	29		29	
227	LIVE OAK	40		40	
228	LIVE OAK	22			22
237	LIVE OAK	17			17
238	LIVE OAK	39		39	
239	LIVE OAK	39		39	
243	LIVE OAK	28		28	
244	LIVE OAK	20			20
245	LIVE OAK	14			14
246	LIVE OAK	41		41	
247	LIVE OAK	12			12
248	LIVE OAK	25		25	
251	LIVE OAK	23		23	
252	LIVE OAK	14			14
254	LIVE OAK	21		21	
254	LIVE OAK	13			13
257	LIVE OAK	15			15
258	LIVE OAK	16			16
259	LIVE OAK	28		28	
260	LIVE OAK	17			17
261	LIVE OAK	19		19	
262	LIVE OAK	13			13
266	LIVE OAK	22		22	
267	LIVE OAK	16			16
268	LIVE OAK	12			12
269	LIVE OAK	12			12
270	LIVE OAK	13			13
271	LIVE OAK	22		22	
272	LIVE OAK	15			15
273	LIVE OAK	12			12
274	LIVE OAK	14			14
398	ELM TREE	12			12
399	ELM TREE	12			12
400	ELM TREE	15			15
701	ELM TREE	15			15
702	ELM TREE	17			17
700	LIVE OAK	24		24	
710	LIVE OAK	16			16
711	LIVE OAK	13			13
717	LIVE OAK	14			14
740	ELM TREE	13			13
741	LIVE OAK	19		19	
751	LIVE OAK	37		37	
760	LIVE OAK	12			12
761	LIVE OAK	26		26	
Totals		307	217	293	

Heritage Tree Mitigation	Total Inches Removed	Mitigation Ratio	Mitigation Inches per inch	Mitigation Cost	Mitigation
307	31	1:1 (40%)	\$21	\$ 225.00	\$ 207,225.00
Protected Trees (26 - 18) Mitigation	217	1:1 (40%)	\$6.8	\$ 1,478.00	\$ 15,106.00
Protected Trees (18 - 12) Mitigation	284	1:1 (40%)	\$17.2	\$ 4,884.80	\$ 14,600.00
TOTAL TREE MITIGATION FEE				\$ 237,600.00	

CAUTION
EXISTING UTILITIES

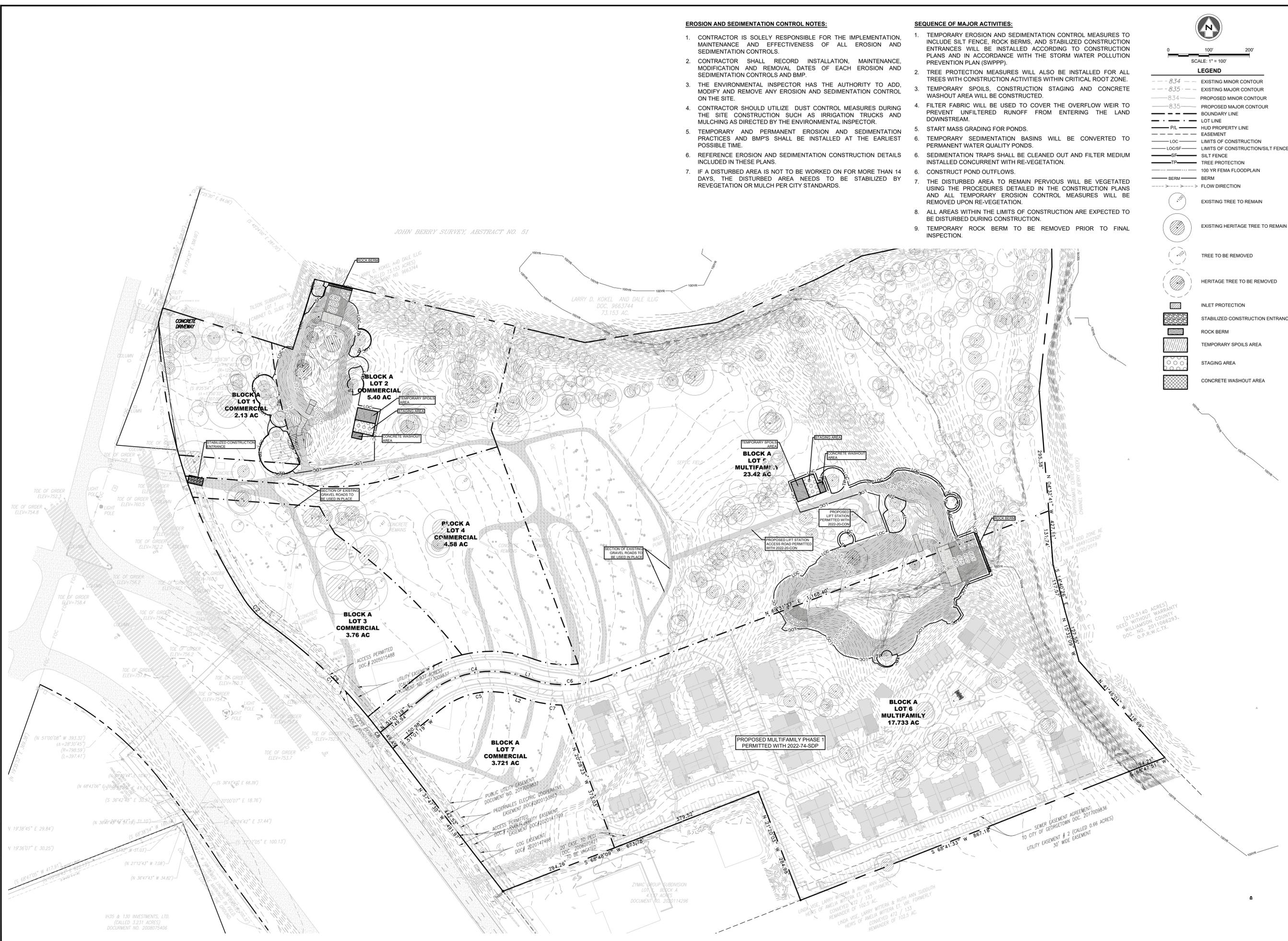
CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE AND INCOMPLETE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.

THE CONTRACTOR IS ALLOWED TO REMOVE ANY ABANDONED UNDERGROUND UTILITY PART OF THE OLD RIV PARK UTILITY NETWORKS. CONTRACTOR SHALL COORDINATE THE REMOVAL OF THE EXISTING OVERHEAD ELECTRICAL LINE AND POLES WITH THE OWNER AND P.E.C.

THERE MAY BE MORE UTILITIES THAN THOSE SHOWN IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES. TAKE NECESSARY PRECAUTIONS TO PROTECT ALL FACILITIES ENCOUNTERED, AND SHALL NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE OWNER OF THE FACILITIES THAT WILL BE CONNECTED OR CROSSED OR INSTALLED NEARBY. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, BOTH KNOWN AND UNKNOWN, SHALL BE REPAIRED OR RESTORED AT THE EXPENSE OF THE CONTRACTOR.

TREE LIST					TREE LIST					TREE LIST					TREE LIST					TREE LIST					TREE LIST					TREE LIST				
POINT	DESCRIPTION	HERITAGE	REMOVE		POINT	DESCRIPTION	HERITAGE	REMOVE		POINT	DESCRIPTION	HERITAGE	REMOVE		POINT	DESCRIPTION	HERITAGE	REMOVE		POINT	DESCRIPTION	HERITAGE	REMOVE		POINT	DESCRIPTION	HERITAGE	REMOVE		POINT	DESCRIPTION	HERITAGE	REMOVE	
223	13 TREE		X		243	28 TREE	H	X		272	15 TREE		X		391	13' ELM TREE				491	15' LO TREE				737	19' TWIN TREE								
226	29 TREE	H	X		244	20 TREE		X		273	12 TREE		X		392	12' ELM TREE				492	23' LO TREE				738	19' TRIPLET TREE								
227	40 TREE	H	X		245	14 TREE		X		274	14 TREE		X		393	12' ELM TREE				495	13' ELM TREE				739	14' ELM TREE								
228	22 TREE	X			246	41 TREE	H	X		275	12 TREE		X		394	16' TWIN TREE				496	15' LO TREE				740	15' ELM TREE	X							
229	14 TREE		X		247	12 TREE		X		276	12 TREE		X		395	16' TWIN TREE				497	24' TWIN TREE			X	741	19' LO TREE			X					
230	28 TREE	H	X		248	25 TREE		X		277	18 TREE		X		396	13' ELM TREE				498	15' ELM TREE	X			742	26' LO TREE	H							
231	26 TREE	H	X		249	27 TREE	H	X		278	18 TREE		X		397	14' ELM TREE				499	17' ELM TREE	X			745	30' LO TREE	H							
232	24 TREE		X		250	15 TREE		X		279	18 TREE		X		398	12' ELM TREE			X	700	15' LO TREE				746	15' LO TREE								
233	14 TREE		X		251	23 TREE		X		280	13 TREE		X		399	12' ELM TREE			X	709	24' LO TREE				747	13' LO TREE								
234	12 TREE		X		252	14 TREE		X		281	15 TREE		X		400	15' ELM TREE			X	710	16' LO TREE	X			748	27' TRIPLET TREE	H							
237	17 TREE		X		253	21 TREE		X		282	14 TREE		X		486	15' LO TREE				711	13' LO TREE	X			749	12' LO TREE								
238	39 TREE	H	X		254	13 TREE		X		286	12 TREE		X		487	13' ELM TREE				712	26' LO TREE				750	17' TWIN TREE								
239	39 TREE	H	X		255	24 TREE		X		288	12 TREE		X		488	21' TWIN TREE			X	717	14' LO TREE	X			751	37' LO TREE	H	X						
240	53 TREE	H	X		256	26 TREE	H	X		270	13 TREE		X		389	12' ELM TREE				489	12' LO TREE				752	16' TRIPLET TREE								
241	46 TREE		X		257	15 TREE		X		271	22 TREE		X		390	14' ELM TREE				490	15' LO TREE				753	31' TRIPLET TREE	H							

P:\Style Land\DWG\Gis\Gis.dwg
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 Date: 4/12/2023 10:32 AM
 User: mmalesquez



EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE IMPLEMENTATION, MAINTENANCE AND EFFECTIVENESS OF ALL EROSION AND SEDIMENTATION CONTROLS.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE, MODIFICATION AND REMOVAL DATES OF EACH EROSION AND SEDIMENTATION CONTROLS AND BMP.
3. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD, MODIFY AND REMOVE ANY EROSION AND SEDIMENTATION CONTROL ON THE SITE.
4. CONTRACTOR SHOULD UTILIZE DUST CONTROL MEASURES DURING THE SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
5. TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME.
6. REFERENCE EROSION AND SEDIMENTATION CONSTRUCTION DETAILS INCLUDED IN THESE PLANS.
7. IF A DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, THE DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION OR MULCH PER CITY STANDARDS.

SEQUENCE OF MAJOR ACTIVITIES:

1. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES TO INCLUDE SILT FENCE, ROCK BERMS, AND STABILIZED CONSTRUCTION ENTRANCES WILL BE INSTALLED ACCORDING TO CONSTRUCTION PLANS AND IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
2. TREE PROTECTION MEASURES WILL ALSO BE INSTALLED FOR ALL TREES WITH CONSTRUCTION ACTIVITIES WITHIN CRITICAL ROOT ZONE.
3. TEMPORARY SPOILS, CONSTRUCTION STAGING AND CONCRETE WASHOUT AREA WILL BE CONSTRUCTED.
4. FILTER FABRIC WILL BE USED TO COVER THE OVERFLOW WEIR TO PREVENT UNFILTERED RUNOFF FROM ENTERING THE LAND DOWNSTREAM.
5. START MASS GRADING FOR PONDS.
6. TEMPORARY SEDIMENTATION BASINS WILL BE CONVERTED TO PERMANENT WATER QUALITY PONDS.
6. SEDIMENTATION TRAPS SHALL BE CLEANED OUT AND FILTER MEDIUM INSTALLED CONCURRENT WITH RE-VEGETATION.
6. CONSTRUCT POND OUTFLOWS.
7. THE DISTURBED AREA TO REMAIN PERVIOUS WILL BE VEGETATED USING THE PROCEDURES DETAILED IN THE CONSTRUCTION PLANS AND ALL TEMPORARY EROSION CONTROL MEASURES WILL BE REMOVED UPON RE-VEGETATION.
8. ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION ARE EXPECTED TO BE DISTURBED DURING CONSTRUCTION.
9. TEMPORARY ROCK BERM TO BE REMOVED PRIOR TO FINAL INSPECTION.



SCALE: 1" = 100'

LEGEND

- 8.34 --- EXISTING MINOR CONTOUR
- 8.35 --- EXISTING MAJOR CONTOUR
- 8.34 --- PROPOSED MINOR CONTOUR
- 8.35 --- PROPOSED MAJOR CONTOUR
- --- BOUNDARY LINE
- --- LOT LINE
- --- HUD PROPERTY LINE
- --- EASEMENT
- --- LIMITS OF CONSTRUCTION
- --- LIMITS OF CONSTRUCTION/SILT FENCE
- --- SF --- SILT FENCE
- --- TP --- TREE PROTECTION
- --- 100 YR FEMA FLOODPLAIN
- --- BERM
- --- FLOW DIRECTION

- EXISTING TREE TO REMAIN
- EXISTING HERITAGE TREE TO REMAIN
- TREE TO BE REMOVED
- HERITAGE TREE TO BE REMOVED
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- ROCK BERM
- TEMPORARY SPOILS AREA
- STAGING AREA
- CONCRETE WASHOUT AREA

NO.	REVISION	BY	DATE



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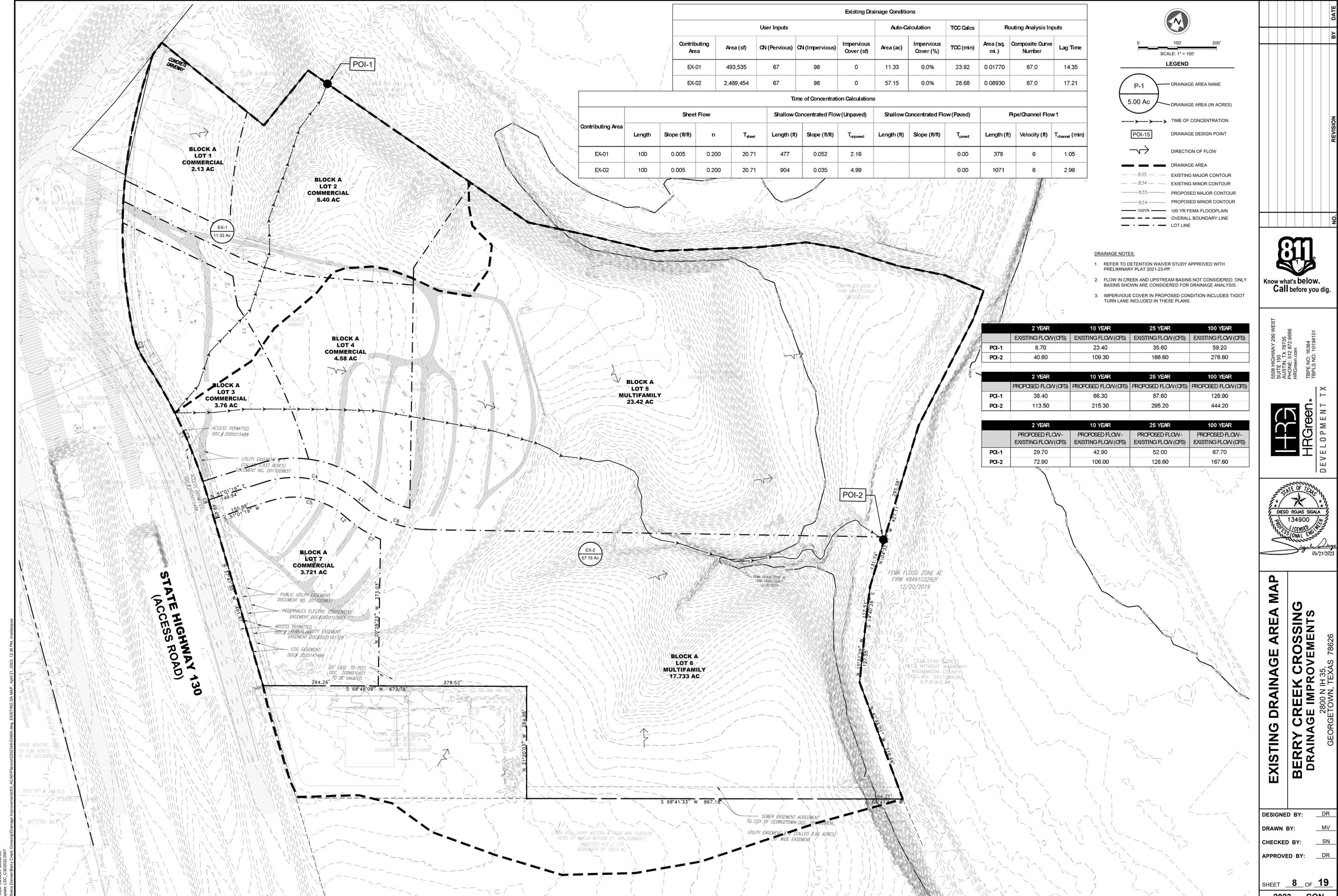


STATE OF TEXAS
DIEGO ROJAS SIGALA
134900
LICENSED PROFESSIONAL ENGINEER
04/21/2023

EROSION & SEDIMENTATION CONTROL PLAN
BERRY CREEK CROSSING DRAINAGE IMPROVEMENTS
 2800 N IH 35, GEORGETOWN, TEXAS 78626

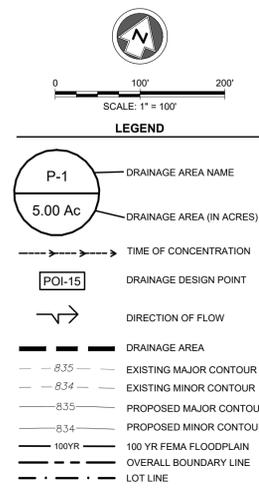
DESIGNED BY:	DR
DRAWN BY:	MV
CHECKED BY:	SN
APPROVED BY:	DR

SHEET **6** OF **19**
2023- -CON



Existing Drainage Conditions										
User Inputs					Auto-Calculation		TOC Calc	Routing Analysis Inputs		
Contributing Area	Area (sf)	CN (Pervious)	CN (Impervious)	Impervious Cover (sf)	Area (ac)	Impervious Cover (%)	TOC (min)	Area (sq. mi.)	Composite Curve Number	Lag Time
EX-01	493,535	67	98	0	11.33	0.0%	23.92	0.01770	67.0	14.35
EX-02	2,489,454	67	98	0	57.15	0.0%	28.68	0.08930	67.0	17.21

Time of Concentration Calculations													
Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)			Shallow Concentrated Flow (Paved)			Pipe/Channel Flow 1		
	Length	Slope (ft/ft)	n	T _{sheet}	Length (ft)	Slope (ft/ft)	T _{unpaved}	Length (ft)	Slope (ft/ft)	T _{paved}	Length (ft)	Velocity (ft)	T _{channel} (min)
EX-01	100	0.005	0.200	20.71	477	0.052	2.16			0.00	378	6	1.05
EX-02	100	0.005	0.200	20.71	904	0.035	4.99			0.00	1071	6	2.98



- DRAINAGE NOTES:**
- REFER TO DETENTION WAIVER STUDY APPROVED WITH PRELIMINARY PLAT 2021-23-PP.
 - FLOW IN CREEK AND UPSTREAM BASINS NOT CONSIDERED. ONLY BASINS SHOWN ARE CONSIDERED FOR DRAINAGE ANALYSIS.
 - IMPERVIOUS COVER IN PROPOSED CONDITION INCLUDES TXDOT TURN LANE INCLUDED IN THESE PLANS.

	2 YEAR	10 YEAR	25 YEAR	100 YEAR
EXISTING FLOW (CFS)				
POI-1	8.70	23.40	35.60	59.20
POI-2	40.60	109.30	166.60	276.60
PROPOSED FLOW (CFS)				
POI-1	38.40	66.30	87.60	126.90
POI-2	113.50	215.30	295.20	444.20
PROPOSED FLOW- EXISTING FLOW (CFS)				
POI-1	29.70	42.90	52.00	67.70
POI-2	72.90	106.00	128.60	167.60

BY _____ DATE _____

REVISION _____

NO. _____

Know what's Below.
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SUITE 150
DALLAS, TEXAS 75235
PHONE: 512.872.6696
HRGreen.com
TBPE NO: 16384
TBPS NO: 10104101

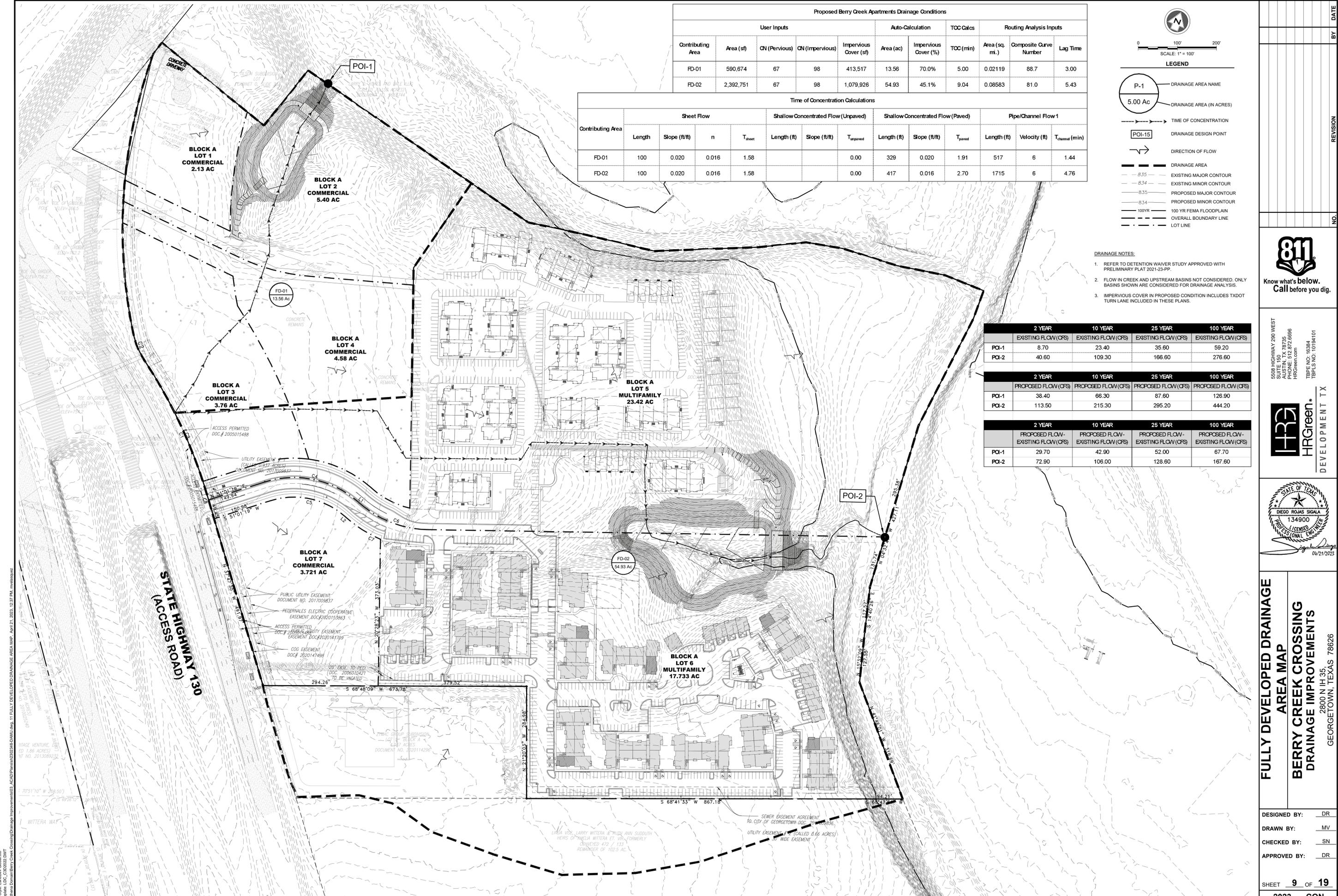
HRGreen
DEVELOPMENT TX

STATE OF TEXAS
DIEGO ROJAS SIGALA
134900
LICENSED PROFESSIONAL ENGINEER
04/21/2023

EXISTING DRAINAGE AREA MAP
BERRY CREEK CROSSING
DRAINAGE IMPROVEMENTS
2800 N IH 35,
GEORGETOWN, TEXAS 78626

DESIGNED BY: DR
DRAWN BY: MV
CHECKED BY: SN
APPROVED BY: DR

SHEET **8** OF **19**
2023 - CON

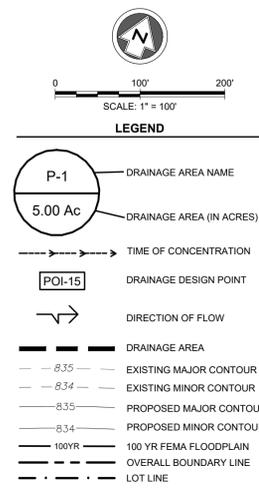


Proposed Berry Creek Apartments Drainage Conditions

User Inputs		Auto-Calculation		TCC Calc's		Routing Analysis Inputs				
Contributing Area	Area (sf)	CN (Pervious)	CN (Impervious)	Impervious Cover (sf)	Area (ac)	Impervious Cover (%)	TCC (min)	Area (sq. mi.)	Composite Curve Number	Lag Time
FD-01	590,674	67	98	413,517	13.56	70.0%	5.00	0.02119	88.7	3.00
FD-02	2,392,751	67	98	1,079,926	54.93	45.1%	9.04	0.08583	81.0	5.43

Time of Concentration Calculations

Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)			Shallow Concentrated Flow (Paved)			Pipe/Channel Flow 1		
	Length	Slope (ft/ft)	n	T _{sheet}	Length (ft)	Slope (ft/ft)	T _{unpaved}	Length (ft)	Slope (ft/ft)	T _{paved}	Length (ft)	Velocity (ft)	T _{channel} (min)
FD-01	100	0.020	0.016	1.58			0.00	329	0.020	1.91	517	6	1.44
FD-02	100	0.020	0.016	1.58			0.00	417	0.016	2.70	1715	6	4.76

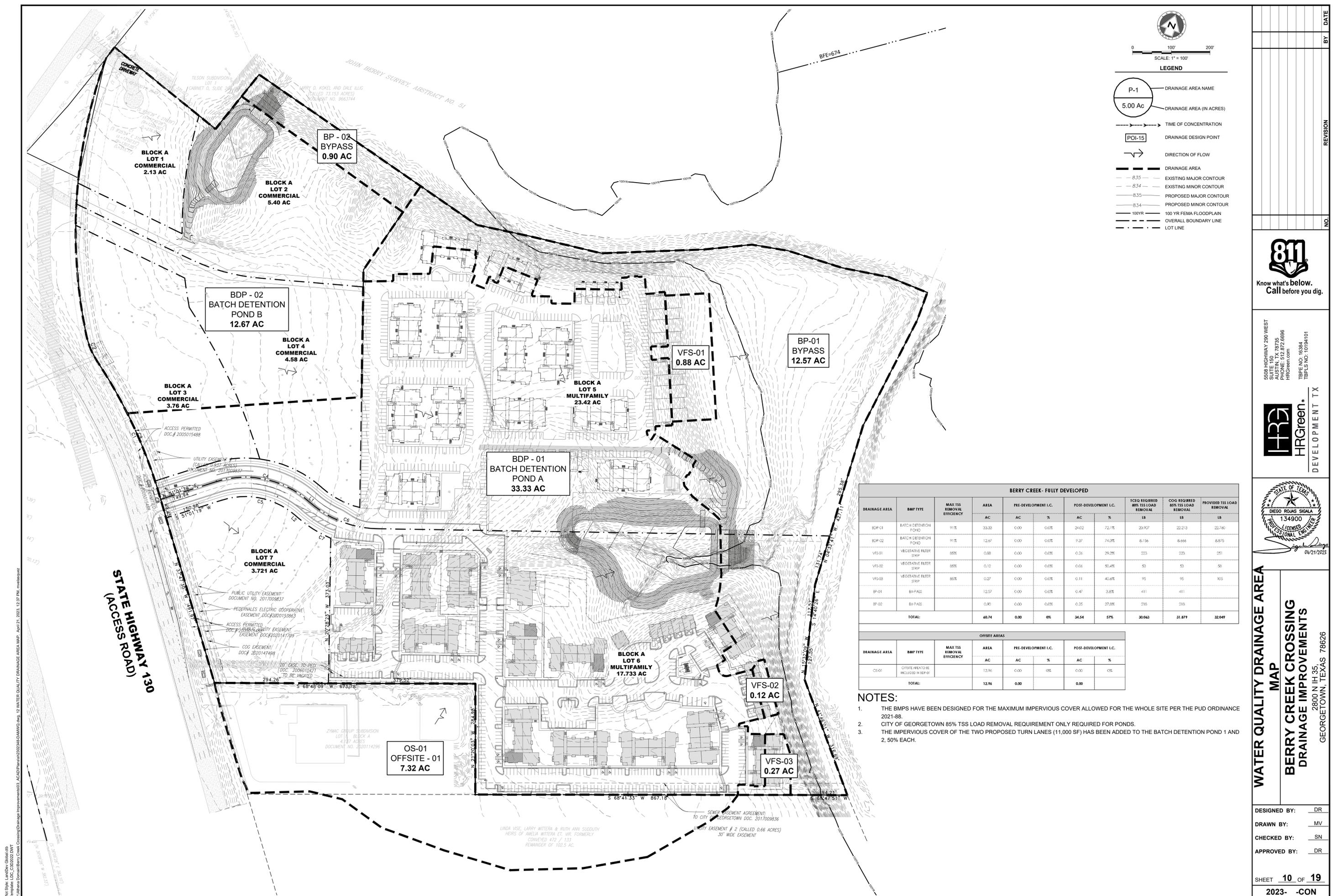


- DRAINAGE NOTES:**
- REFER TO DETENTION WAIVER STUDY APPROVED WITH PRELIMINARY PLAT 2021-23-PP.
 - FLOW IN CREEK AND UPSTREAM BASINS NOT CONSIDERED. ONLY BASINS SHOWN ARE CONSIDERED FOR DRAINAGE ANALYSIS.
 - IMPERVIOUS COVER IN PROPOSED CONDITION INCLUDES TXDOT TURN LANE INCLUDED IN THESE PLANS.

	2 YEAR	10 YEAR	25 YEAR	100 YEAR
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P:\01_Site_LandDev_Gis\01.dwg
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 PathName: D:\01_Site_LandDev_Gis\01.dwg
 11 FULLY DEVELOPED DRAINAGE AREA MAP - April 21, 2023, 12:37 PM, m...
 PROJECT NO. 2013089232
 SHEET NO. 9 OF 19
 DATE: 04/21/2023

	BY: _____ DATE: _____
	REVISION: _____
	NO. _____
 Know what's Below. Call before you dig.	
 HRGreen DEVELOPMENT TX	
 STATE OF TEXAS DIEGO ROJAS SIGALA 134900 LICENSED PROFESSIONAL ENGINEER 04/21/2023	
FULLY DEVELOPED DRAINAGE AREA MAP BERRY CREEK CROSSING DRAINAGE IMPROVEMENTS 2800 N IH 35, GEORGETOWN, TEXAS 78626	
DESIGNED BY: DR DRAWN BY: MV CHECKED BY: SN APPROVED BY: DR	
SHEET 9 OF 19 2023- -CON	



0 100' 200'
SCALE: 1" = 100'

LEGEND

- P-1 DRAINAGE AREA NAME
- 5.00 Ac DRAINAGE AREA (IN ACRES)
- TIME OF CONCENTRATION
- POI-15 DRAINAGE DESIGN POINT
- DIRECTION OF FLOW
- DRAINAGE AREA
- 8.35 - EXISTING MAJOR CONTOUR
- 8.34 - EXISTING MINOR CONTOUR
- 8.35 - PROPOSED MAJOR CONTOUR
- 8.34 - PROPOSED MINOR CONTOUR
- 100YR - 100 YR FEMA FLOODPLAIN
- OVERALL BOUNDARY LINE
- LOT LINE



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HRGreen.com

TBPE NO: 16384
TBPS NO: 10104101



BERRY CREEK - FULLY DEVELOPED

DRAINAGE AREA	BMP TYPE	MAX TSS REMOVAL EFFICIENCY	AREA		PRE-DEVELOPMENT I.C.		POST-DEVELOPMENT I.C.		TCO REQUIRED 80% TSS LOAD REMOVAL	COG REQUIRED 80% TSS LOAD REMOVAL	PROVIDED TSS LOAD REMOVAL
			AC	%	AC	%	LB	LB			
BDP-01	BATCH DETENTION POND	91%	33.33	0.00	0.0%	24.02	72.1%	20,907	22,218	22,740	
BDP-02	BATCH DETENTION POND	91%	12.67	0.00	0.0%	9.37	74.0%	8,156	8,666	8,875	
VFS-01	VEGETATIVE FILTER STRIP	85%	0.88	0.00	0.0%	0.26	29.2%	223	223	251	
VFS-02	VEGETATIVE FILTER STRIP	85%	0.12	0.00	0.0%	0.06	50.4%	50	50	58	
VFS-03	VEGETATIVE FILTER STRIP	85%	0.27	0.00	0.0%	0.11	40.4%	95	95	105	
BP-01	BY-PASS	12.57	0.00	0.0%	0.47	3.8%	411	411			
BP-02	BY-PASS	0.90	0.00	0.0%	0.25	27.8%	218	218			
TOTAL:			46.74	0.00	0%	34.54	57%	30,063	31,879	32,049	

OFFSITE AREAS

DRAINAGE AREA	BMP TYPE	MAX TSS REMOVAL EFFICIENCY	AREA		PRE-DEVELOPMENT I.C.		POST-DEVELOPMENT I.C.	
			AC	%	AC	%		
OS-01	OFFSITE (NATURE INCLUDED IN REF.)		12.94	0.00	0%	0.00	0%	
TOTAL:			12.94	0.00	0%	0.00	0%	

- NOTES:**
- THE BMPs HAVE BEEN DESIGNED FOR THE MAXIMUM IMPERVIOUS COVER ALLOWED FOR THE WHOLE SITE PER THE PUD ORDINANCE 2021-88.
 - CITY OF GEORGETOWN 85% TSS LOAD REMOVAL REQUIREMENT ONLY REQUIRED FOR PONDS.
 - THE IMPERVIOUS COVER OF THE TWO PROPOSED TURN LANES (11,000 SF) HAS BEEN ADDED TO THE BATCH DETENTION POND 1 AND 2, 50% EACH.

WATER QUALITY DRAINAGE AREA MAP
BERRY CREEK CROSSING DRAINAGE IMPROVEMENTS

DESIGNED BY: DR
DRAWN BY: MV
CHECKED BY: SN
APPROVED BY: DR

P:\Projects\LandDev\G060102.dwg
Template: LDC_C:\092022.DWT
P:\Admin\Berry Creek Crossing\Drainage Improvements\03_ACD\Parish\2023-04-14\DWG.dwg 12 WATER QUALITY DRAINAGE AREA MAP April 21, 2023 12:27 PM mvelazquez

BATCH DETENTION POND - A

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009
Project Name: BERRY CREEK-FULLY DEVEL
Date Prepared: 4/19/2023
Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

BY-PASS - 1

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009
Project Name: BERRY CREEK-FULLY DEVEL
Date Prepared: 4/19/2023
Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
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BATCH DETENTION POND - B

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009
Project Name: BERRY CREEK-FULLY DEVEL
Date Prepared: 4/19/2023
Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
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BY-PASS - 2

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009
Project Name: BERRY CREEK-FULLY DEVEL
Date Prepared: 4/19/2023
Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
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VEGETATED FILTER STRIP - 1

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009
Project Name: BERRY CREEK-FULLY DEVEL
Date Prepared: 4/19/2023
Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
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Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

VEGETATED FILTER STRIP - 3

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009
Project Name: BERRY CREEK-FULLY DEVEL
Date Prepared: 4/19/2023
Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
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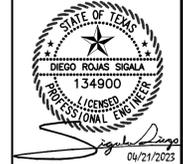
VEGETATED FILTER STRIP - 2

Texas Commission on Environmental Quality
TSS Removal Calculations 04-20-2009
Project Name: BERRY CREEK-FULLY DEVEL
Date Prepared: 4/19/2023
Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
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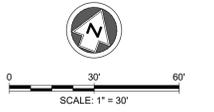
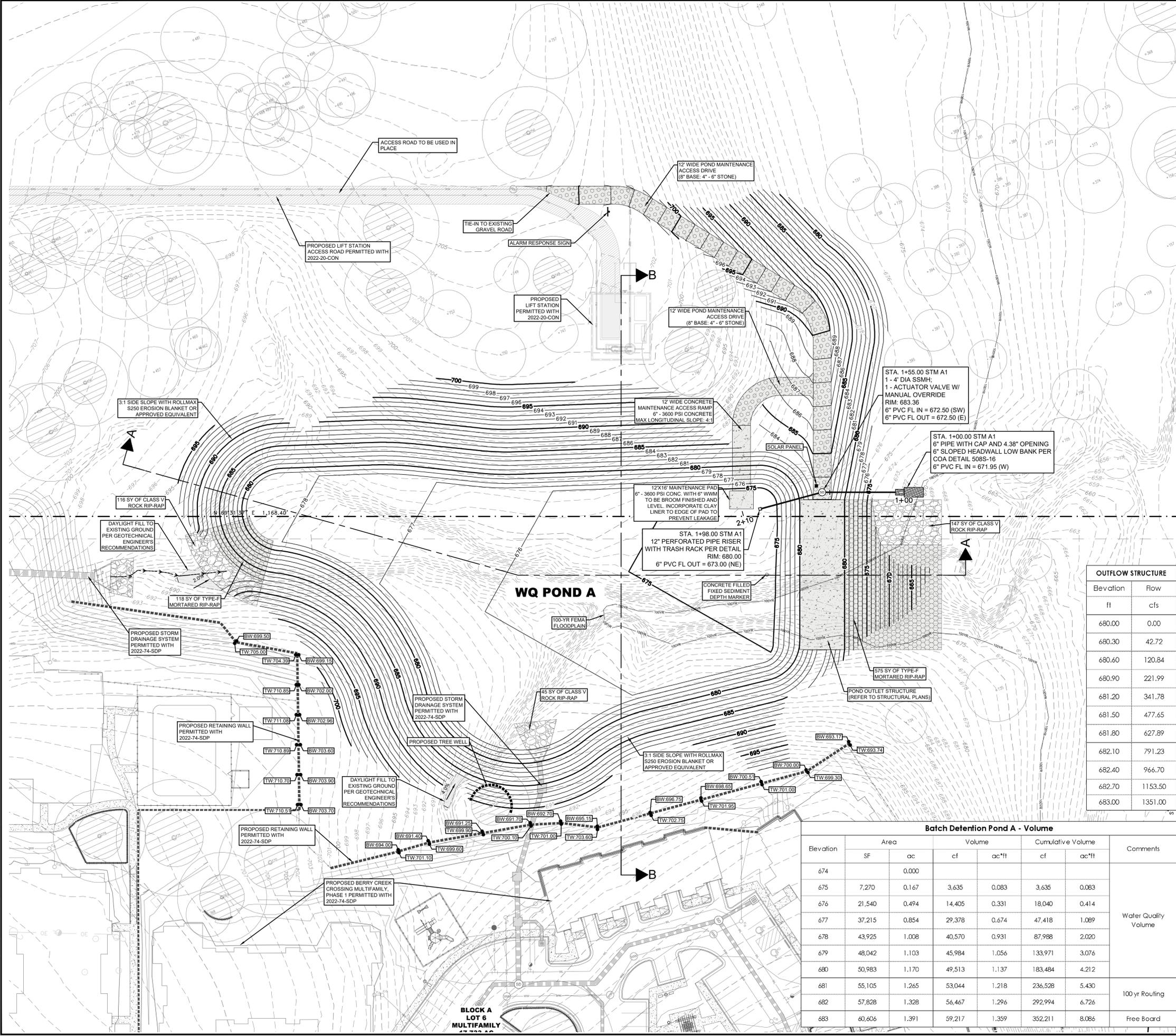
Table with columns: NO., REVISION, BY, DATE



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TBPES NO: 16384
TBPES NG: 10104101



WATER QUALITY CALCULATIONS
BERRY CREEK CROSSING
DRAINAGE IMPROVEMENTS
2800 N IH 35,
GEORGETOWN, TEXAS 78626
DESIGNED BY: DR
DRAWN BY: MV
CHECKED BY: SN
APPROVED BY: DR
SHEET 11 OF 19
2023- -CON



LEGEND

- 5.34 --- EXISTING MINOR CONTOUR
- 5.35 --- EXISTING MAJOR CONTOUR
- B.34 --- PROPOSED MINOR CONTOUR
- B.35 --- PROPOSED MAJOR CONTOUR
- BOUNDARY
- EASEMENT
- 100YR --- 100-YR FEMA FLOODPLAIN
- FUTURE LAYOUT
- EXISTING FENCE
- OE --- EXISTING OVERHEAD ELECTRIC
- UE --- EXISTING UNDERGROUND ELECTRIC
- TL --- EXISTING TRANSMISSION LINE
- EXISTING POWER POLE
- EXISTING GUY
- EX-FIB --- EXISTING FIBER OPTIC CABLE
- EX-WL --- EXISTING WATER LINE
- EX-WW --- EXISTING WASTEWATER LINE
- PROPOSED RETAINING WALL
- MAINTENANCE ACCESS DRIVE
- EXISTING GRAVEL ROAD
- TYPE F MORTARED RIPRAP
- ROCK RIPRAP (TYPE PER PLANS)
- EXISTING TREES TO REMAIN
- EXISTING HERITAGE TREES TO REMAIN

- GENERAL NOTES:**
- CONTRACTOR TO UTILIZE A TEMPORARY CONSTRUCTION PUMP TO DISCHARGE WATER FROM THE POND AFTER A RAINFALL EVENT DURING CONSTRUCTION. PUMP IS TO DISCHARGE UPSTREAM OF PROPOSED ROCK BERM LOCATED BEFORE THE CREEK BED. AT NO TIME SHALL THE PUMP BE DISCHARGED DIRECTLY INTO STORM SEWER SYSTEM BEFORE CROSSING A ROCK BERM.
 - ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES, AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY. CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO ROADS A MINIMUM OF ONCE DAILY.
 - ALL DISTURBED AREAS TO BE REVEGETATED PRIOR TO ACCEPTANCE.
 - IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
 - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC ROADWAY.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF GEORGETOWN RULES AND REGULATIONS. HOWEVER, MODIFICATIONS TO THE ENGINEERING DESIGN AND FUNCTIONS OF THE EROSION AND SEDIMENTATION CONTROL SYSTEMS CONTAINED HEREIN IS STRICTLY FORBIDDEN WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PROJECT PROFESSIONAL ENGINEER (TACC22 §137.3 AND §137.37).
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER 1.4.5(A) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY. IN ACCORDANCE WITH THE CITY OF GEORGETOWN STANDARD SPECIFICATIONS AND PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. ALLOW ADEQUATE VOLUME FOR TOPSOIL TO SUPPORT VEGETATION.
 - GRADING WITHIN THE 1/2 CRITICAL ROOT ZONE OF PROTECTED TREES, IDENTIFIED BY A HATCH PATTERN ON THESE PLANS, SHALL BE LIMITED TO LESS THAN 12 INCHES OF DISTURBANCE. NO GRADING ACTIVITY WITH DISTURBANCE OF MORE THAN 6 INCHES IS ALLOWED IN THE 1/4 CRITICAL ROOT ZONE.
 - GRADING WORK WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL PROTECTED TREES SHALL BE DONE BY HAND OR WITH RUBBER TIED EQUIPMENT.
 - ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.

- DEWATERING PLAN NOTES:**
- CONTRACTOR SHALL MAINTAIN THE DEWATERING SYSTEM TO ENSURE PERFORMANCE. IF THE DEWATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS, FOLLOWING THE ENVIRONMENTAL INSPECTOR'S DIRECTION TO ENSURE ADEQUATE SYSTEM PERFORMANCE. CONTRACTOR SHALL PROVIDE THE DEWATERING PLAN AT THE PRECONSTRUCTION MEETING.
 - THE SKIMMER IS TO BE USED DURING CONSTRUCTION AND SHALL BE REMOVED AFTER COMPLETING CONSTRUCTION OF THE BATCH DETENTION POND.

$$Q = C_w L H^{1.5}$$

Q - weir flow rate (cfs)

C_w - Weir Coefficient BROAD:2.60

L - horizontal length of weir crest (ft) BROAD:100 ft

H - head above weir crest elevation (ft)

OUTFLOW STRUCTURE

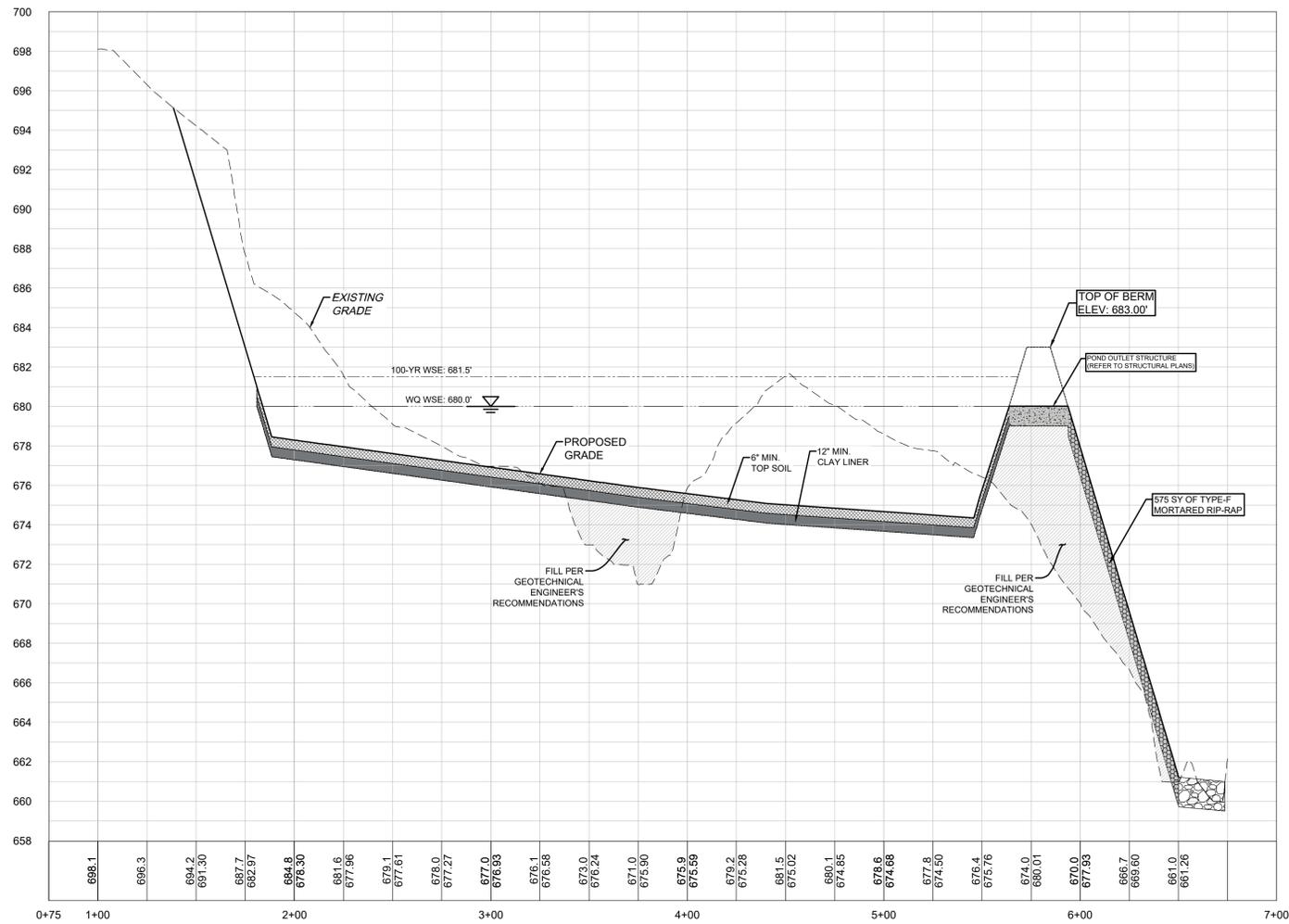
Elevation	Flow
ft	cfs
680.00	0.00
680.30	42.72
680.60	120.84
680.90	221.99
681.20	341.78
681.50	477.65
681.80	627.89
682.10	791.23
682.40	966.70
682.70	1153.50
683.00	1351.00

Batch Detention Pond A - Volume

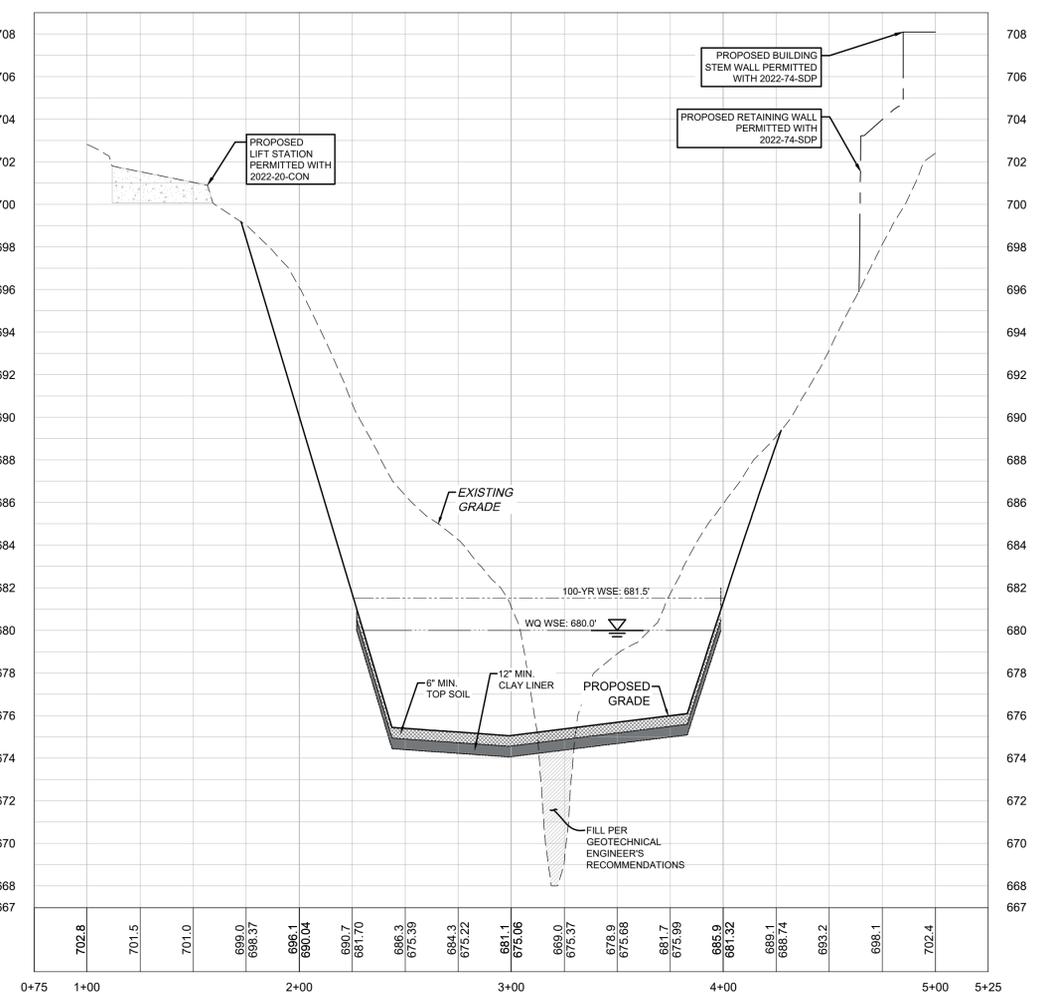
Elevation	Area		Volume		Cumulative Volume		Comments
	SF	ac	cf	ac*ft	cf	ac*ft	
674		0.000					
675	7,270	0.167	3,635	0.083	3,635	0.083	
676	21,540	0.494	14,405	0.331	18,040	0.414	
677	37,215	0.854	29,378	0.674	47,418	1.089	Water Quality Volume
678	43,925	1.008	40,570	0.931	87,988	2.020	
679	48,042	1.103	45,984	1.056	133,971	3.076	
680	50,983	1.170	49,513	1.137	183,484	4.212	
681	55,105	1.265	53,044	1.218	236,528	5.430	
682	57,828	1.328	56,467	1.296	292,994	6.726	
683	60,606	1.391	59,217	1.359	352,211	8.086	100 yr Routing
							Free Board

	BY _____ DATE _____
	REVISION _____
	NO. _____
<p>Know what's Below. Call before you dig.</p>	
<p>DEVELOPMENT TX</p>	
	<p>04/21/2023</p>
<p>WQ POND A</p> <p>BERRY CREEK CROSSING</p> <p>DRAINAGE IMPROVEMENTS</p> <p>2800 N IH 35, GEORGETOWN, TEXAS 78626</p>	
DESIGNED BY: DR	
DRAWN BY: MV	
CHECKED BY: SN	
APPROVED BY: DR	
SHEET 12 OF 19	
2023-_-CON	

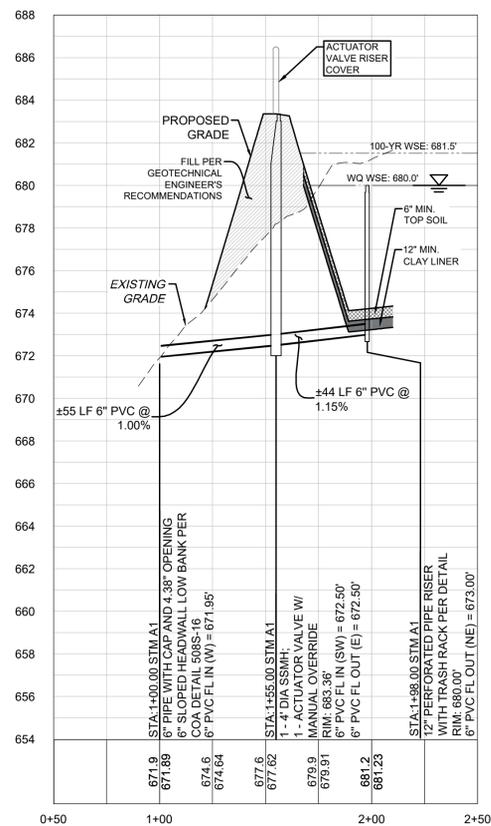
SECTION A-A



SECTION B-B



STM A1



DRAWDOWN CALCULATIONS FOR A ROUND ORIFICE

PROJECT NAME: BERRY CREEK - POND A

Pipe Diameter =	4.00	IN	W.G.V. =	183,484	CF
Orifice Diameter =	4.38	IN	WQ Elev =	680.00	M.S.L.
Outflow Orifice Elev =	672.00	M.S.L.	Pond Bottom Elev =	674.00	M.S.L.
Draining Time	48.00	HR	Initial Head =	8.00	FT

TIME	HEAD	OUTFLOW	VOL	dV	Total dV	H	dH	W.E.
HRS	FT	CFS	CF	CF	CF	FT	FT	M.S.L.
0.00	8.00	1.42	183,484	5,130	5,130	0.17	7.83	680.00
1.00	7.83	1.41	178,354	5,076	10,206	0.17	7.67	679.83
2.00	7.67	1.39	173,278	5,022	15,228	0.16	7.50	679.67
3.00	7.50	1.38	168,255	4,968	20,196	0.16	7.34	679.50
4.00	7.34	1.36	163,288	4,914	25,109	0.16	7.18	679.34
5.00	7.18	1.35	158,375	4,860	29,969	0.16	7.02	679.18
6.00	7.02	1.33	153,515	4,806	34,774	0.16	6.86	679.02
7.00	6.86	1.32	148,710	4,751	39,526	0.16	6.71	678.86
8.00	6.71	1.30	143,958	4,697	44,223	0.15	6.55	678.71
9.00	6.55	1.29	139,261	4,643	48,866	0.15	6.40	678.55
10.00	6.40	1.27	134,618	4,589	53,456	0.15	6.25	678.40
11.00	6.25	1.26	130,028	4,535	57,991	0.15	6.10	678.25
12.00	6.10	1.24	125,493	4,481	62,472	0.15	5.96	678.10
13.00	5.96	1.23	121,012	4,427	66,899	0.14	5.81	677.96
14.00	5.81	1.21	116,586	4,373	71,271	0.14	5.67	677.81
15.00	5.67	1.20	112,213	4,319	75,590	0.14	5.53	677.67
16.00	5.53	1.18	107,894	4,264	79,854	0.14	5.39	677.53
17.00	5.39	1.17	103,630	4,210	84,064	0.14	5.25	677.39
18.00	5.25	1.15	99,420	4,156	88,221	0.14	5.12	677.25
19.00	5.12	1.14	95,263	4,102	92,323	0.13	4.98	677.12
20.00	4.98	1.12	91,161	4,048	96,371	0.13	4.85	676.98
21.00	4.85	1.11	87,113	3,994	100,364	0.13	4.72	676.85
22.00	4.72	1.09	83,120	3,940	104,304	0.13	4.59	676.72
23.00	4.59	1.08	79,180	3,885	108,189	0.13	4.46	676.59
24.00	4.46	1.06	75,295	3,831	112,021	0.13	4.34	676.46
25.00	4.34	1.05	71,463	3,777	115,798	0.12	4.21	676.34
26.00	4.21	1.03	67,686	3,723	119,521	0.12	4.09	676.21
27.00	4.09	1.02	63,963	3,669	123,190	0.12	3.97	676.09
28.00	3.97	1.00	60,294	3,615	126,804	0.12	3.85	675.97
29.00	3.85	0.99	56,680	3,560	130,365	0.12	3.74	675.85
30.00	3.74	0.97	53,119	3,506	133,871	0.11	3.62	675.74
31.00	3.62	0.96	49,613	3,452	137,323	0.11	3.51	675.62
32.00	3.51	0.94	46,161	3,398	140,720	0.11	3.40	675.51
33.00	3.40	0.93	42,764	3,344	144,064	0.11	3.29	675.40
34.00	3.29	0.91	39,420	3,289	147,353	0.11	3.18	675.29
35.00	3.18	0.90	36,131	3,235	150,588	0.11	3.08	675.18
36.00	3.08	0.88	32,896	3,181	153,769	0.10	2.97	675.08
37.00	2.97	0.87	29,715	3,127	156,896	0.10	2.87	674.97
38.00	2.87	0.85	26,588	3,072	159,968	0.10	2.77	674.87
39.00	2.77	0.84	23,516	3,018	162,986	0.10	2.67	674.77
40.00	2.67	0.82	20,498	2,964	165,950	0.10	2.57	674.67
41.00	2.57	0.81	17,534	2,910	168,860	0.10	2.48	674.57
42.00	2.48	0.79	14,624	2,855	171,715	0.09	2.38	674.48
43.00	2.38	0.78	11,769	2,801	174,516	0.09	2.29	674.38
44.00	2.29	0.76	8,968	2,747	177,262	0.09	2.20	674.29
45.00	2.20	0.75	6,222	2,692	179,955	0.09	2.12	674.20
46.00	2.12	0.73	3,529	2,638	182,593	0.09	2.03	674.12
47.00	2.03	0.72	891	2,584	183,484	0.08	2.00	674.03
48.00	2.00	0.00	0	0	183,484	0.00	2.00	674.00

811 Know what's below. Call before you dig.

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DALLAS, TEXAS 75245
PHONE: 512.872.6696
HRGreen.com

PROFESSIONAL ENGINEER
134900
DIEGO ROJAS SIGALA
STATE OF TEXAS
04/21/2023

HRGreen DEVELOPMENT TX

NO.	REVISION	BY	DATE

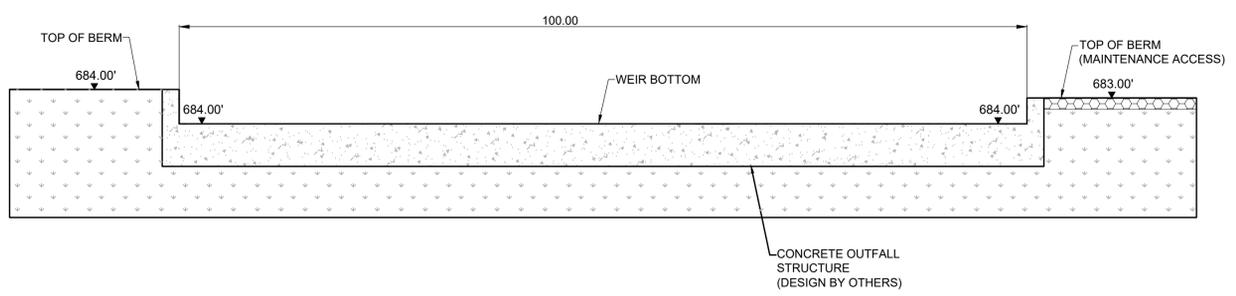
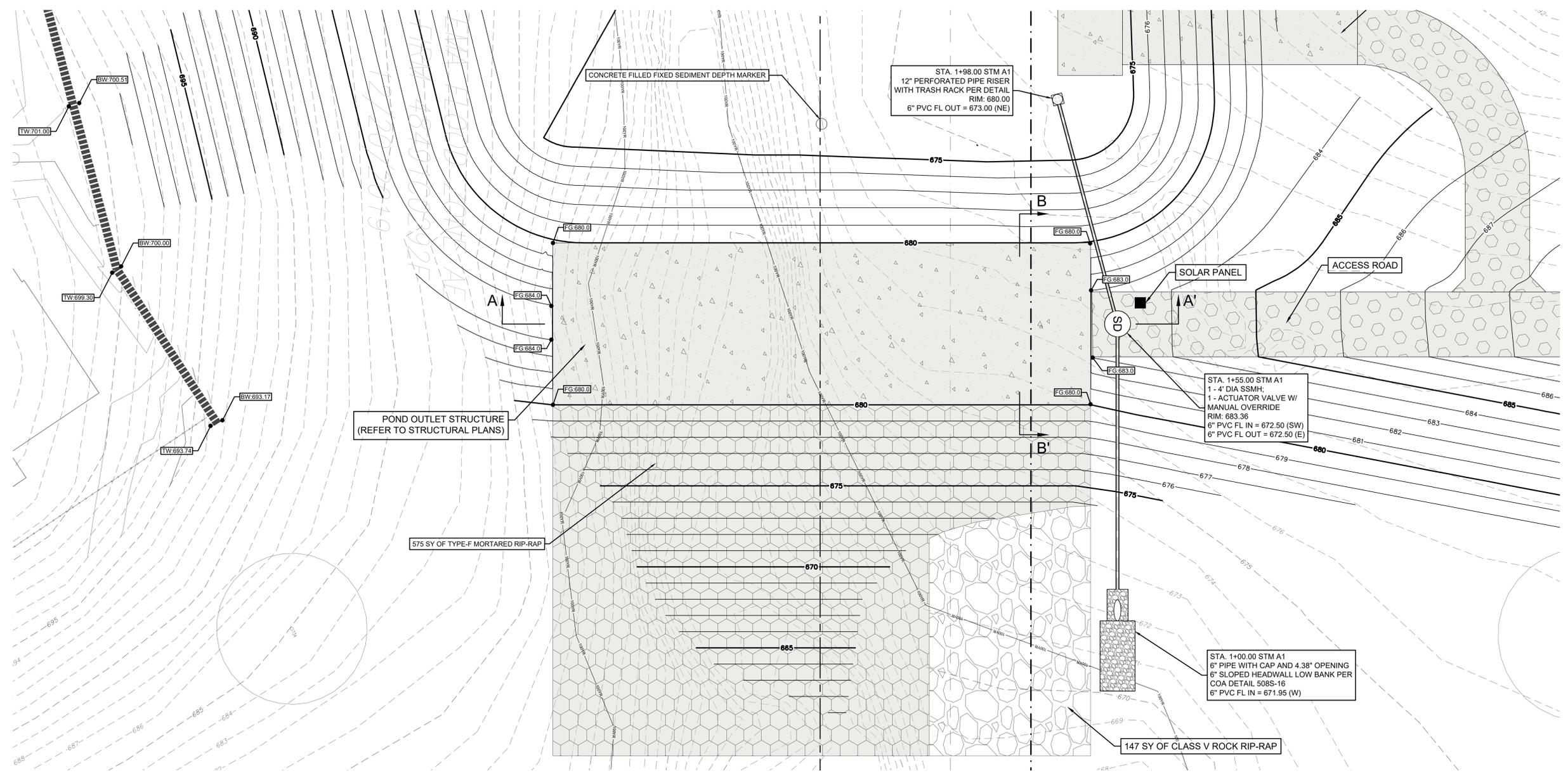
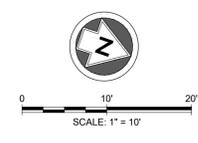
STATE OF TEXAS
DIEGO ROJAS SIGALA
134900
PROFESSIONAL ENGINEER
04/21/2023

POND A SECTIONS
BERRY CREEK CROSSING
DRAINAGE IMPROVEMENTS
2800 N IH 35,
GEORGETOWN, TEXAS 78626

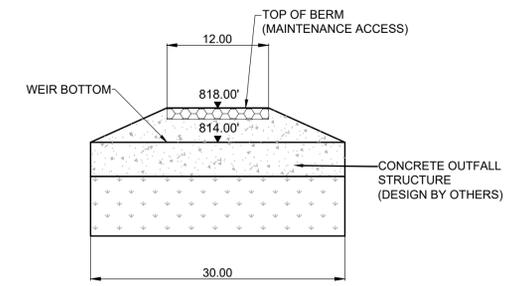
DESIGNED BY: DR
DRAWN BY: MV
CHECKED BY: SN
APPROVED BY: DR

SHEET 13 OF 19
2023- -CON

P:\Molina\Berry Creek Crossing\Drawings\Improvements\03_ACD\Plan\132023\48-PONDSDwg_POND A SECT.dwg April 21, 2023, 12:38 PM, mmolinas



SECTION A-A'



SECTION B-B'

NO.	REVISION	BY	DATE



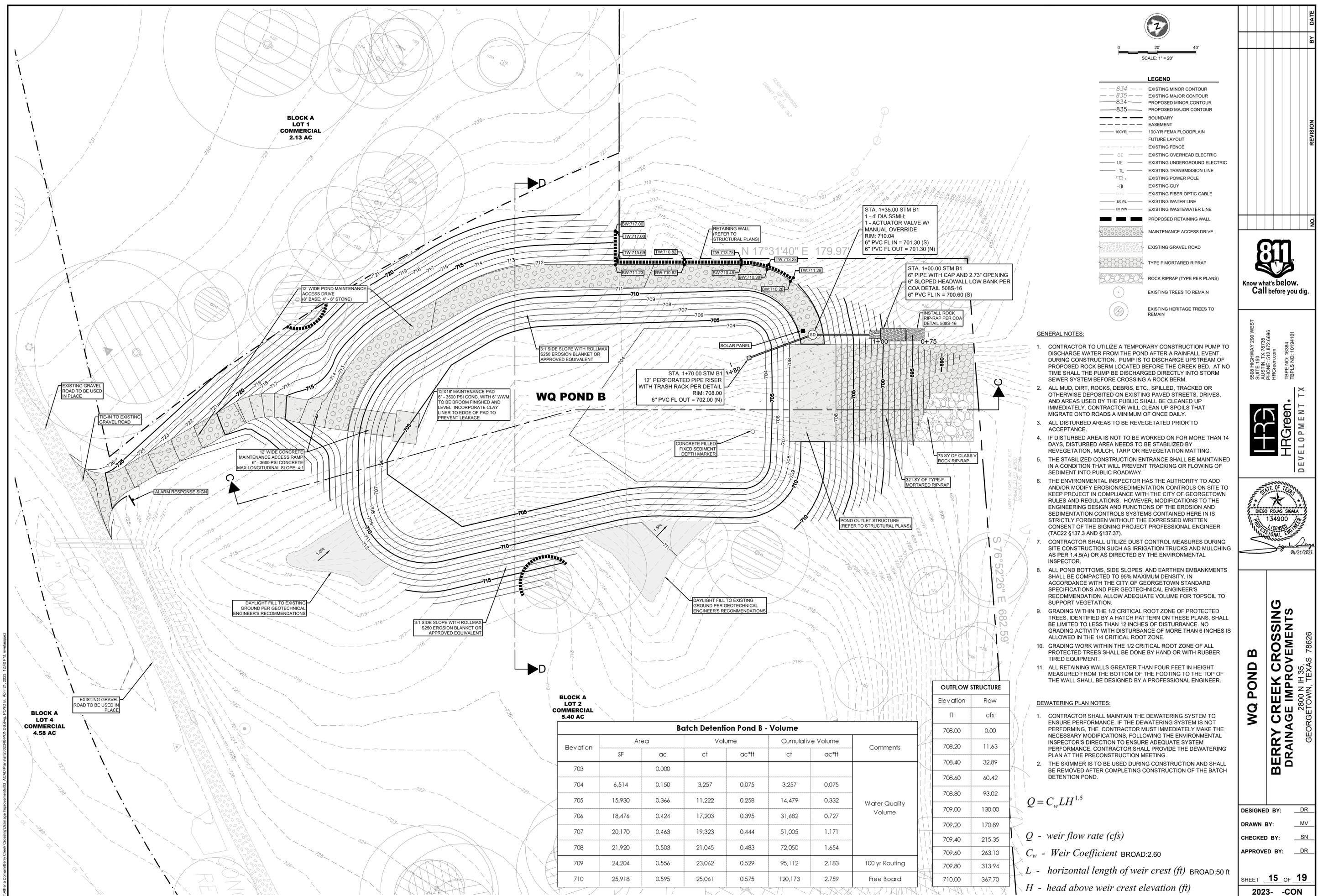
5808 HIGHWAY 290 WEST
 SUITE 150
 AUSTIN, TX 78725
 PHONE: 512.872.6696
 HRGreen.com
 TBPS NO: 16384
 TBPS NO: 10104101



**POND A OUTFLOW STRUCTURE
 DETAIL
 BERRY CREEK CROSSING
 DRAINAGE IMPROVEMENTS**
 2800 N IH 35,
 GEORGETOWN, TEXAS 78626

DESIGNED BY: DR
 DRAWN BY: MV
 CHECKED BY: SN
 APPROVED BY: DR

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SCALE: 1" = 20'

LEGEND

834	EXISTING MINOR CONTOUR
835	EXISTING MAJOR CONTOUR
834	PROPOSED MINOR CONTOUR
835	PROPOSED MAJOR CONTOUR
---	BOUNDARY
---	EASEMENT
---	100YR 100-YR FEMA FLOODPLAIN
---	FUTURE LAYOUT
---	EXISTING FENCE
OE	EXISTING OVERHEAD ELECTRIC
UE	EXISTING UNDERGROUND ELECTRIC
TL	EXISTING TRANSMISSION LINE
---	EXISTING POWER POLE
---	EXISTING CUY
---	EXISTING FIBER OPTIC CABLE
---	EXISTING WATER LINE
---	EXISTING WASTEWATER LINE
---	PROPOSED RETAINING WALL
---	MAINTENANCE ACCESS DRIVE
---	EXISTING GRAVEL ROAD
---	TYPE F MORTARED RIPRAP
---	ROCK RIPRAP (TYPE PER PLANS)
---	EXISTING TREES TO REMAIN
---	EXISTING HERITAGE TREES TO REMAIN

- GENERAL NOTES:**
- CONTRACTOR TO UTILIZE A TEMPORARY CONSTRUCTION PUMP TO DISCHARGE WATER FROM THE POND AFTER A RAINFALL EVENT DURING CONSTRUCTION. PUMP IS TO DISCHARGE UPSTREAM OF PROPOSED ROCK BERM LOCATED BEFORE THE CREEK BED. AT NO TIME SHALL THE PUMP BE DISCHARGED DIRECTLY INTO STORM SEWER SYSTEM BEFORE CROSSING A ROCK BERM.
 - ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES, AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY. CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO ROADS A MINIMUM OF ONCE DAILY.
 - ALL DISTURBED AREAS TO BE REVEGETATED PRIOR TO ACCEPTANCE.
 - IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
 - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC ROADWAY.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF GEORGETOWN RULES AND REGULATIONS. HOWEVER, MODIFICATIONS TO THE ENGINEERING DESIGN AND FUNCTIONS OF THE EROSION AND SEDIMENTATION CONTROLS SYSTEMS CONTAINED HEREIN IS STRICTLY FORBIDDEN WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PROJECT PROFESSIONAL ENGINEER (TAC22 §137.3 AND §137.37).
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER 1.4.5(A) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY. IN ACCORDANCE WITH THE CITY OF GEORGETOWN STANDARD SPECIFICATIONS AND PER GEOTECHNICAL ENGINEER'S RECOMMENDATION. ALLOW ADEQUATE VOLUME FOR TOPSOIL TO SUPPORT VEGETATION.
 - GRADING WITHIN THE 1/2 CRITICAL ROOT ZONE OF PROTECTED TREES, IDENTIFIED BY A HATCH PATTERN ON THESE PLANS, SHALL BE LIMITED TO LESS THAN 12 INCHES OF DISTURBANCE. NO GRADING ACTIVITY WITH DISTURBANCE OF MORE THAN 6 INCHES IS ALLOWED IN THE 1/4 CRITICAL ROOT ZONE.
 - GRADING WORK WITHIN THE 1/2 CRITICAL ROOT ZONE OF ALL PROTECTED TREES SHALL BE DONE BY HAND OR WITH RUBBER TIED EQUIPMENT.
 - ALL RETAINING WALLS GREATER THAN FOUR FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.

- DEWATERING PLAN NOTES:**
- CONTRACTOR SHALL MAINTAIN THE DEWATERING SYSTEM TO ENSURE PERFORMANCE. IF THE DEWATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS, FOLLOWING THE ENVIRONMENTAL INSPECTOR'S DIRECTION TO ENSURE ADEQUATE SYSTEM PERFORMANCE. CONTRACTOR SHALL PROVIDE THE DEWATERING PLAN AT THE PRECONSTRUCTION MEETING.
 - THE SKIMMER IS TO BE USED DURING CONSTRUCTION AND SHALL BE REMOVED AFTER COMPLETING CONSTRUCTION OF THE BATCH DETENTION POND.

$$Q = C_w LH^{1.5}$$

Q - weir flow rate (cfs)
 C_w - Weir Coefficient BROAD:2.60
 L - horizontal length of weir crest (ft) BROAD:50 ft
 H - head above weir crest elevation (ft)

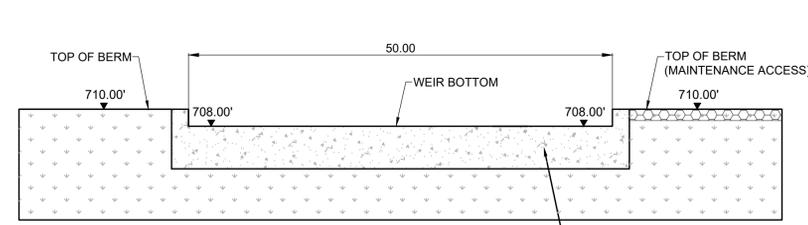
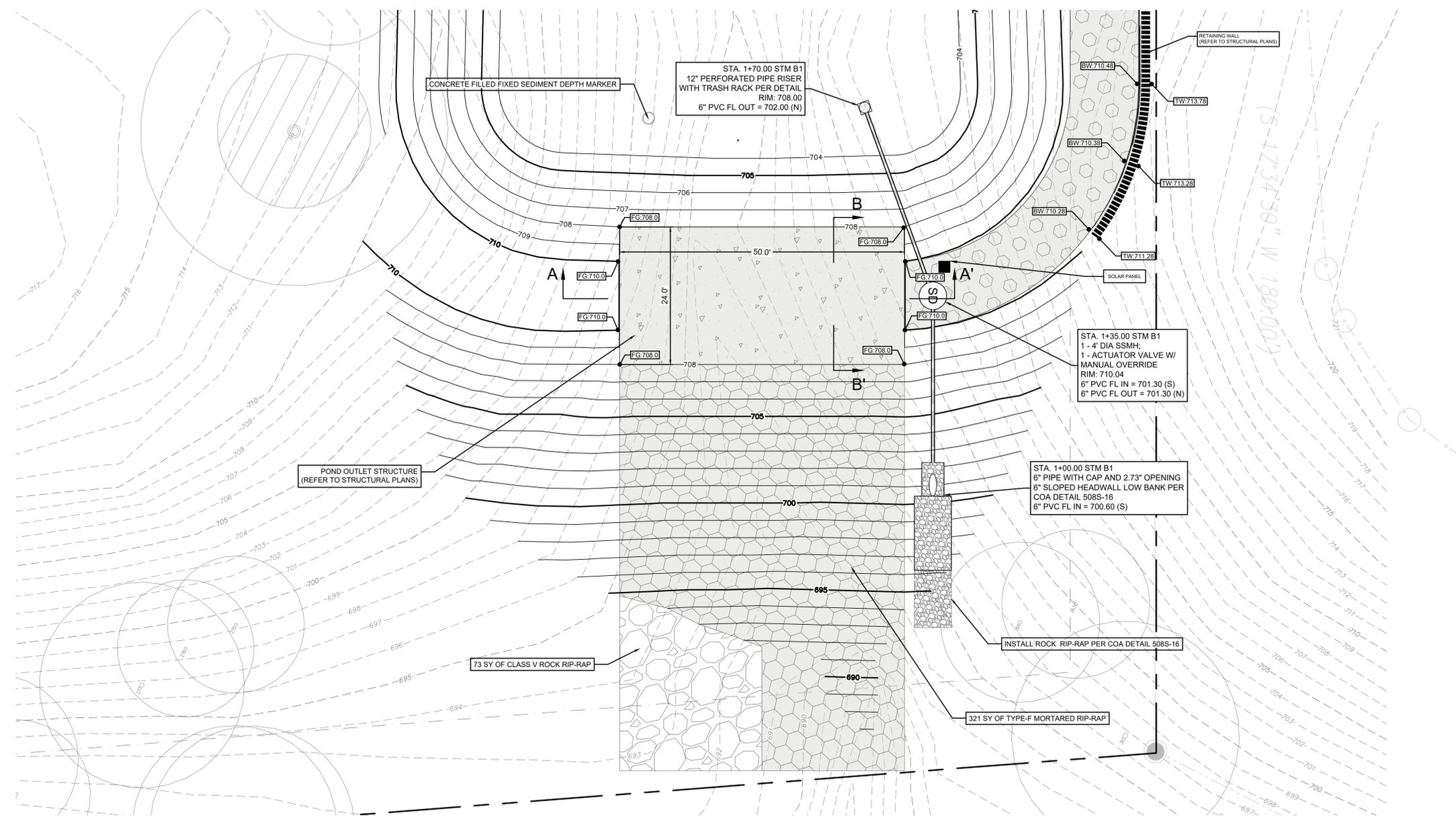
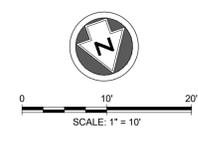
Batch Detention Pond B - Volume

Elevation	Area		Volume		Cumulative Volume		Comments
	SF	ac	cf	ac*ft	cf	ac*ft	
703		0.000					Water Quality Volume
704	6,514	0.150	3,257	0.075	3,257	0.075	
705	15,930	0.366	11,222	0.258	14,479	0.332	
706	18,476	0.424	17,203	0.395	31,682	0.727	
707	20,170	0.463	19,323	0.444	51,005	1.171	
708	21,920	0.503	21,045	0.483	72,050	1.654	
709	24,204	0.556	23,062	0.529	95,112	2.183	100 yr Routing
710	25,918	0.595	25,061	0.575	120,173	2.759	Free Board

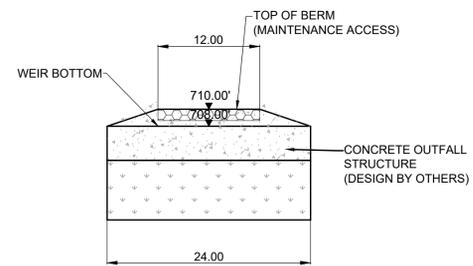
OUTFLOW STRUCTURE

Elevation	Flow
ft	cfs
708.00	0.00
708.20	11.63
708.40	32.89
708.60	60.42
708.80	93.02
709.00	130.00
709.20	170.89
709.40	215.35
709.60	263.10
709.80	313.94
710.00	367.70

	BY _____ DATE _____
	REVISION _____
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	 Know what's below. Call before you dig.
	5808 HIGHWAY 290 WEST SUITE 150 FORT WORTH, TX 76125 PHONE: 512.872.6696 HRGreen.com TBPES NO: 63584 TBPES NO: 10104101
	 DEVELOPMENT TX
	 STATE OF TEXAS DIEGO ROJAS SIGALA 134900 LICENSED PROFESSIONAL ENGINEER 04/21/2023
	WQ POND B BERRY CREEK CROSSING DRAINAGE IMPROVEMENTS 2800 N IH 35, GEORGETOWN, TEXAS 78626
	DESIGNED BY: DR DRAWN BY: MV CHECKED BY: SN APPROVED BY: DR
	SHEET 15 OF 19 2023-_-CON



SECTION A-A'



SECTION B-B'

NO.	REVISION	BY	DATE



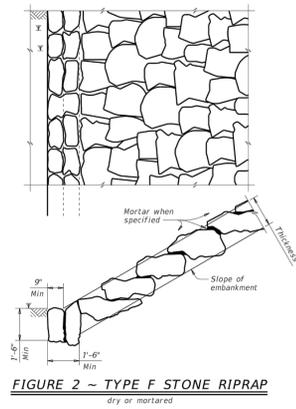
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 SUITE 150
 AUSTIN, TX 78725
 PHONE: 512.872.6696
 HRGreen.com
 TBPE NO: 16384
 TBPS NO: 10104101



**POND B OUTFLOW STRUCTURE
 DETAIL
 BERRY CREEK CROSSING
 DRAINAGE IMPROVEMENTS**
 2800 N IH 35,
 GEORGETOWN, TEXAS 78626

DESIGNED BY: DR
 DRAWN BY: MV
 CHECKED BY: SN
 APPROVED BY: DR

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SHEET 2 OF 2

STONE RIPRAP

SRR

DESIGNED BY	DATE	BY	DATE	BY	DATE
REVISED BY	DATE	BY	DATE	BY	DATE

TYPE F STONE RIPRAP - MORTARED (TXDOT DETAIL - SRR)
N.T.S.

RIP-RAP CLASSIFICATION SPECIFICATIONS

CLASS 1 RIP-RAP

No more than 10% of the stone will have a diameter greater than twelve (12) inches; no more than 50% of the stone will have a diameter less than ten (10) inches; and no more than 10% of the stone will have a diameter of less than six (6) inches. The thickness of the rip-rap liner will be no less than twelve (12) inches.

CLASS 2 RIP-RAP

No more than 10% of the stone will have a diameter greater than sixteen (16) inches; no more than 50% of the stone will have a diameter less than twelve (12) inches; and no more than 10% of the stone will have a diameter of less than six (6) inches. The thickness of the rip-rap liner will be no less than sixteen (16) inches.

CLASS 3 RIP-RAP

No more than 10% of the stone will have a diameter greater than twenty two (22) inches; no more than 50% of the stone will have a diameter less than sixteen (16) inches; and no more than 10% of the stone will have a diameter of less than eight (8) inches. The thickness of the rip-rap liner will be no less than twenty two (22) inches.

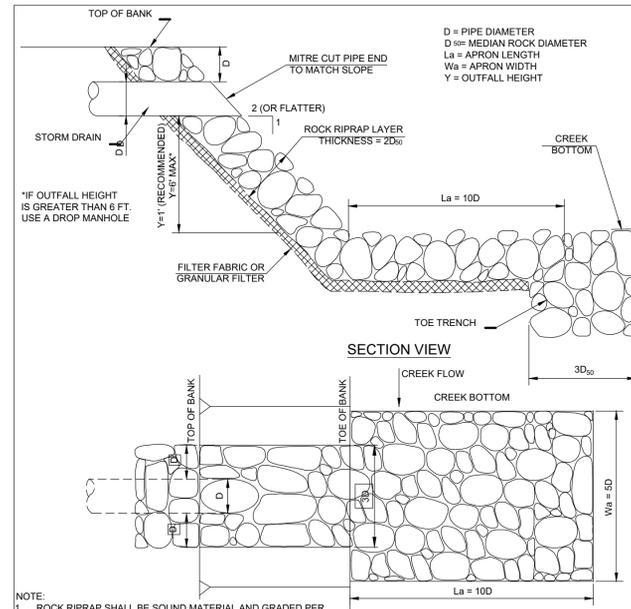
CLASS 4 RIP-RAP

No more than 10% of the stone will have a diameter greater than twenty seven (27) inches; no more than 50% of the stone will have a diameter less than twenty two (22) inches; and no more than 10% of the stone will have a diameter of less than ten (10) inches. The thickness of the rip-rap liner will be no less than twenty seven (27) inches.

CLASS 5 RIP-RAP

No more than 10% of the stone will have a diameter greater than thirty four (34) inches; no more than 50% of the stone will have a diameter less than twenty seven (27) inches; and no more than 10% of the stone will have a diameter of less than sixteen (16) inches. The thickness of the rip-rap liner will be no less than thirty four (34) inches.

RIPRAP CLASSIFICATION SPECIFICATIONS



- NOTE:**
- ROCK RIPRAP SHALL BE SOUND MATERIAL AND GRADED PER REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 591S.
 - ROCK SIZE (D₉₀) AND GRADATION SHALL BE STABLE FOR THE DESIGN HYDRAULIC CONDITIONS AND IN ACCORDANCE WITH THE ECM 1.4.6.D PERMANENT STRUCTURAL PRACTICES, STONE RIPRAP OR OTHER ENGINEERING STANDARD OF PRACTICE FOR SIZING ROCK RIPRAP. ROCK RIPRAP D₅₀ AND FILTER TYPE SHALL BE NOTED ON PLANS.
 - GEOTEXTILE FILTER FABRIC SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 620S.
 - AGGREGATE FOR GRANULAR FILTER SHALL MEET THE REQUIREMENTS SPECIFIED IN STANDARD SPECIFICATION ITEM NO. 403. AGGREGATE SIZE CLASSIFICATION/GRADE, NUMBER OF LAYERS AND LAYER THICKNESS SHOULD BE NOTED ON THE PLANS.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT		STORMDRAIN OUTFALL PROTECTION PIPE DISCHARGE ON SLOPE-LOW BANK	
RECORD COPY SIGNED BY MORGAN BYARS	09/01/2011 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 508S-16

SLOPED HEADWALL - LOW BANK DETAIL (COA DETAIL - 508S-16)
N.T.S.

NO.	REVISION	BY	DATE



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SUITE 1150
AUSTIN, TX 78725
PHONE: 512.872.6696
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TBPE NO: 16384
TBPE NO: 10104101



POND DETAILS 2 OF 2
BERRY CREEK CROSSING
DRAINAGE IMPROVEMENTS
2800 N IH 35,
GEORGETOWN, TEXAS 78626

DESIGNED BY:	DR
DRAWN BY:	MV
CHECKED BY:	SN
APPROVED BY:	DR

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