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

- 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: Parmer Ranch Commercial				2. Regulated Entity No.: N/A				
3. Customer Name: Parmer Ranch Retail, Ltd.			4. Customer No.: N/A					
5. Project Type: (Please circle/check one)	New	Modification		Extension		Exception		
6. Plan Type: (Please circle/check one)	WPAP CZP	SCS UST AST		EXP	EXT	Technical Clarification	Optional Enhanced Measures	
7. Land Use: (Please circle/check one)	Residential	Non-residential)	8. Sit	e (acres):	30.94	
9. Application Fee:	\$6,500	10. P	10. Permanent BMP(s):			s):	1 - Wet retention basin with sediment forebay 2 - Batch Detention Ponds	
11. SCS (Linear Ft.):	N/A	12. AST/UST (No. Tanks):			ıks):	N/A		
13. County:	Williamson	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 1	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)	Edwards Aquifer AuthorityBarton Springs/ Edwards AquiferHays TrinityPlum Creek	Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	AustinBudaDripping SpringsKyleMountain CitySan MarcosWimberleyWoodcreek	AustinBee CavePflugervilleRollingwoodRound RockSunset ValleyWest Lake Hills	AustinCedar ParkFlorence X_GeorgetownJerrellLeanderLiberty HillPflugervilleRound Rock

	Sa	an Antonio Region			
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	_		_	_	_
Region (1 req.)	_	_		_	_
County(ies)	_				_
Groundwater Conservation District(s)	Edwards Aquifer Authority Trinity-Glen Rose	Edwards Aquifer Authority	Kinney	EAA Medina	EAA Uvalde
City(ies) Jurisdiction	Castle HillsFair Oaks RanchHelotesHill Country VillageHollywood ParkSan Antonio (SAWS)Shavano Park	BulverdeFair Oaks RanchGarden RidgeNew BraunfelsSchertz	NA	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.		
Ryan Taylor		
Print Name of Customer/Authorized Agent		
Kyar / //	07/24/2023	
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):	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):	Check: Signed (Y/N):	
Core Data Form Incomplete Nos.:	Less than 90 days old (Y/N):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), 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 **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Ryan Taylor

Date: 07/24/2023

Signature of Customer/Agent:

Regulated Entity Name: Parmer Ranch Commercial

Project Information

1. County: Williamson

2. Stream Basin: Berry Creek

3. Groundwater Conservation District (if applicable): N/A

4. Customer (Applicant):

Contact Person: Milo Burdette
Entity: Parmer Ranch Retail, Ltd.

Mailing Address: 901 S MoPac Expwy, Barton Oaks Plaza II, Suite 550

City, State: Austin, TX Zip: 78746

Telephone: 512-477-1212

	Fax: N/A Email Address: milo@barshop-oles.com
5.	Agent/Representative (If any):
	Contact Person: Ryan Taylor Entity: Kimley-Horn and Associates Mailing Address: 5301 Southwest Pkwy, Building 2, Suite 100 City, State: Austin, TX Zip: 78735
	Telephone: <u>737-236-0597</u> Fax: <u>N/A</u>
	Email Address: ryan.taylor@kimley-horn.com
6.	Project Location:
	 ☐ The project site is located inside the city limits of ☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Georgetown, TX. ☐ The project site is not located within any city's limits or ETJ.
7.	The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.
	The 30.94 ac site is located in the Northeast corner of the intersection of Ronald Reagan Blvd and Ranch Road 2338.
8.	Attachment A - Road Map. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.
9.	Attachment B - USGS Quadrangle Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:
	☑ Project site boundaries.☑ USGS Quadrangle Name(s).
10.	Attachment C - Project Narrative. A detailed narrative description of the proposed project is attached. 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
11. 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/Not cleared) Other:
12. The type of project is:
Residential: # of Lots: Residential: # of Living Unit Equivalents: Commercial Industrial Other:
13. Total project area (size of site): <u>30.94</u> Acres
Total disturbed area: <u>30.94</u> Acres
14. Estimated projected population: <u>N/A</u>
15. The amount and type of impervious cover expected after construction is complete is show

Table 1 - Impervious Cover

below:

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	171,380	÷ 43,560 =	3.93
Parking	770,320	÷ 43,560 =	17.68
Other paved surfaces	26,080	÷ 43,560 =	0.60
Total Impervious Cover	1,078,110	÷ 43,560 =	21.66

Total Impervious Cover $\underline{21.66}$ ÷ Total Acreage $\underline{30.94}$ X 100 = $\underline{70}$ % Impervious Cover

16. Attachment D - Factors Affecting Surface Water Quality. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

For Road Projects Only Complete questions 18 - 23 if this application is exclusively for a road project. N/A 18. 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. 19. Type of pavement or road surface to be used: Concrete Asphaltic concrete pavement Other: Cother: Ength of Way (R.O.W.): Length of R.O.W.: feet. Lx W = Ft² ÷ 43,560 Ft²/Acre = acres. 21. Pavement Area: Length of pavement area: feet. Width of pavement area: feet. Lx W = Ft² ÷ 43,560 Ft²/Acre = acres. Pavement area acres ÷ R.O.W. area acres x 100 = % impervious cover. 22. A rest stop will be included in this project. A rest stop will not	17. $\boxed{igselength}$ Only inert materials as defined by 30 TAC 330.2 will be used as fill material.
 N/A 18. Type of project:	For Road Projects Only
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Wastewater to be generated by the Proposed Project 25. Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied. \times N/A 26. Wastewater will be disposed of by: On-Site Sewage Facility (OSSF/Septic Tank): Attachment F - 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): The sewage collection system will convey the wastewater to the Pecan Branch (name) Treatment Plant. The treatment facility is: imes Existing. Proposed. N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

 \times N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	Size (Gallons)	Substance to be Stored	Tank Material
1			
2			
3			

AST Number	Size (Gall	lons)	Stored		Tank Material	
4						
5						
	1	<u> </u>	Tota	ıl x 1.5 =	Gallons	
one-half (1 one tank sy	l be placed within a 1/2) times the stora stem, the containm umulative storage c	age capacity of the ent structure is s	e system. For faci zed to capture on	ilities with r	more than	
for providin	t G - Alternative Se g secondary contain for the Edwards Aqu	nment are propos	sed. Specification			
	ons and capacity of o		cture(s):			
Length (L)(Ft.)	Width(W)(Ft.)	Height (H)(Ft.)	L x W x H = (F	t3) G	allons	
		- 3 - ()(-)	•			
_						
				Total:	Gallon	
30. Piping:						
All piping, h Some of the structure. The piping v	oses, and dispenser e piping to dispense will be aboveground will be underground	rs or equipment v				
	ment area must be) being stored. The			•		
	t H - AST Containm It structure is attach		_	lrawing of t	he	
Internal Tanks cle	dimensions (length drainage to a point early labeled learly labeled	=		-		

Substance to be

Dispenser clearly labeled
33. Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.
 In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly. In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.
Site Plan Requirements
Items 34 - 46 must be included on the Site Plan.
34. \square The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = <u>100</u> '.
35. 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): MAP #48491C0275E EFFECTIVE ON 09/26/2008.
36. 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, etc. are shown on the site plan.
The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.
37. A drainage plan showing all paths of drainage from the site to surface streams.
38. The drainage patterns and approximate slopes anticipated after major grading activities.
39. Areas of soil disturbance and areas which will not be disturbed.
40. \(\sum \) Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
41. \(\sum \) Locations where soil stabilization practices are expected to occur.
42. Surface waters (including wetlands).
⊠ N/A

43.	Locations where stormwater discharges to surface water.
	There will be no discharges to surface water.
44.	Temporary aboveground storage tank facilities.
	Temporary aboveground storage tank facilities will not be located on this site.
45.	Permanent aboveground storage tank facilities.
	Permanent aboveground storage tank facilities will not be located on this site.
46.	Egal boundaries of the site are shown.
Pe	ermanent Best Management Practices (BMPs)
Pro	actices and measures that will be used during and after construction is completed.
47.	Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
	□ N/A
48.	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.
	□ N/A
49.	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
50.	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.
51. The executive director may waive the requirement for other permanent BMPs for multifamily 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 I - 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.
52. X Attachment J - 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.
53. Attachment K - 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.
54. Attachment L - BMPs for Surface Streams. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

	\boxtimes	N/A
55.		Attachment M - Construction Plans . Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.
		N/A
56.		Attachment N - Inspection, Maintenance, Repair and Retrofit Plan. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:
		Prepared and certified by the engineer designing the permanent BMPs and measures
		 Signed by the owner or responsible party Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit. Contains a discussion of record keeping procedures
		N/A
57.		Attachment O - 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.
	\boxtimes	N/A
58.		Attachment P - 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 result in water quality degradation.
	\boxtimes	N/A
	-	oonsibility for Maintenance of Permanent BMPs and sures after Construction is Complete.
59.		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

	$responsible \ for \ maintenance \ until \ another \ entity \ assumes \ such \ obligations \ in \ writing \ or \ ownership \ is \ transferred.$
60.	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.
Adm	inistrative Information
61. 🔀	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.
62. 🔀	Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.
63.	The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.
	The Temporary Stormwater Section (TCEQ-0602) is included with the application.

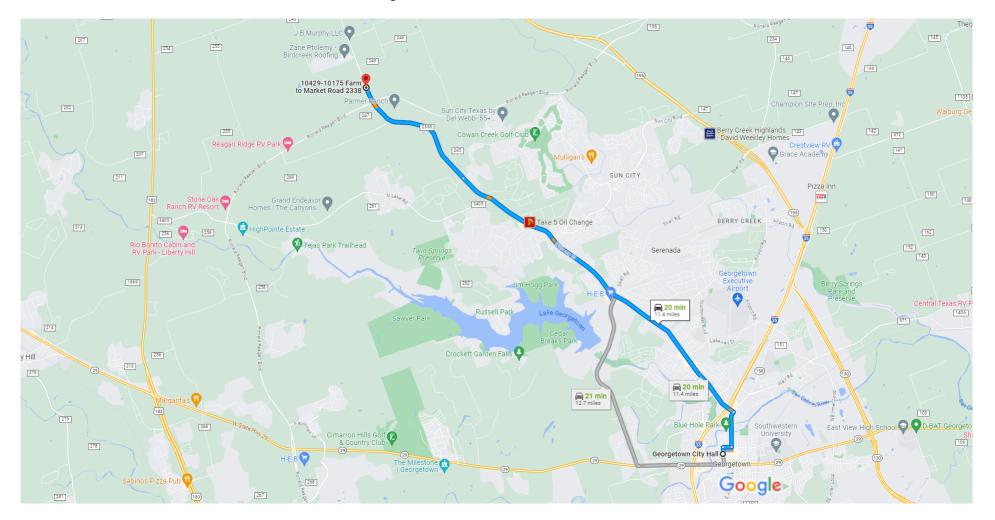


ATTACHMENT A: Road Map



Georgetown City Hall, 808 Martin Luther King Jr St, Georgetown, TX 78626 to 10429-10175 Ranch Rd 2338, Georgetown, TX 78633

Drive 11.4 miles, 20 min



Map data ©2023 Google 1 mi **∟**

◱

via Williams Dr and Ranch Rd 20 min 2338 11.4 miles

Fastest route now due to traffic conditions



ATTACHMENT B: USGS Quadrangle Map

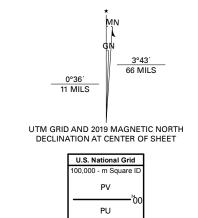




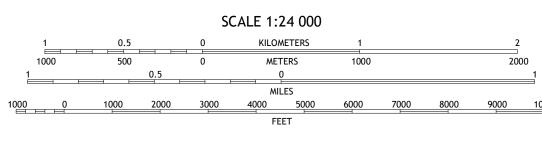
Wetlands

Produced by the United States Geological Survey

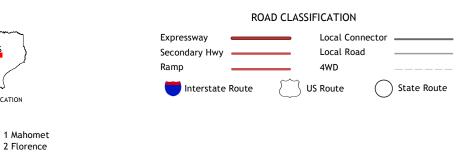
Wetlands...



Grid Zone Designation 14R







QUADRANGLE LOCATION

ADJOINING QUADRANGLES

3 Cobbs Cavern

3 Cobbs Caverr 4 Liberty Hill 5 Georgetown 6 Nameless 7 Leander 8 Round Rock



ATTACHMENT C: Project Narrative

This project narrative has been prepared for the Texas Commission on Environmental Quality and is directly for the use of the proposed Parmer Ranch development (the "Project"). The subject property containing the Project is located at the Northeast Corner of Ranch-to-Market 2338 and Ronald Reagan Blvd., in Georgetown, Texas. The Project will include subdividing an overall ±31-acre tract into 10 parcels with a new development of mixed retail and restaurant stores comprised of three buildings totaling approximately 165,000 square feet. No previous development has been done on this property.

The proposed improvements include mass grading, building construction, on-site roadway and parking construction, and associated utilities. These proposed improvements wil add impervious cover to the site The proposed impervious cover is 17.02-acres of the total 30.94 acre site. Future development will be capped to bring a maximum of 70% impervious cover on site.

Areas within the project that are proposed to be demolished include ±20,000 square feet of existing gravel road, ±814 linear feet of curb, ±1406 square feet of sidewalk, and ±1547 square feet of pavement.

Water Quality Best Management Practices (BMP) for the Project will address the water quality requirements for the ultimate area disturbed. Drainage area "PR-DA-1" will utilize a wet retention basin with sediment forebay and "PR-DA-2" and "PR-DA-3" will utilize their own batch detention ponds to meet all water quality requirements per TCEQ requirements. No offsite areas flow onto our site.



ATTACHMENT D: Factors Affecting Surface Water Quality

No industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence, construction entrances, and rock berms will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

- a) Refueling construction equipment.
- b) Oil and grease from the asphalt pavement and vehicle traffic.
- c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
- d) Normal silt build-up.
- e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
- f) Trash with becomes loose from subdivision residents.
- g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundations, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The proposed permanent BMPs on this project will help mitigate these occurrences.



ATTACHMENT E: Volume and Character of Stormwater

EXISTING HYDROLOGIC CONDITIONS ANALYSIS

The site has three existing drainage area that outfall at 3 separate points of analysis (POA-A, POA-B, and POA-C). Runoff from the existing drainage area EX-DA-1 flows from the north side of the property to the south (POA-A). Runoff from the existing drainage area EX-DA-2 flows from the west side of the property to the east (POA-B). Runoff from the existing drainage area EX-DA-3 flows from the north side of the property to the southeast (POA-C). The approach taken for the existing conditions of this site is to maintain the design peak flows to assure the downstream storm infrastructure can adequately convey the runoff and that the major point of confluence is not adversely affected. Table 4.1 below summarizes the existing drainage areas and the runoff produced for each storm event.

Table 4.1 Existing Drainage Areas Summary

Existing Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Existing Runoff (cfs)
		0.00	0.00%	14.66	2	28.50
EX-DA-1	16.48				10	59.30
LX-DA-1	10.40				25	76.80
					100	105.00
	6.17	0.00	0.00%	14.69	2	10.60
EX-DA-2					10	22.20
EX-DA-2					25	28.70
					100	39.30
	8.28	8.28 0.00	0.00%	21.40	2	12.30
EVDA					10	25.90
EX-DA-3					25	34.00
					100	46.40

PROPOSED HYDROLOGIC CONDITIONS ANALYSIS

The proposed drainage areas consider the additional impervious cover added in the proposed development. The proposed drainage areas generally follow the same drainage paths as existing conditions. The existing and proposed drainage areas were analyzed at their respective points of analysis. In all analyzed storm events, 2-year, 10-year, 25-year and 100-year, no point of analysis increased in peak run-off in the developed condition.

The time of concentrations were calculated using the equations given in the City of Georgetown Drainage Criteria Manual (COG DCM) for sheet flow, shallow concentrated flow, and channel flow. City of Georgetown 24-hour rainfall hyetographs (COG DCM) were used to define the 2, 10, 25, and 100-year rainfall events.



Table 4.2 Proposed Drainage Areas Summary

Proposed Drainage Areas	Total Drainage Area (Acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (min)	Storm Event	Developed Runoff (cfs)	Developed Runoff after Detention (cfs)
		14.66	70.00%	6.00	2	86.00	26.90
PR-DA-1	18.33				10	120.50	55.90
FR-DA-1	10.33				25	146.90	74.70
					100	171.50	102.20
	7.73	6.18	70.00%	6.00	2	36.30	9.20
PR-DA-2					10	50.80	16.70
FR-DA-2					25	62.00	21.60
					100	72.30	31.30
	4.88	4.88 3.90	70.00%	6.00	2	22.90	10.00
PR-DA-3					10	32.10	17.50
FK-DA-3					25	39.10	25.60
					100	45.70	36.80
NOTE: A MINIMUM TIME OF CONCENTRATION OF 6 MINUTES IS LISED							

NOTE: A MINIMUM TIME OF CONCENTRATION OF 6 MINUTES IS USED



ATTACHMENT J: BMPs for Upgradient Stormwater

No surface water, groundwater or stormwater originates upgradient from the site and flows across the site.



ATTACHMENT K: BMPs for On-site Stormwater

Three on-site drainage areas totaling 30.94-acres are accounted for. Drainage area "PR-DA-1" will utilize a wet retention basin with sediment forebay and "PR-DA-2" and "PR-DA-3" will utilize their own batch detention ponds to meet all water quality requirements per TCEQ requirements.

See calculations below from the TCEQ provided template spreadsheets. These calculations can also be found on the construction documents.

TSS Removal Calculations 04-20-2009

Project Name: Parmer Ranch Commercial - Pond A

Date Prepared: 6/4/2023

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.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_{M} = 27.2(A_{N} \times P)$

where:

 $L_{\text{M TOTAL PROJECT}} = \text{Required TSS removal resulting from the proposed development} = 80\% \text{ of increased load}$

 A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County = Williamson

Total project area included in plan * = 30.94 acres

Predevelopment impervious area within the limits of the plan * = 0.00 acres

Total post-development impervious cover fraction * = 0.70

Total post-development impervious cover fraction * = 0.70

P = 32 inches

 $L_{M TOTAL PROJECT} = 18853$ lbs.

3

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area =

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = 1

 $\begin{tabular}{llll} Total drainage basin/outfall area = & 18.33 & acres \\ Predevelopment impervious area within drainage basin/outfall area = & 0.00 & acres \\ Post-development impervious area within drainage basin/outfall area = & 12.83 & acres \\ Post-development impervious fraction within drainage basin/outfall area = & 0.70 \\ L_{M THIS BASIN} = & 11168 & lbs. \\ \end{tabular}$

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Wet Basin
Removal efficiency = 93 percent

Aqualogic Cartridge Filter Bioretention Contech StormFilter Constructed Wetland Extended Detention Grassy Swale Retention / Irrigation Sand Filter Stormceptor Vegetated Filter Strips Vortechs Wet Basin Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (BMP \text{ efficiency}) \times P \times (A_1 \times 34.6 + A_2 \times 0.54)$

where:

 A_C = Total On-Site drainage area in the BMP catchment area A_I = Impervious area proposed in the BMP catchment area A_P = Pervious area remaining in the BMP catchment area

L_R = TSS Load removed from this catchment area by the proposed BMP

 $\begin{array}{lll} A_C = & \mbox{\bf 18.33} & \mbox{acres} \\ A_I = & \mbox{\bf 12.83} & \mbox{acres} \\ A_P = & \mbox{\bf 5.50} & \mbox{acres} \\ L_R = & \mbox{\bf 13299} & \mbox{lbs} \end{array}$

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M THIS BASIN} = 12000$ lbs.

F = **0.90**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = 1.70 inches

Post Development Runoff Coefficient = 0.51

On-site Water Quality Volume = 57191 cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = 0.00 acres
Off-site Impervious cover draining to BMP = 0.00 acres
Impervious fraction of off-site area = 0
Off-site Runoff Coefficient = 0.00
Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 11438

Total Capture Volume (required water quality volume(s) x 1.20) = 68630 cubic feet
The following sections are used to calculate the required water quality volume(s) for the selected BMP.

The values for BMP Types not selected in cell C45 will show NA.



TSS Removal Calculations 04-20-2009

Project Name: Parmer Ranch Commercial - Pond B

Date Prepared: 6/4/2023

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.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_{M} = 27.2(A_{N} \times P)$

where:

 $L_{\text{M TOTAL PROJECT}} = \text{Required TSS removal resulting from the proposed development} = 80\% \text{ of increased load}$

 A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County = Williamson

Total project area included in plan * = 30.94 acres

Predevelopment impervious area within the limits of the plan * = 0.00 acres

Total post-development impervious cover fraction * = 0.70

Total post-development impervious cover fraction * = 0.70

P = 32 inches

 $L_{M TOTAL PROJECT} = 18853$ lbs.

3

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area =

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. = 2

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

Aqualogic Cartridge Filter Bioretention Contech StormFilter Constructed Wetland Extended Detention Grassy Swale Retention / Irrigation Sand Filter Stormceptor Vegetated Filter Strips Vortechs Wet Basin Wet Vault

4. Calculate Maximum TSS Load Removed (LR) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (BMP \text{ efficiency}) \times P \times (A_1 \times 34.6 + A_2 \times 0.54)$

where:

 A_C = Total On-Site drainage area in the BMP catchment area A_I = Impervious area proposed in the BMP catchment area A_P = Pervious area remaining in the BMP catchment area

 L_R = TSS Load removed from this catchment area by the proposed BMP

 $\begin{array}{lll} A_C = & {\bf 7.73} & {\rm acres} \\ A_I = & {\bf 5.41} & {\rm acres} \\ A_P = & {\bf 2.32} & {\rm acres} \\ L_R = & {\bf 5487} & {\rm lbs} \end{array}$

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M THIS BASIN} =$ 4700 lbs.

F = **0.86**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = 1.38 inches
Post Development Runoff Coefficient = 0.51
On-site Water Quality Volume = 19575 cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = 0.00 acres
Off-site Impervious cover draining to BMP = 0.00 acres
Impervious fraction of off-site area = 0
Off-site Runoff Coefficient = 0.00
Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 3915

Total Capture Volume (required water quality volume(s) x 1.20) = 23491 cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP The values for BMP Types not selected in cell C45 will show NA. Po

07/24/2023

2023
Fyan J

TSS Removal Calculations 04-20-2009

Project Name: Parmer Ranch Commercial - Pond C

Date Prepared: 6/4/2023

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.

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_{M} = 27.2(A_{N} \times P)$

where:

 $L_{M \, TOTAL \, PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load

 A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

Williamson Total project area included in plan *= 30.94 acres Predevelopment impervious area within the limits of the plan * = 0.00 acres Total post-development impervious area within the limits of the plan* = 21.66 acres Total post-development impervious cover fraction * = 0.70 32 inches

> 18853 lbs. L_{M TOTAL PROJECT} =

> > 3

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area =

2. Drainage Basin Parameters (This information should be provided for each basin):

Drainage Basin/Outfall Area No. =

Total drainage basin/outfall area = 4.88 acres Predevelopment impervious area within drainage basin/outfall area = 0.00 acres Post-development impervious area within drainage basin/outfall area = 3.42 acres Post-development impervious fraction within drainage basin/outfall area = 0.70 2973 lbs. L_{M THIS BASIN} =

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Removal efficiency = 91 percent

Aqualogic Cartridge Filter Bioretention Contech StormFilter Constructed Wetland **Extended Detention** Grassy Swale Retention / Irrigation Sand Filter Stormceptor Vegetated Filter Strips Vortechs Wet Basin Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (BMP \text{ efficiency}) \times P \times (A_1 \times 34.6 + A_2 \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area A_I = Impervious area proposed in the BMP catchment area A_P = Pervious area remaining in the BMP catchment area

L_R = TSS Load removed from this catchment area by the proposed BMP

 $A_C =$ 4.88 acres $A_I =$ 3.42 acres 1.46 acres 3469 lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired $L_{M THIS BASIN} =$ 2600 lbs.

> F= 0.75

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = 0.92 inches Post Development Runoff Coefficient = 0.51

On-site Water Quality Volume = 8218 cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = 0.00 acres Off-site Impervious cover draining to BMP = 0.00 acres Impervious fraction of off-site area = 0 Off-site Runoff Coefficient = 0.00

Off-site Water Quality Volume = 0 cubic feet

> Storage for Sediment = 1644

Total Capture Volume (required water quality volume(s) x 1.20) = 9862 cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP The values for BMP Types not selected in cell C45 will show NA.





ATTACHMENT L: BMPs for Surface Streams

There are no surface streams on-site therefore attachment L is not applicable.



ATTACHMENT M: Construction Plans

CIVIL SITE DEVELOPMENT PLANS FOR

PARMER RANCH COMMERCIAL

10128 RR 2338, GEORGETOWN, TX 78633

- WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS

LEGAL DESCRIPTION

COURT IF ANY ROAD CLOSURE IS INVOLVED.

10.01 ACRES OF LAND OUT OF THE CHAS H. CELANEY SURVEY, ABSTRACT NO. 181, IN WILLIAMSON COUNTY, TEXAS, BEING PART OF THAT TRACT DESCRIBED AS 501.59 ACRES IN A DEED TO PARMER RANCH PARTNERS, LP. RECORDED UNDER DOCUMENT NO. 2002073008, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

30.66 ACRES OF LAND LOCATED IN THE CHARLES H. DELANEY SURVEY NO. 11. ABSTRACT 181, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A 501.59 ACRE TRACT OF LAND CONVEYED BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO PARMER RANCH PARTNERS, LP., AS RECORDED IN DOCUMENT NO. 2002073008, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

BUILDING AREA USE 4000 SF RESTAURANT, GENERAL BLDG A 17000 SF GENERAL RETAIL 8000 SF | RESTAURANT, GENERAL | BLDG B GENERAL RETAIL 11600 SF 124,000 SF GENERAL RETAIL BLDG 1

PROPOSED USE

LANDSCAPE ARCHITECT KIMLEY-HORN

5301 SOUTHWEST PARKWAY, BLDG 2, SUITE 100 AUSTIN, TX 78735 PH. (281) 536-2841

austin.powers@kimley-horn.com

KIMLEY-HORN

PH. (469) 501-2172

400 NORTH OKLAHOMA DRIVE, SUITE 105 **CELINA, TX 75009** daniel.arthur@kimley-horn.com

LISTS OF CONTACTS:

WATER & SANITARY SEWER

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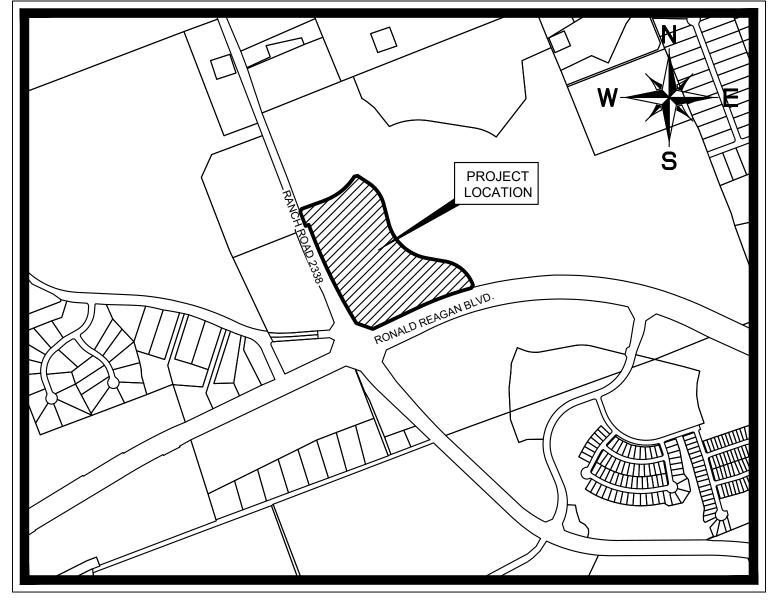
SERVICES DISTRICT NO. 7 PO BOX 523 FLORENCE, TEXAS 76527 PH. (254) 793-2591 admin@wilcoesd7.org

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WILLIAMSON COUNTY EMERGENCY PEDERNALES ELECTRIC COOPERATIVE, INC. 10625 WEST HIGHWAY 29



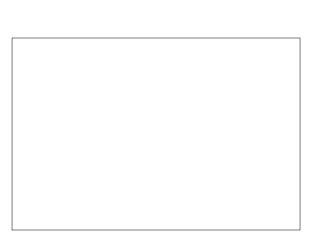
VICINITY MAP SCALE: 1" = 1,000'

APRIL 2023

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. REVIEW OF THE SUBMITTED MATERIALS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR ORDINANCE COMPLIANCE BY THE CITY ENGINEER.

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1	COVER SHEET		
2	FINAL PLAT		
3	GENERAL NOTES		
4	KIMLEY-HORN GENERAL NOTES		
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6	EROSION CONTROL PLAN		
8	OVERALL SITE PLAN PAVING PLAN		
9	GRADING PLAN		
10	EXISTING DRAINAGE AREA MAP		
11	PROPOSED DRAINAGE AREA MAP		
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22	STORM PROFILES (SHEET 1 OF 2)		
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36	BUILDING A ELEVATIONS (SHEET 1 OF 5)		
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45	BUILDING B ELEVATIONS (SHEET 5 OF 5) LIGHTING PLAN		
46 LC 1.01	OVERALL SITE PLAN		
LP 0.01	LANDSCAPE SCHEDULE		
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LP 2.00	LANDSCAPE DETAILS (SHEET 1 OF 4)		
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LP 2.02	LANDSCAPE DETAILS (SHEET 3 OF 4) LANDSCAPE DETAILS (SHEET 4 OF 4)		
LP 2.03 LP 3.00	LANDSCAPE DETAILS (SHEET 4 OF 4) LANDSCAPE SPECIFICATIONS (SHEET 1 OF 3)		
LP 3.00	LANDSCAPE SPECIFICATIONS (SHEET 1 OF 3)		
LP 3.02	LANDSCAPE SPECIFICATIONS (SHEET 3 OF 3)		
TP 0.01	TREE MITIGATION TABLE		
TP 1.00	TREE MITIGATION SITE PLAN		
TP 1.01	TREE MITIGATION PLAN		

TCEQ IMPERVIOUS COVER TABLE				
LIMIT OF DISTURBANCE (AC)	32.6			
TOTAL EXISTING IMPERVIOUS COVER WITHIN LIMIT OF DISTURBANCE (AC)	0.0			
TOTAL PROPOSED IMPERVIOUS COVER WITHIN LIMIT OF DISTURBANCE (AC)	24.8			



BENCHMARKS

1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.

. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.

ELEVATION = 1001.87



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES

ARMER

OVE

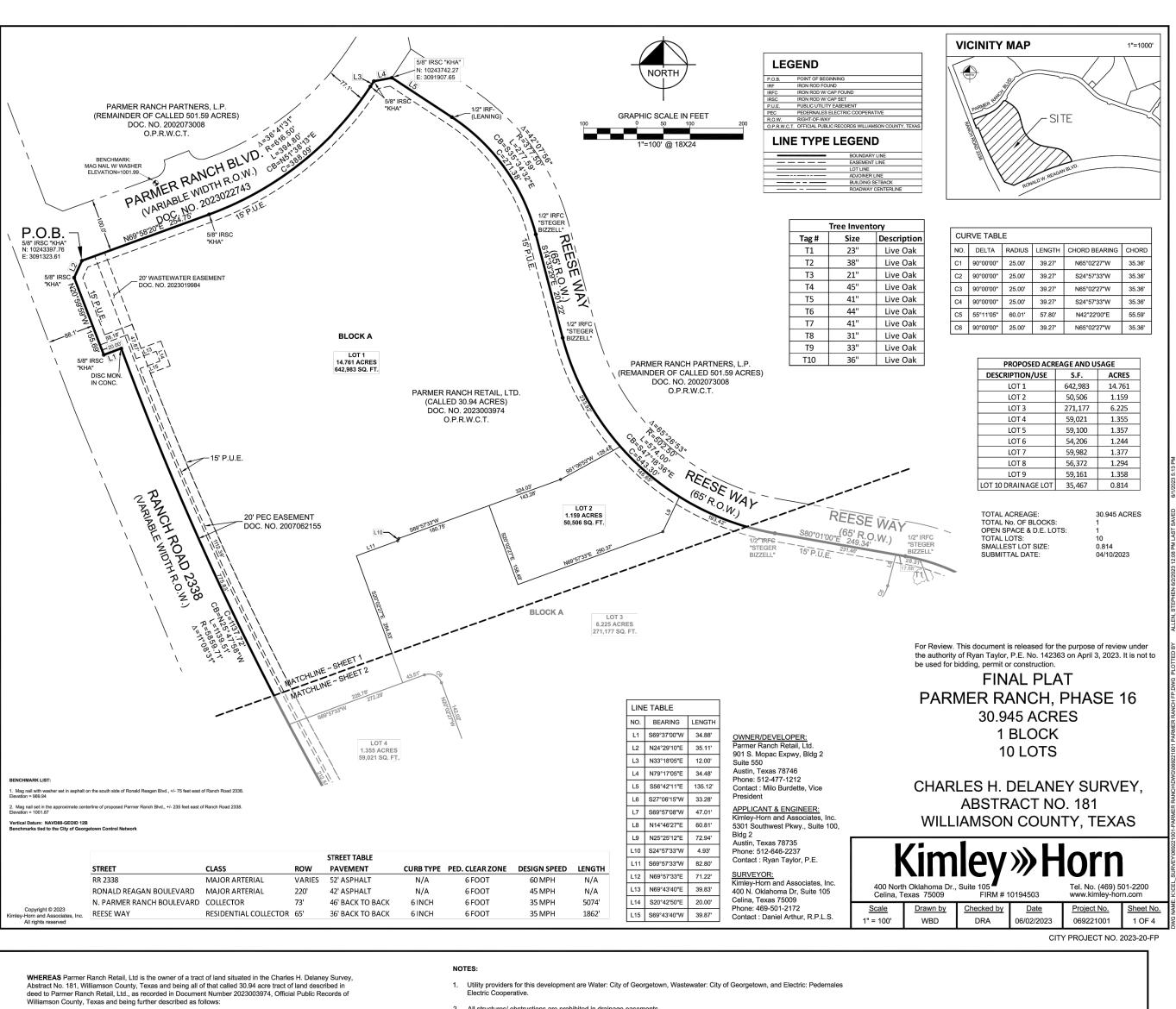
SHEET NUMBER OF 66

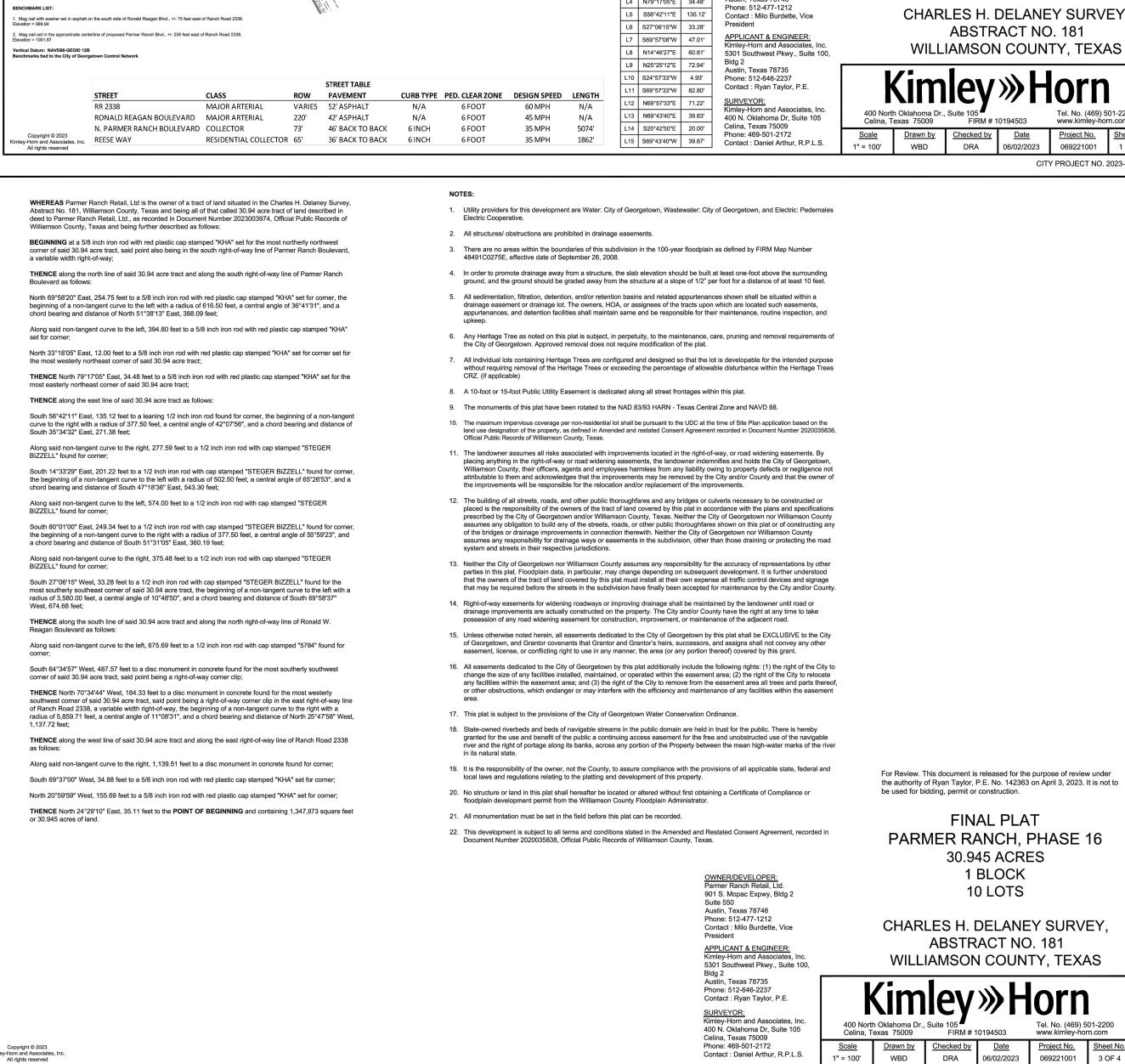
2023-24-SDP

CERTIFICATE OF REGISTRATION #928

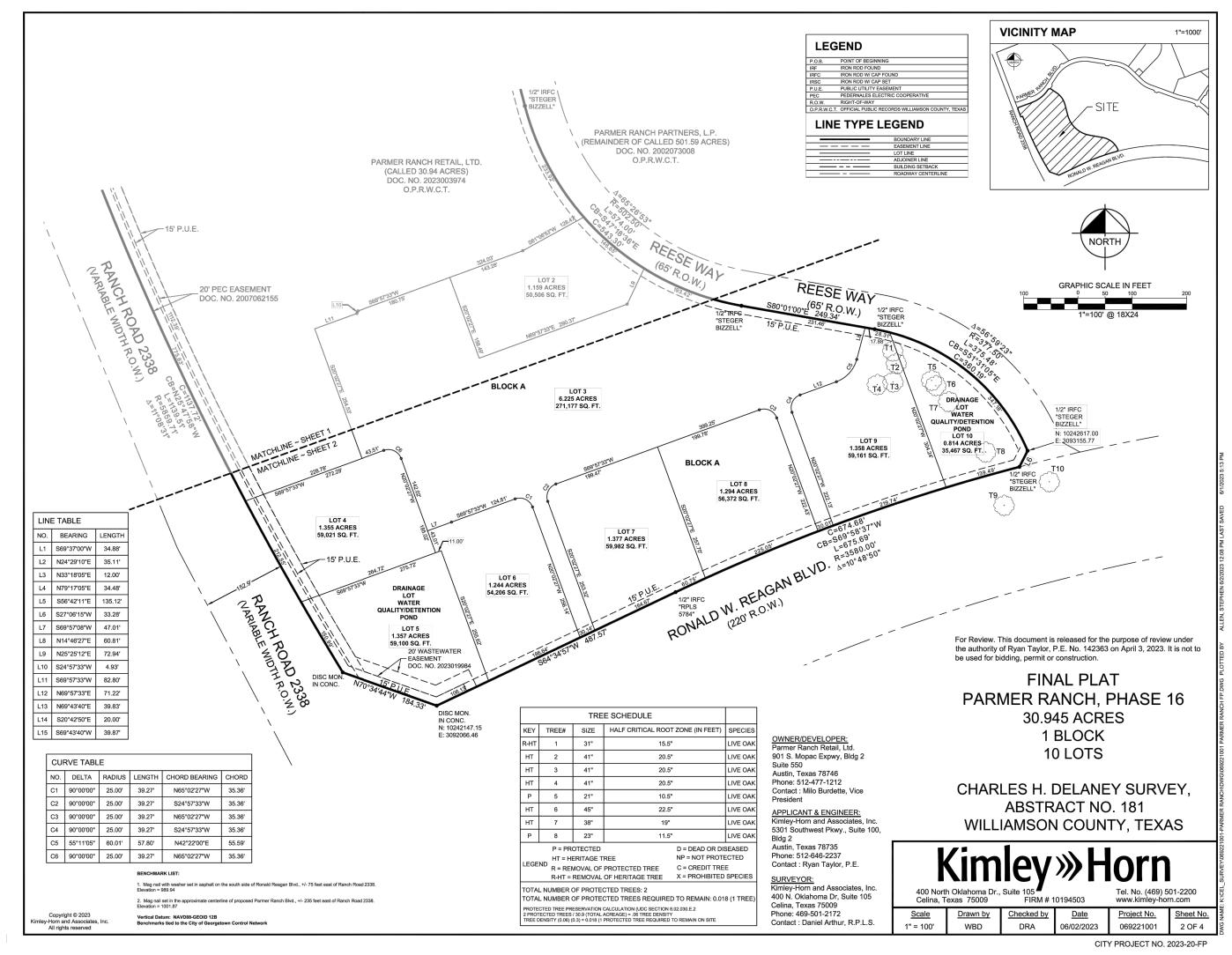
WEBSITE: https://gus.georgetown.org/ WEBSITE: www.atmosenergy.com

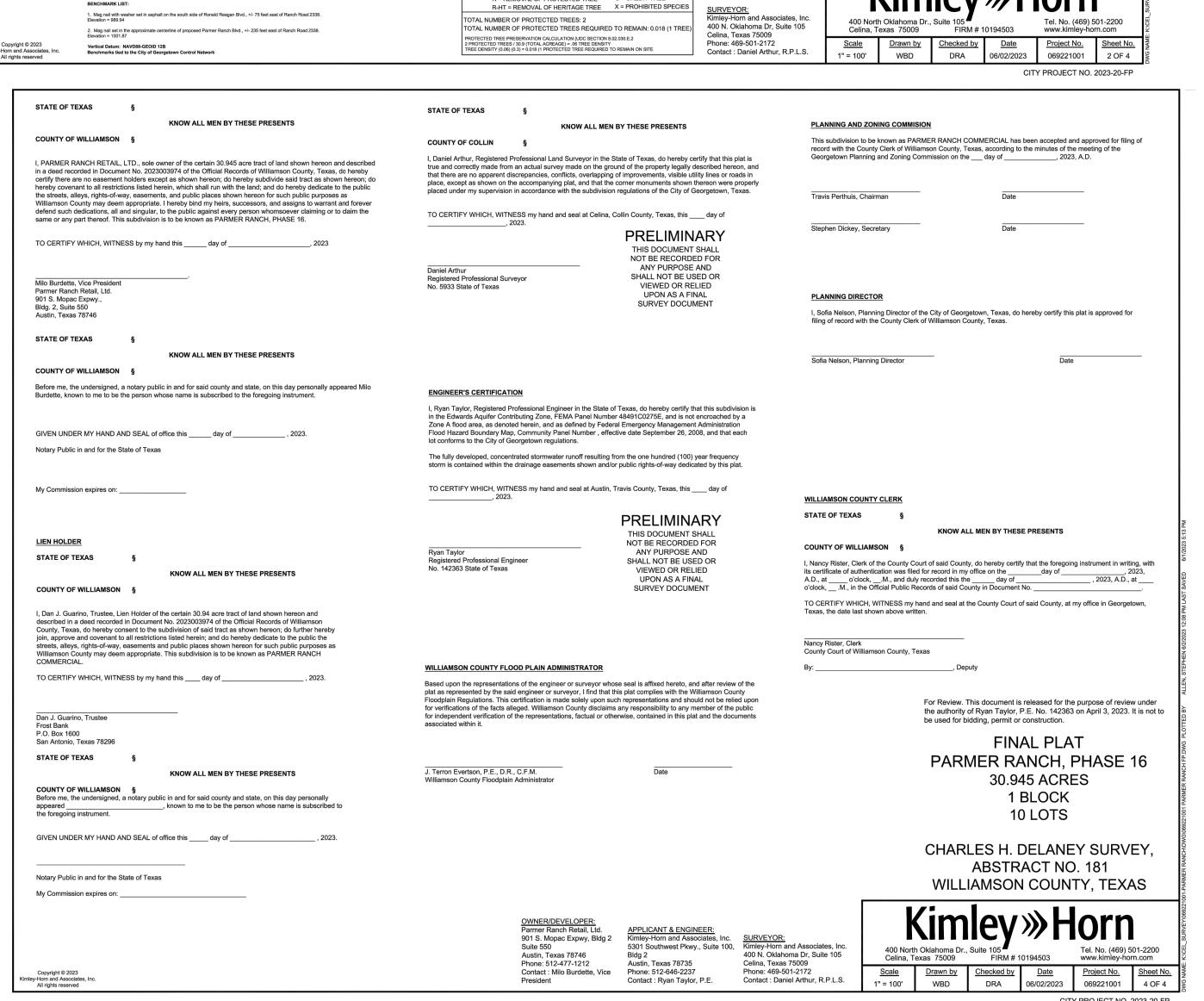
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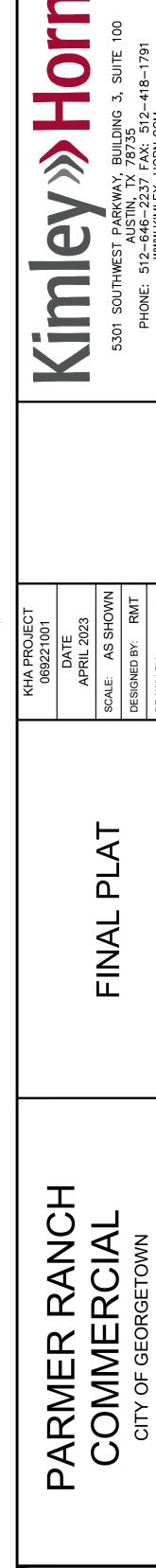




CITY PROJECT NO. 2023-20-FP







SHEET NUMBER

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS, THE CITY OF GEORGETOWN "UNIFIED DEVELOPMENT CODE" AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
- CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS ARE CONCEPTUAL.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION.
- BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
- THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY RECORDS AND PLANS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS. ELEVATIONS. AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC AND PRIVATE UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THEIR EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
- CONTRACTOR SHALL USE ALL NECESSARY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND REVIEW ALL FIELD CONDITIONS, INCLUDING EXISTING GRADES AND UTILITY FLOW LINES, AND SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- 11. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE APPROVED CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
- 12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORD PLANS.
- 13. CONNECTIONS TO EXISTING FACILITIES SHALL BE ACCOMPLISHED IN A NEAT AND PROFESSIONAL MANNER. WHEN FIELD CONDITIONS INDICATE ANY VARIANCE FROM DETAILED METHODS, THE CONTRACTOR SHALL PROVIDE COMPREHENSIVE AND DETAILED DRAWINGS (FOR APPROVAL) OF METHODS PROPOSED.
- 14. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
- 15. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
- 16. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTION OF SERVICES.
- 17. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
- 18. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES, UNLESS OTHERWISE NOTED ON
- 19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING. CONSTRUCTION STAKING SHALL BE PERFORMED BY A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS.
- 20. THE CONTRACTOR SHALL TOPSOIL, SEED AND FERTILIZE ALL AREAS DISTURBED BY CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE WHATEVER MEASURES ARE NEEDED INCLUDING TEMPORARY IRRIGATION TO ENSURE FULL COVERAGE OF GRASSING. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD OF A SIMILAR GRASS TO THAT EXISTING. ALL SEEDED OR SODDED AREAS SHALL RECEIVE SIX(6) INCHES OF TOPSOIL. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE
- 21. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED, IRRIGATED, AND STABILIZED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE ONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE STABILIZED AND MULCHED AS SHOWN ON THE LANDSCAPE, GRADING, AND EROSION CONTROL PLANS.
- 22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- 23. SOD MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
- 24. CONTRACTOR IS TO CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL PRIMARY POINTS OF ACCESS. THIS STABILIZED EXIT SHALL BE CONSTRUCTED PER CITY DETAILS.
- 25. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE SWPPP MUST BE MADE READILY AVAILABLE AT THE TIME OF AN ON-SITE INSPECTION TO: THE EXECUTIVE DIRECTOR: A FEDERAL, STATE, OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, GRADING PLANS, OR STORMWATER MANAGEMENT PLANS; LOCAL GOVERNMENT OFFICIALS; AND THE OPERATOR OF A MUNICIPAL SEPARATE STORM SEWER (MS4) RECEIVING DISCHARGES FROM THE SITE.
- 26. ANY ENTITY THAT MEETS THE DEFINITION OF A "PRIMARY OPERATOR" FOR A LARGE CONSTRUCTION ACTIVITY (FIVE OR MORE ACRES) SHALL BE RESPONSIBLE FOR COMPLETING AND SUBMITTING A NOTICE OF INTENT (NOI) AND A NOTICE OF TERMINATION (NOT) WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
- 27. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT STABLE PROTECTIVE COVER (GRASS) FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE. A PERMANENT STABLE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF IT'S INSTALLATION.
- 28. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS OF ORIGINAL PLANS. AS-BUILT PLANS ARE SUBSIDIARY TO ALL OTHER BID ITEMS AND SHALL NOT BE PAID
- 29. DURING CONSTRUCTION, ALL MATERIAL TESTING SHALL BE COORDINATED WITH THE CITY OF GEORGETOWN CONSTRUCTION INSPECTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CITY STANDARD SPECIFICATIONS. ALL SOILS TESTING IS THE RESPONSIBILITY OF AND WILL BE PAID FOR BY THE CONTRACTOR. MATERIAL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY.
- 30. ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
- 31. ALL EXISTING SHRUBS, TREES, PLANTING, AND OTHER VEGETATION, OUTSIDE OF PROPERTY LIMITS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH EQUIVALENT MATERIAL BY THE CONTRACTOR AT NO ADDITIONAL COST.
- 32. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.
- 33. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS OFFSITE FROM THE EXISTING ROADWAYS AND PROJECT SITE THAT ARE A RESULT OF THE PROPOSED CONSTRUCTION AS REQUESTED BY THE CITY OF GEORGETOWN. AT
- A MINIMUM, THIS TASK SHOULD OCCUR ONCE A WEEK. 34. CONNECTIONS TO EXISTING FACILITIES SHALL BE ACCOMPLISHED IN A NEAT AND PROFESSIONAL MANNER. WHEN FIELD CONDITIONS INDICATE ANY VARIANCE FROM DETAILED METHODS, THE CONTRACTOR SHALL PROVIDE COMPREHENSIVE AND
- 35. WATER SHALL NOT BE PERMITTED IN OPEN TRENCHES DURING CONSTRUCTION.

DETAILED DRAWINGS (FOR APPROVAL) OF METHODS PROPOSED.

FOR AS A SEPARATE LINE ITEM.

- 36. CONTRACTOR SHALL CONTACT THE DESIGNATED CONSTRUCTION INSPECTOR ASSIGNED TO THIS PROJECT AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
- 37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A TRENCH SAFETY PLAN TO THE CITY OF GEORGETOWN PUBLIC WORKS DEPARTMENT AT THE TIME OF THE PRECONSTRUCTION MEETING, OR PRIOR TO BEGINNING CONSTRUCTION OF THESE IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH. NO OPEN TRENCHES WILL BE ALLOWED OVERNIGHT WITHOUT THE PRIOR SPECIFIC WRITTEN APPROVAL OF THE CITY OF GEORGETOWN PUBLIC WORKS DEPARTMENT, OR DESIGNATED REPRESENTATIVE. ONSITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- MANNER PRIOR TO COMMENCING THAT WORK.
- 39. ALL APPURTENANCES INSTALLED IN PAVEMENT AREAS SHALL BE ADJUSTED AS REQUIRED TO BE FLUSH WITH FINISHED

38. CONTRACTOR TO REVIEW DESIGN INTENT OF THESE PLANS AND SUBMIT REQUESTS-FOR-INFORMATION IN A TIMELY

40. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.

PAVING & STRIPING NOTES

- ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF GEORGETOWN, TX STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
- 3. BARRIER FREE RAMPS SHALL BE CONSTRUCTED AT ALL DRIVEWAY APPROACHES PER CITY
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT FOR PAVEMENT MARKINGS SHALL ADHERE TO CITY OF GEORGETOWN STANDARD DETAILS AND SPECIFICATIONS.
- REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN.
- 7. REFER TO GEOTECHNICAL REPORT FOR REINFORCEMENT STEEL.
- 8. REFER TO GEOTECHNICAL REPORT FOR SOIL COMPACTION SPECIFICATION.
- FIRE LANES SHALL BE DESIGNATED BY CONTINUOUS PAINTED LINES FOUR (4) INCHES IN WIDTH ON EACH SIDE OF THE FIRE LANE STARTING AT THE ENTRANCE FROM THE STREET AND TO BE CONTINUED TO THE EXIT. SUCH LINES SHALL BE BRIGHT RED IN COLOR.
- 10. FIRE LANES ADJACENT TO CURBS SHALL BE OUTLINED BY A FOUR (4) INCH WIDE STRIP PAINTED BRIGHT RED IN COLOR ALONG THE CURB'S GUTTER LINE.
- 11. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING "FIRE LANE -- TOW AWAY ZONE". THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACED WHICH ADJOIN A FIRE LANE, SHALL BE MARKED WITH ONE CONTINUOUS SIX TO EIGHT- INCH RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED.
- 12. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT THAT IS MOST CURRENT.
- 13. REFERENCE CITY OF GEORGETOWN, TX STANDARD CONSTRUCTION DETAILS FOR HANDICAP RAMP AND OTHER PAVING DETAILS.
- 14. CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF GEORGETOWN, TX OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
- 15. SIDEWALKS ADJACENT TO CURB SHALL BE CONNECTED TO BACK OF CURB USING LONGITUDINAL BUTT JOINT.
- 16. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET BEHIND THE NEAREST BACK OF CURB. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY.
- 17. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED, FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.
- 18. THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
- 19. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S.
- 20. STREETS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF GEORGETOWN INFRASTRUCTURE DESIGN & DEVELOPMENT STANDARDS MANUAL, LATEST EDITION.
- 21. FIRE LANES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION; FIRE LANE SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE

- ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF GEORGETOWN, TX STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
- UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT.
- 3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION REQUIREMENTS. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. WITH THE TCEQ. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING.
- 4. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
- BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO
- REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR STRUCTURAL SCOPE AND PAVING SUBGRADE INFORMATION.
- 7. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- 8. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND OR RELOCATIONS.
- TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
- 10. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
- 11. REFER TO SITE PLAN AND/OR DIMENSION CONTROL PLAN AND FINAL PLAT FOR HORIZONTAL
- COMMENCING CONSTRUCTION.

12. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO

13. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE. 14. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING

NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

15. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY

CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION

STORM SEWER NOTES

- 1. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- 2. 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.
- 3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
- 4. THE INSPECTOR SHALL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
- 5. ALL PVC TO RCP CONNECTIONS SHALL BE CONSTRUCTED WITH CONCRETE COLLARS.
- 6. ALL ONSITE STORM SEWER LINES SHALL BE HDPE, ALL PRIVATE STORM SHALL BE NOTED AS ON PLANS. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING. CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO PROJECT ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL
- 7. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND ANY SPECIAL PROVISION AS APPROVED BY THE CITY OF GEORGETOWN, TX.
- 8. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL STORM SEWER LINES AND OTHER
- 9. EMBEDMENT FOR ALL ONSITE SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY OF GEORGETOWN, TX STANDARD DETAILS.
- 10. REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRENCH PROTECTION PLAN FOR ALL OPEN TRENCH EXCAVATION.
- 12. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
- 13. ALL PRIVATE LANDSCAPE AREA DRAINS SHALL BE OF MATERIAL APPROVED BY BOTH ENGINEER AND LANDSCAPE ARCHITECT

<u>WATER AND SANITARY SEWER NOTES</u>

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS SET FORTH IN THE CITY OF GEORGETOWN
- 2. WATER PIPE SHALL BE PVC C-900 DR 18, EXCEPT WHEN OTHERWISE NOTED.

WATER AND WASTEWATER CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.

WATER MAINS SHALL HAVE THE FOLLOWING MINIMUM COVER BELOW STREET GRADES:

B. ROLL MARKED CONTINUOUSLY, "CAUTION WATER LINE" OR "CAUTION SEWER LINE".

- 3. SEWER PIPE SHALL BE MINIMUM SDR 35 PVC OR ULTRA RIB PVC SDR 26.
 - COVER LARGER AS SHOWN ON PLANS
- PLASTIC TAPE FOR UTILITY SERVICES SHALL BE ATTACHED TO THE ENDS OF ALL WATER AND SEWER SERVICE LINES AND EXTEND ABOVE GROUND LEVEL. THE TAPE SHALL MEET THE FOLLOWING SPECIFICATION: A. "GEORGETOWN MARKING TAPE" OR APPROVED EQUAL.
- C. SIX (6) INCHES IN WIDTH. D. RED TAPE FOR SEWER SERVICES. E. BLUE TAPE FOR WATER SERVICES.

NOTED OTHERWISE.

CURB LINE OF FIRE LANE AND STREET.

- 6. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXACT LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CALL 811 FOR FIELD LOCATION OF EXISTING UTILITIES. CALL AT LEAST 48 HOURS BEFORE LOCATIONS ARE NEEDED. NOTE THAT THE DIG TESS SERVICE DOES NOT LOCATE ALL UTILITIES, ONLY THOSE REGISTERED WITH THE SERVICE.
- REFER TO SITE GRADING PLANS, PAVING PLANS, AND LANDSCAPE PLANS FOR FINAL GRADES FOR DETERMINING PROPOSED MANHOLE RIM ELEVATIONS.
- LOCATIONS AND SIZES OF EXISTING PUBLIC AND PRIVATE UTILITIES SHOWN ON THESE PLANS ARE FROM CITY AND UTILITY COMPANY RECORDS ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD" PLANS TO THE ENGINEER SHOWING THE

11. ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING, UNLESS

- LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION. 10. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION
- OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
- THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND
- PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES. 13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN, SEALED BY A
- GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL WATER AND SANITARY SEWER LINES AND
- OTHER UTILITIES. 15. REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
- CONTRACTOR TO SEQUENCE CONSTRUCTION AS TO AVOID INTERRUPTION OF WATER OR SANITARY SEWER SERVICE TO SURROUNDING AREAS.
- 17. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES. 18. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF SIX (6) FEET BEHIND THE
- ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.

CITY OF GEORGETOWN NOTES:

- 1. 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.
- - WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
- 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.
- TO PAVING THE STREETS 10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS
- SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS. 12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
- 13. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED. 14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
- 17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1 18. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2
- 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 YEARS IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS
- 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 ON MYLAR OR ON TIFF OR PDF DISK (300DPI). IF A DISK IS
- SUBMITTED, A BOND SET SHALL BE INCLUDED WITH THE DISK. 22. 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.
- APPLICABLE CITY STANDARDS.
- SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN. 26. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDO
- 27. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN. 28. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.05 OF THE UDC.
- SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE. 30. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALI
- 31. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE
- 33. FIRE FLOW REQUIREMENTS OF 1,500 GALLONS PER MINUTE ARE BEING MET BY THIS PLAN. 34. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CAR,

REQUIREMENTS OF THE UDC.

PRUNING, AND REMOVAL REQUIREMENTS OF THE UDC.

SHALL MAINTAIN THAT PRESSURE + OR - 5 PSI FOR 2 HOURS.

- INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE
- 3. ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24
- ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEMENT. THRUST BLOCKING
- AND JOINT RESTRAINED WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24.
- 6. ALL UNDERGROUND SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND WITNESSED BY GEORGETOWN FMO. 7. ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. ALL JOINTS SHALL BE
- VISIBILITY OR ACCESS TO HYDRANTS, OR REMOTE FDCS. 9. LICENSE REQUIREMENTS OF EITHER RME-U OR G. WHEN CONNECTING BY UNDERGROUND TO THE WATER PURVEYOR'S MAIN FROM THE POINT OF CONNECTION OR VALVE WHERE THE PRIMARY PURPOSE OF WATER IS FOR FIRE PROTECTION

8. FENCES, LANDSCAPING, AND OTHER ITEMS WILL NOT BE INSTALLED WITHIN 3 FT, AND WHERE THEY WILL OBSTRUCT THE

/04/2023

RYAN TAYLOR

142363

SHEET NUMBER

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.

WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.

MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.

9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR

11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER

15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS 16. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.

INCHES THICK ON PUBLIC STREETS AND ROADWAYS. 19. ALL SIDEWALK RAMPS AND SIDEWALK ALONG PARKLAND, OPEN SPACE, OR OTHER NON-RESIDENTIAL LOTS ARE TO BE

AND SHALL FOLLOW THE CITY FORMAT.

23. THE 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

24. THE SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS. 25. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO

29. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE

32. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.

- 1. APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO
- 2. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY
- INSTILLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES.
- 5. ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO). ALL JOINT RESTRAINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION.
- UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI. OR 50 PSI MORE THAN THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND

SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED. 2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION. IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY. 3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.

4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS. 5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS. 6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER

7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW. 8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.

9. CONTRACTOR SHALL VERIFY 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. 10. 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 ENGINEER BEFORE COMMENCING WORK. 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. 1. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO

12.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.

COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH

13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION. 14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES. 15. 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 CONTRACTORS' 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.

16. 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 PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS 17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND

UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED. 8. 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. 19. 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 SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK. 20.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. 21.CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER

LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES. 22.THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION. 23.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 FROSION CONTROL PLANS SWPPP AND INSPECTION REPORTS 24.ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE

25.ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES. 26.CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 27.CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES

28.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. 29.THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT

30 REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS 31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT 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 WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT. AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB. OUTSIDE WALL. MASONRY LEDGE. ETC.....) 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 FOUND SHALL BE REPORTED TO KH IMMEDIATELY.

32.ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA 33.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. 34.ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING 35.IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS

36.DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.

37.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. 38. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.

39. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER. 40.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. 41.THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE

TO BE RELOCATED DURING CONSTRUCTION. 42.CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES. 43.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. 44.THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER. 45.SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR

46.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 HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS

47.SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS. 48.CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE. AND STAGING OPERATIONS AND LOCATIONS

49.LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES. 50.ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM

51.TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING. 52.CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.

53.THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING, AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS. 54. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO

THE START OF CONSTRUCTION. AND THEN THE IMPLEMENTATION OF THE PLAN. 55.CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM

56.THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.

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. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS

POLITIANT DISCHARGE FLIMINATION SYSTEM TXR 150000" 3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START 4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE

5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.

6. 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. 7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.

. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED. 9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING. 10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND 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 11. OFF-SITE SOIL BORROW. SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST

ALSO COMPLY WITH THE 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 INCLLIDE BMPS FOR ANY OFE-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.

12. 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, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER. 13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS

WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER. AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE. TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY 14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS

15. SITE ENTRY AND 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

16. 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. 17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA

STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP. 18. 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.

19 ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR 20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED 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 FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE. 21.TEMPORARY SEEDING OR OTHER APPROVED 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. 22.CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.

23.UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER. 24.AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN

STORM WATER DISCHARGE AUTHORIZATIO

ACCORDANCE WITH APPLICABLE REGULATIONS.

. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS 2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000

3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF

APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI). ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP. 6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO

7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

I. KH 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

THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.

AND REMOVED FROM THE SITE 2. KH DOES NOT WARRANT OR REPRESENT 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 PLANa. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER.

. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER, c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.

2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY

CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.

IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.

d. 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/AND 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 . KH 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.

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 CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES

3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB 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. 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 CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE 3. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHAL 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 10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL 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

12.BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S 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 ALL EXCESS EXCAVATION 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 LANDOWNER'S 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 CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF. 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

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

23.THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD. 24.DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING. IF NONE IS CURRENTLY EXISTING.

OF THE PROPOSED BUILDING(S) 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 26. 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. 27.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 "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION 28.EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND

29. 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. 30.TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.

BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.

31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.

32.NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S) 33.NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE

EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM 34 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. 35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS

AT THE TOP AND BOTTOM OF THE WALL. 2 RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER 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 WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT

RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS. THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY 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/DETAIL SHALL BE FOLLOWED 2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST

EDITION), INCLUDING ALL ADDENDA. 3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT. THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED 4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS 5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL

APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING 6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS. 7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.

8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS 9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES 10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST

11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT 12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION, 13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND

PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS. 14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT 15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT 16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.

17. ALL JOINTS SHALL EXTEND THROUGH THE CURB. 18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET. 19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK. 20.ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT. 21.FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.

22.UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED. 23.CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED. 24.BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE

ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION 25.CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

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, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN NO AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION. 6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.

7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT. 9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE

CLASS III RCP OR OTHER APPROVED MATERIAL 10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED. 11.IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.

12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES. 13.EMBEDMENT FOR ALL 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.

ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT. 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 PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT. 4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT 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 ELIMINATED FOR TCEQ AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR 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 THAT THE POND IS WATERTIGHT.

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 LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS 2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND

WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED. 3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING. 4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE

5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS 6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS. 7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE

8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES. 9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS. 10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP

PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.

WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS

11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES 25.CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING, UNLESS NOTED OTHERWISE 13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT. 14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING

> PROPERTIES 15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED 16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND

17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED

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18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS. 20.CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING

21.ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53. 22.ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.

23.ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND

SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING: a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR

REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD. 24.CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE", DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.

25.DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A

SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED. 26.WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY. 27.CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.

OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.

28.CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.C FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED. 29.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 TRENCI SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO

ABBREVIATIONS AND DEFINITIONS:

30.THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

AMERICANS WITH DISABILITIES ACT ADA AMERICAN WATER WORKS ASSOCIATION B-B BACK TO BACK **BEGIN CURVE** BACK OF CURB BCR BEGIN CURB RETURN BEST MANAGEMENT PRACTICE BACK OF CURB BEGIN VERTICAL CURVE ELEVATION **BVCS** BEGIN VERTICAL CURVE STATION BOTTOM OF WALL BW CUBIC FEET PER SECOND CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION CITY CENTERLINE CENTERLINE CONCRETE CUBIC YARD CY DEMO DEMOLITION DG DECOMPOSED GRANITE DETAIL FACH

END CURVE END CURB RETURN EXISTING GROUND ELEVATION ELECTRICAL / ELECTRICITY

FOC

HGL

ELEV UNITES STATES ENVIRONMENTAL PROTECTION AGENCY

ELEVATION EASEMENT END VERTICAL CURVE ELEVATION **EVCS** END VERTICAL CURVE STATION **EXISTING UTILITY CONTACTS:** FACE TO FACE 1. TELECOM COMPANY, CONTACT NAME, PHONE NUMBER, EMAIL, FINISHED GROUND FIRE HYDRANT 2. <u>CABLE COMPANY</u>, **CONTACT NAME**, **PHONE NUMBER**, **EMAIL**, FLOW LINE FACE OF CURB FEET 3. <u>ELECTRIC COMPANY</u>, **CONTACT NAME**, **PHONE NUMBER**, **EMAIL** HYDRAULIC GRADE LINE KIMLEY-HORN AND ASSOCIATES, INC. 4. GAS COMPANY, CONTACT NAME, PHONE NUMBER, EMAIL KIMLEY-HORN AND ASSOCIATES, INC. LATERAL 5. <u>UTILITY DISTRICT</u>, **CONTACT NAME, PHONE NUMBER, EMAIL**,

6. <u>CITY WATER/UTILITIES DEPARTMENT</u>, **CONTACT NAME, PHONE NUMBER, EMAIL**

THESE PLAN AND GENERAL NOTES REFER TO

(PROJ./REPORT #)

INCLUDING ALL REVISIONS AND ADDENDA TO THIS

REPORT THAT MAY HAVE BEEN RELEASED AFTER

GEOTECHNICAL ENGINEERING REPORT

THE NOTED DATE.

LINEAR FEET MAXIMUM MATCH EXISTING ELEVATION MANHOLE

NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT NOT TO SCALE ON CENTER

OFFSET OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION POINT OF CURVATURE PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE PGL PROPOSED GRADE LINE

POINT OF INFLECTION PROP PROPOSED POINT OF REVERSE CURVATURE POUNDS PER SQUARE INCH POINT OF TANGENCY POLYVINYL CHLORIDE POINT OF VERTICAL INFLECTION PVM1 PAVEMENT

REINFORCED CONCRETE PIPE ROW RIGHT OF WAY SQUARE FEET SANITARY SEWER SANITARY SEWER MANHOLE

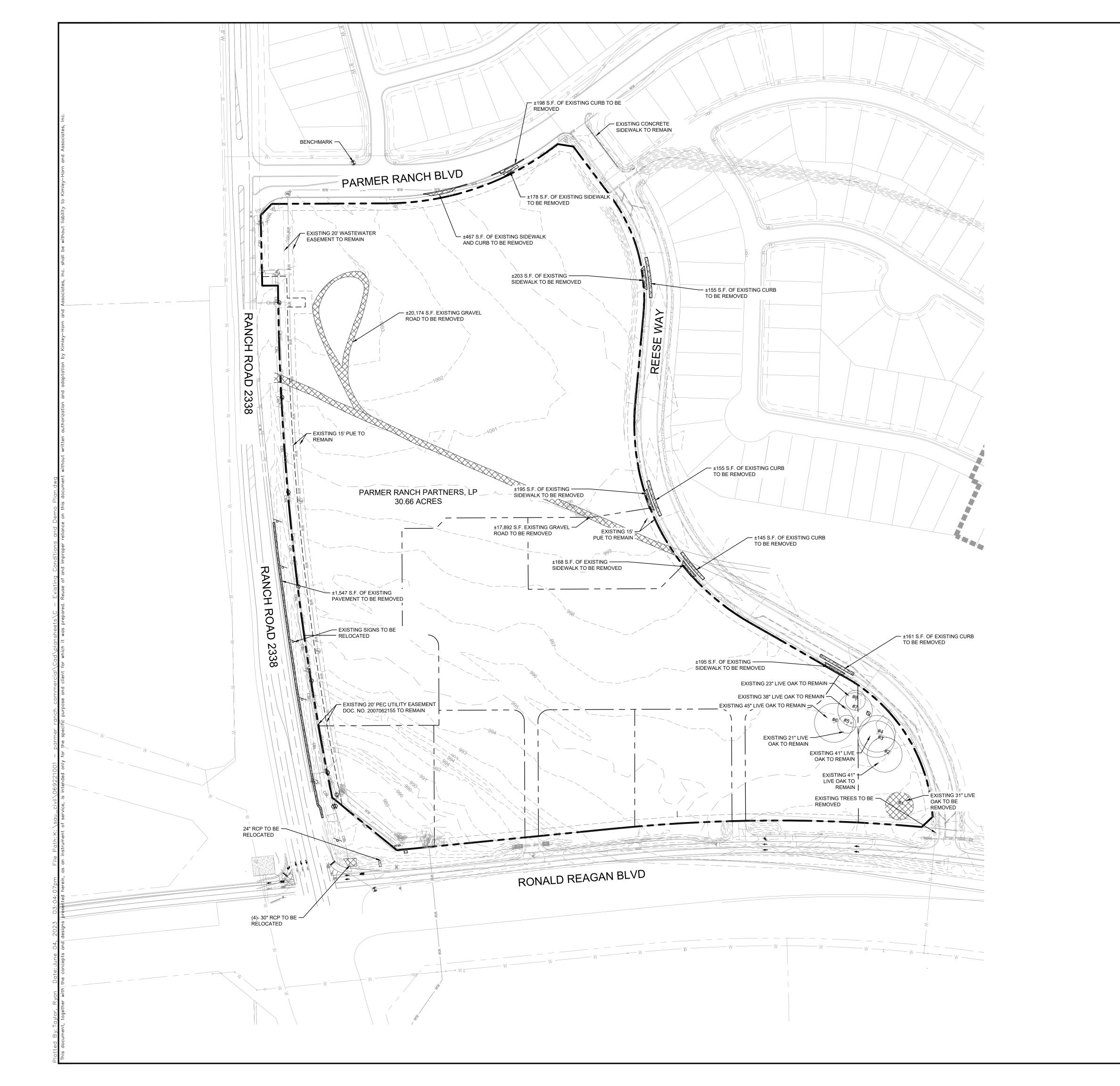
STA STATION STANDARD SQUARE YARD ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS TOP OF CURB

TEXAS COMMISSION OF ENVIRONMENTAL QUALITY TEMPORARY TXDOT TEXAS DEPARTMENT OF TRANSPORTATION TXMUTCD TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES TW

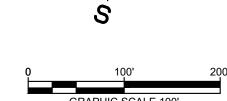
TOP OF WALL TYPICAL VERTICAL CURVE WTR WATER WW WASTEWATER

142363

SHEET NUMBER







PROPERTY LINE

LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
W	WATER LINE
WW	WASTEWATER LINE
	STORM SEWER LINE
——— GAS———	GAS
OO_	GUARD RAIL
OHE	OVERHEAR ELECTRIC
◆	BENCHMARK
- ¢ -	FIRE HYDRANT
(0)	WATER METER
(W)	WATER MANHOLE
w	WATER VAULT
\bowtie	WATER VALVE
(A)	IRRIGATION VALVE
0	WASTEWATER CLEANOUT
(1/1/1)	WASTEWATER MANHOLE
=	STORM SEWER GRATE INLET
D	STORM SEWER MANHOLE
©	GAS METER
	GAS SIGN
©1	GAS VALVE
T	TELEPHONE BOX
T	TELEPHONE MANHOLE
E	ELECTRIC BOX
	ELECTRIC METER
E	ELECTRIC MANHOLE
Ø	UTILITY POLE
\rightarrow	GUY ANCHOR
©	TRAFFIC SIGNAL
	SIGN
	DEMOLITION AREA: ITEMS TO BE REMOV AS NOTED
-	LIMITS OF CONSTRUCTION AREA

	EXISTIN	STING TREES TO BE REMOVED			
	Tree Schedule				
dual trunks)	Half Critical Root Zone (in feet)	Species	Status		
	18'	Live Oak	PREVIOUSLY REMOVED		
	16.5'	Live Oak	PREVIOUSLY REMOVED		
	15.5'	Live Oak	TO BE REMOVED		
	20.5'	Live Oak	TO REMAIN		
	20.5'	Live Oak	TO REMAIN		
	20.5'	Live Oak	TO REMAIN		
	10.5'	Live Oak	TO REMAIN		
	22.5'	Live Oak	TO REMAIN		
	19'	Live Oak	TO REMAIN		
	11.5'	Live Oak	TO REMAIN		
			·		

EXISTING TREES TO REMAIN

BENCHMARKS

1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338. ELEVATION = 989.94

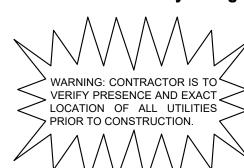
2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.

ELEVATION = 1001.87



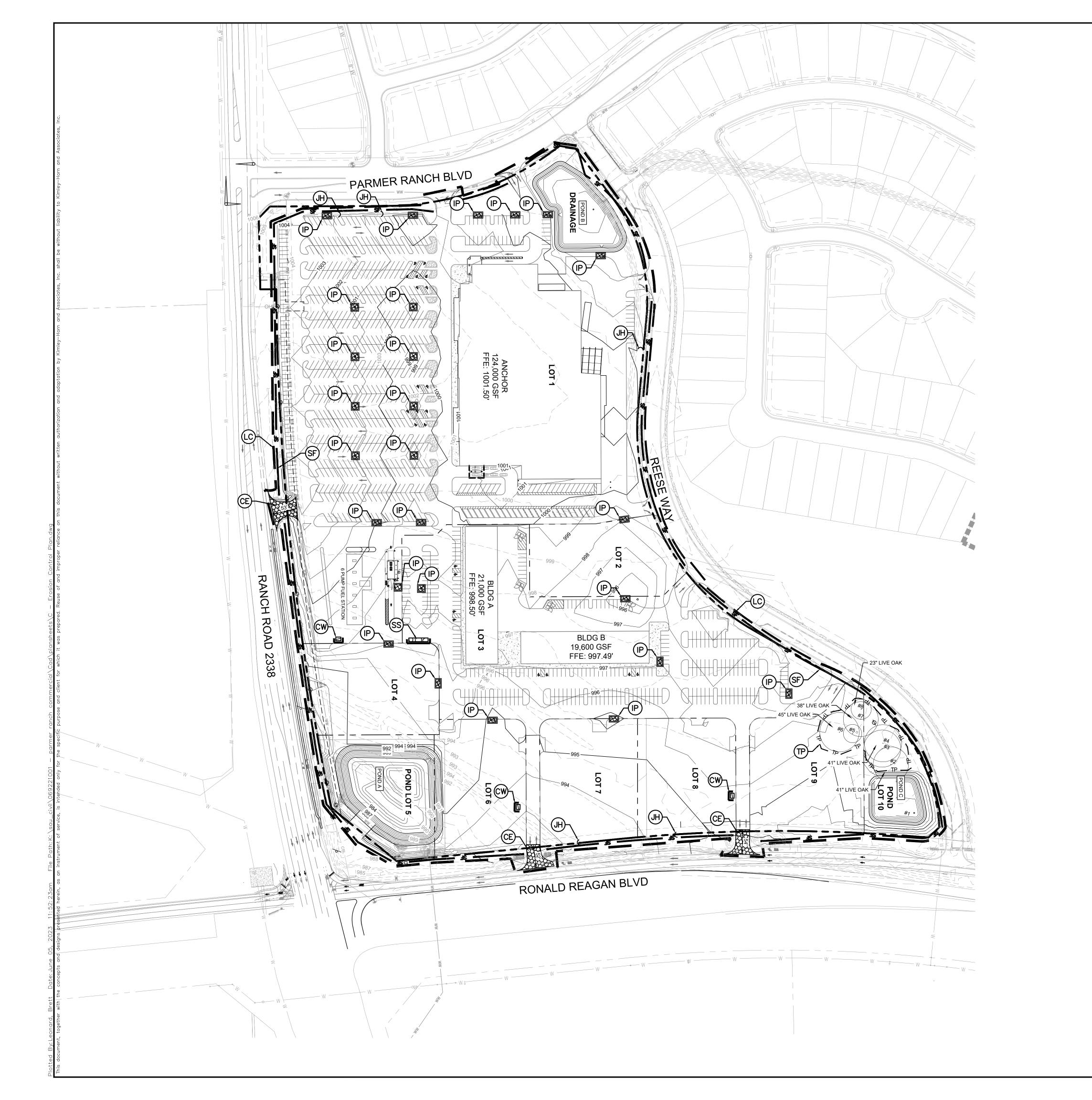
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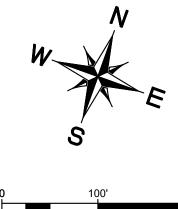
Call before you dig.

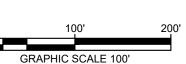


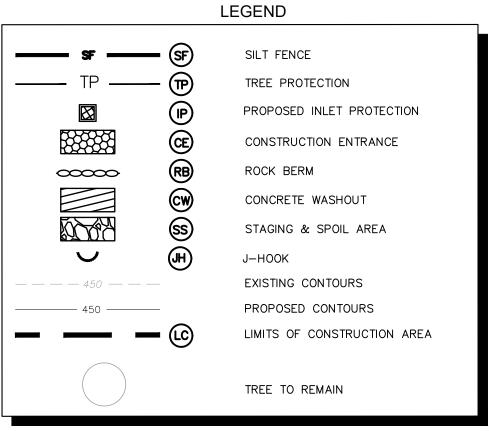
COMMER CITY OF GEORE SHEET NUMBER 5 OF 66

EXISTING
CONDITIONS A
DEMO PLAN









- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS -CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP. 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 CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE
- CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER ECM 1.4.5(D) OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL
- BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT
- ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE CITY DURING CONSTRUCTION.
- REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 32.
- ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF GEORGETOWN STANDARDS.
- 10. SEE LANDSCAPE ARCHITECT PLANS FOR TREE PRESERVATION PLAN AND TREE LIST.

BENCHMARKS

1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.

ELEVATION = 989.94

2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.

ELEVATION = 1001.87



Know what's below.

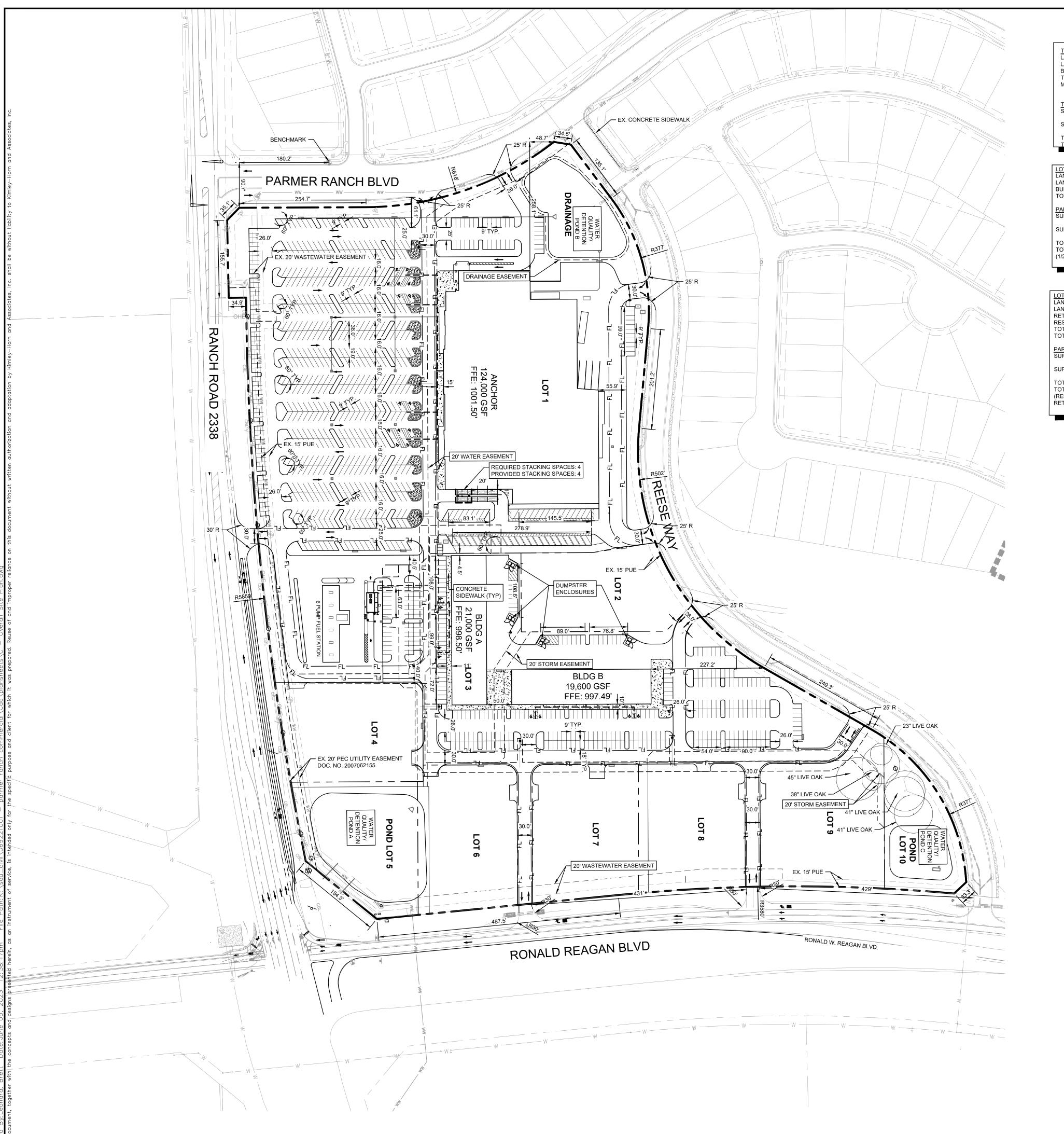
Call before you dig.

VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES

SHEET NUMBER 6 OF 66

ARMER

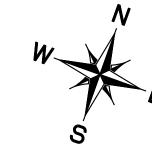
2023-24-SDP

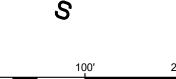




LOT 1 DATA:	
LAND AREA (SQFT)	639.901
LAND AREA (AC)	14.76
BUILDING AREA (SQFT)	124,000
TOTAL IMPERVIOUS AREA (AC)	11.74
PARKING CATEGORY TOTALS	
SURFACE CAR SPACES	662
(WITHOUT ACCESSIBLE SPACES)	
SURFACE CAR ACCESSIBLE SPACES	14
(ALL VAN ACESSIBLE)	
TOTAL CAR SPACES PROVIDED	676
TOTAL CAR SPACES REQUIRED	288
(1/250SF FOR FIRST 20,000SF, 1/500SF FOR 20,00	00 TO 104,000SF

LOT 3 DATA	
LAND AREA (SQFT)	258,885
LAND AREA (AC)	6.23
RETAIL BUILDING AREA (SQFT)	28,600
RESTAURANT BUILDING AREA (SQFT)	12,000
TOTAL BUILDING AREA (SQFT)	40,600
TOTAL IMPERVIOUS AREA (AC)	5.28
PARKING CATEGORY TOTALS	
SURFACE CAR SPACES	315
(WITHOUT ACCESSIBLE SPACES)	
SURFACE CAR ACCESSIBLE SPACES	8
(ALL VAN ACESSIBLE)	
TOTAL CAR SPACES PROVIDED	323
TOTAL CAR SPACES REQUIRED	222
(RESTAURANT: 1/100SF + 4 ADDITIONAL SPACES	
RETAIL: 1/250SF FOR 20,000SF, 1/500SF FOR 8600SF)	



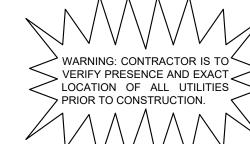


	PROPERTY LINE
ww	PROPOSED WASTEWATER LINE
w	PROPOSED WATER LINE
(w)	PROPOSED WASTEWATER MANHOLE
0	PROPOSED WASTEWATER CLEANOUT
 	PROPOSED FIRE HYDRANT
1>	PROPOSED TAPPING SLEEVE & VALVE
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
WW	EXISTING WASTEWATER LINE
=======	EXISTING STORM SEWER LINE
\Diamond	EXISTING POWER POLE
-\$-	EXISTING FIRE HYDRANT
\otimes	EXISTING WATER METER
(W)	EXISTING WASTEWATER MANHOLE
	ADA ROUTE

- 1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
- 2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING
- TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
- EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
- CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL RADII TO BE 2' OR 10' UNLESS OTHERWISE NOTED.
- SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
- 14. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP
- 15. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS,
- 16. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2 FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL
- SECURITY OF PROPERTY AND PERSONS. 17. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
- 18. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF OF RUST PROTECTED METAL OR CONCRETE A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET





Know what's below.

Call before you dig.

SHEET NUMBER 7 OF 66

ARMER

SITE

2023-24-SDP

LEGEND

— —	PROPERTY LINE
ww	PROPOSED WASTEWATER LINE
w	PROPOSED WATER LINE
(w)	PROPOSED WASTEWATER MANHOLE
0	PROPOSED WASTEWATER CLEANOUT
 	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
WW	EXISTING WASTEWATER LINE
=======	EXISTING STORM SEWER LINE
\Diamond	EXISTING POWER POLE
-\$-	EXISTING FIRE HYDRANT
\otimes	EXISTING WATER METER
(W)	EXISTING WASTEWATER MANHOLE
	ADA ROUTE

NOTES:

- STATING, "FIRE LANE --TOW AWAY ZONE". THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART. FROM BEHIND ALL PARKING SPACES WHICH ADJOIN A FIRE LANE, SHALL BE MARKED WITH ONE CONTINUOUS SIX TO EIGHT-INCH RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
- WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES

- ELECTRIC LINES.

 9. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 13. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
- WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM 2.4.7. VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE

BENCHMARKS

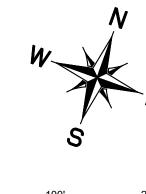
EAST OF RANCH ROAD 2338. ELEVATION = 989.94

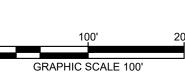
2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST

OF RANCH ROAD 2338. ELEVATION = 1001.87







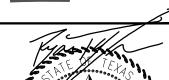


LEGEND

	PROPERTY LINE
FF=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.X•	PROPOSED TOP OF PAVEMENT ELEVATION
EX XXX.X •	EXISTING TOP OF PAVEMENT ELEVATION
TG XXX.X ●	PROPOSED TOP OF GRATE
TW XXX.X●	PROPOSED GRADE AT TOP OF WALL
BW XXX.X●	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.X●	PROPOSED GRADE AT END OF WALL
	PROPOSED SWALE
	HIGH POINT
	FLOW DIRECTION
	PROPOSED RETAINING WALL
555	PROPOSED CONTOUR
——— 555 ———	EXISTING CONTOUR
	EXISTING TREE TO REMAIN

- ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
 ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
 ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
 CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.

 MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.



GRADING

BENCHMARKS

1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338. ELEVATION = 989.94

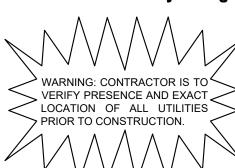
2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.

ELEVATION = 1001.87



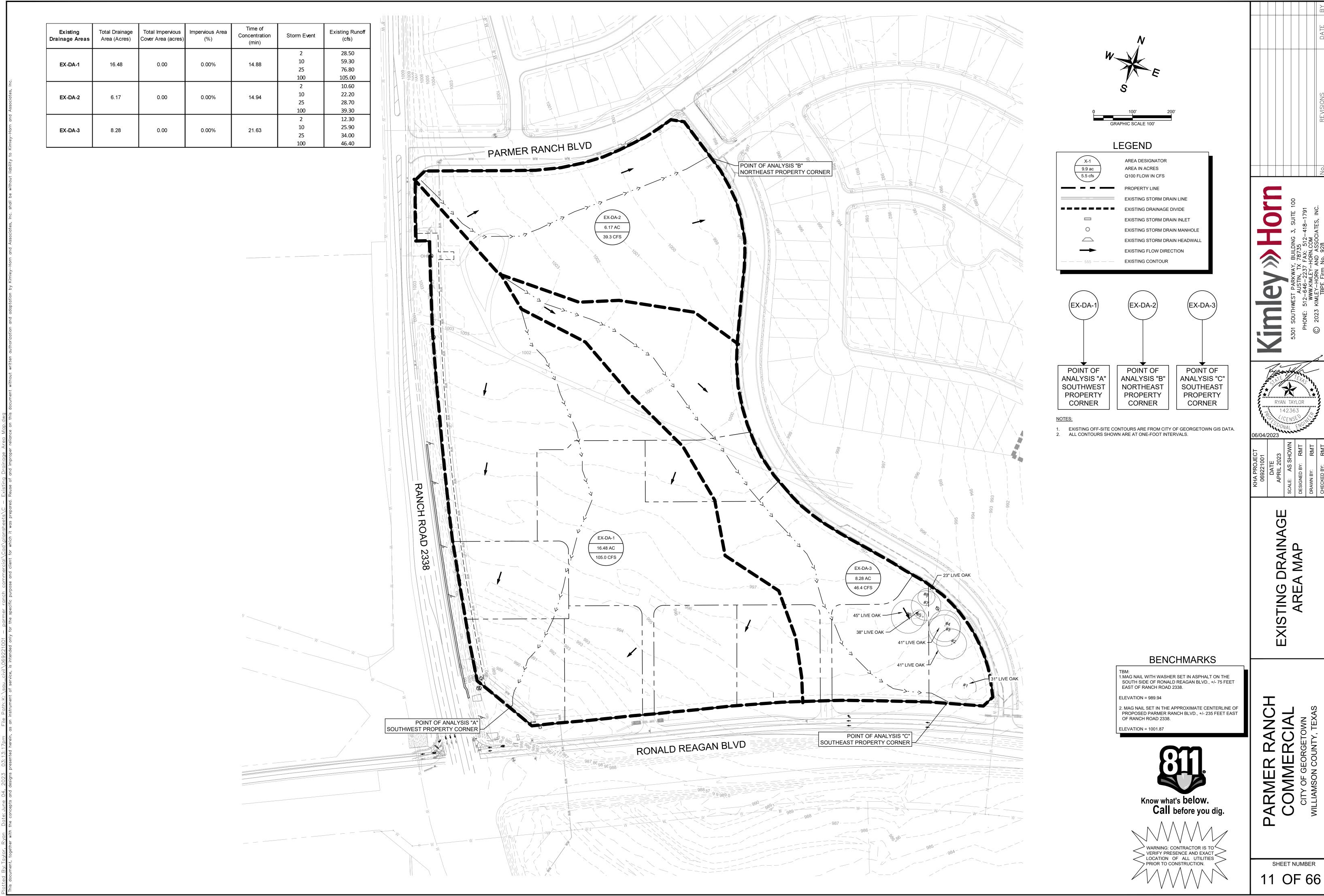
Know what's below.

Call before you dig.

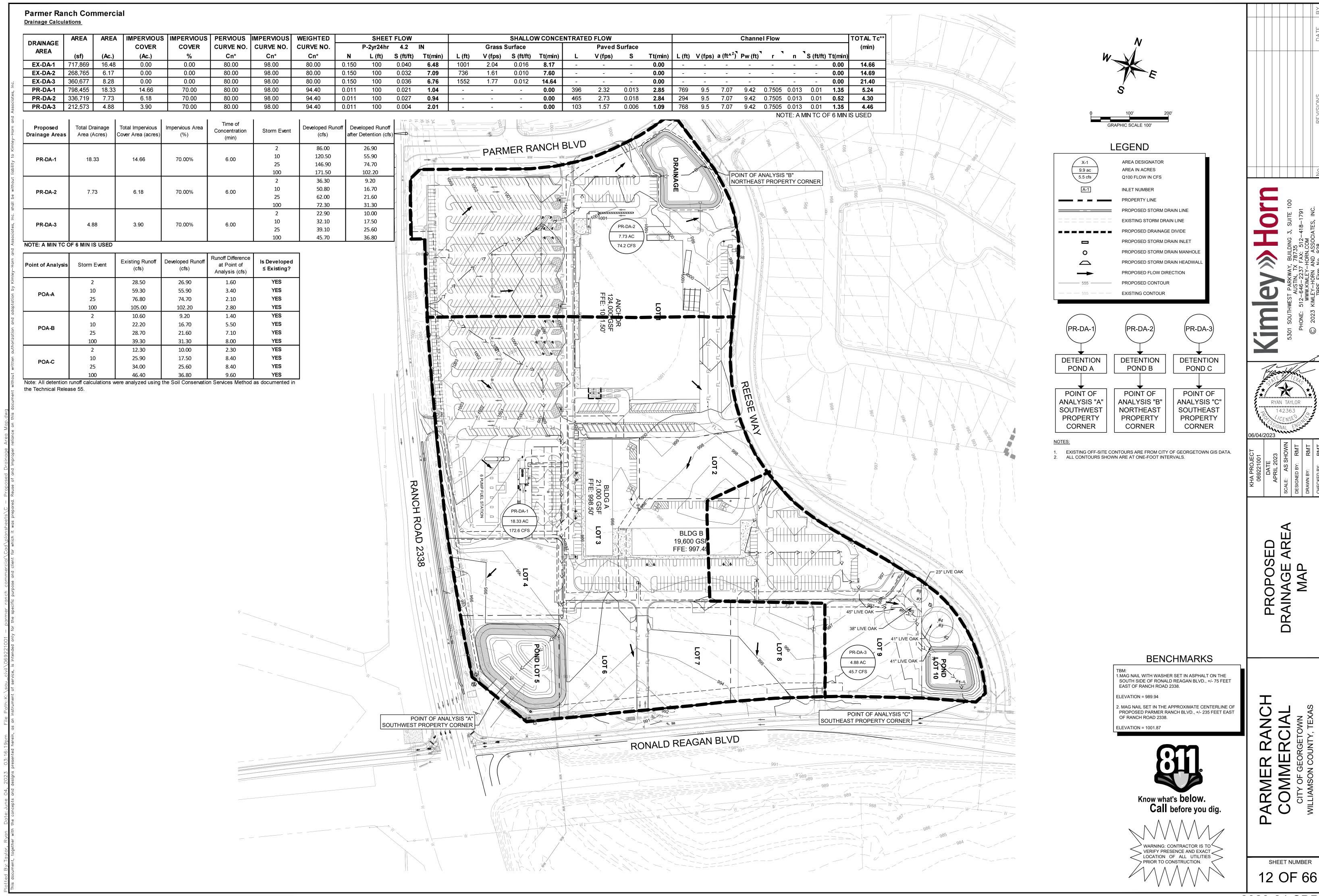


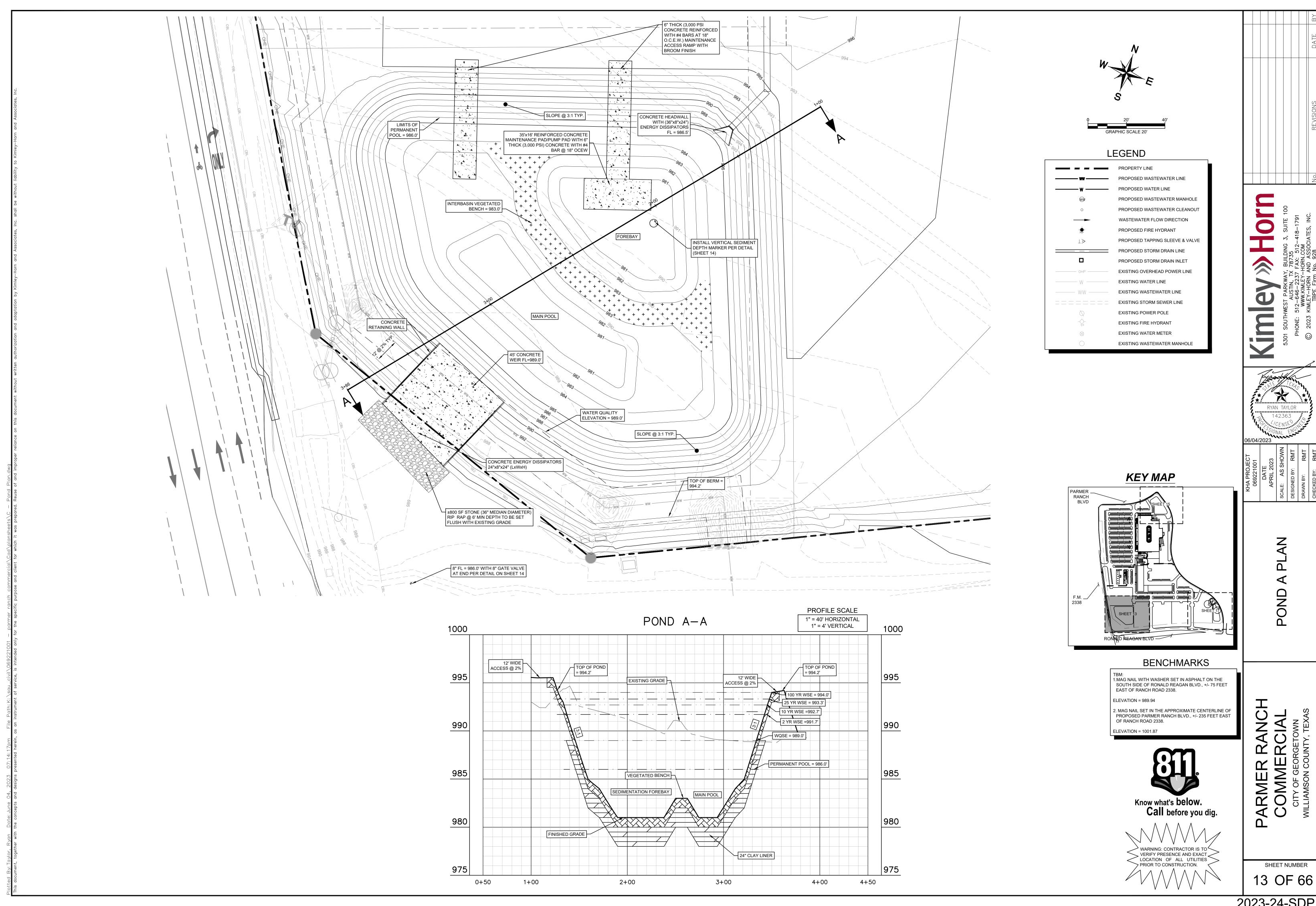
SHEET NUMBER 10 OF 66

ARMER

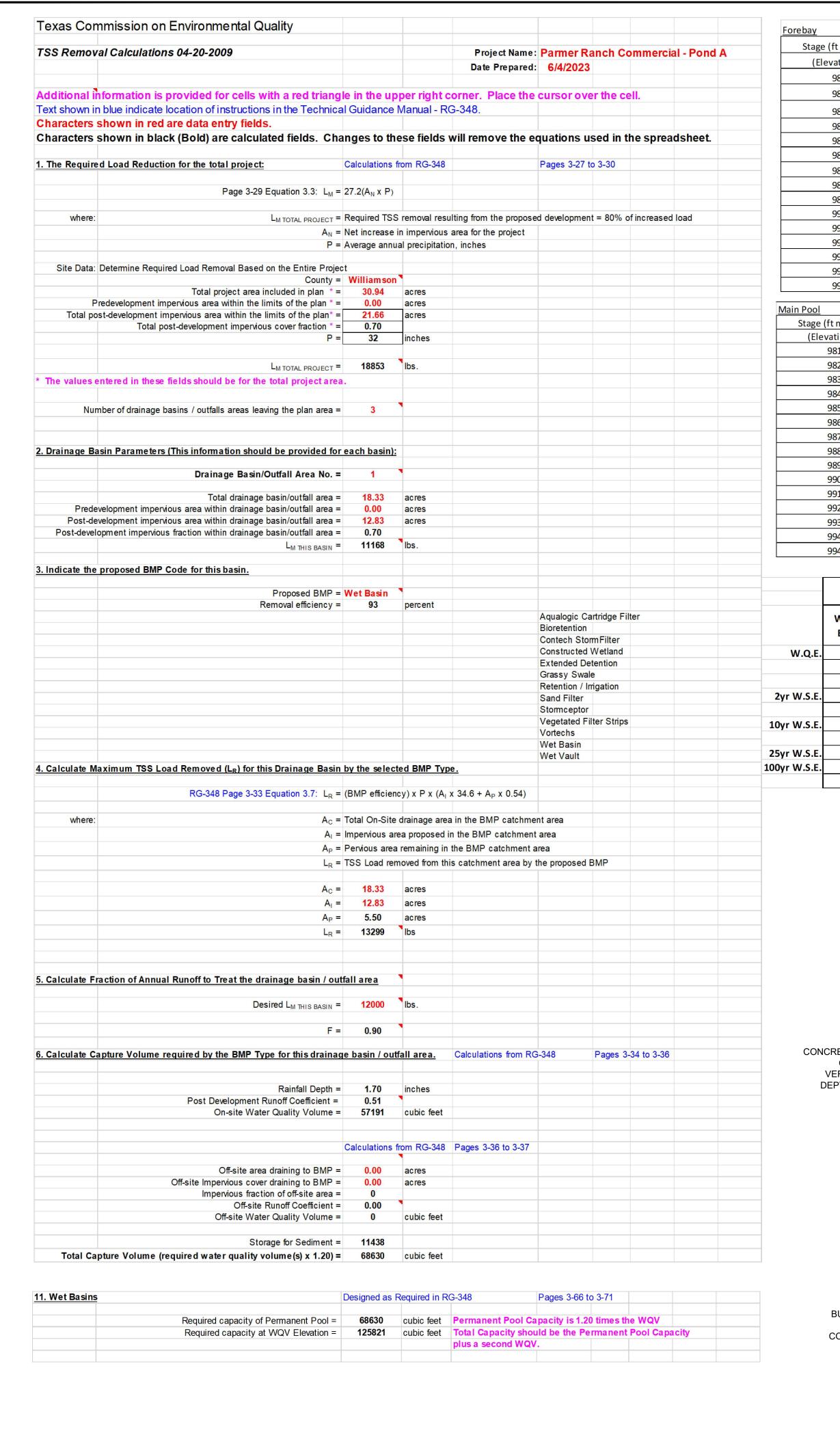


2023-24-SDP





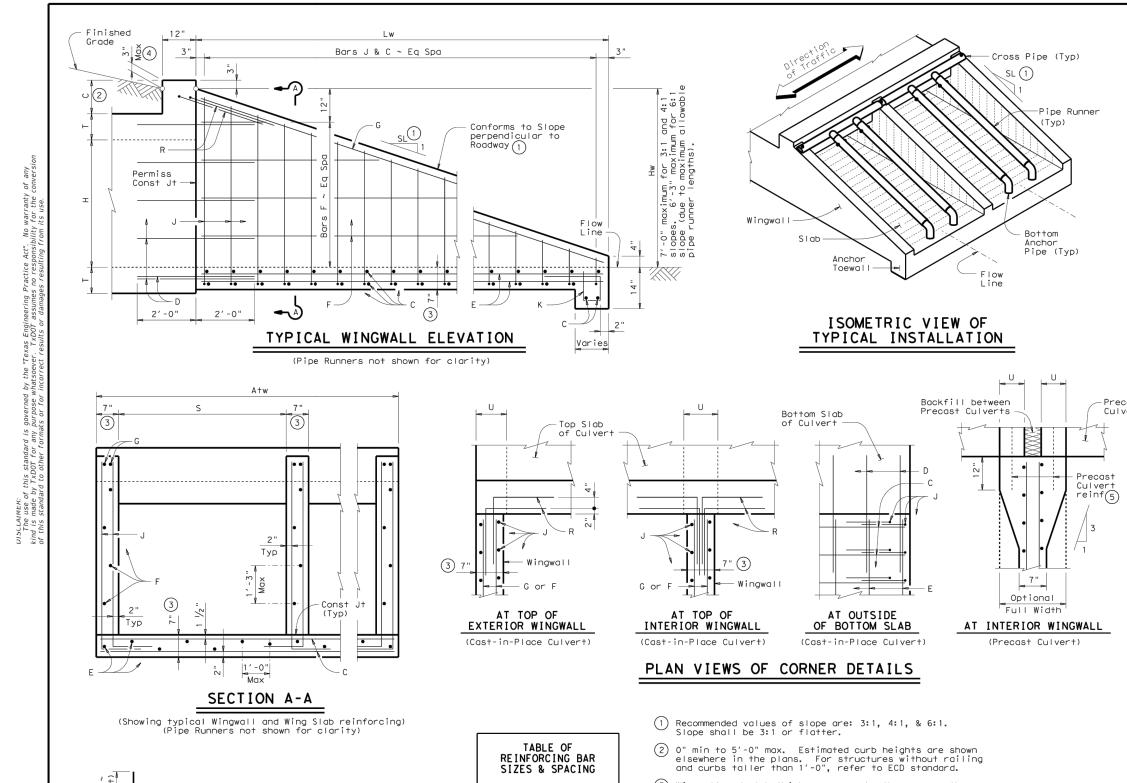
2023-24-SDP

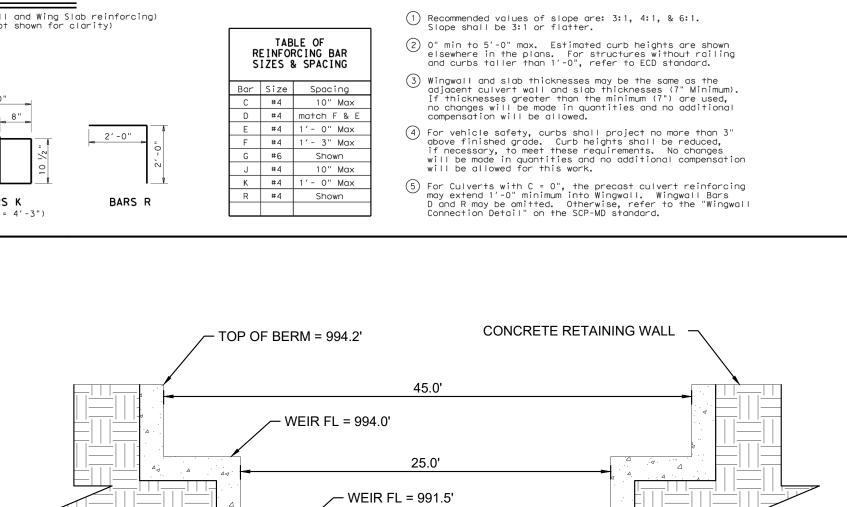


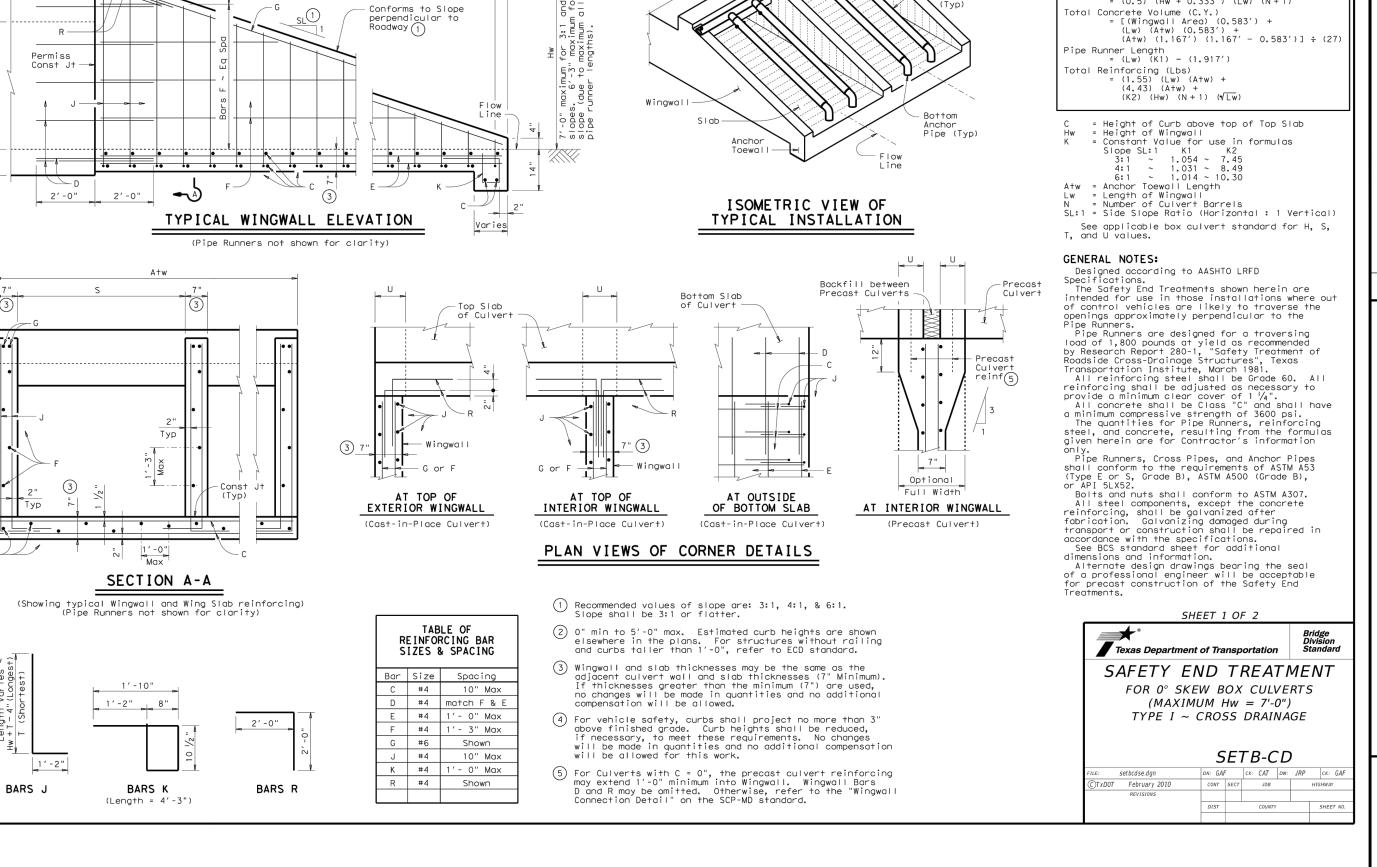
C: (C: 1)		C:	
Stage (ft msl)	Area	Storage	
(Elevation)	(sf)	Volume (cf)	
981.00	2,348.00	0	
982.00	3,627.00	2,964	
983.00	5,132.00	7,322	
984.00	6,936.00	13,334	
985.00	8,642.00	21,107	
986.00	9,276.00	30,064	P.P.
987.00	9,860.00	39,631	
988.00	10,447.00	49,783	
989.00	11,085.00	60,547	W.Q.
990.00	11,718.00	71,947	
991.00	12,347.00	83,978	
992.00	12,990.00	96,645	
993.00	13,621.00	109,950	
994.00	14,325.00	123,921	
994.20	15,274.00	126,881	

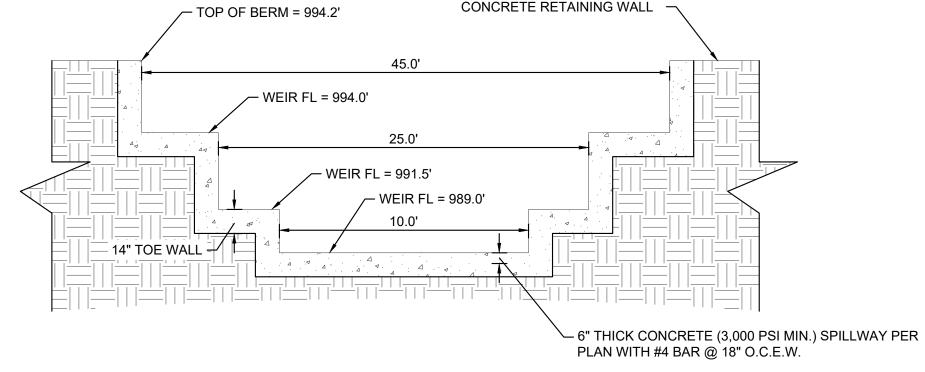
		-	
<u>lain Pool</u>			
Stage (ft msl)	Area	Storage	
(Elevation)	(sf)	Volume (cf)	
981.00	1,947.00	0	
982.00	3,564.00	2,715	
983.00	8,326.00	8,494	
984.00	11,508.00	18,368	
985.00	15,023.00	31,595	
986.00	16,202.00	47,204	P.P.
987.00	17,486.00	64,044	
988.00	18,825.00	82,195	
989.00	20,168.00	101,688	W.Q.E.
990.00	21,574.00	122,555	
991.00	23,040.00	144,858	
992.00	24,548.00	168,648	
993.00	26,125.00	193,980	
994.00	27,686.00	220,882	
994.20	34,173.00	227,056	

	STAGE - STORAGE - DISCHARGE TABLE		GE TABLE
	Water Surface Elevation (ft)	Volume (Total) (ft³)	Flow (ft³/s)
W.Q.E.	989.00	0	0.0
	990.00	34,920	5.9
	991.00	74,052	16.7
2yr W.S.E.	991.70	100,188	27.9
	992.00	108,900	33.8
10yr W.S.E.	992.80	139,392	56.7
	993.00	148,104	66.7
25yr W.S.E.	993.30	156,816	75.6
100yr W.S.E.	994.00	182,952	102.9
	994.20	187,308	110.2

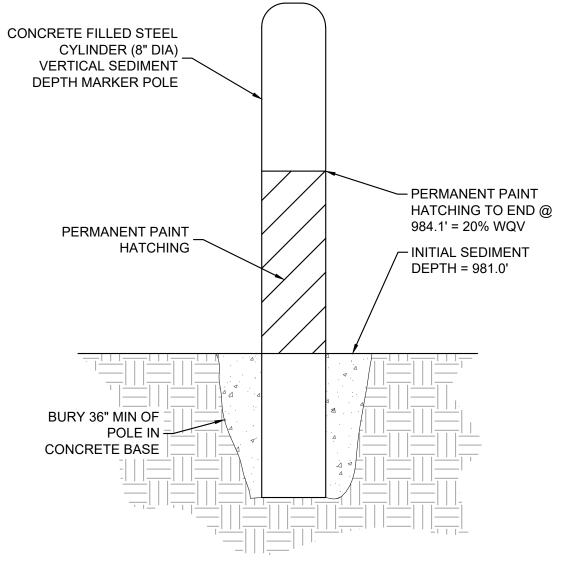






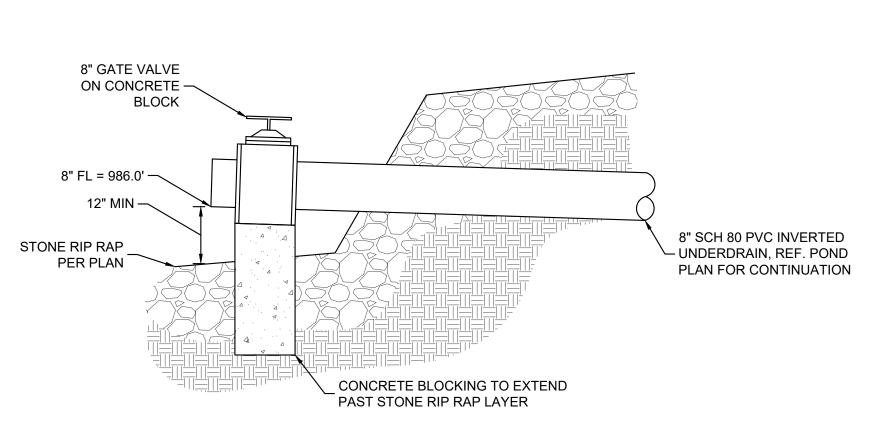


OUTLET CONTROL STRUCTURE DETAIL



VERTICAL SEDIMENT DEPTH MARKER DETAIL

N.T.S.



INVERTED DRAIN OUTFALL DETAIL

N.T.S.

WARNING: CONTRACTOR IS TO

BENCHMARKS

Formulas: (All values are in Feet)

Total Wingwall Area (S.F.) = (0.5) (Hw + 0.333') (Lw) (N+1)

For Cast-in-place culverts: A+w = (N) (S) + (N+1) (U)

Lw = (Hw - 0.333') (SL)

For Precast culverts: A+w = (N) (2U+S) + (N-1) (0.500')

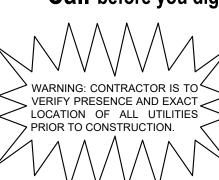
1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338. ELEVATION = 989.94

2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.

ELEVATION = 1001.87



Know what's below. Call before you dig.



SHEET NUMBER 14 OF 66

ARMER

RYAN TAYLOR

142363

TAIL

4

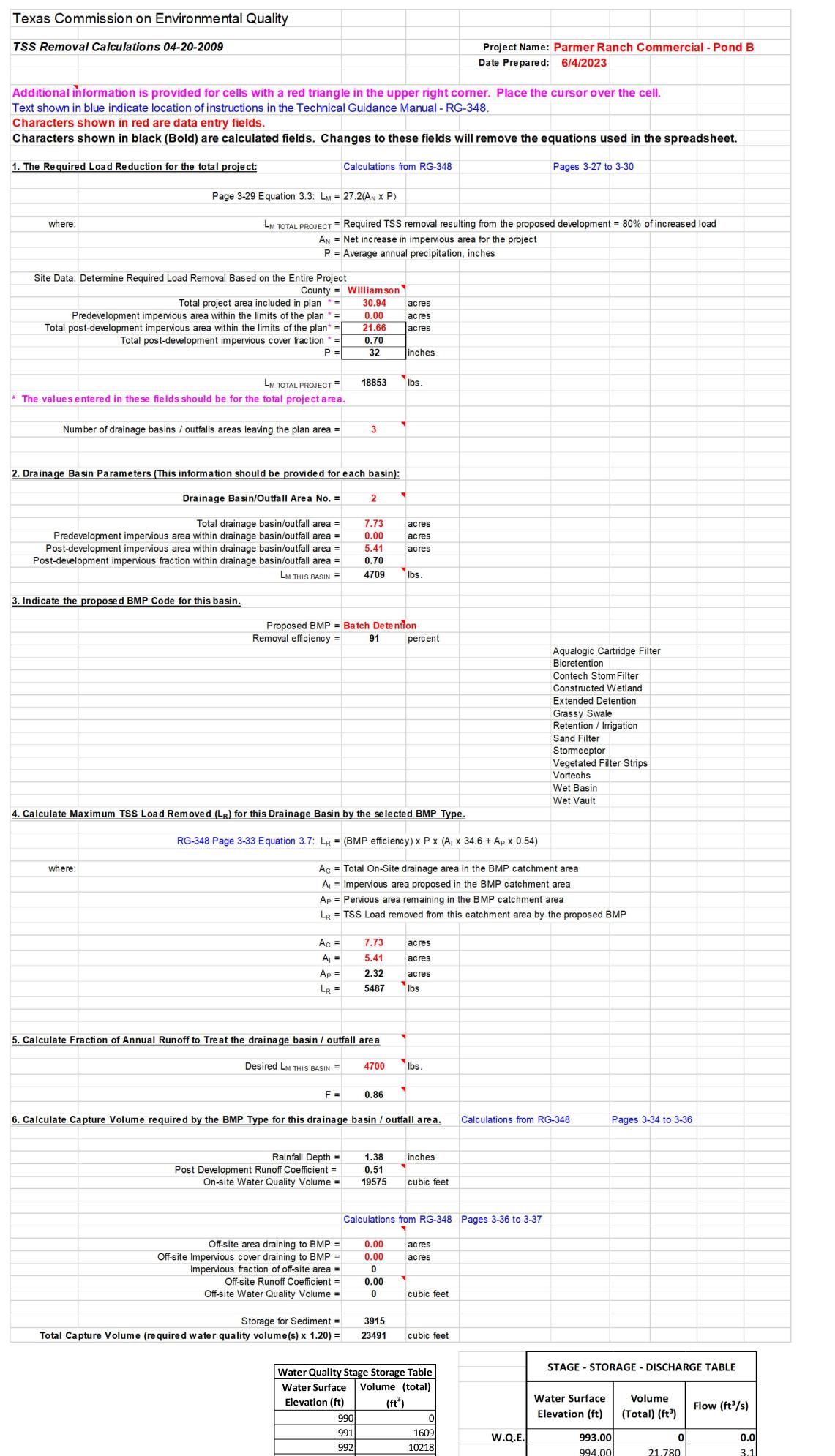
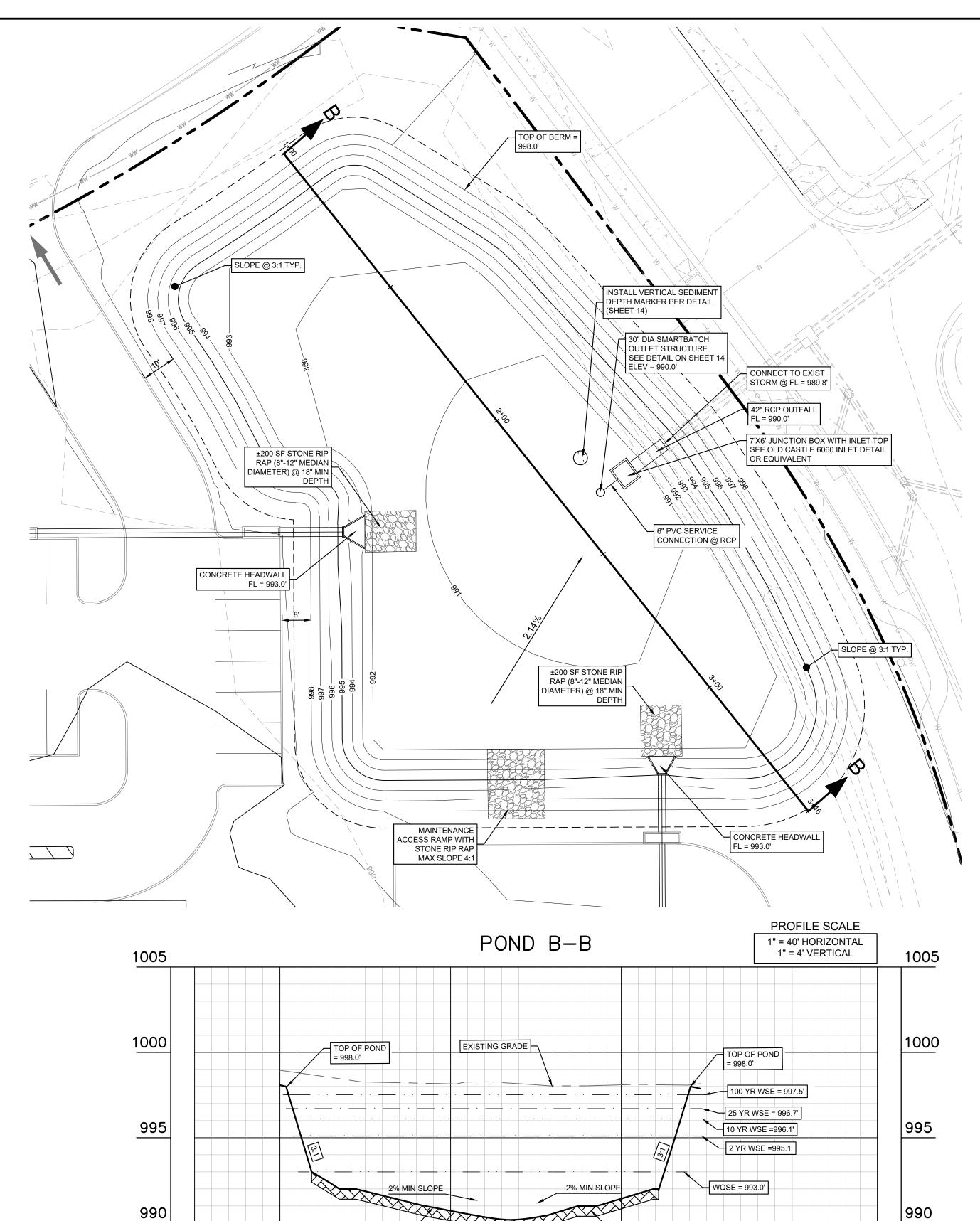


Table		STAGE - STOR	AGE - DISCHAF	RGE TABLE
0		Water Surface Elevation (ft)	Volume (Total) (ft³)	Flow (ft³/s)
1609	W.Q.E.	993.00	0	0.0
10218		994.00	21,780	3.1
24844		995.00	39,204	7.7
	2yr W.S.E.	995.20	43,560	9.6
		996.00	60,984	15.1
	10yr W.S.E.	996.20	65,340	17.1
	25yr W.S.E.	996.80	78,408	22.0
		997.00	82,764	23.6
	100yr W.S.E.	997.50	91,476	31.8
		998.00	95,832	36.4



FINISHED GRADE -

2+00

0+50

1+00

GEOMEMBRANE LINER ON BOTTOM

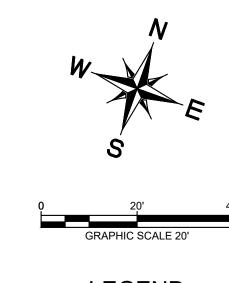
4+00

4+50

OF POND

3+00

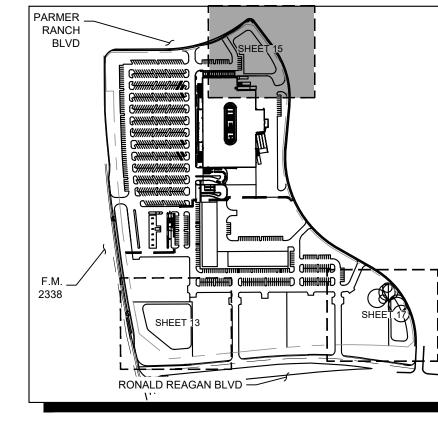
LOWEST POINT IN POND = 990.0'



LEGEND

	PROPERTY LINE
w	PROPOSED WASTEWATER LINE
——— w ———	PROPOSED WATER LINE
(W)	PROPOSED WASTEWATER MANHOLE
0	PROPOSED WASTEWATER CLEANOUT
→	WASTEWATER FLOW DIRECTION
•	PROPOSED FIRE HYDRANT
$\bot \triangleright$	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
OHP	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
WW	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
\Diamond	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
\otimes	EXISTING WATER METER
0	EXISTING WASTEWATER MANHOLE

KEY MAP



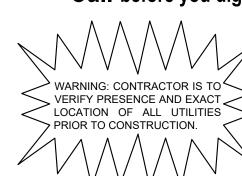
BENCHMARKS

TBM: 1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEE EAST OF RANCH ROAD 2338.
ELEVATION = 989.94
2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE PROPOSED PARMER RANCH BLVD., +/- 235 FEET E/ OF RANCH ROAD 2338.
ELEVATION = 1001.87



Know what's below.

Call before you dig.

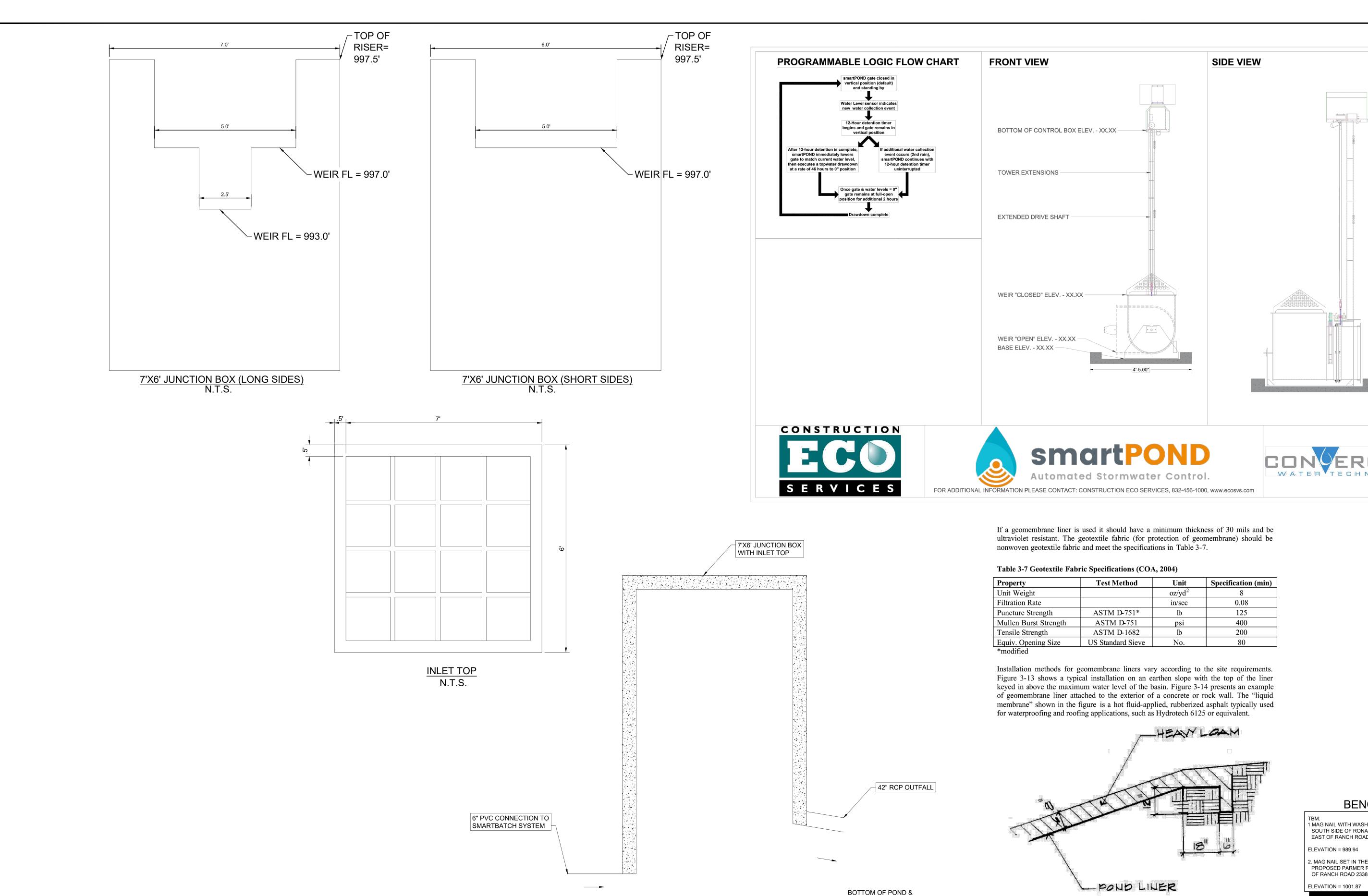


SHEET NUMBER

15 OF 66

ARMER

 \Box



7'X6' JUNCTION BOX STRUCTURE DETAIL N.T.S.

OUTFALL FL = 990.0'

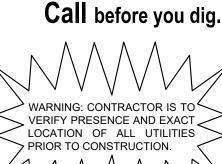
BENCHMARKS

1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.

2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.

Figure 3-13 Example of Liner Installation on Earthen Slope (Courtesy COA)





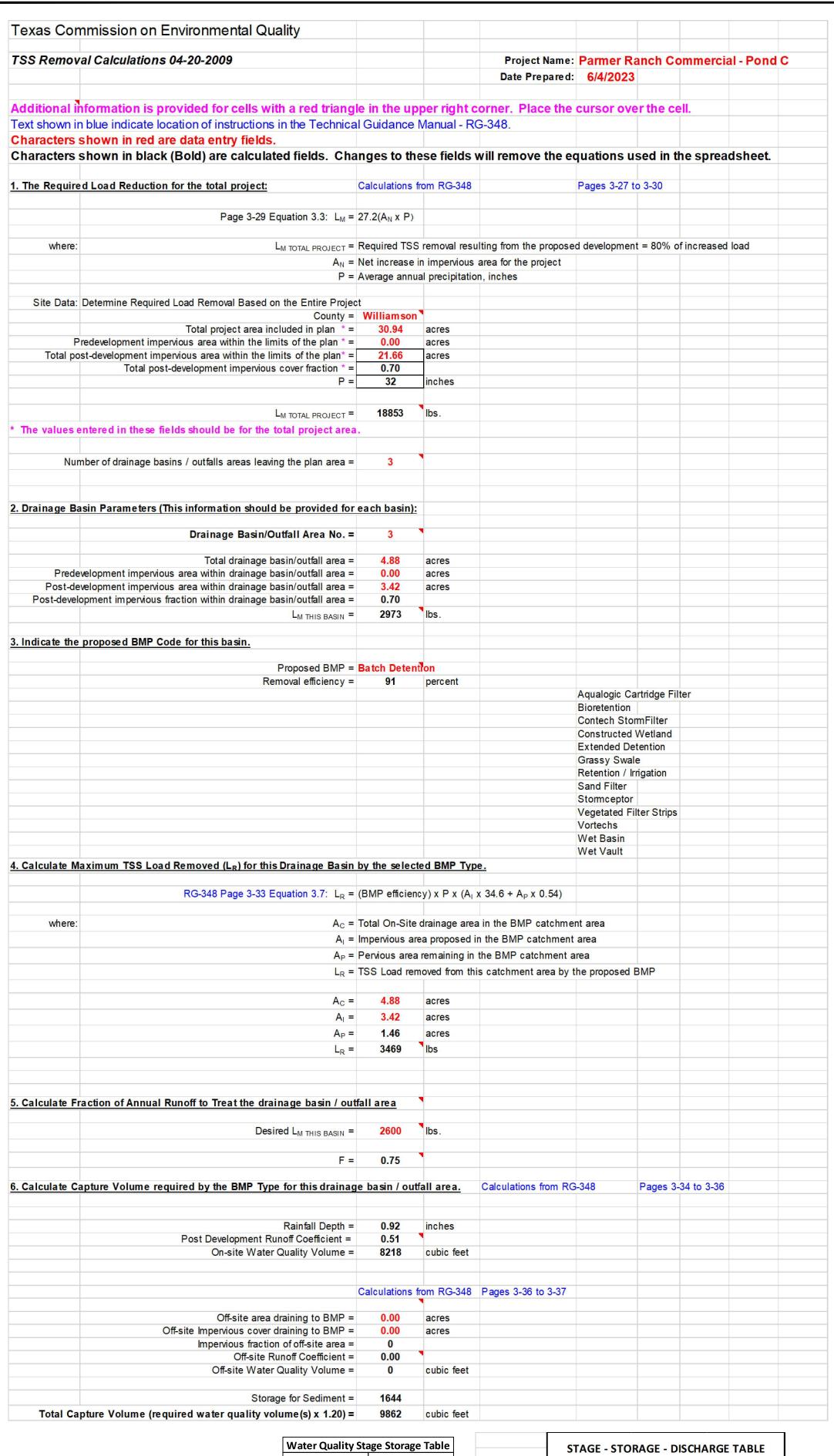
Call before you dig.

SHEET NUMBER 16 OF 66

COMMEF CITY OF GEOR

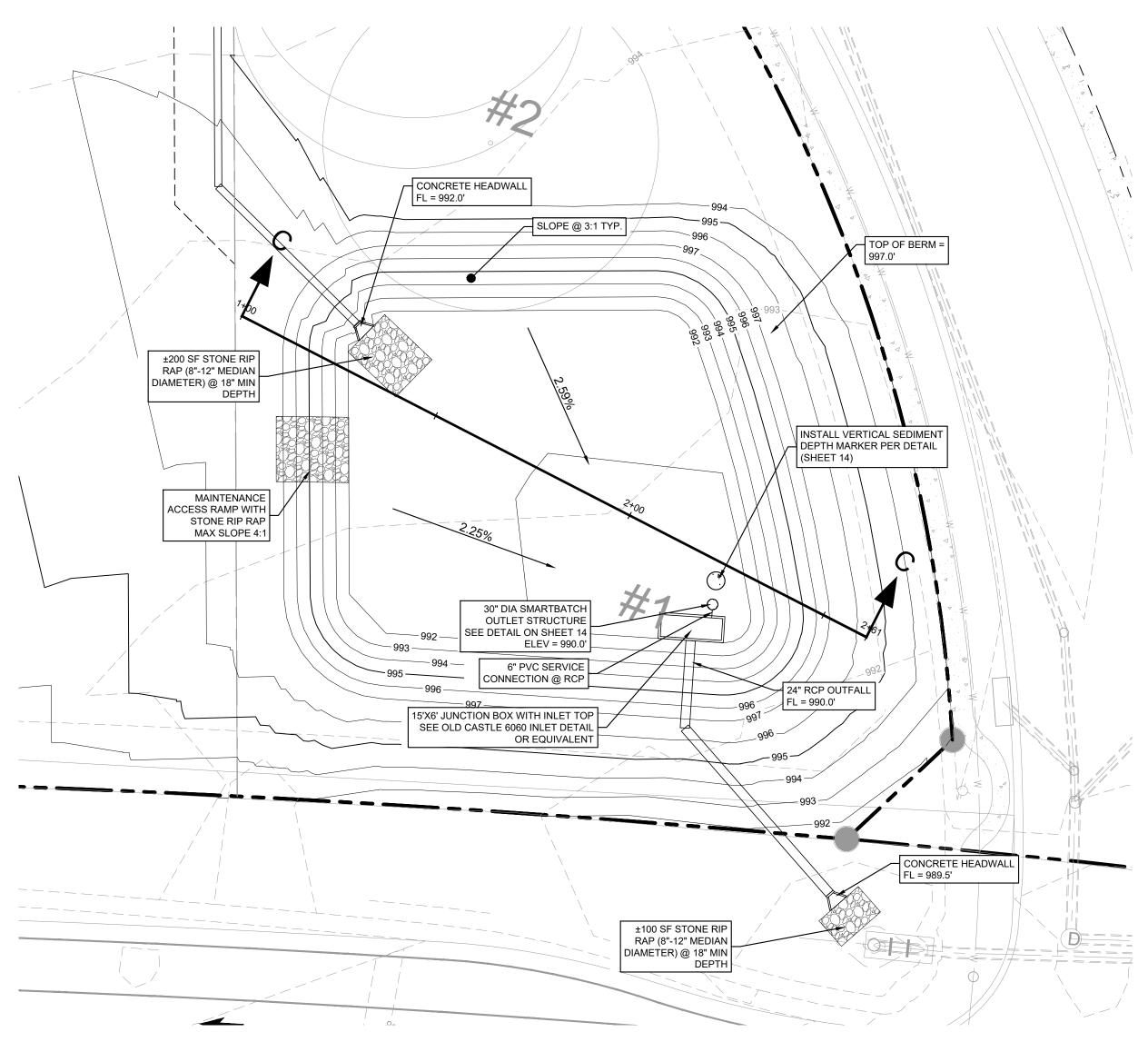
DETAIL

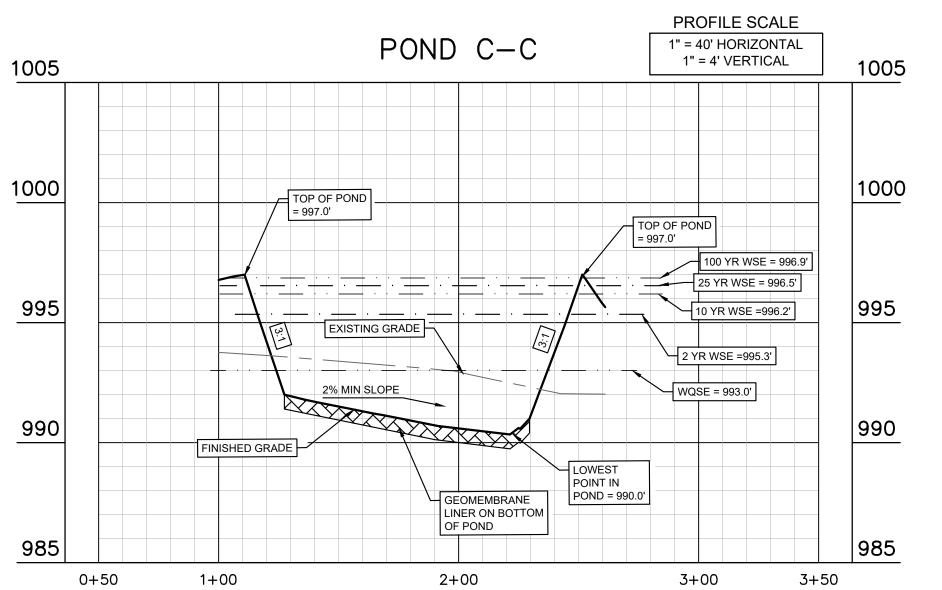
 \Box

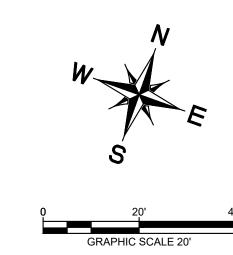


Water Quality Stage Storage Table		
Water Surface	Volume (total)	
Elevation (ft)	(ft³)	
990	0	
991	633	
992	4633	
993	11683	

	STAGE - STORAGE - DISCHARGE TABLE		
	Water Surface Elevation (ft)	Volume (Total) (ft³)	Flow (ft³/s)
W.Q.E.	993.00	0	0.0
	994.00	8,712	3.0
	995.00	17,424	8.2
2yr W.S.E.	995.30	21,780	10.3
	996.00	26,136	16.2
10yr W.S.E.	996.20	30,492	17.9
25yr W.S.E.	996.50	34,848	25.9
00yr W.S.E.	996.90	39,204	37.0
	997.00	41,382	39.4



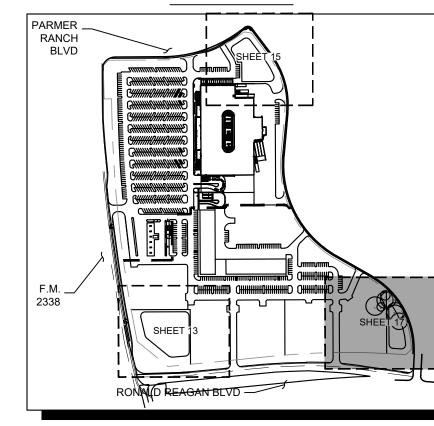




LEGEND

	PROPERTY LINE
	PROPOSED WASTEWATER LINE
w	PROPOSED WATER LINE
(w)	PROPOSED WASTEWATER MANHOLE
0	PROPOSED WASTEWATER CLEANOUT
→	WASTEWATER FLOW DIRECTION
•	PROPOSED FIRE HYDRANT
$\perp \triangleright$	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
OHP	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
WW	EXISTING WASTEWATER LINE
=======	EXISTING STORM SEWER LINE
\Diamond	EXISTING POWER POLE
-	EXISTING FIRE HYDRANT
\otimes	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE

KEY MAP



BENCHMARKS

TBM:

1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.

ELEVATION = 989.94

2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST

OF RANCH ROAD 2338.

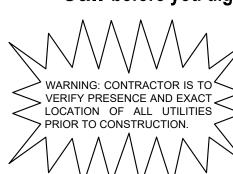
ELEVATION = 1001.87

LLL V/(IION 100



Know what's below.

Call before you dig.



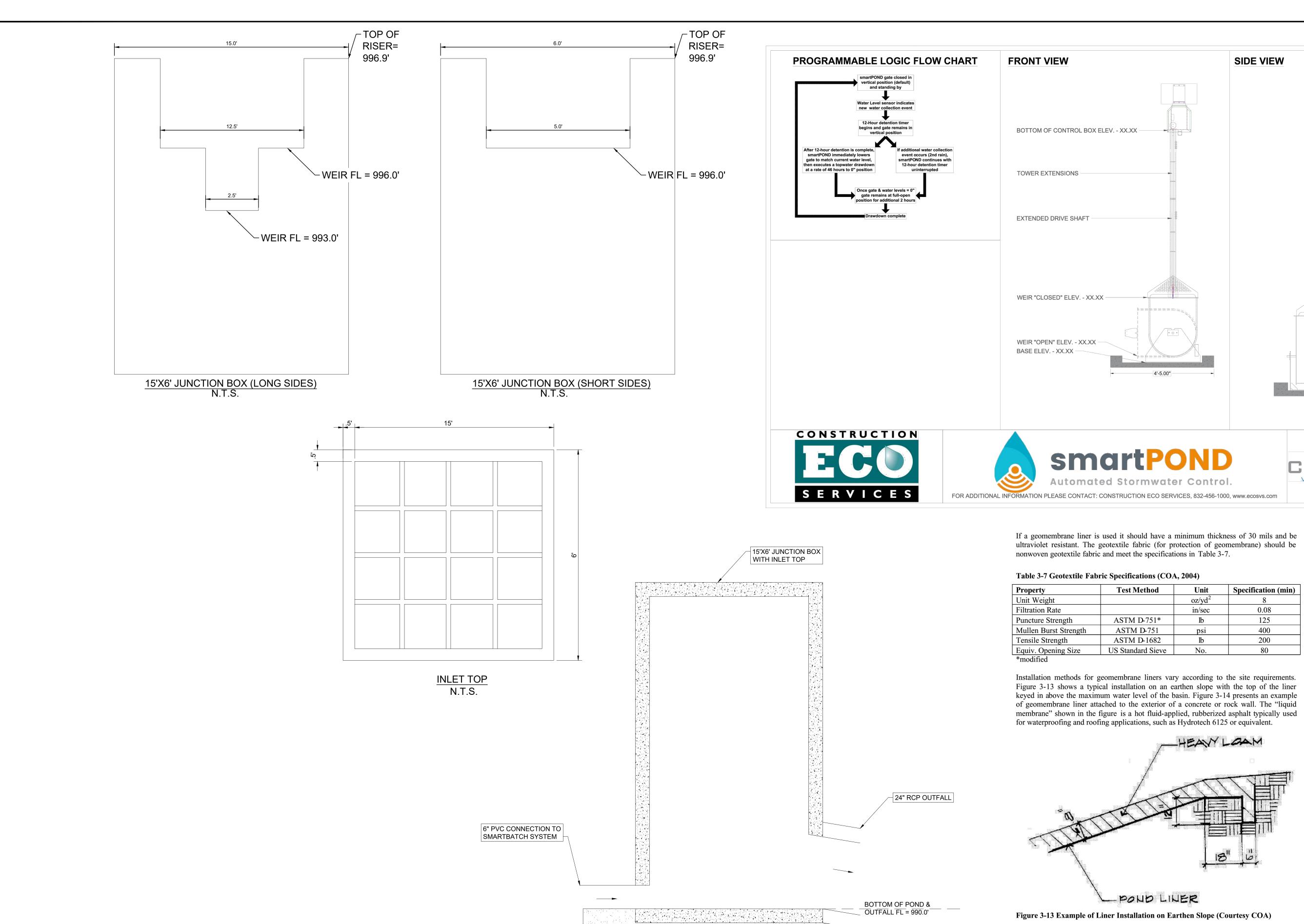
PARMER I COMME

O

POND

17 OF 66

2023-24-SDP



15'X6' JUNCTION BOX STRUCTURE DETAIL N.T.S.

Figure 3-13 Example of Liner Installation on Earthen Slope (Courtesy COA)

BENCHMARKS

1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338.

ELEVATION = 989.94 2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338.

ELEVATION = 1001.87



Call before you dig.

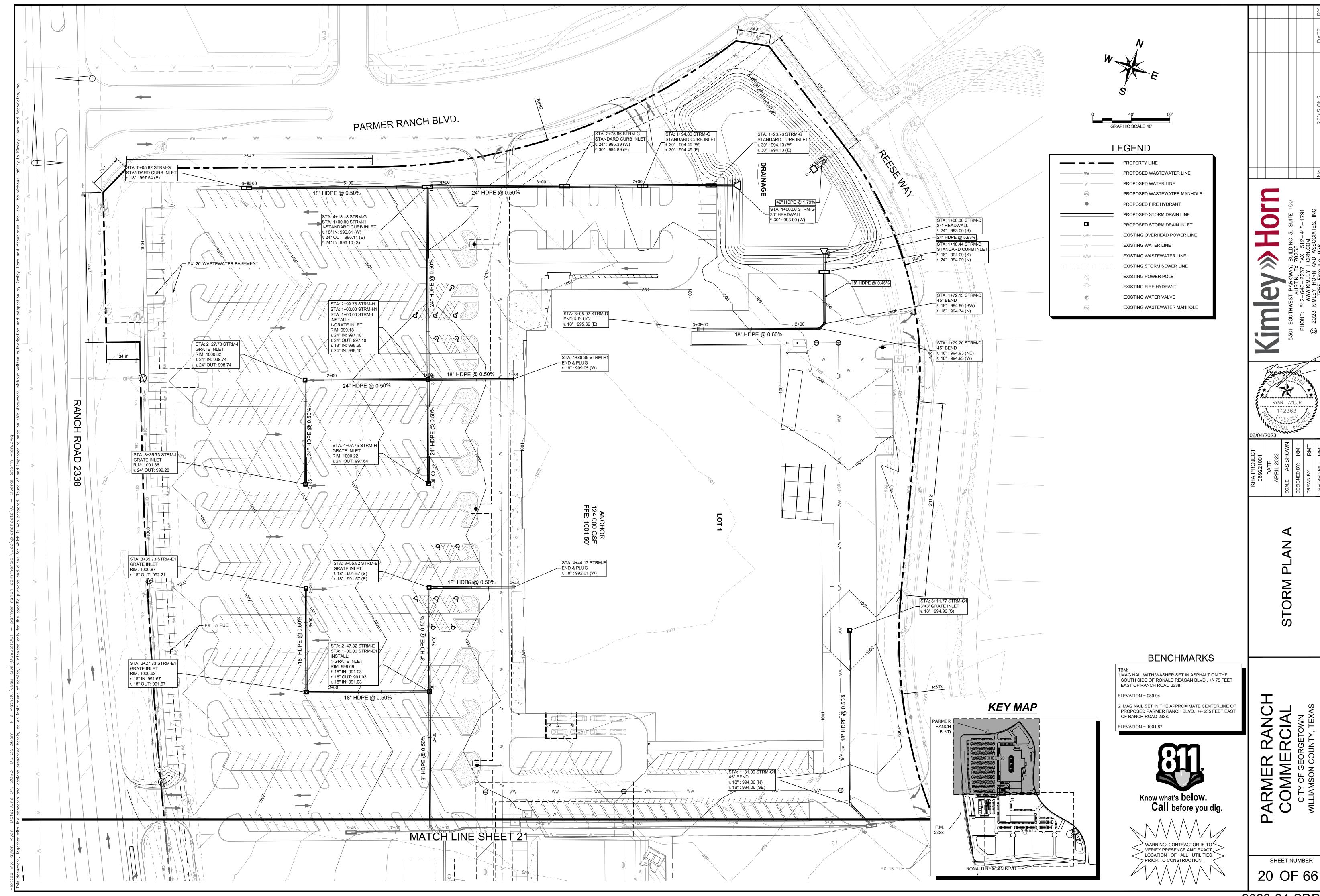
WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SHEET NUMBER 18 OF 66

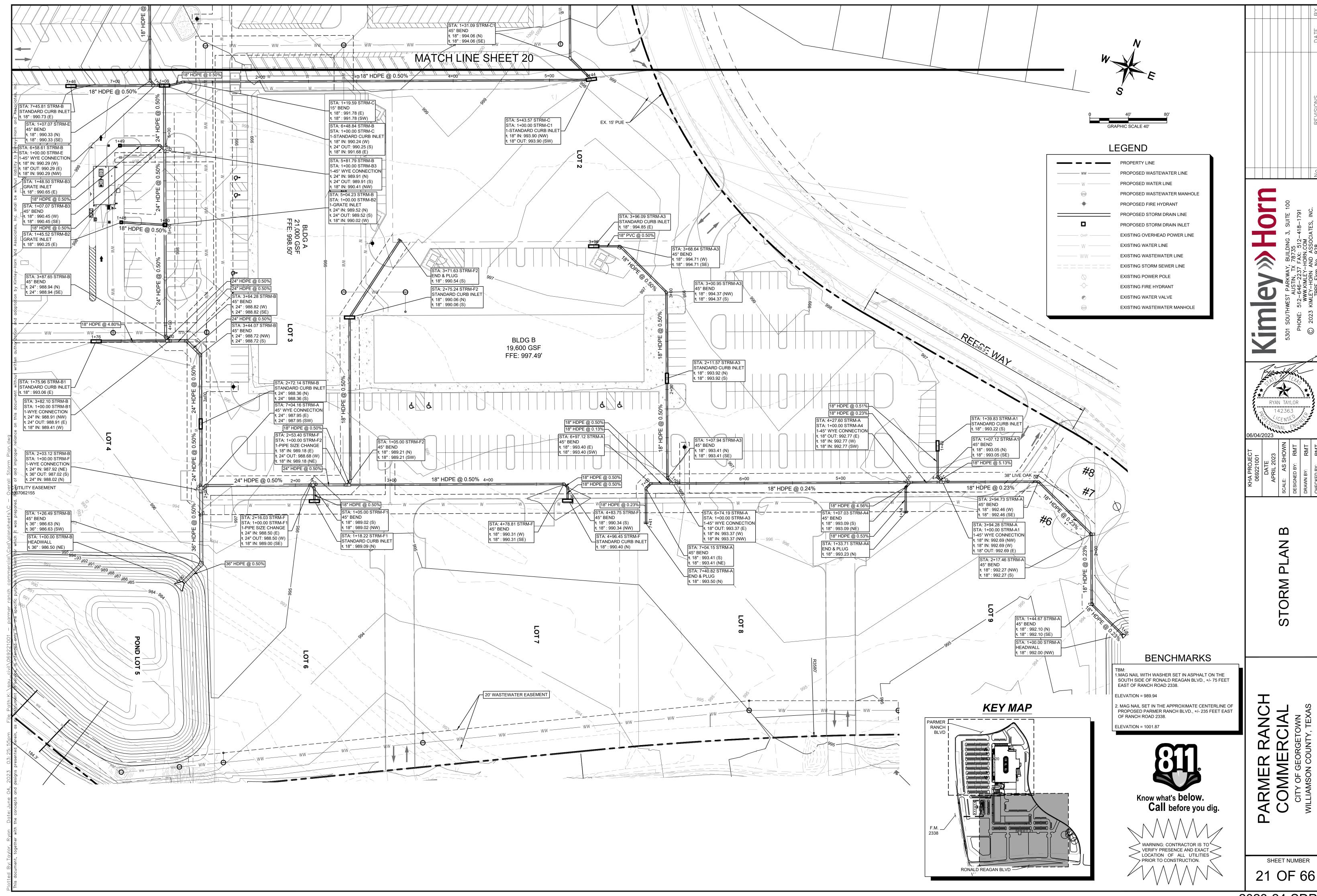
COMMEF CITY OF GEOR

DETAIL

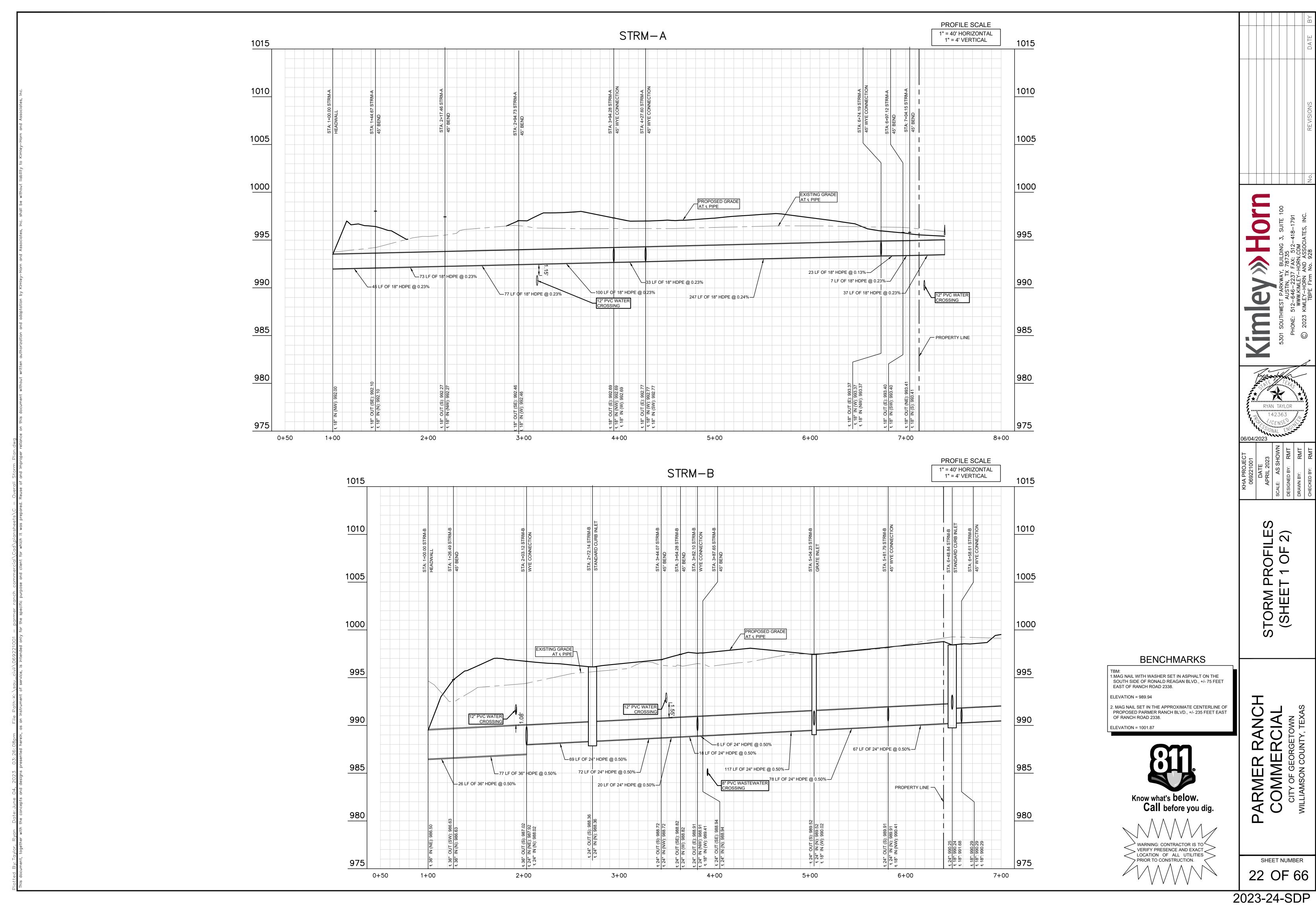
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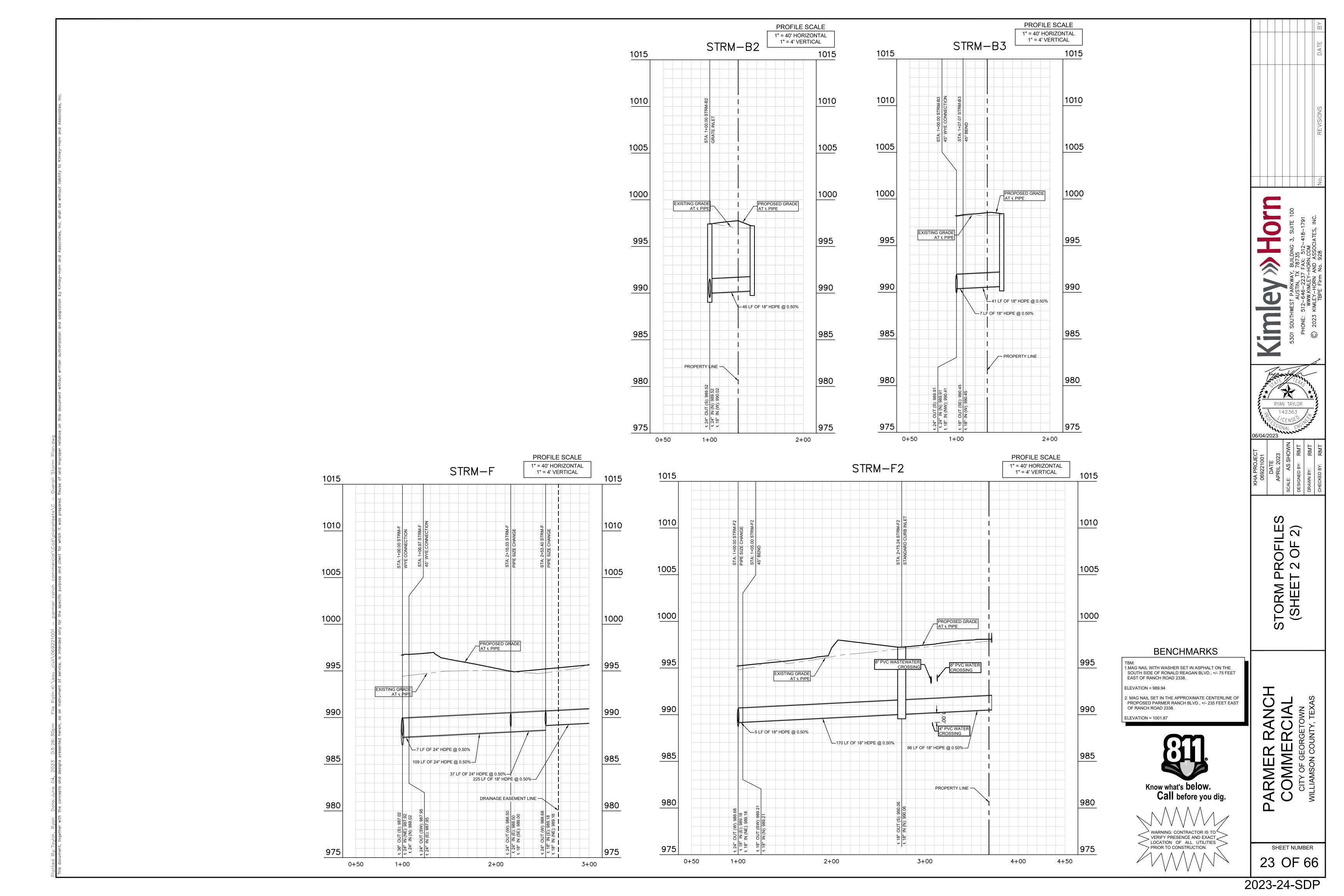


2023-24-SDP



2023-24-SDP





GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

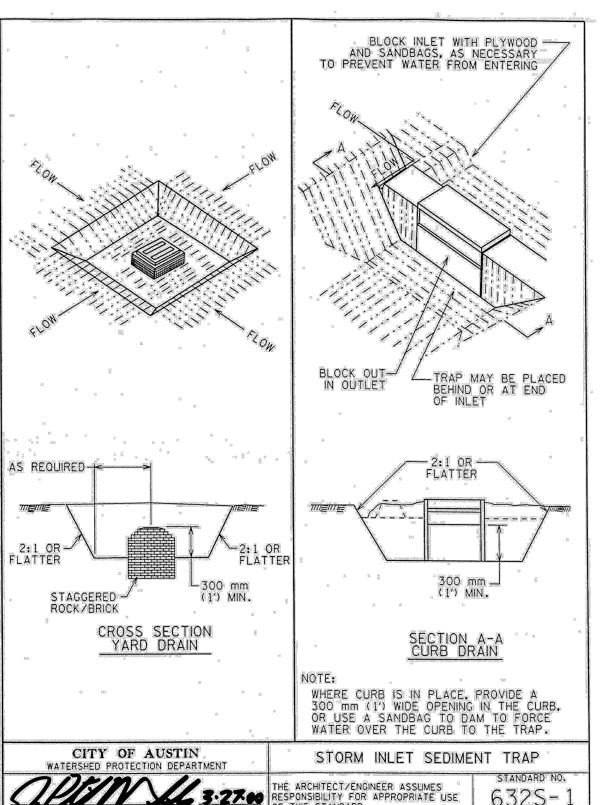
TYPE OF STRUCTURE	REACH LENGTH	MAXIMUM DRAINAGE AREA	SLOPE
SILT FENCE	N/A	2 ACRES	0 - 10%
	200 FEET	2 ACRES	10 - 20%
	100 FEET	1 ACRE	20 - 30%
	50 FEET	1/2 ACRE	> 30%
TRIANGLE FILTER DIKE	100 FEET	1/2 ACRE	< 30% SLOPE
	50 FEET	1/4 ACRE	> 30% SLOPE
ROCK BERM *, **	500 FEET	< 5 ACRES	0 - 10%

* FOR ROCK BERM DESIGN WHERE PARAMETERS ARE OTHER THAN STATED, DRAINAGE AREA CALCULATIONS AND ROCK BERM DESIGN MUST BE SUBMITTED FOR REVIEW. ** HIGH SERVICE ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF GEORGETOWN.

The Architect/Engineer assumes responsibility for appropriate

use of this standard. CONSTRUCTION STANDARDS AND DETAILS TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES

REVISION NOTE: ADOPTED 6/21/2006



NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WPAP) OR STORM WATER POLLUTION PREVENTION PLANS (SW3P) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL STORM WATER REGULATIONS.

- 1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION. 2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION. 3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- MOST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.

 4. ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 1001b/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 82% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP, RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS. 5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
- 6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS . RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK. 7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST. 8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.

 9. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
- 10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.

 11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS. 12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING. 13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- 14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- DUE TO EXPLORATION.

 15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
- 16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4

 16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4

 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A

 SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR

 TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR

 MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
- 17. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
- 18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE. 19. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION, ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
- 20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

The Architect/Engineer assumes

responsibility for appropriate use of this standard. REVISION NOTE: ADOPTED 6/21/2006 CONSTRUCTION STANDARDS AND DETAILS

20 GAUGE WOVEN WIRE SHEATHING

WOVEN WIRE SHEATHING ---

PLACE THE ROCK ALONG THE CENTER OF THE WIRE TO THE DESIGNATED HEIGHT.

3" TO 5" OPEN GRADED ROCK

WITH 1 INCH OPENINGS

OPEN GRADED ROCK

INSTALLATION

SECURE WITH TIE WIRE.

INSPECTION AND MAINTENANCE GUIDELINES:

The Architect/Engineer assumes

responsibility for appropriate

use of this standard.

THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

EROSION AND SEDIMENTATION AND

SOLE
NTS 1/2003 TREE PROTECTION NOTES

CROSS SECTION

- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE

- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE

- THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROX.

4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED

THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS

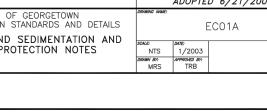
ROCK BERM DETAIL

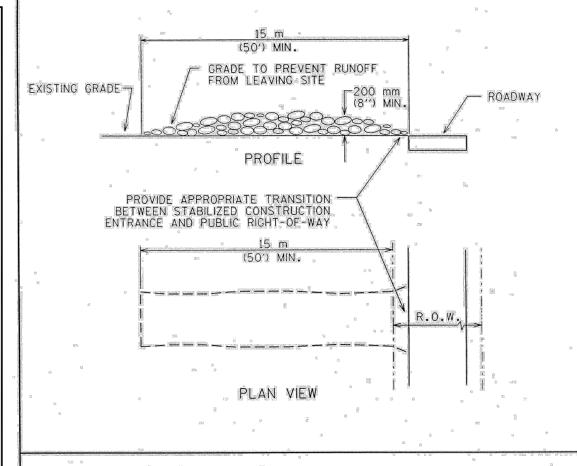
REVISION NOTE: ADOPTED 6/21/2006

EC03

- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

· INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN





The Architect/Engineer assumes

responsibility for appropriate

use of this standard.

INSPECTION AND MAINTENANCE GUIDELINES: - INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL - REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

REVISION NOTE: ADOPTED 6/21/2006

- 48" MIN. HEAVY WEIGHT T-POST

GALVANIZED WIRE MESH

FILTER FABRIC 42" WIDE

TRENCH

GEOTEXTILE —

CROSS SECTION

24" TALL MIN., 2" X 4" 12 GAUGE

4.5 OZ. MIN. NON-WOVEN GEOTEXTILE

EXTENSION OF FABRIC INTO TRENCH

SOIL LEVEL

 \vee \vee

2" X 4" WIRE MESH

LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.

CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.

ANCHOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 2").

WOVEN WIRE SUPPORT

DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.

ATTACH THE 2" X 4" 12 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH HOG RINGS.

THE SILT FENCE TO BE INSTALLED WITH A SKIRT A MINIMUM OF 6" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY 1".

GEOTEXTILE SPLICES SHOULD BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.

SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

CONSTRUCTION STANDARDS AND DETAILS

SILT FENCE DETAIL

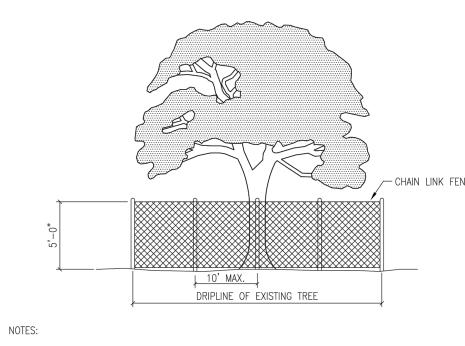
1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK. 2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 15 m (507).

3. THICKNESS: NOT LESS THAN 200 mm (8"). 4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

CITY OF AUSTIN STABILIZED CONSTRUCTION ENTRANCE 641S-1 5/23/00 ONSIBILITY FOR APPROPRIATE USE THIS STANDARD.



. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).

- 2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; WILL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING: A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF
- EQUIPMENT OR MATERIALS. B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY. C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
- D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING 3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
- A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA. B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO BUILDING.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

NOTES:

TREE PROTECTION CHAIN LINK FENCE

CONSTRUCTION STANDARDS AND DETAILS

2" X 4" WOOD SLATS

WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR FEET (4'-0") TO A TREE TRUNK;

PROTECT THE TRUNK WITH STRAPPED—ON—PLANKING TO A HEIGHT OF EIGHT FEÈT (8'-0"), OR TO THE

5. PRIOR EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINE. MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO

TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK

DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY

ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR

6. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE DRIPLINE OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

TREE PROTECTION - WOOD SLATS

ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES

LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.

SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.

TO REDUCE DUST ACCUMULATION ON THE LEAVES.

FROM EXISTING TREE TRUNKS AS POSSIBLE.

BEFORE CONSTRUCTION BEGINS

The Architect/Engineer assumes

responsibility for appropriate

use of this standard.

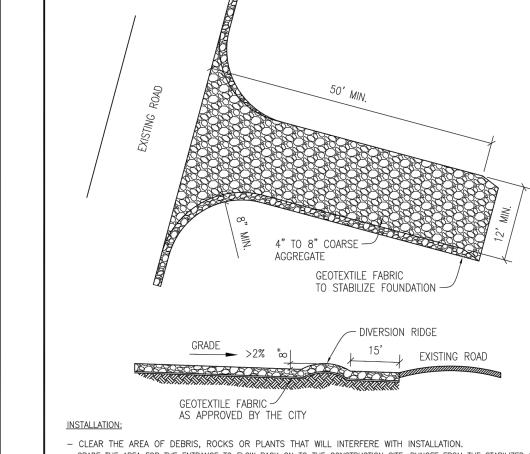
GROUND AS ROOTS ALLOW

REVISION NOTE: ADOPTED 6/21/2006

EC10

REVISION NOTE: ADOPTED 6/21/2006

EC09



GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE, RUNOFF FROM THE STABILIZED CONSTRUCTION - PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY. - PLACE ROCK AS APPROVED BY THE CITY.

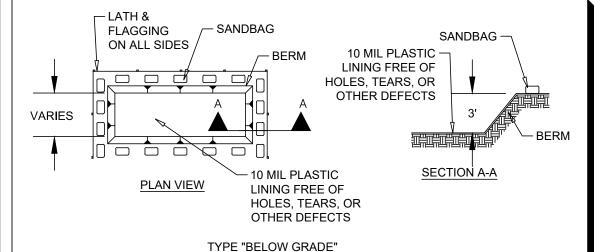
INSPECTIONS AND MAINTENANCE GUIDELINES:

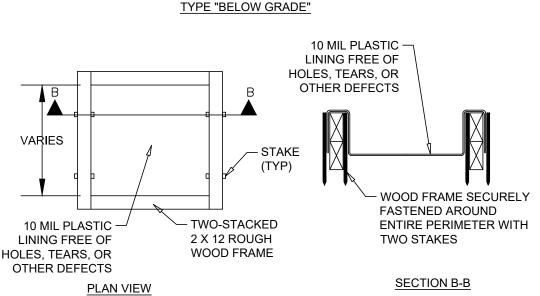
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RICHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY - WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.

- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. - ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

The Architect/Engineer assumes responsibility for appropriate

use of this standard. REVISION NOTE: ADOPTED 6/21/2006 CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS EC06 STABILIZED CONSTRUCTION ENTRANCE



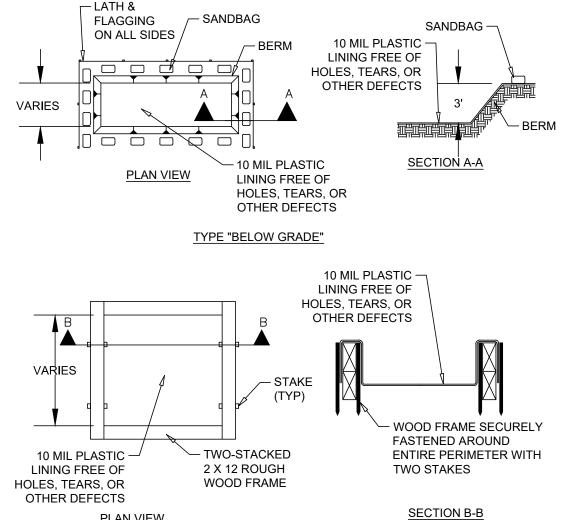


GENERAL NOTES:

- DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO
- CONSTRUCTION TRAFFIC. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF AND AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.

©W CONCRETE TRUCK WASHOUT PIT

TYPE "ABOVE GRADE"



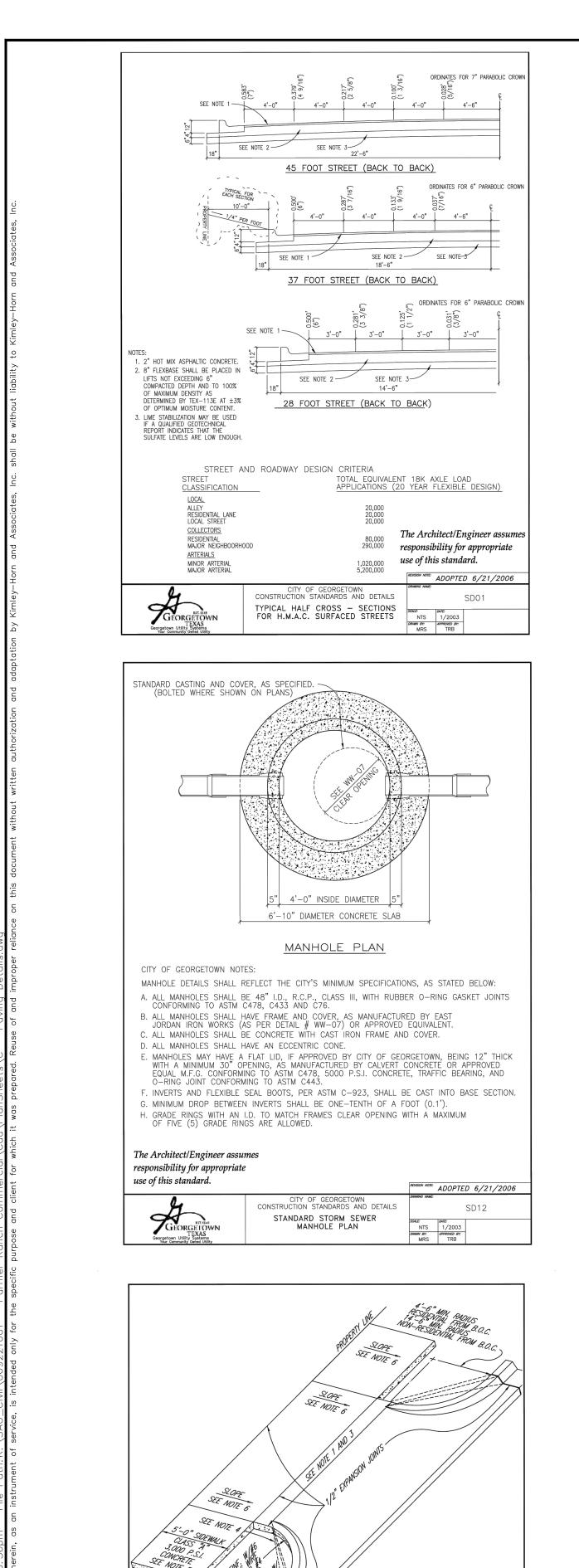
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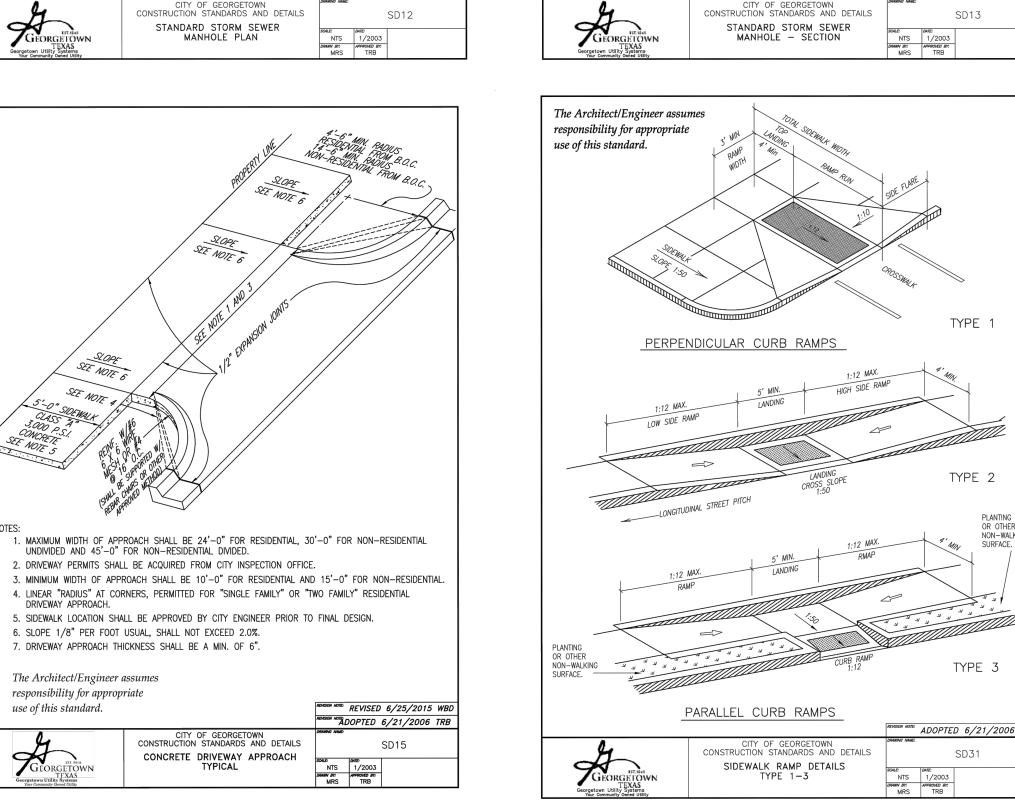
SHEET NUMBER 32 OF 65

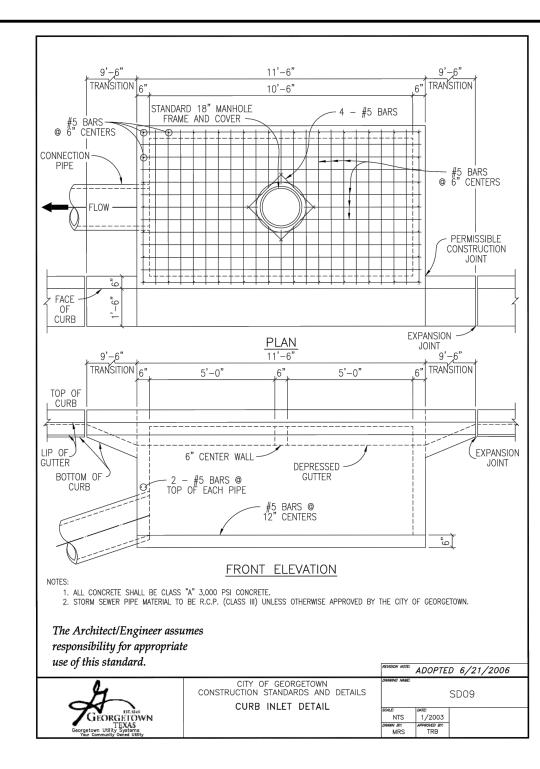
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ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752. BROOM FINISH EXPOSED SURFACE.

2. CONTRACTION JOINT SPACING 10'

EXPANSION JOINTS AS PER STD. ASTM D-1752.

4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP—RAP.

6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.

REPAIRED.

8. THE FOLLOWING SCHEME OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.

A. ALL CURB AND CURB AND GUTTER (REINFORCED) SHALL HAVE TWO #4 LONGITUDINAL REINFORCING BARS.

9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.

11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

The Architect/Engineer assumes

SD06

__ (NOT IN PAVEMENT)

CONCRETE GRADE RINGS

- ECCENTRIC CONE

GROUT INSIDE OF ALL JOINTS (SEE NOTE 8)

FLEXIBLE "SEAL BOOT RESILIENT CONNECTOR PER ASTM C-923 (TYP.)

The Architect/Engineer assun

responsibility for appropriate

- INTERIOR COATING (SEE NOTE 4)

PER ECCENTRIC CONCRETE SECTION

responsibility for appropriate

use of this standard.

#4 BARS

#4 BARS

2" MINIMUM | 1/4" MINIMUM

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

CURB AND GUTTER DETAILS

SEE WW-07
CLEAR OPENING

3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH STORM SEWER MANHOLE AND UNDERSIDE OF FLAT TOPS.

ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLE APPLICATIONS.

SPECS. FOR 3/4" WASHED GRAVEL: SIEVE SIZE 2", PERCENT (%) RETAINED 0 5 IEVE SIZE 1", % RETAINED 0-10 SIEVE SIZE 1", % RETAINED 45-80 SIEVE SIZE 3/4", % RETAINED 85-100 SIEVE SIZE 3/4", % RETAINED 95-100 SIEVE SIZE 3/8", % R

GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER. use of this standard.

UNLESS NOTED OTHERWISE

. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET - SINGLE OFF-SET JOINTS.

SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.

ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.

MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE

MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES
RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO
BE DESIGNED FOR HS-20 TRAFFIC LOADS.

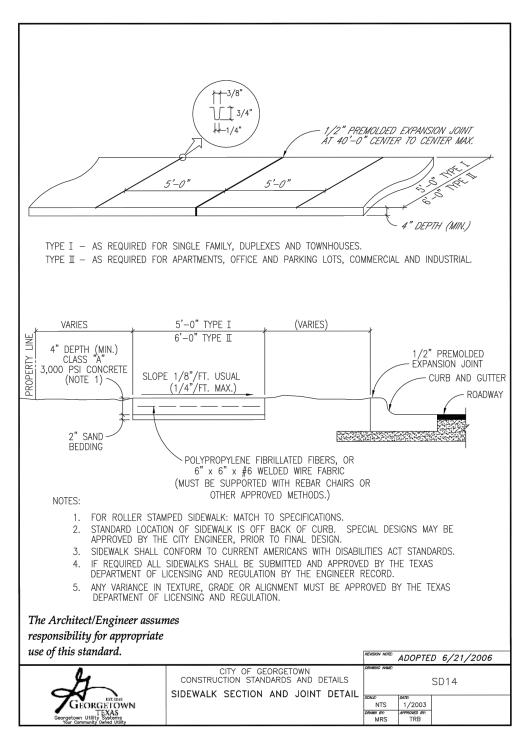
STANDARD CASTING AND COVER, AS SPECIFIED. BOLTED MANHOLES (WHERE SHOWN ON PLANS PER WATER-TIGHT MANHOLE SET DETAIL

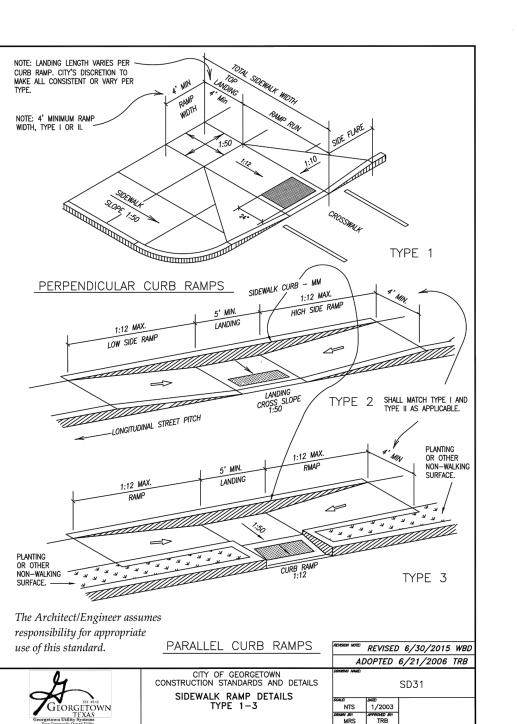
SPILL CURB

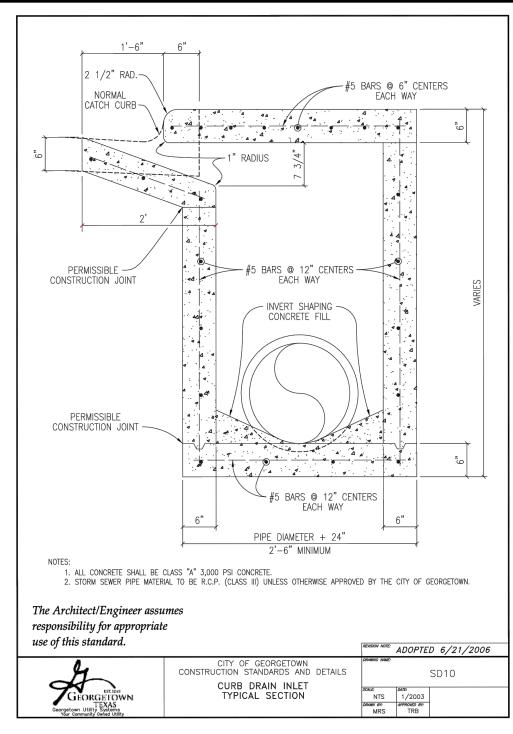
CATCH AND LAYDOWN CURB

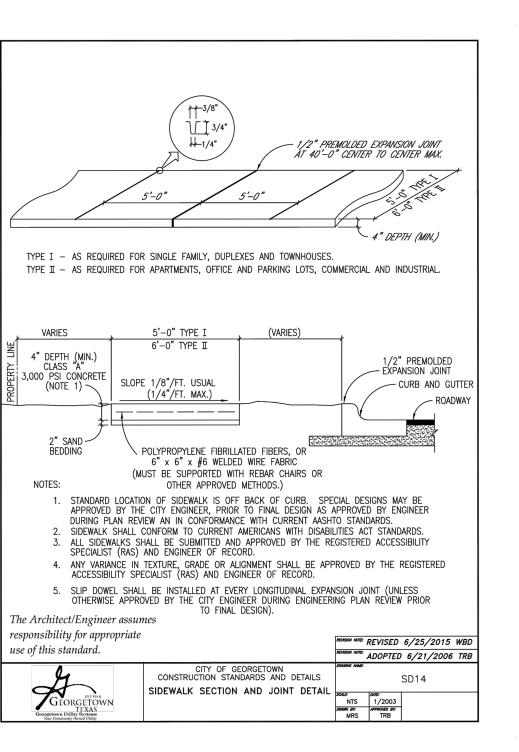
24" - #4 SMOOTH DOWEL

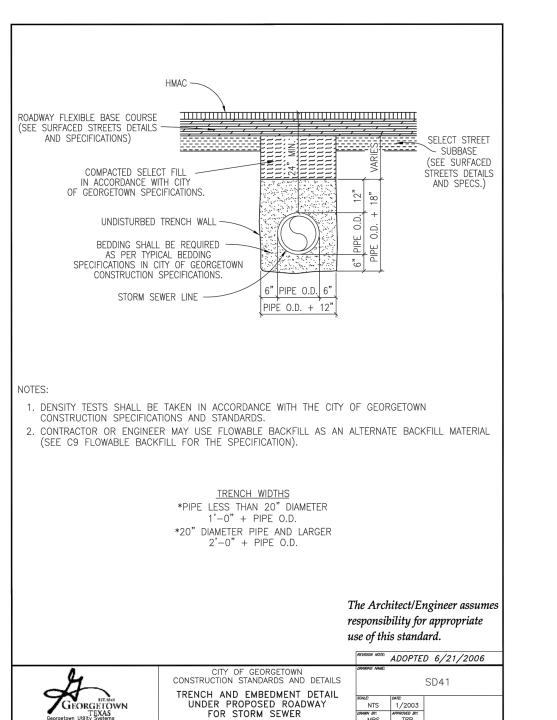
CURB DOWEL DETAIL

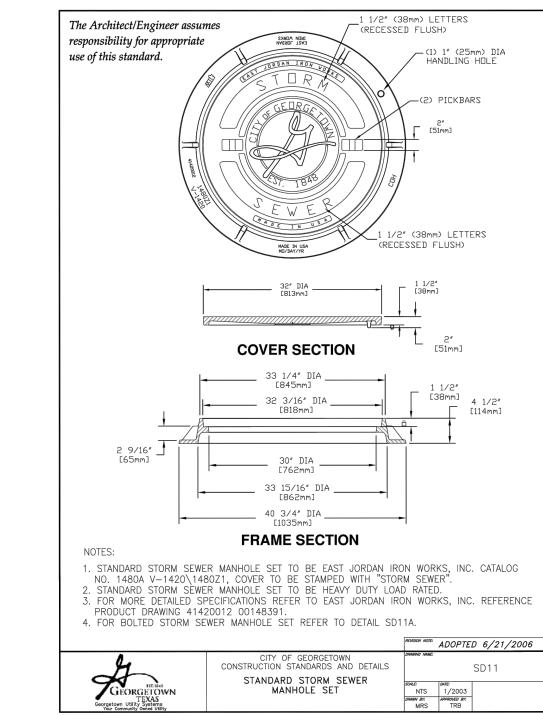


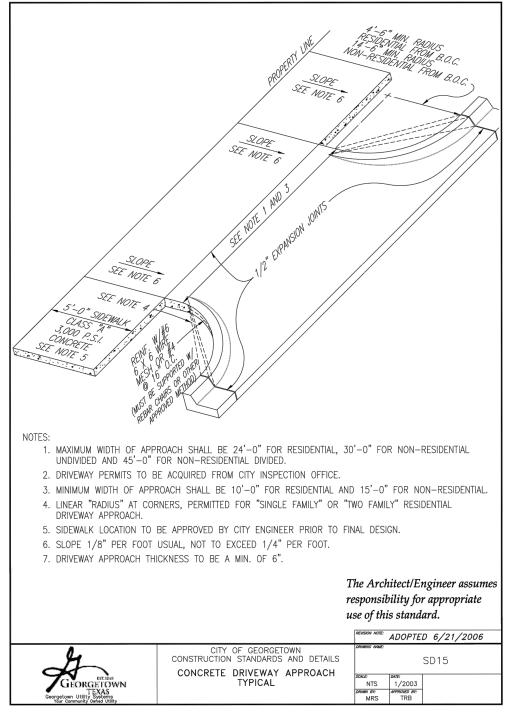


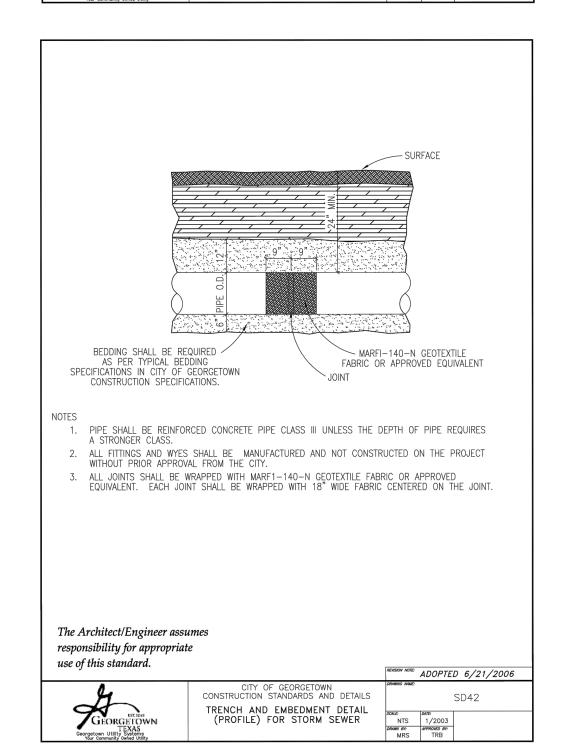










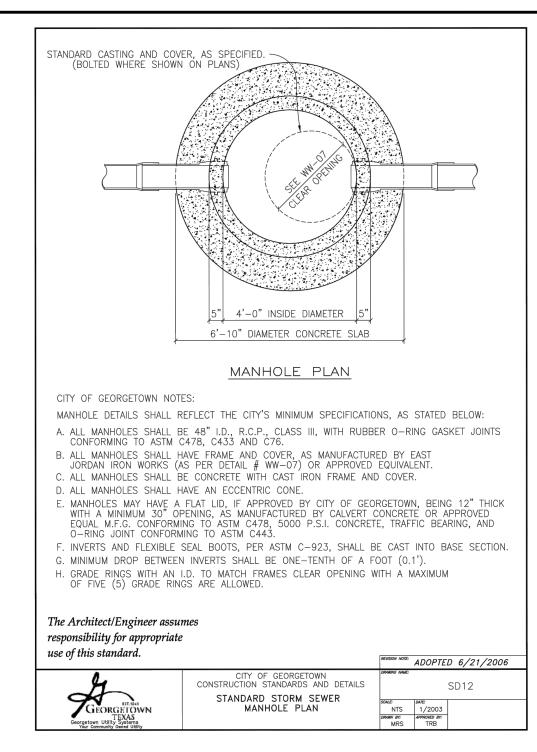


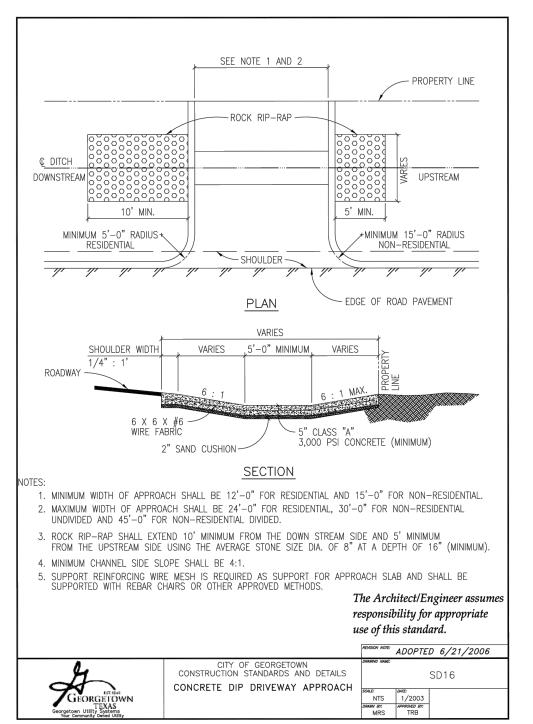
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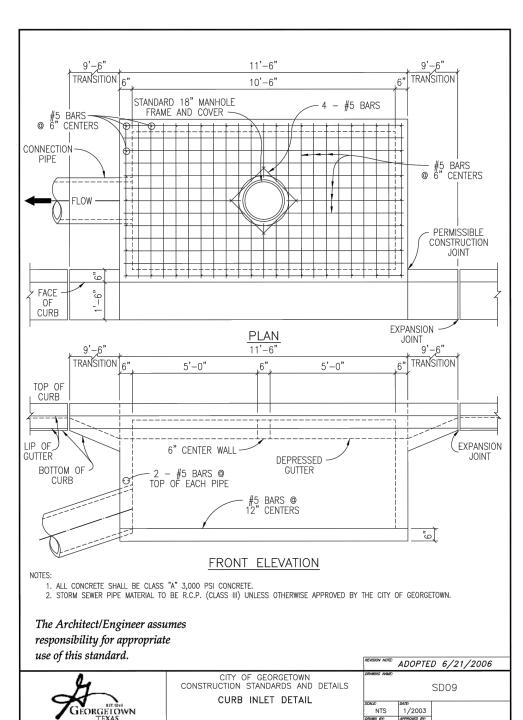
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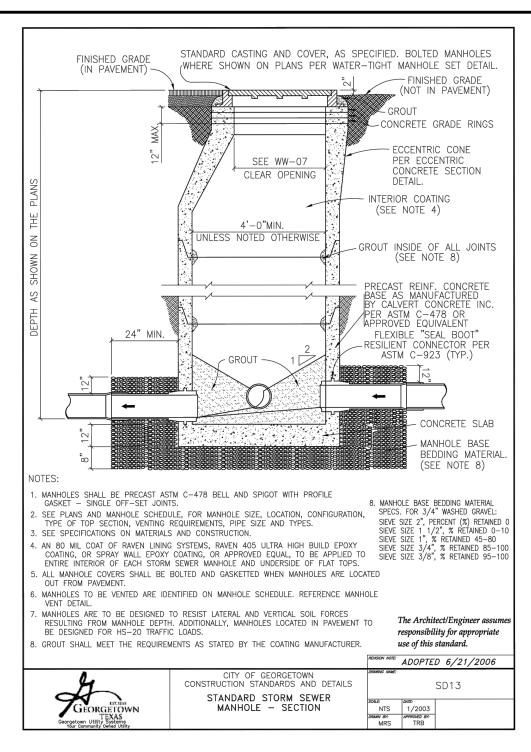
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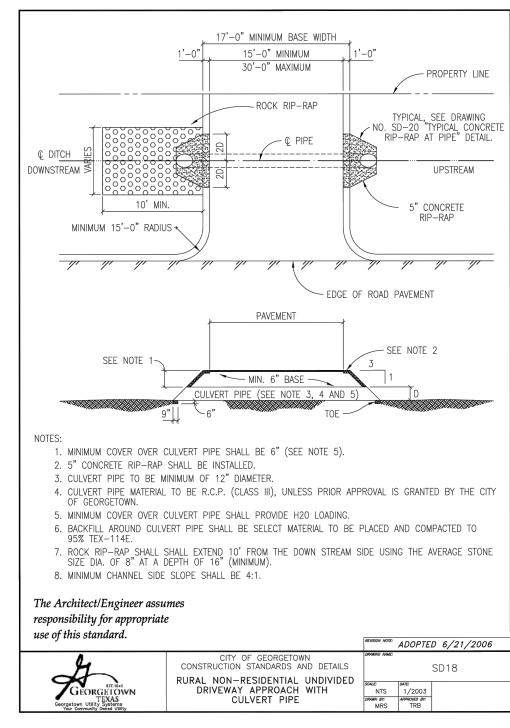
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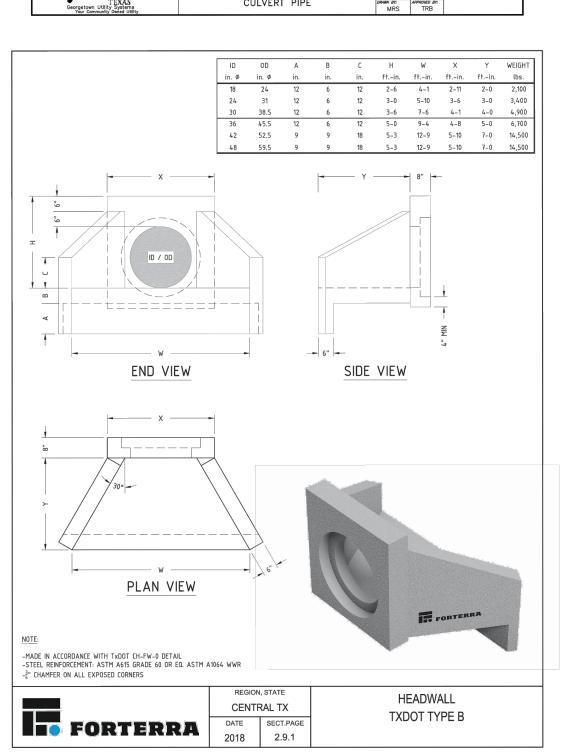


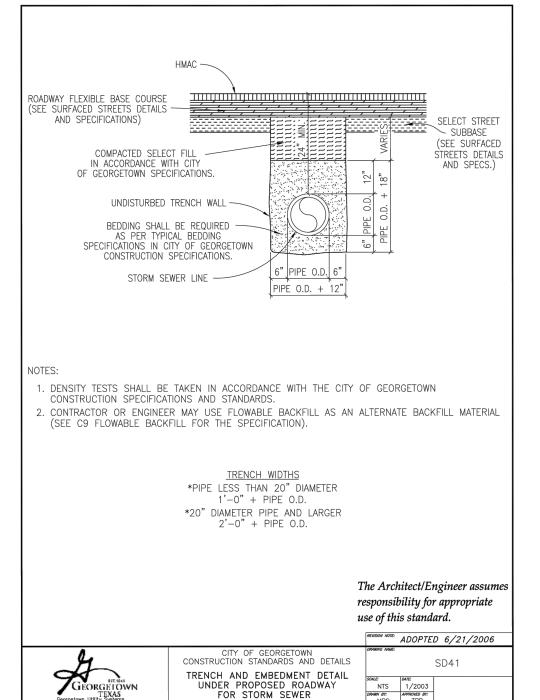


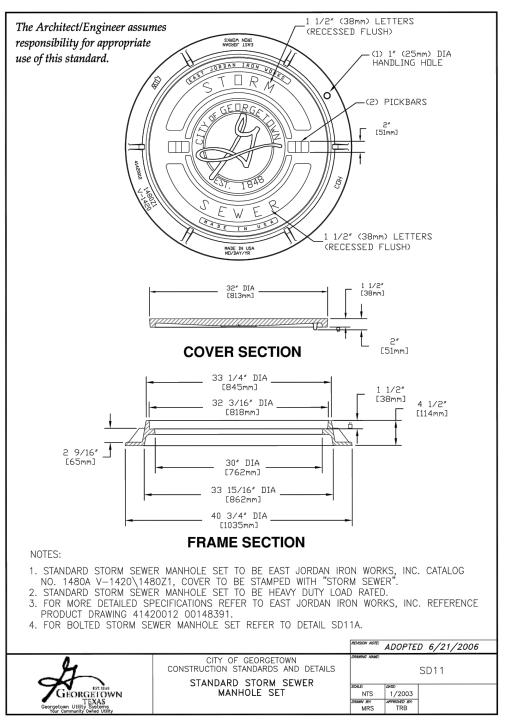


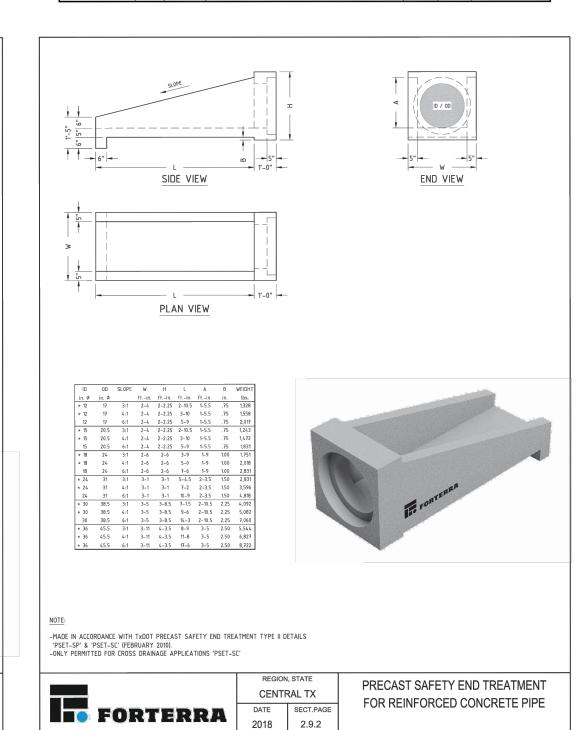


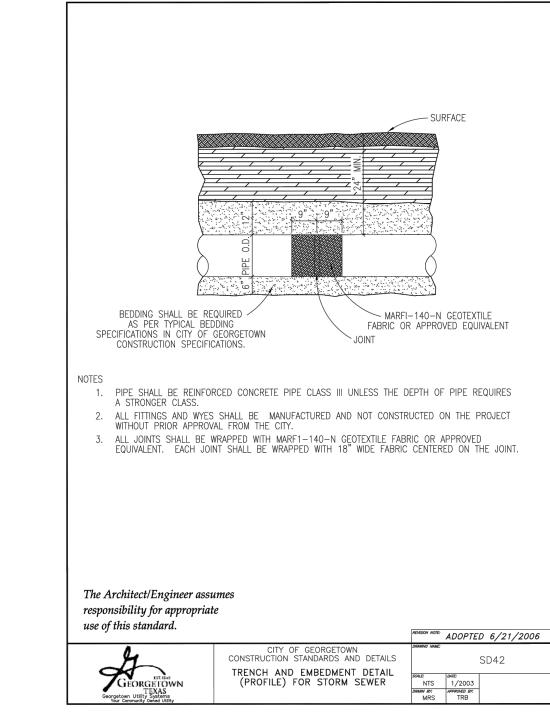


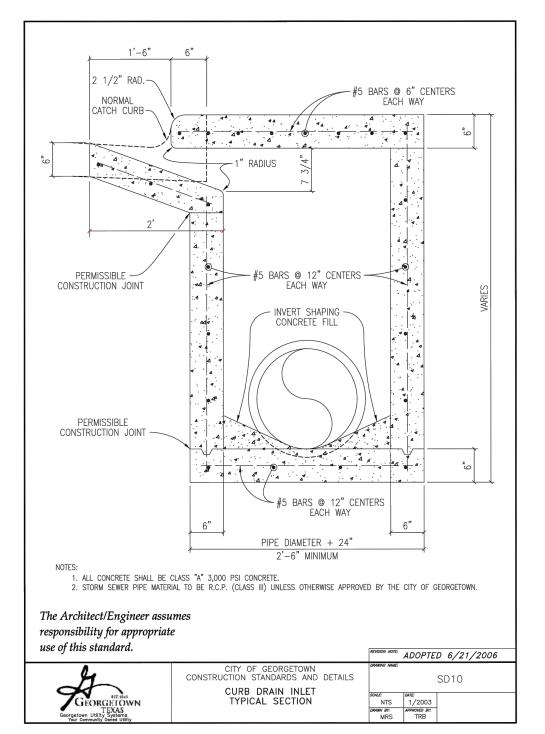












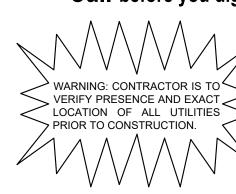
BENCHMARKS

1.MAG NAIL WITH WASHER SET IN ASPHALT ON THE SOUTH SIDE OF RONALD REAGAN BLVD., +/- 75 FEET EAST OF RANCH ROAD 2338. ELEVATION = 989.94

2. MAG NAIL SET IN THE APPROXIMATE CENTERLINE OF PROPOSED PARMER RANCH BLVD., +/- 235 FEET EAST OF RANCH ROAD 2338. ELEVATION = 1001.87



Know what's below. Call before you dig.



SHEET NUMBER

ARMER I COMME

RYAN TAYLOR

142363

1/14/2023

34 OF 65



ATTACHMENT N: Inspection, Maintenance, Repair and Retrofit Plan

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

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

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

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

Inspection and Maintenance For BMPs

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

Inspections. Inspections should take place a minimum of twice a year. 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.

Mowing. 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.

Litter and Debris Removal. 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.

Erosion control. 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.

Nuisance Control. 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.).

Structural Repairs and Replacement. 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.

Sediment Removal. 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.

Logic Controller. 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. A ladder may be required during the inspection process to access the controller box.

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

Responsible Party:	Parmer Ranch Retail, Ltd.	
Mailing Address:	901 S Mopac Expwy, Barton Oaks	Plaza II, Suite 550
City, State: Austin, T	X	Zip: 78746
Telephone: 512-477-	1212	Fax:



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

Signature of Responsible Party	Date
This Maintenance Plan is based on the TCEQ Edw	vards Aquifer Technical Guide .
By:Ryan Taylor, P.E.	Date <u>07/24/2023</u>



ATTACHMENT P: Measures for Minimizing Surface Stream Contamination

There are no surface streams on-site therefore attachment L is not applicable.

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: Ryan Taylor Date: 07/24/2023

Regulated Entity Name: Parmer Ranch Commercial

Project Information

Signature of Customer/Agent:

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.
	igstyle igstyle 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.
Se	equence 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

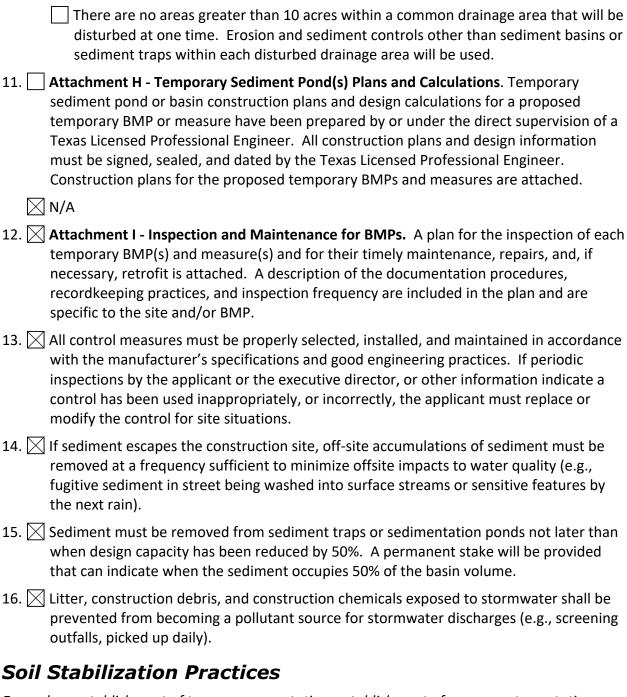
Temporary Best Management Practices (TBMPs)

receive discharges from disturbed areas of the project: Berry Creek

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.



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 following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be maintained on-site in the
 material data sheets (MSDS) 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, dust pans, 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.
- Contact the MS4 Operator, TCEQ (800-832-8224), and the National Response Center (800-424-8802) to inform of any spill of toxic or hazardous material regardless of the size.

The spill prevention plan will be adjusted to include measures to prevent this type of spill from recurring 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.

Reportable Quantities Link: https://www.tceq.texas.gov/response/spills/spill rq.html



ATTACHMENT B: Potential Sources of Contamination

No industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence, construction entrances, and rock berms will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

- a) Refueling construction equipment.
- b) Oil and grease from the asphalt pavement and vehicle traffic.
- c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
- d) Normal silt build-up.
- e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.
- f) Trash with becomes loose from subdivision residents.
- g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundation, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The proposed permanent BMPs on this project will help mitigate these occurrences.



ATTACHMENT C: Sequence of Major Activities

SEQUENCE OF CONSTRUCTION:

- 1) INSTALL EROSION CONTROLS PER APPROVED PLANS.
 - a) This activity effects less than 0.25-arces of the site, as its mostly consentrated at the borders of the site. The erosion controls will be in place for the duration of the construction and until the permanent BMPs have been established.
- 2) HOLD PRE-CONSTRUCTION CONFERENCE.
- 3) DEMOLISH, REMOVE AND DISPOSE OF PROPERLY ALL EXISTING IMPROVEMENTS SHOWN TO BE REMOVED PER PLANS.
 - a) This activity will effect approximately 0.6-acres of the site. The erosion controls initially placed will be maintained through this activity.
- 4) ROUGH-CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO PONDING CONDITIONS. THE OUTLET SYSTEM SHALL BE PROTECTED FROM EROSION AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION UNTIL FINAL RESTORATION IS ACHIEVED.
 - a) This activity will continue to effect the 2.25-acres of the site. This activity is preparing the site for the designed drainage condition (grading and ponds). The erosion controls initially placed will be maintained through this activity.
- 5) BEGIN CONSTRUCTION OF UNDER GROUND UTILITY, PAVING AND BUILDING, INSTALL INLET EROSION/SEDIMENTATION PROTECTION.
 - a) This activity will effect approximately 22.5-acres and the erosion controls measures initially placed will remain.
- 6) COMPLETE PERMANENT EROSION CONTROL AND SITE RESTORATION. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION. RESTORE ANY AREAS DISTURBED DURING REMOVAL OF EROSION/SEDIMENTATION CONTROLS.
 - a) This activity will effect approximately 3 acres and includes placement of the permanent BMPs. The temporary BMPs will only be removed once the permanent BMPs have been established.
- 7) PROJECT ENGINEER INSPECTS JOB AND WRITES LETTER OF CONCURRENCE TO THE PERMITTING AUTHORITY, FINAL INSPECTION WILL BE SCHEDULED UPON RECEIPT OF THE LETTER.
- 8) REMOVE ALL TRASH AND DEBRIS FROM THE SITE AND DISPOSE OF LEGALLY.



ATTACHMENT D: Temporary Best Management Practices and Measures

As shown in the erosion and sediment control plan, to protect surface streams during construction activities silt fence will be placed on the downslope along the property line where construction activities end. In addition, a construction entrance will be utilitized to filter stormwater through the rock material, inlet protection will be placed at installed inlets and rock berms will be placed in the drainage culvert to the east of the site to protect the surface streams further from any sediment that does make it through the other BMP controls.

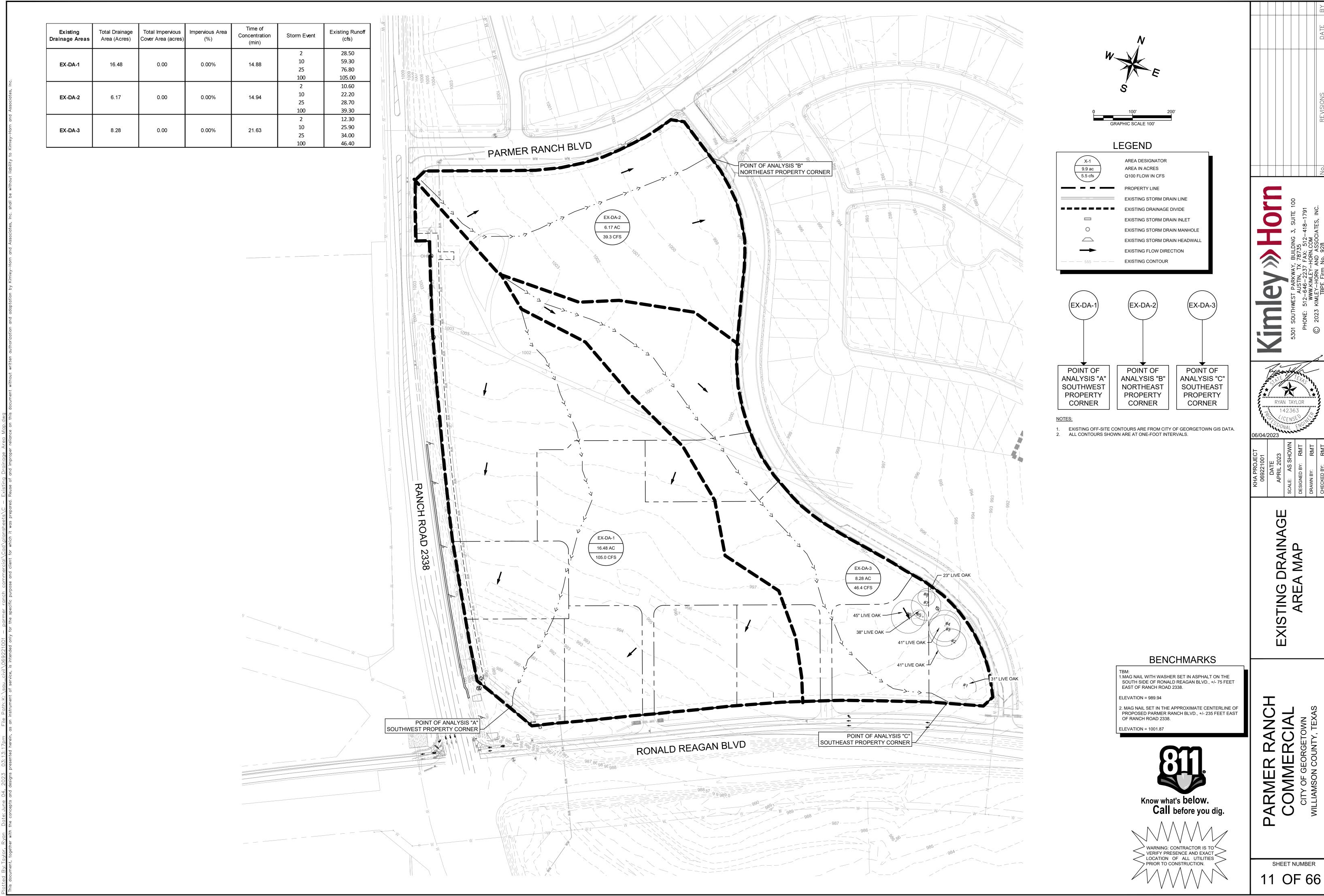


ATTACHMENT F: Structural Practices

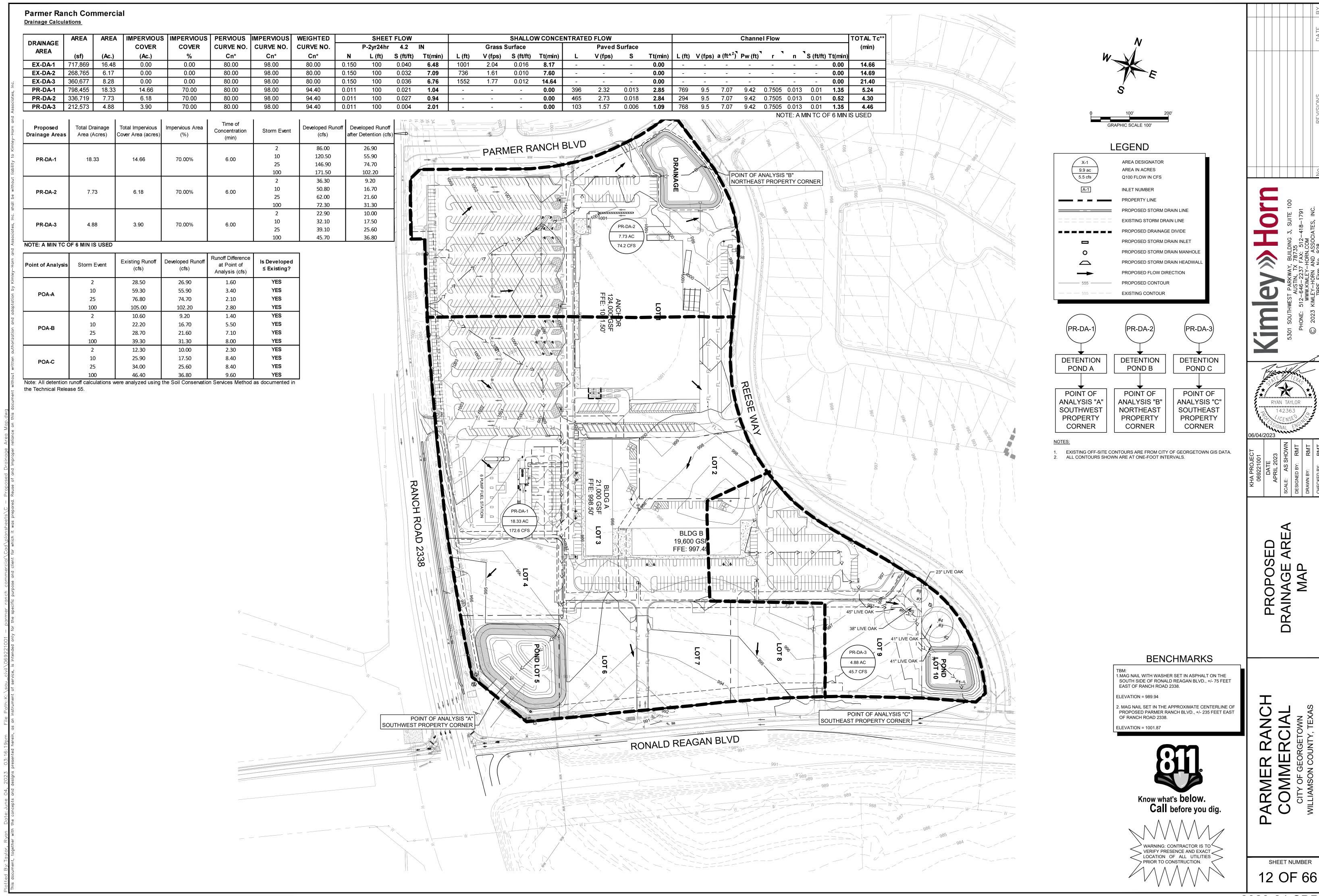
The plan for temporary structural controls on this site include placing silt fence at the down slope of the site that will collect sediment prior to entering a stream. This will allow for the sediment to be clean out for continued effective usage of the silt fence.



ATTACHMENT G: Drainage Area Map



2023-24-SDP





ATTACHMENT I: Inspection and Maintenance for BMPs

A. Inspection Schedule

- 1. All disturbed areas, as well as all erosion and sediment control devices, will be inspected according to one of the following schedules:
 - a) at least every seven (7) calendar days and within 24 hours after a rainfall of 0.25" or greater, or
 - b) every seven (7) days on the same day of the week each week, regardless of whether or not there has been a rainfall event since the previous inspection.
- 2. Inspections will occur on the schedule provided in this plan and any changes made to the schedule must adhere to the following:
 - a) the schedule can change a maximum of one time each month,
 - b) the schedule change must be implemented at the beginning of a calendar month, and
 - c) the reason for the schedule change must be documented in this plan (an inspection schedule form is located below).

B. Inspection Reports

- 1. Completed inspection reports (see below) will include the following information:
 - a) scope of the inspection,
 - b) date of the inspection,
 - c) name(s) of personnel making the inspection,
 - d) reference to qualifications of inspection personnel,
 - e) observed major construction activities, and
 - f) actions taken as a result of the inspection.
- 2. All disturbed areas (on and off-site), areas for material storage locations where vehicles enter or exit the site, and all of the erosion and sediment controls that were identified as part this plan must be inspected. The inspection report must state whether the site was in compliance or identify any incidents of non-compliance. The report will be signed by the qualified inspector in accordance with the TPDES general permit and filed in this plan. A sample Inspection Report is included below along with an Inspector Qualification Form. All reports and inspections required by the general construction permit will be completed by a duly authorized representative.
- 3. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in this plan, and wherever possible, those changes implemented before the next storm event or as soon as practicable. A list of maintenance guidelines are included below.



4. Inspection reports will be kept in the Operator's file, along with this plan, for at least three years from the date that the NOT is submitted to the TCEQ for the construction site.

C. Final Stabilization

Final stabilization of the construction site has been achieved when all soil disturbing activities at the site have been completed, and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. If a vegetative cover cannot be established, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) can be employed. When these conditions have been met, BMPs can be removed from the construction area.



Inspector Qualifications*

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

^{*}Personnel conducting inspections must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.



INSPECTION SCHEDULE

Inspections must be conducted:

- Option 1 at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.25 inch or greater
- Option 2 at least once every 7 calendar days, regardless of whether or not there has been a rainfall event since the previous inspection.

Any changes to the schedule are conducted in accordance with the following:

- the schedule is changed a maximum of one time each month,
- the schedule change must be implemented at the beginning of a calendar month, and
- the reason for the schedule change must be documented below.

Date	Schedule Option	Reason for Schedule Change



Construction Site SWP3 Inspection Report

	□ Complies	
Status	□ Warning	No.
St	□ Project Shutdown	

•	On-	Site	Up-to-date		
SWP3	Yes	No ¹	Yes	No ²	
S					

	Project:	Date:
al tion	Address:	Inspector:
<u> </u>		Qualifications: see Appendix E of SWP3
Gen		Weather Conditions:
=	Owner:	Contractor:

	l ava l with l					
	BMP Maint.		nt.			
BMP	In U	Ise	Req'd		Comments	
	Yes	No	Yes ²	No		
	-					

¹The SWP3 must be retained on-site at the construction site or, if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3.

²Items marked in this column need to be addressed in the Actions to be Taken table.



ACTIONS TO BE TAKEN	RESPONSIBLE PERSON(S)	DUE DATE	DATE COMPLETED	INITIALS	
NOTE: These reports will be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years. A copy of the SWP3 will be kept at the site at all times during construction.					
CERTIFICATION STATEMENT: "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."					
Name:					
Address:					
Telephone:					
Site Location:					
Inspector Signature:			Date:		



MAINTENANCE GUIDELINES

- 1. Below are some maintenance practices to be used to maintain erosion and sediment controls:
 - All control measures will be inspected according to the schedule identified in Appendix
 E.
 - All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
 - BMP Maintenance (as applicable)
 - Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
 - Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
 - o Drainage swale will be inspected and repaired as necessary.
 - o Inlet control will be inspected and repaired as necessary.
 - Check dam will be inspected and repaired as necessary.
 - Straw bale dike will be inspected and repaired as necessary.
 - o Diversion dike will be inspected and any breaches promptly repaired.
 - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
 - o If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
 - Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.
- 2. To maintain the above practices, the following will be performed:
 - Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.
 - Any necessary revisions to the SWP3 as a result of the inspection must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the SWP3 and wherever possible those changes implemented before the next storm event.
 - Personnel selected for inspection and maintenance responsibilities must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.



ATTACHMENT J: Schedule of Interim and Permanent Soil Stabilization Practices

Construction Activity Schedule

Activities	Start Date	Finish Date
1.Demolition (0.25-acres): Silt fence protection, tree protection, rock berm		
2.Rough Grading (32.5-acres): Construction entrance/exit shall be installed and all prior erosion control measures installed above to be maintained as necessary during rough grading.		
3.Utility Installation (1-acres): All prior erosion control measures installed above to be maintained as necessary during utility installation, inlet protection shall be installed as storm drainage system is constructed.		
4.Building Construction (4-acres): All prior erosion control measures installed above to maintained as necessary during construction.		
5.Paving (20-acres): All prior erosion control measures installed above to be maintained as necessary during paving and throughout the remainder of the project.		
6.Final Grading/Soil Stabilization/Landscaping (5-acres): All temporary erosion control measures to be removed at the conclusion of the project once final stabilization has been achieved. All affected storm sewer inlets and post development BMPs shall be cleaned prior to site completion.		

^{*}Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

^{*}Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

Agent Authorization Form

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

76-12-	Milo Burdette
	Print Name
	Vice President
	Title - Owner/President/Other
	RO Parmer Ranch, GP,LLC, a Texas limited liability company, General er Ranch Retail, Ltd.
Partitlei Oi Parti	Corporation/Partnership/Entity Name
have authorized	Ryan Taylor
	Print Name of Agent/Engineer
of	Kimley-Horn and Associates
	Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

Mile By Jette
Applicant's Signature

6/8/2023 Date

THE STATE OF __Texas_ §

BETH & BETH & BOLLOW BOLLOW BOLLOW BETH & STEEL BOLLOW BOL

County of <u>Travis</u> §

BEFORE ME, the undersigned authority, on this day personally appeared <u>Milo Burdette</u>, 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 8th day of June, 2023.

NOTARY PUBLIC

Ilsa Beth

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 05-20-26

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: <u>Parmer Ranch Commercial</u> Regulated Entity Location: <u>10128 RR 2338</u>, <u>Georgetown</u>, TX 78633

Name of Customer: Parmer Ranch Retail, Ltd.

Contact Person: Ryan Taylor	Pł	none: <u>737-236-0597</u>	
Customer Reference Number (if i	ssued):CN <u>N/A</u>		
Regulated Entity Reference Number	oer (if issued):RN <u>N/</u>	<u>7</u>	
Austin Regional Office (3373)			
Hays Travis	Williamson		
San Antonio Regional Office (336	52)		
Bexar	Medina		Uvalde
Comal	Kinney		
Application fees must be paid by	check, certified chec	k, or money order, p	ayable to the Texa s
Commission on Environmental Ofform must be submitted with yo	-		•
Austin Regional Office		San Antonio Regio	nal Office
Mailed to: TCEQ - Cashier		Overnight Delivery	to: TCEQ - Cashier
Revenues Section		12100 Park 35 Circ	cle
Mail Code 214		Building A, 3rd Flo	or
P.O. Box 13088		Austin, TX 78753	
Austin, TX 78711-3088		(512)239-0357	
Site Location (Check All That App	oly):		
Recharge Zone	Contributing Zo	ne 🔲 T	ransition Zone

☐ Recharge Zone			Ition Zone
Type of P	Size	Fee Due	
Water Pollution Abatement Pla	n, Contributing Zone		
Plan: One Single Family Residen	ntial Dwelling	Acres	\$
Water Pollution Abatement Pla	n, Contributing Zone		
Plan: Multiple Single Family Res	sidential and Parks	Acres	\$
Water Pollution Abatement Pla	n, Contributing Zone		
Plan: Non-residential		30.94 Acres	\$ 6,500
Sewage Collection System		L.F.	\$
Lift Stations without sewer lines	S	Acres	\$
Underground or Aboveground S	Storage Tank Facility	Tanks	\$
Piping System(s)(only)		Each	\$
Exception		Each	\$

Type of Plan	Size	Fee Due
Extension of Time	Each	\$

Date: <u>07/24/2023</u>

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 Area in	
Project	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,	< 1	\$3,000
multi-family residential, schools, and other sites	1 < 5	\$4,000
where regulated activities will occur)	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

Project	Fee
Extension of Time Request	\$150



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

New Pern	nit, Registra	ation or Authorization	(Core Data Fo	rm should be	submitted	d with the pro	gram applicatio	n.)		
Renewal	(Core Data	Form should be subm	itted with the i	renewal form))		Other			
2. Customer	Customer Reference Number (if issued) Follow this link to se for CN or RN number									
CN	⁻				Registry**	RN				
SECTIO	N II:	Customer	Inforr	mation	1					
4. General Cu	ıstomer Ir	formation	5. Effective	e Date for Cu	ustomer	Informatio	1 Updates (mn	n/dd/yyyy)		
New Custor □Change in Le		Uverifiable with the Te	=	omer Informa		_	inge in Regulate lic Accounts)	d Entity Owr	nership	
The Custome	r Name su	ıbmitted here may	be updated	automatical	lly based	on what is	current and a	ctive with t	he Texas Sec	cretary of State
(SOS) or Texa	s Comptro	oller of Public Acco	unts (CPA).							
6. Customer	Legal Nam	ne (If an individual, pr	int last name f	irst: eg: Doe, J	Iohn)		If new Custo	mer, enter pr	revious Custon	ner below:
Parmer Ranch	Retail, Ltd.									
7. TX SOS/CP	A Filing N	umber	8. TX State	Tax ID (11 d	ligits)		9. Federal Tax ID 10. DUNS Number			
804704121			3208606070	707			(9 digits)	(9 digits)		
							92-1698363			
11. Type of C	ustomer:	Corpora	tion			Indiv	dual	Partne	ership: \square Ge	neral 🔀 Limited
• •		County		te 🗌 Other			Proprietorship	□ Ot		
12. Number o							13. Indepe	ndently Ow	ned and Op	erated?
⊠ 0-20	21-100] 101-250 251	-500 🔲 50:	1 and higher			⊠ Yes	☐ No		
14. Customer	Role (Pro	posed or Actual) – as	it relates to th	e Regulated Er	ntity listed	d on this form	. Please check o	ne of the foll	lowing	
⊠Owner □ Occupation	al Licensee	Operator Responsible Pa		wner & Opera VCP/BSA App			O1	:her:		
15. Mailing	901 S. Mo	opac Expressway, Buil	ding 2, Suite 5	50						
· ·										
Address:	City	Austin		State	TX	ZIP	78746		ZIP + 4	
16. Country N	Mailing Inf	 f ormation (if outside	USA)			17. E-Mail <i>A</i>	Address (if appl	icable)		
						milo@barsho	p-oles.com			
18. Telephon	18. Telephone Number 19. Extension or Code					de	20. Fax Number (if applicable)			

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(512) 637-0482		() -
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SECTION III: Regulated Entity Information

Concrai Regulated Ell	itity Informa	ation (If 'New Reg	gulate	d Entity" is selec	cted, a new p	ermit applic	ation is a	lso required.)		
New Regulated Entity	Update to	Regulated Entity	Name	e Update	to Regulated	Entity Inforr	nation			
The Regulated Entity Nar as Inc, LP, or LLC).	me submitte	ed may be upda	ted, ii	n order to me	et TCEQ Cor	e Data Sta	ndards	(removal of o	rganizatio	nal endings such
22. Regulated Entity Nam	1e (Enter nam	ne of the site wher	re the	regulated action	n is taking pla	ice.)				
Parmer Ranch Commercial										
23. Street Address of the Regulated Entity:	10128 RR 2	.0128 RR 2338								
(No PO Boxes)	City	Georgetown		State	ТХ	ZIP	7863	3	ZIP + 4	
24. County	Williamson									I
		If no Stree	et Ado	dress is provid	led, fields 2	5-28 are re	quired.	,		
25. Description to THe 30.94 acre site is located in the northeast corner of the intersection of Ronald Reagan Blvd and Ranch Road 2338. Physical Location:										
26. Nearest City State Nearest ZIP Code										
Georgetown	Georgetown TX 78633									
Latitude/Longitude are re used to supply coordinate	-	-	-			ata Stando	ards. (G	eocoding of ti	he Physical	Address may be
27. Latitude (N) In Decim) In Decimal: 30.742412 28. Longitude (W) In Decimal: -97.800797							ecimal:	-97.8007	97
Degrees	Minutes		Secor	nds	Degre	es		Minutes		Seconds
Degrees 30	Minutes	44		33	Degre	es 97		48		3
Degrees	Minutes 30.			33	31. Primar (5 or 6 digit	97 y NAICS C o	ode	48	ondary NAI	3
Degrees 30 29. Primary SIC Code	Minutes 30.	44 Secondary SIC (igits)		33	31. Primar	97 y NAICS C o	ode	48 32. Seco	-	3
Degrees 30 29. Primary SIC Code (4 digits) 5411 33. What is the Primary E	30. (4 d 550)	44 Secondary SIC (igits)	Code	33	31. Primar (5 or 6 digit	97 y NAICS Co s)	ode	48 32. Seco	-	3
Degrees 30 29. Primary SIC Code (4 digits) 5411	30. (4 d 550)	44 Secondary SIC (igits)	Code	33	31. Primar (5 or 6 digit	97 y NAICS Co s)	ode	48 32. Seco	-	3
Degrees 30 29. Primary SIC Code (4 digits) 5411 33. What is the Primary E	30. (4 d 550)	44 Secondary SIC (igits)	Code	33	31. Primar (5 or 6 digit	97 y NAICS Co s)	ode	48 32. Seco	-	3
Degrees 30 29. Primary SIC Code (4 digits) 5411 33. What is the Primary E Commercial Grocery and Ret	30. (4 d 550) Business of t	44 Secondary SIC (igits) 0 Chis entity? (Do	Code	33 repeat the SIC or	31. Primar (5 or 6 digit	97 y NAICS Co		48 32. Seco (5 or 6 dig	gits)	3
Degrees 30 29. Primary SIC Code (4 digits) 5411 33. What is the Primary E Commercial Grocery and Ret 34. Mailing Address:	30. (4 d 550)	44 Secondary SIC (igits)	Code	33	31. Primar (5 or 6 digit	97 y NAICS Co s)	7863	48 32. Seco (5 or 6 dig	-	3
Degrees 30 29. Primary SIC Code (4 digits) 5411 33. What is the Primary E Commercial Grocery and Ret 34. Mailing Address: 35. E-Mail Address:	30. (4 d 550) Business of t	44 Secondary SIC (igits) 0 Chis entity? (Do	Code	33 repeat the SIC or	31. Primar (5 or 6 digit	97 y NAICS Co	78633	48 32. Seco (5 or 6 dig	ziP + 4	3
Degrees 30 29. Primary SIC Code (4 digits) 5411 33. What is the Primary E Commercial Grocery and Ret 34. Mailing Address:	30. (4 d 550) Business of t	44 Secondary SIC (igits) 0 Chis entity? (Do	Code	33 repeat the SIC or	31. Primar (5 or 6 digit	97 y NAICS Co	78633	48 32. Seco (5 or 6 dig	ziP + 4	3

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.

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☐ Dam Safety		Districts	Edwards Aquifer		Emissions Inventory Air	☐ Industrial Hazardous Waste	
Municipal S	olid Waste	New Source Review Air	OSSF		Petroleum Storage Tank	☐ PWS	
Sludge		Storm Water	☐ Title V Air		Tires	Used Oil	
☐ Voluntary C	leanup	☐ Wastewater	☐ Wastewater Agricul	lture 🔲	Water Rights	Other:	
SECTION	SECTION IV: Preparer Information						
40 Name:	Ryan Taylor P F			/1 Title:	Project Manager		

40. Name:	Ryan Taylor, P.	E.		41. Title:	Project Manager
42. Telephone	Number	43. Ext./Code	44. Fax Number	45. E-Mail <i>I</i>	Address
(737)236-0597			() -	ryan.taylor@	kimley-horn.com

SECTION V: Authorized Signature

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

Company:	Kimley-Horn	Project Ma	anager		
Name (In Print):	Ryan Taylor, P.E.	Phone:	(737) 236- 0597		
Signature:	Fjarlyh			Date:	07/24/2023

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