Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Rivery Commercial Subdivision						**2. Regulated Entity No.:** RN111699997			
3. Customer Name: PDC WILLIAMS PLAZA LTD						**4. Customer No.:** CN606119360 & 606165801			
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. Site (acres):**		12.69 AC	
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			Batch Detention			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			San Gabriel			

Application Distribution

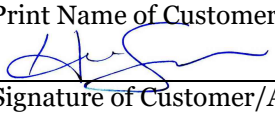
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_X_
Region (1 req.)	___	___	_X_
County(ies)	___	___	_X_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence _X_Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San 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 Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	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. Hollis Scheffler, P.E.
Print Name of Customer/Authorized Agent  8/22/2023
Signature of Customer/Authorized Agent Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

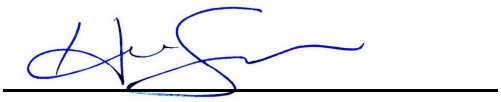
Signature

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

Print Name of Customer/Agent: Hollis Scheffler, P.E.

Date: 8/22/2023

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Rivery Commercial Subdivision
2. County: Williamson
3. Stream Basin: San Gabriel River
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

   ☒ WPAP
   ☐ SCS
   ☒ Modification
   ☐ AST
   ☐ UST
   ☐ Exception Request

7. Customer (Applicant):

   Contact Person: Julie Ward
   Entity: PDC WILLIAMS PLAZA LTD
   Mailing Address: 1313 Williams Drive
   City, State: Georgetown, TX Zip: 78628
   Telephone: 713-822-1758 FAX: N/A
   Email Address: julie.ward@partnersrealestate.com

8. Agent/Representative (If any):

   Contact Person: Hollis Scheffler, P.E.
   Entity: Westwood Professional Services
   Mailing Address: 8701 N. Mopac Expw., Ste. 320
   City, State: Austin, TX Zip: 78759
   Telephone: 512-485-0831 FAX: N/A
   Email Address: hollis.scheffler@westwoodps.com

9. Project Location:

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

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

    The property is located at the NE corner of Williams Drive and Rivery Boulevard

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

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

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

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

    ☒ Survey staking will be completed by this date: 1/1/2023

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

(1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

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

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

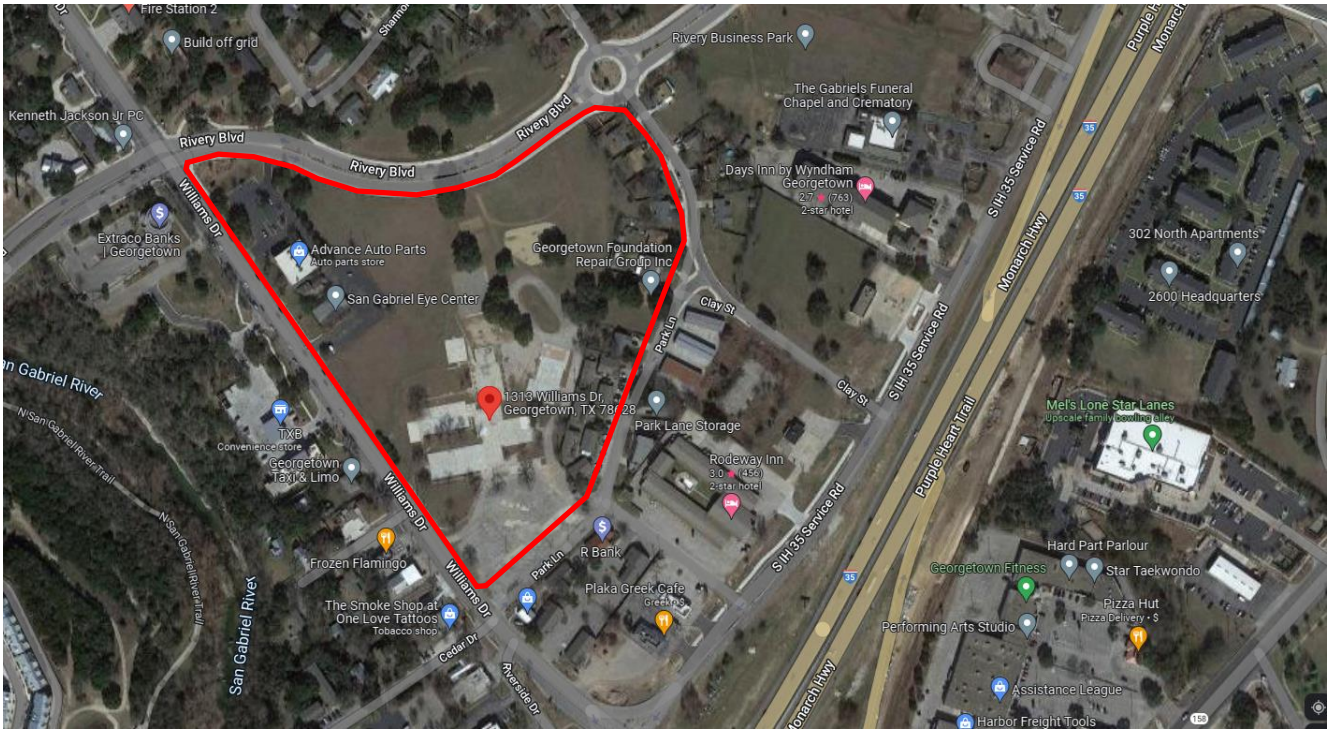
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

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

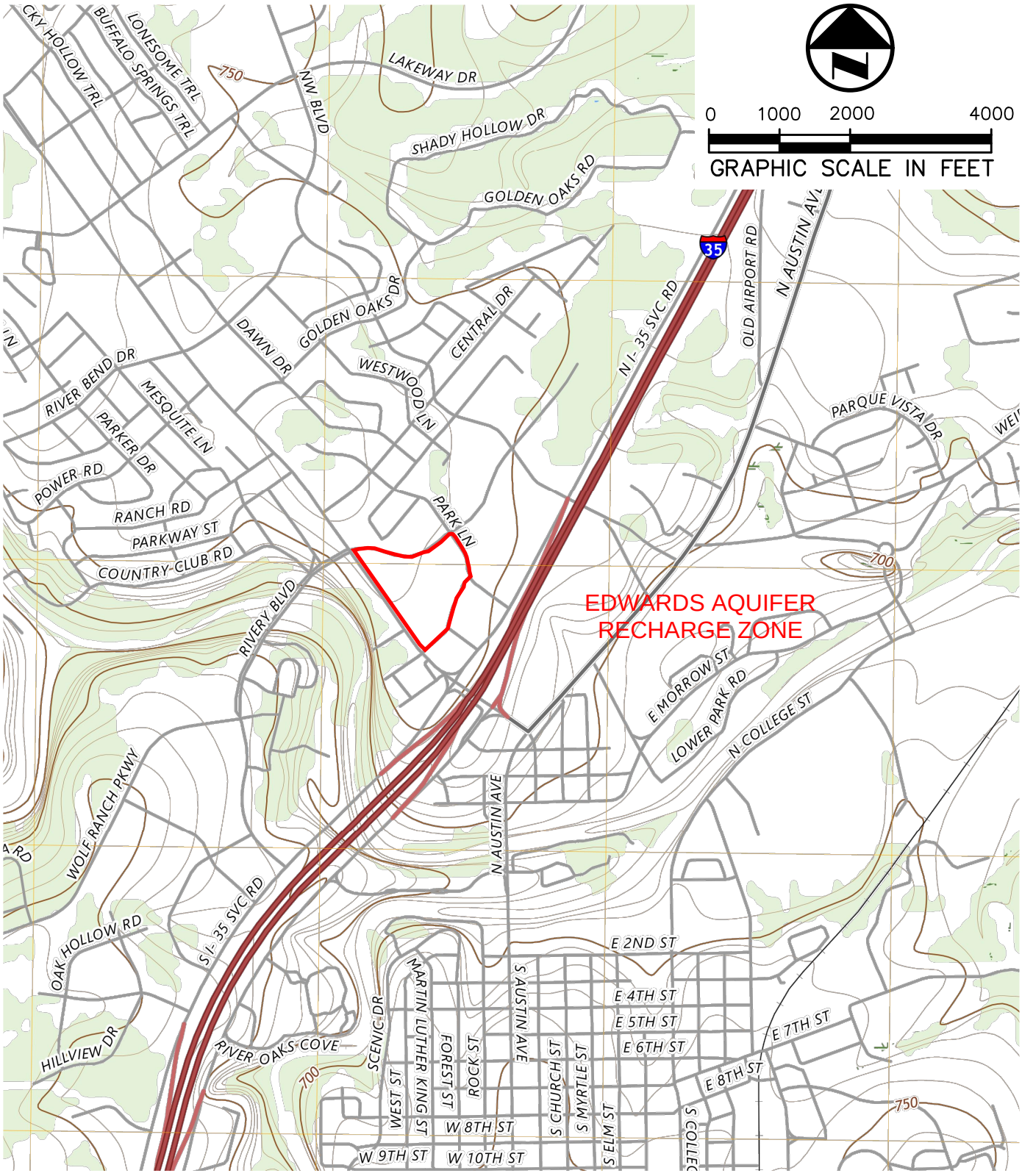
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies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

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

Attachment A – Road Map



Attachment B – USGS / Edwards Recharge Zone Map



ATTACHMENT "B"

USGS/EDWARDS RECHARGE ZONE MAP

GEORGETOWN QUADRANGLE
TEXAS - WILLIAMSON COUNTY
7.5-MINUTE TOPO

Westwood
Westwood Professional Services, Inc.
8701 N. MOPAC EXPWY. STE. 320
AUSTIN, TX 78759 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JPQ	HAS	1"=2000'	2/24/2023	4670-21.455

RIVERY COMMERCIAL SUBDIVISION

JPQUINTANA 2/21/2023 3:54 PM
M:\DWG-46\4670-21.455\SUBMITTALS\2023-02-24 WPAP SUBMITTAL\ARCHIVE\QUAD MAP\QUAD MAP.DWG

Attachment C – Project Description

The Novak GISD Multifamily portion of the Rivery Commercial Subdivision will include the development of a multifamily building with associated drive aisles, parking, and utilities. The total impervious cover on the Novak GISD property is 4.64 acres and are to be treated by the existing batch detention pond. The proposed site is located at 1201, 1205, and 1301 Williams Drive and 1900 Rivery Boulevard in Georgetown, Texas 78628 in the General Commercial Jurisdiction. The existing site consists of some existing pavement pads and some Class D soil classification. According to FEMA Map 48491C0293F (Dated 12/20/2019), the subject site does not fall within a regulatory floodplain. The entire site consists of 12.69 acres with 5.669 acres being developed with this WPAP modification.

The site generally slopes at ±0.5% from the northwest of the site to the southeast. The adjacent properties include medical offices to the north, east and south of the site, residences to the northeast, as well as commercial businesses to the west.

As included in our demolition plans, we will first be removing the existing fences throughout the property in order to have the space open for construction. The existing concrete and asphalt pavement throughout the site will be demolished for the design of the new proposed buildings.

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Russell C Ford Telephone: 512 442-1122

Date: 3/27/18 Fax: _____

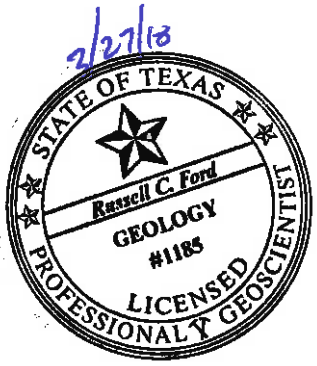
Representing: Terracon Consultants, Inc. (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Former McCoy Elementary School Tract, Williams Drive, Georgetown, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 3/19/18
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone



4. ☒ **Attachment A - Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
GsB	D	0-3

** Soil Group Definitions (Abbreviated)*

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

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.

7. ☒ **Attachment C – Site Geology**. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.

8. ☒ **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

   Applicant's Site Plan Scale: 1" = _'
   Site Geologic Map Scale: 1" = 100'
   Site Soils Map Scale (if more than 1 soil type): 1" = _'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☐ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☒ Geologic or manmade features were not discovered on the project site during the field investigation.

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

    ☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
    - ☐ The wells are not in use and have been properly abandoned.
    - ☐ The wells are not in use and will be properly abandoned.
    - ☐ The wells are in use and comply with 16 TAC Chapter 76.

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

Administrative Information

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

ATTACHMENT A

NO FEATURES OBSERVED

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: Former McCoy Elementary School Tract, Williams Drive, Georgetown, Texas

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	≥1.6	

* DATUM NAD27

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	Other materials

12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Natural Resource Conservation Commission's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

My signature certifies that I am qualified as a geologist as defined by 30 TAC 213

Date 3/27/18

TNRCC-0585-Table (Rev. 5-1-02)

Sheet 1 of 1

Attachment B

Stratigraphic Column
Former McCoy Elementary School Tract
Williams Drive, Georgetown, Texas

HYDROGEOLOGIC SUBDIVISION	FORMATION	THICKNESS (feet)	LITHOLOGY
Edwards Aquifer	Edwards Limestone	150	Mudstone to packstone, crystalline limestone, wackestone

Source: Senger, Collins and Kreitler, 1990

Attachment C

SITE-SPECIFIC GEOLOGY

The Geologic Assessment (GA) of the Former McCoy Elementary School Tract was performed by Mr. Russell C. Ford, P.G., of Terracon on March 19, 2018. The site is located on the north corner of Williams Drive and Park Lane in Georgetown, Texas. The site is approximately 16.161-acres in size and is developed with the former McCoy Elementary School buildings.

Exhibit 1 (attached) is a site location map depicting the site in relation to the surrounding area. The areas immediately surrounding the site are a mix of residential and commercial properties. The site is characterized as gently sloping to the south and east. Site elevation ranges from about 760 feet above mean sea level (msl) to 750 feet above msl. The North Fork of the San Gabriel River is located offsite to the south.

The surficial geologic unit present at the site has been identified as the Edwards Limestone. Exhibit 2 (attached) is a geologic map of the site. The Edwards consists of massive to thin bedded limestones and dolostones. The formation is characterized by honeycomb textures, collapse breccias and cavern systems, which account for most of the significant porosity within the strata that compose most of the aquifer. The site is located entirely within the recharge zone of the Edwards Aquifer and the recharge zone boundary is located about 500 feet to the south of the site corresponding to the location of the San Gabriel River. Table 1 (attached) is a stratigraphic column prepared for the site. Exposure of this unit onsite is obscured by the existing soil cover and vegetation present. No faulting was observed on the site and the nearest mapped fault is located approximately 1,000 feet east of the site. The fault, which trends toward the northeast, is associated with the Balcones Fault zone which represents the dominant structural trend in the vicinity of the site. The completed Geologic Assessment form is attached.

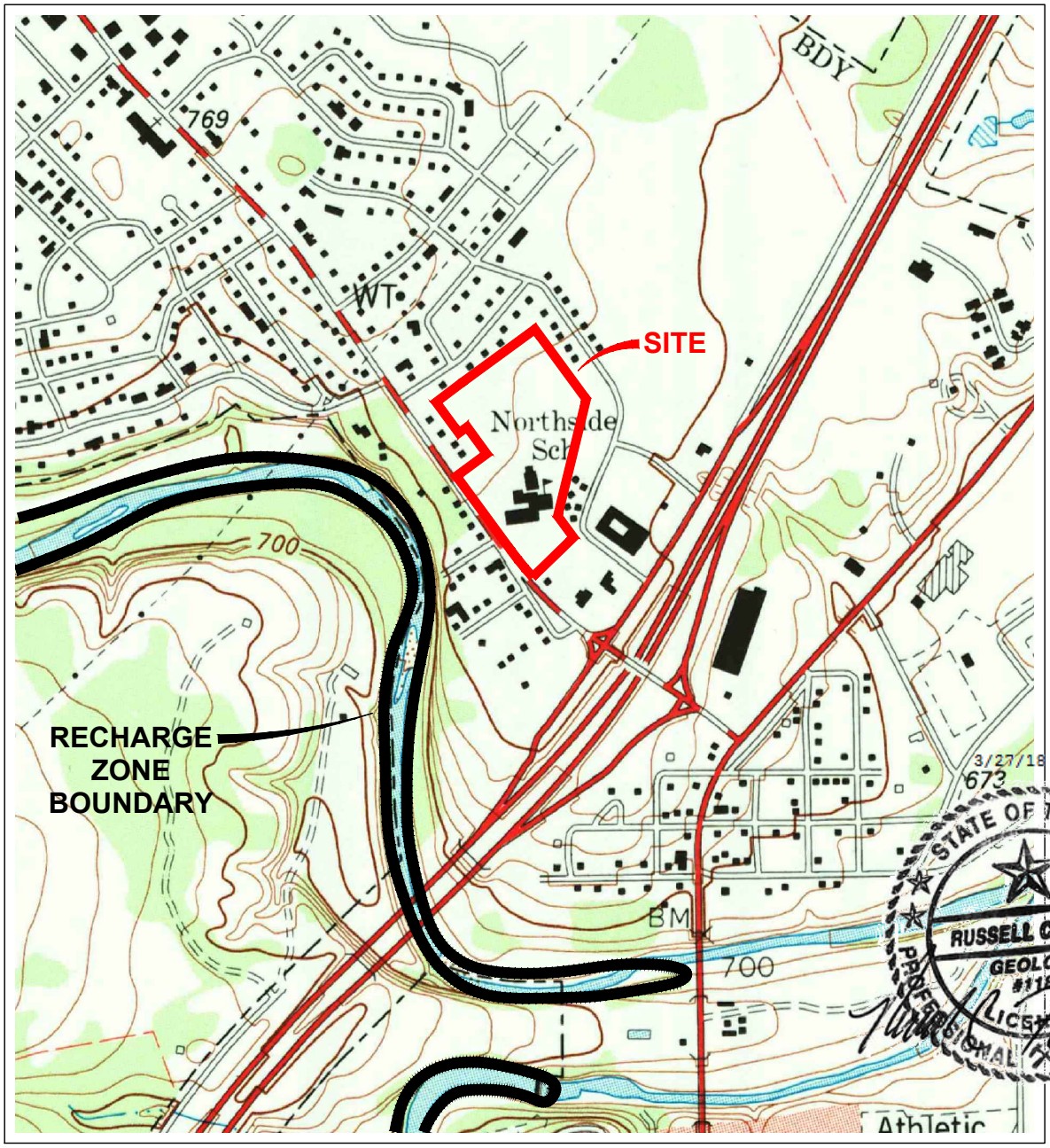
No geologic features were observed on the site. Due to the lack of any significant sensitive recharge features observed on the site, the potential for fluid movement to the Edwards aquifer beneath the project is considered low.

No streams or springs were observed onsite. A review of the site maps contained in the City of Georgetown Ordinance 2015-14 indicated there are no known springs occupied by the Georgetown Salamander on the site and the nearest known occupied site is located approximately one mile east of the site (San Gabriel Spring).

3/27/18

STATE OF TEXAS
Russell C. Ford
GEOLOGY
#1185
LICENSED
PROFESSIONAL GEOSCIENTIST

UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1:12,000

.5 .25 0 KILOMETERS .5 1
500 0 METERS 500 1000

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MILES

500 0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

Georgetown, Texas
30097-F6-TF-024
1982
7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr: RF	Project No. 96187198A	Terracon Consulting Engineers and Scientists	TOPOGRAPHIC MAP	EXHIBIT
Drawn By: ATX Drafting	Scale: AS SHOWN	5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735	McCoy Elementary School Tract	1
Checked By: RF	File No. 96187198A	PH. (512) 442-1122 FAX (512) 442-1181	Williams Drive	
Approved By: RF	Date: Mar 26, 2018		Georgetown, Williamson County, Texas	

3/27/18

STATE OF TEXAS
RUSSELL C. FORD
GEOLOGY
81138
LICENSED
PROFESSIONAL

N

100 0 50 100
APPROXIMATE SCALE IN FEET

LEGEND

Site Boundary

Ked Edwards Formation

Project Mngr: RF Drawn By: ATX Drafting Checked By: RF Approved By: RF	Project No: 96187198A Scale: AS SHOWN File No. 96187198A Date: Mar 26, 2018	Terracon Consulting Engineers and Scientists 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735 PH. (512) 442-1122 FAX (512) 442-1181	SITE GEOLOGIC MAP McCoy Elementary School Tract Williams Drive Georgetown, Williamson County, Texas	EXHIBIT 2

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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.

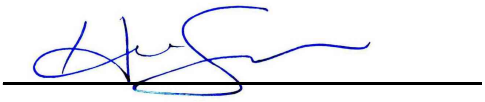
Signature

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 request for a **Modification of a Previously Approved Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Hollis Scheffler, P.E.

Date: 8/22/2023

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Rivery Commercial Subdivision
   Original Regulated Entity Name: Rivery Commercial Subdivision
   Regulated Entity Number(s) (RN): 111699997
   Edwards Aquifer Protection Program ID Number(s): 11003538
   ☒ The applicant has not changed and the Customer Number (CN) is: 606119360 & 606165801
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):
   - ☐ Physical or operational modification of any water pollution abatement structure(s) including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
   - ☐ Change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
   - ☒ Development of land previously identified as undeveloped in the original water pollution abatement plan;
   - ☐ Physical modification of the approved organized sewage collection system;
   - ☐ Physical modification of the approved underground storage tank system;
   - ☐ Physical modification of the approved aboveground storage tank system.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

WPAP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	12.69	12.69
Type of Development	Commercial	Commercial & Multifamily
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	3.07	7.78
Impervious Cover (%	24.19	61.31
Permanent BMPs	Credit & Batch Det	Batch Detention
Other	N/A	N/A

SCS Modification Summary	***Approved Project***	***Proposed Modification***
Linear Feet	N/A	N/A
Pipe Diameter	N/A	N/A
Other	N/A	N/A

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	N/A	N/A
Volume of ASTs	N/A	N/A
Other	N/A	N/A

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	N/A	N/A
Volume of USTs	N/A	N/A
Other	N/A	N/A

5. ☒ **Attachment B: Narrative of Proposed Modification**. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including any previous modifications, and how this proposed modification will change the approved plan.

6. ☒ **Attachment C: Current Site Plan of the Approved Project**. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - ☒ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. ☐ The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
   ☒ Acreage has not been added to or removed from the approved plan.

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

Attachment A – Original Approval Letter

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 4, 2023

Ms. Julie Ward
PDC Williams Plaza Ltd.
1313 Williams Dr.
Georgetown, Texas 78628

Re: Approval of a Water Pollution Abatement Plan (WPAP)
Rivery Commercial Subdivision; Located Southeast of Rivery Blvd. and Williams Dr.; Georgetown, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11003538; Regulated Entity No. RN111699997

Dear Ms. Ward:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Westwood Professional Services on behalf of the applicant, PDC Williams Plaza Ltd. on March 16, 2023. Final review of the application was completed after additional material was received on June 1, 2023, June 9, 2023, June 27, 2023, July 18, 2023, and July 25, 2023.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

This approval letter supersedes and replaces the prior approval letter dated July 19, 1995, for the Raye McCoy Elementary School WPAP (EAPP ID No. 11-95071201), which shall hereafter be void and of no effect.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 12.69 acres. The project will include three commercial buildings with associated grading, utilities, parking, sidewalks, a public roadway, water quality facilities, and associated appurtenances. The impervious cover will be 3.07 acres (24.19 percent). Project wastewater will be disposed of by conveyance to the existing Brushy Creek West Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

This commercial development received 3.07 acres of pre-rule impervious cover credit for this project. No permanent BMPs are required.

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a batch detention basin, designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff for future development.

The permanent BMPS shall be operational prior to occupancy or use of future projects. A request for Modification of an Approved Water Pollution Abatement Plan (WPAP-MOD) and approval will be required prior to the construction of associated impervious cover. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial unit of the site is Edwards Limestone. No sensitive geologic features were identified in the GA. The site assessment conducted on May 15, 2023, by TCEQ staff determined the site to be generally as described by the GA.

SPECIAL CONDITIONS

I. Additional development outside the scope of this project is ineligible for pre-rule impervious cover credit. All impervious cover in addition to the 3.07 acres approved in this project will be required to meet the 80 percent removal of the increased load in total suspended solids (TSS).

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the

property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.

4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

<u>During Construction:</u>

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of five hundred gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.

9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.

10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.

11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

13. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

15. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE must certify in writing that the **permanent** BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

16. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Ms. Betsy Yockey of the Edwards Aquifer Protection Program at 512-239-7014 or the regional office at 512-339-2929.

Sincerely,

Lillian Butler

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

LIB/bmy

cc: Ms. Hollis Scheffler, P.E., Westwood Professional Services

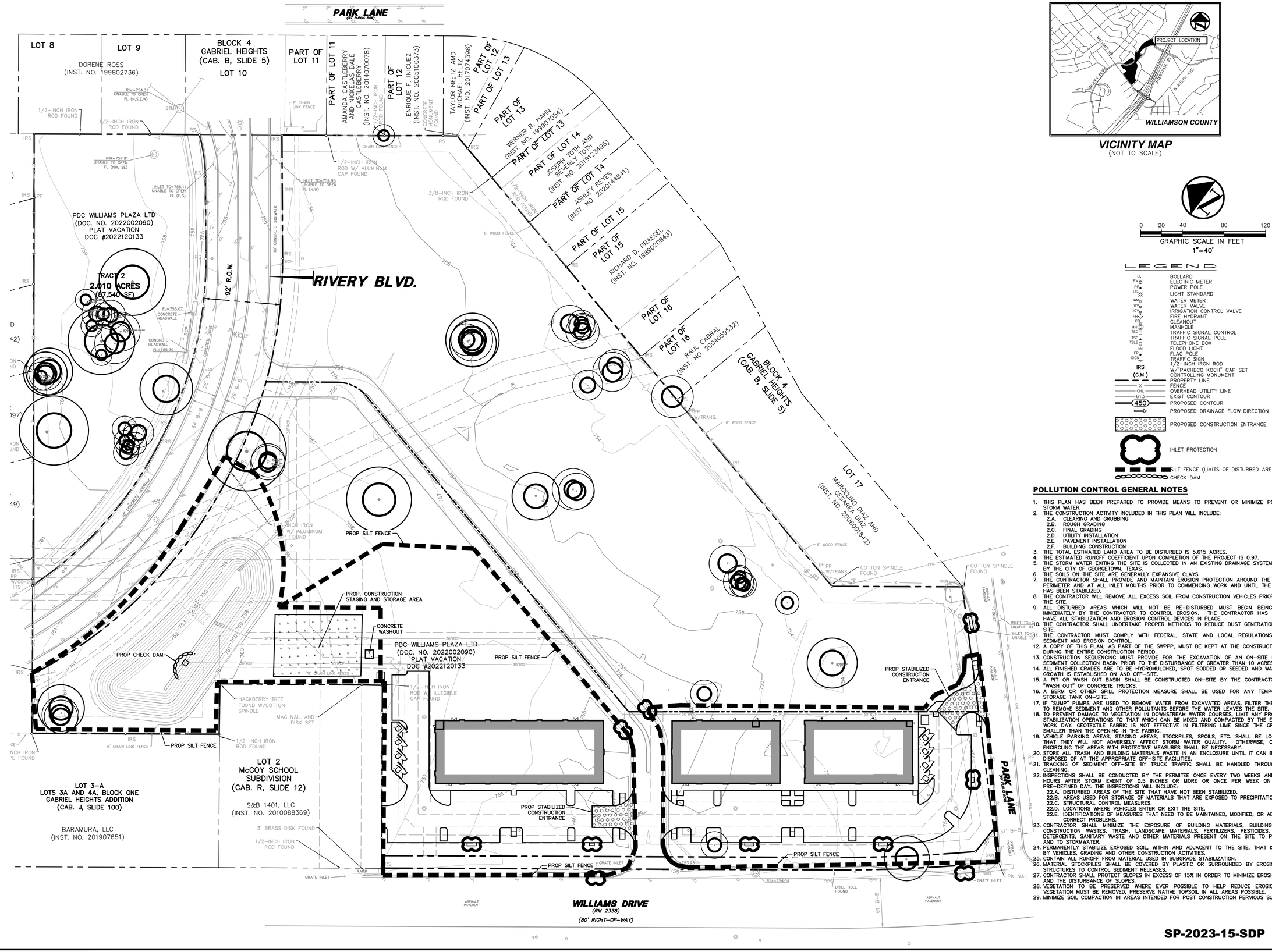
Attachment B – Narrative of Proposed Modification

The intent of this Water Pollution Abatement Plan (WPAP) Modification is to update the impervious cover for the project. PDC Williams Plaza Ltd. and Novak GISD Multifamily, LLC are developing this project in conjunction. The pre-rule existing impervious cover was used for the PDC Williams Plaza site, and the batch detention pond is sized for the Novak GISD Multifamily portion of the property.

The WPAP approved on August 4, 2023, allowed 3.07 acres of impervious cover (24.19%) to be developed using pre-rule impervious cover. In addition, the batch detention pond was approved with the WPAP to treat the Novak GISD portion of the property, but no impervious cover was proposed at the time of application. The existing batch detention pond had water quality volume to account for 5.08 acres of impervious cover. This modification to the approved WPAP will use 4.71 acres of 5.08 pre-planned impervious cover of the batch detention pond. The total impervious cover being proposed is now 7.78 acres of impervious cover (61.3%).

The volume calculations for the pond have remained the same since the pond was already designed for the impervious cover being proposed.

Attachment C – Current Site Plan of the Approved Project



VICINITY MAP
(NOT TO SCALE)

0 20 40 80 120
GRAPHIC SCALE IN FEET
1"=40'

LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- IRS (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- EXIST CONTOUR
- 450 PROPOSED CONTOUR
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- SILT FENCE (LIMITS OF DISTURBED AREA)
- CHECK DAM

POLLUTION CONTROL GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED TO PROVIDE MEANS TO PREVENT OR MINIMIZE POLLUTION OF STORM WATER.
2. THE CONSTRUCTION ACTIVITY INCLUDED IN THIS PLAN WILL INCLUDE:
   - 2.A. CLEARING AND GRUBBING
   - 2.B. ROUGH GRADING
   - 2.C. FINAL GRADING
   - 2.D. UTILITY INSTALLATION
   - 2.E. PAVEMENT INSTALLATION
   - 2.F. BUILDING CONSTRUCTION
3. THE TOTAL ESTIMATED LAND AREA TO BE DISTURBED IS 5.615 ACRES.
4. THE ESTIMATED RUNOFF COEFFICIENT UPON COMPLETION OF THE PROJECT IS 0.97.
5. THE STORM WATER EXITING THE SITE IS COLLECTED IN AN EXISTING DRAINAGE SYSTEM MAINTAINED BY THE CITY OF GEORGETOWN, TEXAS.
6. THE SOILS ON THE SITE ARE GENERALLY EXPANSIVE CLAYS.
7. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION PROTECTION AROUND THE WORK AREA PERIMETER AND AT ALL INLET MOUTHS PRIOR TO COMMENCING WORK AND UNTIL THE WORK AREA HAS BEEN STABILIZED.
8. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
9. ALL DISTURBED AREAS WHICH WILL NOT BE RE-DISTURBED MUST BEGIN BEING STABILIZED IMMEDIATELY BY THE CONTRACTOR TO CONTROL EROSION. THE CONTRACTOR HAS 14 DAYS TO HAVE ALL STABILIZATION AND EROSION CONTROL DEVICES IN PLACE.
10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE AND LOCAL REGULATIONS REGARDING SEDIMENT AND EROSION CONTROL.
12. A COPY OF THIS PLAN, AS PART OF THE SWPPP, MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
13. CONSTRUCTION SEQUENCING MUST PROVIDE FOR THE EXCAVATION OF AN ON-SITE BASIN AS A SEDIMENT COLLECTION BASIN PRIOR TO THE DISTURBANCE OF GREATER THAN 10 ACRES OF LAND.
14. ALL FINISHED GRADES ARE TO BE HYDROMULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED ON AND OFF-SITE.
15. A PIT OR WASH OUT BASIN SHALL BE CONSTRUCTED ON-SITE BY THE CONTRACTOR FOR THE "WASH OUT" OF CONCRETE TRUCKS.
16. A BERM OR OTHER SPILL PROTECTION MEASURE SHALL BE USED FOR ANY TEMPORARY FUEL STORAGE TANK ON-SITE.
17. IF "SUMP" PUMPS ARE USED TO REMOVE WATER FROM EXCAVATED AREAS, FILTER THE DISCHARGE TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER LEAVES THE SITE.
18. TO PREVENT DAMAGE TO VEGETATION IN DOWNSTREAM WATER COURSES, LIMIT ANY PROPOSED LIME STABILIZATION OPERATIONS TO THAT WHICH CAN BE MIXED AND COMPACTED BY THE END OF EACH WORK DAY. GEOTEXTILE FABRIC IS NOT EFFECTIVE IN FILTERING LIME SINCE THE GRAIN SIZE IS SMALLER THAN THE OPENING IN THE FABRIC.
19. VEHICLE PARKING AREAS, STAGING AREAS, STOCKPILES, SPOILS, ETC. SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. OTHERWISE, COVERING OR ENCIRCLING THE AREAS WITH PROTECTIVE MEASURES SHALL BE NECESSARY.
20. STORE ALL TRASH AND BUILDING MATERIALS WASTE IN AN ENCLOSURE UNTIL IT CAN BE PROPERLY DISPOSED OF AT THE APPROPRIATE OFF-SITE FACILITIES.
21. TRACKING OF SEDIMENT OFF-SITE BY TRUCK TRAFFIC SHALL BE HANDLED THROUGH REGULAR CLEANING.
22. INSPECTIONS SHALL BE CONDUCTED BY THE PERMITEE ONCE EVERY TWO WEEKS AND WITHIN 24 HOURS AFTER STORM EVENT OF 0.5 INCHES OR MORE OR ONCE PER WEEK ON A SPECIFIC PRE-DEFINED DAY. THE INSPECTIONS WILL INCLUDE:
    - 22.A. DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN STABILIZED.
    - 22.B. AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
    - 22.C. STRUCTURAL CONTROL MEASURES.
    - 22.D. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
    - 22.E. IDENTIFICATIONS OF MEASURES THAT NEED TO BE MAINTAINED, MODIFIED, OR ADDED TO CORRECT PROBLEMS.
23. CONTRACTOR SHALL MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE TO PRECIPITATION AND TO STORMWATER.
24. PERMANENTLY STABILIZE EXPOSED SOIL, WITHIN AND ADJACENT TO THE SITE, THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION ACTIVITIES.
25. CONTAIN ALL RUNOFF FROM MATERIAL USED IN SUBGRADE STABILIZATION.
26. MATERIAL STOCKPILES SHALL BE COVERED BY PLASTIC OR SURROUNDED BY EROSION CONTROL STRUCTURES TO CONTROL SEDIMENT RELEASES.
27. CONTRACTOR SHALL PROTECT SLOPES IN EXCESS OF 15% IN ORDER TO MINIMIZE EROSION OF SOILS AND THE DISTURBANCE OF SLOPES.
28. VEGETATION TO BE PRESERVED WHERE EVER POSSIBLE TO HELP REDUCE EROSION. WHERE VEGETATION MUST BE REMOVED, PRESERVE NATIVE TOPSOIL IN ALL AREAS POSSIBLE.
29. MINIMIZE SOIL COMPACTION IN AREAS INTENDED FOR POST CONSTRUCTION PERVIOUS SURFACE.

SP-2023-15-SDP

Pacheco Koch
a Westwood company
8701 N. MOPAC EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DESCRIPTION	DATE	BY

WILLIAMS PLAZA
1201, 1205, 1301 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TX

EROSION CONTROL PLAN

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 7/24/2023 ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JAS	MAR 2023

SHEET NO.
7

PK-4670-21.455EROS_PH1.DWG

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), Effective June 1, 1999

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

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

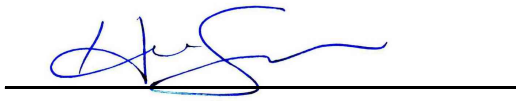
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Hollis Scheffler, P.E.

Date: 8/22/2023

Signature of Customer/Agent:



Regulated Entity Name: Rivery Commercial Subdivision

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:_____
   ☒ Residential: Number of Living Unit Equivalents:222 (295 MF units * 0.75)
   ☒ Commercial
   ☐ Industrial
   ☐ Other:_____

2. Total site acreage (size of property):12.69

3. Estimated projected population:425

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	156,855	÷ 43,560 =	3.60
Parking	72,433	÷ 43,560 =	1.66
Other paved surfaces	109,535	÷ 43,560 =	2.51
Total Impervious Cover	338,823	÷ 43,560 =	7.78

Total Impervious Cover 7.78 **÷ Total Acreage** 12.69 **X 100 =** 61.3**% Impervious Cover**

5. ☒ **Attachment A - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.

6. ☒ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

   Width of R.O.W.: _____ feet.
   L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

10. Length of pavement area: _____ feet.

    Width of pavement area: _____ feet.
    L x W = _____ Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
    Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

11. ☐ A rest stop will be included in this project.

    ☐ A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100% Domestic	81,376Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 81,376	

15. Wastewater will be disposed of by:

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

- ☐ **Attachment C - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.
- ☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):

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

- ☐ The SCS was previously submitted on_____.
- ☐ The SCS was submitted with this application.
- ☒ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

☒ The sewage collection system will convey the wastewater to the San Gabriel Wastewater (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 40' and 50'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firm Panel 48491C0293F effective December 20, 2019.

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

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

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

☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

☐ The wells are not in use and have been properly abandoned.
☐ The wells are not in use and will be properly abandoned.
☐ The wells are in use and comply with 16 TAC §76.

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

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

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.
☐ **Attachment D - Exception to the Required Geologic Assessment**. A request and justification for an exception to a portion of the Geologic Assessment is attached.

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

23. ☒ Areas of soil disturbance and areas which will not be disturbed.

24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

25. ☒ Locations where soil stabilization practices are expected to occur.

26. ☐ Surface waters (including wetlands).

    ☒ N/A

27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

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

Attachment A – Factors Affecting Surface Water Quality

The following are potential sources of surface and groundwater contamination from construction activities:

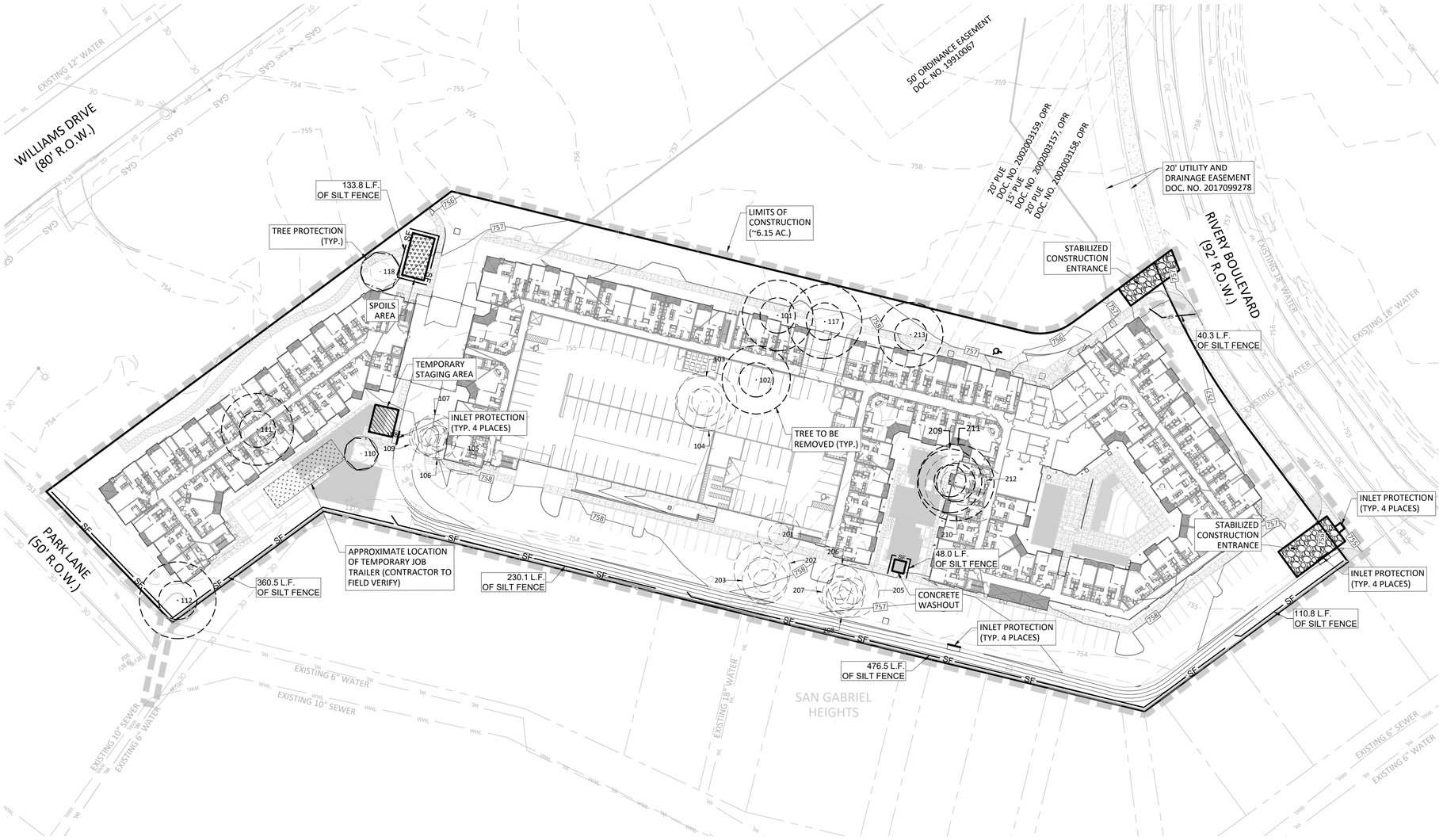
- Clearing and grubbing
- Grading and site excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations
- Staging and storage area
- Paving (including curb and gutter)
- Building Construction
- Concrete washout area

Attachment B – Volume and Character of Stormwater

The existing site generates approximately 43.2 cfs flowing over 5.67 acres primarily northwest to southeast over 75% grass cover at roughly 2%. The curve number utilized for the existing site was 80.

The proposed development generates an approximate 55.9 cfs and has a required TCEQ TSS removal of 80%. The runoff from the site is generated from the streets, building roof, driveways, parking, and other paved and impervious surfaces. The curve number utilized for the proposed development is 98. Flow is directed from the previously listed impervious structures and sent into catch basins. From there, the flow is directed into the existing batch detention pond that is sized to treat this development.

Site Plan



0 50 100 Feet

SCALE: 1" = 50'

LEGEND

- ##### REMOVE TREE
- ##### TREE TO BE PRESERVED
- SF SILT FENCE
- TREE PROTECTION
- LIMITS OF CONSTRUCTION
- INLET PROTECTION
- 123 PROPOSED CONTOUR
- 123 EXISTING CONTOUR

NOTES:

1. All proposed development of this site conforms to the City of Georgetown's UDC regulations and/or the development agreement.
2. All temporary erosion and sedimentation controls shall be inspected every 7 days.
3. Contractor shall maintain all temporary erosion and sediment controls in accordance with local, state and federal regulations.
4. Contractor shall place construction entrance at the location determined by the owner in the field.
5. Curb/area inlet protection is required at inlets installed with this project. Protection to remain in place until the project is accepted.
6. Perimeter silt fence shall be installed prior to start of construction.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

2023-16-SDP

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE

DLP
DESIGNED BY: DATE

AMK
DRAWN BY: DATE

CHECKED BY: DATE

APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

EROSION & SEDIMENTATION CONTROL PLAN
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET **05** of 31

P:\22000-22999\22897 Novak Williams Plaza\CAD\Plans\EROSION & SEDIMENTATION CONTROL PLAN.dwg, EROSION & SEDIMENTATION CONTROL PLAN, 8/30/2023 2:22:11 PM

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.

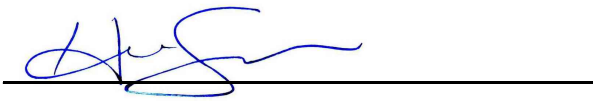
Signature

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: Hollis Scheffler, P.E.

Date: 8/22/2023

Signature of Customer/Agent:



Regulated Entity Name: Rivery Commercial Subdivision

Project Information

Potential Sources of Contamination

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

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

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

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

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

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: San Gabriel

Temporary Best Management Practices (TBMPs)

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

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

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☒ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☒ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☐ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Attachment A – Spill Response Actions

In accordance with the Edwards Aquifer Technical Guidance on Best Management Practices Operators, the following actions will be followed to ensure appropriate measures are taken in the case of a spill:

Education

- Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
- Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
- Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- Establish a continuing education program to indoctrinate new employees.
- Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

- To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- Store hazardous materials and wastes in covered containers and protect from vandalism.
- Place a stockpile of spill cleanup materials where it will be readily accessible.
- Train employees in spill prevention and cleanup.
- Designate responsible individuals to oversee and enforce control measures.
- Spills should be covered and protected from stormwater run on during rainfall to the extent that it doesn't compromise cleanup activities.
- Do not bury or wash spills with water.
- Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Significant/Hazardous Spills

- Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

Spills, Discharges, and Releases

- Report an environmental emergency, discharge, spill, or air release. Links to rules, law, technical assistance, waste management, State Emergency Response Commission.
- Please contact TCEQ emergencies for reportable quantities using the link below: https://www.tceq.texas.gov/response/spills/spill_rq.html

To report and environmental emergency, discharge, spill, or air release, control:

State

- State of Texas Spill-Reporting Hotline and the SERC: 1-800-832-8224 --- 24 hours a day
- TCEQ Regional Office, Monday-Friday, 8 a.m. – 5 p.m.

Federal

- National Response Center: 1-800-424-8802 (notifying the NRC does not constitute to the state)

Attachment B – Potential Sources of Contamination

The following are potential sources of surface and groundwater contamination from construction activities:

- Clearing and grubbing
- Grading and site excavation
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations
- Staging and storage area
- Paving (including curb and gutter)
- Building Construction
- Concrete washout area

Attachment C – Sequence of Major Activities

The following sequence of construction is included in the construction plans:

1. Temporary erosion controls, silt fencing and tree protection fencing to be installed.
   Estimated area disturbed = 12.69 ac
   Estimated timing = 1 week

2. Pre-construction meeting to be held on-site.
   Estimated area disturbed = n/a ac
   Estimated timing = 1 day

3. Demolition of existing materials.
   Estimated area disturbed = 12.69 ac
   Estimated timing = 6 weeks

4. Site staking and rough grading.
   Estimated area disturbed = 12.69 ac
   Estimated timing = 6 weeks

5. Storm sewers to be installed.
   Estimated area disturbed = 12.69 ac
   Estimated timing = 8 weeks

6. Water, wastewater and paving improvements to begin.
   Estimated area disturbed = 12.69 ac
   Estimated timing = 8 weeks

7. Temporary erosion control measures to be inspected on a regular basis; any sediment buildup to be removed.
   Estimated area disturbed = n/a
   Estimated timing = 1 week

8. Site to be cleaned up and revegetated.
   Estimated area disturbed = 12.69 ac
   Estimated timing = 6 weeks

9. Temporary erosion controls to be removed after permanent restoration of site is established.
   Estimated area disturbed = n/a
   Estimated timing = 1 week

Attachment D – Temporary Best Management Practices and Measures

The following temporary best management practices will be conducted to prevent pollution of surface water, groundwater, and stormwater in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices.

Temporary Vegetation
Vegetation will be used as a temporary stabilization technique for areas disturbed by construction, but not covered by pavement, buildings, or other structures. As a temporary control, vegetation will be used to stabilize stockpiles and barren areas that are inactive for long periods of time.

Dust Control
Dust control will prevent blowing and movement of dust from exposed soil surfaces, reduce on and off-site damage, health hazards and improve traffic safety. This practice is applicable to areas subject to dust blowing and movement where on and off-site damage is likely without treatment.

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

Silt Fence
A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site. Proposed silt fences will be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out.

Inlet Protection
All proposed inlets that may receive storm runoff from disturbed areas should be protected. Temporary inlet protection is a series of different measures that provide protection against silt transport or accumulation in storm sewer systems. This clogging can greatly reduce or completely stop the flow in the pipes. The different measures are used for different site conditions and inlet types. Filter barrier protection using silt fence is appropriate when the drainage area is less than one acre, and the basin slope is less than five percent. This type of protection is not applicable in paved areas. Block and gravel protection is used when flows exceed 0.5 cubic feet per second, and it is necessary to allow for overtopping to prevent flooding. This form of protection is also useful for curb type inlets as it works well in paved areas. Wire mesh and gravel protection is used when flows exceed 0.5 cubic feet per second and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets.

Concrete Washout Area

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

The following steps will help reduce stormwater pollution from concrete wastes: • Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.

- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Attachment F – Structural Practices

Stormwater will be routed through the proposed silt fence and inlet protection for pollutant removal. The proposed permanent BMP is to be constructed as to intercept stormwater flowing from the parking lots, streets, building roofs, and other impervious areas. The flow proposed with this WPAP can bypass the water quality treatment due to the fact that the site has predevelopment impervious cover that has negated the requirement for treatment. The silt fence will provide temporary sedimentation control during construction prior to the permanent BMP being finalized. No part of the site or placement of the structural practices will be encumbered by floodplain as shown on FEMA #48491C0293F.

Attachment G – Drainage Area Map

Project: Rise 1900 Simulation Run: EX 2-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Existing
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 2 Yr 24 Hr
Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:24 Hours

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.009798	11.4	09Apr2020, 12:12	2.33

Project: Rise 1900 Simulation Run: EX 10-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Existing
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 10 Yr 24 Hr
Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:24 Hours

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.009798	23.8	09Apr2020, 12:11	4.76

Project: Rise 1900 Simulation Run: EX 25-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Existing
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 25 Yr 24 Hr
Compute Time:16May2023, 11:18:47 Control Specifications:24 Hours

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

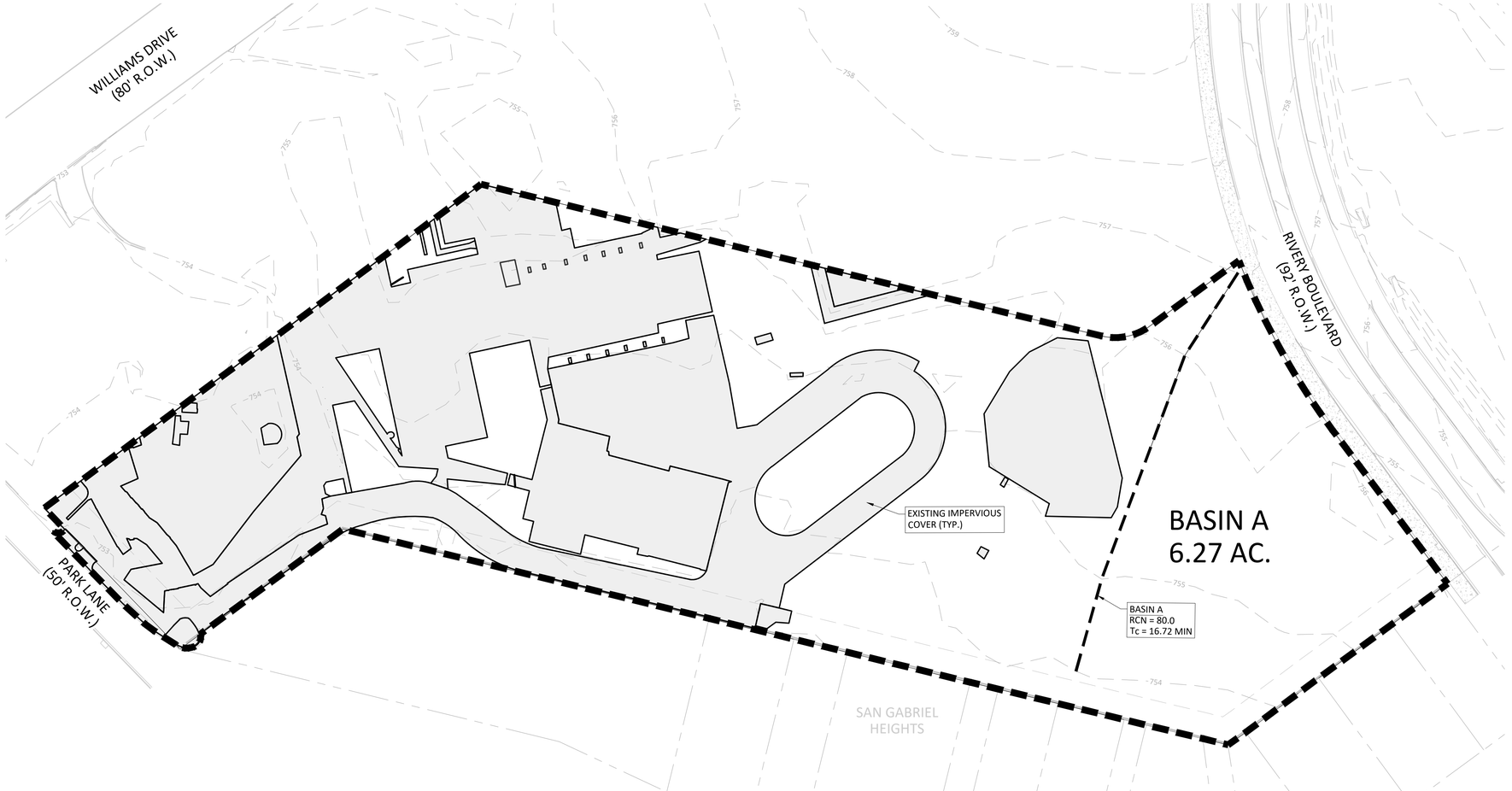
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.009798	31.1	09Apr2020, 12:11	6.22

Project: Rise 1900 Simulation Run: EX 100-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Existing
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 100 Yr 24 Hr
Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:24 Hours

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.009798	43.2	09Apr2020, 12:11	8.70



WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

Select RCN from Table 2-7 of DCM

				Hydrologic Soil Group [%]				*Building*	*Pavement*	*Lawn (Good)*				*Time of Concentration*																			
														Sheet							*Shallow Concentrated - Unpaved*					*Shallow Concentrated - Paved*					*Channel/Storm Drain*					*Total*	
Basin	Area [s.f.]	Area [ac.]	Area [sq. mi.]	A	B	C	D	% Check	IC-1 [s.f.]	IC-2 [s.f.]	IC-3 [s.f.]	IC-4 [s.f.]	PC-1 [s.f.]	PC-2 [s.f.]	PC-3 [s.f.]	PC-4 [s.f.]	Total IC [s.f.]	Total IC %	% Check	Composite RCN	Elev-Start [ft]	Elev-Stop [ft]	L [ft]	n	P [in]	s [ft/ft]	Tt-sheet [min]	Elev-Start [ft]	Elev-Stop [ft]	L [ft]	s [ft/ft]	Tt-SCFu [min]	Elev-Start [ft]	Elev-Stop [ft]	L [ft]	s [ft/ft]	Tt-SCFp [min]	L [ft]	Q [cfs]	A [ft^2]	Wp [ft]	V [ft/s]	Tt-channel [min]	Tc [min]	Tlag [min]
Existing A	273165	6.27	0.009798	0%	0%	0%	100%	OK	0	110,043	0	0	0	163,122	0	0	110043	40.28%	OK	80.0	757	755.7	150	0.13	4.2	0.008667	14.74	755.7	754	184	0.009	1.98	754	754	0	0.000	0.00	0	0	0	0	5	0.00	16.72	10.03

2023-16-SDP

NO.	REVISION	BY	DATE

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

DLP
DESIGNED BY: DATE

AMK
DRAWN BY: DATE

CHECKED BY: DATE

APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

EXISTING DRAINAGE MAP
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET 18 of 31

P:\22000-22999\22897 Novak Williams Plaza\CAD\Plans\DEVELOPED DRAINAGE MAP.dwg, DEVELOPED DRAINAGE MAP, 8/20/2023 2:29:18 PM

Project: Rise 1900 Simulation Run: PR 2-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Proposed
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 2 Yr 24 Hr
Compute Time: 03Aug2023, 11:23:18 Control Specifications: 24 Hours

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.005063	9.8	09Apr2020, 12:05	3.37
BASIN B	0.003015	5.9	09Apr2020, 12:05	3.39
BASIN C	0.001689	3.1	09Apr2020, 12:07	3.37

Project: Rise 1900 Simulation Run: PR 10-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Proposed
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 10 Yr 24 Hr
Compute Time: 03Aug2023, 11:23:14 Control Specifications: 24 Hours

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.005063	17.5	09Apr2020, 12:05	6.03
BASIN B	0.003015	10.5	09Apr2020, 12:05	6.05
BASIN C	0.001689	5.4	09Apr2020, 12:07	6.03

Project: Rise 1900 Simulation Run: PR 25-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Proposed
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 25 Yr 24 Hr
Compute Time: 03Aug2023, 11:23:19 Control Specifications: 24 Hours

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.005063	21.9	09Apr2020, 12:05	7.57
BASIN B	0.003015	13.1	09Apr2020, 12:05	7.59
BASIN C	0.001689	6.8	09Apr2020, 12:07	7.56

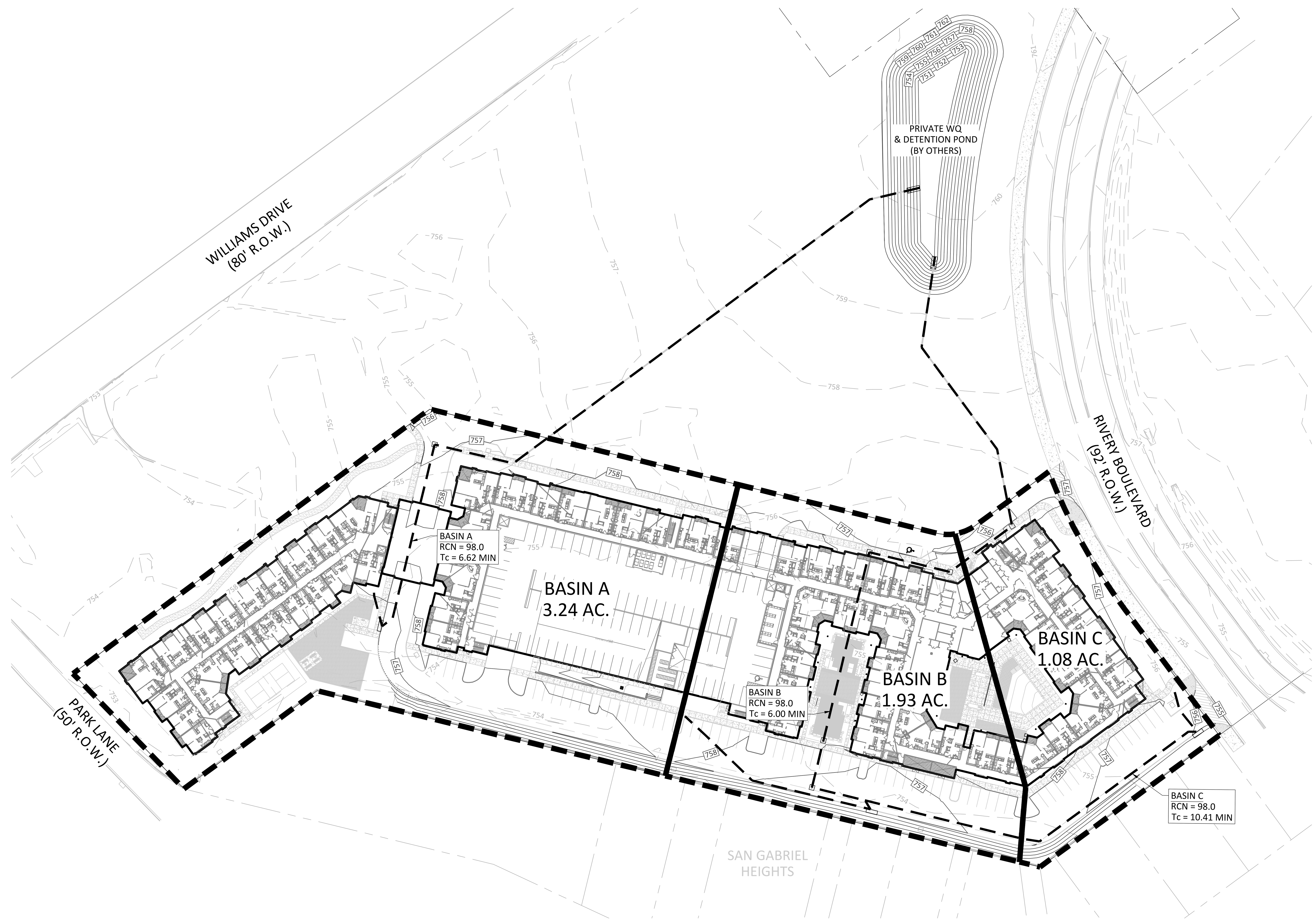
Project: Rise 1900 Simulation Run: PR 100-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Proposed
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 100 Yr 24 Hr
Compute Time: 03Aug2023, 11:23:16 Control Specifications: 24 Hours

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.005063	29.2	09Apr2020, 12:05	10.12
BASIN B	0.003015	17.6	09Apr2020, 12:05	10.15
BASIN C	0.001689	9.1	09Apr2020, 12:07	10.12

0 60 120 Feet
SCALE: 1" = 60'



Select RCN from Table 2-7 of DCM

				Hydrologic Soil Group [%]					Building 98	Pavement 98	91	87	78	Lawn (Good) 80	84	89				
Basin	Area [s.f.]	Area [ac.]	Area [sq. mi.]	A	B	C	D	% Check	IC-1 [s.f.]	IC-2 [s.f.]	IC-3 [s.f.]	IC-4 [s.f.]	PC-1 [s.f.]	PC-2 [s.f.]	PC-3 [s.f.]	PC-4 [s.f.]	Total IC [s.f.]	Total IC %	% Check	Composite RCN
Developed A	141159	3.24	0.005063	0%	0%	0%	100%	OK	63,791	36,895	0	0	0	40,473	0	0	100686	71.33%	OK	98.0
Developed B	84046	1.93	0.003015	0%	0%	0%	100%	OK	40,340	27,151	0	0	0	16,555	0	0	67491	80.30%	OK	98.0
Developed C	47089	1.08	0.001689	0%	0%	0%	100%	OK	17,925	15,830	0	0	0	13,334	0	0	33755	71.68%	OK	98.0

Developed Time of Concentration

	Sheet							Shallow Concentrated - Unpaved					Shallow Concentrated - Paved					Channel/Storm Drain						Total	
Basin	Elev-Start [ft]	Elev-Stop [ft]	L [ft]	n	P [in]	s [ft/ft]	Tt-sheet [min]	Elev-Start [ft]	Elev-Stop [ft]	L [ft]	s [ft/ft]	Tt-SCFu [min]	Elev-Start [ft]	Elev-Stop [ft]	L [ft]	s [ft/ft]	Tt-SCFp [min]	L [ft]	Q [cfs]	A [ft^2]	Wp [ft]	V [ft/s]	Tt-channel [min]	Tc [min]	Tlag [min]
Developed A	757	756.8	20	0.13	4.2	0.010	2.78	756.8	756.8	0	0.000	0.00	756.8	756.3	13	0.038	0.05	727	0	0	0	3.2	3.79	6.62	3.97
Developed B	758.3	758.3	0	0.13	4.2	0.000	0.00	758.3	758.3	0	0.000	0.00	758.3	756.3	205	0.010	1.70	726	0	0	0	3.5	3.46	6.00	3.60
Developed C	756.4	756.3	20	0.13	4.2	0.005	3.66	756.3	756.3	0	0.000	0.00	756.3	756	26	0.012	0.20	1060	0	0	0	2.7	6.54	10.41	6.24

WARNING!
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THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE

DLP
DESIGNED BY: DATE
AMK
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
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STEGER BIZZELL
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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

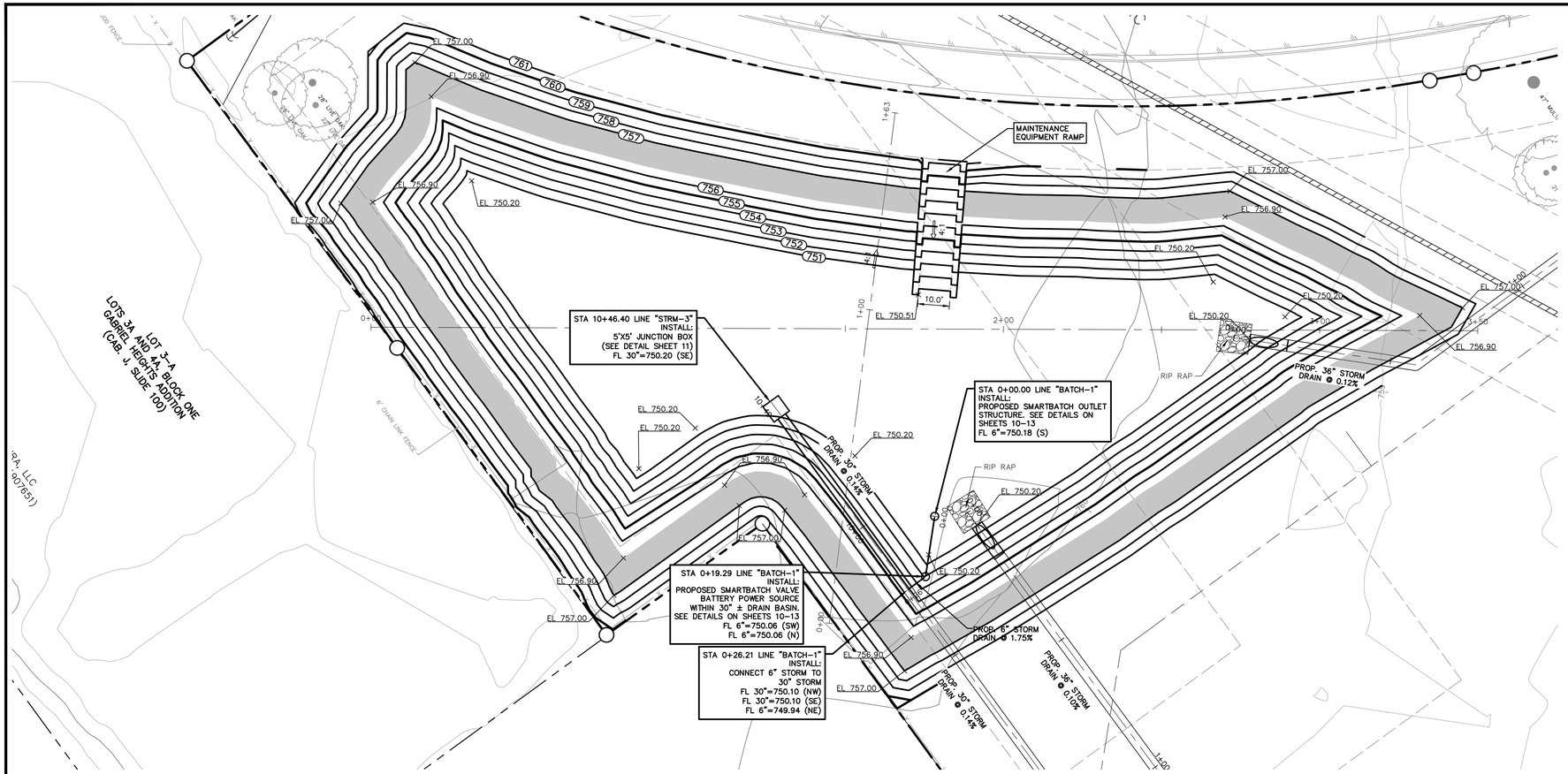
2023-16-SDP

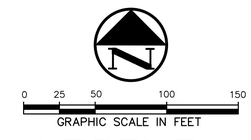
DEVELOPED DRAINAGE MAP
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

Attachment H – Temporary Sediment Pond Plans and Calculations

A rough-cut water quality pond will be utilized for the temporary sedimentation removal on-site and is to be graded in accordance with the following plan sheet provided. Revegetation or placement of underdrain piping shall not be carried out until the site construction phase is complete.





LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- IRS (C.M.) W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- EXIST CONTOUR
- 612.39 EXIST SPOT ELEVATION
- TC 612.39 / G 611.89 EXIST TOP OF CURB ELEVATION / EXIST GUTTER ELEVATION
- 400 PROPOSED CONTOUR
- TC 614.50 / G 614.00 PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- EL 614.25 PROPOSED SPOT ELEVATION
- TW 620.50 / EL 614.00 PROPOSED TOP OF WALL ELEVATION / PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- M.G. MATCH EXISTING GRADE
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED 100-YR FLOODPLAIN LIMITS

CLAY LINER SPECIFICATION (CAO, 2004)

PROPERTY	TEST METHOD	UNIT	SPECIFICATION
PERMEABILITY	ASTM D-2434	CM/SEC	1×10^{-6}
PLASTICITY INDEX OF CLAY	ASTM D-423 & D-424	%	NOT LESS THAN 15
LIQUID LIMIT OF CLAY	ASTM D-2216	%	NOT LESS THAN 30
CLAY PARTICLES PASSING	ASTM D-422	%	NOT LESS THAN 30
CLAY COMPACTION	ASTM D-2216	%	95% OF STANDARD PROCTOR DENSITY

Stage Storage Table

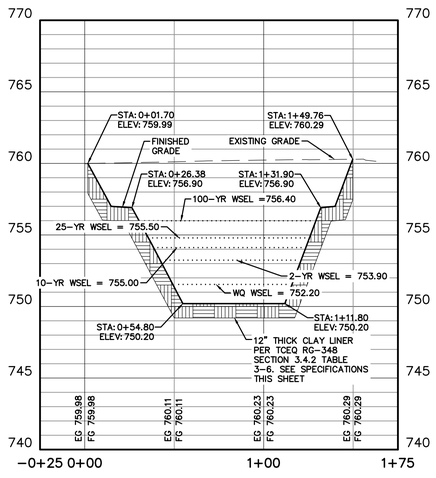
Water Surface Elevations	Peak Discharge (cfs)	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
		750.30	13,444.24	95.46	90.74
		751.00	14,794.50	1,469.64	9,971.18
		752.00	16,800.30	3,319.30	25,762.04
WQE		752.20	17,211.13	1,710.82	29,163.18
		753.00	18,886.75	1,878.06	43,598.99
2 YR - WSE CFS	21.3	753.90	20,833.52	2,072.38	61,468.27
		754.00	21,053.86	2,094.37	63,562.64
10 YR - WSE CFS	39.1	755.00	23,301.62	2,318.74	20,145.38
25 YR - WSE CFS	49.2	755.50	24,455.75	4,844.74	32,084.00
		756.00	25,630.04	2,551.18	44,604.72
100 YR - WSE CFS	62.9	756.40	26,584.00	2,646.42	55,047.17
		756.50	26,824.50	2,670.43	57,717.59
		756.60	27,065.81	2,694.52	60,412.11
		756.70	27,307.93	2,718.69	63,130.80
		756.80	27,550.85	2,742.94	65,873.73

HEC-HMS SUMMARY: EXISTING CONDITONS

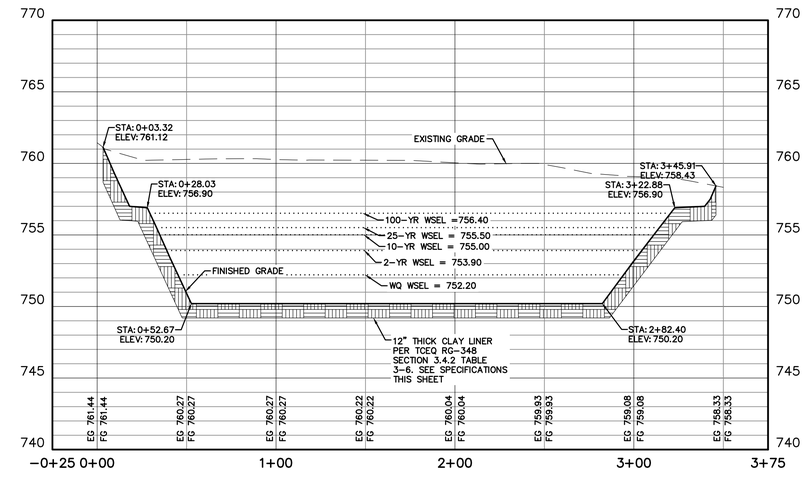
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Impervious Cover %	2 YEAR STORM Runoff Per Drainage Area (cfs)	2 YEAR STORM Routed Cumulative Runoff (cfs)	10 YEAR STORM Runoff Per Drainage Area (cfs)	10 YEAR STORM Routed Cumulative Runoff (cfs)	25 YEAR STORM Runoff Per Drainage Area (cfs)	25 YEAR STORM Routed Cumulative Runoff (cfs)	100 YEAR STORM Runoff Per Drainage Area (cfs)	100 YEAR STORM Routed Cumulative Runoff (cfs)
EX 1	3.717	80	9.67	10.00%	10.40		18.50		23.90		32.70	
EX 2	2.875	80	12.92	80.00%	9.60		15.10		18.70		24.70	
EX 3	6.100	80	10.87	27.50%	16.30		30.40		39.90		55.40	

HEC-HMS SUMMARY: DEVELOPED CONDITONS

Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM Runoff Per Drainage Area (cfs)	2 YEAR STORM Detention Release (cfs)	10 YEAR STORM Runoff Per Drainage Area (cfs)	10 YEAR STORM Detention Release (cfs)	25 YEAR STORM Runoff Per Drainage Area (cfs)	25 YEAR STORM Detention Release (cfs)	100 YEAR STORM Runoff Per Drainage Area (cfs)	100 YEAR STORM Detention Release (cfs)
DA 1	12.69	80	3.60		65.78%	39.20		71.10		88.40		117.60	
Pond 1							24.90		48.50		58.60		72.80



PROFILE: A-A



PROFILE: B-B

2022-25-SWP

Pacheco Koch
a Westwood company
8701 N. MOPAC EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

WILLIAMS PLAZA
1201, 1205, 1301 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TX

POND PLAN

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 8/23/2023. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JAS	MAR 2023

SHEET NO. 9

JASOMERA
8/23/2023 10:07 AM
M:\DWG-46\4670-21.455\DWG\CIVIL CSD 2018\SWP\4670-21.455POND.DWG

PK-4670-21.455POND.DWG

Attachment I – Inspection and Maintenance for BMPs

The following inspection and maintenance guidelines for the temporary best management practices will be followed in accordance with the Edwards Aquifer Technical Guidance on Best Management Practices. Inspections of the Temporary BMPs will be documented in an inspection report. Inspection reports will document maintenance activities, sediment removal and modifications to the sediment and erosion controls.

Temporary Vegetation

1. Temporary vegetation should be inspected weekly and after each rain event to locate and repair any erosion.
2. Erosion from storms or other damage should be repaired as soon as practical by regrading the area and applying new seed.
3. If the vegetated cover is less than 80%, the area should be reseeded.

Dust Control

1. When dust is evident during dry weather, reapply dust control BMPs.

Temporary Construction Entrance/Exit

1. The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-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.
2. All sediment spilled, dropped, washed, or tracked onto public rights-of-way should be removed immediately by contractor.
3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
4. 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.
5. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Silt Fence

1. Inspect all fencing weekly, and after any rainfall.
2. Remove sediment when buildup reaches 6 inches.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.
4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Inlet Protection

1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Check placement of device to prevent gaps between device and curb.

4. Inspect filter fabric and patch or replace if torn or missing.
5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Concrete Washout Area

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

Inspection / Maintenance Completion - Summary

Company Name:_____

Company Address:_____

City/State/Zip: _____

Phone:_____

Engineer:_____

Engineers Address:_____

City/State/Zip:_____

Phone:_____

Property Owner:_____

Batch Detention Pond

Monitoring / Maintenance Table

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Structural Repairs and Replacement												
Seasonal Mowing and Lawn Care (in)												
Debris and Litter Removal												
Sediment Removal												
Logic Controller												
Erosion Control												
Nuisance Control												
Completed By												
Date												

I hereby certify that the monitoring and maintenance of the Batch Detention Pond unit was completed in accordance with the directions of Batch Detention Pond inspection and maintenance plan.

_____

(Signed by property owner or designee)

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Seeding of the disturbed areas will be on-going after completion of the rough grading process. Temporary seeding will be utilized until permanent landscaping is installed. Seeding will occur on any areas that are undisturbed for a period of 14 days. If construction progress is stopped for a period of 14 days, soil stabilization practices must be initiated by the contractor. Permanent landscaping will be provided as soon as final grades are achieved and the final paving and building operations are completed. 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.

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), Effective June 1, 1999

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

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

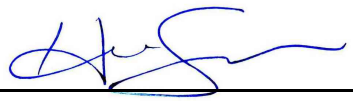
Signature

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

Print Name of Customer/Agent: Hollis Scheffler, P.E.

Date: 8/22/2023

Signature of Customer/Agent



Regulated Entity Name: Rivery Commercial Subdivision

Permanent Best Management Practices (BMPs)

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

1. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

   ☐ N/A

2. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

   ☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

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

☐ N/A

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

   ☐ N/A

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

   ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
   ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
   ☒ The site will not be used for low density single-family residential development.

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

   ☐ **Attachment A - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
   ☒ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
   ☐ The site will not be used for multi-family residential developments, schools, or small business sites.

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

☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.

☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.

☒ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

7. ☒ **Attachment C - BMPs for On-site Stormwater**.

☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.

☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

8. ☒ **Attachment D - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.

☐ N/A

9. ☒ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.

☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

☐ **Attachment E - Request to Seal Features**. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.

10. ☒ **Attachment F - Construction Plans**. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan**. A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:

    ☒ Prepared and certified by the engineer designing the permanent BMPs and measures
    ☒ Signed by the owner or responsible party
    ☒ Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
    ☒ A discussion of record keeping procedures

    ☐ N/A

12. ☐ **Attachment H - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

    ☒ N/A

13. ☐ **Attachment I -Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

14. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

    ☐ N/A

15. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

    ☐ N/A

Attachment B – BMPs for Upgradient Stormwater

There will be no upstream surface waters running onto the site and will not be treated with the proposed pond. The proposed batch detention basin and all associated ESC practices are designed for the subject site. The proposed primary batch detention WQ Pond will be used to receive some onsite flows from stormwater coming from the proposed site. The proposed flow is able to bypass the water quality treatment due to the fact that the site has predevelopment impervious cover that has negated the requirement for treatment.

Attachment C – BMPs for On-site Stormwater

The Novak GISD Multifamily development within the Rivery Commercial Subdivision Entity is contributing to the existing primary batch detention basin based on 12.69 acres of contributing area, encompassing 61.3% of impervious cover across the site. The stormwater is diverted through impervious structures and sent into catch basins. From there, the flow is either directed into the existing batch detention pond that is sized to treat this development. The batch detention basin has a designated ultimate outfall along Park Lane. The batch detention basin has adequate existing water quality storage to account for this Novak GIS Multifamily proposed development within the 12.69 acres.

Attachment D – BMPs for Surface Streams

The Novak GISD Multifamily development within the Rivery Commercial Subdivision Entity is contributing to the existing primary batch detention basin based on 12.69 acres of contributing area, encompassing 61.3% of impervious cover across the site. The stormwater is diverted through impervious structures and sent into catch basins. From there, the flow is either directed into the existing batch detention pond that is sized to treat this development. The batch detention basin has a designated ultimate outfall along Park Lane. The batch detention basin has adequate existing water quality storage to account for this Novak GIS Multifamily proposed development within the 12.69 acres. No surface streams or sensitive features are located on the site.

Attachment F – Construction Plans

SITE DEVELOPMENT PLAN (2023-16-SDP)
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

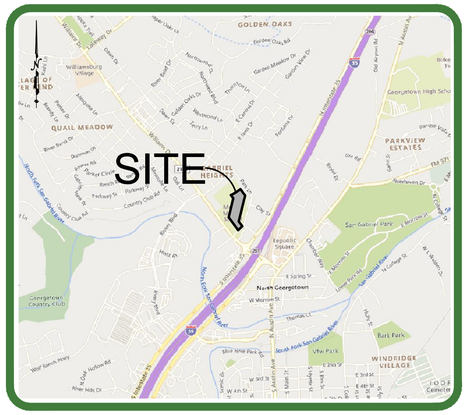
PROJECT INFORMATION

SITE ADDRESS:	1900 Rivery Boulevard Georgetown, TX 78628
OWNER:	Novak Brothers Development 1500 Rivery Boulevard, Suite 2200 Georgetown, TX 78628 512-943-4703 novakbros.com
ARCHITECT:	HEDK Architects 4595 Excel Parkway Addison, TX 75001 214-520-8878 hedk.com info@hedk.com
CIVIL ENGINEER/SURVEYOR:	Steger Bizzell 1978 S. Austin Avenue Georgetown, TX 78626 512-930-9412 Stegerbizzell.com info@stegerbizzell.com
MEP:	Jordan & Skala Engineers 6201 W. Plano Parkway, Suite 250 Plano, TX 75093 469-385-1616 jordanskala.com
LANDSCAPE ARCHITECT:	Covey Landscape Architects 800 S. Austin Avenue Georgetown, TX 78626 512-887-5311 coveylandscape.com info@coveylandscape.com
ZONING DISTRICT:	C-3, McCoy School Site PUD, 2022-75
ACREAGE:	6.251 Acres
EXISTING IMPERVIOUS COVER:	2.50 Acres (40.1%)
PROPOSED IMPERVIOUS COVER:	4.64 Acres (74.2%)
LIMITS OF CONSTRUCTION:	6.15 Acres
LEGAL DESCRIPTION:	6.251 acres known as Lot 1, Block A, Rivery Commercial Subdivision, a subdivision in Williamson County, Texas according to plat as recorded in Document No. 2023052449 of the official public records of Williamson County, Texas.
PROPOSED USE:	Multi-Family, Attached
UTILITY PROVIDERS:	Water, Wastewater, and Electric: City of Georgetown Utility Systems 300-1 Industrial Ave. Georgetown, Texas 78626 512-930-3640 https://gus.georgetown.org/
ORIGINAL DATE:	March 20, 2023
REVISION DATE:	

GENERAL NOTES:

1. It is the responsibility of the property owner, and successors to the current property owner, to ensure the subject property and any improvements are maintained in conformance with this Site Development Plan.
2. This development shall comply with all standards of the McCoy School Site PUD, the Unified Development Code (UDC), the City of Georgetown Construction Standards and Specifications Manual, the Development Manual and all other applicable City standards.
3. This Site Development Plan shall meet the UDC Stormwater requirements.
4. All signage requires a separate application and approval from the Inspection Services Department. No signage is approved with the Site Development Plan.
5. Sidewalks shall be provided in accordance with the UDC.
6. Driveways will require approval by the Development Engineer of the City of Georgetown.
7. Outdoor lighting shall comply with Section 7.04 of the UDC.
8. Screening of mechanical equipment, dumpsters and parking shall comply with Chapter 8 of the UDC. The screening is shown on the Landscape and Architectural Plans, as applicable.
9. The companion Landscape Plan has been designed and plant materials shall be installed to meet all requirements of the UDC.
10. All maintenance of required landscape shall comply with the maintenance standards of Chapter 8 of the UDC.
11. A separate Irrigation Plan shall be required at the time of building permit application.
12. Fire flow requirements of 1,500 gallons per minute are being met by this plan.
13. Any Heritage Tree noted on this Site Development Plan is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the McCoy School Site PUD.
14. The construction portion of these plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the Standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
15. This project is subject to all City Standard Construction Specifications and Details in effect at the time of submittal of the project to the City.
16. Where no existing overhead infrastructure exists, underground electric utility lines shall be located along the street and within the site. Where overhead infrastructure is to be relocated, it shall be re-installed underground and the existing facilities shall be removed at the discretion of the Development Engineer.
17. All electric and communication infrastructure shall comply with UDC Section 13.06.
18. Traffic Impact Analysis (TIA) requirements have been met.
19. The property is subject to the application of [illegible] subject to the Water Quality Regulations of the City of Georgetown.
20. [illegible] with the City of Georgetown Water Quality Regulations, was completed on March 27, 2018, and April 19, 2021. Any springs and streams as identified in the Geologic Assessment are shown herein.

THESE CONSTRUCTION PLANS MAY BE REVISED TO ADDRESS THE REQUIREMENTS OF THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION ABATEMENT PLANS PRIOR TO CONSTRUCTION.



Location Map
APPROX. 1" = 2000'

BEFORE YOU DIG Texas811.com

TEXAS ONE-CALL 800-344-8377

NOTE TO CONTRACTOR:

CONTRACTOR IS TO FURNISH A SET OF CONSTRUCTION PLANS BACK TO THE ENGINEER AT THE END OF THE PROJECT WITH ALL DEVIATIONS NOTED IN RED INK ON THE PLAN SHEETS. CONTRACTOR SHALL NOT RECEIVE FINAL PAYMENT UNTIL COMPLETE "AS-BUILT" SET IS RETURNED TO ENGINEER.

NOTE:
CONTRACTOR SHALL UNCOVER AND VERIFY LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES ALONG THE PROPOSED ROUTE. IF A CONFLICT EXISTS BETWEEN THE PROPOSED PROJECT AND ANY EXISTING UTILITY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED.

STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBLS FIRM NO. 10003700	WEB STEGERBIZZELL.COM
SERVICES	>>ENGINEERS >>PLANNERS >>SURVEYORS		

ITE TRIP GENERATION:

AM PEAK TRIPS
RESIDENTIAL = 100 TRIPS (26 ENTRY, 74 EXIT)

PM PEAK TRIPS
RESIDENTIAL = 110 TRIPS (66 ENTRY, 44 EXIT)

AVERAGE DAILY TRIPS
RESIDENTIAL = 1,339 TRIPS (670 ENTRY, 669 EXIT)

BENCHMARKS:

BM #1: SCRIBED "+" ON INLET
GRID NORTHING: 10210728.14
GRID EASTING: 3130639.90
ELEV: 752.25 (NAVD 88)

BM #2: SCRIBED "+" ON INLET
GRID NORTHING: 10210516.67
GRID EASTING: 3130334.428
ELEV: 755.49 (NAVD 88)

BM #3: SCRIBED "+" ON INLET
GRID NORTHING: 10211137.15
GRID EASTING: 3129960.465
ELEV: 755.84

BM #4: SCRIBED "+"
GRID NORTHING: 10211573.68
GRID EASTING: 3130076.157
ELEV: 759.79

BM #5: SCRIBED "+" ON INLET
GRID NORTHING: 10211812.17
GRID EASTING: 3130515.349
ELEV: 755.07

Warning!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

Submitted By:

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER

2023-08-20
David L. Platt, P.E. — Date

Sheet Index

2"x3" SPACE RESERVED FOR CITY APPROVAL STAMP

COG Project Number: 2023-16-SDP
Project Number: 22897

Sheet 01 OF 31

HANDICAP ACCESSIBILITY NOTES:

1. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.

2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8 FEET WIDE.

4. PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

5. ACCESSIBLE AISLES SHALL BE A MINIMUM OF 5 FEET WIDE. VAN ACCESSIBLE AISLES SHALL BE A MINIMUM OF 8 FEET WIDE.

6. ADDITIONAL INFORMATION ON CURB RAMPS, PARKING SPACES AND AISLES MAY BE FOUND IN THE CURRENT ADDITION OF TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE T.D.L.R.

7. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB. CURB RAMPS ARE GENERALLY INTERPRETED AS ONLY THE PORTION TYING DIRECTLY INTO THE ROADWAY.

8. ALL SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

9. UNDER NO CIRCUMSTANCE, REGARDLESS OF WHAT IS SHOWN IN THESE PLANS, IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TDLR OR OTHER REGULATORY AGENCY. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFO.

ACCESSIBILITY NOTES

1. Project shall be constructed in full compliance with the Texas Accessibility Standards (TAS) 2012.

2. Slopes in the direction of pedestrian travel shall not exceed 5% (1:20) or have a cross slope greater than 2% (1:48). This shall include routes that cross-vehicular ways including but not limited pedestrian/ vehicular ways such as street intersections.

   A. Exception: Per TAS 405.8 and 68.102 (1) grades at the new sidewalks parallel to the streets shall be equal to, or less than, the street grade. Should the new sidewalks exceed the street grade, and the new sidewalk grades exceed 5% in the direction of travel, ramps complying with TAS 405 are required at these conditions.

3. Curb Ramps:
   A. Curb ramps shall not exceed 8.3% (1:12) in the direction of pedestrian ravel.
   B. Curb ramps flares (wings) shall not exceed 1:10.
   C. Minimum width of a curb ramp is 36".
   D. Top of the curb ramp must be 2% in all directions for an area 36" wide and 48"deep.
   E. When truncated domes are used, the truncated dome system shall extend the full width of the curb ramp and for a minimum depth of 24" at the bottom of the curb ramp.
   F. Returned curb ramps shall only be used where the adjacent surface on one or both sides of the curb ramp do not allow pedestrian travel such as but not limited to stop lights, stop signs and permanently mounted waste receptacles.

4. There shall be no changes in level greater than ¼" on any accessible route or ½" with a 1:2 bevel.

5. Decomposed granite surfaces, or similar Engineer-approved surfaces shall be compacted tight and maintained by the Owner at all times.

6. Provide directional signage using the international symbol of accessibility when not all routes are accessible. Signage shall be placed at the beginning of the route to avoid a patron from proceeding on a non-accessible route.

7. Verify that no plantings or other site elements on circulation paths would be protruding objects based on TAS 307 (protrudes more 4" and is higher than 27" from the surface and less than 80" from the surface).

Contractor shall notify the Engineer before proceeding with any Work, which is in conflict with the Texas Accessibility Standards. Contractor is financially responsible for proceeding with any Work without written direction on any clarification from the Engineer.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER DISTRIBUTION SYSTEM GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. Construction for public water systems must always, at a minimum, meet TCEQ's "Rules and Regulations for Public Water Systems.

2. An appointed engineer shall notify in writing the local TCEQ's Regional Office when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner shall notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the commission as required in 30 TAC §290.39(h)(3).

3. All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61-G and must be certified by an organization accredited by ANSI, as required by 30 TAC §290.44(a)(1).

4. Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-G) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less, as required by 30 TAC §290.44(a)(2).

5. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply, as required by 30 TAC §290.44(a)(3).

6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface, as required by 30 TAC §290.44(a)(4).

7. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.
   - The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

     $$Q = \frac{LD\sqrt{P}}{148{,}000}$$

     Where:
     - Q = the quantity of makeup water in gallons per hour,
     - L = the length of the pipe section being tested, in feet,
     - D = the nominal diameter of the pipe in inches, and
     - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
   - The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

     $$L = \frac{SD\sqrt{P}}{148{,}000}$$

     Where:
     - L = the quantity of makeup water in gallons per hour,
     - S = the length of the pipe section being tested, in feet,
     - D = the nominal diameter of the pipe in inches, and
     - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).

8. Projects constructed on or after January 4, 2014 must comply with changes to the Safe Drinking Water Act that reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures to 0.25 percent.

9. The system must be designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 1.5 gallons per minute per connection. When the system is intended to provide firefighting capability, it must also be designed to maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions as required by 30 TAC §290.44(d).

10. The contractor shall install appropriate air release devices in the distribution system at all points where topography or other factors may create air locks in the lines. All vent openings to the atmosphere shall be covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent as required by 30 TAC §290.44(d)(1).

11. Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations should be shown on the plans.

12. Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs. The engineering report shall establish criteria for this design.

13. Pursuant to 30 TAC §290.44(d)(6), the system shall be designed to afford effective circulation of water with a minimum of dead ends. All dead-end mains shall be provided with acceptable flush valves and discharge piping. All dead-end lines less than two inches in diameter will not require flush valves if they end at a customer service. Where dead ends are necessary as a stage in the growth of the system, they shall be located and arranged to ultimately connect the ends to provide circulation.

14. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes and septic tank drainfields. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet 30 TAC §290.44(e)(1-4) of the current rules.

15. Pursuant to 30 TAC §290.44(e)(5), the separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant.

16. Pursuant to 30 TAC §290.44(e)(6), fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction.

17. Pursuant to 30 TAC §290.44(e)(7), suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line.

18. Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.

19. Pursuant to 30 TAC §290.44(f)(1), the contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation.

20. Pursuant to 30 TAC §290.44(f)(2), when waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the water main shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested.

21. The contractor shall disinfect the new water mains in accordance with AWWA Standard C-651 and then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer, in accordance with 30 TAC §290.44(f)(3).

GENERAL CONSTRUCTION NOTES

1. All construction shall be in accordance with the latest City of Georgetown Technical Specifications and Details.

2. Prior to beginning construction, the Owner or his authorized representative shall convene a Pre-Construction Conference between the City of Georgetown, Engineer, Contractor, County Engineer (if applicable), Texas Commission on Environmental Quality Field Office, and any other affected parties. Notify all such parties at least 48 hours prior to the time of the conference and 48 hours prior to beginning construction. Written construction notification must be given to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Information must include the date on which the regulated activity will commence, the name of the approved plan for the regulated activity, the name of the prime contractor and the name and telephone number of the contact person.

3. The Contractor shall give the City a minimum of 48 hours notice before beginning each phase of construction, call 512-930-3555.

4. No blasting will be permitted on this project.

5. Any existing utilities, pavement, curbs, and/or sidewalks damaged or removed will be repaired by the Contractor at his expense before acceptance of the project.

6. The location of any existing water and/or wastewater lines shown on the plans must be verified by the Georgetown Utility Systems Department.

7. Manhole frames, covers, water valve covers, etc., shall be raised to finished pavement grade at the Contractor's expense by a qualified contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.

8. The Contractor is responsible for any damages to any public improvements.

9. Replace all destructed CMP culverts with CMP of equal size.

SEQUENCE OF CONSTRUCTION

Note: Other contractors could be working on this site. Coordinate all activities with the activities of others.

1. Call all affected parties at least 48 hours prior to beginning any construction to schedule a pre-construction conference and secure all required permits.
2. Install temporary erosion controls prior to any clearing and grubbing. Notify the City of Georgetown when installed.
3. Clear and grub site.
4. Install all utility mains & services.
5. Ensure that all underground utility installations are complete.
6. Complete construction of driveways, parking, and buildings.
7. Complete final site grading and revegetation.
8. Remove and dispose of temporary erosion controls.
9. Complete any necessary final dress-up.

PERMANENT EROSION CONTROL NOTES

1. All disturbed areas shall be restored as noted below:
   - 1.a. A minimum of six inches of imported sandy loam topsoil or approved equal shall be placed in all drainage channels (except rock) and on all cleared areas.
   - 1.b. The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows, unless specified elsewhere:
     - 1.b.a. From September 15 to March 1, seeding shall be with a combination of 1 pound per 1,000 square feet of unhulled Bermuda and 7 pounds per 1,000 square feet of Winter Rye with a purity of 95% with 90% germination.
     - 1.b.b. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 3 pounds per 1,000 square feet with a purity of 95% with 85% germination.
   - 1.c. Fertilizer shall be slow release granular or pelleted type and shall have an analysis of 15-15-15 and shall be applied at the rate of 23 pounds per acre once at the time of planting and again once during the time of establishment.
   - 1.d. The planted area shall be irrigated or sprinkled in a manner that will not erode the top soil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
   - 1.e. Mulch type used shall be Mulch, applied at a rate of 1,500 pounds per acre.

TEMPORARY EROSION CONTROL NOTES

1. The Contractor shall install erosion/sedimentation controls and tree protective fencing prior to any site preparation work (clearing, grubbing or excavation).

2. The placement of erosion/sedimentation controls shall be in accordance with the PLANS.

3. Any significant variation in materials or locations of controls or fences from those shown on the approved plans must be approved by the City Engineer.

4. The Contractor is required to inspect all controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.

5. Prior to final acceptance, haul roads and waterway crossings constructed for temporary Contractor access must be removed, accumulated sediment removed from the waterway, and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

6. Field revisions to the EROSION & SEDIMENTATION CONTROL PLANS may be required by the Engineer or field inspector with the Texas Commission on Environmental Quality (TCEQ) during the course of construction to correct control inadequacies. Major revisions must be approved by the TCEQ.

CITY OF GEORGETOWN HERITAGE TREE PROTECTION DURING CONSTRUCTION

1. Prior to the commencement of any development, a tree protection fence constructed of approved materials shall encompass the Critical Root Zone (CRZ) of any Heritage Tree. Said tree protection fence must be maintained throughout the construction process, and must also comply with Chapter 11 of this Code.
2. During construction, no materials including but not limited to excess soil, vehicles, equipment, liquids, trash, or construction debris may be placed inside of the tree protection fence, nor shall the tree protection fence be altered in any way so as to increase the encroachment of the construction.
3. Excavation, grading, soil deposit, impervious covering, drainage and leveling within the CRZ of Heritage Trees is prohibited unless approved by the Urban Forester. Any impervious cover proposed within the CRZ of a Heritage Tree will be reviewed on a case by case basis by the Urban Forester upon field inspections and or plan reviews. In any case, generally no more than 50% of the CRZ of any Heritage Tree can be covered with impervious cover. Any protective fencing being used around Heritage Trees may only be reduced while impervious cover activity is being done. The remainder of the protective fencing must stay intact for the duration of the project.
4. Disposal or depositing of oil, gasoline, chemicals, paints, solvents or other materials is prohibited within the CRZ of Heritage Trees.
5. The attachment of wires, signs and ropes to any Heritage Tree is prohibited.
6. The location of utility service and irrigation lines inside the CRZ of Heritage Trees is only allowed when approved by the Urban Forester. If boring is used to provide underground utility access, the minimum length of the bore shall be the width of the tree's mature canopy. The minimum depth of the bore shall be specified by the Urban Forester, but in no event be less than 24" below the natural grade existing prior to any development activity within the CRZ..
7. Soil disturbance or other injurious and detrimental activity within the CRZ of Heritage Trees is prohibited.
8. At applicant's expense, an ISA Certified Arborist or their employee(s) shall be present whenever activities occur which will pose a potential threat to the health of the Heritage Tree such as pruning, or whenever any work needs to be done within the CRZ of such tree.
9. Should the area within the CRZ become compacted during excavation or grading, the affected area shall be aerated. The Urban Forester shall be notified whenever any Damage or injury occurs to a Heritage Tree during construction so that proper treatment may be administered.
10. The Urban Forester shall be notified whenever any Damage or injury occurs to a Heritage Tree during construction so that proper treatment may be administered.
11. Contact the City of Georgetown's Urban Forester (512-930-6113) when tree protection is installed and prior to any fencing being removed.

CITY OF GEORGETOWN GENERAL NOTES

1. These Construction plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the standard Construction Specifications and Details Manual and all other applicable City, State, and Federal Requirements and Codes.
2. This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
3. The site construction plans shall meet all requirements of the approved site plan.
4. Wastewater mains and service lines shall be SDR-26 PVC.
5. Wastewater mains shall be installed without horizontal or vertical bends.
6. Maximum distance between wastewater manholes is 500 feet.
7. Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to City of Georgetown and TCEQ requirements.
8. Wastewater manholes shall be vacuum tested and coated by the contractor according to City of Georgetown and TCEQ requirements.
9. Wastewater mains shall be camera tested by the contractor and submitted to the City on DVD format prior to paving the streets.
10. Private water system fire lines shall be tested by the contractor to 200 psi for 2 hours.
11. Private water system fire lines shall be ductile iron piping from the water main to the building sprinkler system, and 200 psi C900 DR-18 PVC for all others.
12. Public water system mains shall be 150 psi C900 DR-18 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. Fire hydrant leads shall be restrained.
15. All water lines are to be bacteria tested by the contractor according to the City standards and specifications.
16. Water and Sewer main crossings shall meet all requirements of the TCEQ and the City.
17. Flexible base material for public streets shall be TXDOT Type A Grade 1.
18. Hot mix asphaltic concrete pavement shall be Type D unless otherwise specified and shall be a minimum of 2 inches thick on public streets and roadways.
19. All sidewalk ramps are to be installed with the public infrastructure.
20. A maintenance bond is required to be submitted to the City prior to acceptance of the public improvements. This bond shall be established for 2 years in the amount of 10% of the cost of the public improvements and shall follow the City format.
21. Record drawings of the public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. These drawings shall be submitted on a flash drive or emailed through a cloud source.
22. Prior to the start of construction, the City shall be provided with a WPAP approval letter, WPAP recordation receipt, NOI, approved SWPPP, and contact information of the compliance inspector.
23. During construction, all compliance inspections and resolutions shall be copied to the City inspector upon receipt.
24. At the completion of construction, Engineer's letter of concurrence and Notice of Termination shall be provided.
25. Prior to construction above the slab, Contractor to provide an all-weather drive surface of asphalt, concrete, or chip seal placed onto base material engineered to withstand 75,000 lbs. An acceptance inspection by Fire Inspections is required. 2012 IFC 503 and D102.1.

Texas Commission on Environmental Quality Water Pollution Abatement Plan General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.
2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
7. Sediment must be removed from the sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity.
8. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
11. The following records shall be maintained and made available to the TCEQ upon request:
    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.
12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
    - A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
    - B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
    - C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

TCEQ-0592 (Rev. July 15, 2015)

2023-16-SDP

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE

DLP
DESIGNED BY: DATE

AMK
DRAWN BY: DATE

CHECKED BY: DATE

APPROVED BY: DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

GENERAL NOTES
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

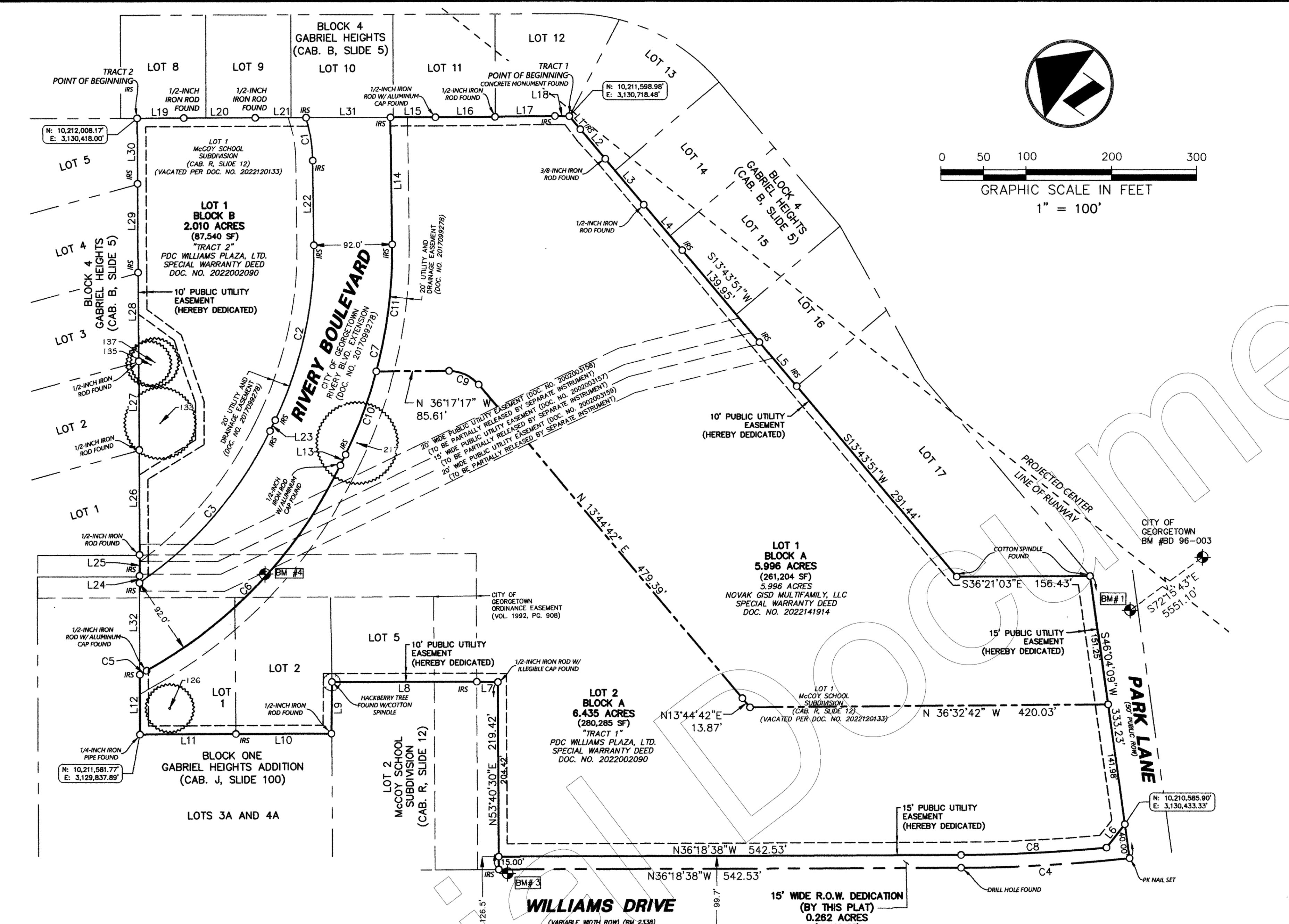
Project No: 22897

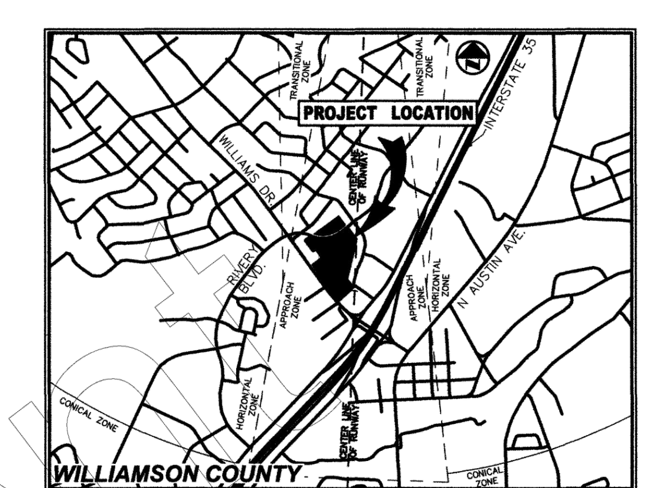
SHEET 02 of 31

P:\22000-22999\22897 Novak Williams Plaza\CAD\Plans\PLAT (1 OF 2).dwg, PLAT (1 OF 2), 8/20/2023 2:21:26 PM

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

Doc# 2023052449





VICINITY MAP
(SCALE: 1"=2,500')

LEGEND

- POINT FOR CORNER (UNLESS OTHERWISE NOTED)
- IRF 1/2-INCH IRON ROD FOUND
- IRF "TLS" 1/2-INCH IRON ROD W/"TLS" CAP FOUND
- IRS 5/8-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- (C.M.) CONTROLLING MONUMENT
- ADJACENT PROPERTY LINE
- SUBJECT PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROJECTED CENTER LINE OF RUNWAY
- HERITAGE TREE TO REMAIN

1ST SUBMITTAL DATE: OCTOBER 3, 2022
2ND SUBMITTAL DATE: FEBRUARY 6, 2023
3RD SUBMITTAL DATE: MAY 22, 2023

SHEET INDEX

SHEET	
1	COVER SHEET
1	FINAL PLAT
1	LINE, CURVE, & AREA TABLES
2	PROPERTY DESCRIPTION & NOTES
3	SIGNATURE BLOCKS

TREE TABLE

TREE TAG	DESCRIPTION
126	29.5" LIVE OAK
133	42" LIVE OAK
135	19.5" LIVE OAK
137	29.5" LIVE OAK
217	47.5" MULTI-TRUNK LIVE OAK

LINE TABLE

LINE	BEARING	LENGTH
L1	S 13°43'46" W	19.94'
L2	S 13°29'16" W	44.94'
L3	S 13°44'30" W	69.94'
L4	S 13°35'51" W	69.93'
L5	S 13°43'51" W	67.54'
L6	N 87°56'10" W	34.74'
L7	N 35°06'22" W	24.66'
L8	N 36°05'52" W	170.23'
L9	S 54°18'33" W	60.57'
L10	N 36°16'48" W	112.35'
L11	N 36°22'18" W	112.56'
L12	N 53°39'54" E	70.53'
L13	N 79°49'20" E	14.08'
L14	N 53°10'48" E	148.05'
L15	S 36°07'41" E	53.01'
L16	S 36°16'11" E	70.05'

LINE TABLE

LINE	BEARING	LENGTH
L17	S 36°37'46" E	70.23'
L18	S 35°26'55" E	16.96'
L19	S 36°17'30" E	54.66'
L20	S 36°29'00" E	84.01'
L21	S 36°04'41" E	59.58'
L22	S 53°11'02" W	98.72'
L23	S 79°49'34" W	14.08'
L24	N 54°23'54" E	8.04'
L25	N 54°20'39" E	24.81'
L26	N 53°43'09" E	122.33'
L27	N 53°42'58" E	103.57'
L28	N 53°21'07" E	103.46'
L29	N 53°43'07" E	103.41'
L30	N 53°34'11" E	76.63'
L31	S 36°15'33" E	99.14'
L32	N 53°46'53" E	107.18'

AREA TABLE

LOT	SF	ACRES	USE
LOT 1, BLOCK A	261,204	5.996	RESIDENTIAL
LOT 2, BLOCK A	280,285	6.435	COMMERCIAL
LOT 1, BLOCK B	87,540	2.010	COMMERCIAL
R.O.W. DEDICATION	11,402	0.262	
TOTAL	640,494	14.703	

TOTAL

LOTS	BLOCKS
3	2

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	16°01'31"	182.65'	51.09'	25.71'	S 45°08'39" W	50.92'
C2	26°38'33"	454.06'	211.14'	107.51'	S 66°30'18" W	209.24'
C3	29°52'59"	454.07'	236.82'	121.17'	N 85°13'57" W	234.15'
C4	6°03'12"	1871.32'	197.71'	98.95'	N 39°19'26" W	197.62'
C5	1°14'41"	402.68'	8.75'	4.37'	S 65°10'16" E	8.75'
C6	35°17'21"	546.07'	336.33'	173.69'	S 82°32'26" E	331.04'
C7	26°38'35"	546.06'	253.92'	129.30'	N 66°30'04" E	251.64'
C8	5°14'43"	1864.78'	170.71'	85.42'	N 38°56'00" W	170.65'
C9	50°01'59"	45.00'	39.30'	21.00'	N 11°16'17" W	38.06'
C10	10°53'27"	546.06'	103.80'	52.05'	N 74°22'38" E	103.64'
C11	15°45'08"	546.06'	150.13'	75.54'	N 61°03'20" E	149.65'

BENCHMARK LIST

BM #1: "⊠" CUT ON A CONCRETE CURB INLET ON THE SOUTHEASTERLY LINE OF PARK LANE.
GRID NORTHING=10210728.14'
GRID EASTING=3130639.90'
ELEVATION=752.25'

BM #3: "⊠" CUT ON A CONCRETE SIDEWALK IN THE NORTHEASTERLY LINE OF WILLIAMS DRIVE.
GRID NORTHING=10211137.15'
GRID EASTING=3129960.47'
ELEVATION=755.84'

BM #4: "⊠" CUT ON A CONCRETE SIDEWALK IN THE SOUTHERLY LINE OF RIVERY BOULEVARD.
GRID NORTHING=10211573.68'
GRID EASTING=3130076.16'
ELEVATION=759.79'

OWNER:
PDC WILLIAMS PLAZA, LTD.
CONTACT: JULIE WARD
1360 POST OAK BLVD, STE 1900
HOUSTON, TX 77056
PH: 713-629-0500
EMAIL: JULIE.WARD@PARTNERSREALESTATE.COM

OWNER:
NOVAK GISD MULTIFAMILY, LLC
CONTACT: GREG HUNT
1500 RIVERY BLVD
GEORGETOWN, TX 78628
PH: 512-943-4703
EMAIL: GHUNT@NOVAKBROS.COM

ENGINEER:
WESTWOOD PROFESSIONAL SERVICES.
CONTACT: CLAYTON STROLLE
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
PH: 512-485-0831
EMAIL: CLAYTON.STROLLE@WESTWOODPS.COM

SURVEYOR:
WESTWOOD PROFESSIONAL SERVICES.
CONTACT: MICHAEL JACK NEEDHAM
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
PH: 512-485-0831
EMAIL: MICHAEL.NEEDHAM@WESTWOODPS.COM

PRELIMINARY FINAL PLAT
RIVERY COMMERCIAL SUBDIVISION
LOCATED IN THE CITY OF GEORGETOWN, TEXAS AND BEING OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT NO. 10 WILLIAMSON COUNTY, TEXAS
SHEET 1 OF 3

Westwood — Phone (512) 485-0831, Toll Free (888) 937-5150, 8701 N. Mopac Expy, Suite 320, Austin, TX 78759
WESTWOOD PROFESSIONAL SERVICES, INC. WESTWOODPS.COM
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	CITY PROJECT NO.
LHR/ZNBM	ETB	1"=100'	06/08/2023	4670-21.455	2022-23-PFP

Doc# 2023052449

DESCRIPTION OF PROPERTY SURVEYED

TRACT 1

12.693 Acres, 552,907 Square Feet of land in the City of Georgetown, Williamson County, Texas, being a part of LOT 1, McCOY SCHOOL SUBDIVISION, (CAB. R, SLIDE 12) (being vacated by Doc. No. 2022120133), said 12.693 acres being the part of said Lot 1 lying south of Rivery Boulevard described in Doc. No. 2017099278.

BEGINNING at a concrete monument found marking an east corner of said Lot 1, said corner also being the common corner between Lot 12 and Lot 13 of Block 4 Gabriel Heights (Cabinet B, Slide 5).

THENCE along the easterly boundary of said Lot 1 and the westerly boundary of said Gabriel Heights as follows:
- **S 13°43'46" W 19.94'** to a corner of said Lot 1, said corner being marked with a set stake;
- **S 13°29'16" W 44.94'** to a ½" iron rod found marking a corner of said Lot 1.
- **S 13°44'30" W 69.94'** to a ½" iron rod found marking a corner of said Lot 1.
- **S 13°35'51" W 69.93'** to a corner of said Lot 1, said corner being marked with a set stake.
- **S 13°43'51" W 139.95'** to a corner of said Lot 1, said corner being marked with a set stake.
- **S 13°43'51" W 67.54'** to a corner of said Lot 1, said corner being marked with a set stake.
- **S 13°43'51" W 291.44'** to a cotton spindle found marking a corner of said Lot 1, said corner also being the west corner of Lot 17 of said Gabriel Heights.
- **S 36°21'03" E 156.43'** to an east corner of said Lot 1 located in the northwest line of Park Lane, said corner being marked with a found cotton spindle.

THENCE S 46°04'09" W 333.23' along the southeast line of said Lot 1 and the northwest line of Park Lane to the northeast line of Williams Drive also being RM 2338, said point being the south corner of said Lot 1 of McCoy School Subdivision, said corner being marked with a set pk nail.

THENCE along the northeast boundary of Williams Drive (RM 2338) and the southwest boundary of said Lot 1 as follows:
- along a curve turning to the right **with an arc length of 197.71', with a radius of 1,871.32', with a chord bearing of N 39°19'26" W, with a chord length of 197.62',** to the end of said curve, said point being a corner of said Lot 1 and being marked with a found drill hole;
- **N 36°18'38" W 542.53'** to the south corner of Lot 2 of said McCoy School Subdivision and a west corner of said Lot 1, said corner being marked with a set stake.

THENCE N 53°40'30" E 219.42' along the southeast boundary of said Lot 2 and an internal line of said Lot 1 to a ½" iron rod with cap found marking the east corner of said Lot 2.

THENCE along the northeast boundary of said Lot 2 and an internal boundary of said Lot 1 as follows:
- **N 35°06'22" W 24.66'** to a common corner between said Lots 1 and 2, said corner being marked with a set stake.
- **N 36°05'52" W 170.23'** to the north corner of said Lot 2 and an internal corner of said Lot 1, said corner being located in a hackberry tree marked with a cotton spindle.

THENCE S 54°18'33" W 60.57' along the northwest boundary of said Lot 2 and an internal boundary of said Lot 1 to a common corner between said Lots 1 and 2, said corner being the east corner of Lot 3-A, Block 1, Gabriel Heights Addition (Cabinet J, Slide 100).

THENCE along the southeast boundary of said Lot 1 of McCoy School Subdivision and the northwest boundary of said Gabriel Heights Block 1 as follows:
- **N 36°16'48" W 112.35'** to a corner of said Lot 1, said corner being marked with a set stake; and
- **N 36°22'18" W 112.56'** to the west corner of said Lot 1, said corner being marked with a found ¼" iron pipe.

THENCE N 53°39'54" E 70.53' along the northwest boundary of said Lot 1 to the southerly boundary of Rivery Boulevard (Document #2017099278).

THENCE along said southerly boundary of Rivery Boulevard as follows:
- along a curve turning to the right **with an arc length of 8.75', with a radius of 402.68', with a chord bearing of S 65°10'16" E, with a chord length of 8.75',** to the beginning of another curve, said point being marked with a set stake;
- along a reverse curve turning to the left **with an arc length of 336.33', with a radius of 546.07', with a chord bearing of S 82°32'26" E, with a chord length of 331.04',** to the end of said curve, said point being marked with a set stake;
- **N 79°49'20" E 14.08'** to the beginning of a curve, said point being marked with a set stake;
- along a curve turning to the left **with an arc length of 253.92', with a radius of 546.06', with a chord bearing of N 66°30'04" E, with a chord length of 251.64',** to the end of said curve, said point being marked with a set stake;
- **N 53°10'48" E 148.05'** to the northeast boundary of said Lot 1, said point being marked with a set stake.

THENCE along the northeast boundary of said Lot 1 and the southwest boundary of said Gabriel Heights Block 4 as follows:
- **S 36°07'41" E 53.01'** to a found iron rod with aluminum cap marked ROW 4933.
- **S 36°16'11" E 70.05'** to a corner of said Lot 1, said corner being marked with a found ½" iron rod with illegible yellow plastic cap.
- **S 36°37'46" E 70.23'** to a corner of said Lot 1, said corner being marked with a set stake.
- **S 35°26'55" E 16.96'** to the point of beginning, this tract having an area of 12.693 Acres or 552,907 Square Feet, as shown on the accompanying plat. Bearings are relative to State Plane Coordinates, NAD 83(2011), Texas Central Zone. Distances and areas are reported in grid. Set stakes are 1/2" rebar with Pacheco Koch plastic identifier caps.

TRACT 2

2.010 Acres, 87,540 Square Feet of land in the City of Georgetown, Williamson County, Texas, being a part of LOT 1, McCoy School Subdivision, (Cabinet R, Slide 12), (being vacated by 2022120133) said 2.010 acres being the part of said Lot 1 lying north of Rivery Boulevard described in Document # 2017099278.

BEGINNING at the north corner of said Lot 1 of McCoy School Subdivision, said corner being marked with a set rebar stake.

THENCE along the northeast boundary of said Lot 1 and the southwest boundary of Gabriel Heights Block 4 (Cabinet B, Slide 5) as follows:
- **S 36°17'30" E 54.66'** to a corner of said Lot 1, said corner being marked with a found ½" iron rod;
- **S 36°29'00" E 84.01'** to a corner of said Lot 1, said corner being marked with a found ½" iron rod; and
- **S 36°04'41" E 59.58'** to the northwest line of Rivery Boulevard, said point being marked with a set ½" rebar.

THENCE along northwest line of Rivery Boulevard as follows:
- along a curve turning to the right **with an arc length of 51.09', with a radius of 182.65', with a chord bearing of S 45°08'39" W, with a chord length of 50.92',** to the end of said curve, said point being marked with a set stake;
- **S 53°11'02" W 98.72'** to the beginning of a curve, said point being marked with a set stake;
- along a curve turning to the right **with an arc length of 211.14', with a radius of 454.06', with a chord bearing of S 66°30'18" W, with a chord length of 209.24',** to the end of said curve, said point being marked with a set stake;
- **S 79°49'34" W 14.08'** to the beginning of a curve, said point being marked with a set stake; and
- along a curve turning to the right **with an arc length of 236.82', with a radius of 454.07', with a chord bearing of N 85°13'57" W, with a chord length of 234.15',** to the northwest boundary of said Lot 1 and the southeast boundary of said Block 4 of Gabriel Heights, said point being marked with a set stake.

THENCE along the northwest line of said Lot 1 as follows:
- **N 54°23'54" E 8.04'** to a corner of said Lot 1, said corner being marked with a set stake;
- **N 54°20'39" E 24.81'** to a corner of said Lot 1, said corner being marked with a set stake;
- **N 53°43'09" E 122.33'** to a corner of said Lot 1, said corner being marked with a found ½" iron rod;
- **N 53°42'58" E 103.57'** to a corner of said Lot 1, said corner being marked with a found ½" iron rod;
- **N 53°21'07" E 103.46'** to a corner of said Lot 1, said corner being marked with a set stake;
- **N 53°43'07" E 103.41'** to a corner of said Lot 1, said corner being marked with a set stake; and
- **N 53°34'11" E 76.63'** to the point of beginning, this tract having an area of 2.010 Acres or 87,540 Square Feet, as shown on the accompanying plat. Bearings are relative to State Plane Coordinates, NAD 83(2011), Texas Central Zone. Distances and areas are reported in grid. Set stakes are 1/2" rebar with Pacheco Koch plastic identifier caps.

PLAT NOTES

1. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas Central Zone 4203. Distances, areas, and coordinates reported are grid.
2. Elevations for this site are based on the North American Vertical Datum of 1988 (NAVD '88), utilizing Geoid 12B, and have been established using the local VRS network.
3. McCoy School Subdivision Doc. No. 9921963 (Cab. R, Slide 12) has been vacated per Document No. 2022120133 of the Official Public Records of Williamson County, Texas.
4. Utility providers for this development are Water: City of Georgetown; Wastewater/Septic: City of Georgetown; and Electric: Georgetown Utility Services.
5. All structures/obstructions are prohibited in drainage easements.
6. There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by FIRM Map Number 48491C0293F, effective date of December 20, 2019.
7. In order to promote drainage away from a structure, the slab elevation should be built at least one-foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
8. All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or drainage lot. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep.
9. Any Heritage Tree as noted on this plat is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the City of Georgetown. Approved removal does not require modification of the plat.
10. A 15-foot Public Utility Easement is dedicated along Williams drive within this plat per the PUD.
11. The monuments of this plat have been rotated to the NAD 83/93 HARN - Texas Central Zone and NAVD 88.
9. The maximum impervious coverage per non-residential lot shall be pursuant to the 2021-12-PUD.
10. The landowner assumes all risks associated with improvements located in the right-of-way, or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the city of Georgetown, Williamson county, their officers, agents and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the city and/or county and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
11. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the city of Georgetown and/or Williamson county, Texas. Neither the city of Georgetown nor Williamson county assumes any obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the city of Georgetown nor Williamson county assumes any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions.
12. Neither the city of Georgetown nor Williamson county assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the city and/or county.
13. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The city and/or county have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
14. This plat is subject to the provisions of the City of Georgetown Water Conservation Ordinance.
15. The subdivision subject to this application is subject to the Water Quality Regulations of the City of Georgetown.
16. A Geologic Assessment, in accordance with the City of Georgetown Water Quality Regulations, was completed on March 27, 2018. Any springs and streams as identified in the Geologic Assessment are shown herein.
17. There is hereby granted for the use and benefit of the public a continuing avigation easement for the free and unobstructed flight of aircraft (which term shall include any contrivance now or hereafter used for flight through the air) and the right of flight for the passage of aircraft in the air space above the surface of the Property, together with such noise and other effects as may be inherent in the operation of aircraft landing at, taking off from, or engaged in other flight activities at the Georgetown Municipal Airport. Grantors do hereby grant and convey an easement for the Approach Zone, as that term is defined in Section 12.36 of the City of Georgetown Code of Ordinances and as shown on this plat, being further described as Approach Zone. These easements shall be perpetual and shall be binding on Grantor and its assigns, heirs, and successors.
18. All easements dedicated to the City of Georgetown by this plat additionally include the following rights:
   - 18.1 The right of the City to change the size of any facilities installed, maintained, or operated within the easement area.
   - 18.2 The right of the City to relocate any facilities within the easement area.
   - 18.3 The right of the City to remove from the easement area all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of any facilities within the easement area.
19. Unless otherwise noted herein, all easements dedicated to the City of Georgetown by this plat shall be EXCLUSIVE to the City of Georgetown, and Grantor covenants that Grantor and Grantor's heirs, successors, and assigns shall not convey any other easement, license, or conflicting right use in a manner, the area (or any portion thereof) covered by this grant.
20. All individual lots containing Heritage Trees are configured and designed so that the lot is developable for the intended purpose without requiring removal of the Heritage Trees or exceeding the percentage of allowable disturbance within the Heritage Tree's CRZ.

PRELIMINARY FINAL PLAT
RIVERY COMMERCIAL SUBDIVISION
LOCATED IN THE CITY OF GEORGETOWN, TEXAS AND BEING OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT NO. 10 WILLIAMSON COUNTY, TEXAS
SHEET 2 OF 3

Westwood — Phone (512) 485-0831, Toll Free (888) 937-5150, 8701 N. Mopac Expy, Suite 320, Austin, TX 78759
WESTWOOD PROFESSIONAL SERVICES, INC. WESTWOODPS.COM
TBPE FIRM REGISTRATION NO. F-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	CITY PROJECT NO.
LHR/ZNBM	ETB	N/A	06/08/2023	4670-21.455	2022-23-PFP

RSCAYOBIT
6/8/2023 9:21 AM
M:\DWG-46\4670-21.455\DWG\SURVEY C3D 2018\4670-21.455FP REV.DWG

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE

DLP — DESIGNED BY: — DATE
AMK — DRAWN BY: — DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER — 2023-08-20

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
METRO 512.930.9412 — TEXAS REGISTERED ENGINEERING FIRM F-181, TBPLS FIRM No.10003700 — WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PLAT (1 OF 2)
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

2023-16-SDP
Project No: 22897
SHEET 03 of 31

Doc # 2023052449

OWNER'S CERTIFICATE

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

I, PDC WILLIAMS PLAZA, LTD. ACTING BY AND THROUGH MARK ANDREW PAPPAS, MANAGER, SOLE OWNER OF THOSE CERTAIN 2.010 ACRE AND REMAINING PORTION OF 12.693 ACRE TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2022002090 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSE AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS RIVERY COMMERCIAL SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 9 DAY OF June 2023.

PDC WILLIAMS PLAZA, LTD.
BY MARK ANDREW PAPPAS
ITS MANAGER

BY: _____
MARK ANDREW PAPPAS, MANAGER

STATE OF Texas (
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Travis (

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MARK ANDREW PAPPAS, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June, 2023.

Taylor Elizabeth Vaquera
My Commission Expires
2/9/2027
Notary ID 134193864

_____
NOTARY PUBLIC IN AND FOR THE STATE OF Texas

MY COMMISSION EXPIRES ON: 2/9/2027

OWNER'S CERTIFICATE

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

I, NOVAK GISD MULTIFAMILY, LLC, ACTING BY AND THROUGH Andy Heard, MANAGER, SOLE OWNER OF THE CERTAIN 5.996 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2022141914 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSE AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS RIVERY COMMERCIAL SUBDIVISION.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 9th DAY OF June 2023.

NOVAK GISD MULTIFAMILY, LLC
BY Andy Heard
ITS MANAGER

BY: _____
Andy Heard, MANAGER

STATE OF Texas (
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF Travis (

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Andy Heard, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June, 2023.

Taylor Elizabeth Vaquera
My Commission Expires
2/9/2027
Notary ID 134193864

_____
NOTARY PUBLIC IN AND FOR THE STATE OF Texas

MY COMMISSION EXPIRES ON: 2/9/2027

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TRAVIS

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

_____
MICHAEL JACK NEEDHAM
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5183

Michael Jack Needham
5183
LICENSED PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATE

I, CLAYTON J. STROLLE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP NUMBER 48491C0293F, EFFECTIVE DATE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS COUNTY, AUSTIN, TEXAS, THIS 9 DAY OF June, 2023.

_____
CLAYTON J. STROLLE
REGISTERED PROFESSIONAL ENGINEER
NO. 108906 STATE OF TEXAS

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON June 9, 2023
ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS RIVERY COMMERCIAL SUBDIVISION HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE CITY OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION OF THE 20 DAY OF June 20 23, A.D.

_____ 6/20/2023
TRAVIS PERTHUIS, CHAIRMAN DATE

_____ 6/20/2023
STEPHEN BOXEY, SECRETARY DATE

PLANNING DIRECTOR

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ 06/22/23
SOFIA NELSON, PLANNING DIRECTOR DATE

CITY FLOODPLAIN COORDINATOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

_____ 06/22/2023
WESLEY WRIGHT, P.E., CFM, FLOODPLAIN COORDINATOR DATE

COUNTY CLERK'S CERTIFICATE

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22nd DAY OF June 20 23, A.D., AT 10:00 O'CLOCK A.M., AND DULY RECORDED THIS THE 23rd DAY OF June, 20 23, A.D., AT 9:00 O'CLOCK A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2023052449

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

NANCY RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: Diane Lawn, DEPUTY

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

PRELIMINARY FINAL PLAT

RIVERY COMMERCIAL SUBDIVISION

LOCATED IN THE CITY OF GEORGETOWN, TEXAS AND BEING OUT OF THE NICHOLAS PORTER SURVEY, ABSTRACT NO. 497, PATENTED IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT NO. 10 WILLIAMSON COUNTY, TEXAS

SHEET 3 OF 3

Westwood
WESTWOOD PROFESSIONAL SERVICES, INC.
WESTWOODPS.COM
Phone (512) 485-0831 Toll Free (888) 937-5150
8701 N. Mopac Expy, Suite 320 Austin, TX 78759
TBPE FIRM REGISTRATION NO. P-11756
TBPLS FIRM REGISTRATION NO. LS-10074301

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	CITY PROJECT NO.
LHR/ZNBM	ETB	N/A	06/08/2023	4670-21.455	2022-23-PFP

PRELIMINARY FINAL PLAT - RIVERY COMMERCIAL SUBDIVISION

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If conflicts exist, the Contractor shall contact the Engineer who shall revise the design as necessary.

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT. THE CONTRACTOR SHALL FOLLOW THESE PLANS AND SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE

DESIGNED BY: DLP DATE
DRAWN BY: AMK DATE
CHECKED BY: DATE
APPROVED BY: DATE

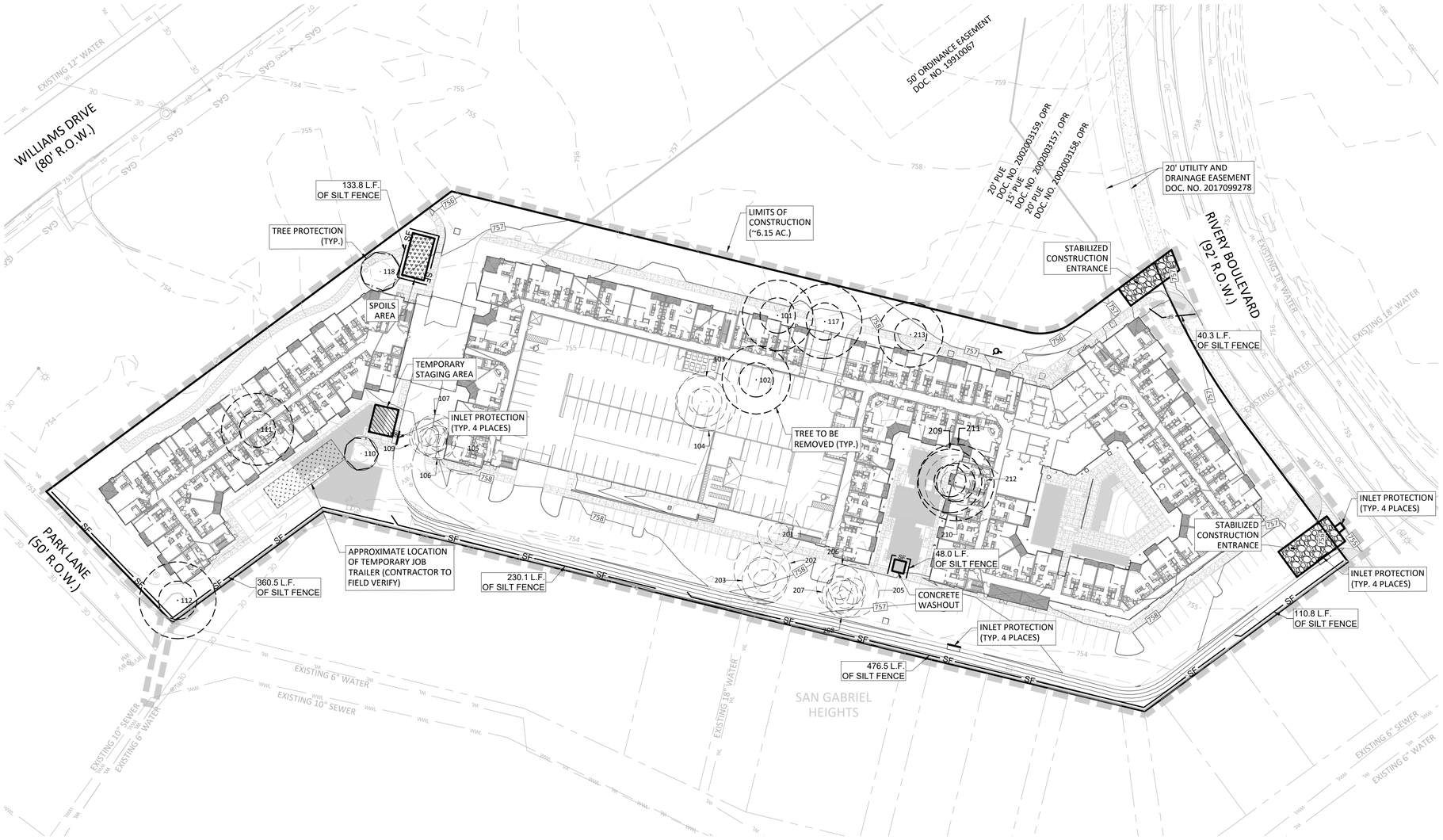
PROFESSIONAL ENGINEER
DAVID L. PLATT
115864
2023-08-20

STEGER BIZZELL

METRO 512.930.9412
1978 S. AUSTIN AVENUE
TEXAS REGISTERED ENGINEERING FIRM F-1181
TBPLS FIRM No. 10000700
GEORGETOWN, TX 78626
WEB STEGERBIZZELL.COM
ADDRESS SERVICES
>>ENGINEERS >>PLANNERS >>SURVEYORS

PLAT (2 OF 2)
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No. 22897
2023-16-SDP
SHEET 04 of 31



0 50 100 Feet

SCALE: 1" = 50'

LEGEND

- ##### REMOVE TREE
- ##### TREE TO BE PRESERVED
- SF SILT FENCE
- TREE PROTECTION
- LIMITS OF CONSTRUCTION
- INLET PROTECTION
- 123 PROPOSED CONTOUR
- 123 EXISTING CONTOUR

NOTES:

1. All proposed development of this site conforms to the City of Georgetown's UDC regulations and/or the development agreement.
2. All temporary erosion and sedimentation controls shall be inspected every 7 days.
3. Contractor shall maintain all temporary erosion and sediment controls in accordance with local, state and federal regulations.
4. Contractor shall place construction entrance at the location determined by the owner in the field.
5. Curb/area inlet protection is required at inlets installed with this project. Protection to remain in place until the project is accepted.
6. Perimeter silt fence shall be installed prior to start of construction.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

2023-16-SDP

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE

DLP
DESIGNED BY: DATE

AMK
DRAWN BY: DATE

CHECKED BY: DATE

APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

EROSION & SEDIMENTATION CONTROL PLAN
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET **05** of 31

P:\22000-22999\22897 Novak Williams Plaza\CAD\Plans\EROSION & SEDIMENTATION CONTROL PLAN.dwg, EROSION & SEDIMENTATION CONTROL PLAN, 8/30/2023 2:22:11 PM

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.

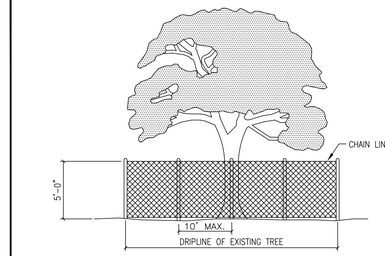
GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC01 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB	

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.
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 100lb/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.
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 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.

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS EROSION AND SEDIMENTATION AND TREE PROTECTION NOTES	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC01A SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB	



NOTES:

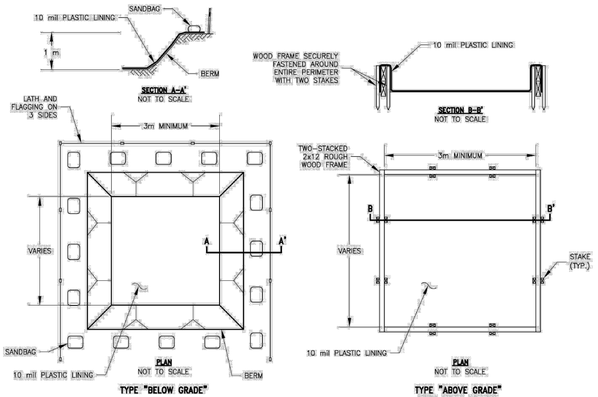
1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; WILL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND WILL BE MAINTAINED THROUGHOUT 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 AND FIRE.
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.

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TREE PROTECTION – CHAIN LINK FENCE	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC09 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB	

Concrete Waste Management

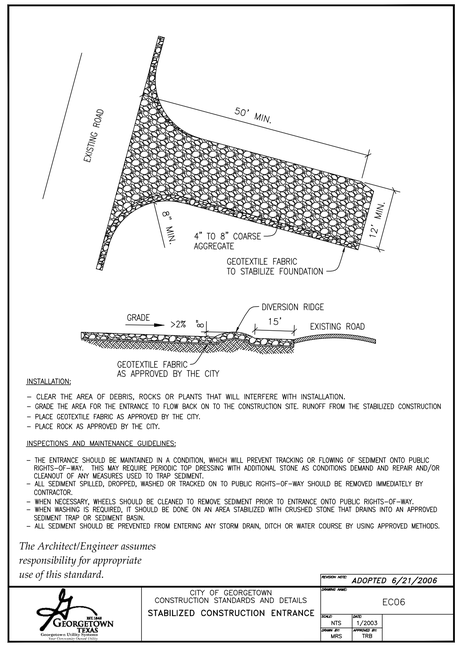
WM-8



NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.



INSTALLATION:

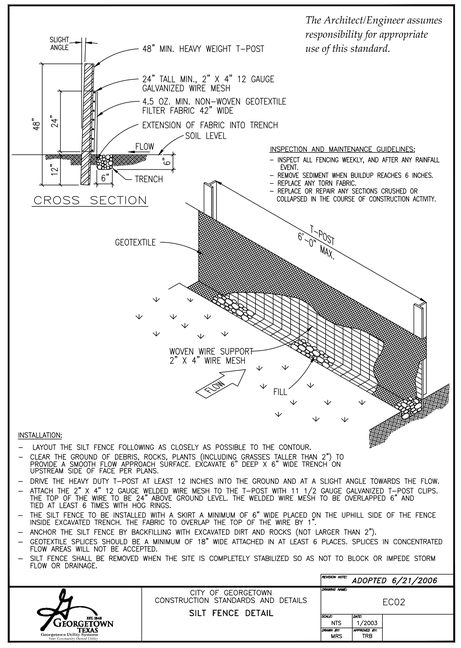
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTIONS AND MAINTENANCE GUIDELINES:

- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-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 CONTRACTOR.
- 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.

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS STABILIZED CONSTRUCTION ENTRANCE	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC06 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB	



INSPECTION AND MAINTENANCE GUIDELINES:

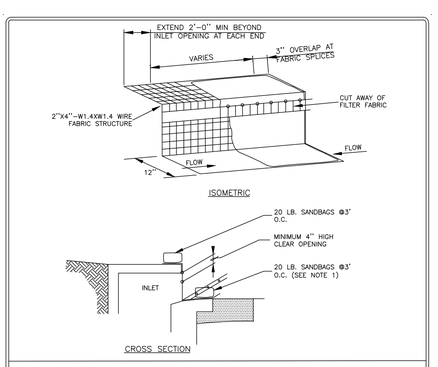
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

INSTALLATION:

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

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

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SILT FENCE DETAIL	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC02 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB	



NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CURB INLET PROTECTION DETAIL

2023-16-SDP

NO.	REVISION	BY	DATE

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

DLP
DESIGNED BY: DATE
AMK
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
2023-08-20

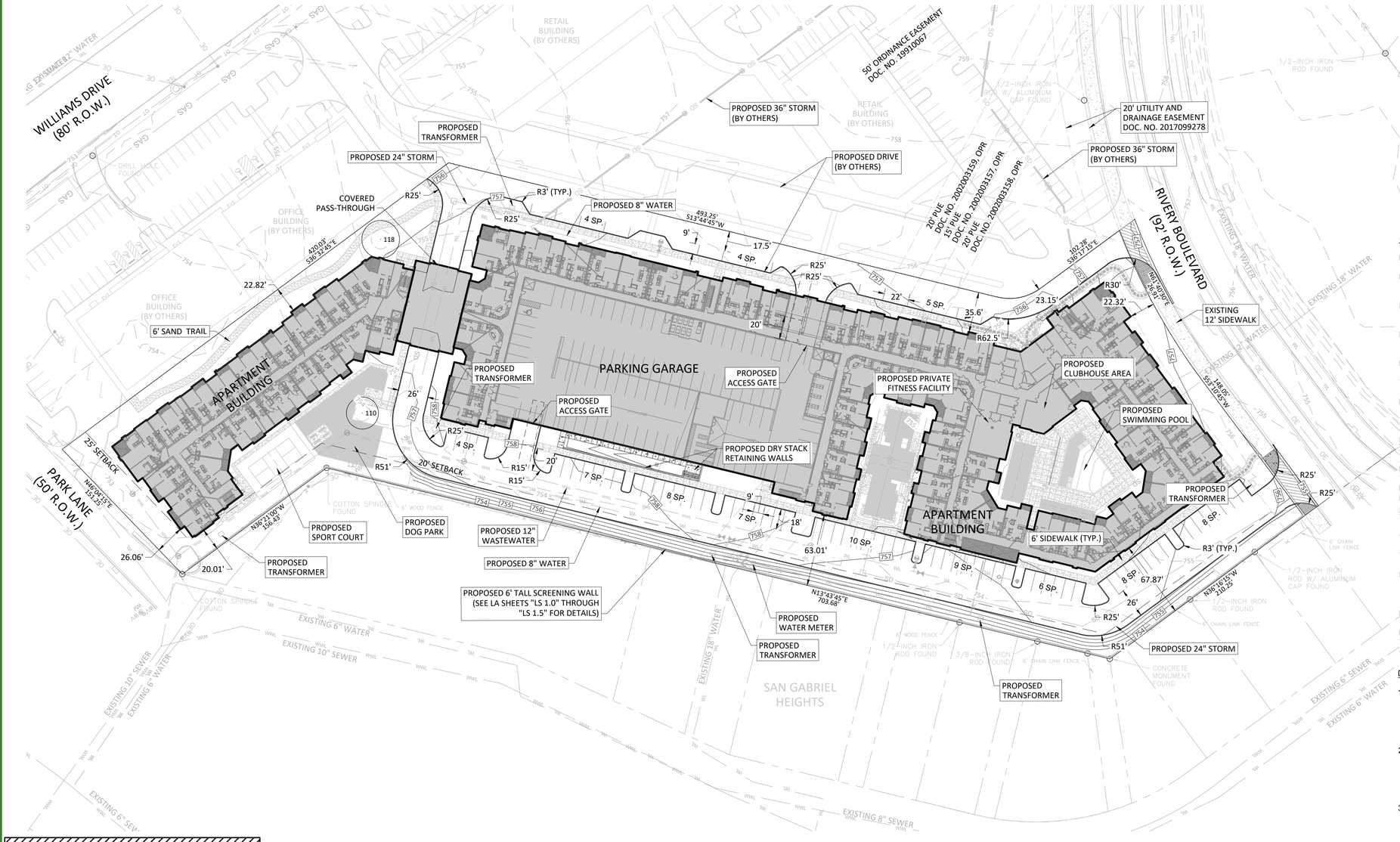
STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
METRO 512.930.9412
TEXAS REGISTERED ENGINEERING FIRM F-181
TBPLS FIRM No.10003700
WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

EROSION & SEDIMENTATION CONTROL DETAILS
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET **06** of 31



0 50 100 Feet

SCALE: 1" = 50'

LEGEND

— W —	PROPOSED WATER LINE
- WWL -	PROPOSED SEWER LINE
— SD —	PROPOSED STORM SEWER LINE
— SD —	PROPOSED STORM SEWER LINE (BY OTHERS)
— W —	EXISTING WATER LINE
- WWL -	EXISTING SEWER LINE
—123—	PROPOSED CONTOUR
- 123 -	EXISTING CONTOUR
	ACCESSIBLE ROUTE
	GATE VALVE

SITE DATA:

LAND AREA:	272,294 S.F. (6.251 AC.)
LOT BUILDING COVERAGE:	44.8% (122,056 S.F./272,294 S.F.)
EXISTING IMPERVIOUS COVER:	40.1% (109,061 S.F./272,294 S.F.)
PROPOSED IMPERVIOUS COVER:	74.2% (201,932 S.F./272,294 S.F.)
MAX. IMPERVIOUS COVER:	80% per ORD 2022-75 (2021-12-PUD)
TOTAL G.F.A.:	256,105 S.F.
BUILDING TYPE:	V-A (Residences) w/ Fire Walls & I-A (Parking Garage)

PARKING REQUIREMENTS

RESIDENTIAL

BUILDING UNIT # BR	1-BR	2-BR	3-BR
TOTAL # OF UNITS	188	107	0
MULTIPLIER	1.5 SP.	2 SP.	2.5 SP.
PARKING SPACES (REQ.)	282 SP.	214 SP.	0 SP.
5% ADDITIONAL USE	14 SP.	11 SP.	0 SP.
TOTAL	296 SP.	225 SP.	0 SP.

10% MIXED-USE REDUCTION PER ORD 2022-75 (2021-12-PUD) = 521 SP. * 10% = 52 SP.

TOTAL RESIDENTIAL PARKING SP. (REQ.) = 296 SP. + 225 SP.+ 0 SP. - 52 SP. = 469 SP.

PARKING PROVIDED: 80 - 9'x18' PARKING SP.
504 - 9'x18' PARKING GARAGE SP.
584 TOTAL SP.

PER SECTION 6.06.020 OF UDC
TOTAL # OF DWELLING UNITS = 295 UNITS
MINIMUM # OF AMENITIES REQUIRED = 5
TOTAL # OF AMENITIES PROVIDED = 5 (SWIMMING POOL, PRIVATE FITNESS FACILITY, CLUBHOUSE AREA, DOG PARK, SPORT COURT)

DIMENSIONAL SITE PLAN NOTES:

1. All lighting fixtures shall be designed to completely conceal and fully shield, within an opaque housing, the light source from visibility from any street right-of-way. The cone of light shall not cross any adjacent property line. The illumination shall not exceed two (2) foot candles at a height of three (3) feet at the property line. Only incandescent, fluorescent, color-corrected high-pressure sodium or metal halide may be used. All vehicle or pedestrian access shall be sufficiently lighted to ensure security of property and persons.
2. All roof, wall and ground mounted mechanical equipment must be screened in accordance with Chapter 8 of the UDC. If roof and wall mounted equipment of any type including duct work and large vents is proposed, it shall be shown on the Site Plan and screening identified. Screening of mechanical equipment shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building and shall be screened from view from any rights-of-way or adjoining properties.
3. Per Chapter 8, the dumpster enclosures must be one (1) foot above the height of the waste container. Use protective poles in corners and at impact areas. Fence posts shall be of rust protected metal or concrete. A minimum 6" slab is required and must be sloped to drain. The enclosure must have steel framed gates with spring loaded hinges and fasteners to keep closed. Screening must be on all four (4) sides by masonry wall or approved fence or screening with opaque gates.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

2023-16-SDP

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NO.	REVISION	BY	DATE

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STATE OF TEXAS
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SITE PLAN
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET 10 of 31

Project: Rise 1900 Simulation Run: EX 2-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Existing
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 2 Yr 24 Hr
Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:24 Hours

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.009798	11.4	09Apr2020, 12:12	2.33

Project: Rise 1900 Simulation Run: EX 10-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Existing
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 10 Yr 24 Hr
Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:24 Hours

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.009798	23.8	09Apr2020, 12:11	4.76

Project: Rise 1900 Simulation Run: EX 25-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Existing
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 25 Yr 24 Hr
Compute Time:16May2023, 11:18:47 Control Specifications:24 Hours

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.009798	31.1	09Apr2020, 12:11	6.22

Project: Rise 1900 Simulation Run: EX 100-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Existing
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 100 Yr 24 Hr
Compute Time:DATA CHANGED, RECOMPUTE Control Specifications:24 Hours

Show Elements: All Elements Volume Units: (•) IN ( ) ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
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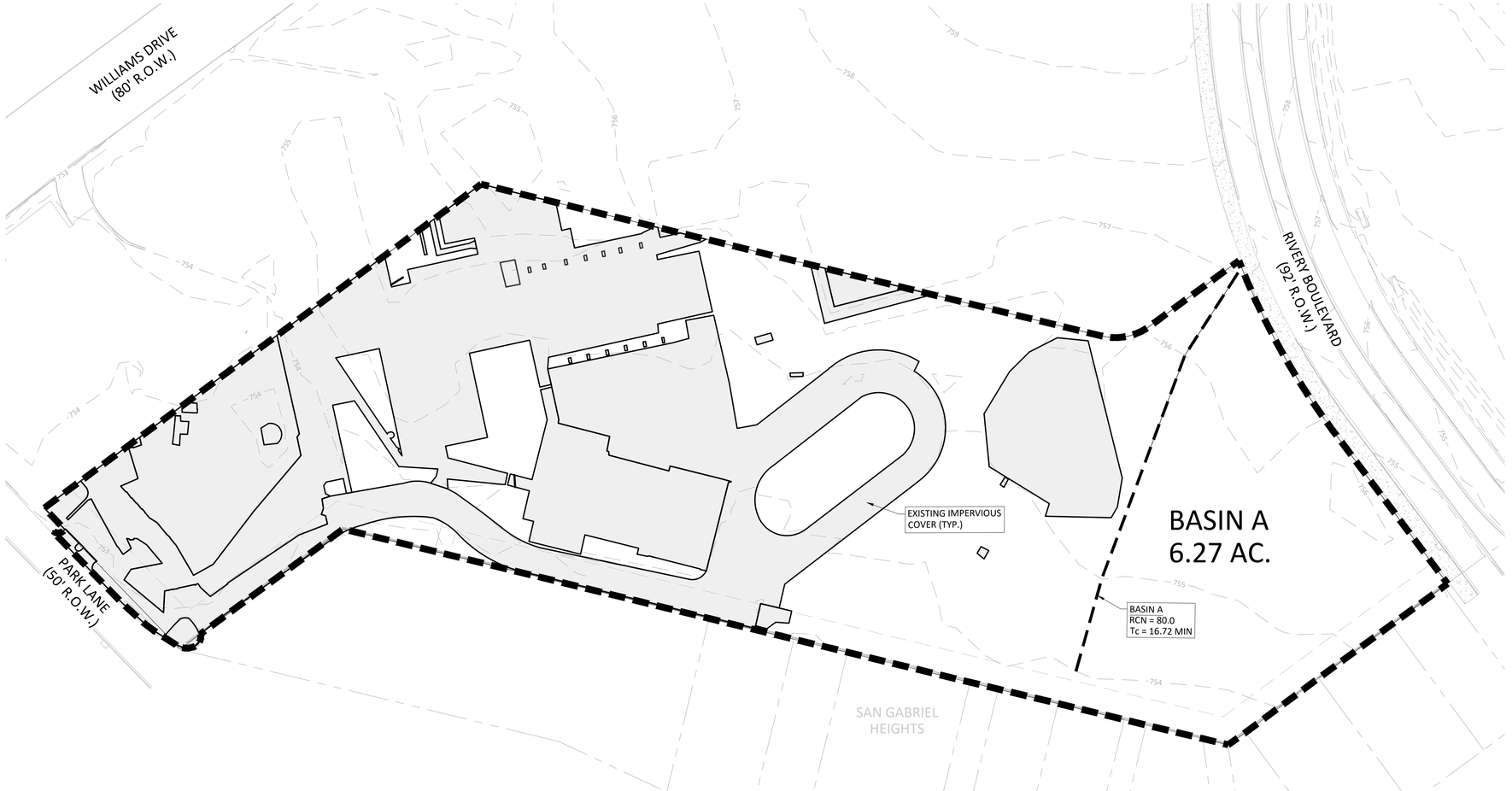

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Select RCN from Table 2-7 of DCM

				Hydrologic Soil Group [%]				*Building*	*Pavement*	*Lawn (Good)*				*Time of Concentration*																			
														Sheet							*Shallow Concentrated - Unpaved*					*Shallow Concentrated - Paved*					*Channel/Storm Drain*					*Total*	
Basin	Area [s.f.]	Area [ac.]	Area [sq. mi.]	A	B	C	D	% Check	IC-1 [s.f.]	IC-2 [s.f.]	IC-3 [s.f.]	IC-4 [s.f.]	PC-1 [s.f.]	PC-2 [s.f.]	PC-3 [s.f.]	PC-4 [s.f.]	Total IC [s.f.]	Total IC %	% Check	Composite RCN	Elev-Start [ft]	Elev-Stop [ft]	L [ft]	n	P [in]	s [ft/ft]	Tt-sheet [min]	Elev-Start [ft]	Elev-Stop [ft]	L [ft]	s [ft/ft]	Tt-SCFu [min]	Elev-Start [ft]	Elev-Stop [ft]	L [ft]	s [ft/ft]	Tt-SCFp [min]	L [ft]	Q [cfs]	A [ft^2]	Wp [ft]	V [ft/s]	Tt-channel [min]	Tc [min]	Tlag [min]
Existing A	273165	6.27	0.009798	0%	0%	0%	100%	OK	0	110,043	0	0	0	163,122	0	0	110043	40.28%	OK	80.0	757	755.7	150	0.13	4.2	0.008667	14.74	755.7	754	184	0.009	1.98	754	754	0	0.000	0.00	0	0	0	0	5	0.00	16.72	10.03

2023-16-SDP

NO.	REVISION	BY	DATE

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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

EXISTING DRAINAGE MAP
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET 18 of 31

Project: Rise 1900 Simulation Run: PR 2-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Proposed
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 2 Yr 24 Hr
Compute Time: 03Aug2023, 11:23:18 Control Specifications: 24 Hours

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.005063	9.8	09Apr2020, 12:05	3.37
BASIN B	0.003015	5.9	09Apr2020, 12:05	3.39
BASIN C	0.001689	3.1	09Apr2020, 12:07	3.37

Project: Rise 1900 Simulation Run: PR 10-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Proposed
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 10 Yr 24 Hr
Compute Time: 03Aug2023, 11:23:14 Control Specifications: 24 Hours

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.005063	17.5	09Apr2020, 12:05	6.03
BASIN B	0.003015	10.5	09Apr2020, 12:05	6.05
BASIN C	0.001689	5.4	09Apr2020, 12:07	6.03

Project: Rise 1900 Simulation Run: PR 25-YR SCS

Start of Run: 09Apr2020, 00:00 Basin Model: Proposed
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 25 Yr 24 Hr
Compute Time: 03Aug2023, 11:23:19 Control Specifications: 24 Hours

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.005063	21.9	09Apr2020, 12:05	7.57
BASIN B	0.003015	13.1	09Apr2020, 12:05	7.59
BASIN C	0.001689	6.8	09Apr2020, 12:07	7.56

Project: Rise 1900 Simulation Run: PR 100-YR SCS

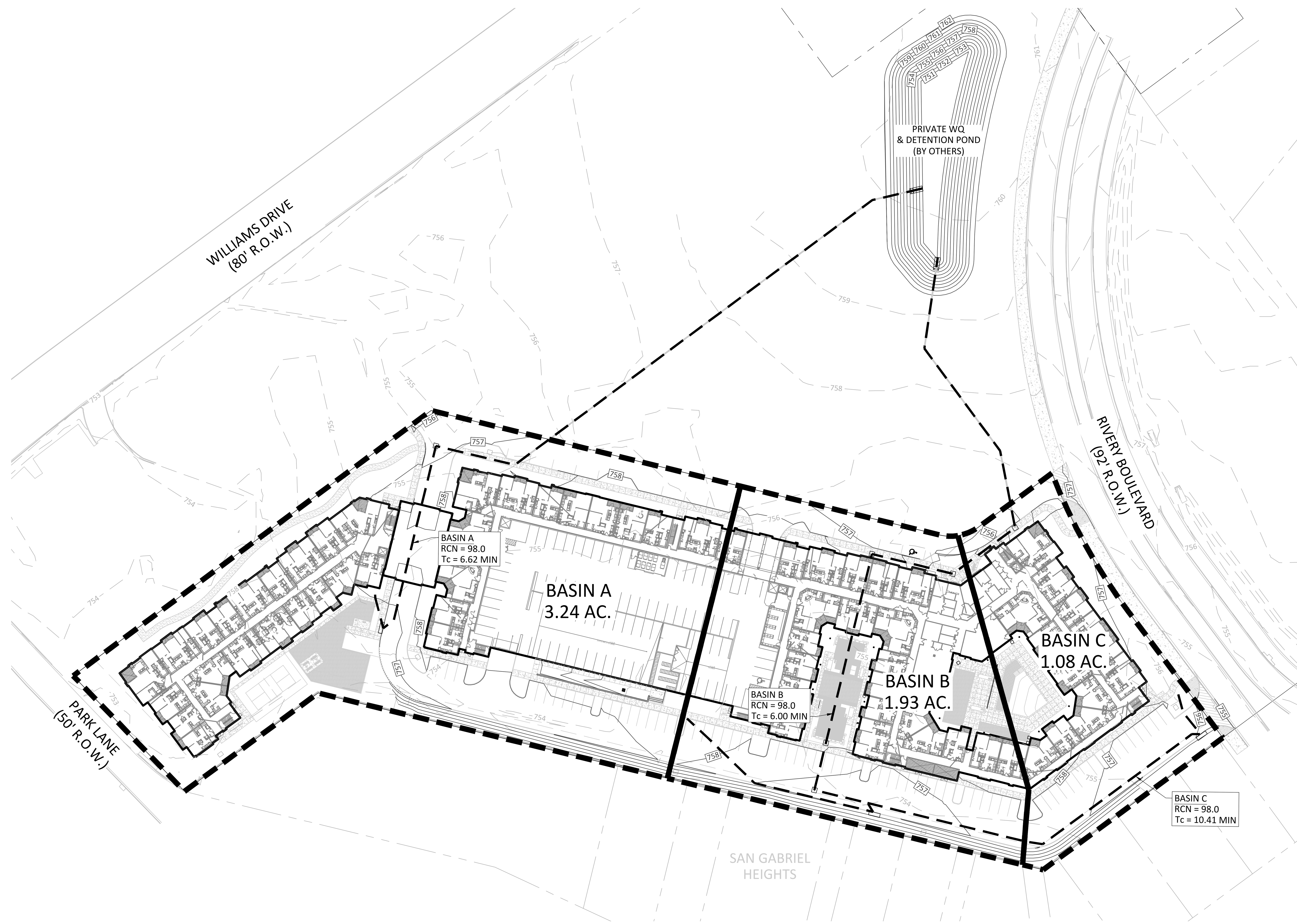
Start of Run: 09Apr2020, 00:00 Basin Model: Proposed
End of Run: 10Apr2020, 00:00 Meteorologic Model: CoA SCS 100 Yr 24 Hr
Compute Time: 03Aug2023, 11:23:16 Control Specifications: 24 Hours

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
BASIN A	0.005063	29.2	09Apr2020, 12:05	10.12
BASIN B	0.003015	17.6	09Apr2020, 12:05	10.15
BASIN C	0.001689	9.1	09Apr2020, 12:07	10.12

0 60 120 Feet

SCALE: 1" = 60'



WARNING!
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Select RCN from Table 2-7 of DCM

Basin	Area [s.f.]	Area [ac.]	Area [sq. mi.]	*Hydrologic Soil Group [%]* A	B	C	D	% Check	*Building* IC-1 [s.f.] (98)	*Pavement* IC-2 [s.f.] (98)	IC-3 [s.f.] (91)	IC-4 [s.f.] (87)	PC-1 [s.f.] (78)	*Lawn (Good)* PC-2 [s.f.] (80)	PC-3 [s.f.] (84)	PC-4 [s.f.] (89)	Total IC [s.f.]	Total IC %	% Check	Composite RCN
Developed A	141159	3.24	0.005063	0%	0%	0%	100%	OK	63,791	36,895	0	0	0	40,473	0	0	100686	71.33%	OK	98.0
Developed B	84046	1.93	0.003015	0%	0%	0%	100%	OK	40,340	27,151	0	0	0	16,555	0	0	67491	80.30%	OK	98.0
Developed C	47089	1.08	0.001689	0%	0%	0%	100%	OK	17,925	15,830	0	0	0	13,334	0	0	33755	71.68%	OK	98.0

Developed Time of Concentration

Basin	*Sheet* Elev-Start [ft]	Elev-Stop [ft]	L [ft]	n	P [in]	s [ft/ft]	Tt-sheet [min]	*Shallow Concentrated - Unpaved* Elev-Start [ft]	Elev-Stop [ft]	L [ft]	s [ft/ft]	Tt-SCFu [min]	*Shallow Concentrated - Paved* Elev-Start [ft]	Elev-Stop [ft]	L [ft]	s [ft/ft]	Tt-SCFp [min]	*Channel/Storm Drain* L [ft]	Q [cfs]	A [ft^2]	Wp [ft]	V [ft/s]	Tt-channel [min]	*Total* Tc [min]	Tlag [min]
Developed A	757	756.8	20	0.13	4.2	0.010	2.78	756.8	756.8	0	0.000	0.00	756.8	756.3	13	0.038	0.05	727	0	0	0	3.2	3.79	6.62	3.97
Developed B	758.3	758.3	0	0.13	4.2	0.000	0.00	758.3	758.3	0	0.000	0.00	758.3	756.3	205	0.010	1.70	726	0	0	0	3.5	3.46	6.00	3.60
Developed C	756.4	756.3	20	0.13	4.2	0.005	3.66	756.3	756.3	0	0.000	0.00	756.3	756	26	0.012	0.20	1060	0	0	0	2.7	6.54	10.41	6.24

2023-16-SDP

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE

DLP
DESIGNED BY: DATE
AMK
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

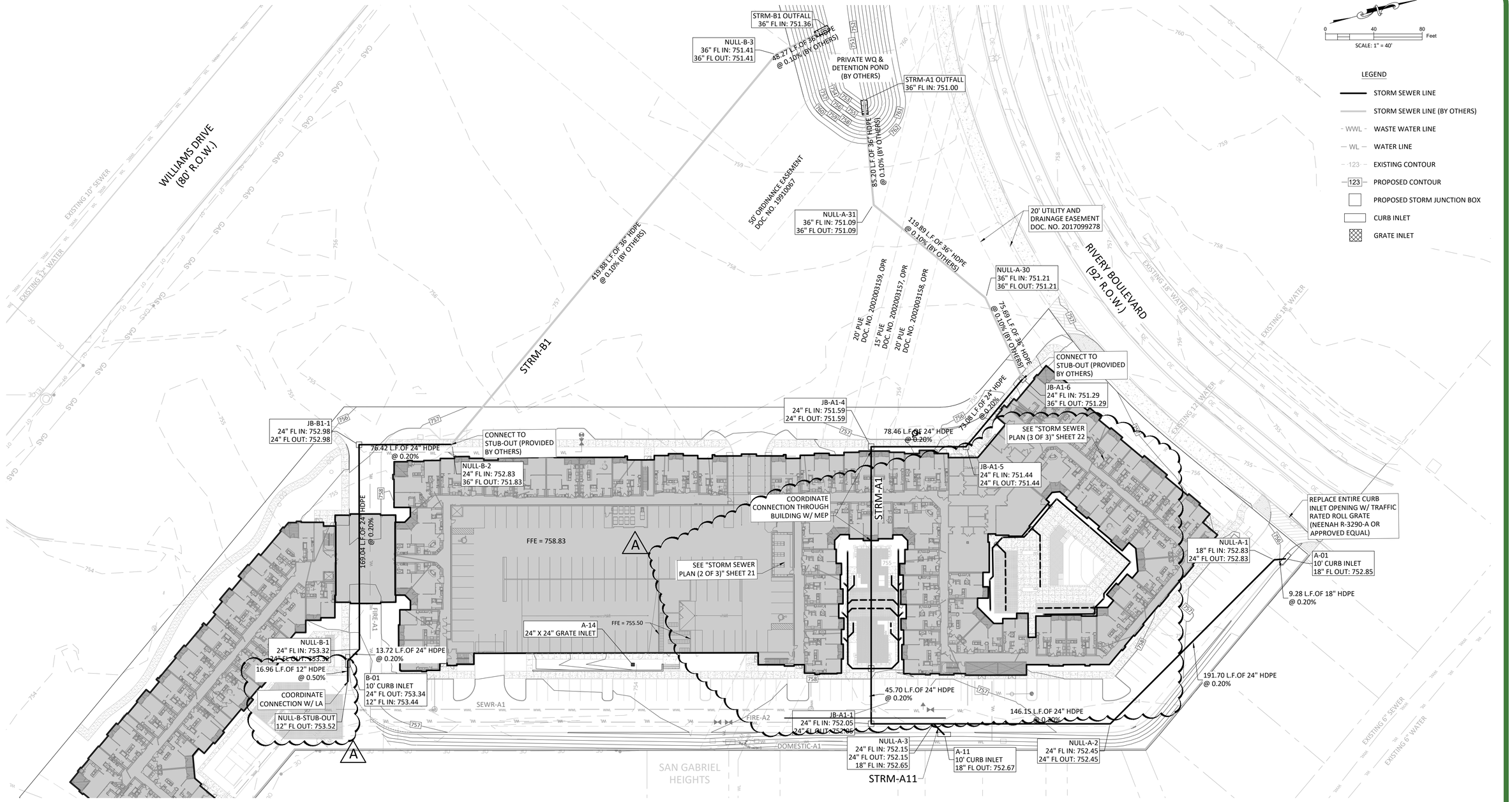
STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

DEVELOPED DRAINAGE MAP
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

P:\22000-22999\22897 Novak Williams Plaza\CAD\Plans\DEVELOPED DRAINAGE MAP.dwg, DEVELOPED DRAINAGE MAP, 8/20/2023 2:29:18 PM



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2023-16-SDP

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE
A	OWNER COMMENTS - ADDING STORM	DLP	7/28/23
	SEWER LINE IN COURTYARDS/DOG PARK		

DLP
DESIGNED BY: DATE
AMK
DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
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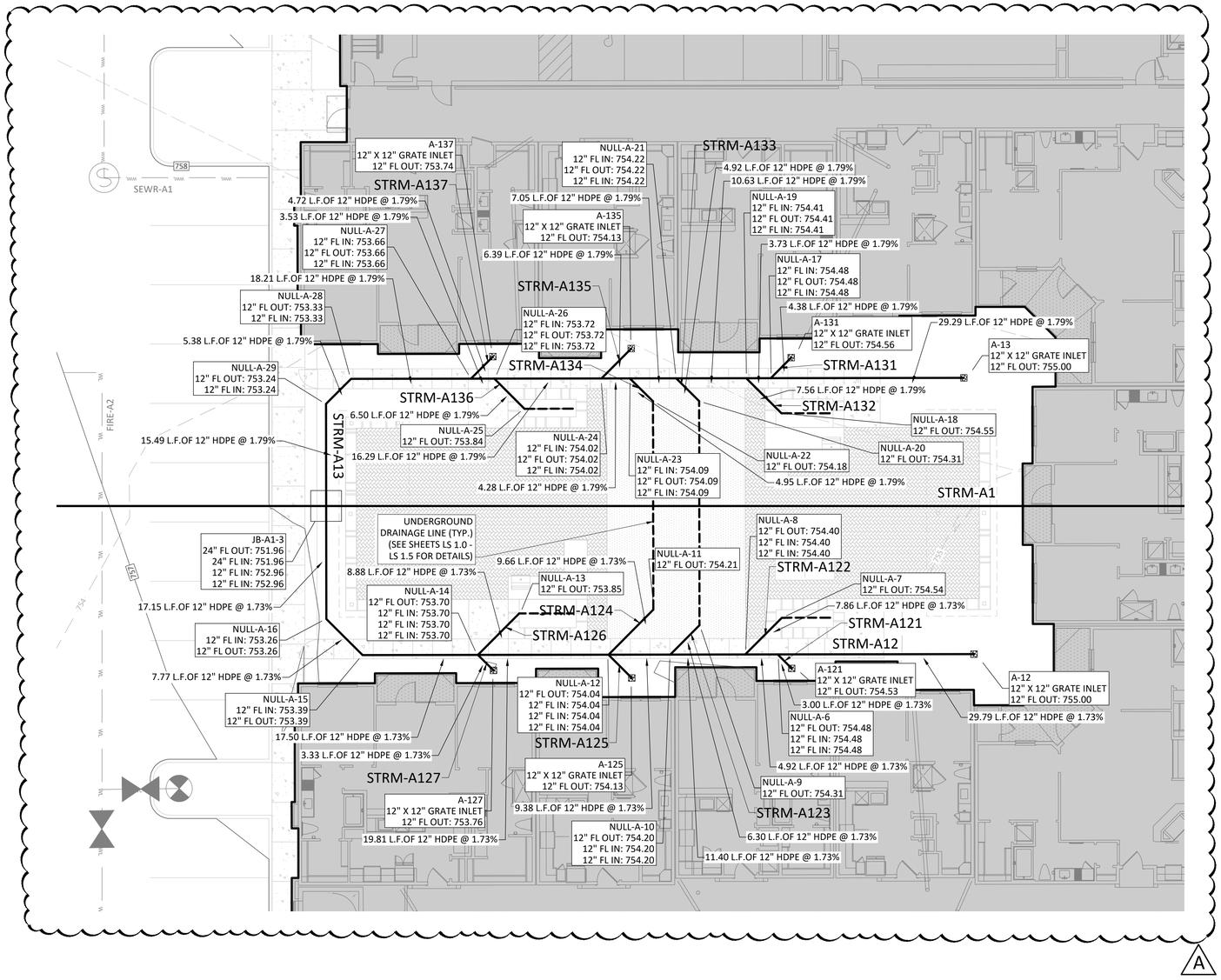
STORM SEWER PLAN (1 OF 3)
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET **20** of 31



0 10 20 Feet

SCALE: 1" = 10'

LEGEND

- STORM SEWER LINE
- STORM SEWER LINE (BY OTHERS)
- WWL — WASTE WATER LINE
- WL — WATER LINE
- 123 — EXISTING CONTOUR
- 123 — PROPOSED CONTOUR
- PROPOSED STORM JUNCTION BOX
- CURB INLET
- GRATE INLET

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2023-16-SDP

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NO.	REVISION	BY	DATE
A	OWNER COMMENTS - ADDED STORM	DLP	7/28/23
	SEWER SHEET		

DLP
DESIGNED BY: DATE

AMK
DRAWN BY: DATE

CHECKED BY: DATE

APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL

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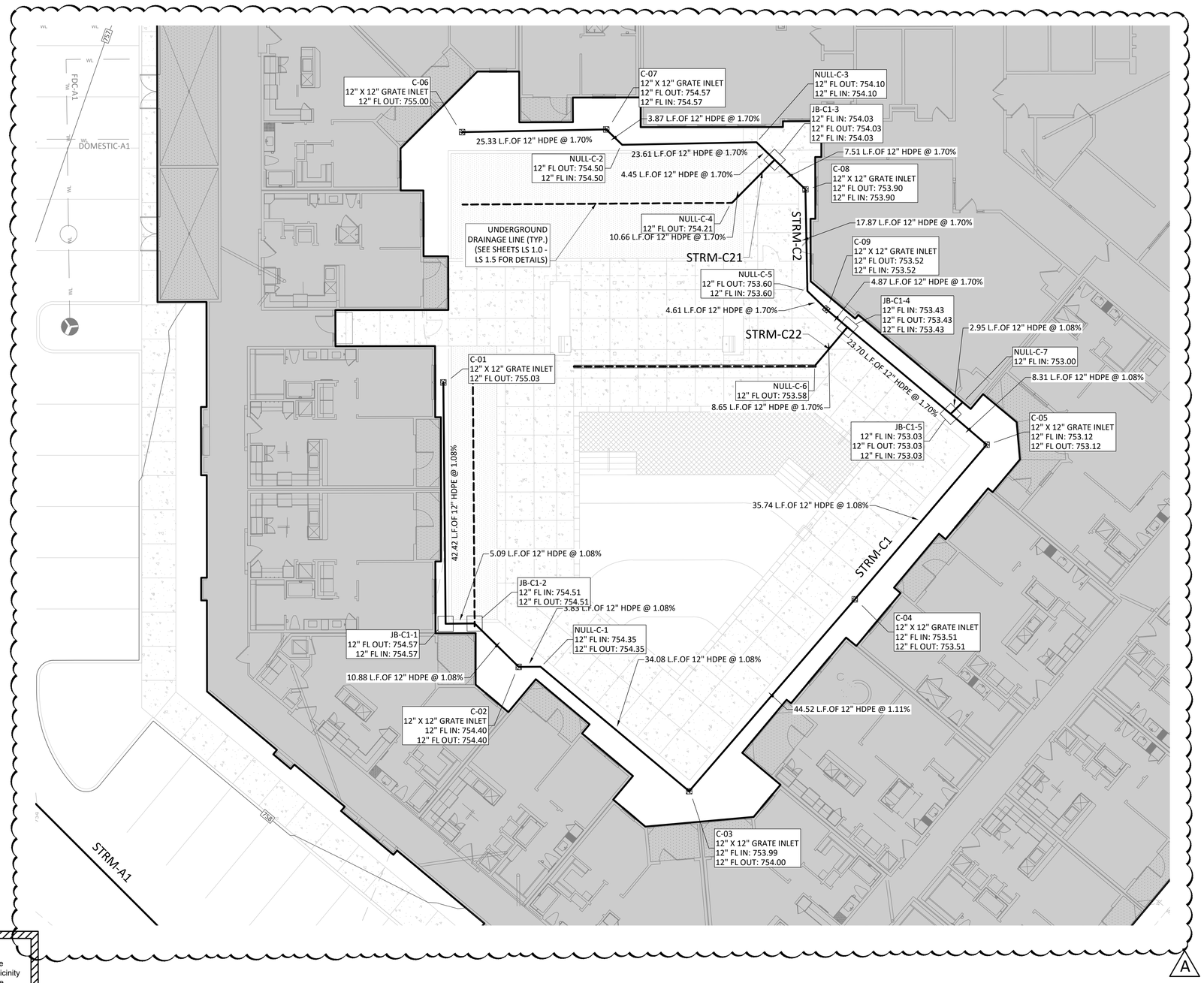
STORM SEWER PLAN (2 OF 3)
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET 21 of 31

P:\22000-22999\22897 Novak Williams Plaza\CAD\Plans\STORM SEWER PLAN (2 OF 3).dwg, STORM SEWER PLAN (2 OF 3), 8/20/2023 2:31:10 PM



0 10 20 Feet

SCALE: 1" = 10'

LEGEND

- STORM SEWER LINE
- STORM SEWER LINE (BY OTHERS)
- WWL — WASTE WATER LINE
- WL — WATER LINE
- 123 — EXISTING CONTOUR
- 123 — PROPOSED CONTOUR
- PROPOSED STORM JUNCTION BOX
- CURB INLET
- GRATE INLET

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2023-16-SDP

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NO.	REVISION	BY	DATE
A	OWNER COMMENTS - ADDED STORM	DLP	7/28/23
	SEWER SHEET		

DLP
DESIGNED BY: DATE

AMK
DRAWN BY: DATE

CHECKED BY: DATE

APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL

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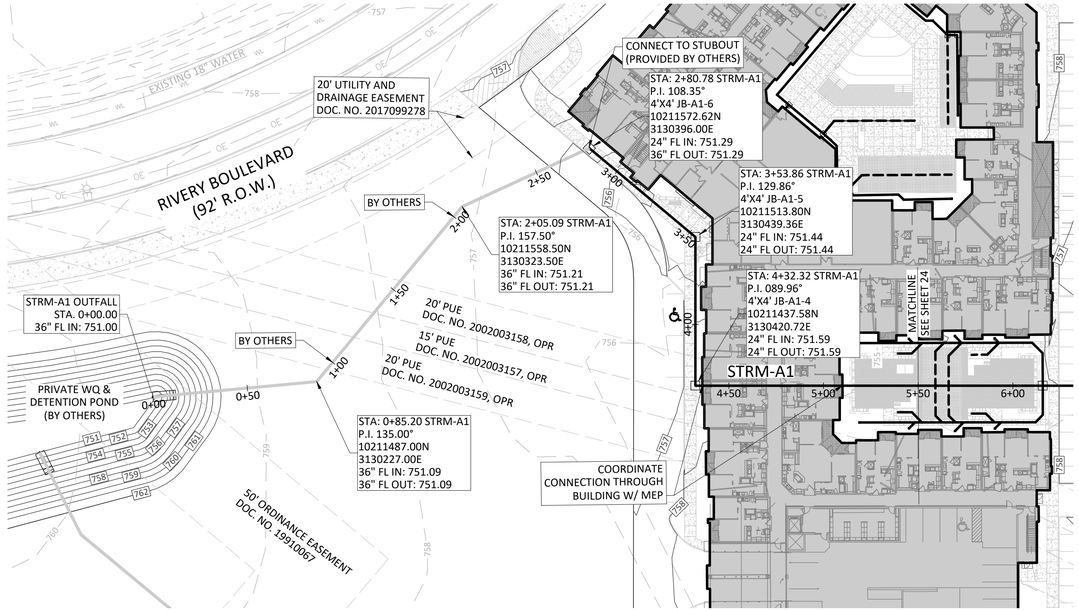
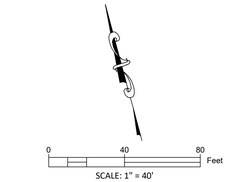
STORM SEWER PLAN (3 OF 3)
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET 22 of 31

P:\22000-22999\22897 Novak Williams Plaza\CAD\Plans\STORM SEWER PLAN (3 OF 3).dwg, STORM SEWER PLAN (3 OF 3), 8/20/2023 2:32:03 PM

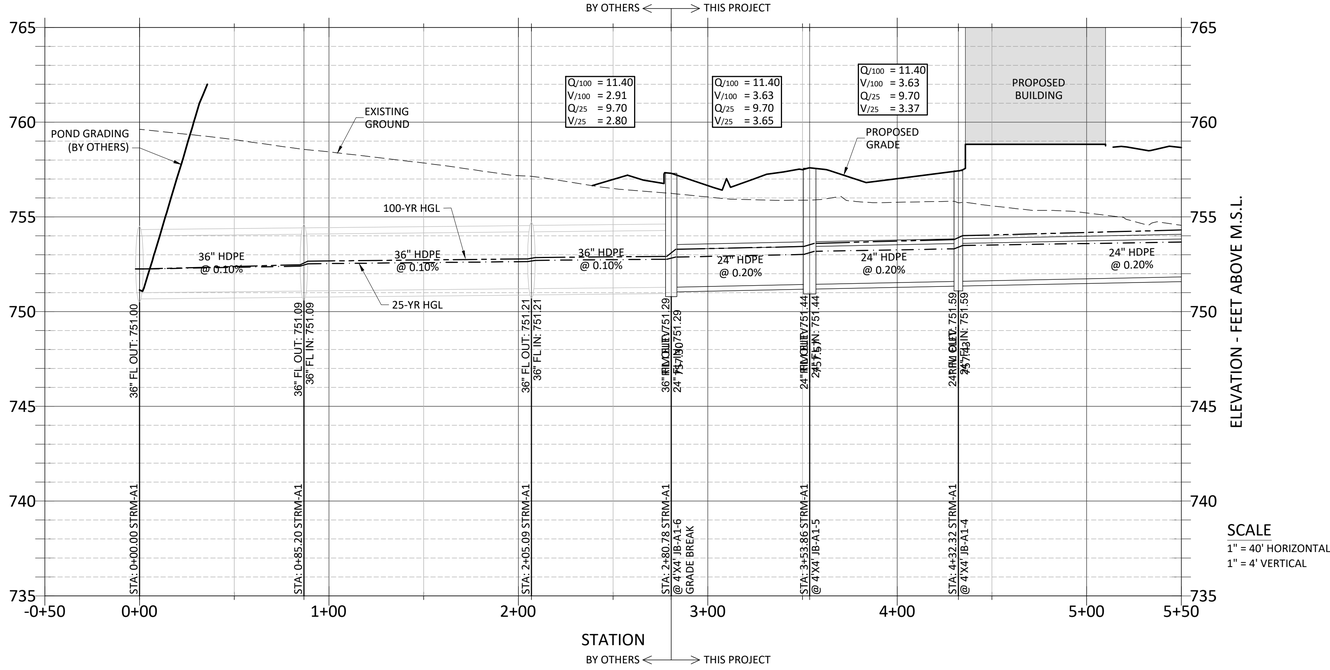




LEGEND

- STORM SEWER LINE
- STORM SEWER LINE (BY OTHERS)
- WWL — WASTE WATER LINE
- WL — WATER LINE
- 123 — EXISTING CONTOUR
- 123 — PROPOSED CONTOUR
- PROPOSED STORM JUNCTION BOX
- CURB INLET
- HYDRAULIC GRADE LINE (100 YR)
- HYDRAULIC GRADE LINE (25 YR)

NOTE:
ALL COORDINATES SHOWN IN THE LABELS ON THIS SHEET ARE IN GRID.



SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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2023-16-SDP

NO.	REVISION	BY	DATE

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DLP — DESIGNED BY: — DATE
AMK — DRAWN BY: — DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
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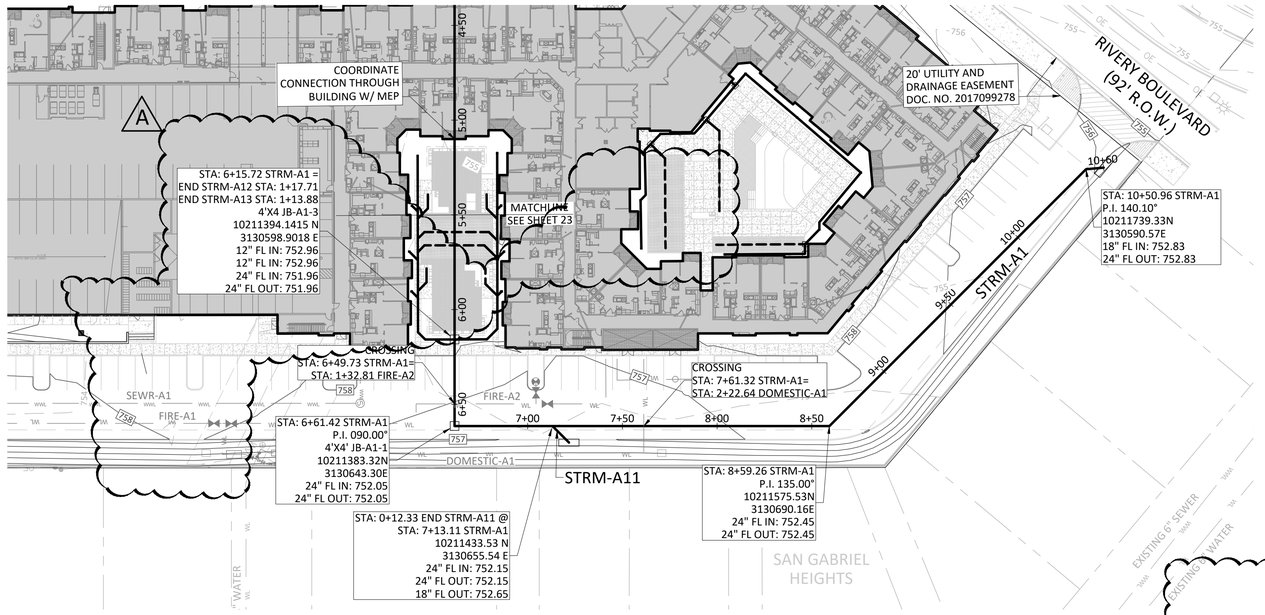
STRM-A1 PLAN & PROFILE - STA. 0+00 TO 5+50
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET 23 of 31



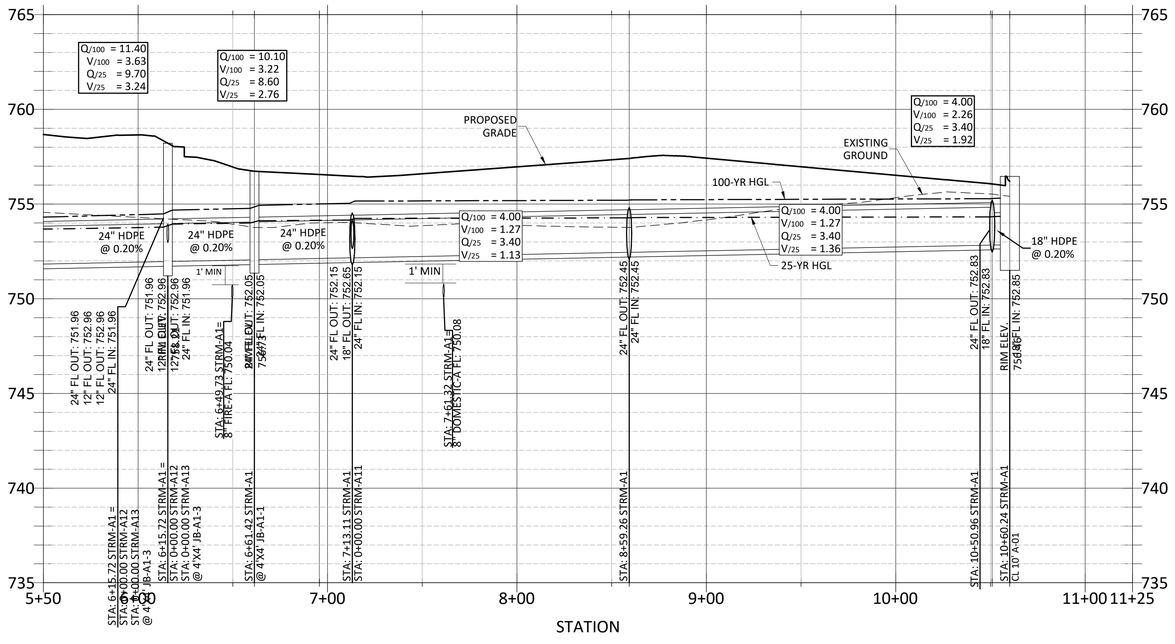
NOTE:
ALL COORDINATES SHOWN IN THE LABELS ON THIS SHEET ARE IN GRID.

0 40 80 Feet
SCALE: 1" = 40'

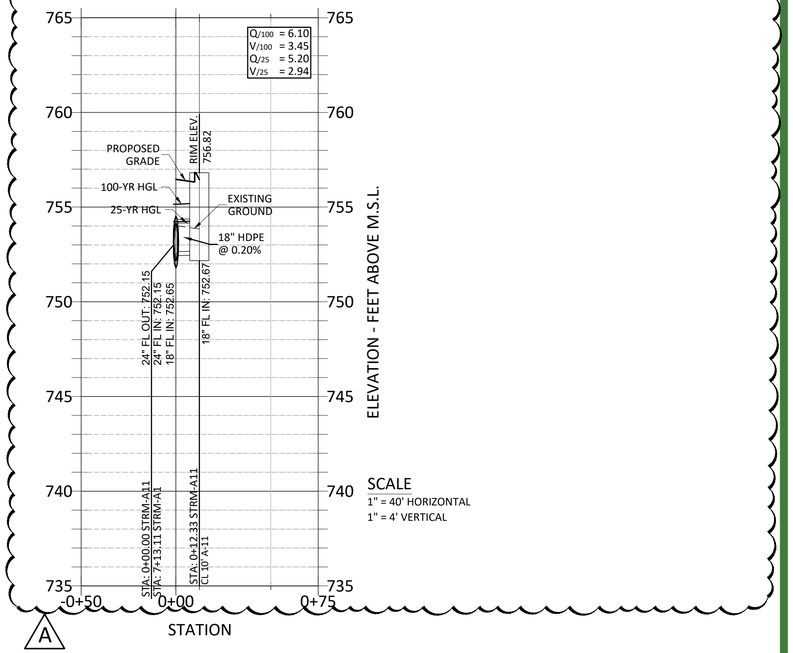
LEGEND

- STORM SEWER LINE
- STORM SEWER LINE (BY OTHERS)
- WWL — WASTE WATER LINE
- WL — WATER LINE
- 123 — EXISTING CONTOUR
- 123 — PROPOSED CONTOUR
- PROPOSED STORM JUNCTION BOX
- CURB INLET
- GRATE INLET
- HYDRAULIC GRADE LINE (100 YR)
- HYDRAULIC GRADE LINE (25 YR)

STRM-A1



STRM-A11



SCALE
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1" = 4' VERTICAL

A

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2023-16-SDP

NO.	REVISION	BY	DATE
A	OWNER COMMENTS - ADDED STORM	DLP	7/28/23
	SEWER FLOWLINES		

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

DLP DESIGNED BY: DATE
AMK DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2023-08-20

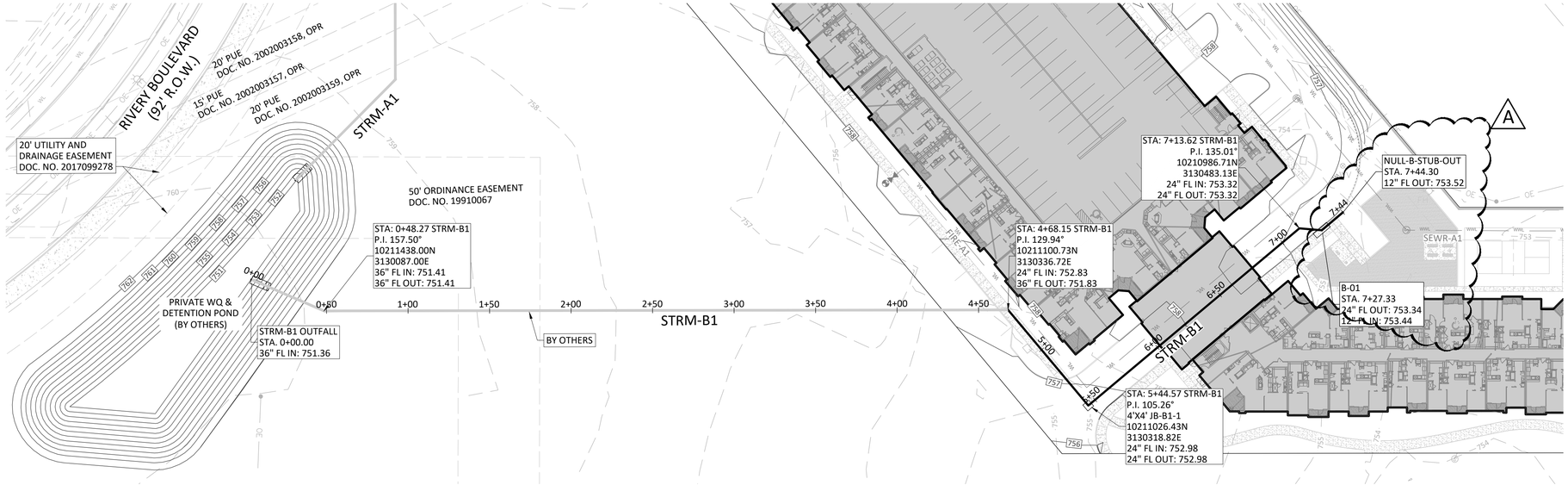
STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

STRM-A1 PLAN & PROFILE - STA. 5+50 TO END
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

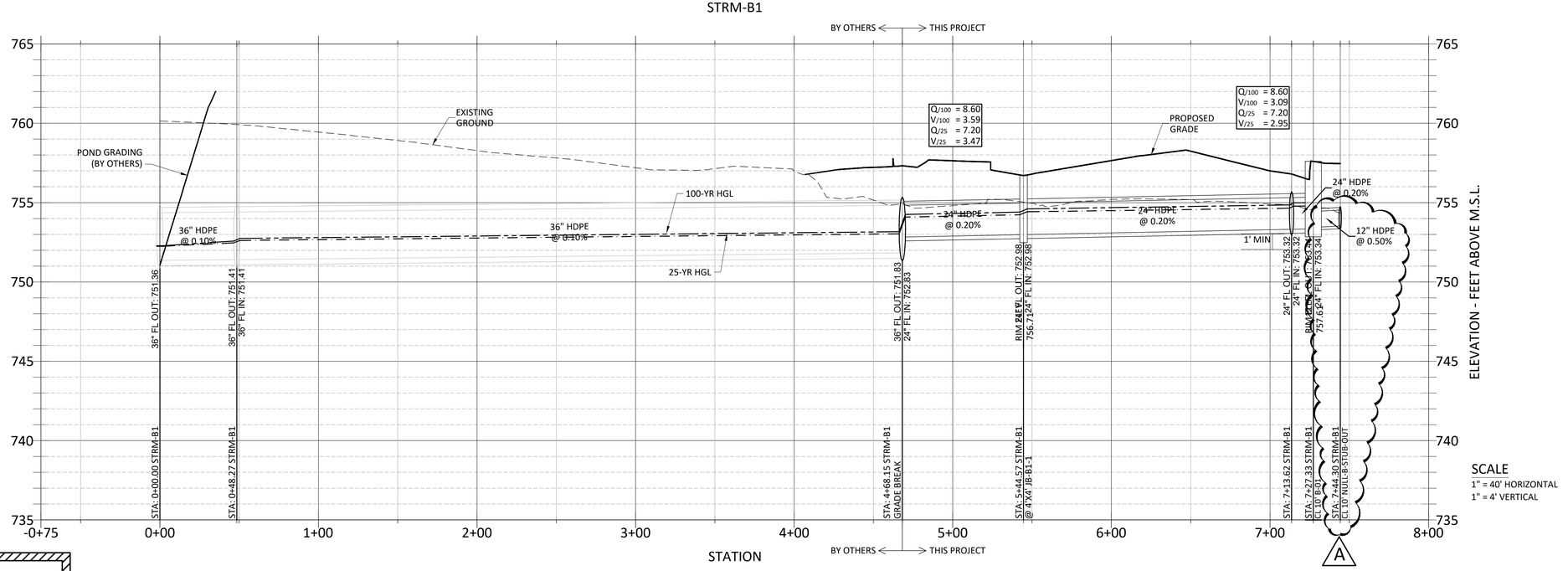
SHEET 24 of 31



LEGEND

- STORM SEWER LINE
- STORM SEWER LINE (BY OTHERS)
- WWL — WASTE WATER LINE
- WL — WATER LINE
- 123 — EXISTING CONTOUR
- 123 — PROPOSED CONTOUR
- PROPOSED STORM JUNCTION BOX
- CURB INLET
- HYDRAULIC GRADE LINE (100 YR)
- HYDRAULIC GRADE LINE (25 YR)

NOTE:
ALL COORDINATES SHOWN IN THE LABELS ON THIS SHEET ARE IN GRID.



SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

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2023-16-SDP

NO.	REVISION	BY	DATE
A	OWNER COMMENTS - ADDED STORM	DLP	7/28/23
	SEWER PLAN AND PROFILE		

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

DLP DESIGNED BY: DATE
AMK DRAWN BY: DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2023-08-20

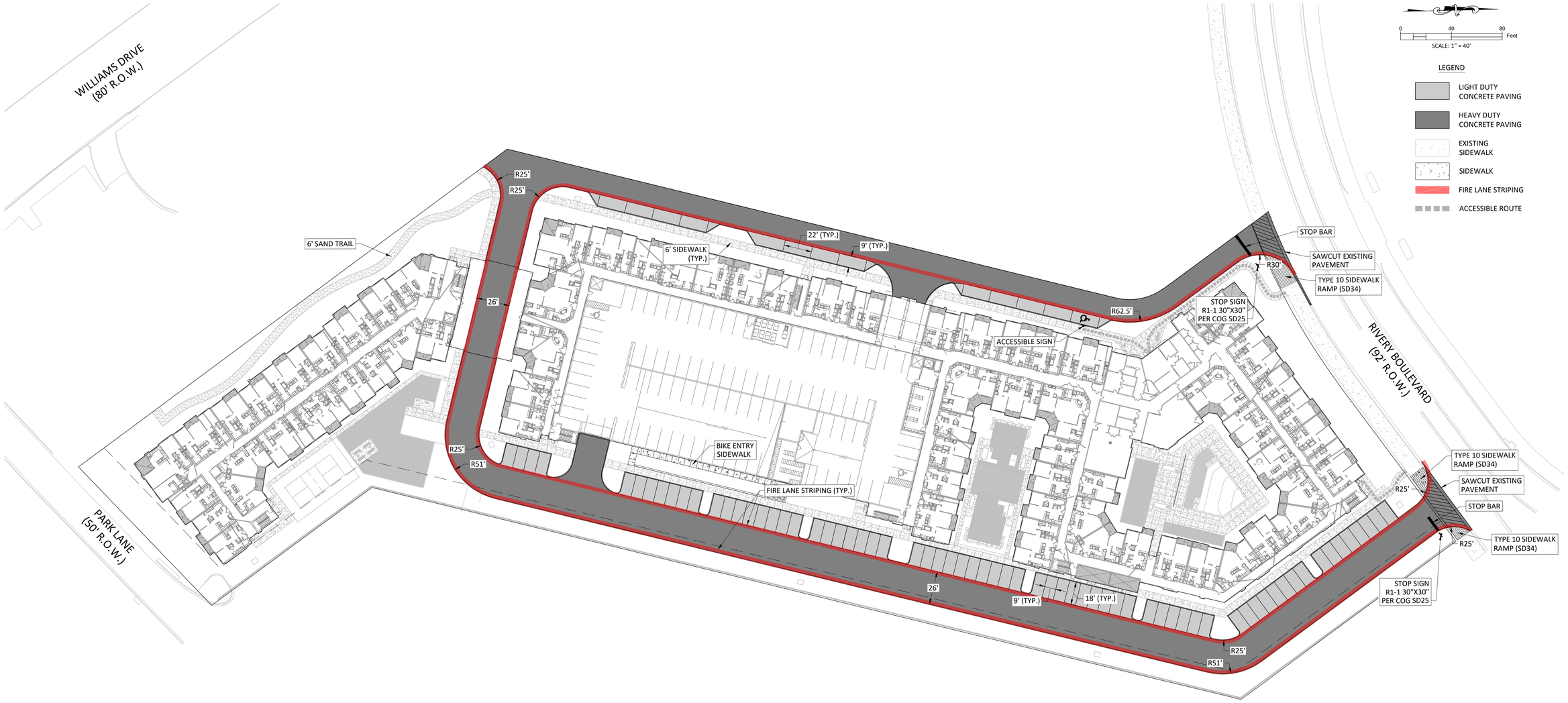
STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

STRM-B1 PLAN & PROFILE - STA. 0+00 TO END
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET 25 of 31



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2023-16-SDP

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE

DLP — DESIGNED BY: — DATE
AMK — DRAWN BY: — DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2023-08-20

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PAVING, STRIPING, & SIGNAGE PLAN
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

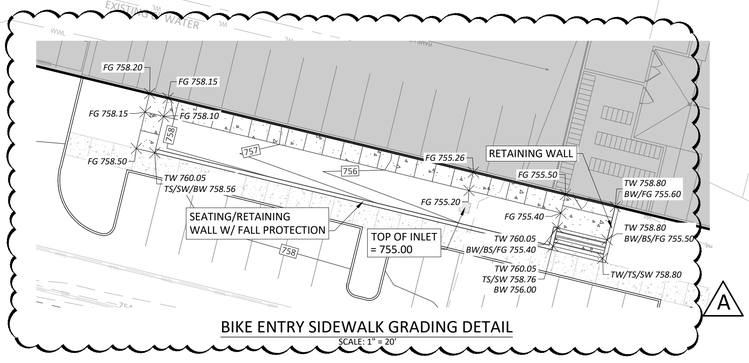
SHEET 26 of 31

P:\22000-22999\22897 Novak Williams Plats\CAD\Plans\PAVING, STRIPING, & SIGNAGE PLAN.dwg, WATER & FIRE PLAN, 8/20/2023 2:35:31 PM

LEGEND

123	PROPOSED CONTOUR
123	EXISTING CONTOUR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
TC	TOP OF CURB
TS	TOP OF STAIRS
BS	BOTTOM OF STAIRS
SW	SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
	CURB INLET
	SIDEWALK

NOTE:
REFER TO LANDSCAPE ARCHITECT GRADING PLANS FOR FINE GRADING AROUND BUILDINGS, SIDEWALKS, AND RETAINING WALLS.



BIKE ENTRY SIDEWALK GRADING DETAIL
SCALE: 1" = 20'

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

2023-16-SDP

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED TO FULFILL THE REQUIREMENTS FOR THE TCEQ FOR WATER POLLUTION ABATEMENT OVER THE EDWARDS AQUIFER. CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL DETAILED CONSTRUCTION PLANS PRIOR TO CONSTRUCTION.

NO.	REVISION	BY	DATE
A	OWNER COMMENTS - ADDED SIDEWALK	DLP	7/28/23
	FOR BIKE STORAGE IN GARAGE		

DLP — DESIGNED BY: — DATE
AMK — DRAWN BY: — DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
2023-08-20

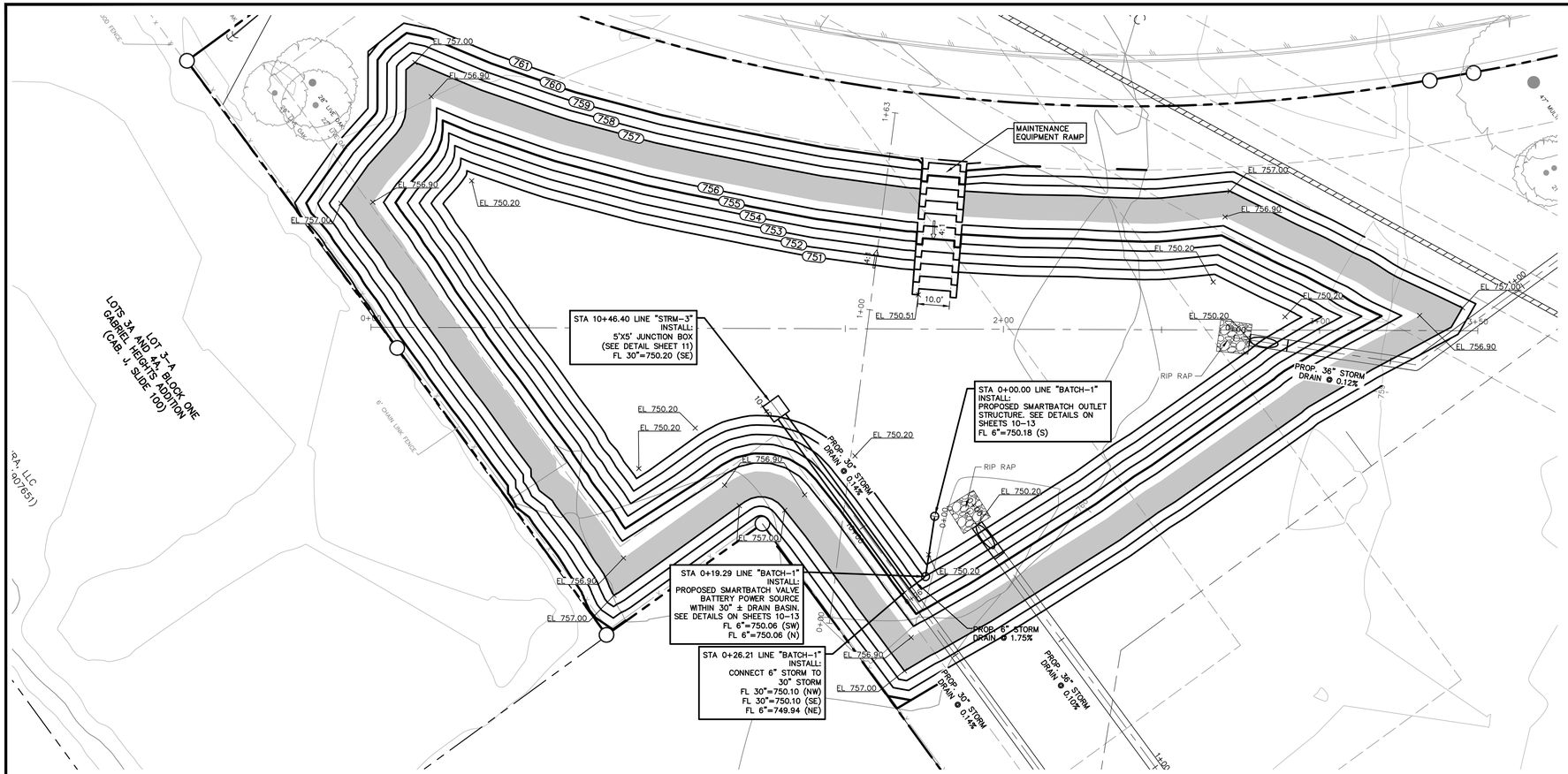
STEGER BIZZELL

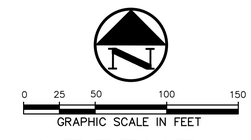
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

DETAILED GRADING PLAN
for
RISE 1900 AT THE COMMONS AT RIVERY
1900 RIVERY BOULEVARD
City of Georgetown, Williamson County, Texas

Project No: 22897

SHEET 30 of 31





LEGEND

- BOLLARD
- ELECTRIC METER
- POWER POLE
- LIGHT STANDARD
- WATER METER
- WATER VALVE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- CLEANOUT
- MANHOLE
- TRAFFIC SIGNAL CONTROL
- TRAFFIC SIGNAL POLE
- TELEPHONE BOX
- FLOOD LIGHT
- FLAG POLE
- TRAFFIC SIGN
- 1/2-INCH IRON ROD
- IRS (C.M.) W/"PACHECO KOCH" CAP SET CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OVERHEAD UTILITY LINE
- EXIST CONTOUR
- 612.39 EXIST SPOT ELEVATION
- TC 612.39 / G 611.89 EXIST TOP OF CURB ELEVATION / EXIST GUTTER ELEVATION
- 400 PROPOSED CONTOUR
- TC 614.50 / G 614.00 PROPOSED TOP OF CURB ELEVATION / PROPOSED GUTTER ELEVATION
- EL 614.25 PROPOSED SPOT ELEVATION
- TW 620.50 / EL 614.00 PROPOSED TOP OF WALL ELEVATION / PROPOSED GROUND ELEVATION AT BOTTOM OF WALL
- M.G. MATCH EXISTING GRADE
- PROPOSED SWALE
- PROPOSED GRADE BREAK
- PROPOSED DRAINAGE FLOW DIRECTION
- PROPOSED 100-YR FLOODPLAIN LIMITS

CLAY LINER SPECIFICATION (CAO, 2004)

PROPERTY	TEST METHOD	UNIT	SPECIFICATION
PERMEABILITY	ASTM D-2434	CM/SEC	1×10^{-6}
PLASTICITY INDEX OF CLAY	ASTM D-423 & D-424	%	NOT LESS THAN 15
LIQUID LIMIT OF CLAY	ASTM D-2216	%	NOT LESS THAN 30
CLAY PARTICLES PASSING	ASTM D-422	%	NOT LESS THAN 30
CLAY COMPACTION	ASTM D-2216	%	95% OF STANDARD PROCTOR DENSITY

Stage Storage Table

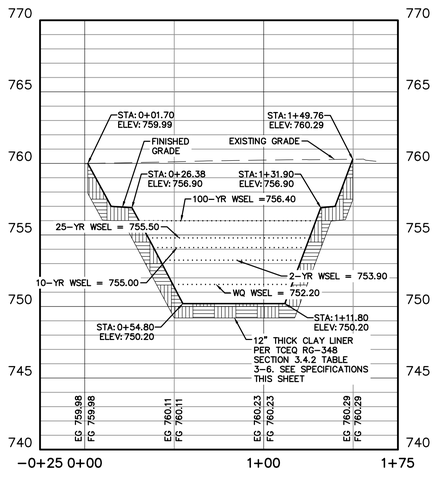
Water Surface Elevations	Peak Discharge (cfs)	Stage (ft msl)*	Area (sf)	Incremental Volume (cf)	Storage (cf)
		750.30	13,444.24	95.46	90.74
		751.00	14,794.50	1,469.64	9,971.18
		752.00	16,800.30	3,319.30	25,762.04
WQE		752.20	17,211.13	1,710.82	29,163.18
		753.00	18,886.75	1,878.06	43,598.99
2 YR - WSE CFS	21.3	753.90	20,833.52	2,072.38	61,468.27
		754.00	21,053.86	2,094.37	63,562.64
10 YR - WSE CFS	39.1	755.00	23,301.62	2,318.74	20,145.38
25 YR - WSE CFS	49.2	755.50	24,455.75	4,844.74	32,084.00
		756.00	25,630.04	2,551.18	44,604.72
100 YR - WSE CFS	62.9	756.40	26,584.00	2,646.42	55,047.17
		756.50	26,824.50	2,670.43	57,717.59
		756.60	27,065.81	2,694.52	60,412.11
		756.70	27,307.93	2,718.69	63,130.80
		756.80	27,550.85	2,742.94	65,873.73

HEC-HMS SUMMARY: EXISTING CONDITONS

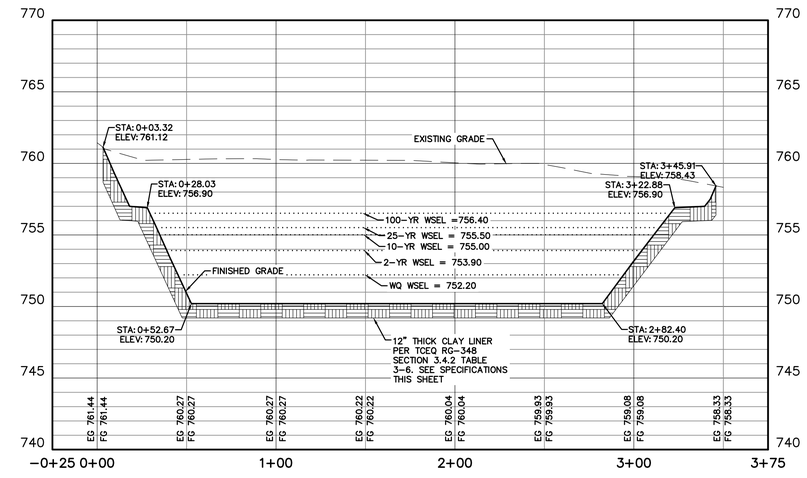
Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Impervious Cover %	2 YEAR STORM Runoff Per Drainage Area (cfs)	2 YEAR STORM Routed Cumulative Runoff (cfs)	10 YEAR STORM Runoff Per Drainage Area (cfs)	10 YEAR STORM Routed Cumulative Runoff (cfs)	25 YEAR STORM Runoff Per Drainage Area (cfs)	25 YEAR STORM Routed Cumulative Runoff (cfs)	100 YEAR STORM Runoff Per Drainage Area (cfs)	100 YEAR STORM Routed Cumulative Runoff (cfs)
EX 1	3.717	80	9.67	10.00%	10.40		18.50		23.90		32.70	
EX 2	2.875	80	12.92	80.00%	9.60		15.10		18.70		24.70	
EX 3	6.100	80	10.87	27.50%	16.30		30.40		39.90		55.40	

HEC-HMS SUMMARY: DEVELOPED CONDITONS

Drainage Area Basin Designation	Drainage Area (ac)	Base Curve Number CN	Lag Time (min)	Cumulative Area (ac)	Impervious Cover %	2 YEAR STORM Runoff Per Drainage Area (cfs)	2 YEAR STORM Detention Release (cfs)	10 YEAR STORM Runoff Per Drainage Area (cfs)	10 YEAR STORM Detention Release (cfs)	25 YEAR STORM Runoff Per Drainage Area (cfs)	25 YEAR STORM Detention Release (cfs)	100 YEAR STORM Runoff Per Drainage Area (cfs)	100 YEAR STORM Detention Release (cfs)
DA 1	12.69	80	3.60		65.78%	39.20		71.10		88.40		117.60	
Pond 1							24.90		48.50		58.60		72.80



PROFILE: A-A



PROFILE: B-B

2022-25-SWP

Pacheco Koch
a Westwood company
8701 N. MOPAC EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

WILLIAMS PLAZA
1201, 1205, 1301 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TX

POND PLAN

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 8/23/2023. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

DESIGN	DRAWN	DATE
CJS	JAS	MAR 2023

SHEET NO. 9

JASOMERA
8/23/2023 10:07 AM
M:\DWG-46\4670-21.455\DWG\CIVIL CSD 2018\SWP\4670-21.455POND.DWG

PK-4670-21.455POND.DWG

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Rivery EXIST Detention**
Date Prepared: **6/1/2023**

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

County =	**Williamson**	
Total project area included in plan * =	**12.69**	acres
Predevelopment impervious area within the limits of the plan * =	**3.07**	acres
Total post-development impervious area within the limits of the plan* =	**3.07**	acres
Total post-development impervious cover fraction * =	**0.24**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**0**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **DA 1**

Total drainage basin/outfall area =	**12.69**	acres
Predevelopment impervious area within drainage basin/outfall area =	**3.07**	acres
Post-development impervious area within drainage basin/outfall area =	**3.07**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.24**	
$L_{M\ THIS\ BASIN}$ =	**0**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
Removal efficiency = **91** percent

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 efficiency) x P x (A_I x 34.6 + A_P x 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 =	**12.69**	acres
A_I =	**3.07**	acres
A_P =	**9.62**	acres
L_R =	**3244**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **0** lbs.

F = **0.00**

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 =	**#N/A**	inches
Post Development Runoff Coefficient =	**0.23**	
On-site Water Quality Volume =	**#N/A**	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 =	**#N/A**	cubic feet
Storage for Sediment =	**#N/A**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**#N/A**	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.

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = **#N/A** cubic feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **Rivery FUTURE Detention**
Date Prepared: **6/1/2023**

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

County =	**Williamson**	
Total project area included in plan * =	**12.69**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**5.08**	acres
Total post-development impervious cover fraction * =	**0.40**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**4422**	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = **1**

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

Drainage Basin/Outfall Area No. = **DA 1**

Total drainage basin/outfall area =	**12.69**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**5.08**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.40**	
$L_{M\ THIS\ BASIN}$ =	**4422**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention**
Removal efficiency = **91** percent

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 efficiency) x P x (A_I x 34.6 + A_P x 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 =	**12.69**	acres
A_I =	**5.08**	acres
A_P =	**7.61**	acres
L_R =	**5238**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **4422** lbs.

F = **0.84**

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 =	**1.26**	inches
Post Development Runoff Coefficient =	**0.31**	
On-site Water Quality Volume =	**17821**	cubic feet

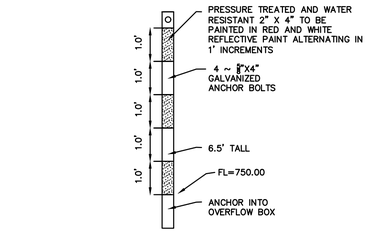
Calculations from RG-348 Pages 3-36 to 3-37

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 =	**3564**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**21385**	cubic feet

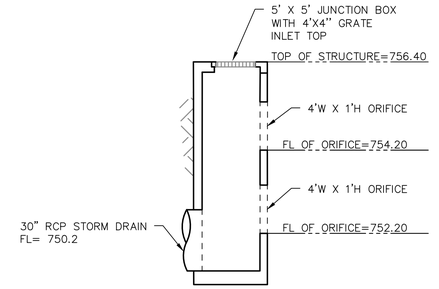
The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = **21385** cubic feet

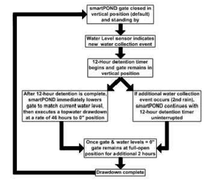


1 SEDIMENT MARKER DETAIL
NOT TO SCALE

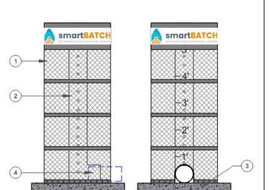


2 OVERFLOW BOX DETAIL
NOT TO SCALE

PROGRAMMABLE LOGIC FLOW CHART

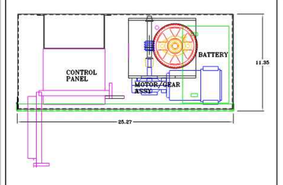


TRASH CAGE WITH PERFORATED RISER PIPE

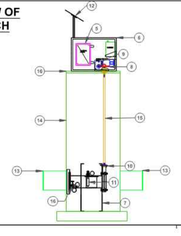


Item	Parts List smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 ¼" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 ½' X 3 ½' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

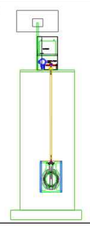
PLAN VIEW OF ENCLOSER



SECTION VIEW OF SMARTBATCH



FRONT VIEW OF SMARTBATCH



smartBATCH
Automated Batch Detention Systems
FOR ADDITIONAL INFORMATION PLEASE CONTACT: CONSTRUCTION ECO SERVICES, 832-456-1000, www.ecosvs.com

CONVERGENT WATER TECHNOLOGIES

CONVERGENT WATER TECHNOLOGIES

SMARTPOND DESIGN WORKSHEET

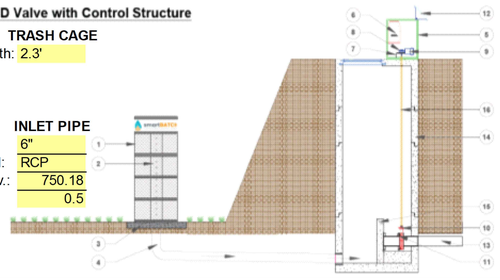
Uptream Storm Structure #Pond 1 [L = FT.}

Downstream Storm Structure # 1 [L = FT.]

smartPOND Valve with Control Structure

TRASH CAGE
WQv Depth: 2.3'

INLET PIPE
Dia.: 6"
Material: RCP
Inv. Elev.: 750.18
Slope: 0.5



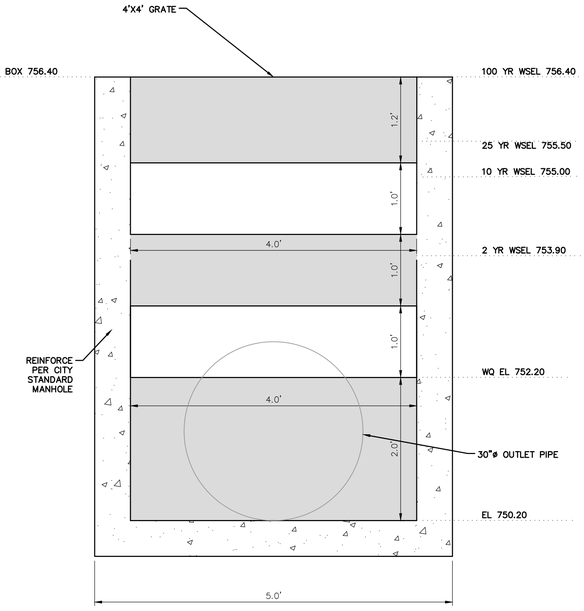
CONTROL STRUCTURE
FG: 761.3
Material: PVC
Size: 30"
Shape: Round

OUTLET PIPE
Dia.: 36"
Material: PVC
Inv. Elev.: 750
Slope: 0.11

General Project Data	
Name:	Williams Plaza
Location:	Georgetown
Engineer:	Clayton Strolle
Date:	5/18/2023
Fail Command	Open

Sediment Load	
Water Quality Vol:	15531 CF
Required Storage Vol:	17550 CF
Sediment Load Calcs	8470 lbs

Distribute By:
CONSTRUCTION ECO SERVICES Construction EcoServices
832.456.1000
www.ecosvs.com



3 OUTLET STRUCTURE DETAIL
NOT TO SCALE

2022-25-SWP

Pacheco Koch
a Westwood company
8701 N. MOPAC EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008800

REVISIONS

NO.	DESCRIPTION	DATE	BY

WILLIAMS PLAZA
1201, 1205, 1301 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TX

TCEQ CALCULATIONS & DETAILS

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 8/23/2023. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

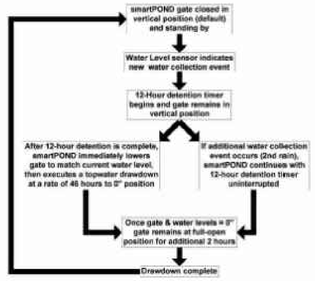
DESIGN	DRAWN	DATE
CJS	JAS	MAR 2023

SHEET NO. 10
10 OF 16

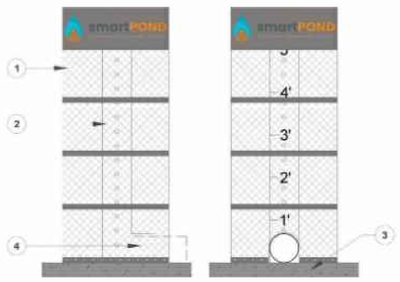
JASOMERA
8/23/2023 10:08 AM
M:\DWG-46\4670-21.455\DWG\CIVIL CSD 2018\SWPPP\4670-21.455POND.DWG

PK-4670-21.455POND.DWG

PROGRAMMABLE LOGIC FLOW CHART



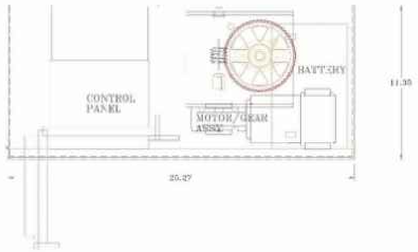
TRASH CAGE WITH PERFORATED RISER PIPE



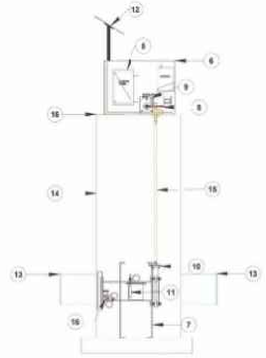
Parts List

Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 $\frac{1}{2}$" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 $\frac{1}{2}$' X 3 $\frac{1}{2}$' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE CONNECTION

PLAN VIEW OF ENCLOSER



SECTION VIEW OF SMARTPOND



FRONT VIEW OF SMARTPOND

smartPOND Automated Stormwater Control.

CONVERGENT WATER TECHNOLOGIES

smartPOND Valve with Control Structure Details

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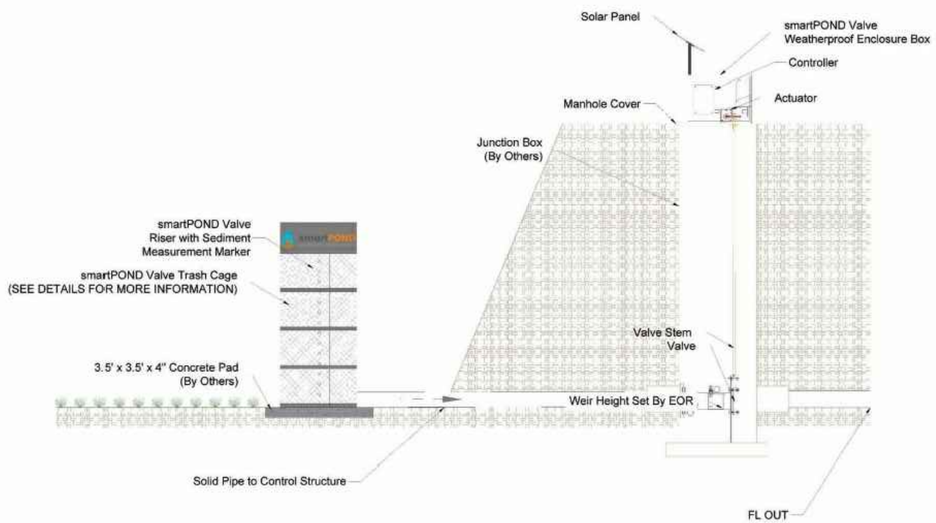
3/11/2022

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.



smartPOND Automated Stormwater Control.

CONVERGENT WATER TECHNOLOGIES

smartPOND Valve with Control Structure

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3/11/2022

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2022-25-SWP

Pacheco Koch
a Westwood company
8701 N. MOPAC EXPY ■ STE. 320 ■ AUSTIN, TX 78759 ■ 512.485.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

WILLIAMS PLAZA
1201, 1205, 1301 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TX

BATCH POND DETAILS 1 OF 3

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED PROFESSIONAL ENGINEER

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11
11 OF 16

PK-4670-21.455POND.DWG

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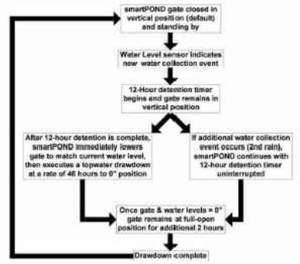
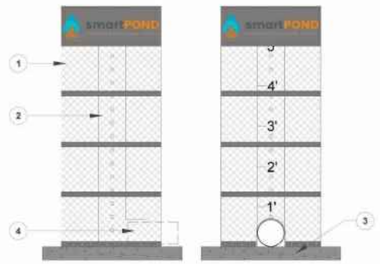
PROGRAMMABLE LOGIC FLOW CHART



TRASH CAGE WITH PERFORATED RISER PIPE



Parts List

Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 $\frac{1}{2}$" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 $\frac{1}{2}$' X 3 $\frac{1}{2}$' X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	30" DRAIN BASIN
15	VALVE STEM
16	QUICK DISCONNECT VALVE STEM

smartPOND
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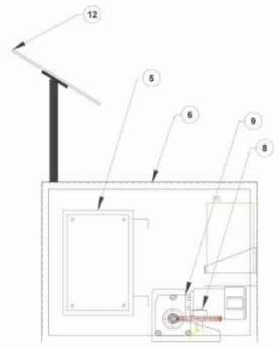
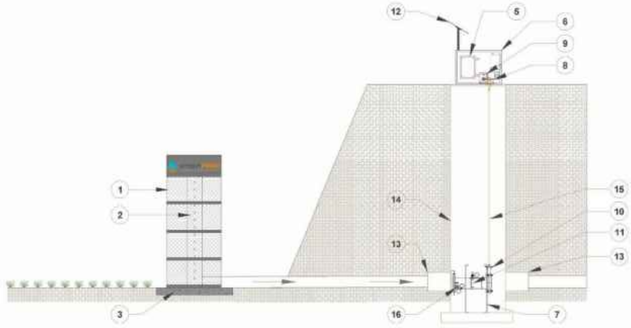
FOR ADDITIONAL INFORMATION PLEASE CONTACT
CONVERGENT WATER TECHNOLOGIES
1-800-711-5428
www.convergentwater.com

CONVERGENT WATER TECHNOLOGIES

CONTROL STRUCTURE DETAILS



smartPOND Valve with Control Structure



smartPOND Valve with Control Structure Details

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DATE 3/11/2022
SHEET NO.

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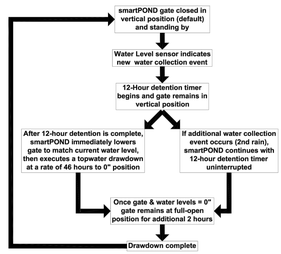
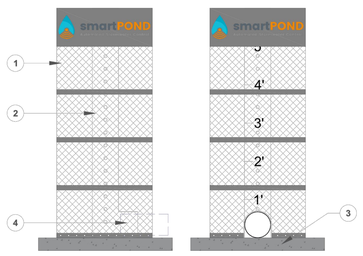
PROGRAMMABLE LOGIC FLOW CHART



TRASH CAGE WITH PERFORATED RISER PIPE



Parts List

Item	smartPOND Valve Component
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2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 $\frac{1}{2}$' X 3 $\frac{1}{2}$' X 4" CONCRETE PAD (BY OTHERS)
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12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	VALVE STEM
15	BERM (BY OTHERS)

smartPOND
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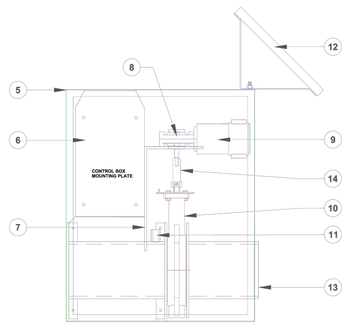
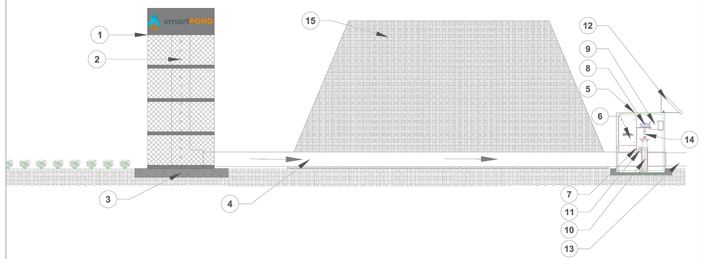
FOR ADDITIONAL INFORMATION PLEASE CONTACT
CONVERGENT WATER TECHNOLOGIES
1-800-711-5428
www.convergentwater.com

CONVERGENT WATER TECHNOLOGIES

VALVE CONTROL BOX DETAILS



smartPOND Valve with Berm



smartPOND Valve with Berm Details

REVISION NO. 0
DATE 3/11/2022
SHEET NO.

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REVISIONS

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WILLIAMS PLAZA
1201, 1205, 1301 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TX

BATCH POND DETAILS 2 OF 3

STATE OF TEXAS
CLAYTON J. STROLLE
108906
LICENSED
PROFESSIONAL ENGINEER

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smartPOND Valve SPECIFICATION

Continuously Monitored Automated Stormwater System with Valve

1. Introduction
The following specifications describe the components, general functions, and applications of a smartPOND Continuously Monitored Automated Stormwater System (C-MASS) with Valve. The system functions as an electronically controlled, solar powered stormwater management device, providing precision management capabilities and real-time data. Using sensors, solar power, an electronic actuator, and an internet-based control interface, the smartPOND valve connects to a specialized perforated riser inside the stormwater impoundment to enable managers to precisely control water retention and detention automatically or in real time.

2. smartPOND Valve Applications in Stormwater Management
The smartPOND valve is a device for active Stormwater management. As opposed to passive devices such as floating skimmers or stationary weirs, active water management dramatically increases the efficiency and effectiveness of a detention or retention pond. Where a passive stormwater detention system allows water to leave immediately upon collection, the smartPOND valve can detain newly caught Stormwater and allow it to settle for a programmed period before automatically dewatering the impoundment completely. For stormwater retention systems, it is possible to manage the treatment volume while maintaining a specified amount of capacity for flood storage or other use.

2.1 Pre-Programmed Control
Many functions can be pre-programmed without any human interactions, leaving the valve to automatically receive commands based on environmental conditions and respond as programmed.

2.1.1 Batch Detention Function for Stormwater Quality
The smartPOND valve meets TCEQ Batch Detention specifications for a 91% Total Suspended Solid removal rate. The function proceeds as follows. With the valve in the closed position and the impoundment dry, the system will stand by and wait for a water collection event. At the first sign of water collection, the unit will begin a 12-hour detention timer. At the end of the 12-hour detention period, the valve will open and release all of the water that has been collected. After the water level drops to 0", the valve will remain open for an additional 2 hours to facilitate final drainage, then return to the closed position to stand by for the next water collection event.

2.1.2 Predevelopment Hydrograph Function for Flood Control
The smartPOND valve predevelopment hydrograph function takes in site specific variables to determine a maximum release rate based on predevelopment conditions. The valve reads water depth in the pond every 15 minutes to determine the maximum release rate desirable to ensure the impoundment neither overtops, nor exceeds its maximum release based on predevelopment flows.

2.1.3 Hazmat Function for Spill Containment
smartPOND when specified for hazmat spill containment can be equipped with pollutant specific sensors that when triggered automatically close the valve until the command is overridden.

2.2 Real Time Monitoring
smartPOND comes standard with telemetry available on each unit and access to the user app available at no additional cost for 1 year. This option allows for real time monitoring of the unit and the data that comes along with it. From the real time monitoring app, a user can:

- Control the valve, either open or close
- See the water level
- See if trash or debris is surrounding the inlet
- Get maintenance alerts (Low Battery, Valve Failure, Etc.)
- Maintain specified water level

3. Components
The smartPOND valve may be implemented either above or below ground, and is comprised of the following components:

3.1 Hardware and Configuration
The standard smartPOND valve features a cast 6" valve. An extended spool and mounting flange on each side of the valve allows it to be attached to the outfall pipe in various configurations. The valve is actuated with an electric motor connected by an extendable drive shaft for underground applications.

For above ground applications, the entire system including all necessary components for operation assemble into one kit and are housed under a single lockable steel enclosure with the solar panel mounted on top. In this configuration, the unit can be installed on a stable, level pad and be bolted onto the back of the outfall pipe with six ¾" bolts and then switched to the "ON" position.

For underground applications, the valve is installed in a vault or concrete encasement as needed. An extended drive shaft connects between the underground valve and the rest of the components, including the motor and all electronics, which are housed in the lockable steel enclosure directly above ground.

3.2 Electronics and Software Specifications

- **Main board** - The main board of the smartPOND valve's electronics box serves as the main connection terminal for all sensors and additional control boards
- **Motor Controller Board -** The motor controller board of the smartPOND valve regulates the connection between the battery and the motor and receives inputs from the main board to control motor direction. It also powers the main board.
- **Motor** - The smartPOND valve's motor operates on 12-volts and has two wires connecting to the motor controller board. It is mounted on a bracket and connects to the directly to the valve with a driveshaft.
- **Battery** - The smartPOND valve is powered by a 12-volt, 30 amp/hour gel battery. Two terminals at the top connect the power wires to the motor controller board and the solar charge controller to the battery.
- **Solar Panel -** The solar panel of the smartPOND valve is 12-volts with 15 watt charging capability. It connects to a solar charge controller which regulates the voltage and current before connecting with two wires to the positive and negative battery terminals.
- **Sensors**
  - *Pressure Transducer* - The water level sensor is a pressure transducer sensor capable of staying submersed in water indefinitely. It mounts on the side of the smartPOND valve's center spool.
  - *Valve position sensor* - A proximity sensor senses the position of the valve's drive shaft in order to control and determine the position of the valve.
- **(Optional)**
  - *Cell data modem* **-** A cellular data modem will be required for real time control and alert options as well as predevelopment hydrograph functions.
  - *Hydrocarbon Sensor* **-** This optional sensor may be fitted to the smartPOND valve to perform specific functions based on the presence of hydrocarbon contamination.

4. Real Time Monitoring Interface (optional)
If the real time monitoring option is selected, the smartPOND valve may be monitored in real time through the Autoflow app. Live and historical data from each unit may be viewed in the app, as well as alerts (detailed in section 5).

4.1 Accessing unit data
To access live and historical data in the Autoflow app, select the unit of interest on the home page by clicking on the unit's name. From there, select the "Data" button, and the data page for that unit will be displayed.

4.2 Sending a command
To send a remote-control command to the SmartPOND valve, click the "Send New Command" button on the unit's home page. The unit's current position will be displayed at the top. To change the unit's position, simply select "OPEN" or "CLOSE". Within 1-3 minutes, the unit will move to the new position and update its status in the app.

5. Alerts
The smartPOND valve will indicate the following alerts by illuminating an exteriorly visible red LED light

- Low battery
- Loss of function
- Valve malfunction
- Hydrocarbon contamination (optional)

If the telemetry option is selected, the unit will upload the above alerts to the Autoflow app and notify the operator via text or email.

6. In Case of Failure
To bypass the smartPOND valve's normal automated functions and control the valve position in case of failure:

6.1 Removal of motor and manual direct control
In case of a total electronic or motor failure, the motor and motor bracket can be uninstalled together by removing the two bolts at the bottom of the motor bracket. With the motor and motor bracket removed, the output shaft on the butterfly valve can be manually controlled with a socket wrench, or any other tool that can grip the output shaft.

7. Additional Components List

7.1 Perforated Riser
The smartPOND valve system includes a stackable perforated steel riser which installs on the inlet side of the outfall pipe within the impoundment area. The perforated riser features an 8-inch steel perforated square tube within a 24" round steel mesh tube. At the bottom of the 8-inch square tube, there is a female threaded fitting for a six inch PVC outfall pipe to connect. The steel tube is perforated with 1-inch holes every 4" on center to the height of the impoundment.

7.2 Trash Cage
The trash cage attaches to the perforated riser with a coupling and calder pin. The trash cage will be comprised of steel banding and a 1.5" x 1.5" mesh to prevent floatable's and other contaminants from entering and clogging the perforated riser. The trash cage will sit 0.5" above the bottom of the impoundment to allow the last 0.5" out of the impoundment.

7.3 Valve Stem Extension
The drive shaft/valve stem of the smartPOND system may be extended to any length necessary for instances where the valve will be in an underground vault or manhole. The valve stem will connect the valve to the above ground controls.

8. Maintenance

8.1 Grease
The smartPOND valve includes a grease fitting on the valve itself which should be greased twice per year. It is also recommended that a thick, mildly heat-resistant grease be used to avoid grease melting out of the groove in warmer temperatures.

8.2 Flange Bolts
There are 6 bolts connecting the smartPOND valve's flange to the outfall pipe or fixture. During routine maintenance intervals, these bolts should be checked for tightness. All bolts should be tightened evenly.

8.3 Perforated Riser
Silt, sediment, and debris can build up around the perforated riser with time. An annual inspection of the unit is necessary to ensure that excess debris or sediment has not limited the drainage capacity of the perforated riser. To access the perforated riser for maintenance, lift the trash cage off of the riser, dig out any accumulated sediment, and clear all perforations.

8.4 Trash Cage
As a part of routine maintenance, it is advisable to remove trash and debris that has accumulated on the trash cage and properly dispose.

8.5 Solar Panel
On all inspection visits, it is necessary to confirm that the solar panel is facing south and is well secured. The solar panel is commonly utilized by birds and insects. It is important to keep the surface clean of bird litter, insect nests and debris in order to maintain optimal performance.

8.6 Battery
Over time, battery terminals may corrode. Check annually for corrosion and clean as needed. The battery should be replaced every 4 to 6 years.

8.7 Storage
The smartPOND valve is shipped in a near-fully assembled configuration and should be stored likewise. The systems are transported and stored on pallets and must remain secured via straps or steel bands to said pallet at all times. The solar panel is not installed at times of transport or storage and should not be installed until the unit is ready to begin operation. The battery may be stored inside the electronics box and if removed, should never be stored on a concrete surface.

9. Installation
The smartPOND valve can be installed in a near-completely assembled configuration. Only the solar panel should be removed during the installation process. There are several ways to install the smartPOND valve with the key being structured support.

9.1 Structural Support
If the smartPOND valve is mounted to a steel pipe in an above ground/fully assembled configuration, the weight of the unit may be supported by the steel pipe. For plastic or concrete pipes, it is recommended that the weight of the unit be supported by either a concrete pad or steel frame. For below ground installations, the upper unit (electronics and actuator) should be fastened to the surface of the concrete vault. For vault installations, see design details for standard vault design.

10. Important Safety Information and Warnings:

- Always keep hands clear of the valve and motor when unit is in operation.
- Turn the power switch off when doing any electrical work.
- Do not enter the water when the device is actively draining water
- Always use proper PPE and confined space protocol when servicing a valve beneath ground.

11. PRODUCTS
Manufacturer/Supplier/Reseller shall be an established stormwater company that has at least 5 installations of automated stormwater management devices that have been in use and functional for the past 3 or more years.

A. Acceptable smartPOND Valve
"smartBATCH" Automated Batch Detention System
"smartPOND" Automated Detention System

B. Acceptable System Supplier
Convergent Water Technologies, Inc.
(800)711-5428
www.convergentwater.com

C. Authorized Value Added Reseller
Construction EcoServices
(800)456-1000
www.ecosvs.com

12. Quality Assurance and Performance Specifications
The quality of all system components and all other appurtenances and their assembly process shall be subject to inspection upon delivery of the system to the work site.Installation is to be performed only by skilled work people with satisfactory record of performance on earthworks, pipe, welding, chamber, or pond/landfill construction projects of comparable size and quality.

NOTE: ENGINEER OF RECORD TO REVIEW, APPROVE AND ENDORSE FINAL SITE SPECIFIC DESIGN.

smartPOND
Automated Stormwater Control.

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1-800-711-5428
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CONVERGENT WATER TECHNOLOGIES

smartPOND Valve Specifications

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BATCH POND DETAILS 3 OF 3

STATE OF TEXAS
CLAYTON J. STROLLE
108906
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Attachment G – Inspection, Maintenance, Repair and Retrofit Plan

Batch Detention

- *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.

Engineer Signature

Hollis Scheffler, P.E.
Printed Name

Senior Project Manager
Title

11/10/2022
Date

Owner Signature

Mark Andrew Pappas
Printed Name

Manager
Title

11/17/2022
Date

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

I Mark Andrew Pappas,
Print Name

Manager,
Title - Owner/President/Other

of PDC Williams Plaza, LTD.,
Corporation/Partnership/Entity Name

have authorized Hollis Scheffler, P.E.
Print Name of Agent/Engineer

of Westwood Professional Services
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:

Applicant's Signature

11/17/2023
Date

THE STATE OF TX §

County of HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared MarkAndrew Pappas 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 17 day of November, 2022.

MICHELLE MAYNARD
My Notary ID # 133143677
Expires June 8, 2025

NOTARY PUBLIC

Michelle Maynard
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 6/8/2025

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

I **ANDY HEARD**,
Print Name

AUTHORIZED SIGNATORY,
Title - Owner/President/Other

of **NOVAK GISD MULTIFAMILY, LLC**,
Corporation/Partnership/Entity Name

have authorized Hollis Scheffler, P.E.
Print Name of Agent/Engineer

of Westwood Professional Services
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:

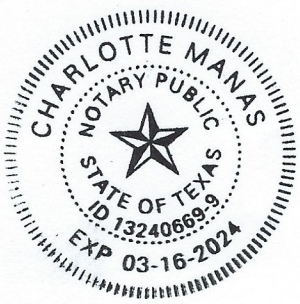
Applicant's Signature

07/27/2023
Date

THE STATE OF Texas §
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Andy Heard 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 27 day of July, 2023



NOTARY PUBLIC

Charlotte Manas
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 03-16-2024

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Rivery Commercial Subdivision
Regulated Entity Location: 1313 Williams Drive
Name of Customer: PDC WILLIAMS PLAZA LTD
Contact Person: Julie Ward Phone: 713-822-1758
Customer Reference Number (if issued):CN 606119360
Regulated Entity Reference Number (if issued):RN 111699997

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

☒ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	12.69 Acres	$ 6,500
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 8/22/2023

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

TCEQ Core Data Form

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

SECTION I: General Information

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

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal (*Core Data Form should be submitted with the renewal form*) ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN N/A		RN N/A

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name (*If an individual, print last name first: eg: Doe, John*) *If new Customer, enter previous Customer below:*

Novak GISD Multifamily, LLC

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (*if applicable*)
		921260100	

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☒ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

1500 Rivery Blvd., Suite 2200

City	State	ZIP	ZIP + 4
Georgetown	TX	78628	3065

16. Country Mailing Information (*if outside USA*)	17. E-Mail Address (*if applicable*)

18. Telephone Number	19. Extension or Code	20. Fax Number (*if applicable*)
(512) 943-4703		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (*If 'New Regulated Entity" is selected below this form should be accompanied by a permit application*)

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name (*Enter name of the site where the regulated action is taking place.*)

Rivery Commerical Subdivision

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	1313 Williams Drive							
	City	Georgetown	**State**	TX	**ZIP**	78628	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	The property is located right off the existing I-35 Service road and is on the corner of Williams Drive and Rivery Boulevard

26. Nearest City	**State**	**Nearest ZIP Code**

27. Latitude (N) In Decimal:	30.653616° N		**28. Longitude (W) In Decimal:**	-97.681398°W	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	39	13.0	97	40	53.0

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

General retail.

34. Mailing Address:	**1313 Williams Drive**							
	City	**Georgetown**	**State**	**TX**	**ZIP**	**78628**	**ZIP + 4**	
35. E-Mail Address:								

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** ***(if applicable)***
( ) -		( ) -

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.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
		n/a		
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

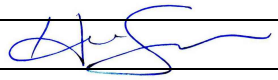
40. Name:	Hollis Scheffler, P.E.	**41. Title:**	Senior Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 485-0831		( ) -	hollis.scheffler@westwoodps.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:	Westwood Professional Services	**Job Title:**	Senior Project Manager
Name *(In Print):*	Hollis Scheffler	**Phone:**	(512) 485- **0831**

Signature:		Date:	7/27/2023

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

☒ New Permit, Registration or Authorization *(Core Data Form should be submitted with the program application.)*

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN N/A		RN N/A

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)* — *If new Customer, enter previous Customer below:*

PDC Williams Plaza, LTD.

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0804271682	32081439310	87-3114931	

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☒ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☐ Yes ☒ No

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☒ Other:

15. Mailing Address:

1360 Post Oak Blvd.
Ste. 1900

City	Houston	State	TX	ZIP	77056	ZIP + 4	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	andrew.pappas@partnersrealestate.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(713) 629-0500		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

Williams Plaza

23. Street Address of the Regulated Entity: *(No PO Boxes)*	1313 Willams Dr.							
	City	Georgetown	**State**	TX	**ZIP**	78628	**ZIP + 4**	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

27. Latitude (N) In Decimal:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	39	09	97	40	52

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
5999		459999	

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

Mixed Use / Commerical Retail

34. Mailing Address:	**1360 Post Oak Blvd. Suite 1900**							
	City	**Houston**	**State**	**TX**	**ZIP**	**77056**	**ZIP + 4**	
35. E-Mail Address:	**andrew.pappas@partnersrealestate.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(713) 629-500		**( ) -**

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.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Hollis Scheffler, P.E.	**41. Title:**	Senior Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 485-0831		( ) -	hollis.scheffler@westwoodps.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:	Westwood Professional Services	**Job Title:**	Senior Project Manager
Name *(In Print):*	Hollis Scheffler	**Phone:**	(512) 485- 0831

Signature:		Date:	2/28/2023