WATER POLLUTION ABATEMENT PLAN MODIFICATION

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DR, GEORGETOWN, TX 78633

Prepared For:

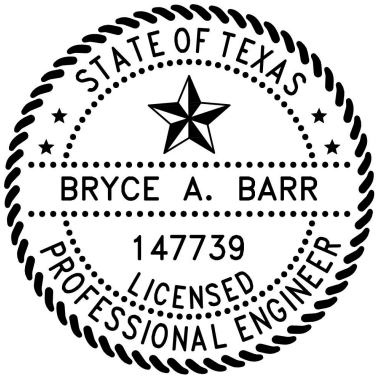
ALJ LINDSEY

18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
(281) 301-5955

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.

5301 Southwest Parkway, Building 2, Suite 100
Austin, Texas 78735
(512) 646-2237



Firm No. 928
KHA Project No. 069259017

April 11th, 2023

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SECTION 1: EDWARDS AQUIFER APPLICATION COVER PAGE

TCEQ-20705 (Rev. 02-17-17)

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: Georgetown Service Auto						**2. Regulated Entity No.:**			
3. Customer Name: VRE Jim Hogg, LLC.						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		**1.1252**	
9. Application Fee:	**$4,000**		**10. Permanent BMP(s):**			**Regional WQ/Detention Pond**			
11. SCS (Linear Ft.):	**N/A**		**12. AST/UST (No. Tanks):**						
13. County:	**Williamson**		**14. Watershed:**			**North Fork San Gabriel River**			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	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. Bryce Barr, P.E.
Print Name of Customer/Authorized Agent 4/11/2023
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):	

SECTION 2: GENERAL INFORMATION FORM

TCEQ -0587

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: Bryce Barr, P.E.

Date: 4/11/2023

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Georgetown Service Auto
2. County: Williamson
3. Stream Basin: Lake Georgetown - North Fork 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: Patrick Carrigan
   Entity: ALJ Lindsey
   Mailing Address: 18635 N. Eldridge Parkway
   City, State: Tomball, TX Zip: 77377
   Telephone: 281-301-5955 FAX: _____
   Email Address: pcarrigan@aljlindsey.com

8. Agent/Representative (If any):

   Contact Person: Bryce Barr, P.E.
   Entity: Kimley-Horn
   Mailing Address: 5301 Southwest Parkway, Building 2, Suite 100
   City, State: Austin, TX Zip: 78735
   Telephone: 512-646-2237 FAX: _____
   Email Address: bryce.barr@kimley-horn.com

9. Project Location:

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

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

    5620 Williams Dr, Georgetown, TX 78633 - SEC of the intersection of Williams Dr. and Jim Hogg Rd.

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

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

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

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

☒ Survey staking will be completed by this date: Is Complete

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.

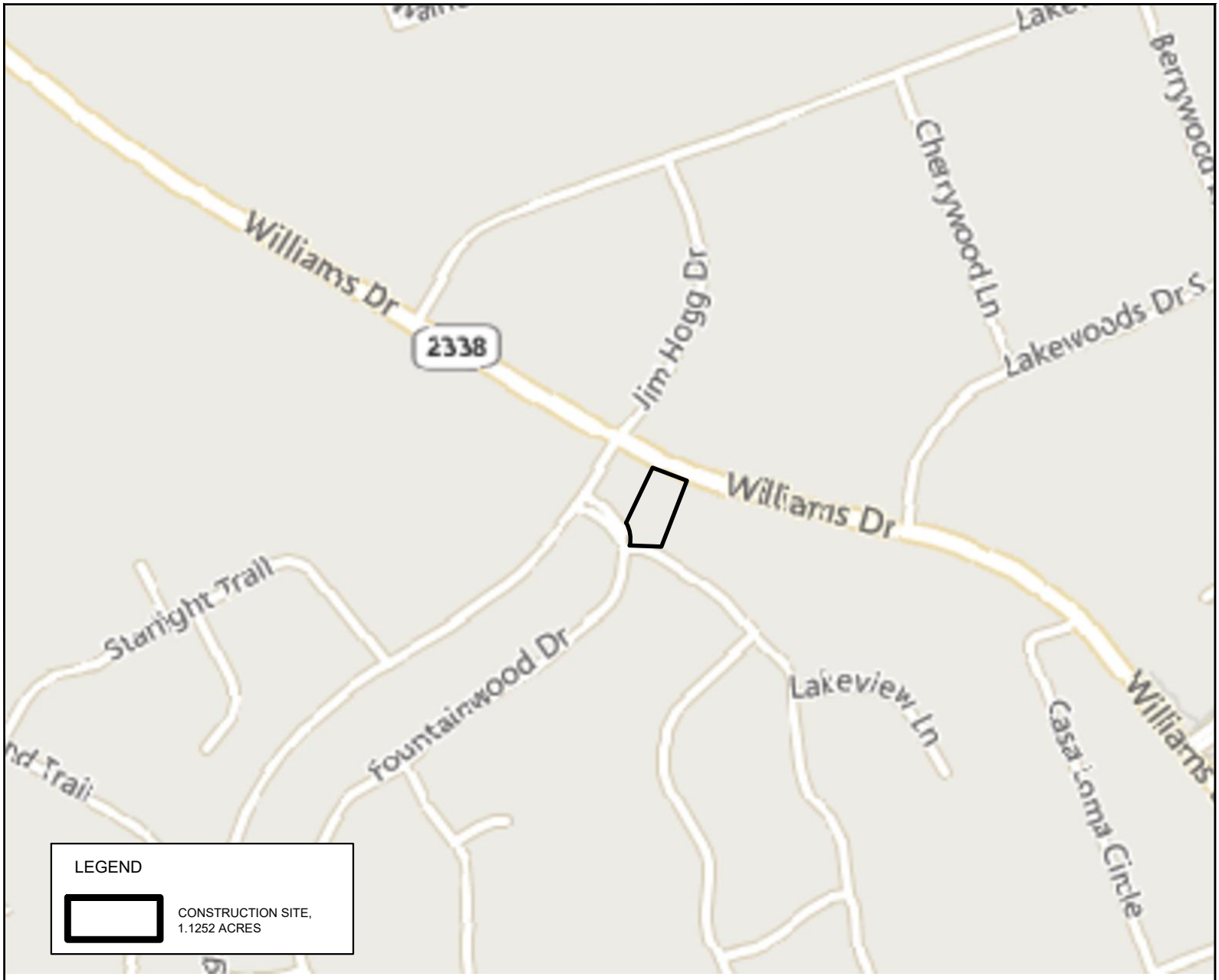
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

☐ 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



DIRECTIONS FROM TCEQ HEADQUARTERS TO PROJECT SITE:

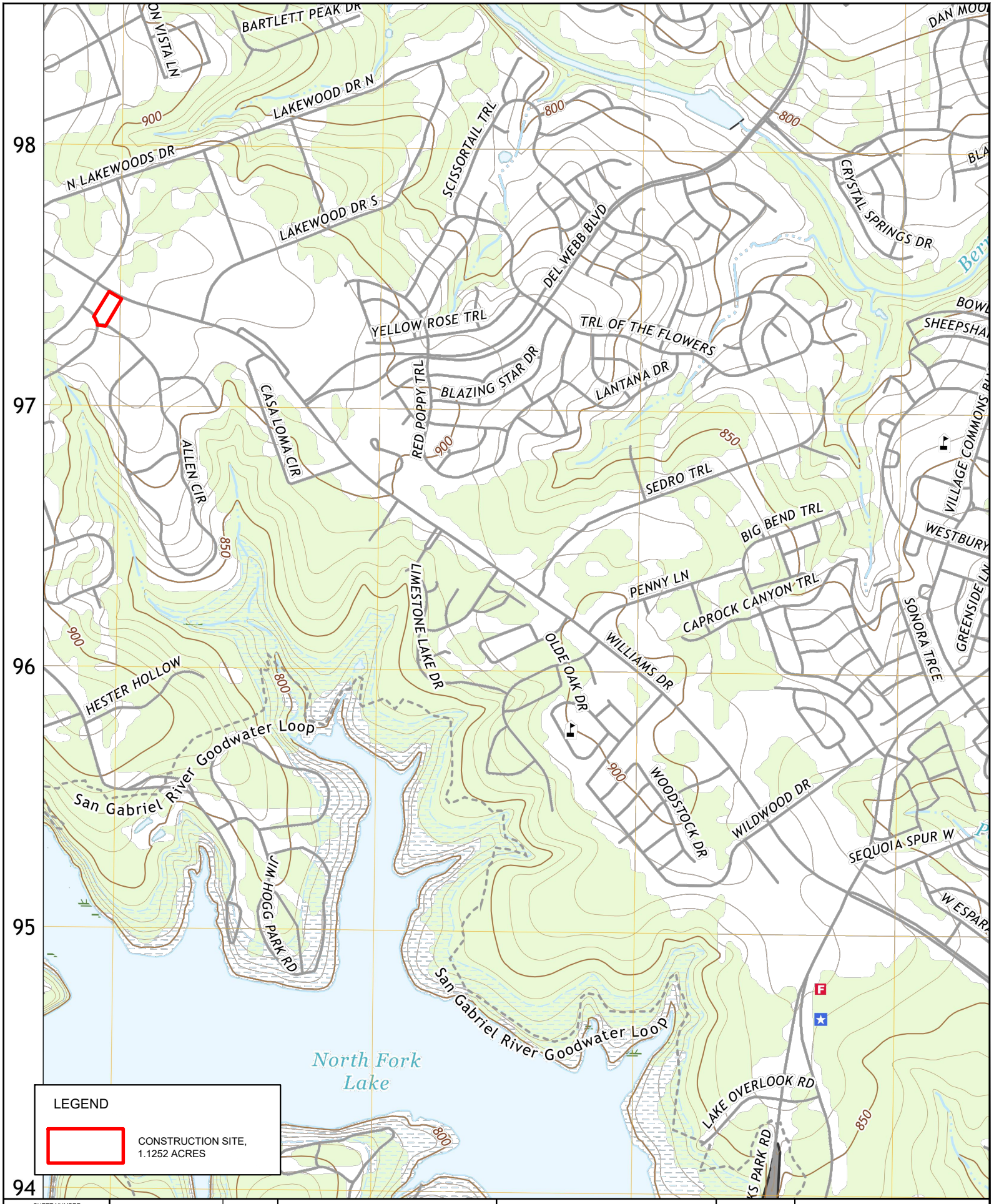
1. GET ON I-35 N FROM PARK 35 CIR AND N INTERSTATE 35 FRONTAGE RD.
2. FOLLOW I-35 N
3. TAKE EXIT 262 FROM I-35 N
4. TURN LEFT ONTO WILLIAMS DR.
5. DESTINATION IS AT THE CORNER OF WILLIAMS DR. AND JIM HOGG RD.

SHEET NUMBER					
1	DATE	04/11/2023	ROAD MAP	JIM HOGG CAR GARAGE CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS	NORTH
	DESIGN	RSB			
	DRAWN	RSB			
	CHECKED	BAB			
	KHA NUMBER				

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 300, AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

ATTACHMENT B – USGS QUADRANGLE MAP



LEGEND

CONSTRUCTION SITE, 1.1252 ACRES

SHEET NUMBER 1	DATE	04/11/2023	USGS Quadrangle Map Quad Name: Georgetown	JIM HOGG CAR GARAGE CITY OF GEORGETOWN WILLIAMSON COUNTY, TEXAS	NORTH	Kimley»Horn
	DESIGN	RSB				
	DRAWN	RSB				
	CHECKED	BAB				
	KHA NUMBER					

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 300, AUSTIN, TX 78735
PHONE: 512-646-2237
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

ATTACHMENT C – PROJECT DESCRIPTION

Kimley»Horn

PROJECT DESCRIPTION

Site Area: The site is described as Lot 2B, Block 1, Replat of Lot 2, Block 1, Jim Hogg Addition, Doc. No. 2022058395 in the Official Public Records of Williamson County, Texas. The proposed project will be constructed on Lot 2B of the subdivision consisting of 1.1252 acres of land.

Offsite Areas: The subject site has no offsite flows conveyed through the subject site. The development proposes the construction of an offsite joint use access driveway connecting the proposed development to the existing driveway serving the funeral home located west of the subject site. The proposed development utilizes the offsite regional detention and water quality pond constructed with the Fountainwood Plaza development as the permanent water quality control.

Impervious Cover: The development is zoned C-3 limiting impervious cover to 70%. The development proposes 20,981 square feet of impervious cover proposing 43% impervious cover.

Permanent BMP(s): The proposed development will utilize the regional water quality and detention pond constructed with the Fountainwood Plaza subdivision.

Site History: The site was originally subdivided in the Fountainwood Plaza subdivision. Lot 1, Block 1 of the subdivision was separately conveyed and was subdivided into 2 lots as described in the Jim Hogg Addition Plat. Lot 2 was replated and subdivided into 2 more lots as described in the replat of the Final Plat Jim Hogg Addition. The current development is proposed to be constructed on Lot 2B of the replat of the Final Plat Jim Hogg Addition.

Previous Development: The site has not been previously developed and is clear of all trees.

Areas to be Demolished: There are no areas on site planned to be demolished as there has been no previous development of the site.

SECTION 3: GEOLOGICAL ASSESSMENT

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: Clarence Winzer, P.G.

Telephone: 512-694-8250

Fax: NA

Date: 05/21/19

Representing: APTIM- TBPG 50431 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Clarence Winzer

Regulated Entity Name: 7-Eleven, Inc. Store No. 38734

Project Information

1. Date(s) Geologic Assessment was performed: April 24, 2019
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)
Doss	D	4
Fairlie	D	5

** 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" = 50'
   Site Geologic Map Scale: 1" = 50'
   Site Soils Map Scale (if more than 1 soil type): 1" = 100'

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.

APPENDIX B

ATTACHMENT A

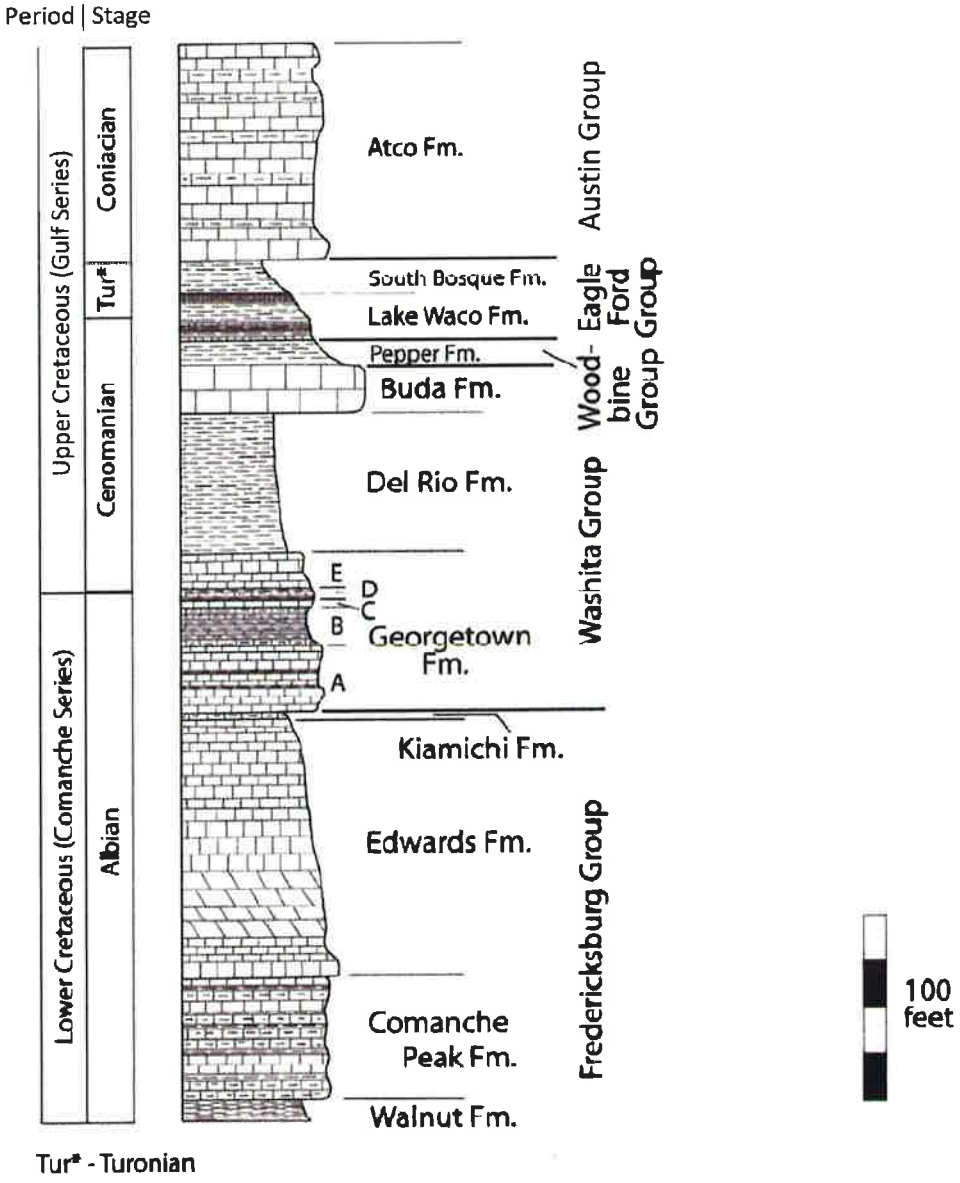
GEOLOGIC ASSESSMENT TABLE

NOT APPLICABLE - NO FEATURES IDENTIFIED

APPENDIX B

ATTACHMENT B

STRATIGRAPHIC COLUMN



GENERALIZED STRATIGRAPHIC COLUMN OF THE ROUND ROCK AREA

Source: Housh, Todd B. (2007). *Bedrock Geology of Round Rock and Surrounding Areas, Williamson and Travis Counties, Texas.*

APTIM	**Stratigraphic Column** Proposed 7-Eleven Store No. 38734 5610 Williams Drive, Georgetown, Williamson County, TX 78633 Prepared May 15, 2019	**Attachment C** ↑ **NORTH**

APPENDIX B

ATTACHMENT C

SITE GEOLOGY

APPENDIX B

ATTACHMENT C

Site Geology

Proposed 7-Eleven Store No. 38734
5610 Williams Drive
Georgetown, Williamson County, Texas 78633

According to the United States Department of Agriculture (USDA) soil survey of Williamson County, the primary soils at the site are the Doss and Fairlie series.

The Doss series consists shallow to weakly cemented limestone, well drained, moderately slow permeable soils that formed in calcareous loamy and clayey residuum derived from marls and limestone. These very gently to moderately sloping soils occur on hill slopes on dissected plateaus. Slope ranges from 1 to 8 percent. The A horizon is a dark grayish brown silty clay from 0-8 inches, very dark grayish brown, moist; moderate fine and medium subangular blocky structure; very hard, very firm; many fine and medium roots; common fine pores; common very fine masses of calcium carbonate; strongly effervescent; moderately alkaline; clear smooth boundary. The Bk horizon is a brown, silty clay from 8- 19 inches, moist; moderate fine and medium subangular blocky structure; very hard, very firm; common fine and few medium roots; many fine masses and weakly cemented concretions of calcium carbonate; few angular fragments of weakly cemented limestone; strongly effervescent; moderately alkaline. The Cr horizon is a very pale brown, weakly cemented marlaceous limestone interbedded with silty clay from 19- 48 inches, moist; many veins and bodies of calcium carbonate; strongly effervescent; moderately alkaline.

The Fairlie series consists of deep, moderately well drained, very slowly permeable soils. These soils are on nearly level to gently sloping uplands. The slope is typically 1 to 3 percent but ranges from 0 to 5 percent. The Ap horizon is a very dark gray, silty clay loam from 0 to 5 inches, dry; weak medium platy structure parting to weak fine and medium blocky structure; extremely hard, firm, sticky and plastic; few fine roots; few fine black concretions; slight effervescence in spots; mildly alkaline. The A horizon is a black silty clay from 5- 12 inches, dry; moderate fine and medium angular blocky structure; very hard, firm, sticky and plastic; few fine roots; few pressure faces; strong effervescence; moderately alkaline (combined A subhorizons are 6 to 18 inches thick). The Bss1 horizon is a black, silty clay from 12 to 24 inches, dry; moderate medium angular blocky structure; very hard, firm, sticky and plastic; few fine roots; common pressure faces; few grooved slickensides; few fine and medium concretions of calcium carbonate; few fine iron-manganese concretions; strong effervescence; moderately alkaline. The Bss2 horizon is a very dark gray, silty clay from 24- 35 inches, dry; moderate fine and medium angular blocky structure; very hard, firm, sticky and plastic; few fine roots; few fine iron-manganese concretions; few medium and coarse concretions and soft masses of calcium carbonate; few fine and medium pebbles of chert; strong effervescence; moderately alkaline. The Bkss horizon is a dark gray clay rom 35- 54 inches, dry; moderate fine and medium angular blocky structure; very hard, firm, sticky and plastic; few fine roots; common grooved slickensides; few fine and medium distinct yellowish brown and olive redox concentrations or masses with sharp boundaries; few vertical streaks of black associated with cracks; few fine iron-manganese concretions; common medium and coarse concretions and soft masses of

calcium carbonate; few medium pebbles of chert; strong effervescence; moderately alkaline. The Cr horizon white chalk bedrock from 54- 60 inches; with streaks of olive yellow; medium platy in upper 2 inches; massive below; hardness is less than 3 on Mohs' scale.

According to the Geologic Atlas of Texas, Austin Sheet, the site is located on the Georgetown Formation. The Georgetown Formation consists of predominantly limestone and marl; mostly limestone, fine grained, argillaceous, nodular, moderately indurated, and light gray to yellowish gray; some limestone can be hard, brittle, thick bedded, white with some shale. The Georgetown Formation can be 30 to 80 feet, thinning southward.

No sensitive geologic features were observed at the site during the geologic assessment survey performed on April 24, 2019 by Clarence Winzer (PG License No. 10409). Generally, the site was covered with vegetation, underlain by a dark gray to brown, silty clay loam. This is consistent with the geology and soil as previously discussed.

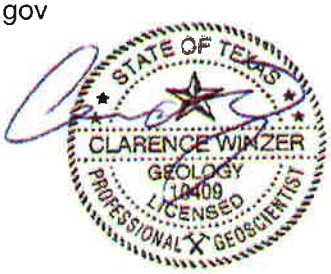
Based on the geologic features observed on the surface during the geologic assessment site survey, it is concluded that there is a low probability of rapid infiltration to the subsurface. However, if excavation occurs and exposes the limestone karst features below, surface water may be able to penetrate the subsurface at a rapid infiltration rate.

After excavation activities for the USTs are complete and prior to installation, APTIM will return to the site to conduct a geologic inspection of the tank pit excavation. If any sensitive features are found during the geologic assessment, the TCEQ will be notified immediately. A Geological Certification of Tank Pit Excavation Inspection will be submitted to the TCEQ, documenting the findings of the geologic inspection of the tank pit.

Additional information on the Doss and Fairlie series can be found on the following pages:

Source information:soilseries.sc.egov.usda.gov

Clarence Winzer, P.G.



Clarence Winzer

Signature of Professional Geoscientist

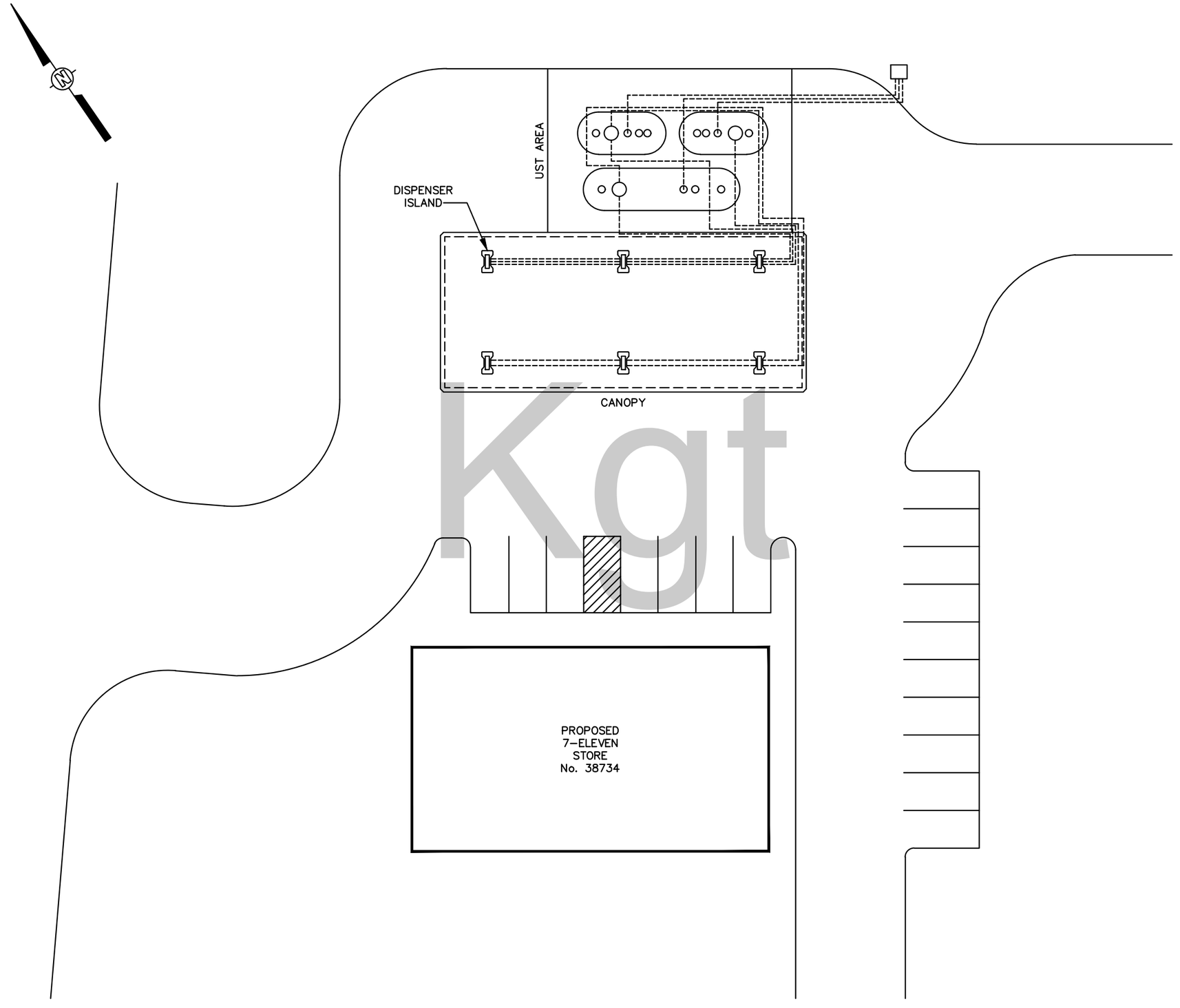
5/21/19

Date

APPENDIX B

ATTACHMENT D

SITE GEOLOGIC MAP



LEGEND:

Kgt GEORGETOWN FORMATION

SCALE (FEET)

0 25 50

APTIM ENVIRONMENTAL &
INFRASTRUCTURE, LLC.
12005 FORD ROAD, SUITE 600
DALLAS, TEXAS 75234
(972) 773-8400 OFFICE
(972) 773-8401 FAX

OFFICE:	DATE:	ACAD FILE:
DALLAS	5–16–19	3740B2.dwg

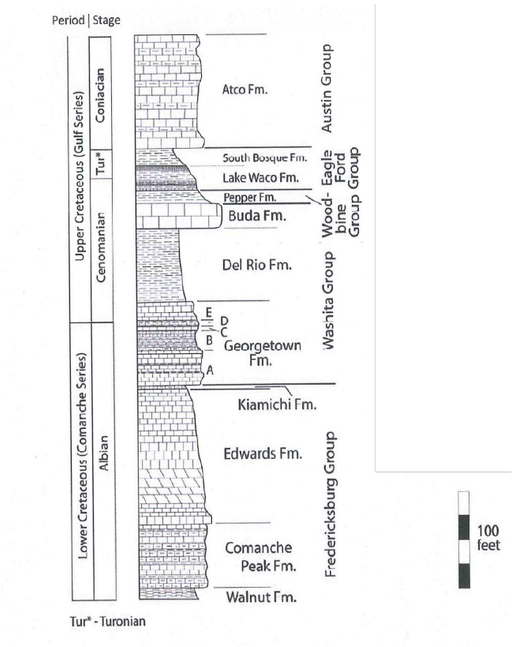
SITE GEOLOGY MAP

CLIENT:	PM:
7–ELEVEN, INC.	JJ
LOCATION: PROPOSED 7–ELEVEN STORE No. 38734 5610 WILLIAMS DRIVE GEORGETOWN, TEXAS	CHECKED: JJ

DESIGNED:	DRAWN:	PROJECT NO.:	ATTACH:
JW	SDJF	2344003740	D-1

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DnB	Denton silty clay, 1 to 3 percent slopes	0.3	3.9%
DoC	Doss silty clay, moist, 1 to 5 percent slopes	6.7	85.1%
ErE	Eckrant-Rock outcrop association, 1 to 10 percent slopes	0.0	0.1%
FaB	Fairlie clay, 1 to 2 percent slopes	0.9	10.9%
Totals for Area of Interest		**7.9**	**100.0%**



GENERALIZED STRATIGRAPHIC COLUMN OF THE ROUND ROCK AREA

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Williamson County, Texas
Survey Area Data: Version 19, Sep 15, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 2, 2016—Nov 30, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

SCALE (FEET)
0 100 200

APTIM ENVIRONMENTAL & INFRASTRUCTURE, LLC.
12005 FORD ROAD, SUITE 600
DALLAS, TEXAS 75234
(972) 773-8400 OFFICE
(972) 773-8401 FAX

OFFICE:	DATE:	ACAD FILE:
DALLAS	5-16-19	3740B1.dwg

SOIL MAP

CLIENT:	PM:
7-ELEVEN, INC.	JJ
LOCATION: PROPOSED 7-ELEVEN STORE No. 38734 5610 WILLIAMS DRIVE GEORGETOWN, TEXAS	CHECKED: JJ

DESIGNED:	DRAWN:	PROJECT NO.:	ATTACH:
JW	SDJF	2344003740	D-2

SECTION 4: MODIFICATION OF A PREVIOUSLY APPROVED PLAN

TCEQ-0509

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: **Bryce Barr, P.E.**

Date: **4/11/2023**

Signature of Customer/Agent:

_____

Project Information

1. Current Regulated Entity Name: **Georgetown Service Auto**
   Original Regulated Entity Name: **7-Eleven #38734**
   Regulated Entity Number(s) (RN):
   Edwards Aquifer Protection Program ID Number(s): **07031201**
   The applicant has not changed and the Customer Number (CN) is:
   [X] The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. [X] **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):
   - [X] 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;
   - [X] 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. [X] 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	6.46	6.46
Type of Development	Commercial	Commercial
Number of Residential	0	0
Lots	4	4
Impervious Cover (acres)	2.82	3.74
Impervious Cover (%	44%	58%
Permanent BMPs	WQ/Detention Pond	Same Pond
Other		

SCS Modification Summary	***Approved Project***	***Proposed Modification***
Linear Feet	_____	_____
Pipe Diameter	_____	_____
Other	_____	_____

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	_____	_____
Volume of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	_____	_____
Volume of USTs	_____	_____
Other	_____	_____

5. [X] **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. [X] **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.
   - [X] 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.
   [X] 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.

ORIGINAL APPROVAL LETTER AND APPROVED MODIFICATION LETTERS

(Please See Attached)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

April 20, 2007

Mr. Bruce Barton
Hall Properties
1102 North Austin Avenue
Georgetown, TX 78626

Re: Edwards Aquifer, Williamson County
Fountainwood Plaza
Southeast Corner of RM 2338 and Jim Hogg Road
Request for Approval of a Water Pollution Abatement Plan - WPAP
30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No.: 07031201

Dear Mr. Barton:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced project submitted to the Austin Regional Office by Doucet and Associates, Inc., on behalf of Hall Properties on March 12, 2007. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer and appear to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Water Pollution Abatement Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10% of the construction has commenced on the project or an extension of time has been requested.

PROJECT DESCRIPTION

The site consists of lots 1, 2, and 3 of Fountainwood Subdivision and entails approximately 6.46 acres located in the North San Gabriel River Watershed with an impervious cover of approximately 2.46 acres (38%). Development will include a funeral home, associated parking, sidewalks, a water quality pond, and associated appurtenances. The impervious cover will be 2.46 acres (38%). Project wastewater will be disposed of by conveyance to the existing Lake Georgetown Wastewater Treatment Plant.

Temporary best management practices (BMPs) consisting of silt fences, rock berms, and stabilized construction entrances will be implemented to treat and control stormwater runoff during construction activities.

PERMANENT POLLUTION ABATEMENT MEASURES

A partial sedimentation/filtration pond with a capacity of 19,575 cubic feet will be constructed to treat stormwater runoff. The pond will have a sedimentation chamber with a capacity of 3895 cubic feet and an area of 490 square feet. The filtration chamber has a capacity of 15,680 cubic feet and an area of 1960 square feet. According to the WPAP, the approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project. The pond is sized for a total impervious cover of 65% on the three lots included with this project.

GEOLOGY

According to the geologic assessment included with the application, no sensitive geologic features were observed on the site. There were a total of four features observed, these included a closed depression (S-1) on the eastern portion of the property, and man made features such as a fire hydrant, man hole covers, and concrete risers. The site geology is characterized as Cretaceous-age marine limestone belonging to the Georgetown group. Soils include the Denton, Doss and Fairlic Clay that range from one foot to three feet in thickness. The Austin Regional Office site investigation of April 13, 2007, revealed that the site is generally as described by the geologic assessment.

SPECIAL CONDITIONS

I. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering excavated areas and/or areas of accumulated stormwater becomes necessary, the discharge shall be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.

II. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 4 below.

III. Prior to commencing construction activities on any future phase on the site, A Water Pollution Abatement Plan must be submitted to the Austin Regional Office for review and approval of the Executive Director.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county

deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

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

4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

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. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

<u>During Construction:</u>

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.

9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the

feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

10. There are no wells exist on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.

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. 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.

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

14. 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.

<u>After Completion of Construction:</u>

15. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.

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 (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

    A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

17. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

18. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

19. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Russ Alexander P.G., Edwards Aquifer Protection Program, of the Austin Regional Office at (512) 339-2929.

Sincerely,

Glenn Shankle
Executive Director

GS/raa

Enclosures: Deed Recordation Affidavit, TCEQ-0625
Change in Responsibility for Maintenance on Permanent BMPs, TCEQ-10263

cc: The Honorable Dan A. Gattis, County Judge, Williamson County
Mr. Tom Benz, System Engineering Manager, City of Georgetown
Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County & Cities Health District
Mr. Joe M. England, P.E., County Engineer, Williamson County
Mr. Steve Frost, P.E., Doucet and Associates, Inc., Austin
TCEQ Central Records

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 9, 2019

Mr. Moises Castro
VRE Jim Hogg, LLC
1211 S. White Chapel Blvd.
Southlake, TX 76092

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: 7 Eleven Store 38734, located 5610 Williams Dr., Georgetown, Texas

TYPE OF PLAN: Request for Approval of a Modification to a Previously-Approved Water Pollution Abatement Plan (WPAP)
30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program (EAPP) ID No. 11001613; Regulated Entity No. RN110780780

Dear Mr. Castro:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP Modification for the above-referenced project submitted to the Austin Regional Office by Kimley-Horn & Associates, Inc. on behalf of VRE Jim Hogg, LLC on June 19, 2019. Final review of the WPAP was completed after additional material was received on August 9, 2019. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

The Fountainwood Plaza WPAP (EAPP ID No. 11-07031201), approved by letter dated April 20, 2007, included the construction of a partial sedimentation/filtration basin designed to provide permanent stormwater treatment for the three lots of the Fountainwood Subdivision. The partial sedimentation/filtration basin was sized for a total impervious cover of 65% across the three Fountainwood Subdivision lots.

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 1.217 acres. It will include the construction of a gas station with parking, drives, utilities, and associated appurtenances. The impervious cover will be 0.815 acres (66.96 percent). This project will increase the total impervious cover across the three Fountainwood Subdivision lots to 44%. Project wastewater will be disposed of by conveyance to the existing Lake Georgetown Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

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, an existing partial sedimentation/filtration basin, constructed with EAPP ID No. 11-07031201, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be utilized to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 705 pounds of TSS generated from the 0.815 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

According to the Geologic Assessment included with the application, the site is underlain by the Georgetown Formation. The soils are described as Fairlie Clay and Doss silty clay. No sensitive features were identified in the Geologic Assessment. The TCEQ site assessment conducted on August 1, 2019 revealed the site to be generally as described.

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the WPAP approval letter dated April 20, 2007.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed

Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

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

<u>During Construction:</u>

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

13. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

<u>After Completion of Construction:</u>

18. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
19. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
20. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/maz

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625

2019085988 AFF Total Pages: 7

Deed Recordation Affidavit
Edwards Aquifer Protection Plan

THE STATE OF TEXAS §

County of TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Keen who, being duly sworn by me, deposes and says:

(1) That my name is Jason Keen and that I own the real property described below.

(2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.

(3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the Texas Commission on Environmental Quality (TCEQ) on August 9, 2019.

A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.

(4) The said real property is located in Williamson County, Texas, and the legal description of the property is as follows:

Jim Hogg Addition Replat Lot 1 Fountainwood Plaza
2.7199 Acres, J Sutherland Survey, Abstract No. 553

Jason Keen
LANDOWNER-AFFIANT

SWORN AND SUBSCRIBED TO before me, on this 3rd day of September, 2019.

Tammi L Davis
NOTARY PUBLIC

THE STATE OF TEXAS §

County of TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Keen known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 3rd day of September, 2019.

Tammi L Davis
NOTARY PUBLIC

Tammi L Davis
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 9-23-20

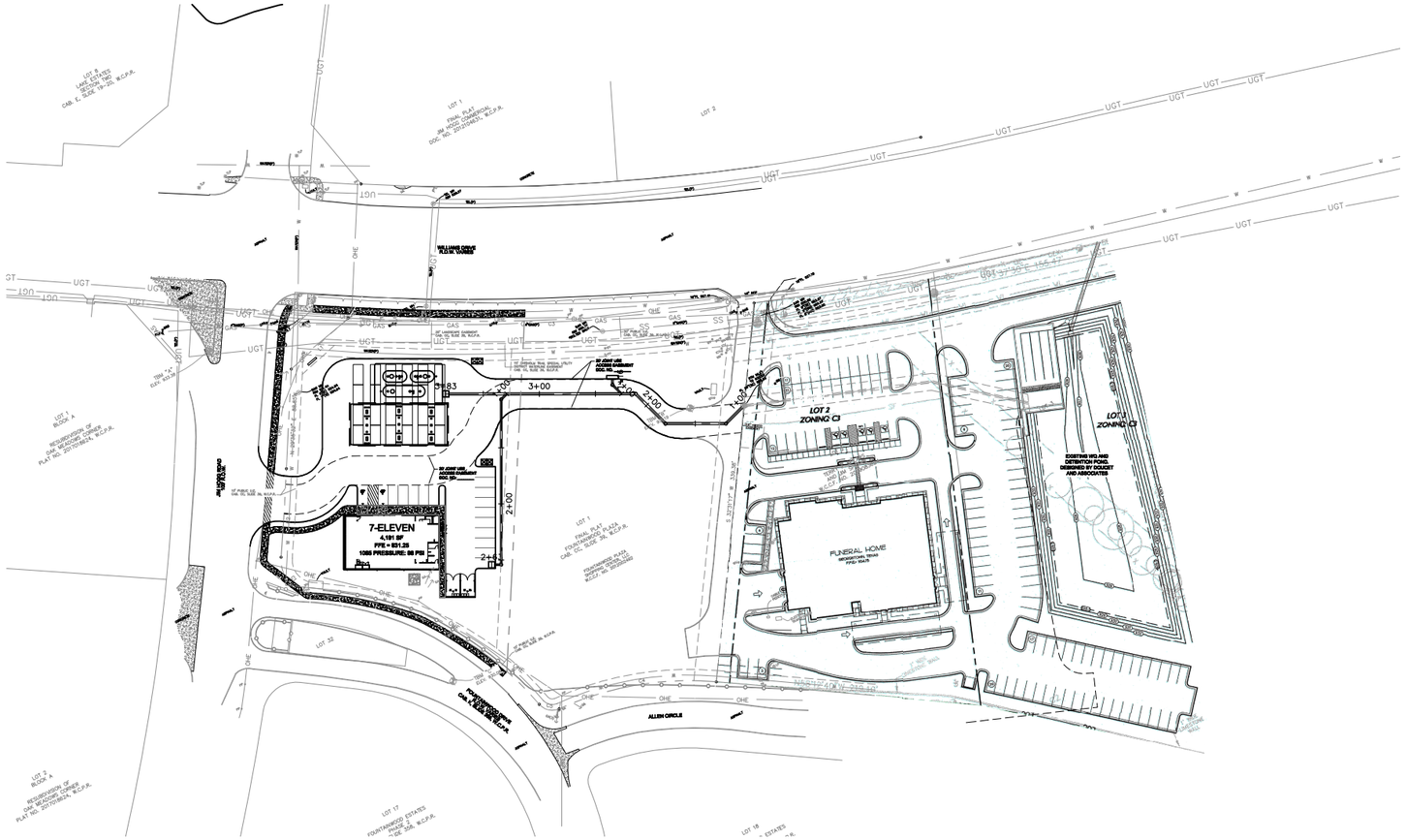
NOTARY PUBLIC STATE OF TEXAS
TAMMI LYN DAVIS
Notary ID # 129124687
My Commission Expires
September 23, 2020

TCEQ-0625 (Rev. 10/01/04)

NARRATIVE OF PROPOSED MODIFICATION

Georgetown Service Auto is the proposed car garage located at 5604 Williams Dr, Georgetown, TX 78633. The site is currently undeveloped and cleared of any trees. No development has occurred on site. The site has not been developed and was part of the Fountainwood Plaza subdivision. Water quality will be provided by the water quality pond designed in accordance with TCEQ water quality requirements under the Fountainwood Plaza subdivision. A negligible amount of off-site stormwater drains onto the site. The offsite drainage area will be directed to the existing water quality and detention pond located east of the subject site. The proposed impervious cover for the project is approximately 20,981 square feet. This makes the total impervious cover for the land draining to the regional WQ/Detention Pond 162,954 square feet. Demolition is not a component of this project as the site has not been developed.

CURRENT SITE PLAN OF THE APPROVED PROJECT



GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	TIME OF CONCENTRATION FLOW LINE
820	PROPOSED CONTOUR
820	EXISTING CONTOUR

WQ AND DETENTION NOTES:

1. WATER QUALITY AND DETENTION POND WERE DESIGNED AND BUILT PER PLANS BY DOUCET AND ASSOCIATES, FOR "SITE DEVELOPMENT PLANS FOR FOUNTAINWOOD PLAZA" DATED MARCH 2007.
2. PONDS WERE DESIGNED WITH ASSUMPTION OF 65% IMPERVIOUS COVER FOR LOT 1 OF FOUNTAINWOOD PLAZA.
3. THE PROPOSED BMP FOR WATER QUALITY DESIGN USED WAS SAND FILTER, AT A TSS REMOVAL RATE OF 89%.
4. ALL PROPOSED IMPERVIOUS COVER ON SITE ROUTES TO EXISTING WATER QUALITY AND DETENTION POND. SEE SHEETS 16 AND 17 FOR ANALYSIS AND CALCULATIONS FOR EXISTING POND.

Note:			
Calculations based on RG-348 equations for TSS removal	County	Williamson	
	Total Project Area Included in Plan	1.22	acres
	Predevelopment I.C. Area within limits of Plan	0.00	acres
	Total Post Development Impervious Area Within Limits of the Plan	0.81	acres
	Total Post Development Impervious cover Fraction	0.67	
	Average Annual Precipication	32	inches
	LM Georgetown (85% Removal)	**705**	**lbs**

Georgetown Required Removal = 705 lbs
TSS Removal = 804 lbs
Removal Condition Is Satisfied

Impervious Cover Table
Fountainwood Plaza

Lot	Lot Area (SF)	Lot Area (AC)	Impervious Area (SF)	Impervious Area (AC)	Impervious %
1	125,349	2.88	35,539	0.81	28%
2	73,335	1.68	54,846	1.26	75%
3	82,745	1.90	32,496	0.75	39%
TOTAL	281,429	6.46	122,881	2.82	44%
ALLOWABLE	-	-	182,908	4.20	65%

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Additional information is provided for cells with a red triangle in the upper right corn
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will

1. The Required Load Reduction for the total project: Calculations from RG-348

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Recuired TSS removal resul
A_N = Net increase in impervious n
P = Average annual precipitation

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

County =	Williamson	
Total project area included in plan * =	1.22	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.81	acres
Total post-development impervious cover fraction * =	0.67	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	705	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 informqtion should be provided for each basin):

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	1.22	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.81	acres
Post-development impervious fraction within drainage basin/outfall area =	0.67	
$L_{M\ THIS\ BASIN}$ =	705	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Sand Filter
Removal efficiency = 89 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

where:
A_C = Total On-Site drainage area
A_I = Impervious area proposed in
A_P = Pervious area remaining in t
L_R = TSS Load removed from this

A_C =	1.22	acres
A_I =	0.81	acres
A_P =	0.41	acres
L_R =	804	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 705 lbs.

F = 0.88

Kimley»Horn
2600 VIA FORTUNA SUITE 300 AUSTIN, TX 78746
PHONE: 512-646-2237 WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

No.	REVISIONS	DATE	BY

ANDREW S. EVANS
90927
LICENSED
PROFESSIONAL
5-15-19

KHA PROJECT 069259026
DATE JANUARY 2019
SCALE: AS SHOWN
DESIGNED BY: ASE
DRAWN BY: JRH
CHECKED BY: ASE

WQ AND DETENTION PLAN

7-ELEVEN #38734
5620 WILLIAMS DRIVE
GEORGETOWN, TX 78628
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
17
OF 23

2019-26-SDP

SECTION 5: WATER POLLUTION ABATEMENT PLAN

TCEQ-0584

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: Bryce Barr, P.E.

Date: 4/11/2023

Signature of Customer/Agent:

Regulated Entity Name: Georgetown Service Auto

Regulated Entity Information

1. The type of project is:

   ☐ Residential: Number of Lots:_____
   ☐ Residential: Number of Living Unit Equivalents:_____
   ☒ Commercial
   ☐ Industrial
   ☐ Other:_____

2. Total site acreage (size of property):1.1252

3. Estimated projected population:_____

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	4,500	÷ 43,560 =	0.103
Parking	3,072	÷ 43,560 =	0.071
Other paved surfaces	13,409	÷ 43,560 =	0.308
Total Impervious Cover	20,981	÷ 43,560 =	0.482

Total Impervious Cover 0.482 **÷ Total Acreage** 1.1252 **X 100 =** 42.81**% 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	_____Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day _____	

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 _____ (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" = 20'.

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): _____

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.

FACTORS AFFECTING SURFACE WATER QUALITY

Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing, and cut and fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fences and rock berms will prevent sediment from leaving the site. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule.

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

1. Refueling construction equipment.

2. Performing operator-level maintenance, including adding petroleum, oils, or lubricants.

3. Unscheduled or emergency repairs, such as hydraulic fluid leaks.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill, the contractor is required to clean up the spill and notify the TCEQ. During business hours report spills to TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224.

After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes building, parking, driveways, and courtyards. Oil and fuel discharges from vehicles is anticipated. A biofiltration pond is proposed to mitigate these features.

VOLUME AND CHARACTER OF STORMWATER

The north subject site slopes generally toward the southeast corner of the property then flattens out in the back center portion of the property, and the elevation ranges from 932 to 929 feet. Both the existing and proposed drainage area maps are provided at the end of this report.

The 1.1252-acre site will have proposed 20,981 square feet (43%) of impervious cover. The remaining pervious portions of the site will consist of landscape and natural areas. Runoff from the developed areas will travel as sheet flow, shallow concentrated flow, and channel flow across both pervious and impervious area to a storm sewer system. A portion of the runoff will be conveyed to a biofiltration system, located on the south site at the southeast corner of the site near the floodplain.

This first flush of runoff will contain small amounts of oil, gas, and suspended solids, which will be captured and treated by the existing water quality and detention ponds constructed in the Fountainwood Plaza subdivision.

For more information see the existing and proposed drainage area map at the end of this report.

SITE PLAN

(ATTACHED ON THE FOLLOWING PAGES)

SECTION 6: TEMPORARY STORMWATER SECTION

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: Bryce Barr, P.E.

Date: 4/11/2023

Signature of Customer/Agent:

Regulated Entity Name: Georgetown Service Auto

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: North Fork San Gabriel River

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    ☐ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

SPILL RESPONSE ACTIONS

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

Cleanup

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

Minor Spills

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

▪ Contain the spread of the spill.

▪ Recover spilled materials.

▪ Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

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

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

POTENTIAL SOURCES OF CONTAMINATION

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

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

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

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

Potential Source: Silt leaving the site.

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

Potential Source: Construction Debris.

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

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

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

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

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

Potential Source: Portable toilet spill.

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

SEQUENCE OF MAJOR ACTIVITIES

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

Intended Schedule or Sequence of Major Activities:

1. Construct Access (0.03 Acres)

1. Installation of Temporary BMPs (0.07 Acres)
2. Initiate Grubbing and Topsoil Stripping of Site (1.2 Acres)
3. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (1.2 Acres)
4. Wet and Dry Utility Construction (0.66 Acres)
5. Final Subgrade Preparation (2.23 Acres)
6. Installation of Base Materials (2.23 Acres)
7. Concrete (foundations, curbs, flatwork) (0.8 Acres)
8. Building Construction (0.1 Acres)
9. Paving Activities (0.8 Acres)
10. Topsoil, Irrigation and Landscaping (0.3 Acres)
11. Site cleanup and Removal of Temporary BMPs (1.2 Acres)

Maximum total construction time is not expected to exceed 36 months.

TEMPORARY BMP'S AND MEASURES

A. There is stormwater that originates up gradient from the site that will flow across the site. The stormwater that originates up gradient from the site will be directed to the Fountainwood Plaza drainage system. The stormwater that originates up gradient from the site will not be treated on site.

B. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed on site to reduce vehicle "tracking" onto adjoining streets. A concrete washout pit will be used to collect all excess concrete during construction.

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

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

C. There are no sensitive features or surface streams within the boundaries of the project. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down gradient of the site.

D. There were no sensitive features identified during the geologic assessment. However, the BMPs for this project are designed to allow water to pass through after sedimentation has occurred. Existing flow patterns will be maintained to any naturally-occurring sensitive features that are discovered during construction.

STRUCTURAL PRACTICES

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMP's are shown on the site plan ***(Exhibit 1)*** and details and specifications are provided in ***Exhibit 2*** which can be found at the end of this report under Section 7.

Description of Temporary BMPs

Temporary Construction Entrance/Exit

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

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

Silt Fence

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

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

Concrete Washout Area

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

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.

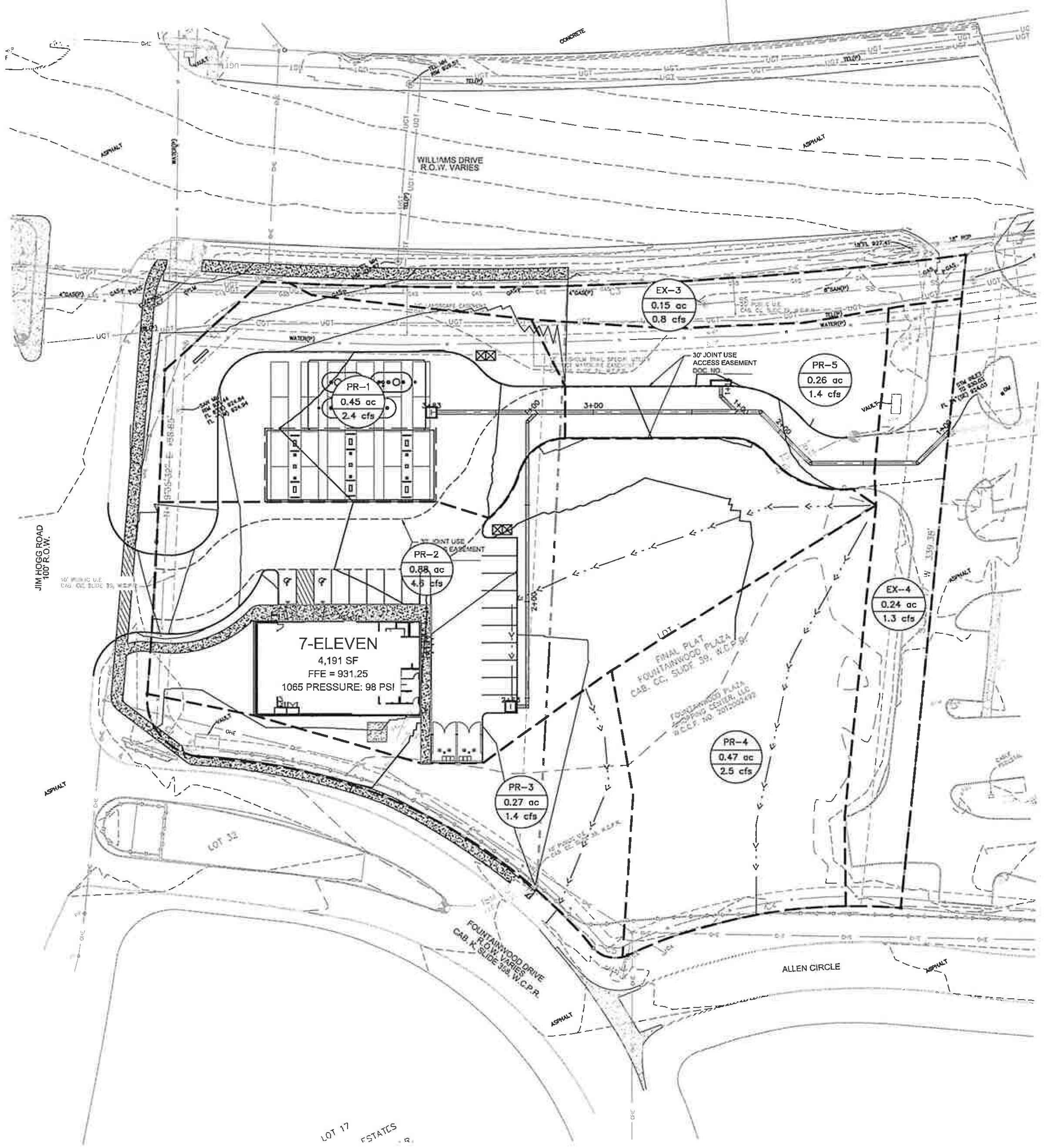
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough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

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

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

DRAINAGE AREA MAP

There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Existing and proposed drainage area maps are provided at the end of this form to support the aforementioned requirement.



GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- X-1 / 9.9 ac / 5.5 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- A-1 — INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- TIME OF CONCENTRATION FLOW LINE
- 820 — PROPOSED CONTOUR
- 820 — EXISTING CONTOUR

TIME OF CONCENTRATION CALCULATIONS

DRAINAGE AREA	SHEET FLOW 50-90% Vegetated Ground Cover				SHALLOW CONCENTRATED FLOW 50-90% Vegetated Ground Cover				TOTAL Tc** (min)	Intensity			
	n	L (ft)	S (ft/ft)	Tt (min)	L (ft)	n	S (ft/ft)	Tt (min)		i (2yr) (in)	I (10yr) (in)	i (25yr) (in)	I (100yr) (in)
PR-1	0.2	20	0.010	0.95	125	0.016	0.010	0.33	5.00	6.48	8.64	9.84	11.88
PR-2	0.2	100	0.010	4.76	144	0.2	0.010	4.80	9.56	5.45	7.39	8.50	10.34
PR-3	0.2	100	0.005	6.73	30	0.2	0.005	1.41	8.15	5.73	7.73	8.87	10.77
PR-4	0.2	100	0.005	6.73	115	0.2	0.005	5.42	12.16	5.01	6.84	7.91	9.65
PR-5	0.2	-	0.005	-	-	0.2	-	-	5.00	6.48	8.64	9.84	11.88
EX-3	0.2	-	0.005	-	-	0.2	-	-	5.00	6.48	8.64	9.84	11.88
EX-4	0.2	-	0.005	-	-	0.2	-	-	5.00	6.48	8.64	9.84	11.88

*The Runnoff Coefficients for the Rational Formula (C) has been determined from Table 3-1 of the City of Georgetown Drainage Criteria Manual. The cover type, hydrologic condition, and soil group determined for the proposed conditions are grass areas (good condition, 75%+ cover, 2-7% slopes), and concrete.

**The minimum Tc is 5 minutes per the City of Georgetown Drainage Criteria Manual.

WEIGHTED RUNNOFF COEFFICIENT CALCULATIONS

Area ID	Area SF	Area Acre	Soil Group %	Impervious SF	Impervious AC	Pervious SF	Pervious AC	C (2yr)	C (10yr)	C (25yr)	C (100yr)
PR-1	19,713	0.45	100% D	12,442	0.29	7,271	0.17	0.70	0.72	0.73	0.75
PR-2	38,258	0.88	100% D	17,495	0.40	20,763	0.48	0.57	0.60	0.61	0.64
PR-3	11,751	0.27	100% D	0	0.00	11,751	0.27	0.24	0.28	0.31	0.36
PR-4	20,519	0.47	100% D	0	0.00	20,519	0.47	0.24	0.28	0.31	0.36
PR-5	11,400	0.26	100% D	4,572	0.10	6,828	0.16	0.53	0.56	0.57	0.60
EX-3	6,342	0.15	100% D	0	0.00	6,342	0.15	0.24	0.28	0.31	0.36
EX-4	10,460	0.24	100% D	5344	0.12	5,116	0.12	0.61	0.63	0.65	0.67

Soil Type	Description	C (2yr)	C (10yr)	C (25yr)	C (100yr)	TYPE
D	Grass, 75%+ Cover, 2-7% Slopes	0.24	0.28	0.31	0.36	Pervious
D	Concrete/Roof	0.97	0.97	0.97	0.97	Impervious

Storm Drainage Summary

Area ID	Flow Rate (CFS) 2	10	25	100	Collection Point
PR-1	2.05	2.80	3.24	4.01	Inlet 1*
PR-2	2.75	3.66	4.57	5.80	Inlet 2*
PR-3	0.37	0.58	0.74	1.05	Southern Property Line, then draw to west
PR-4	0.57	0.90	1.16	1.64	Southern Property Line, then draw to west
PR-5	0.90	1.26	1.48	1.88	Inlet 5*
EX-3	0.23	0.35	0.44	0.62	Williams Drive
EX-4	0.95	1.31	1.53	1.92	Existing Detention Pond

*Note: All inlets drain to existing WQ and Detention Pond, designed by Doucet and Associates. See Sheet 15 for details.

BENCHMARKS

BENCHMARK: MONUMENT 96-103 BEING A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF BERRY CREEK DRIVE AND AIRPORT ROAD. PUBLISHED ELEVATION - 707.93

BENCHMARK A: "X" CUT ON THE TOP OF A CURB FOUND AT THE SOUTH NOSE OF THE ISLAND FOUND AT THE SOUTHWEST INTERSECTION OF WILLIAMS DRIVE AND JIM HOGG ROAD. ELEVATION - 933.38

BENCHMARK B: "X" CUT ON THE TOP OF A CURB FOUND AT THE NORTHWEST PARKING LOT OF THE FUNERAL HOME BEING APPROXIMATELY 375 FEET SOUTHEAST OF THE INTERSECTION OF WILLIAMS DRIVE AND JIM HOGG ROAD. ELEVATION - 931.19

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

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

Kimley»Horn
2600 VIA FORTUNA SUITE 300 AUSTIN, TX 78746
PHONE: 512-646-2237 WWW.KIMLEY-HORN.COM
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TBPE Firm No. 928

ANDREW S. EVANS 90927 LICENSED PROFESSIONAL ENGINEER 2-15-19

KHA PROJECT 069259026
DATE JANUARY 2019
SCALE: AS SHOWN
DESIGNED BY: ASE
DRAWN BY: JRH
CHECKED BY: ASE

PROPOSED DRAINAGE AREA MAP

7-ELEVEN #38734
5620 WILLIAMS DRIVE
GEORGETOWN, TX 78628
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER 15 OF 23

2019-26-SDP

No. | REVISIONS | DATE | BY

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FIRM F-11526

PATRICK L. CARRIGAN 95617 REGISTERED PROFESSIONAL ENGINEER
31 MARCH 2023

ALJ PROJECT NO. 022.22.CV.486
DATE: MARCH 2023
SCALE: 1:20
DRAWN BY: SAH
CHECKED BY: RAB

EXISTING DRAINAGE AREA MAP

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET 5

XXXX-XX-SDP

TEMPORARY SEDIMENT POND PLANS AND CALCULATIONS

The proposed development will not disturb areas over 10 acres. Therefore, temporary sediment ponds are not proposed.

INSPECTION AND MAINTENANCE FOR BMP'S

Personnel Responsible for Inspections

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

Inspection Schedule

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

☐ **Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

☐ **Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

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

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

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

Reductions in Inspection Frequency

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

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

Inspection Report Forms

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

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

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

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

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

Corrective Action

Personnel Responsible for Corrective Actions

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

Corrective Action Forms

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

SCHEDULE OF INTERIM AND PERMANENT SOIL

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

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

Records of the following shall be maintained:

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

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

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

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

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

Maintenance

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

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

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

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

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

Kimley»Horn

Inspector Qualifications Log*

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

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

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

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

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

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

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

Kimley»Horn

Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

Kimley»Horn

Construction Activity Sequence Log

Name of Operator	Projected dates Month/year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

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

Kimley»Horn

Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

Kimley»Horn

Stabilization Activities Log

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

Stabilization and erosion control practices may include, but are not limited to: establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

Kimley»Horn

Inspection Frequency Log

Date	Frequency Schedule and Reason for Change

Kimley»Horn

Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

Kimley»Horn

General Information					
Name of Project		**Tracking No.**		**Inspection Date**	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					

Inspection Frequency

Standard Frequency: ☐ Weekly ☐ Every 14 days and within 24 hours of a 0.25" rain

Increased Frequency: ☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency:

- ☐ Once per month (for stabilized areas)
- ☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)
- ☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determined whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐ Weather station representative of site. Specify weather station source:

Total rainfall amount that triggered the inspection (in inches)**:**

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection? ☐ Yes ☐ No

If "yes", complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:

- Location(s) where conditions were found:

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

Kimley»Horn

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

Stabilization of Exposed Soil			
Stabilization Area	**Stabilization Method**	**Have You Initiated Stabilization?**	**Notes**
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	
5.		☐ YES ☐ NO If yes, provide date:	

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

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

Kimley»Horn

Section A – Initial Report (Complete this section within 24 hours of discovering the condition that triggered corrective action)					
Name of Project		Tracking No.		Today's Date	
Date Problem First Discovered			Time Problem First Discovered		
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3
☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards
☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (*Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day)*:

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress
(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐Yes ☐No Date:	
2.		☐Yes ☐No Date:	

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3.		☐Yes ☐No Date:	

Section A – Initial Report
(Complete this section within 24 hours of discovering the condition that triggered corrective action)

Name of Project		Tracking No.		Today's Date	
Date Problem First Discovered			Time Problem First Discovered		
Name and Contact Information of Individual Completing this Form					

What site conditions triggered the requirement to conduct corrective action:
☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3
☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards
☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (*Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day*):

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress
(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.
3.	3.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐Yes ☐No Date:	

2.		☐Yes ☐No Date:	
3.		☐Yes ☐No Date:	

Contractor or Subcontractor Certification and Signature

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

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

Printed Name and Affiliation: _____

Certification and Signature by Permittee

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

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

Printed Name and Affiliation: _____

SECTION 7: PERMANENT STORMWATER SECTION

TCEQ-0600

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: Bryce Barr, P.E.

Date: 4/11/2023

Signature of Customer/Agent

Regulated Entity Name: Georgetown Service Auto

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

BMPs FOR UPGRADIENT STORMWATER

The stormwater that originates up gradient from the site will drain on site to the Fountainwood Plaza drainage system. Please refer to the proposed drainage area map that is provided at the end of this report under the appropriate tab.

BMPs FOR ON-SITE STORMWATER

The existing water quality and detention pond constructed with the Fountainwood Plaza subdivision will be utilized as the permanent best management practice for this site. All stormwater runoff from impervious areas will be collected by an underground storm sewer system and routed through the proposed and existing structures to provide the required overall removal of 80% of the increase in Total Suspended Solids.

Construction plans, calculations, and specifications are provided at the end of this report under the appropriate tab.

CONSTRUCTION PLANS

Calculations for the load removal requirements for the project and the load removal provided by the permanent BMP's are provided at the end of this report. The calculations have been signed and sealed by a professional engineer licensed in the state of Texas. The load removal requirements are derived from the equations from the technical guidance manual based upon project area and increase in impervious cover. All stormwater runoff from impervious areas will be treated by the proposed permanent BMP's to provide the overall required removal of 80% of the increase in Total Suspended Solids. Provided within the calculations is a summary of the amount of pollutant load required to be removed from the drainage areas and the amount of removal provided by the permanent BMP's.

Construction plans, details, specifications, calculations, and construction notes are provided in at the end of this report under the appropriate tab.

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN
MAINTENANCE GUIDELINES

1. Maintenance Plan

A maintenance plan developed by the design engineer and acceptable to TCEQ will be required prior to issuance of the construction permit. The following information should be included in the proposed maintenance plan.

a. Specification of routine and non-routine maintenance activities to be performed by the Maintenance Association;

b. A schedule for maintenance activities;

c. Provision for access to the tract by TCEQ or other designated inspectors;

d. Name, qualifications and contact information for the party(ies) responsible for maintaining the BMP(s);

2. Routine Maintenance for All Structural (Stormwater Capture) Systems

Water quality ponds of all types have similar routine maintenance requirements, although most ponds have some unique maintenance needs, as detailed in this section. The following general maintenance requirements apply to all pond BMPs:

a. BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation.

b. During each inspection, erosion areas inside and downstream of

the BMP must be identified and repaired or revegetated as soon as possible.

c. Grass areas in and around ponds must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing of grass if performed, a mulching mower must be used, or grass clippings must be caught and removed.

d. Debris and litter accumulated in the facility must be removed during each inspection;

e. Excessive sediment must be removed and properly disposed of as discussed for each BMP below;

f. With each inspection, any damage to the structural elements of the systems (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired as soon as possible.

3. Maintenance for Water Quality Ponds

a. Accumulated paper, trash and debris should be removed every six (6) months or as necessary.

b. Silt form sedimentation basin should be removed when the accumulation exceeds six (6) inches. If sediment traps are used, the sediment traps and sediment should be cleaned and removed after four (4) inches of sediment accumulation.

c. Due to the small size of the pond, it is not possible to have access ramp into the pond. Therefore, all maintenance in the sedimentation and filtration ponds must be done by hand.

d. Vegetation within the basins should not be allowed to exceed eighteen (18) inches in height at any time.

e. The basins shall be inspected annually be a qualified inspector and repairs should be made if necessary as soon as possible.

f. Corrective maintenance of the sedimentation basin is required any time the basin does not drain the equivalent of the water quality volume within sixty (60) hours. No standing water is allowed after 60 days if no addition rainfall has occurred.

g. Corrective maintenance of the filtration basin is required any time draw-down does not occur within thirty six (36) hours after the sedimentation basin has emptied.

h. Owner to provide a maintenance log for the services under agreement.

i. The pumps used to empty the water quality pond should be inspected annually or when maintenance is called for by the control system. These pumps must be repaired immediately in the event of failure.

4. Party responsible for maintaining the BMP (s)

Value Place, LLC is responsible for the maintenance and repairs of the BMPS listed in this report and on the approved construction plan set.

Bruce Barton
Hall Properties
1102 N. Austin Ave
Georgetown, TX 78626
(512) 930-4828

Signature

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

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

SECTION 8:
ADDITIONAL FORMS

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

I Jason Keen,
Print Name

Owner,
Title - Owner/President/Other

of VRE Jim Hogg, LLC,
Corporation/Partnership/Entity Name

have authorized Bryce Barr, P.E.
Print Name of Agent/Engineer

of Kimley-Horn
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Owner's Signature

06/19/2023
Date

THE STATE OF TEXAS §

County of Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared Jason Keen 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 19th day of June, 2023.

NOTARY PUBLIC

Misty S. Daniel
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 06/29/2026

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Georgetown Service Auto
Regulated Entity Location: 5604 Williams Dr., Georgetown, TX 78633
Name of Customer: VRE Jim Hogg, LLC. Contact Person: Jason Keen
Phone: _____ Customer Reference Number (if issued):_____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment**. This payment is being submitted to:

☒ Austin Regional Office
☒ 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	N/A Acres	$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	N/A Acres	$ 0
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.1252 Acres	$ 4,000
Sewage Collection System	N/A L.F.	$ 0
Lift Stations without sewer lines	N/A Acres	$ 0
Underground or Aboveground Storage Tank Facility	0 Tanks	$ 0
Piping System(s)(only)	N/A Each	$ 0
Exception	N/A Each	$ 0
Extension of Time	N/A Each	$ 0

Signature: _____ Date: 05/25/2023

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

1. **Water Pollution Abatement Plans and Modifications**

2. **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

3. **Organized Sewage Collection Systems and Modifications**

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

4. **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

5. **Exception Requests**

Project	***Fee***
Exception Request	$500

6. **Extension of Time Requests**

Project	***Fee***
Extension of Time Request	$150

Check Payable to the "Texas Commission on Environmental Quality"

Core Data Form

TCEQ Core Data Form

TCEQ Use Only

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		RN

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: e.g.: Doe, John)	If new Customer, enter previous Customer below:
VRE Jim Hogg, 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)
0803136483	3206861635		

11. Type of Customer:	☒ Corporation	☐ Individual	Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other		☐ Sole Proprietorship	☐ Other:

12. Number of Employees	13. Independently Owned and Operated?
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☐ 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:	1211 S White Chapel Blvd						
	City	Southlake	State	TX	ZIP	76092	ZIP + 4	9303

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)
(713) - 623 - 6944		( ) -

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.)

Georgetown Service Auto

23. Street Address of the Regulated Entity: (No PO Boxes)	5604 Williams Dr.						
	City: Georgetown	State: TX	ZIP: 78633	ZIP + 4:			
24. County	Williamson						

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	The construction site is generally located at the southeastern corner of the intersection of Williams Dr. and Jim Hogg Rd.				
26. Nearest City		State	Nearest ZIP Code		
Georgetown		Tx	78633		
27. Latitude (N) In Decimal:	30.703424	28. Longitude (W) In Decimal:	-97.747822		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	42	12.3	97	44	52.2

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)
7538		811111	

33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)

Auto Service Garage

34. Mailing Address:	5604 Williams Drive						
	City: Georgetown	State: TX	ZIP: 78633	ZIP + 4:			
35. E-Mail Address:							

36. Telephone Number	37. Extension or Code	38. Fax Number (if applicable)
(713)- 623 - 6944		( ) -

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:

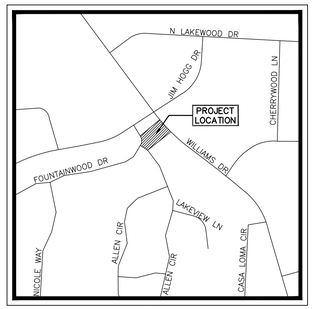
SECTION IV: Preparer Information

40. Name:	41. Title:		
Bryce Barr, P.E.	Project Manager		
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512)-900-4151		( ) -	bryce.barr@kimley-horn.com

SECTION V: Authorized Signature

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

Company:	Kimley-Horn	Job Title:	Project Manager
Name(*In Print*):	Bryce Barr, P.E.	Phone:	(512)-900-4151
Signature:		Date:	4/24/2023



LOCATION MAP
N.T.S.

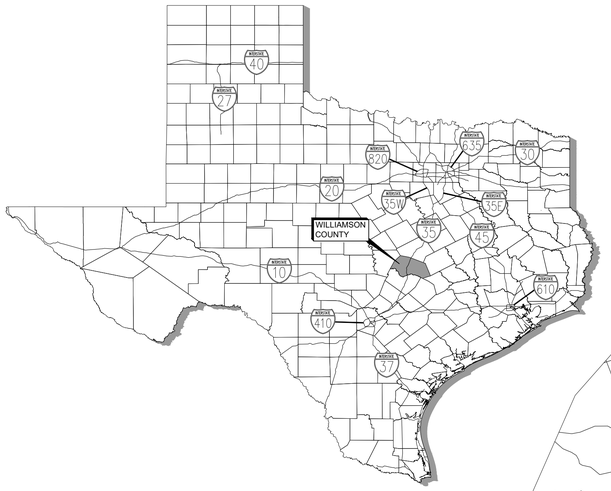
ZIP CODE: 78633

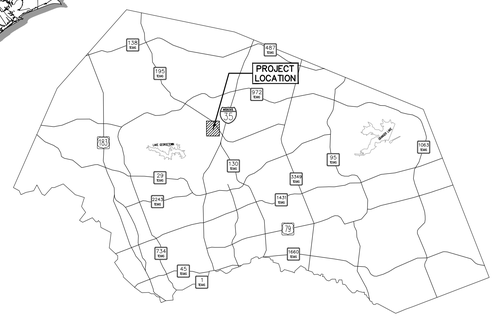
CIVIL PLANS
FOR
GEORGETOWN SERVICE AUTO
LOCATED AT

5604 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633

INDEX OF SHEETS

CIVIL ENGINEERING (ALJ LINDSEY, LLC)	
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	TOPOGRAPHIC SURVEY
4	PLAT
5	DEMOLITION PLAN
6	DIMENSION CONTROL PLAN
7	UTILITY PLAN
8	EXISTING DRAINAGE AREA MAP
9	STORM SEWER PLAN
10	STORM SEWER CALCULATIONS
11	STORM WATER QUALITY DETAILS
12	GRADING PLAN
13	PAVING PLAN
14	EROSION CONTROL PLAN
15	CONSTRUCTION DETAILS (1 OF 4)
16	CONSTRUCTION DETAILS (2 OF 4)
17	CONSTRUCTION DETAILS (3 OF 4)
18	CONSTRUCTION DETAILS (4 OF 4)





PLANS SUBMITTAL/REVIEW LOG

SUBMIT TO CITY OF GEORGETOWN 03/31/2023
-ISSUE FOR PERMIT

PROJECT TEAM:

OWNER
HUNINGTON
ATTN: GAGE RABA
3773 RICHMOND AVE., SUITE 800
HOUSTON, TEXAS 77046
713.623.6944
EMAIL: GAGE@HPIPROPERTIES.COM

CIVIL ENGINEER
ALJ LINDSEY, LLC.
ATTN: PAT CARRIGAN
18635 N. ELDRIDGE PKWY., SUITE 200
TOMBALL, TEXAS 77377
281.301.5955 EXT. 1009
EMAIL: PCARRIGAN@ALJLINDSEY.COM

ARCHITECT
IDENTITY ARCHITECTS
ATTN: WILLIAM KALKMAN
111 TRAVIS STREET
HOUSTON, TEXAS 77002
713.595.2150
EMAIL: WKALKMAN@IDENTITYARCHITECTS.COM

MEP
SALAS O'BRIEN
ATTN: ISRAEL MORENO
10930 W. SAM HOUSTON PKWY N, SUITE 900
HOUSTON, TEXAS 77064
281.664.1900
EMAIL:

SURVEYOR
WINDROSE LAND SERVICES
ATTN: ROBERT KNESS
5353 W SAM HOUSTON PKWY N, SUITE 150
HOUSTON, TEXAS 77041
713.458.2281
EMAIL: ROBERT.KNESS@WINDROSESERVICES.COM

LANDSCAPE ARCHITECT
CMB LANDSCAPE ARCHITECTURE
ATTN: CHARLES BRIDGES
18135 FM 362 RD.
NAVASOTA, TEXAS 77868
832.428.1209
EMAIL:

ACCORDING TO MAP NO. 48491C0280E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY AND INCORPORATED AREAS, DATED SEPTEMBER 26, 2008, THE SUBJECT TRACT IS SITUATED WITHIN: UNSHADED ZONE "X"

CITY OF GEORGETOWN CASE #: XXXX-XX-SDP

SCOPE OF WORK INCLUDES PROPOSED PAVING, GRADING, STORM SEWER, SANITARY SEWER CONNECTION, WATER LINE CONNECTION, AND IRRIGATION LINE CONNECTION TO SERVE 5604 WILLIAMS DRIVE, GEORGETOWN TX, 78633 (CASE# XXXX-XX-SDP)

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1–800–344–8377
IN HOUSTON
(713)–223–4567

No.	REVISIONS	DATE

ALJLindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FRN F-11526

PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS

31 MARCH 2023

ALJ PROJECT NO: 022.22.CV.486
DATE: MARCH 2023
SCALE: N/A
DRAWN BY: SAH
CHECKED BY: RAB

COVER SHEET

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
1

XXXX-XX-SDP

GENERAL NOTES

1. THE LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM AVAILABLE SURVEY INFORMATION AND/OR EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES MUST BE DETERMINED BY CONTRACTOR. IT SHALL BE THE DUTY AND RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF A DISCREPANCY AND/OR CONFLICT IS DISCOVERED. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC UTILITIES, PAVEMENT TO REMAIN, CURBS, SIDEWALKS, SIGNS, TREES, ETC., IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES. DURING CONSTRUCTION ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OWNING/OPERATING AUTHORITY, WITH NO COST TO THE CITY, COUNTY, PRIVATE UTILITY OWNERS, ENGINEER, OR THE OWNER.
3. CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITY LINES AND SHALL NOTIFY THE FOLLOWING AGENCIES 72 HOURS PRIOR TO EXCAVATING OR AUGERING NEAR EXISTING FACILITIES.

   A. TEXAS ONE CALL SYSTEM AT 1–800–245–4545
   B. LONE STAR NOTIFICATION CENTER AT 1–800–669–8344
   C. TEXAS EXCAVATION SAFETY SYSTEM AT 1–800–344–8377
4. PRIOR TO ANY CONSTRUCTION ACTIVITY, CONTRACTOR IS TO ACQUIRE ALL REQUIRED CONSTRUCTION PERMITS FROM APPROPRIATE AUTHORITIES. CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PUBLIC AND PRIVATE UTILITY LINES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
5. THE ENGINEER AND THE CITY/COUNTY OR MUD SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING UTILITY LINES.
6. NO CONNECTIONS SHALL BE MADE TO EXISTING PUBLIC WATER LINES OR PUBLIC SANITARY SEWERS UNTIL ALL PROPOSED WATER OR SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED (AS REQUIRED) AND APPROVED BY THE APPROPRIATE AUTHORITIES.
7. HORIZONTAL AND VERTICAL INFORMATION REGARDING UTILITY CONNECTIONS TO PROPOSED BUILDINGS ON THIS SET OF PLANS TERMINATE AT FIVE (5) FEET FROM THE NEAREST BUILDING WALL.
8. ALL MANHOLES, CLEAN–OUTS, VALVE BOXES, FIRE HYDRANTS, ETC MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
9. ALL APPURTENANCES WILL BE ASSUMED TO BE IN GOOD CONDITION UNLESS OTHERWISE CONFIRMED IN WRITING PRIOR TO COMMENCEMENT OF WORK.
10. OVERHEAD LINES EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSON OR EQUIPMENT MAY COME WITHIN 6 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND CRIMINAL LIABILITY.
11. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND ALL REGULATIONS OF UTILITY COMPANIES CONCERNING SAFETY AND HEALTH PRACTICES. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SITE TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY/COUNTY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
12. PRIOR TO THE START OF CONSTRUCTION, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING THE "NOTICE OF INTENT" (N.O.I.) AND ANY ADDITIONAL INFORMATION REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). UPON COMPLETION OF THE PROJECT, OWNER AND CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING THE "NOTICE OF TERMINATION" (N.O.T.).
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION
14. CONTRACTOR SHALL REMOVE ALL MUD, DIRT, AND DEBRIS DEPOSITED OR DROPPED ON THE EXISTING ROADWAY AT THE END OF EACH WORK DAY. MATERIAL THAT IS HAZARDOUS TO TRAFFIC OR OTHERWISE PRESENTS A SAFETY CONCERN, SHALL BE REMOVED IMMEDIATELY.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND LOCAL REGULATIONS RELATED TO STORM WATER POLLUTION AND QUALITY. REFER TO EROSION CONTROL PLAN.
16. CONTRACTOR SHALL REESTABLISH ALL TURF DISTURBED DURING CONSTRUCTION TO ACCEPTABLE OPERATING CONDITION, AS DETERMINED BY OWNER AND/OR REGULATORY AGENCIES.
17. CONTRACTOR SHALL MAINTAIN A WORKSITE FREE OF TRASH AND DEBRIS.
18. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES. NO TREE SHALL BE REMOVED OR ALTERED WITHOUT WRITTEN PERMISSION FROM OWNER OR ENGINEER. EQUIPMENT OR MATERIALS SHALL NOT BE STAGED UNDER THE DRIP LINE OF EXISTING TREES.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SET OF "AS BUILT" PLANS FOR ALL WORK PERFORMED ON AND OFF SITE. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS–BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS FROM ORIGINAL PLANS TO THE OWNER AND THE ENGINEER.
20. ALL TRAFFIC CONTROL AND WARNING SIGNS SHALL BE IN ACCORDANCE WITH TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
21. ALL SIDEWALKS, RAMPS, AND HANDRAILS TO MEET OR EXCEED CITY/COUNTY, TAS, AND ADA REQUIREMENTS.
22. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY/COUNTY RULES AND REGULATIONS, CONSTRUCTION SPECIFICATIONS AND CONSTRUCTION DETAILS.
23. ALL EXCESS SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS.
24. AT THE END OF ALL CONSTRUCTION PROJECTS, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES, TO EQUAL TO BETTER THAN EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
25. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING LANDSCAPING AND IRRIGATION. NO SEPARATE PAY.
26. PRIOR TO SUBMITTAL OF BID OR PROPOSAL, CONTRACTOR SHALL VISIT PROJECT SITE AND BECOME FAMILIAR WITH THE PROJECT AND THE EXISTING CONDITIONS ON THE SITE. NO ADDITIONAL CONSIDERATION WILL BE GIVEN FOR ADDITIONAL WORK CAUSED BY FIELD CONDITIONS VISIBLE ON SITE DURING BIDDING BUT NOT SHOWN ON THESE PLANS.
27. THERE WILL BE NO SEPARATE PAYMENT FOR WORK SHOWN ON THESE PLANS, UNLESS SPECIFICALLY ESTABLISHED IN THE BID SECTION OF THE CONTRACT DOCUMENTS. INCLUDE COST OF SAME TO WHICH THIS WORK IS A COMPONENT PART.
28. IN THE EVENT OF A DISCREPANCY WITHIN THESE PLANS, OR BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE MOST CONSERVATIVE CRITERIA SHALL APPLY.
29. ALL UTILITY TRENCHES BELOW PROPOSED OR FUTURE PAVING SHALL BE BACKFILLED WITH CEMENT SAND.
30. UTILITY TRENCHES ARE A COMMON SOURCE OF WATER INFILTRATION AND MIGRATION. ALL UTILITY TRENCHES THAT PENETRATE BENEATH THE BUILDING SHOULD BE EFFECTIVELY SEALED TO RESTRICT WATER INTRUSION AND FLOW THROUGH THE TRENCHES THAT COULD MIGRATE BELOW THE BUILDING. WE RECOMMEND CONSTRUCTING AN EFFECTIVE CLAY "TRENCH PLUG" THAT EXTENDS AT LEAST 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR. THE PLUG MATERIAL SHOULD CONSIST OF CLAY COMPACTED AT A WATER CONTENT AT OR ABOVE THE SOILS OPTIMUM WATER CONTENT. THE CLAY FILL SHOULD BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED IN ACCORDANCE WITH RECOMMENDATIONS IN THIS REPORT.
31. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY TIE IN LOCATIONS FOR MATERIAL, SIZE, ELEVATION, AND FIELD CONDITIONS. IN THE EVENT THE PLANS DO NOT REPRESENT FIELD CONDITIONS, THE CONTRACTOR IS TO CONTACT THE ENGINEER AND OWNER IMMEDIATELY AND PRIOR TO PERFORMING ANY WORK.
32. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR TO CONFIRM POSSESSION OF LATEST DRAWINGS, INCLUDING ANY REVISIONS. IF THE DRAWINGS ARE NOT LABELED AS "CONSTRUCTION SET" ON THE COVER PAGE, CONTRACTOR TO CONTACT ENGINEER IMMEDIATELY.
33. CONTRACTOR TO OBTAIN ALL PERMITS. OWNER WILL PROVIDE PAYMENT AS NECESSARY AND REQUESTED BY CONTRACTOR.

GRADING NOTES

1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. BEFORE STARTING CONSTRUCTION, CONTRACTOR SHALL VERIFY BENCHMARK ELEVATION AND NOTIFY ENGINEER IF ANY DISCREPANCY AND/OR CONFLICT IS FOUND.
3. CONTRACTOR SHALL ENSURE THERE IS POSITIVE DRAINAGE FROM THE PROPOSED BUILDINGS AND NO PONDING IN EITHER PAVED OR LANDSCAPE AREAS, AND SHALL NOTIFY ENGINEER IF ANY GRADING DISCREPANCIES ARE FOUND IN THE EXISTING AND PROPOSED GRADES PRIOR TO PLACEMENT OF PAVEMENT OR UTILITIES.
4. CONTRACTOR SHALL PROTECT ALL MANHOLE COVERS, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, POWER POLES, GUY WIRES, AND TELEPHONE BOXES THAT ARE TO REMAIN IN PLACE AND UNDISTURBED DURING CONSTRUCTION.
5. ALL EXISTING CONCRETE PAVING, SIDEWALK, AND CURB DEMOLITION SHALL BE REMOVED AND DISPOSED OF BY CONTRACTOR. DISPOSAL SHALL BE AT AN APPROVED OFF–SITE, LAWFUL LOCATION, UNLESS DIRECTED OTHERWISE BY THE OWNER.
6. FOR BUILDING PAD SUBGRADE PREPARATION AND GENERAL EARTHWORK OBSERVATIONS, REFER TO THE GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED NOVEMBER 18, 2022 (PROJECT NUMBER 17:6057). ALL MATERIAL SPECIFICATIONS AND TESTING SHALL BE ADHERED TO AS OUTLINED IN THIS REPORT.
7. FINAL PAVEMENT GRADES SHALL BE WITHIN 0.05' OF DESIGN ELEVATIONS, EXCEPT FOR ADA AREAS, WHICH SHALL BE WITHIN 0.01' OF DESIGN ELEVATIONS. FINAL NON–PAVEMENT ELEVATIONS SHALL BE WITHIN 0.1' OF PROPOSED GRADE.
8. ALL DETENTION PONDS SHALL BE GRADED TO WITHIN 0.1' OF PROPOSED ELEVATIONS AND WITHIN 6" OF HORIZONTAL LOCATION. AFTER COMPLETION AN AS–BUILT SURVEY WILL BE ORDERED BY OWNER, AND ANY POND NOT BUILT PER PLAN, WILL BE CORRECTED AT CONTRACTOR'S SOLE COST.

STORM SEWERS

1. STORM SEWER PIPE USED FOR CONNECTION TO STORM SEWER IN PUBLIC RIGHT–OF–WAY OR CONSTRUCTED WITHIN PUBLIC EASEMENTS SHALL BE REINFORCED CONCRETE PIPE ASTM C–76, CLASS III, WITH O–RING RUBBER GASKET JOINTS PER ASTM C–443 AND SHALL EXTEND TO FIRST PRIVATE INLET OR MANHOLE. ALL OTHER PRIVATE STORM SEWER MAY BE SELECTED PER THE FOLLOWING CRITERIA:
   A. CORRUGATED HIGH–DENSITY POLYETHYLENE (HDPE) (4 INCHES TO 60 INCHES IN DIAMETER): AASHTO M 294, DUAL WALL WITH WATER TIGHT (ASTM D3212) BELL–TO–BELL COUPLER, TRADE NAME N–12 BY ADS OR EQUAL
   B. POLYVINYL CHLORIDE (PVC) CORRUGATED PIPE WITH SMOOTH INTERIOR PER ASTM F 949 (4 INCHES TO 36 INCHES (102–MM TO 914–MM)) WITH ELASTOMETRIC GASKET JOINTS, TRADE NAME A–2000 BY CONTECH OR EQUAL
   C. STEEL REINFORCED HIGH–DENSITY POLYETHYLENE (HDPE) (24 INCHES TO 48 INCHES IN DIAMETER): AASHTO M 294, HIGH PERFORMANCE JOINTS (ASTM D3212), TRADE NAME DUROMAXX OR EQUAL
   D. REINFORCED CONCRETE PIPE (RCP): ASTM C76, CLASS III WITH O–RING RUBBER GASKET JOINTS PER ASTM C–443
2. STORM SEWERS IN PUBLIC R.O.W. OR PUBLIC EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF GEORGETOWN STANDARD CONSTRUCTION SPECIFICATIONS FOR STORM DRAINAGE INCLUDING ALL CURRENT AMENDMENTS THERETO. ALL STORM SEWER ON PRIVATE PROPERTY SHALL BE CONSTRUCTED PER SPECIFICATIONS AND DETAILS IN THESE DRAWINGS AND IN ACCORDANCE WITH THE PIPE MANUFACTURERS RECOMMENDATIONS.
3. ALL SEWERS UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE BACKFILLED WITH 1 1/2 SACK CEMENT/C.Y. STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. CEMENT STABILIZED SAND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C33, LATEST EDITION
4. TRENCH BACKFILL SHALL BE SUITABLE EARTH MATERIAL PLACED IN 8 INCH LIFTS, WITH TESTS TAKEN AT 100 FOOT INTERVALS ON EACH LIFT. BACKFILL TO BE MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM DESIGNATION D–698/AASHTO T99). MOISTURE CONTENT OF BACKFILL SHALL BE WITHIN PARAMETERS ESTABLISHED BY THE PROCTOR TEST.
5. PROPOSED PIPE STUB–OUTS ARE TO BE PLUGGED WITH 8" BRICK WALLS, UNLESS OTHERWISE NOTED.

PAVING AND STRIPING NOTES

1. PAVEMENT DESIGN AND SOIL PREPARATION RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED NOVEMBER 18, 2022 (PROJECT NUMBER 17:6057) SHALL BE ADHERED TO FOR BOTH MATERIALS AND PRACTICE OF INSTALLATION. CONTRACTOR SHALL ENSURE ALL SPECIFICATIONS AND TESTING ARE MET AS OUTLINED IN THIS REPORT.
2. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND CITY/COUNTY STANDARDS.
3. CONTRACTOR SHALL FURNISH ALL PAVEMENT MARKINGS FOR FIRE LANES, ROADWAY LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, ACCESS AISLES, STOP BARS AND SIGNS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AS SHOWN ON THE PLANS.
4. ALL JOINTS SHALL BE SEALED PER CITY/COUNTY SPECIFICATIONS. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
5. THE MATERIALS AND PROPERTIES OF CONCRETE SHALL MEET THE APPLICABLE REQUIREMENTS IN THE A.C.I. (AMERICAN CONCRETE INSTITUTE) MANUAL OF CONCRETE PRACTICE AS WELL AS CITY/COUNTY STANDARDS. IN THE EVENT OF A CONTRADICTION BETWEEN THESE TWO STANDARDS, THE MOST RESTRICTIVE (AS DETERMINED BY THE ENGINEER) SHALL APPLY.
6. PAVEMENT THICKNESS'S SHOWN IN THIS PLAN SET ARE "MINIMUM" NOT AVERAGE. PAVEMENT THICKNESS AT ALL LOCATIONS SHALL EXCEED THE THICKNESS SPECIFIED.
7. ANY DAMAGED PAVEMENT, CURB AND/OR SIDEWALK WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE TO THE SATISFACTION OF THE ENGINEER AND OWNER.
8. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL:
   A. HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL.
   B. SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT.
   C. LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT.
   D. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVEMENT CONSTRUCTION IF ANY SLOPES EXCEED THE ABOVE LIMITS.
9. REINFORCING BAR SPLICES SHALL BE STAGGERED WITH NO MORE THAN 2 SPLICES ADJACENT TO EACH OTHER.
10. STABILIZED SUBGRADE SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND EDGE OF ALL PAVEMENT, OR AS DIRECTED IN GEOTECHNICAL REPORT.
11. ALL CONCRETE PAVEMENT SHALL BE FLOAT FINISHED MECHANICALLY WITH APPROVED SELF–PROPELLED MACHINES. HANDING FLOATING SHALL BE PERMITTED ONLY IN AREAS INACCESSIBLE TO A FINISHING MACHINE. AFTER FLOATING, CONTRACTOR SHALL PROVIDE A FINE OR MEDIUM–COARSE "BROOM FINISH," UNLESS OTHERWISE INDICATED BY THE OWNER, FOR ALL EXTERIOR SIDEWALKS, EXTERIOR RAMPS, EQUIPMENT AND TRANSFORMER PADS, AND SITE PAVING. BROOMING SHALL BE DONE TRANSVERSELY TO THE DIRECTION OF MAIN TRAFFIC. ALL FINISHING SHALL CONFORM TO A.C.I.301. CONTRACTOR SHALL DETERMINE THE APPROPRIATE MEANS & METHODS TO PROTECT THE FINISHED CONCRETE FROM PRECIPITATION FOR A MINIMUM OF 24 HOURS.
12. CONTRACTOR SHALL PROTECT THE FINISHED CONCRETE PAVEMENT AGAINST LOSS OF MOISTURE FOR NO LESS THAN 72 HOURS IN CONFORMANCE WITH THE A.C.I. MANUAL OF CONCRETE PRACTICE.
13. ALL PROPOSED PAVEMENT WITHIN ANY PUBLIC ROW SHALL BE CONSTRUCTED IN ACCORDANCE W/ THE APPROPRIATE DETAIL FROM THE APPLICABLE GOVERNING ENTITY.
14. UNLESS OTHERWISE SPECIFIED IN THE PLANS PAVEMENT STRIPING SHALL MEET THE FOLLOWING CRITERIA:
   A. MARKING PAINT: HIGH SOLIDS, WATER BASED ACRYLIC PAINT CONTAINING ULTRAVIOLET RESISTANT PIGMENTS.
      A.1. ICI PAINTS; TRAFFIC MARKING PAINT, #4800
      A.2. M.A.B. PAINTS; ZONE MARKING LATEX TRAFFIC PAINT, #072 LINE
      A.3. BENJAMIN MOORE AND CO.; SAFETY AND ZONE MARKING LATEX, M58
      A.4. PITTSBURGH PAINTS; ZONE & TRAFFIC MARKING PAINT, #11–23
      A.5. PORTER PAINT CO.; PORTERGUARD ACRYLIC TRAFFIC PAINT, #2408
      A.6. THE SHERWIN WILLIAMS CO.; PROMAR TRAFFIC MARKING PAINT, B29 SERIES

   B. COLORS:
      B.1. PARKING: WHITE
      B.2. TRAFFIC LANES, DIRECTIONS, LETTERING, ETC.:
         ON PRIVATE PROPERTY: WHITE
         IN PUBLIC R.O.W.: PER LOCAL CODE
      B.3. HANDICAPPED EMBLEMS: BLUE.
      B.4. FIRE LANE: RED.

FRANCHISE UTILITY NOTES

1. CONTRACTOR SHALL CALL THE TEXAS ONE CALL AND DIG–TESS AT LEAST 72 HOURS PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE TO THESE FACILITIES.
2. CONTRACTOR SHALL INSTALL LONG SWEEPS FOR DRY UTILITY CONDUITS WHERE A BEND IS GRAPHICALLY SHOWN.

WATER LINES

1. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF GEORGETOWN, AND TCEQ REGULATIONS, STANDARD SPECIFICATIONS, AND CONSTRUCTION DETAILS.
2. 4" THRU 12" WATER LINES SHALL BE P.V.C. CLASS 150, DR–18, AWWA C–900 AND 1" THRU 3" WATER LINES SHALL BE PVC SCHEDULE 40. 4" THRU 54" D.I.P. WATER LINES SHALL BE AWWA C151 (ANSI A21.51) AND DOUBLE WRAPPED IN 8–MIL POLYETHYLENE. PIPE SHALL BE LINED IN ACCORDANCE WITH AWWA C104 (ANSI A21.4).
3. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT. WHERE PREVENTING MOVEMENT OF 16" OR GREATER PIPE IS NECESSARY DUE TO THRUST, USE RESTRAINED JOINTS.
4. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
5. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER TCEQ REGULATIONS.
6. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C–500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
7. ALL WATER LINES TO BE DISINFECTED IN CONFORMANCE WITH AWWA C–651 AND THE TEXAS STATE DEPARTMENT OF HEALTH. AT LEAST ONE BACTERIOLOGICAL SAMPLE SHALL BE COLLECTED FOR EACH 1,000 LINEAR FEET OF WATER LINE AND SHALL BE REPEATED IF CONTAMINATION PERSISTS.
8. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB–END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS.
9. 4" THRU 12" FITTINGS SHALL BE CEMENT MORTAR LINED COMPACT DUCTILE IRON PRESSURE FITTINGS PER ANSI A21.53, OR PUSH ON FITTINGS PER ANSI A21.10 PRESSURE RATED AT 250 PSIG.
10. HYDROSTATIC TESTING: ALL WATER PIPE SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LATEST CITY OF GEORGETOWN, AND TCEQ REQUIREMENTS. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF WATER PIPE LINE INCLUDED IN THE PROJECT.
11. ALL WATER LINES TO HAVE 5' MINIMUM COVER TO FINISHED GRADE AND MINIMUM 12" CLEAR TO OTHER UTILITIES AT CROSSING UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE INSTALLED OVER 8' DEEP SHALL UTILIZE RESTRAINED JOINT FITTINGS.
12. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAP (OR OTHERWISE EFFECTIVELY COVER) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.
13. ALL FIRE LINES TO BE DESIGNED, INSTALLED AND TESTED PER NFPA REGULATIONS.

SANITARY SEWERS

1. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF GEORGETOWN, AND TCEQ CRITERIA AND BE SUBJECT TO A REQUIRED FIELD TESTING. TESTS ARE TO BE PERFORMED ON THE TOTAL FOOTAGE OF SEWER LINE INCLUDED IN THE PROJECT. REQUIREMENTS OF TEXAS ADMINISTRATIVE CODE, TITLE 30 CHAPTER 217, "DESIGN CRITERIA FOR SEWERAGE SYSTEMS" SHALL GOVERN WHERE CONFLICTS EXIST EXCEPT WHERE CITY REQUIREMENTS ARE OF HIGHER STANDARDS.

2. SANITARY SEWER PIPE USED FOR CONNECTION TO SEWER IN PUBLIC RIGHT–OF–WAY SHALL BE C900 P.V.C. PIPE MEETING ASTM SPECIFICATION D3034 WITH RUBBER GASKET JOINTS. ALL OTHER PRIVATE SANITARY SEWER PIPE MATERIAL SHALL CONFORM TO THE FOLLOWING CRITERIA:

   A) POLYVINYL CHLORIDE (PVC) SCHEDULE 40 TO BE USED FOR PIPE SIZES 6 INCHES AND SMALLER.

   B) STANDARD DIMENSION RATIO (SDR) 35 PVC OR 26 PVC CAN BE USED FOR PIPE SIZES 8 INCHES AND LARGER. SEE NOTE 6 BELOW REGARDING SDR 26 FITTINGS.

3. ALL SEWERS UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE BACKFILLED WITH 1 1/2 SACK CEMENT/C.Y. STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. CEMENT STABILIZED SAND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM C33, LATEST EDITION

4. ALL SANITARY SEWERS AND WATER LINES CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF GEORGETOWN AND TCEQ REGULATIONS.

5. SANITARY SEWER MANHOLE RIMS OUTSIDE OF PROPOSED PAVING WILL BE SET 3"– 6" ABOVE THE SURROUNDING LEVEL FINISHED GRADE AFTER PAVING AND GRADING OPERATIONS.

6. SDR 26 P.V.C. PIPE USES "FULL BODIED" SDR 26 P.V.C. FITTINGS OR D.I.P. FITTINGS WITH APPROPRIATE ADAPTERS. AWWA C–900 DR–18 P.V.C. PIPE USES EITHER AWWA C900 DR–18 P.V.C. FITTINGS OR D.I.P. FITTINGS.

7. DEFLECTION TEST: DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE AND SEMI–RIGID SEWER PIPE BETWEEN MANHOLES. SERVICE LEADS SHALL NOT BE TESTED. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. THE DEFLECTION TEST SHALL USE A RIGID 7–SIDED MANDREL, WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING IS ALLOWED.

8. INFILTRATION, EXFILTRATION OR LOW–PRESSURE AIR TEST: EITHER OF THE FOLLOWING TESTS SHALL BE PERFORMED AS PER TAC, TITLE 30 217.2 WITHIN THE SPECIFIED TOLERANCES ON ALL GRAVITY SEWERS.

9. NO CONNECTIONS SHALL BE MADE TO THE EXISTING SANITARY SEWER LINES UNTIL ALL PROPOSED SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED AND APPROVED BY THE ENGINEER. THE ENGINEER AND MUD DISTRICT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE CONTRACTOR CONNECTING TO ANY EXISTING SEWER LINES.

10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE CITY AT LEAST 48 HOURS PRIOR TO PRESSURE AND DEFLECTION TEST ON ALL SANITARY LINES.

11. ALL SEWER LINES ENTERING A MANHOLE AT A FLOWLINE HIGHER THAN 3.0' OR 36" ABOVE THE MANHOLE INVERT MUST BE PROVIDED WITH A DROP PIPE OUTSIDE OF THE MANHOLE.

SWPPP NOTES

1. POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION SITE:

–ADHESIVES, PESTICIDES, DETERGENTS, PAINTS, FUELS, SOLVENTS, SEALANTS, FERTILIZERS, OILS, HERBICIDES, CLEANING SOLUTIONS, CONCRETE/CEMENT/PLASTER

2. STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:
   A. PRIOR TO CONSTRUCTION: SILT FENCING SHALL BE INSTALLED IN ALL LOCATIONS SHOWN ON SITE MAP THAT WILL NOT BE DISTURBED DURING THE INITIAL GRADING PROCESS. THE STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
   B. DURING CONSTRUCTION:
      B.1. IMMEDIATELY AFTER PAVING CONSTRUCTION IS COMPLETE, INLET PROTECTION TRAPS WILL BE INSTALLED ON ALL NEWLY CONSTRUCTED INLETS.
      B.2. WHEN EXISTING SILT FENCING NEEDS TO BE REMOVED FOR CONSTRUCTION OR ACCESS PURPOSES, IT WILL BE REPLACED AS SOON AS POSSIBLE AFTER CONSTRUCTION IN THE VICINITY OF THE REMOVED FENCE IS COMPLETE.
      B.3. AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE, FINAL STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL WILL BE COMMENCED.
   C. AFTER CONSTRUCTION: AFTER CONSTRUCTION ACTIVITY AND SITE STABILIZATION PROCEDURES ARE COMPLETE, STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE REMOVED. SOIL DISTURBED BY THE REMOVAL OF CONTROLS WILL BE STABILIZED.
3. PERMANENT STORM WATER CONTROLS: AFTER CONSTRUCTION ACTIVITY IS COMPLETE, AREAS NOT COVERED BY CONCRETE PAVEMENT OR BY STRUCTURES WILL BE LANDSCAPED AND IRRIGATED. ONCE ESTABLISHED, THIS VEGETATION WILL HELP PREVENT SEDIMENT RUNOFF IN THE FUTURE STORM EVENTS. NEWLY GRADED AREA WILL BE TEXTURED TO REDUCE FLOW VELOCITY.
4. MATERIAL HANDLING AND SPILL PREVENTION PLAN:
   A. HAZARDOUS MATERIALS WILL BE STORED AND USED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DISPOSAL WILL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.
   B. THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR CONTAINMENT AND CLEAN–UP OF SPILLS:
      B.1. ALL SPILLS WILL BE CLEANED UP AND PROPERLY REMOVED IN ACCORDANCE WITH STATE REGULATIONS AND LOCAL ORDINANCES.
      B.2. SOIL AND SPILLED MATERIALS WILL BE COLLECTED UNTIL NO VISIBLE EVIDENCE OF SPILLED MATERIAL REMAINS
      B.3. THE TYPE OF MATERIAL AND QUANTITY OF RELEASE SHALL BE IDENTIFIED, AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE WORN AS RECOMMENDED BY THE PRODUCT–SPECIFIC MSDS.
      B.4. SPILL CONTAINMENT MAY BE INCLUDE CONSTRUCTION OF EARTH DIKES AROUND THE SPILL AREA, DEPLOYMENT OF ABSORBENT MATERIALS, OR USE OF COMMERCIALLY AVAILABLE KITS.
      B.5. CONTAMINATED SOIL AND SPILLED MATERIAL WILL BE STORED IN APPROPRIATE AND PROPERLY LABELED CONTAINERS, AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL RULES AND REGULATIONS.
5. GENERAL PERMIT MAINTENANCE REQUIREMENTS (FROM GENERAL PERMIT):
   A. ALL PROTECTIVE MEASURES IDENTIFIED IN THIS SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF, THROUGH INSPECTION OR OTHER MEANS, THE PERMITEE DETERMINES THAT BMP'S ARE NOT OPERATING EFFECTIVELY, THEN THE PERMITEE SHALL PERFORM MAINTENANCE AS NECESSARY TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORM WATER CONTROLS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, THE REASON SHALL BE DOCUMENTED IN THE SWPPP AND MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE. EROSION AND SEDIMENT CONTROLS THAT HAVE BEEN INTENTIONALLY DISABLED, RUN–OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY UPON DISCOVERY.
   B. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED, THEN THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER MAKING THE DISCOVERY.
   C. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS AND SEDIMENTATION PONDS NO LATER THAN THE TIME THAT DESIGN CAPACITY HAS BEEN REDUCED BY 50%. FOR PERIMETER CONTROLS SUCH AS SILT FENCES, BERMS, ETC., THE TRAPPED SEDIMENT MUST BE REMOVED BEFORE IT REACHES 50% OF THE ABOVE GROUND HEIGHT.
   D. IF SEDIMENT ESCAPES THE SITE, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES OFF–SITE IMPACTS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF THE PERMITEE DOES NOT OWN THE OFFSITE CONVEYANCE, THEN THE PERMITEE MUST WORK WITH THE OWNER OR OPERATOR OF THE PROPERTY TO REMOVE THE SEDIMENT.
6. EROSION AND SEDIMENT CONTROLS:
   A. THE FOLLOWING NON–STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:
      A.1. WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.
      A.2. PLACEMENT OF CONCRETE PARKING AND DRIVEWAY AREAS WILL BE PERFORMED AS SOON AS POSSIBLE AFTER SUB–GRADE STABILIZATION, TO MINIMIZE THE AMOUNT OF TIME DISPOSED SOIL IS EXPOSED TO THE ELEMENTS. THIS PRACTICE WILL REDUCE THE FREQUENCY THAT MAINTENANCE IS REQUIRED ON THE STRUCTURAL BMP'S.
      A.3. THE GENERAL PERMIT REQUIRES THAT EROSION AND STABILIZATION MEASURES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED. IF CONSTRUCTION ACTIVITY IS SCHEDULED TO RESUME WITHIN 21 DAYS FROM THE CESSATION OF CONSTRUCTION ACTIVITY, EROSION AND STABILIZATION MEASURES ARE NOT REQUIRED FOR THAT PORTION OF THE SITE.
      A.4. STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL SHOULD BE COMMENCED AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE AND FINAL.
   B. THE FOLLOWING STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:
      B.1. A STABILIZED CONSTRUCTION EXIT WILL BE INSTALLED AT THE LOCATION WHERE CONSTRUCTION TRAFFIC EXITS THE PROJECT SITE
      B.2. INLET PROTECTION TRAPS WILL BE INSTALLED AT ALL INLETS IMMEDIATELY AFTER CONCRETE PAVEMENT IS PLACED
      B.3. SILT FENCING (FILTER FABRIC FENCE OR REINFORCED FILTER FABRIC FENCE) WILL BE INSTALLED ALONG THE PROPERTY BOUNDARY AND ADJACENT TO EXISTING DITCHES, BAYOUS, STREAMS, RIVERS, AND/OR CHANNELS.
      B.4. ANY SEDIMENT THAT ENTERS THE STORM SEWER SYSTEM WILL BE REMOVED IMMEDIATELY (NOT FLUSHED).
      B.5. SINCE ALL PROPOSED INLETS DRAIN LESS THAN 10–ACRES, SEDIMENT BASINS ARE NOT REQUIRED FOR THIS SITE.
      B.6. WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.

TRAFFIC NOTES

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) LATEST EDITION WITH REVISIONS DURING THE ENTIRE CONSTRUCTION PERIOD.
2. NO WORK SHALL BE PERFORMED IN RESIDENTIAL AREAS FROM 7:00PM TO 7:00AM.
3. CONTRACTOR SHALL MAINTAIN APPROVED NUMBER OF LANES OF TRAFFIC IN EACH DIRECTION DURING CONSTRUCTION WORKING HOURS. TRAFFIC CONTROL PLANS SHALL INCLUDE ONE–WAY AND/OR DETOUR PLANS. CONTRACTOR SHALL MAINTAIN ADA COMPLIANT PEDESTRIAN ACCESS TO BUS STOPS AND ADEQUATE BUS ACCESS TO THE BUS STOP.
4. CONTRACTOR SHALL COVER OPEN PAVEMENT EXCAVATIONS FOR MINOR UTILITY WORK WITH ANCHORED STEEL PLATES DURING NON–WORKING HOURS, OPEN LANES FOR NORMAL TRAFFIC FLOW WHEN FEASIBLE.
5. CONTRACTOR SHALL SECURE LANE/SIDEWALK/BICYCLE FACILITY CLOSURE PERMITS FROM TRANSPORTATION & DRAINAGE OPERATIONS BEFORE IMPLEMENTING THE TRAFFIC CONTROL PLAN. THE APPLICATION MUST BE SUBMITTED AT LEAST TEN BUSINESS DAYS PRIOR TO THE IMPLEMENTATION OF THE TRAFFIC CONTROL PLAN AND/OR BEGINNING CONSTRUCTION WORK. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL PLANS, CONSTRUCTION SCHEDULE WITH THE APPLICATION.
6. CONTRACTOR SHALL HAVE APPROVED TRAFFIC CONTROL PLAN AND PERMIT AT THE JOB SITE FOR INSPECTION AT ALL TIMES.
7. ACCESS TO DRIVEWAYS ADJACENT TO THE CONSTRUCTION WORK ZONE SHALL BE MAINTAINED AT ALL TIMES AS MUCH AS POSSIBLE. ADDITIONAL CONES AND/OR DELINEATORS MAY BE REQUIRED TO DELINEATE THE DRIVEWAY ACCESS ROUTE THROUGHOUT THE CONSTRUCTION WORK ZONE. A MINIMUM OF ONE TRAVEL LANE SHALL BE MAINTAINED ACROSS THE DRIVEWAY, UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF HOUSTON.
8. ADDITIONAL OFF–DUTY POLICE OFFICERS/FLAGGERS MAY BE REQUESTED TO DIRECT TRAFFIC WHEN THE LANES ARE BLOCKED AT THE DIRECTION OF THE CITY EVEN IF THEY ARE NOT SPECIFICALLY IDENTIFIED ON THE PROJECT PLANS.

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 2,750 GPM 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 PVC FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
13. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
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 ON MYLAR OR ON TIFF OR PDF DISK (300DPI). IF A DISK IS SUBMITTED, A BOND SET SHALL BE INCLUDED WITH THE DISK.

VERSION 1.2 OCTOBER 14, 2021

DATE
REVISIONS
No.

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PATRICK L. CARRIGAN
95617
31 MARCH 2023

ALJ PROJECT NO. 022.22.CV.486
DATE: MARCH 2023
SCALE: N/A
DRAWN BY: SAH
CHECKED BY: RAB

GENERAL NOTES

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
2

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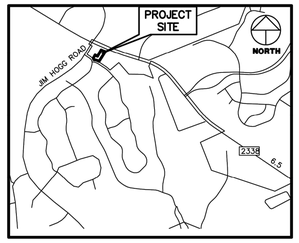
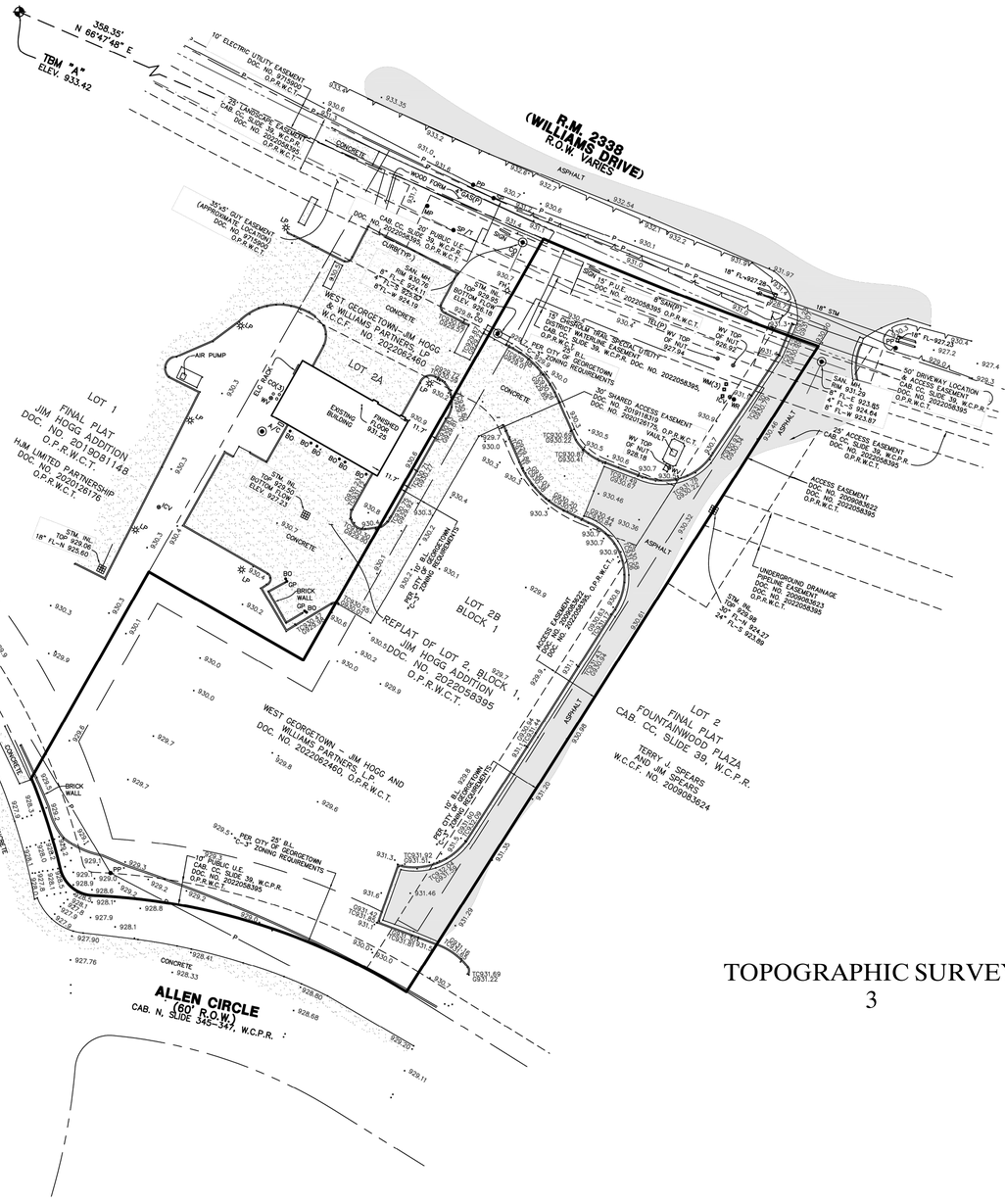


CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

NTS

NTS



NTS

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR: 0.999851446.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0280E REVISED/DATED SEPTEMBER 26, 2008, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES.
4. READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES.
5. ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
6. THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
7. FENCES SHOWN HEREON WITH DIMENSIONAL TIES ARE SHOWN WHERE THEY ARE PHYSICALLY MEASURED. THE FENCE MAY MEANDER BETWEEN MEASURED LOCATIONS.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
9. ELEVATIONS SHOWN TO THE NEAREST TENTH ARE NATURAL GROUND SURFACE ELEVATIONS AND ELEVATIONS SHOWN TO THE NEAREST HUNDREDTH ARE SOLID SURFACE ELEVATIONS.
10. GAS, SANITARY, STORM, TELEPHONE AND WATER LINES SHOWN HEREON ARE BASED ON UTILITY PLANS ACQUIRED FROM ATMOS MIDTX, FRONTIER COMMUNICATIONS, PEDERNALES ELECTRIC COOPERATIVE, CITY OF GEORGETOWN AND TXDOT AND WERE FIELD VERIFIED WHERE POSSIBLE. OTHER UTILITY PLANS OR INFORMATION MAY EXIST NOT KNOWN TO THIS COMPANY.
11. SURVEYOR DID NOT PHYSICALLY ENTER MANHOLES, UNDERGROUND PIPE SIZES WERE DETERMINED BY A "MEASURE DOWN" METHOD FROM TOP OF MANHOLE RIM OR TOP OF GRATE OR TOP OF CURB AND WERE COMPARED WITH UTILITY PLANS WHERE POSSIBLE
12. SURVEYOR HAS CONTACTED DIGTESS FOR LOCATION OF BURIED UTILITY AND FIBER OPTIC LINES PRIOR TO THIS SURVEY. SURVEYOR CANNOT CERTIFY OR GUARANTY THE ACCURACY OR COMPLETENESS OF THIS REQUEST. OTHER UNDERGROUND UTILITY LINES MAY EXIST NOT KNOWN TO THIS COMPANY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT DIGTESS OR OTHER UTILITY NOTIFICATION SERVICES FOR LOCATION OF UNDERGROUND UTILITIES, PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

TO: HPI PROPERTIES

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 6, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

STATE OF TEXAS REGISTERED ROBERT KNESS 6486 PROFESSIONAL LAND SURVEYOR

3-16-23

ROBERT KNESS
Registered Professional Land Surveyor
Texas Registration No. 6486

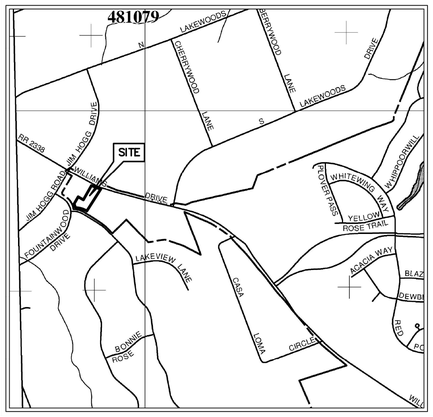
DATE

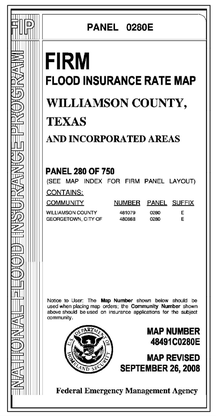
TEMPORARY BENCHMARK "A" ELEVATION – 933.42

TEMPORARY BENCHMARK "A" IS AN "X" CUT IN CONCRETE ±30 FEET SE FROM THE CENTERLINE OF JIM HOGG ROAD, ±80 FEET SOUTHWEST FROM THE INTERSECTION OF JIM HOGG ROAD AND WILLIAMS DRIVE.

TOPOGRAPHIC SURVEY
3

FLOOD INFORMATION (NOT TO SCALE)





LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO – BOLLARD	PP – POWER POLE	UCS – UNDERGROUND CABLE SIGN	FND – FOUND		
– HANDICAP	PP/T – POWER POLE W/TRANSFORMER	CTL – CATHODIC TEST LEAD	W.C.C.F. – WILLIAMSON COUNTY CLERK FILE		
GM – GAS METER	PP/LT – POWER POLE W/LIGHT	MW – MONITORING WELL	W.C.D.R. – WILLIAMSON COUNTY DEED RECORDS		
GV – GAS VALVE	PP/CT – POWER POLE W/CONDUIT	P – PIN FLAG/PAINT MARK	W.C.M.R. – WILLIAMSON COUNTY MAP RECORDS		
FH – FIRE HYDRANT	MP – METER POLE	TC – TOP OF CURB	O.P.R.W.C.T. – OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS		
WM – WATER METER	SP – SERVICE POLE	G – GUTTER	IP – IRON PIPE		
WV – WATER VALVE	GAC – GUY ANCHOR	TG – TOP OF GRATE	IR – IRON ROD		
CV – IRRIGATION CONTROL VALVE	OHP – OVERHEAD POWER LINE	FL – FLOW LINE	NO. – NUMBER		
– GRATE INLET	BWF – BARBED WIRE FENCE	HB – HIGHBANK	PG. – PAGE		
– GRATE INLET	WIF – WROUGHT IRON FENCE	SAN – SANITARY SEWER	R.O.W. – RIGHT-OF-WAY		
– MANHOLE	WF – WOOD FENCE	STM – STORM SEWER	SQ. FT. – SQUARE FEET		
CO – CLEANOUT	CLF – CHAINLINK FENCE	CMP – CORRUGATED METAL PIPE	VOL. – VOLUME		
TP – TELEPHONE PEDESTAL	GP – GATE POST	CPP – CORRUGATED PLASTIC PIPE	F.C. – FILM CODE		
EB – ELECTRIC BOX	(P) – PER PLANS	RCP – REINFORCED CONCRETE PIPE	B.L. – BUILDING LINE		
TSB – TRAFFIC SIGNAL BOX	APPROX. – APPROXIMATE	TEL – TELEPHONE	U.E. – UTILITY EASEMENT		
LP – LIGHT POLE	– HIGHBANK	SWBT – SOUTHWESTERN BELL TELEPHONE CO.	P.O.B. – POINT OF BEGINNING		
TLP – TRAFFIC LIGHT POLE	– SIGN	WTR – WATER	– TREE/SHRUB		
GL – GROUND/SPOT LIGHT	PLM – PIPELINE MARKER	UG – UNDERGROUND	FDC – FIRE DEPARTMENT CONNECTION		
			WR – WATER RISER		

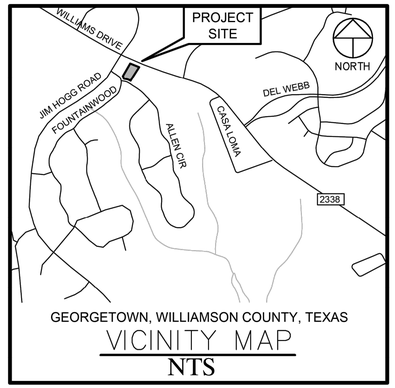
REVISIONS

DATE	REASON	BY

WINDROSE
LAND SURVEYING | PLATTING
5353 W SAM HOUSTON PKWY N, STE 150 | HOUSTON, TX 77041 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

TOPOGRAPHIC SURVEY OF
LOT 2B, BLOCK 1, REPLAT OF LOT 2, BLOCK 1,
JIM HOGG ADDITION
DOC. NO. 2022058395, W.C.P.R.
SITUATED IN THE
J. SUTHERLAND SURVEY, ABSTRACT NO. 553
WILLIAMSON COUNTY, TEXAS

FIELDED BY: TM	CHECKED BY: CC	JOB NO. 54733-TOPO	
DRAWN BY: CG/DB/RV	DATE: MARCH 2023	SHEET NO. 1 OF 1	



NTS

ABBREVIATIONS

A.E.	- AERIAL EASEMENT
D.E.	- DRAINAGE EASEMENT
ESMT.	- EASEMENT
FND	- FOUND
W.C.C.F.	- WILLIAMSON COUNTY CLERK FILE
W.C.D.R.	- WILLIAMSON COUNTY DEED RECORDS
W.C.M.R.	- WILLIAMSON COUNTY MAP RECORDS
IP	- IRON PIPE
IR	- IRON ROD
NO.	- NUMBER
PG.	- PAGE
R.O.W.	- RIGHT-OF-WAY
SQ. FT.	- SQUARE FEET
VOL.	- VOLUME
B.L.	- BUILDING LINE
W.L.E.	- WATER LINE EASEMENT
S.S.E.	- SANITARY SEWER EASEMENT
U.E.	- UTILITY EASEMENT

FINAL PLAT

JIM HOGG SECOND ADDITION

A FINAL PLAT OF
1.5028 AC. / 65,462 SQ. FT.
BEING A REPLAT OF LOT 2,
FINAL PLAT JIM HOGG ADDITION,
DOC. NO. 2019081148, W.C.P.R.
SITUATED IN THE
J. SUTHERLAND SURVEY, ABSTRACT NO. 553,
WILLIAMSON COUNTY, TEXAS

1 BLOCK 2 LOTS

OCTOBER 2021

Owner

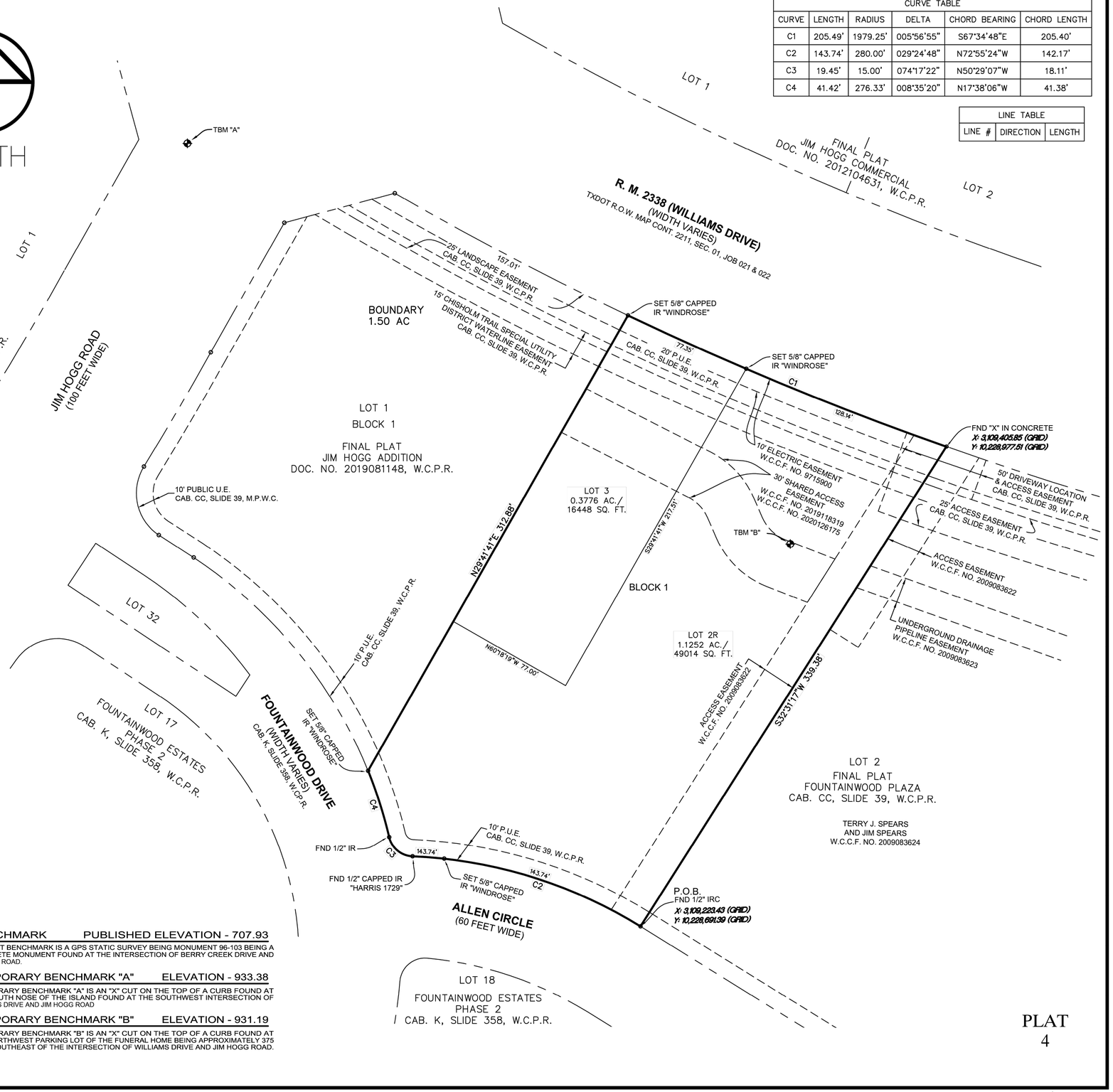
VRE Jim Hogg, LLC, a Texas limited liability company
1211 S. White Chapel Blvd
Southlake TX 76092

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
11111 RICHMOND AVE., SUITE 150 | HOUSTON, TX 77082 | 713.458.2281
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	205.49'	1979.25'	005°56'55"	S67°34'48"E	205.40'
C2	143.74'	280.00'	029°24'48"	N72°55'24"W	142.17'
C3	19.45'	15.00'	074°17'22"	N50°29'07"W	18.11'
C4	41.42'	276.33'	008°35'20"	N17°38'06"W	41.38'

LINE TABLE		
LINE #	DIRECTION	LENGTH



BENCHMARK PUBLISHED ELEVATION - 707.93

PROJECT BENCHMARK IS A GPS STATIC SURVEY BEING MONUMENT 96-103 BEING A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF BERRY CREEK DRIVE AND AIRPORT ROAD.

TEMPORARY BENCHMARK "A" ELEVATION - 933.38

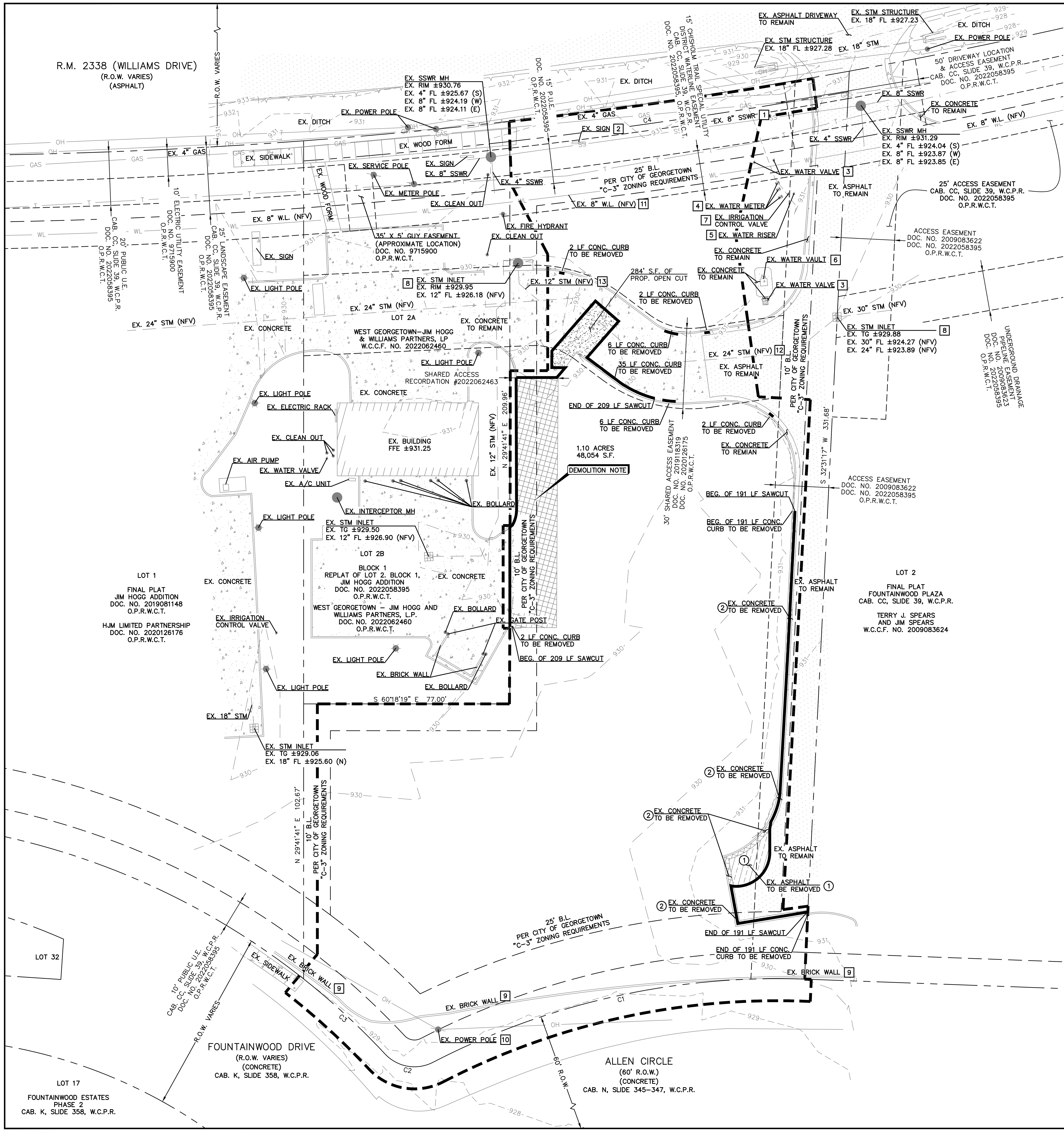
TEMPORARY BENCHMARK "A" IS AN "X" CUT ON THE TOP OF A CURB FOUND AT THE SOUTH NOSE OF THE ISLAND FOUND AT THE SOUTHWEST INTERSECTION OF WILLIAMS DRIVE AND JIM HOGG ROAD

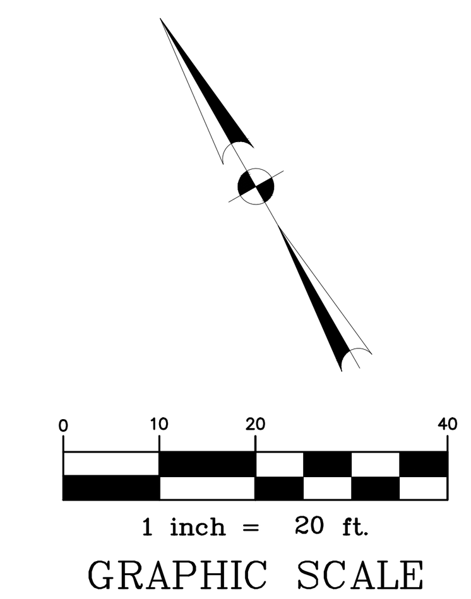
TEMPORARY BENCHMARK "B" ELEVATION - 931.19

TEMPORARY BENCHMARK "B" IS AN "X" CUT ON THE TOP OF A CURB FOUND AT THE NORTHWEST PARKING LOT OF THE FUNERAL HOME BEING APPROXIMATELY 375 FEET SOUTHEAST OF THE INTERSECTION OF WILLIAMS DRIVE AND JIM HOGG ROAD.

PLAT
4

Z:\54733-7-ELEVEN-GEORGETOWN\PLAT\20211014-PLAT-JIM HOGG SECOND ADDITION-54733.DWG - KKEPHART - 10/14/21





TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS AN "X" CUT IN CONCRETE ±30 FEET SE FROM THE CENTERLINE OF JIM HOGG ROAD, ±80 FEET SOUTHWEST FROM THE INTERSECTION OF JIM HOGG ROAD AND WILLIAMS DRIVE.
ELEVATION = 933.42 FEET

KEYED NOTES

EXISTING FEATURES TO REMAIN

1. 8" SSWR
2. SIGN
3. WATER VALVE
4. WATER METER
5. WATER RISER
6. WATER VAULT
7. IRRIGATION CONTROL VALVE
8. STM INLET
9. BRICK WALL
10. POWER POLE
11. 8" W.L. (NFV)
12. 24" STM (NFV)
13. 12" STM (NFV)

(1) EXISTING ASPHALT PAVEMENT (TO BE REMOVED)

(2) EXISTING CONCRETE PAVEMENT (TO BE REMOVED)

LIMITS OF DISTURBED AREA

SAWCUT (FULL DEPTH)

EXISTING FEATURES TO REMAIN

EXISTING CONCRETE PAVEMENT (TO REMAIN)

EXISTING ASPHALT PAVEMENT (TO REMAIN)

LEGEND

GAS	EXISTING GAS LINE
	EXISTING STORM SEWER
WL	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER
OH	EXISTING OH POWER LINE
●	EXISTING MANHOLE
100	EXISTING MAJOR CONTOUR
99	EXISTING MINOR CONTOUR

DEMOLITION NOTE:

CONTRACTOR AND OWNER TO COORDINATE WITH EXISTING TAKE 5 OIL ON PROVIDING CONTINUOUS ACCESS TO TAKE 5 OIL DURING CONSTRUCTION PHASE OF SERVICE AUTO STORE.

CURVE & LINE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	280.00'	29°23'57"	143.67'	N 72°54'58" W	142.10'
C2	15.00'	74°21'42"	19.47'	N 50°42'58" W	18.13'
C3	276.33'	08°35'58"	41.47'	N 17°37'47" W	41.43'
C4	1,986.78'	03°41'02"	127.75'	S 68°39'43" E	127.72'

GENERAL NOTES

1. ALL SAWCUTS TO EXTEND FULL DEPTH OF EXISTING PAVEMENT, AND IN NO CASE SHALL THE PROPOSED CONCRETE PAVEMENT SECTION BE LESS THAN 24 INCHES IN WIDTH. CONTRACTOR TO SAWCUT ALONG GUTTER OF EXISTING PAVEMENT AND ADJUST LOCATION OF SAWCUT TO ENSURE ADEQUATE WIDTH OF PROPOSED PAVEMENT.
2. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL FOR ALL WORK TO BE DONE IN RIGHT–OF–WAY ACCORDING TO THE LATEST MUTCD REQUIREMENTS.
3. CONTRACTOR TO CLEAR AND GRUB PROJECT SITE AS NECESSARY FOR INSTALLATION OF PROPOSED FACILITIES. CLEARING AND GRUBBING CONSISTS OF REMOVAL AND DISPOSAL OF TREES, STUMPS, BRUSH, ROOTS, VEGETATION, LOGS, RUBBISH AND OTHER OBJECTIONABLE MATTER WITHIN THE DESIGNATED AREA. CONTRACTOR TO REMOVE STUMPS AND ROOTS WITHIN CLEARING LIMITS TO MINIMUM DEPTH OF TWO (2') FEET BELOW NATURAL GROUND ELEVATION. CLEARED AND GRUBBED MATERIAL BECOMES PROPERTY OF THE CONTRACTOR, TO BE THE REMOVED FROM THE WORK SITE OR DISPOSED OF AT NO EXTRA COST TO THE OWNER.
4. CONTRACTOR RESPONSIBLE TO CLEAR AND DEMO ALL WITHIN LIMITS OF DISTURBANCE LINE.
5. CONTRACTOR TO REMOVE CONCRETE SLAB AND GRADE BEAMS IN THEIR ENTIRETY. CONTRACTOR TO NOTE ALL CONCRETE FOOTINGS LEFT IN PLACE ON A SURVEY AND PROVIDE THAT INFORMATION TO THE OWNER.

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST
72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1–800–344–8377
IN HOUSTON
(713)–223–4567

No.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FRN F-11526

STATE OF TEXAS
PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
31 MARCH 2023

ALJ PROJECT NO. 022.22.CV.486
DATE: MARCH 2023
SCALE: 1:20
DRAWN BY: SAH
CHECKED BY: RAB

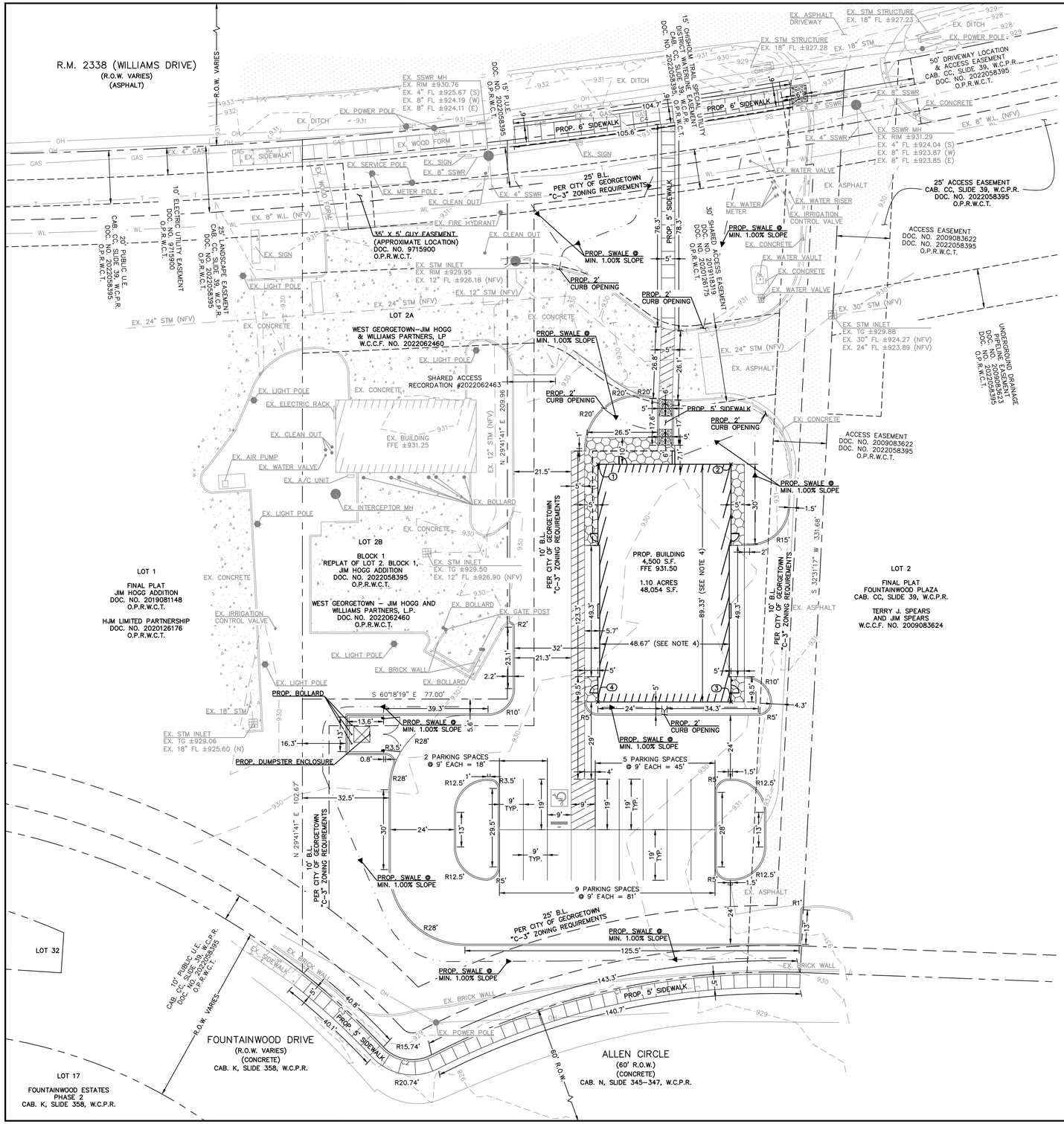
DEMOLITION PLAN

GEORGETOWN SERVICE AUTO

5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
5

XXXX-XX-SDP



TEMPORARY BENCHMARK "A":
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ELEVATION = 933.42 FEET

1 inch = 20 ft.
GRAPHIC SCALE

LEGEND

▨	PROPOSED BUILDING PERIMETER SIDEWALK
▨	PROPOSED CURB RAMP
●	EX. MANHOLE
— — —	EX. STORM SEWER
—— WL ——	EX. WATER LINE
—— SS ——	EX. SANITARY SEWER LINE
—— OH ——	EX. OVERHEAD POWER LINE
—— GAS ——	EX. UNDERGROUND GAS LINE
— — 100 — —	EX. MAJOR CONTOUR
- - - 99 - - -	EX MINOR. CONTOUR

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 2 FOOT CANDLES AT A HEIGHT OF 3' 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 FORM VIEW OF 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 SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

GENERAL NOTES

1. PAVEMENT DIMENSIONS AND RADII ARE FACE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
2. RADII ARE 3' UNLESS OTHERWISE NOTED.
3. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING/FOUNDATION DIMENSIONS.

BUILDING POINT TABLE

POINT #	NORTHING	EASTING
1	10,230,414.70	3,109,713.97
2	10,230,389.93	3,109,757.41
3	10,230,312.33	3,109,713.15
4	10,230,337.10	3,109,669.72

CURVE & LINE TABLE

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C1	280.00'	29°23'57"	143.67'	N 72°54'58" W	142.10'
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No.	REVISIONS	DATE

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Civil Engineers
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Tomball, TX 77377
281.301.5955
FRN F-11526

PATRICK L. CARRIGAN
95617
31 MARCH 2023

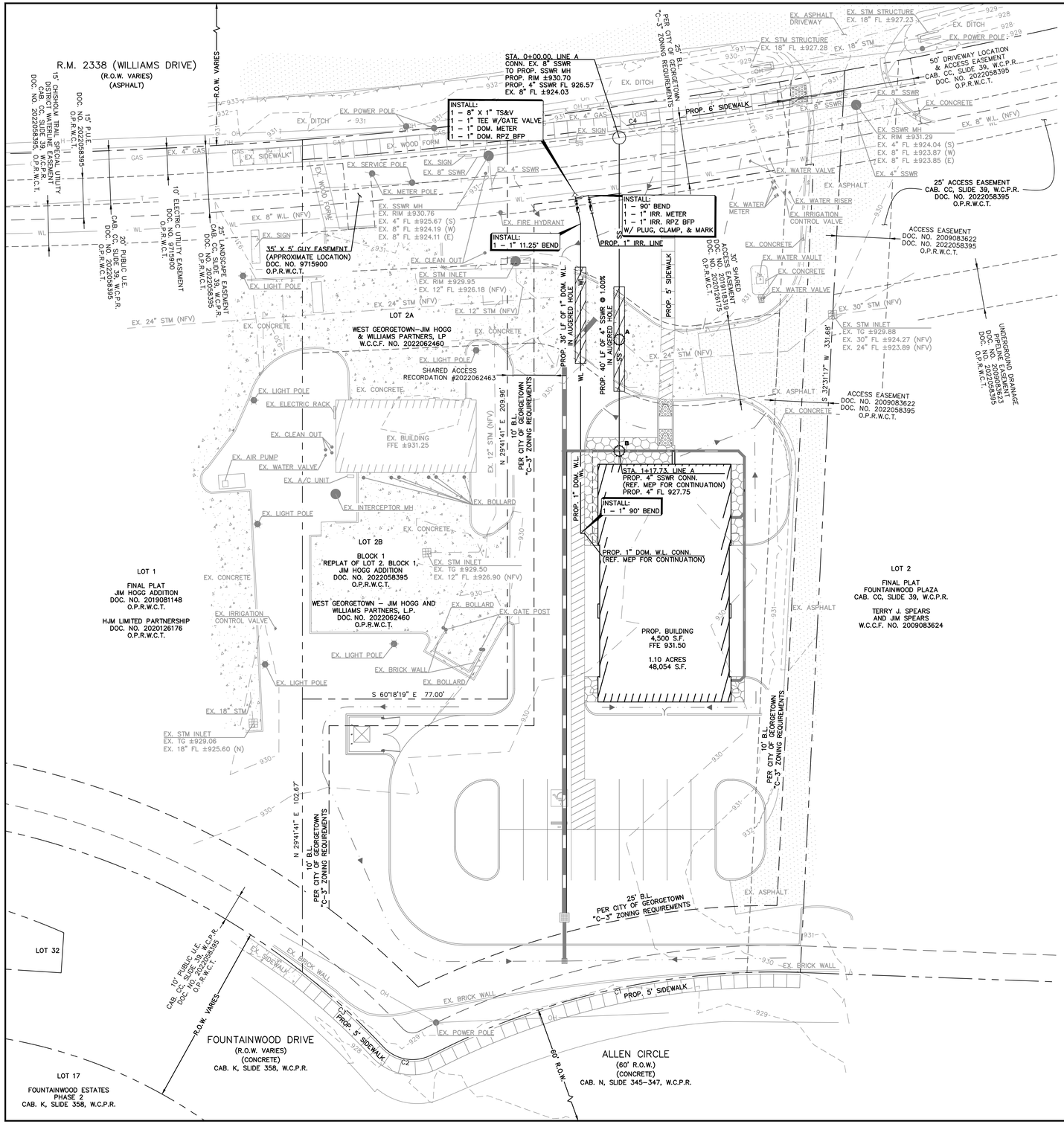
ALJ PROJECT NO. 022.22.CV.486
DATE: MARCH 2023
SCALE: 1:20
DRAWN BY: SAH
CHECKED BY: RAB

DIMENSION CONTROL PLAN

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
6

XXXX-XX-SDP



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ELEVATION = 933.42 FEET

0 10 20 40
1 inch = 20 ft.
GRAPHIC SCALE

LEGEND

SS ——○ W/ CLEAN OUT	PROPOSED SANITARY SEWER
WL	PROPOSED WATER LINE
FIRE	PROPOSED FIRE LINE
	PROPOSED STORM SEWER
	EX. STORM SEWER
WL	EX. WATER LINE
SS	EX. SANITARY SEWER LINE
100	EX. MAJOR CONTOUR
99	EX. MINOR CONTOUR

GENERAL NOTES

1. REFERENCE SANITARY SEWER AND WATER LINE NOTES SHEET 2 FOR PIPE MATERIAL REQUIREMENTS.
2. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
3. REFERENCE MEP PLANS FOR CONTINUATION OF SANITARY AND WATER FACILITIES INSIDE BUILDING.
4. ALL CLEANOUTS LOCATED WITHIN CONCRETE PAVEMENT TO BE TRAFFIC RATED.
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND OTHER APPURTENANCES FOR LOCATION, DEPTH, AND SIZE PRIOR TO COMMENCING WORK. SHOULD CONFLICT EXIST, CONTRACTOR TO NOTIFY OWNER AND ENGINEER.

CURVE & LINE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	280.00'	29°23'57"	143.67'	N 72°54'58" W	142.10'
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CROSSING TABLE

	SAN	STM	CLR
A	4" 927.43'	24" 924.71'	0.72'
B	4" 927.75'	8" 925.73'	1.35'

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1–800–344–8377
IN HOUSTON
(713)–223–4567

NO.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, Texas 77377
281.320.8555
FRN F-11526

PATRICK L. CARRIGAN
95617
REGISTERED
PROFESSIONAL ENGINEER
STATE OF TEXAS
31 MARCH 2023

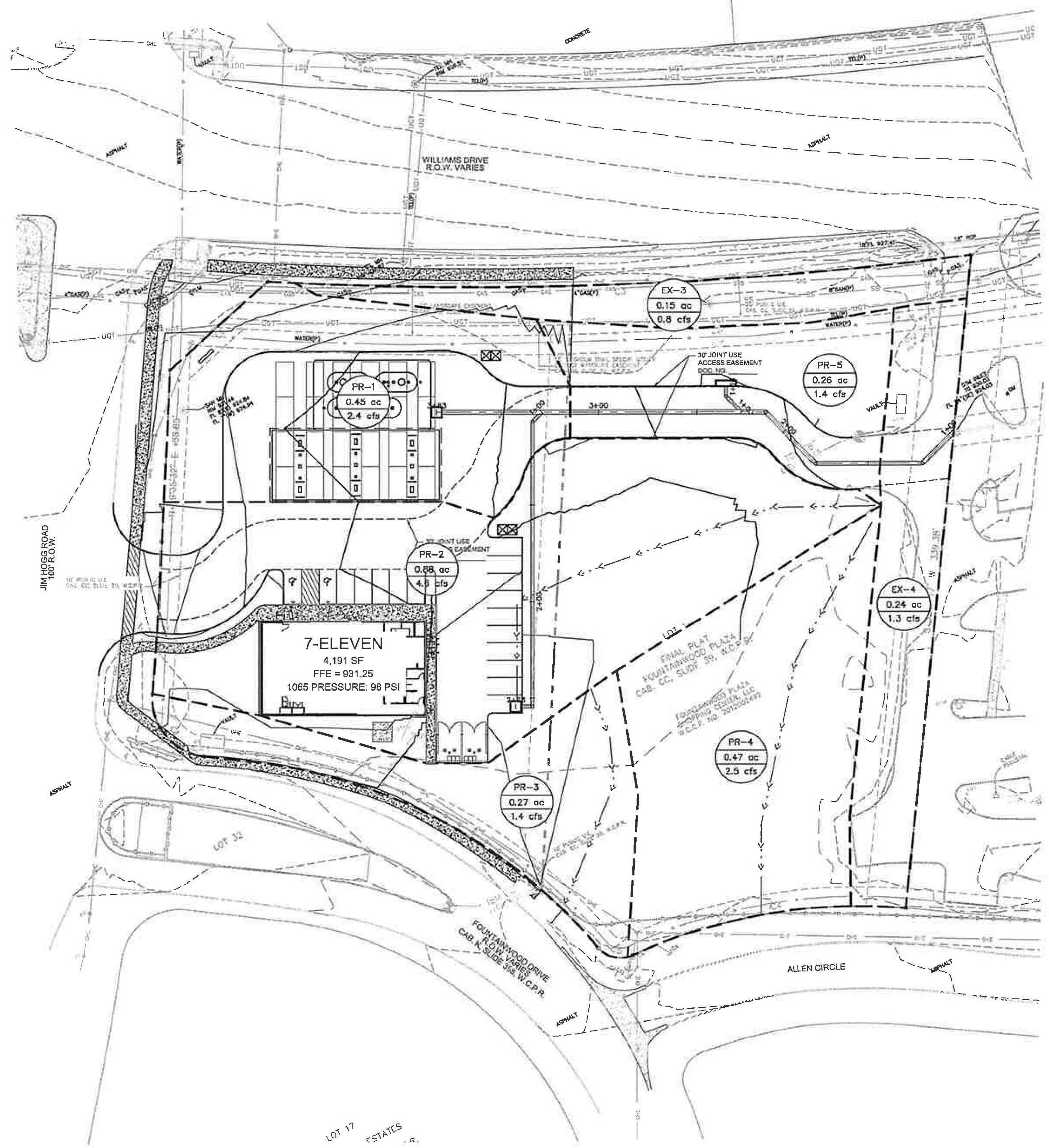
ALJ PROJECT NO.	022.22.CV.486
DATE:	MARCH 2023
SCALE:	1:20
DRAWN BY:	SAH
CHECKED BY:	RAB

UTILITY PLAN

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
7

XXXX-XX-SDP



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- X-1 / 9.9 ac / 9.9 cfs — AREA DESIGNATOR, AREA IN ACRES, Q100 FLOW IN CFS
- A-1 — INLET NUMBER
- PROPERTY LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED DRAINAGE DIVIDE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- TIME OF CONCENTRATION FLOW LINE
- 820 — PROPOSED CONTOUR
- 820 — EXISTING CONTOUR

TIME OF CONCENTRATION CALCULATIONS

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				TOTAL Tc**	Intensity			
	50-90% Vegetated Ground Cover				50-90% Vegetated Ground Cover				(min)	i (2yr)	i (10yr)	i (25yr)	i (100yr)
	n	L (ft)	S (ft/ft)	Tt (min)	L (ft)	n	S (ft/ft)	Tt (min)		(in)	(in)	(in)	(in)
PR-1	0.2	20	0.010	0.95	125	0.016	0.010	0.33	5.00	6.48	8.64	9.84	11.88
PR-2	0.2	100	0.010	4.76	144	0.2	0.010	4.80	9.56	5.45	7.39	8.50	10.34
PR-3	0.2	100	0.005	6.73	30	0.2	0.005	1.41	8.15	5.73	7.73	8.87	10.77
PR-4	0.2	100	0.005	6.73	115	0.2	0.005	5.42	12.16	5.01	6.84	7.91	9.65
PR-5	0.2	-	0.005	-	-	0.2	-	-	5.00	6.48	8.64	9.84	11.88
EX-3	0.2	-	0.005	-	-	0.2	-	-	5.00	6.48	8.64	9.84	11.88
EX-4	0.2	-	0.005	-	-	0.2	-	-	5.00	6.48	8.64	9.84	11.88

*The Runoff Coefficients for the Rational Formula (C) has been determined from Table 3-1 of the City of Georgetown Drainage Criteria Manual. The cover type, hydrologic condition, and soil group determined for the proposed conditions are grass areas (good condition, 75%+ cover, 2-7% slopes), and concrete.

**The minimum Tc is 5 minutes per the City of Georgetown Drainage Criteria Manual.

WEIGHTED RUNOFF COEFFICIENT CALCULATIONS

Area ID	Area SF	Area Acre	Soil Group %	Impervious SF	Impervious AC	Pervious SF	Pervious AC	C (2yr)	C (10yr)	C (25yr)	C (100yr)
PR-1	19,713	0.45	100% D	12,442	0.29	7,271	0.17	0.70	0.72	0.73	0.75
PR-2	38,258	0.88	100% D	17,495	0.40	20,763	0.48	0.57	0.60	0.61	0.64
PR-3	11,751	0.27	100% D	0	0.00	11,751	0.27	0.24	0.28	0.31	0.36
PR-4	20,519	0.47	100% D	0	0.00	20,519	0.47	0.24	0.28	0.31	0.36
PR-5	11,400	0.26	100% D	4,572	0.10	6,828	0.16	0.53	0.56	0.57	0.60
EX-3	6,342	0.15	100% D	0	0.00	6,342	0.15	0.24	0.28	0.31	0.36
EX-4	10,460	0.24	100% D	5344	0.12	5,116	0.12	0.61	0.63	0.65	0.67

Soil Type	Description	C (2yr)	C (10yr)	C (25yr)	C (100yr)	TYPE
D	Grass, 75%+ Cover, 2-7% Slopes	0.24	0.28	0.31	0.36	Pervious
D	Concrete/Roof	0.97	0.97	0.97	0.97	Impervious

Storm Drainage Summary

Area ID	Flow Rate (CFS) 2	10	25	100	Collection Point
PR-1	2.05	2.80	3.24	4.01	Inlet 1*
PR-2	2.75	3.66	4.57	5.80	Inlet 2*
PR-3	0.37	0.59	0.74	1.05	Southern Property Line, then draw to west
PR-4	0.57	0.90	1.16	1.64	Southern Property Line, then draw to west
PR-5	0.90	1.26	1.48	1.88	Inlet 5*
EX-3	0.23	0.35	0.44	0.62	Williams Drive
EX-4	0.95	1.31	1.53	1.92	Existing Detention Pond

*Note: All inlets drain to existing WQ and Detention Pond, designed by Doucet and Associates. See Sheet 15 for details.

BENCHMARKS

BENCHMARK: MONUMENT 96-103 BEING A CONCRETE MONUMENT FOUND AT THE INTERSECTION OF BERRY CREEK DRIVE AND AIRPORT ROAD. PUBLISHED ELEVATION - 707.93

BENCHMARK A: "X" CUT ON THE TOP OF A CURB FOUND AT THE SOUTH NOSE OF THE ISLAND FOUND AT THE SOUTHWEST INTERSECTION OF WILLIAMS DRIVE AND JIM HOGG ROAD. ELEVATION - 933.38

BENCHMARK B: "X" CUT ON THE TOP OF A CURB FOUND AT THE NORTHWEST PARKING LOT OF THE FUNERAL HOME BEING APPROXIMATELY 375 FEET SOUTHEAST OF THE INTERSECTION OF WILLIAMS DRIVE AND JIM HOGG ROAD. ELEVATION - 931.19

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

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

No.	REVISIONS	DATE	BY

Kimley»Horn
2600 VIA FORTUNA SUITE 300 AUSTIN, TX 78746
PHONE: 512-646-2237 WWW.KIMLEY-HORN.COM
©2018 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

ANDREW S. EVANS 90927 LICENSED PROFESSIONAL ENGINEER 2-15-19

KHA PROJECT 069259026
DATE JANUARY 2019
SCALE: AS SHOWN
DESIGNED BY: ASE
DRAWN BY: JRH
CHECKED BY: ASE

PROPOSED DRAINAGE AREA MAP

7-ELEVEN #38734
5620 WILLIAMS DRIVE
GEORGETOWN, TX 78628
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
15
OF 23

2019-26-SDP

No.	REVISIONS	DATE

ALJ Lindsey
Civil Engineers

PATRICK L. CARRIGAN 95617 REGISTERED PROFESSIONAL ENGINEER
31 MARCH 2023

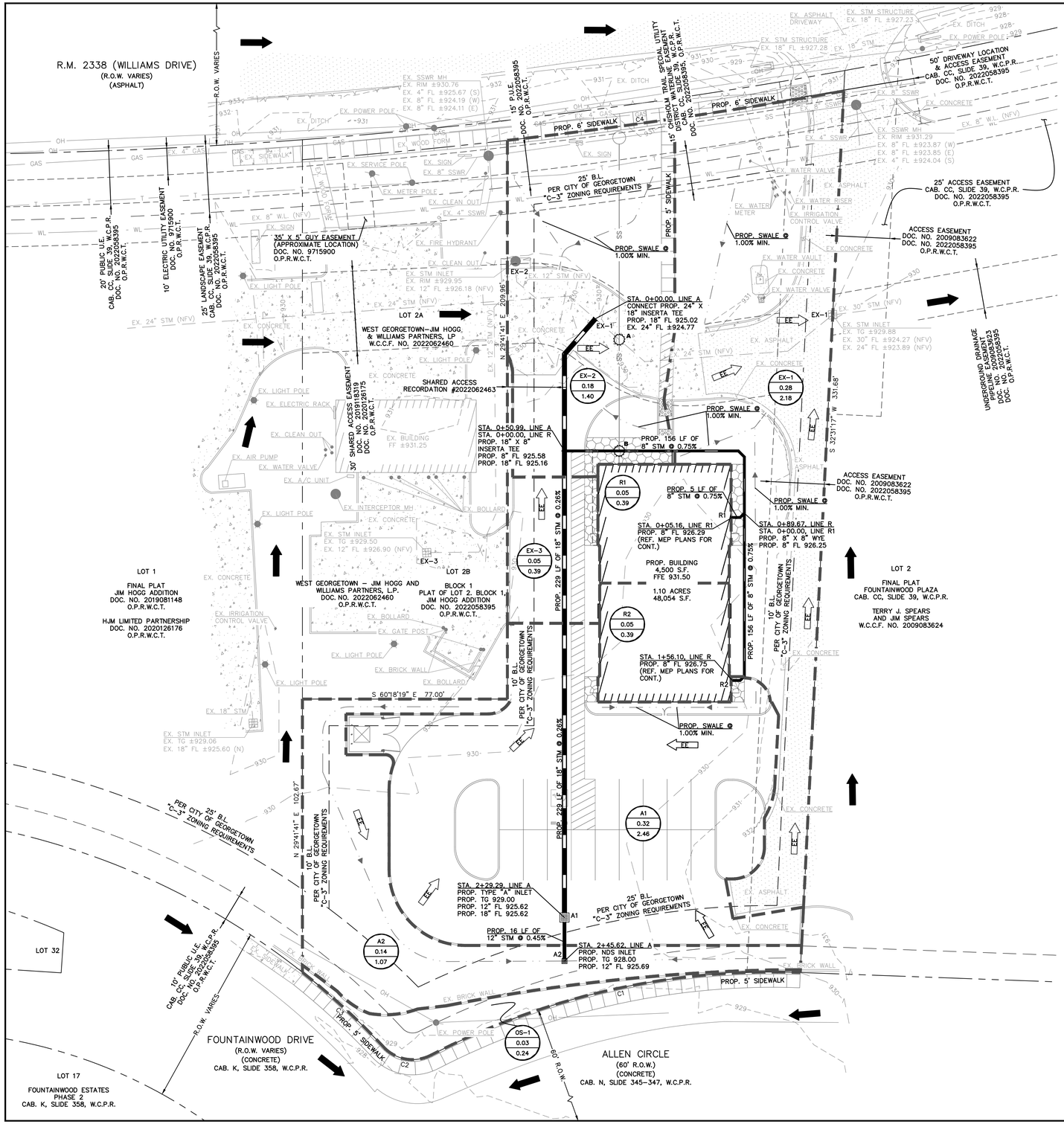
ALJ PROJECT NO. 022.22.CV.486
DATE: MARCH 2023
SCALE: 1:20
DRAWN BY: SAH
CHECKED BY: RAB

EXISTING DRAINAGE AREA MAP

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
5

XXXX-XX-SDP



TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS AN "X" CUT IN CONCRETE ±30 FEET SE FROM THE CENTERLINE OF JIM HOGG ROAD, ±80 FEET SOUTHWEST FROM THE INTERSECTION OF JIM HOGG ROAD AND WILLIAMS DRIVE.
ELEVATION = 933.42 FEET

LEGEND

D-A	DRAINAGE AREA NUMBER
AC	ACREAGE (AC)
CFS	25 YR-DRAINAGE AREA FLOW (CFS)
▬ ▬ ▬	PROP. DRAINAGE AREA BOUNDARY
➡	EXISTING OFFSITE DRAINAGE FLOW DIRECTION
EE ⇨	100 YR-EXTREME EVENT OVERLAND FLOW
━━━	PROPOSED STORM SEWER
— SS —	PROPOSED SANITARY SEWER LINE
▦	PROPOSED GRATE INLET
○A	UTILITY CROSSING
═ ● ═	EX. STORM SEWER
— WL —	EX. WATER LINE
— SS —	EX. SANITARY SEWER LINE
— 100 —	EX. MAJOR CONTOUR
- - 99 - -	EX. MINOR CONTOUR

STORM WATER QUALITY TABLE

	Impervious Cover	Total Site	
Fountainwood Plaza	95,587	156,080	**SF**
7-ELEVEN #38734/TAKE 5 OIL	46,386	125,349	**SF**
Proposed Service Auto	20,981		
TOTAL	**162,954**	**281,429**	**SF**
% Impervious	**58%**	**< 65%**	

CURVE & LINE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	280.00'	29°23'57"	143.67'	N 72°54'58" W	142.10'
C2	15.00'	74°21'42"	19.47'	N 50°42'58" W	18.13'
C3	276.33'	08°35'58"	41.47'	N 17°37'47" W	41.43'
C4	1,986.78'	03°41'02"	127.75'	S 68°39'43" E	127.72'

GENERAL NOTES

1. REFERENCE STORM SEWER NOTES SHEET 2 FOR PIPE MATERIAL REQUIREMENTS.
2. REFERENCE MEP PLANS FOR EXACT CONTINUATION OF PROPOSED STORM SEWER INSIDE OF BUILDING.
3. FOR TYPE "A" INLET, NDS INLET, AND BACKFILL DETAILS, SEE SHEET 17.
4.. TOP OF GRATE ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. SEE GRADING ON SHEET 12 FOR FINAL TOP OF GRATE ELEVATIONS.
5. WATER QUALITY AND DETENTION POND WERE DESIGEND AND BUILT PER PLANS BY DOUCET AND ASSOCIATES, FOR "SITE DEVELOPMENT PLANS FOR FOUNTAINWOOD PLAZA": DATED MARCH 2007.
6. ALL PROPOSED IMPERVIOUS COVER ROUTES TO EXISTING WATER QUALITY AND DETENTION POND.
7. PROJECT DRAINS INTO EXISTING STORM LINE PERMITTED UNDER 7-ELEVEN #38734 PLANS SET, DATED SEPTEMBER 9, 2019.
8. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND OTHER APPURTENANCES FOR LOCATION, DEPTH, AND SIZE PRIOR TO COMMENCING WORK. SHOULD CONFLICT EXIST, CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY.

CROSSING TABLE

	SAN	STM	CLR
A	4" 927.43'	24" 924.71'	0.72'
B	4" 927.75'	8" 925.73'	1.35'

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

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72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
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Tomball, TX 77377
281.301.5955
FRN F-11526

PATRICK L. CARRIGAN
95617
31 MARCH 2023

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STORM SEWER PLAN

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
9

XXXX-XX-SDP

Storm Sewer Design Analysis

Georgetown Service Auto
5604 Williams Drive
Williamson County

Design Frequency: 25 years
100-Year Multiplier: 1.00
Downstream 25-year WSE 926.77 feet

Manhole No. From	Manhole No. to	Sta. Up (ft)	Sta. Down (ft)	Drainage Area (acres)	Total Area (acres)	Runoff Coefficient C	DA C * A	Total C * A	Overland Flow Distance (ft)	Flow Time (min)	Conduit Time (min)	Time of Conc. (min)	Intensity I (in/hr)	Drainage Area Flow (cfs)	Total Flow (cfs)	Reach Length (ft)	Diameter (in) or Rise (ft)	Slope %	Manning's Roughness Coefficient "n"
EX1	EX1	0+00.00	0+00.00	0.28	0.84	0.80	0.22	0.67	64	0.36	N/A	5.36	9.72	2.18	6.53				
EX2	EX2	0+00.00	0+00.00	0.18	0.18	0.80	0.14	0.14	54	0.30	N/A	5.30	9.74	1.40	1.40				
EX3	EX3	0+00.00	0+00.00	0.05	0.05	0.80	0.04	0.04	80	0.44	N/A	5.44	9.69	0.39	0.39				
A2	A1	2+45.62	2+29.29	0.14	0.14	0.80	0.11	0.11	130	0.72	0.09	5.72	9.60	1.07	1.07	16	12	0.450	0.013
A1	EX1	2+29.29	0+00.00	0.32	0.56	0.80	0.26	0.45	111	0.62	1.26	5.71	9.60	2.46	4.30	229	18	0.260	0.013
R2	R1	0+05.16	0+00.00	0.05	0.05	0.80	0.04	0.04	56	0.31	0.03	5.31	9.73	0.39	0.39	5	8	0.750	0.013
R1	A1	1+56.10	0+00.00	0.05	0.10	0.80	0.04	0.08	62	0.34	0.66	5.34	9.72	0.39	0.78	156	12	0.750	0.013
OS-1	OS-1	0+00.00	0+00.00	0.03	0.03	0.80	0.02	0.02	19	0.11	N/A	5.11	9.80	0.24	0.24				

Manhole No. From	Manhole No. to	Design Capacity (cfs)	Design Velocity (ft/sec)	Full Pipe Flow Area (sq ft)	Full Pipe Flow Wetted Perimeter (ft)	Fall (ft)	Drop from Downstream Manhole (ft)	Flowline Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Minimum Depth Ratio (y/d or y/h)	Minimum W.S. Elev. Downstream (ft)	Actual Depth Ratio y/d or y/h	Actual Flow per Barrel Actual Velocity (ft/sec)	Actual Flow per Barrel Area (sq ft)	Actual Flow per Barrel Wetted Perimeter (ft)	Actual Flow per Barrel Hydraulic Gradient %	Change in Head (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Top of Pipe Elevation Upstream (ft)	Top of Pipe Elevation Downstream (ft)	Pvmt / Grate Elevation Upstream (ft)
A2	A1	2.4	3.0	0.8	3.1	0.07	0.00	925.69	925.62	0.47	926.09	1.00	1.37	0.79	3.14	0.091	0.01	927.17	927.15	926.69	926.62	928.00
A1	EX1	5.4	3.0	1.8	4.7	0.60	0.00	925.62	925.02	0.67	926.03	1.00	2.43	1.77	4.71	0.168	0.38	927.15	926.77	927.12	926.52	929.00
R2	R1	1.0	3.0	0.3	2.1	0.04	0.00	926.29	926.25	0.42	926.53	1.00	1.12	0.35	2.09	0.104	0.01	927.23	927.23	926.96	926.92	931.50
R1	A1	3.1	3.9	0.8	3.1	1.17	0.00	926.75	925.58	0.34	925.92	1.00	0.99	0.79	3.14	0.048	0.07	927.23	927.15	927.75	926.58	931.50

Storm Sewer Design Analysis

Georgetown Service Auto
5604 Williams Drive
Williamson County

Design Frequency: 100 years
100-Year Multiplier: 1.00
Downstream 25-year WSE 926.77 feet

Manhole No. From	Manhole No. to	Sta. Up (ft)	Sta. Down (ft)	Drainage Area (acres)	Total Area (acres)	Runoff Coefficient C	DA C * A	Total C * A	Overland Flow Distance (ft)	Flow Time (min)	Conduit Time (min)	Time of Conc. (min)	Intensity I (in/hr)	Drainage Area Flow (cfs)	Total Flow (cfs)	Reach Length (ft)	Diameter (in) or Rise (ft)	Slope %	Manning's Roughness Coefficient "n"
EX1	EX1	0+00.00	0+00.00	0.28	0.84	0.80	0.22	0.67	64	0.36	N/A	5.36	11.74	2.63	7.89				
EX2	EX2	0+00.00	0+00.00	0.18	0.18	0.80	0.14	0.14	54	0.30	N/A	5.30	11.76	1.69	1.69				
EX3	EX3	0+00.00	0+00.00	0.05	0.05	0.80	0.04	0.04	80	0.44	N/A	5.44	11.71	0.47	0.47				
A2	A1	2+45.62	2+29.29	0.14	0.14	0.80	0.11	0.11	130	0.72	0.09	5.72	11.60	1.30	1.30	16	12	0.450	0.013
A1	EX1	2+29.29	0+00.00	0.32	0.56	0.80	0.26	0.45	111	0.62	1.26	5.71	11.61	2.97	5.20	229	18	0.260	0.013
R2	R1	0+05.16	0+00.00	0.05	0.05	0.80	0.04	0.04	56	0.31	0.03	5.31	11.76	0.47	0.47	5	8	0.750	0.013
R1	A1	1+56.10	0+00.00	0.05	0.10	0.80	0.04	0.08	62	0.34	0.66	5.34	11.75	0.47	0.94	156	12	0.750	0.013
OS-1	OS-1	0+00.00	0+00.00	0.03	0.03	0.80	0.02	0.02	19	0.11	N/A	5.11	11.84	0.28	0.28				

Manhole No. From	Manhole No. to	Design Capacity (cfs)	Design Velocity (ft/sec)	Full Pipe Flow Area (sq ft)	Full Pipe Flow Wetted Perimeter (ft)	Fall (ft)	Drop from Downstream Manhole (ft)	Flowline Elevation Upstream (ft)	Flowline Elevation Downstream (ft)	Minimum Depth Ratio (y/d or y/h)	Minimum W.S. Elev. Downstream (ft)	Actual Depth Ratio y/d or y/h	Actual Flow per Barrel Actual Velocity (ft/sec)	Actual Flow per Barrel Area (sq ft)	Actual Flow per Barrel Wetted Perimeter (ft)	Actual Flow per Barrel Hydraulic Gradient %	Change in Head (ft)	Elevation of Hyd. Grad. Upstream (ft)	Elevation of Hyd. Grad. Downstream (ft)	Top of Pipe Elevation Upstream (ft)	Top of Pipe Elevation Downstream (ft)	Pvmt / Grate Elevation Upstream (ft)
A2	A1	2.4	3.0	0.8	3.1	0.07	0.00	925.69	925.62	0.52	926.14	1.00	1.65	0.79	3.14	0.133	0.02	927.35	927.33	926.69	926.62	928.00
A1	EX1	5.4	3.0	1.8	4.7	0.60	0.00	925.62	925.02	0.79	926.21	1.00	2.94	1.77	4.71	0.245	0.56	927.33	926.77	927.12	926.52	929.00
R2	R1	1.0	3.0	0.3	2.1	0.04	0.00	926.29	926.25	0.46	926.56	1.00	1.35	0.35	2.09	0.151	0.01	927.45	927.44	926.96	926.92	931.50
R1	A1	3.1	3.9	0.8	3.1	1.17	0.00	926.75	925.58	0.37	925.95	1.00	1.20	0.79	3.14	0.070	0.11	927.44	927.33	927.75	926.58	931.50

REVISIONS | DATE | No.

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FRN F-11526

STATE OF TEXAS
PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
31 MARCH 2023

ALJ PROJECT NO. 022.22.CV.486
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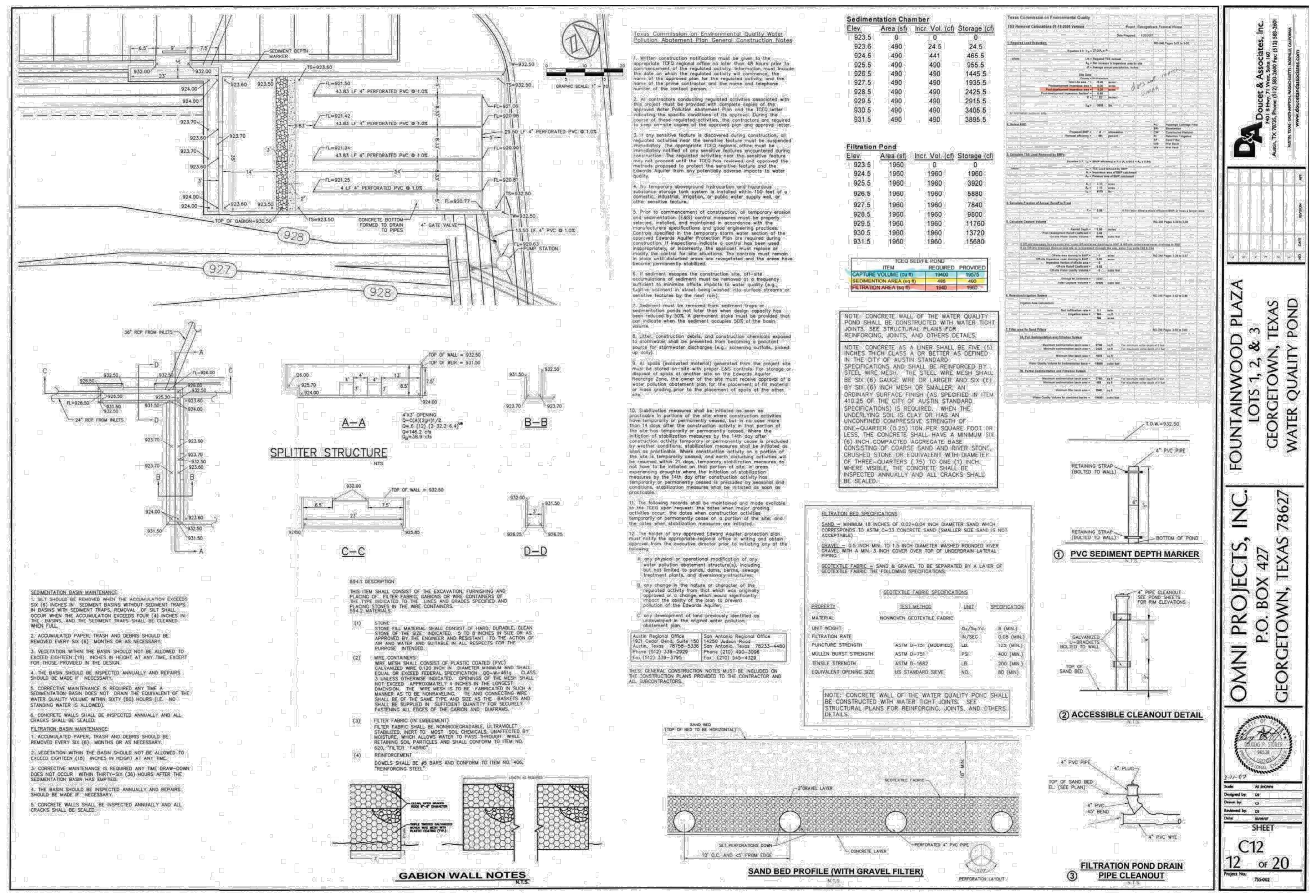
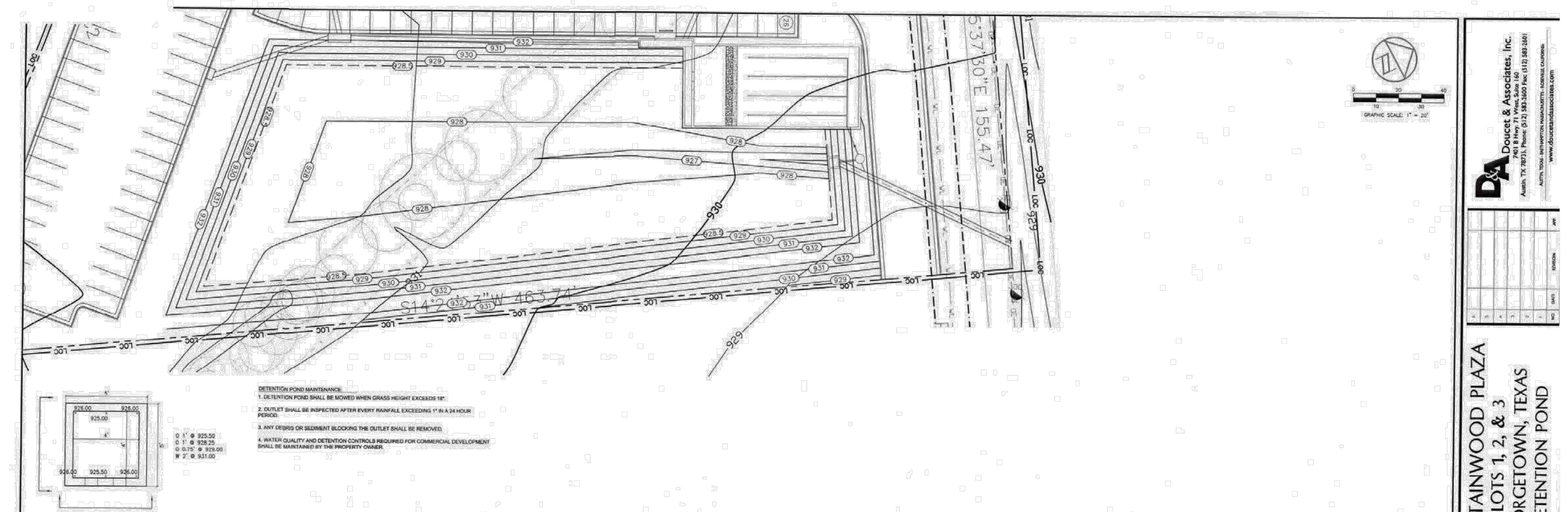
STORM SEWER CALCULATIONS

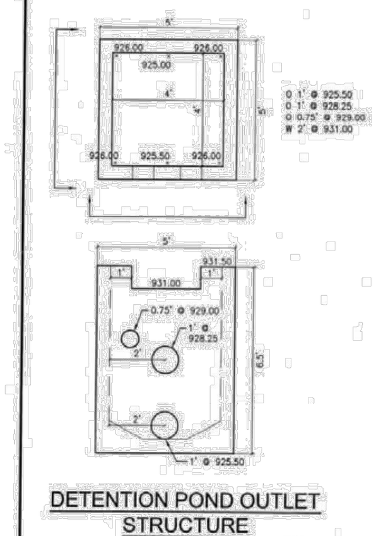
GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
10

XXXX-XX-SDP







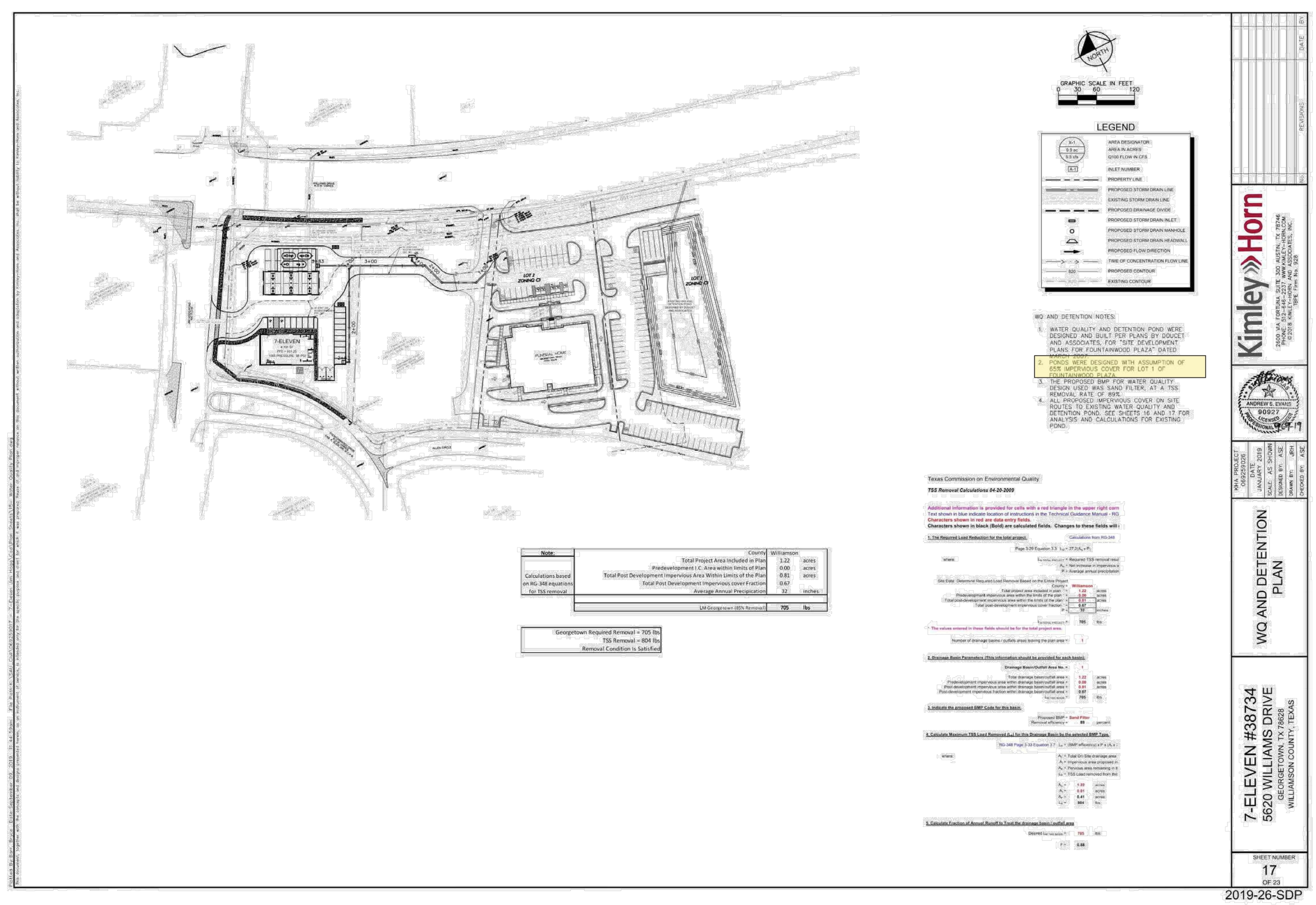
Detention Pond				
Storm Even (yr)	Q_{in} (cfs)	Q_{out} (cfs)	Stage (elev ft)	Storage (ac-ft)
2	21.58	3.41	929.43	0.56
10	32.53	6.39	930.20	0.95
25	38.94	7.59	930.69	1.21
100	47.9	10.36	931.33	1.57

Elevation	Area (sf)	(Acres)	Volume (C.F)	Total Vol. (C.F)	Total Q
928.25	19312	0.443	0.0	0.0	0
929	20,671	0.475	14993.6	14993.6	1.59
930	22,534	0.517	21602.5	36596.1	5.91
931	24,454	0.561	23494.0	60090.1	8.38
932	26,384	0.606	25419.0	85509.1	16.26

IMPERVIOUS TABLE	
SITE AREA:	0.42 AC (18,359 S.F.)
PROPOSED IMPERVIOUS AREA:	0.26 AC (11,102 S.F.) = 62%
ALLOWABLE IMPERVIOUS COVER (REFER TO THIS SHEET - 7-ELEVEN #38734 WQ AND DETENTION)	65%

NOTES:

- DETENTION FOR SUBJECT PROPERTY IS EXISTING. SEE SHEETS ON THIS PAGE, EXPORTED FROM THE PREVIOUSLY PERMITTED SET.



2019-26-SDP

ALTAR GROUP

ARCHITECTURE ENGINEERING

CYPRESS, TEXAS 77429
832-390-1714

DrivenBrands

TAKE 5 OIL CHANGE

TAKE 5 OIL CHANGE

5606 WILLIAMS DR
GEORGETOWN, TX 78633

No.	DATE	ISSUE
1	04/20/2022	ISSUED FOR PERMIT
2	04/21/2022	ISSUED FOR BID

Drawn KC
Checked AH

ISSUED FOR BID

Project No. 21-037

Title

DETENTION DETAILS

Sheet No.

C-211

2022-1-SDP

DATE

REVISIONS

No.

ALJ Lindsey
Civil Engineers
19835 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FIRM F-11526

PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

31 MARCH 2023

ALJ PROJECT NO. 022.22.CV.486

DATE: MARCH 2023

SCALE: 1:20

DRAWN BY: SAH

CHECKED BY: RAB

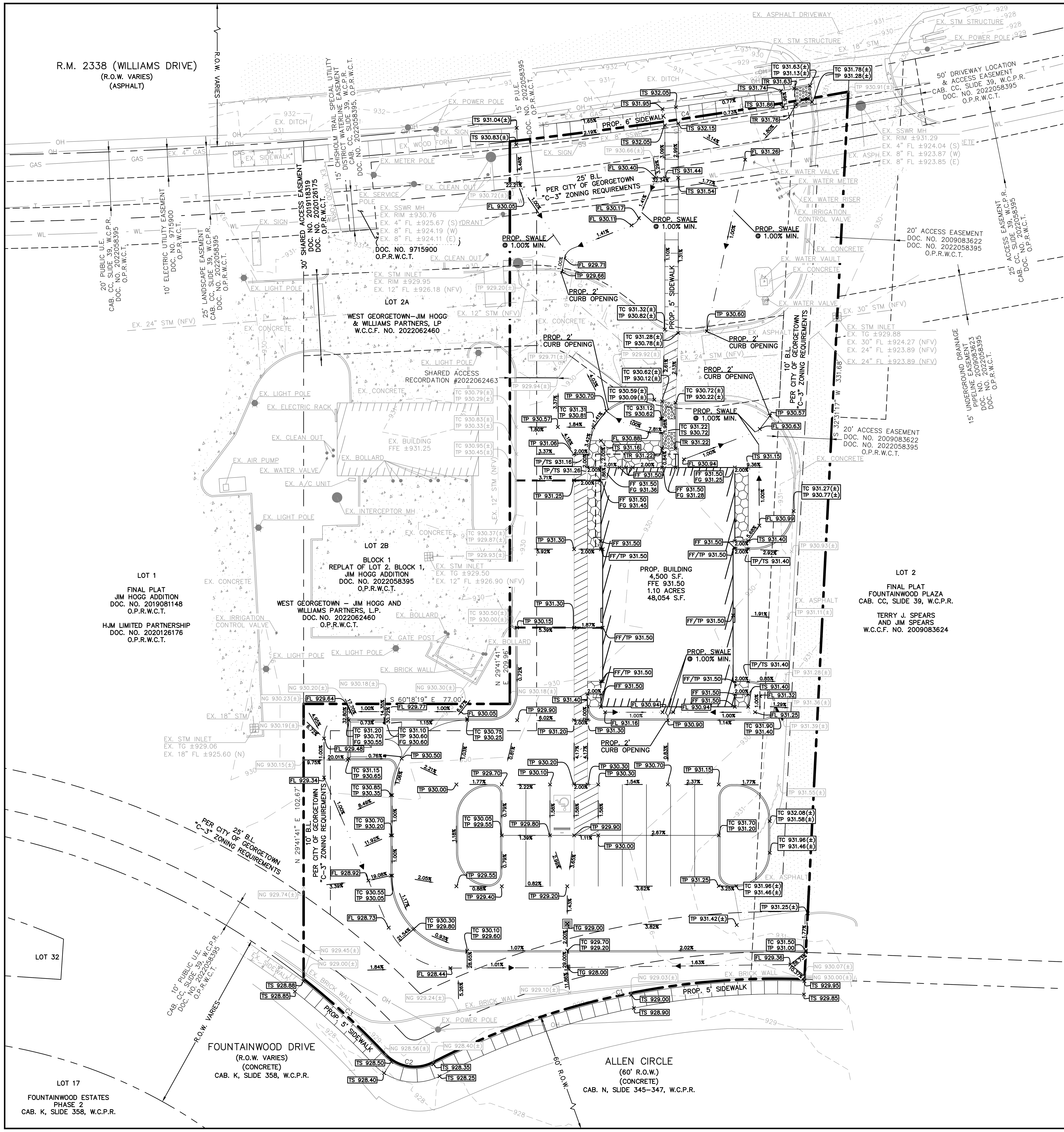
STORM WATER QUALITY DETAILS

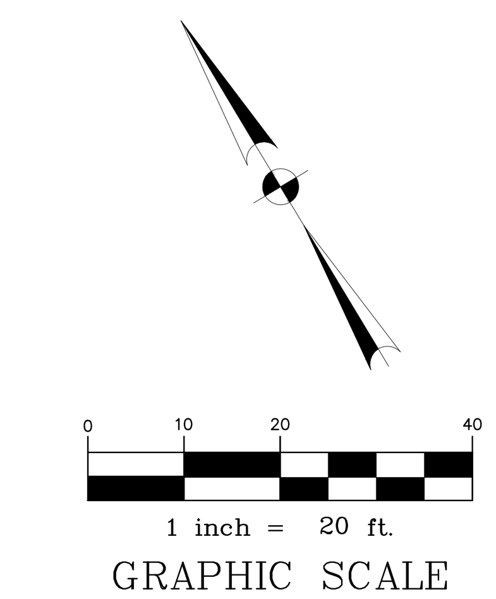
GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET

11

XXXX-XX-SDP





TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS AN "X" CUT IN CONCRETE ±30 FEET SE FROM THE CENTERLINE OF JIM HOGG ROAD, ±80 FEET SOUTHWEST FROM THE INTERSECTION OF JIM HOGG ROAD AND WILLIAMS DRIVE.
ELEVATION = 933.42 FEET

LEGEND

Symbol	Description
▩	PROPOSED TYPE "A" INLET (SEE DETAIL, SHEET 17)
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
TS	TOP OF SIDEWALK
FG	FINISHED GROUND
FF	FINISHED FLOOR
TR	TOP OF RAMP
●	EXISTING SANITARY OR STORM SEWER MANHOLE
— —	PROPOSED HIGH POINT OF PAVEMENT
←	DRAINAGE FLOW ARROWS
—100—	EXISTING MAJOR CONTOUR
—99—	EXISTING MINOR CONTOUR

ADJACENT FILL NOTE

IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNER, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (e.g. PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PARTICLES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.

GENERAL NOTES

1. REFER TO ARCHITECTURAL PLANS FOR GRADES INSIDE THE BUILDING ENVELOPE.
2. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.
3. CONTRACTOR TO MATCH EXISTING TOP OF PAVEMENT AND CURB ELEVATIONS.
4. CONTRACTOR TO INSTALL NEW SIDEWALK IN ADA ACCESSIBLE ROUTES AT MAXIMUM 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE.

CURVE & LINE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	280.00'	29°23'57"	143.67'	N 72°54'58" W	142.10'
C2	15.00'	74°21'42"	19.47'	N 50°42'58" W	18.13'
C3	276.33'	08°35'58"	41.47'	N 17°37'47" W	41.43'
C4	1,986.78'	03°41'02"	127.75'	S 68°39'43" E	127.72'

MULTIPLE EXISTING PUBLIC AND PRIVATE UTILITY LINES EXIST ON THIS SITE. THE UTILITY LINES SHOWN ON THESE DRAWINGS REFLECT INFORMATION OBTAINED FROM RECORD DRAWINGS AND MAY NOT INCLUDE ALL EXISTING UTILITIES. CONTRACTOR IS TO USE EXTREME CAUTION DURING ALL CONSTRUCTION ACTIVITIES AND IS SOLELY RESPONSIBLE FOR DAMAGE TO EXISTING FACILITIES.

CALL BEFORE YOU DIG
TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST – STOP CALL
TEXAS ONE CALL SYSTEM
1-800-344-8377
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31 MARCH 2023

ALJ PROJECT NO. 022.22.CV.486
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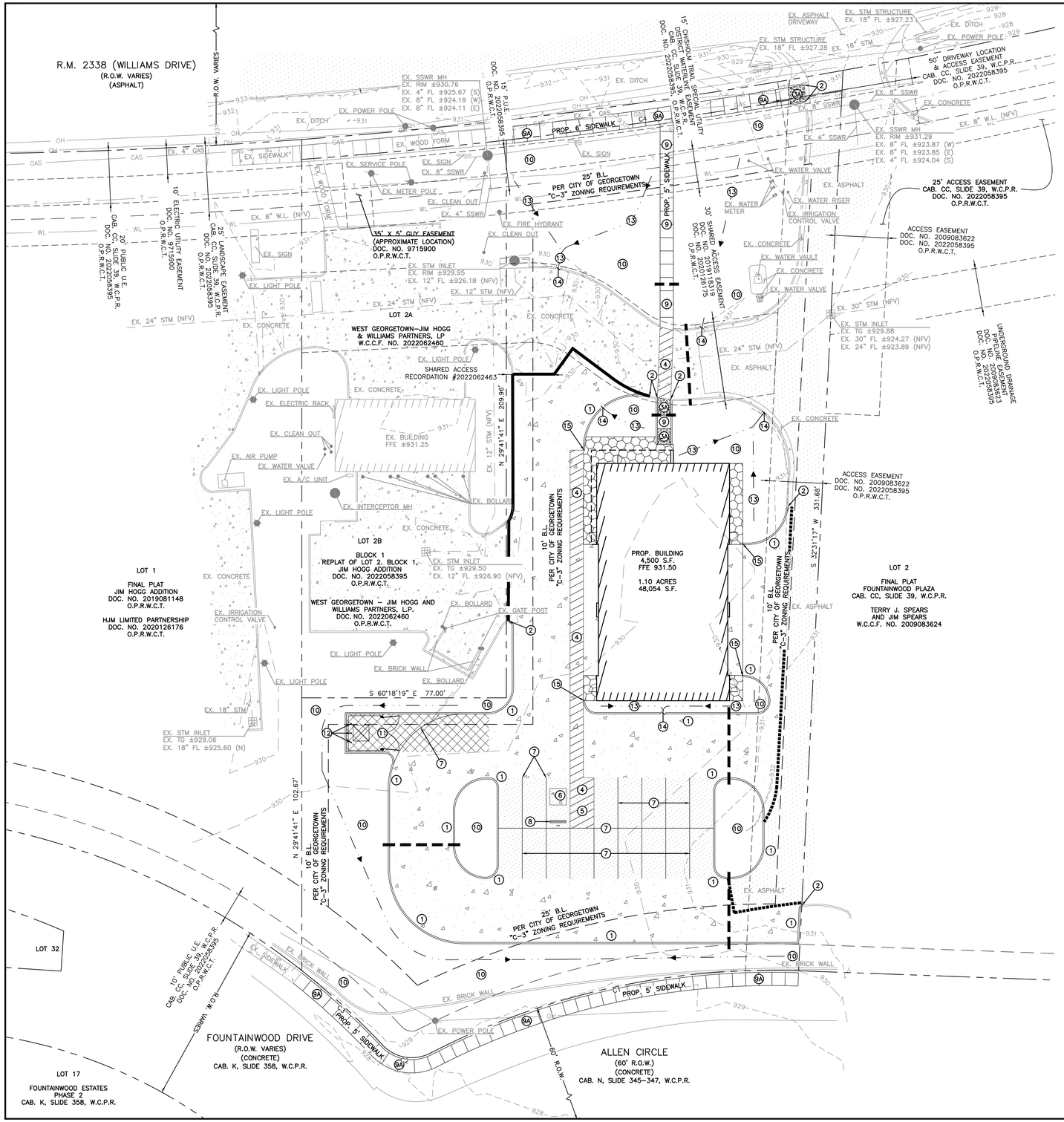
GRADING PLAN

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
12

XXXX-XX-SDP



TEMPORARY BENCHMARK "A":
TEMPORARY BENCHMARK "A" IS AN "X" CUT IN CONCRETE ±30 FEET SE FROM THE CENTERLINE OF JIM HOGG ROAD, ±80 FEET SOUTHWEST FROM THE INTERSECTION OF JIM HOGG ROAD AND WILLIAMS DRIVE.
ELEVATION = 933.42 FEET

KEYED NOTES

①	PROPOSED PRIVATE 6" MONOLITHIC CONCRETE CURB (SEE DETAIL, SHEET 15)
②	TIE PROPOSED CURB INTO EXISTING CURB
(3A)	CONSTRUCT PRIVATE CURB RAMP (SEE DETAIL, SHEET 16)
(3B)	CONSTRUCT CURB RAMP WITHIN COG R.O.W. (SEE DETAIL, SHEET 16)
④	4" PAINTED WHITE STRIPING @ 2' O.C. @ 45°
⑤	HANDICAP ACCESSIBLE PARKING STALL STRIPING
⑥	HANDICAP PARKING SYMBOL W/ SIGNAGE (SEE DETAIL, SHEET 16)
⑦	90° WHITE PARKING LOT STRIPING
⑧	WHEEL STOP (SEE DETAIL, SHEET 16)
(9A)	PRIVATE CONCRETE SIDEWALK (WIDTH PER PLANS)
(9B)	CONCRETE SIDEWALK WITHIN COG R.O.W. (SEE DETAIL, SHEET 16)
⑩	LANDSCAPED AREA (REF. LANDSCAPE PLANS)
⑪	DUMPSTER ENCLOSURE (REF. ARCHITECTURAL PLANS)
⑫	BOLLARD (SEE DETAIL, SHEET 16)
⑬	SWALE
⑭	PROP. 2' CURB OPENING
⑮	PRIVATE TRANSITION CURB (SEE DETAIL, SHEET 15)
⬚	PROPOSED 5.0" LIGHT–DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
△	PROPOSED 6.0" MODERATE–DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
▨	PROPOSED 7.0" HEAVY–DUTY CONCRETE PAVEMENT WITH STABILIZED SUBGRADE (SEE NOTE 2 BELOW)
⬡	PROPOSED BUILDING PERIMETER SIDEWALK (REF. ARCHITECTURAL PLANS FOR SURFACE FINISH, SEE GRADING ON SHEET 12)
▬ ▬ ▬	PROPOSED IRRIGATION SLEEVE (SEE NOTE 3)
━━━	CONCRETE TO CONCRETE PAVEMENT CONNECTION (INCLUDING 2' SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)
▪▪▪▪▪▪	CONCRETE TO ASPHALT PAVEMENT CONNECTION (INCLUDING 2' SAWCUT, EXISTING PAVEMENT REMOVAL, EXISTING CURB REMOVAL, DOWEL INTO EXISTING PAVEMENT, CONCRETE PAVEMENT HEADER AND SEALED JOINTS)
— — 100 — —	EX. MAJOR CONTOUR
— — — 99 — — —	EX. MINOR CONTOUR

PAVING DATA

LIGHT DUTY PAVED AREA AT COMPLETION	3,097 SF
MEDIUM DUTY PAVED AREA AT COMPLETION	12,562 SF
HEAVY DUTY PAVED AREA AT COMPLETION	769 SF
TOTAL PAVED AREA (ON SITE) AT COMPLETION	16,428 SF

CURVE & LINE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	280.00'	29°23'57"	143.67'	N 72°54'58" W	142.10'
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GENERAL NOTES

1. REFER TO SITE ELECTRICAL PLAN FOR PROPOSED SITE LIGHTING LAYOUT.
2. PAVEMENT AND SUBGRADE THICKNESS INCLUDED ON THIS SHEET FOR REFERENCE ONLY. REFER TO GEOTECHNICAL REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED NOVEMBER 18, 2022 (ECS PROJECT NO. 17:6057).
3. REFER TO IRRIGATION PLAN FOR EXACT LOCATION OF IRRIGATION SLEEVES.
4. MAXIMUM CONTROL JOINT SPACING TO BE 15–FT AND EXPANSION JOINT SPACING TO BE 60–FT.
5. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND ALL STEEL TO BE GRADE 60, UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT.
6. PAVING CONTRACTOR TO CONFIRM AND/OR ADJUST ALL EXISTING AND PROPOSED UTILITIES AND APPURTENANCES TO FINISHED GRADE PRIOR TO PLACEMENT OF ANY PAVING.

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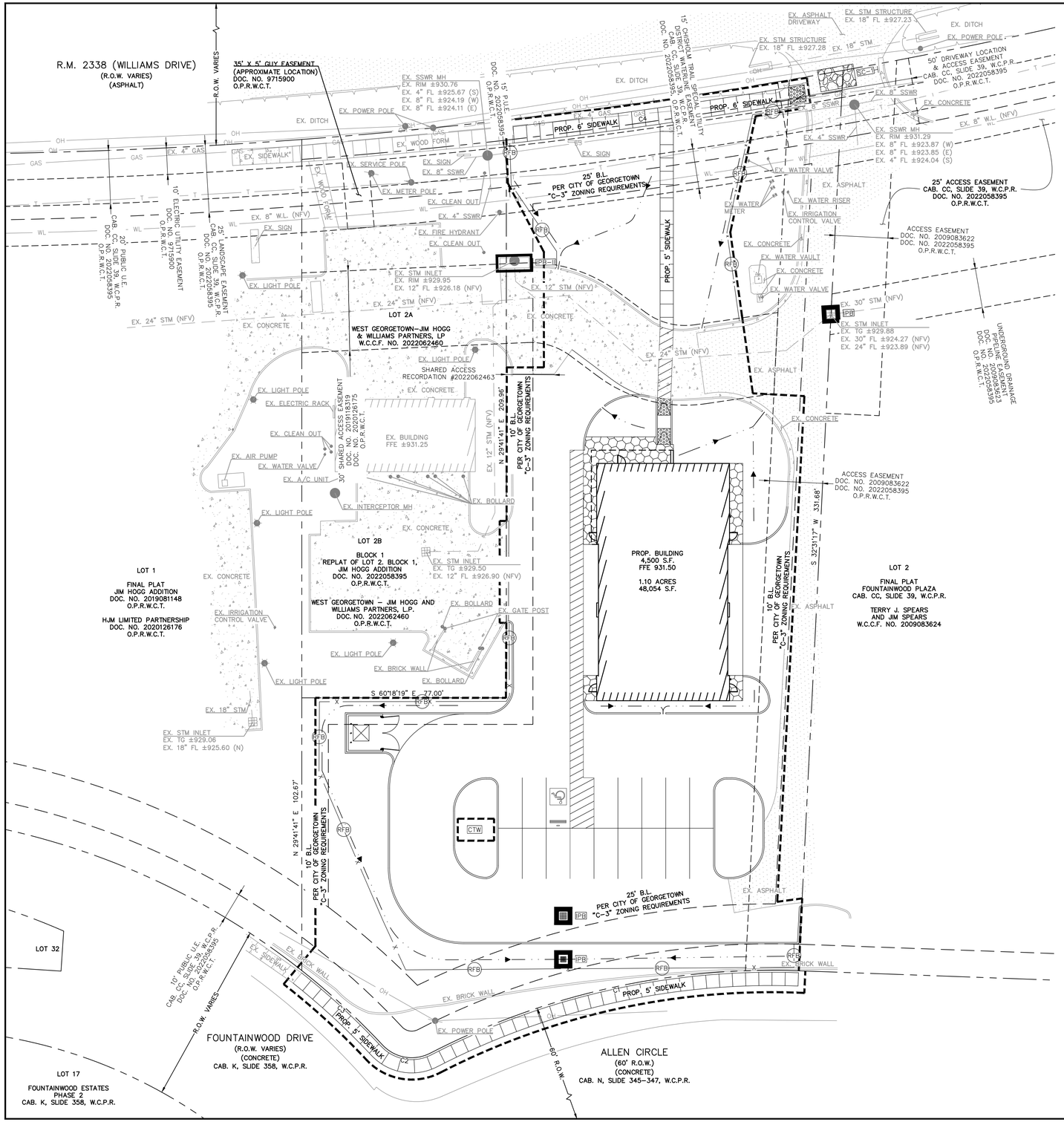
PAVING PLAN

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
13

XXXX-XX-SDP



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LEGEND

▨ SC	STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET 18)
CTW	CONCRETE TRUCK WASHOUT (SEE DETAIL, SHEET 18)
—x— RFB	SILT FENCE (SEE DETAIL, SHEET 18)
▭ IPB-II	INLET PROTECTION BARRIER – STAGE II (SEE DETAIL, SHEET 18)
◘ IPB	INLET PROTECTION BARRIER (STAGE 2) (SEE DETAIL, SHEET 18)
– – –	LIMITS OF DISTURBED AREA
— 100 —	EX. MAJOR CONTOUR
— 99 —	EX. MINOR CONTOUR

SITE DATA

TOTAL LOT AREA	1.10 AC
TOTAL AREA DISTURBED	1.01 AC
PAVED AREA AT COMPLETION	0.38 AC
ROOFED AREA AT COMPLETION	0.10 AC
LANDSCAPED AREA AT COMPLETION	0.62 AC

GENERAL NOTES

1. CONTRACTOR TO MAINTAIN A CLEAN PROJECT SITE AND ENSURE THAT ALL DEBRIS IS PLACED IN DESIGNATED AREA PER PLANS. ALL SPOIL MATERIAL GENERATED FROM CONSTRUCTION ACTIVITY TO BE HAULED OFFSITE AND DISPOSED IN ACCORDANCE WITH LOCAL LAWS, RULES, AND REGULATIONS.

CURVE & LINE TABLE

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95617
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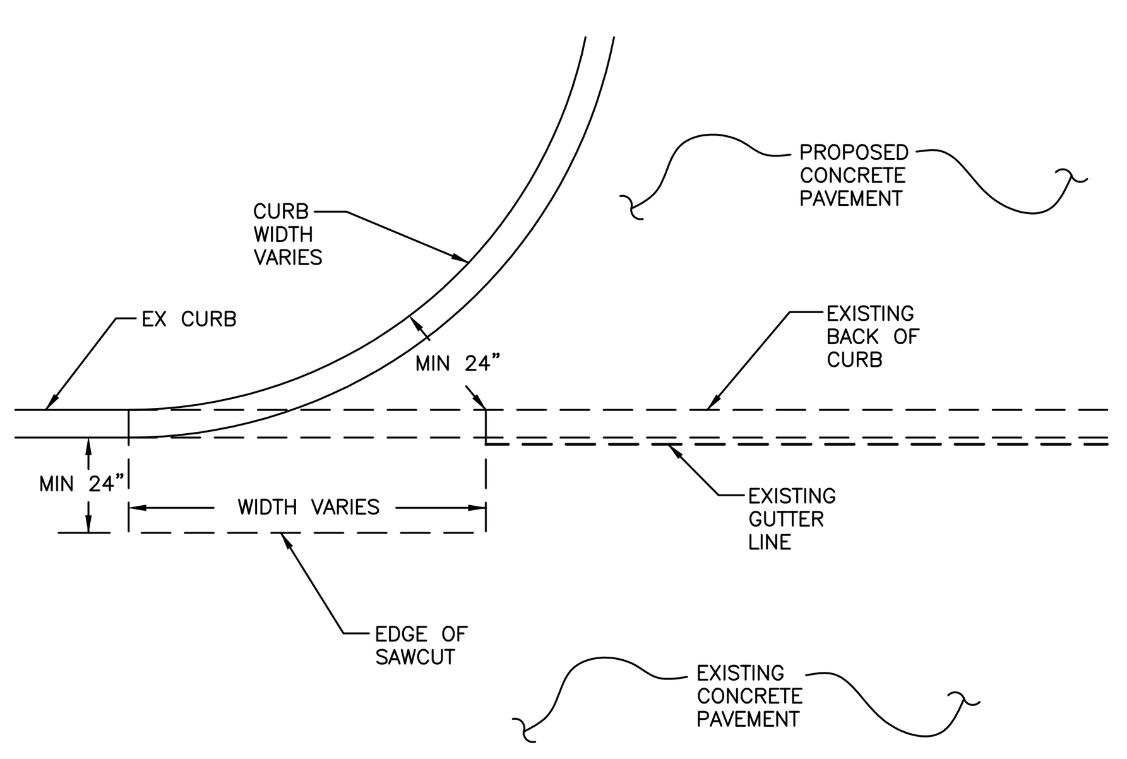
EROSION CONTROL PLAN

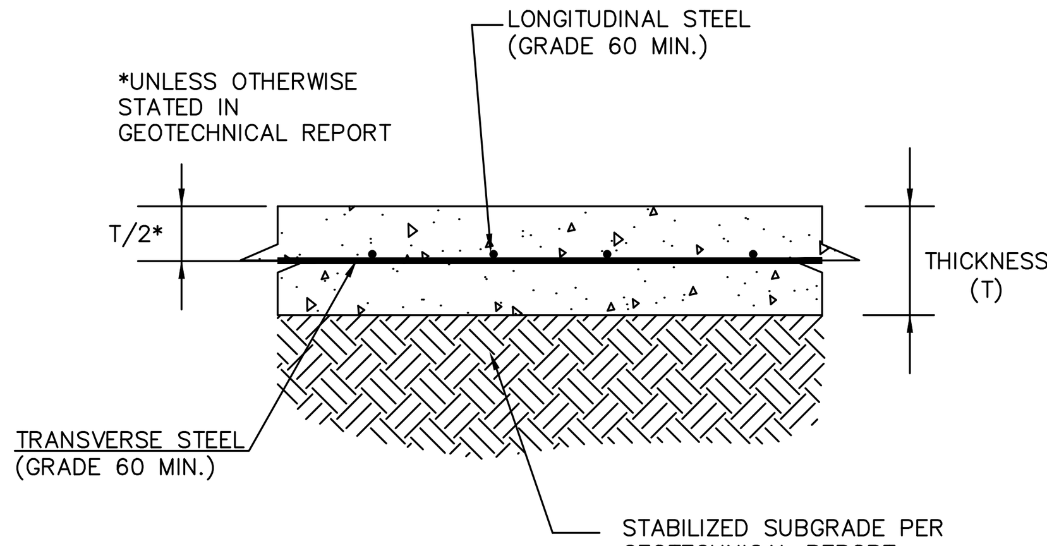
GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
14

XXXX-XX-SDP



SAWCUT DETAIL
N.T.S.



GENERAL NOTES:

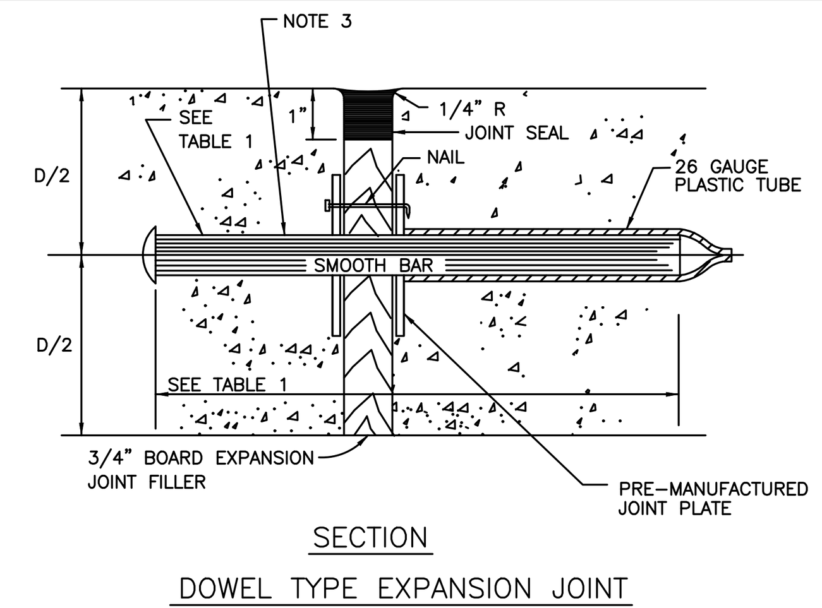
1. SEE GEOTECH REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED NOVEMBER 18, 2022, (ECS PROJECT NUMBER 17:6057), FOR ALL RECOMMENDATIONS. THIS IS PROVIDED FOR PICTORIAL REPRESENTATION ONLY.

2. IN THE EVENT THE GEOTECHNICAL REPORT DOES NOT SPECIFY, THE FOLLOWING CRITERIA SHALL BE APPLIED:

A. LONGITUDINAL & TRANSVERSE STEEL:
LIGHT DUTY: #4 @ 24" O.C.E.W. OR #3 @ 18" O.C.E.W.
MEDIUM DUTY: #4 @ 18" O.C.E.W. OR #3 @ 12" O.C.E.W.
HEAVY DUTY: #4 @ 18" O.C.E.W.

B. SUBGRADE SHALL BE LIME/FLY ASH STABILIZED TO A MIN. DEPTH OF 6" IN CONFORMANCE WITH TXDOT 2004 STANDARD SPECIFICATIONS ITEM 260

CONCRETE PAVING SECTION
N.T.S.

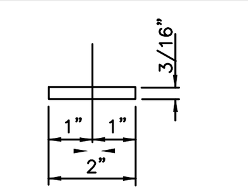


SECTION

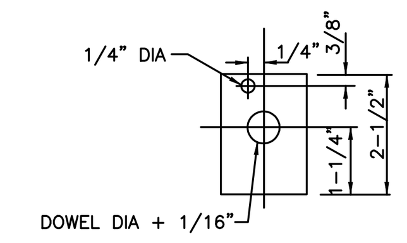
DOWEL TYPE EXPANSION JOINT
NTS

TABLE 1

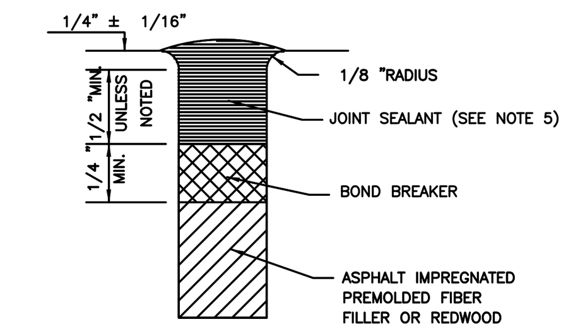
PAVEMENT THICKNESS (IN)	DOWEL SIZES AND SPACINGS		
	DIAMETER (IN)	LENGTH (IN)	SPACING (IN)
6	3/4	18	12
7	1	18	12
8	1	18	12
9	1 1/4	18	12
10	1 1/4	18	12
11	1 1/4	18	12
12	1 1/4	18	12



PLAN – JOINT PLATE
NTS



ELEVATION – JOINT PLATE
NTS



NOTES:

1. STEEL TO MEET ASTM STANDARD SPECIFICATIONS FOR CONCRETE REINFORCING BARS. SPACING AND BAR SIZE MAY BE REDUCED IF GEOTECHNICAL REPORT PROVIDES RECOMMENDATIONS.

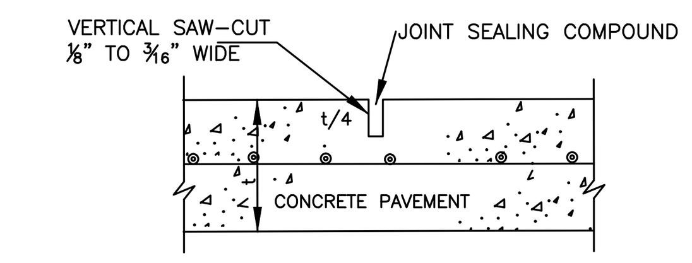
2. CENTER DOWEL HORIZONTALLY ON JOINT.

3. CENTER DOWEL VERTICALLY IN CONCRETE BASE. EXTEND THICKENED CONCRETE AS NEEDED TO MAINTAIN 3" MIN COVER.

4. THE LOCATION OF CONSTRUCTION JOINTS MAY BE VARIED WITH THE APPROVAL OF THE COUNTY ENGINEER.

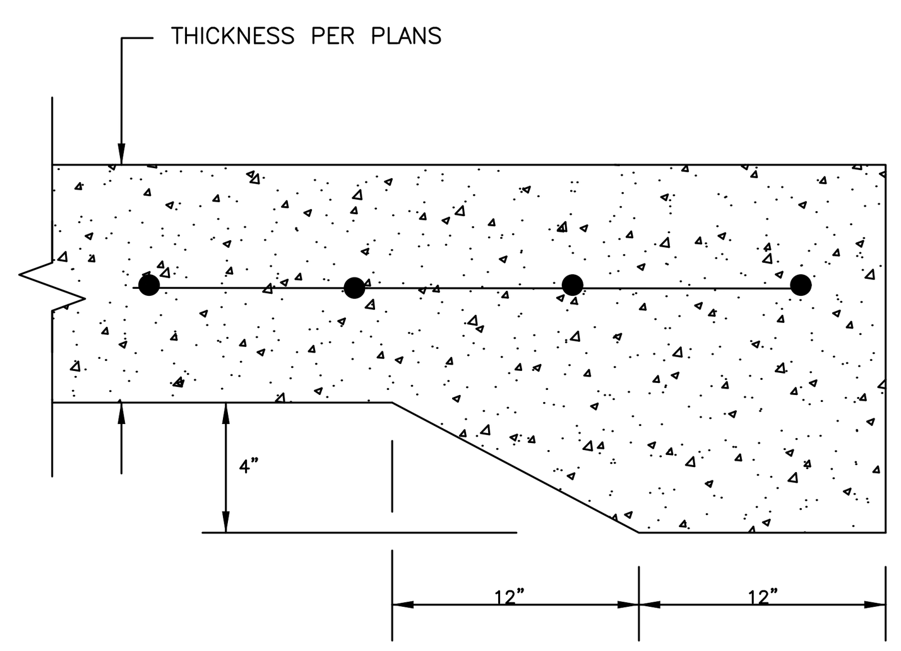
5. JOINT SEALANT TO BE TWO-PART POURABLE URETHANE JOINT SEALANT, TYPE M, GRADE P, CLASS 25, USE T

EXPANSION JOINT
N.T.S.

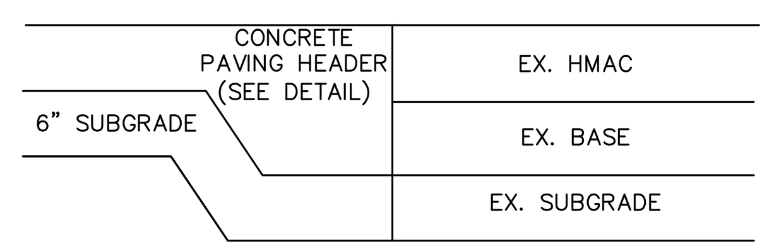


ALL JOINT TO BE PROPERLY SEALED WITH JOINT SEALING COMPOUND CONSISTING OF TWO-PART POURABLE URETHANE JOINT SEALANT, TYPE M, GRADE P, CLASS 25, USE T

CONTROL JOINT
N.T.S.



STANDARD PAVING HEADER
N.T.S.



GENERAL NOTES:

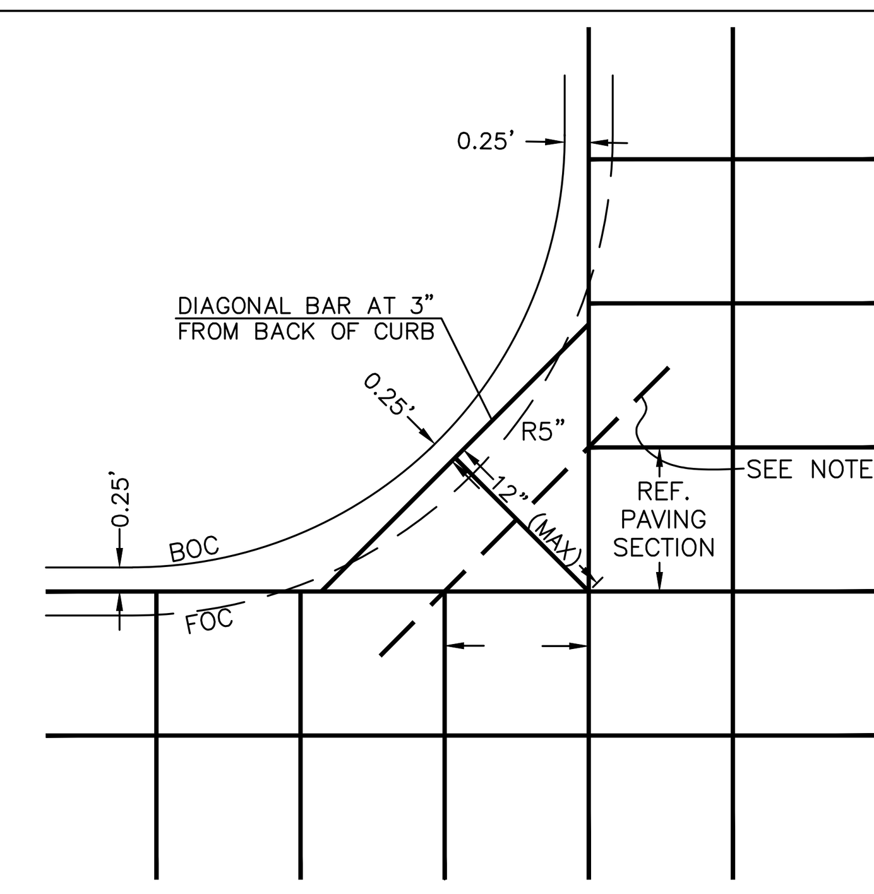
1. CONTRACTOR TO SAWCUT AS NECESSARY TO EXPOSE VERTICAL FACE OF UNDISTURBED BASE.

2. CONTRACTOR TO MAKE STRAIGHT CLEAN SAWCUT WITH NO MORE THAN 1 INCH DEVIATION.

3. CONTRACTOR TO CUT AND REMOVE 2' OF EXISTING ASPHALT, BASE, AND SUBGRADE AS NECESSARY TO INSTALL LIME STABILIZED SUBGRADE AND CONCRETE HEADER. CONTRACTOR TO POUR UP TO UNDISTURBED BASE WITH NO VOID SPACE.

4. SEE GEOTECH REPORT PREPARED BY ECS SOUTHWEST, LLP, DATED, NOVEMBER 18, 2022 (ECS PROJECT NUBER 17:6057), FOR ALL RECOMMENDATIONS. THIS IS PROVIDED FOR PICTORIAL REPRESENTATION ONLY.

PROPOSED CONCRETE TO EXISTING ASPHALT CONNECTION
N.T.S.

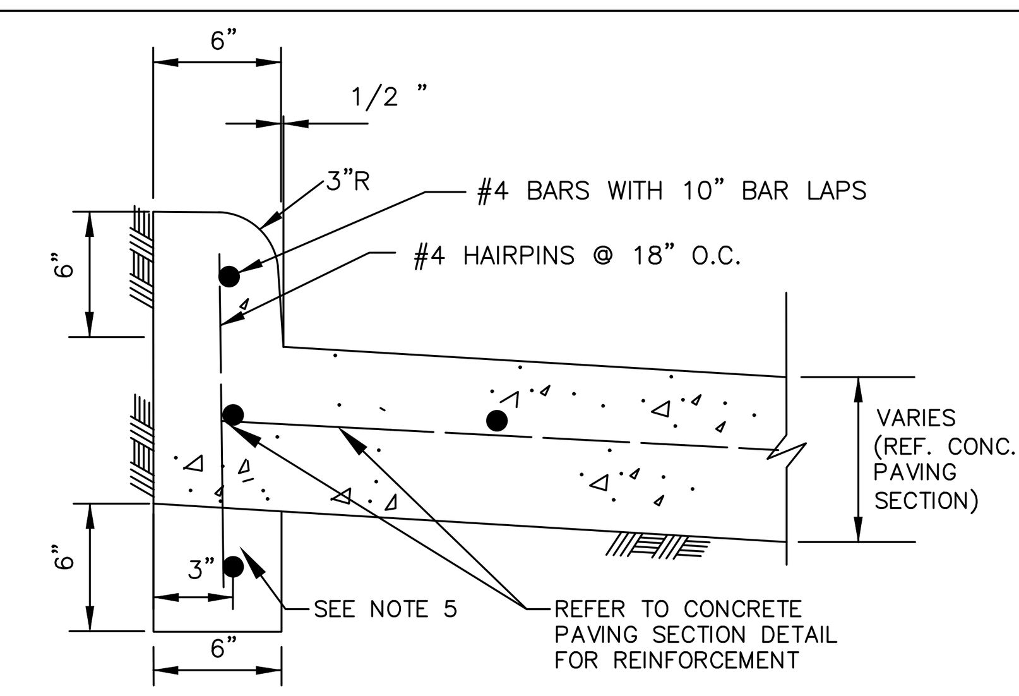


NOTES

1. CONTRACTOR TO ADD EXTRA DIAGONAL BAR IF DISTANCE TO NEAREST CORNER EXCEEDS 12".

2. FOR RADIUS OVER 10', CONTRACTOR TO PLACE LONG BAR AT 3" FROM BACK OF CURB ALONG ENTIRE RADIUS.

BAR SCHEMATIC FOR SMALL RADIUS CURVE
N.T.S.

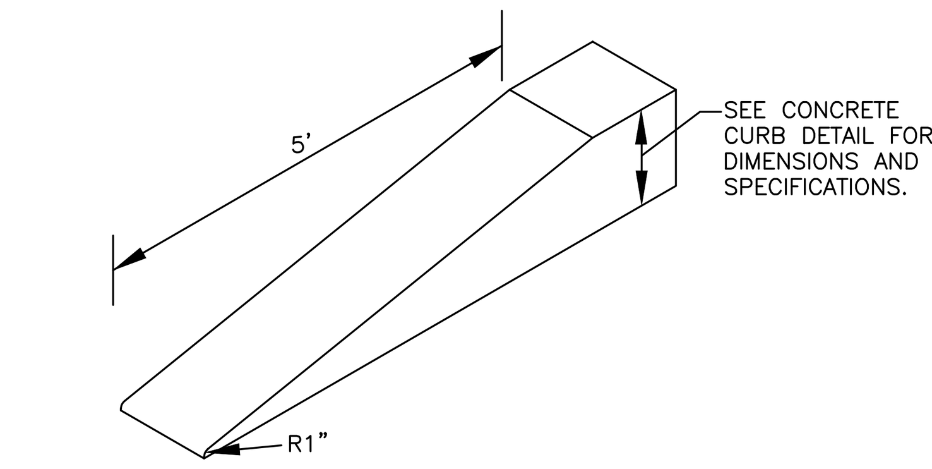


1. PROVIDE EXPANSION JOINTS AT ALL CURVES, TANGENTS AND CORNERS.
2. SUBGRADE TO EXTEND 1' PAST BACK OF CURB.
3. SACK FINISH EXPOSED SURFACES.
4. FINISH TO BE ACCOMPLISHED BY FLOATING, STEEL TROWELLING AND THEN BRUSHING. HAND FINISH NOT REQUIRED WHEN CURB IS NOT POURED BY A MACHINE, BUT CURB WILL HAVE THE SAME OUTSIDE DIMENSIONS, AND HAVE A BRUSHED FINISH.
5. ADD ONLY IF RECOMMENDED BY GEOTECH REPORT

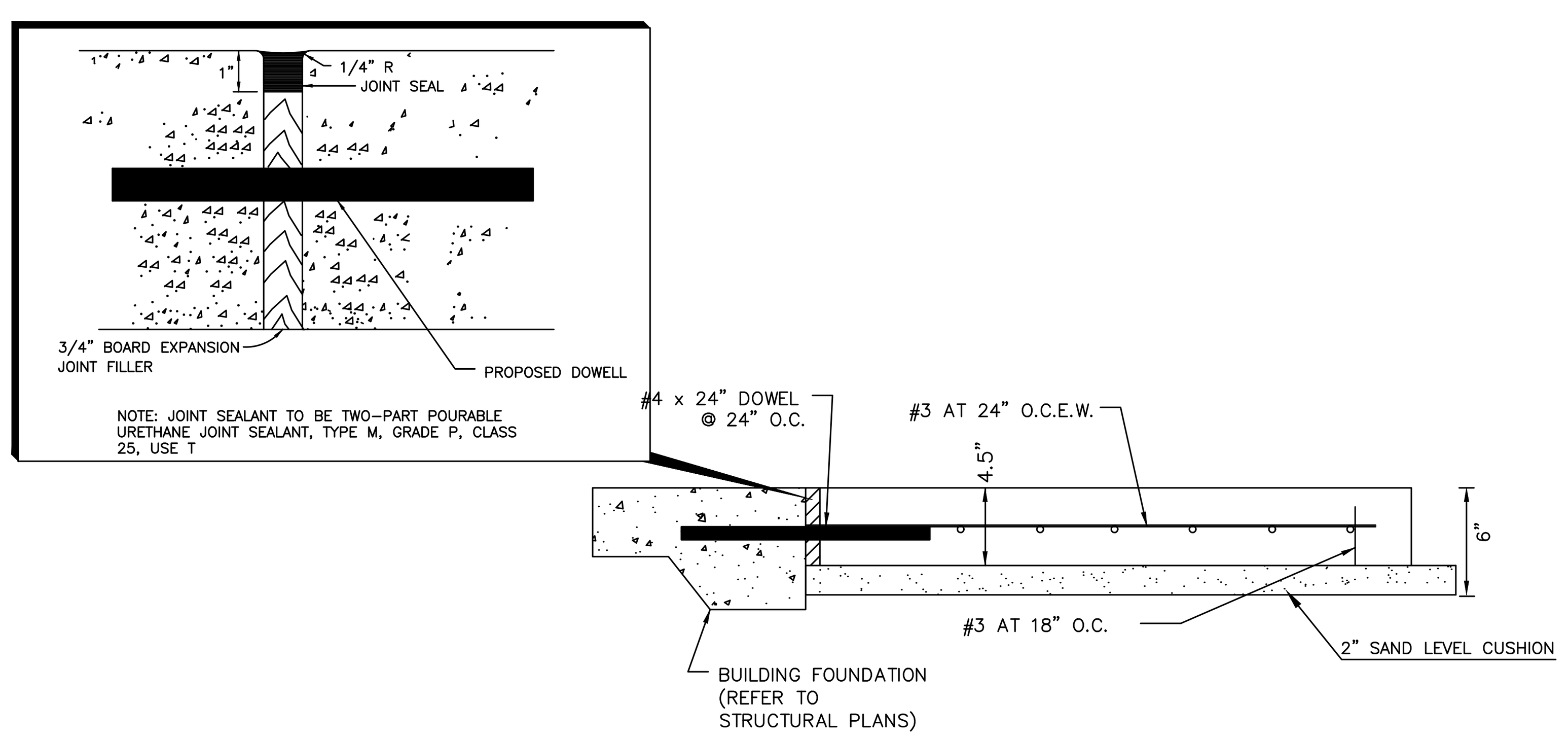
6" MONOLITHIC CONCRETE CURB
N.T.S.

NOTE:

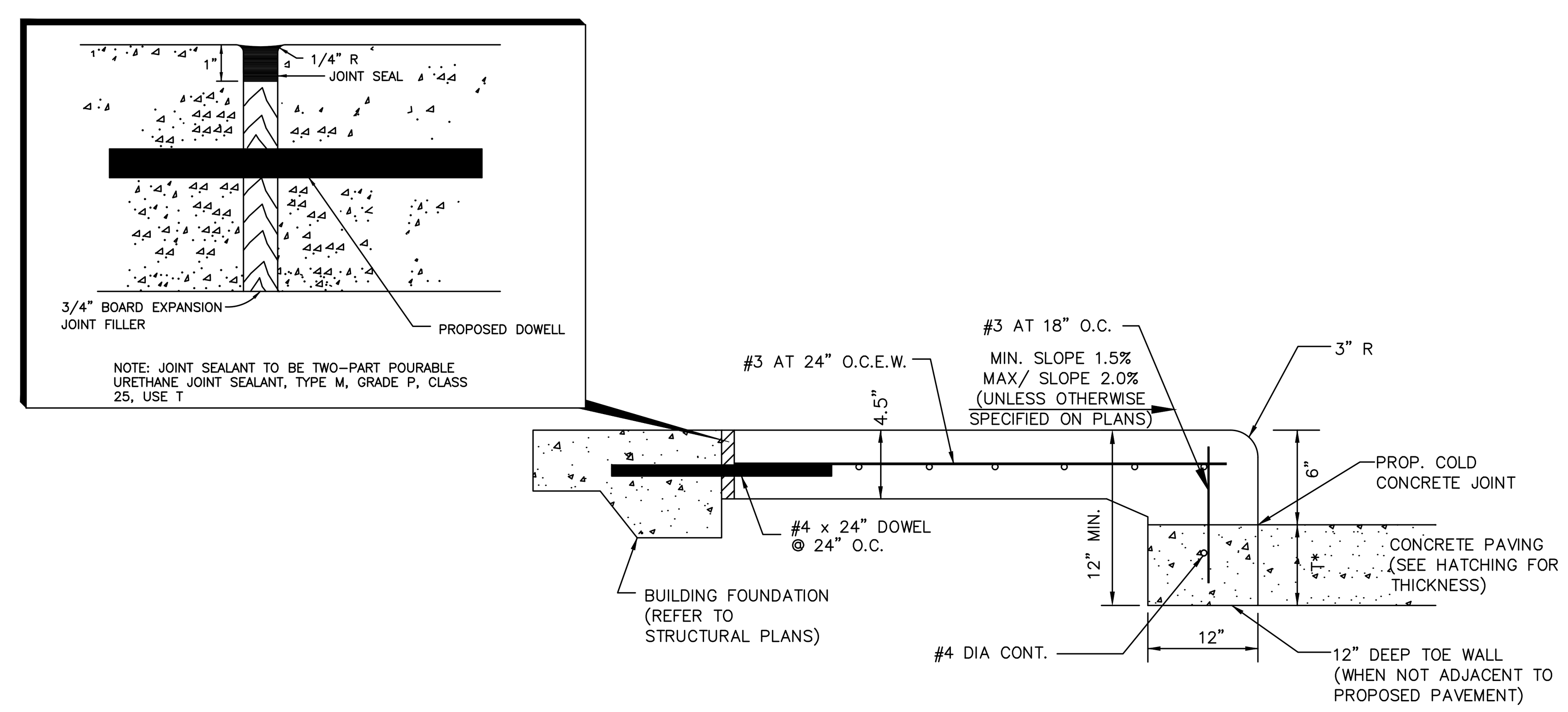
1. CONCRETE TO BE MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.



CURB TRANSITION
N.T.S.

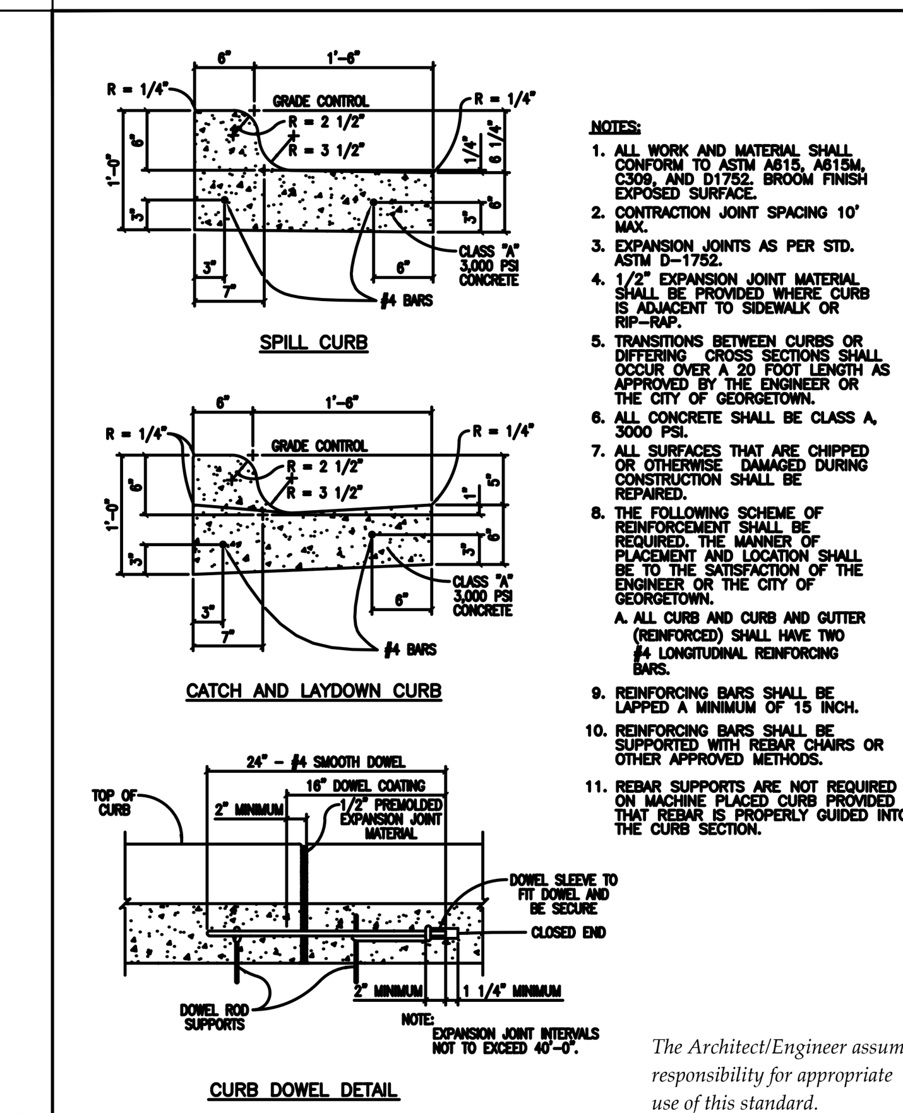


BUILDING PERIMETER SIDEWALK TO LANDSCAPE
N.T.S.



BUILDING PERIMETER SIDEWALK
N.T.S.

* = FOR REQUIRED PAVEMENT/SUBGRADE THICKNESS, SEE HATCHING ON PLAN. REFERENCE GEOTECHNICAL REPORT FOR SPECIFICATIONS.



NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. THE FOLLOWING SCHEME OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. ALL CURB AND CURB AND GUTTER (REINFORCED) SHALL HAVE TWO #4 LONGITUDINAL REINFORCING BARS.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

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

GEORGETOWN TEXAS EST. 1848 Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CURB AND GUTTER DETAILS	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: SD06 SCALE: NTS DATE: DRAWN BY: MRS APPROVED BY: TRB

No.	REVISIONS	DATE

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19635 N. Eldridge Pkwy, Suite 200
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281.301.5955
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PATRICK L. CARRIGAN
95617
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
31 MARCH 2023

ALJ PROJECT NO. 022.22.CV.486
DATE: MARCH 2023
SCALE: N/A
DRAWN BY: SAH
CHECKED BY: RAB

CONSTRUCTION DETAILS (1 OF 4)

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET
15

XXXX-XX-SDP

NOTES:

1. PROVIDE IN ACCORDANCE WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS)

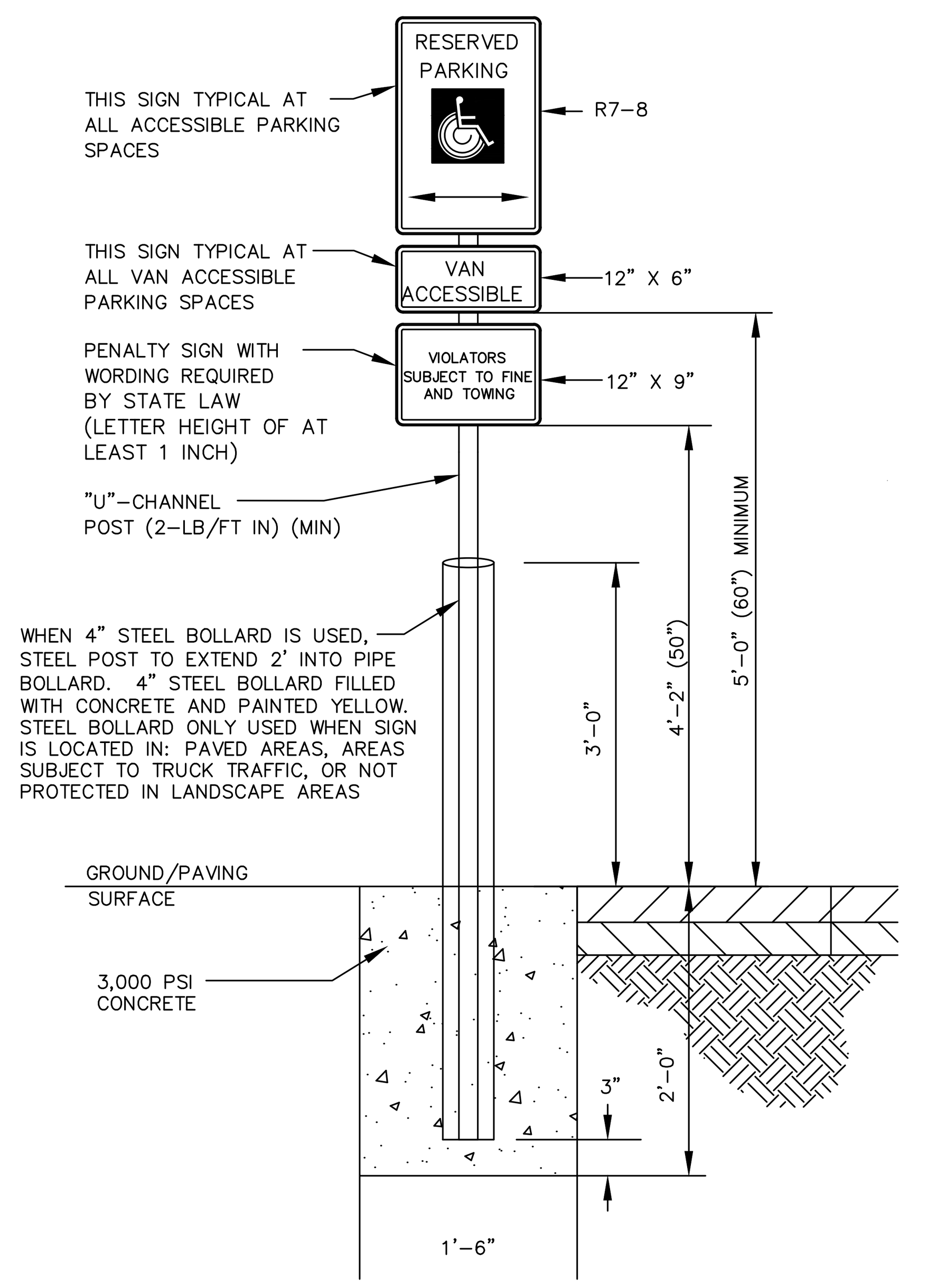
2. INSTALL WHERE HANDICAP STALLS ARE INDICATED ON PLAN

3. VAN ACCESSIBLE SIGNAGE ON VAN SPACES ONLY – SEE PLAN FOR LOCATION

COLOR CHART

BLUE: LETTERS, BORDER, & SYMBOL

WHITE: SIGN BACKGROUND



ACCESSIBLE PARKING SIGN

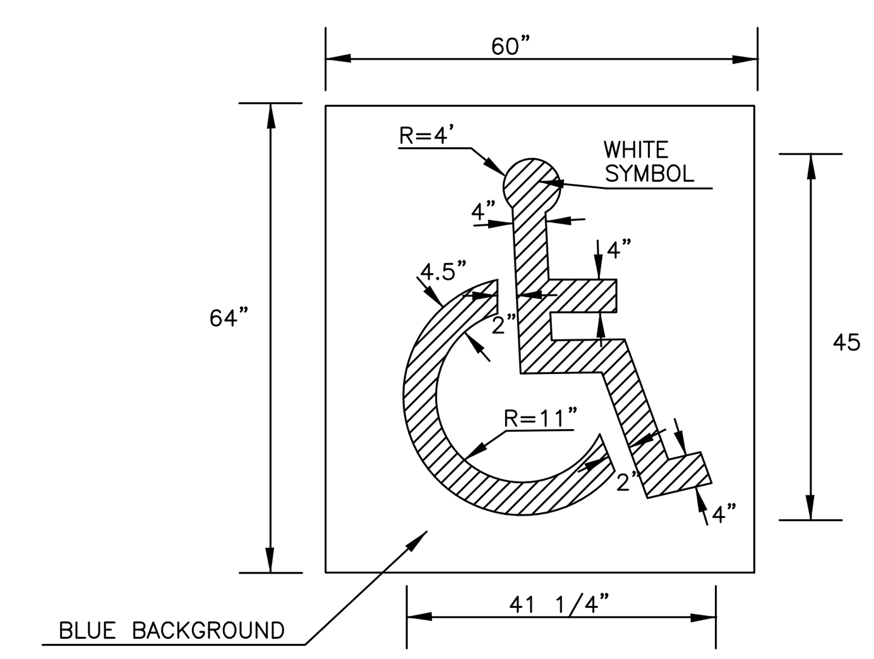
N.T.S.

ACCESSIBILITY NOTES:

1. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND CITY/COUNTY REQUIREMENTS.
2. ACCESSIBLE PARKING SPACES AND DRIVE AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:48 (2.08%) IN ALL DIRECTIONS. CURB RAMPS SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
3. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY AN APPROPRIATE SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS SECTION 216.5. SPACES COMPLYING WITH TAS SECTION 502.6 SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.
   A. SIGNS SHALL BE LOCATED 48" – 80" ABOVE THE GROUND, FLOOR, OR PAVING SURFACE MEASURED TO THE BOTTOM OF THE SIGN SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
   B. SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS SECTION 307.4.
   C. CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS SECTION 703.5.
4. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS SECTION 405.2. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
5. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS SECTIONS 405.4 AND 302.1.

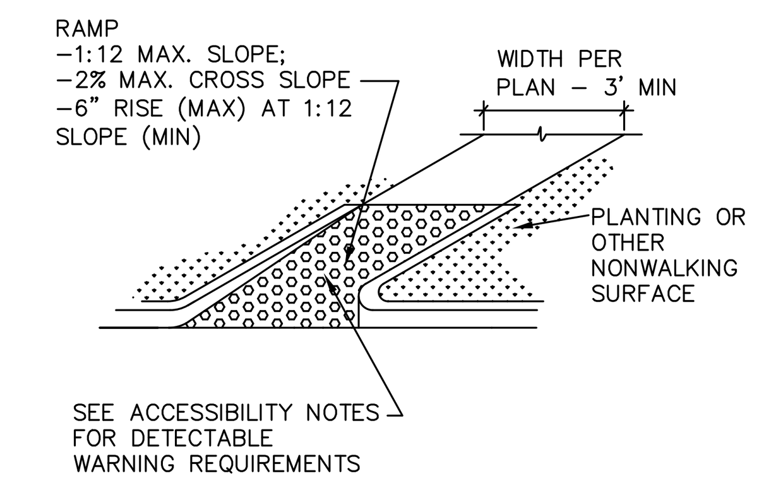
CURB RAMPS IN PUBLIC RIGHT-OF-WAY
ALL CURB RAMPS SHALL COMPLY WITH ARCHITECTURAL BARRIERS ADMINISTRATIVE RULE 68.102(B)(2):
A. DETECTABLE WARNING STRIP SHALL EXTEND A MINIMUM OF 24" IN DEPTH (IN DIRECTION OF PEDESTRIAN TRAVEL)
B. DETECTABLE WARNING STRIP SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING.

CURB RAMPS NOT IN PUBLIC RIGHT-OF-WAY
ALL CURB RAMPS NOT CONSTRUCTED IN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH TAS 406.
A. DETECTABLE WARNING STRIPS ARE NOT REQUIRED ON CURB RAMPS NOT IN PUBLIC RIGHT-OF-WAY.



HANDICAP SURFACE PAINT DETAIL

N.T.S.



CURB RAMP DETAIL - SQUARE SIDES

N.T.S.

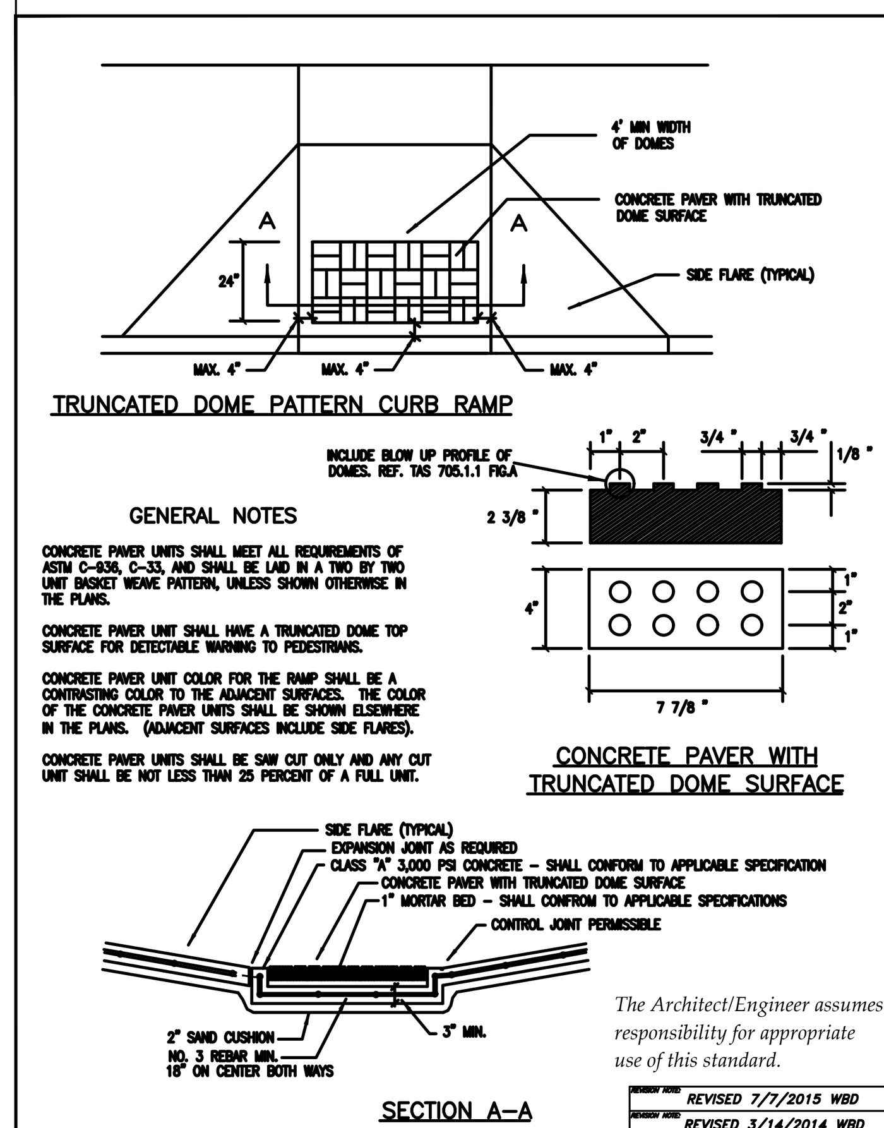
The Architect/Engineer assumes responsibility for appropriate use of this standard.

NOTES:

1. COMMERCIAL SIDEWALKS WIDTHS – 6'
   RESIDENTIAL SIDEWALKS WIDTHS – 5'
2. ALL SLOPES ARE MAXIMUM ALLOWABLE. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY ARE ENCOURAGED.
3. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
4. FOR PURPOSES OF WARNING, THE CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
5. TEXTURES MAY CONSIST OF PAVERS WITH TRUNCATED DOMED SURFACES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
6. COLOR CONTRAST, FOR EXAMPLE, MAY BE ACCOMPLISHED WITH COLORED CONCRETE PAVERS THAT HAVE TRUNCATED DOMES WHICH WOULD PROVIDE A CONTRAST WITH TYPICALLY LIGHT COLORED CONCRETE.
7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, VISIBILITY AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
8. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS IF THEY ARE UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. MEDIAN CROSSING SHALL BE A MINIMUM OF 5' WIDE. MEDIANS SHIOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR TROUGH THEM.
9. ALL SIDEWALK PLANS AND DETAILS SHALL BE SUBMITTED AND APPROVED BY "REGISTERED ACCESSIBILITY SPECIALIST" (RAS).
10. 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 MEET THE REQUIREMENTS OF A RAMP PER TAS 405.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.
11. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE OR ACT PROTRUDING OBJECTS.
12. ALL SIDEWALKS SHALL BE DOWELED INTO EXISTING SIDEWALKS, DRIVEWALKS, DRIVEWAYS, INLET BOXES, RETAINING WALLS, ETC.
13. ALL SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

(PENETRATES) A CURB.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006 TRB	
PEDESTRIAN RAMPS GENERAL NOTES	DRAWING NAME: SD28	
	SCALE: NTS	DATE: 1/2003
	DRAWN BY: MRS	APPROVED BY: TRB



GENERAL NOTES

CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-936, C-33, AND SHALL BE LAID IN A TWO BY TWO UNIT BASKET WEAVE PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.

CONCRETE PAVER UNIT SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS.

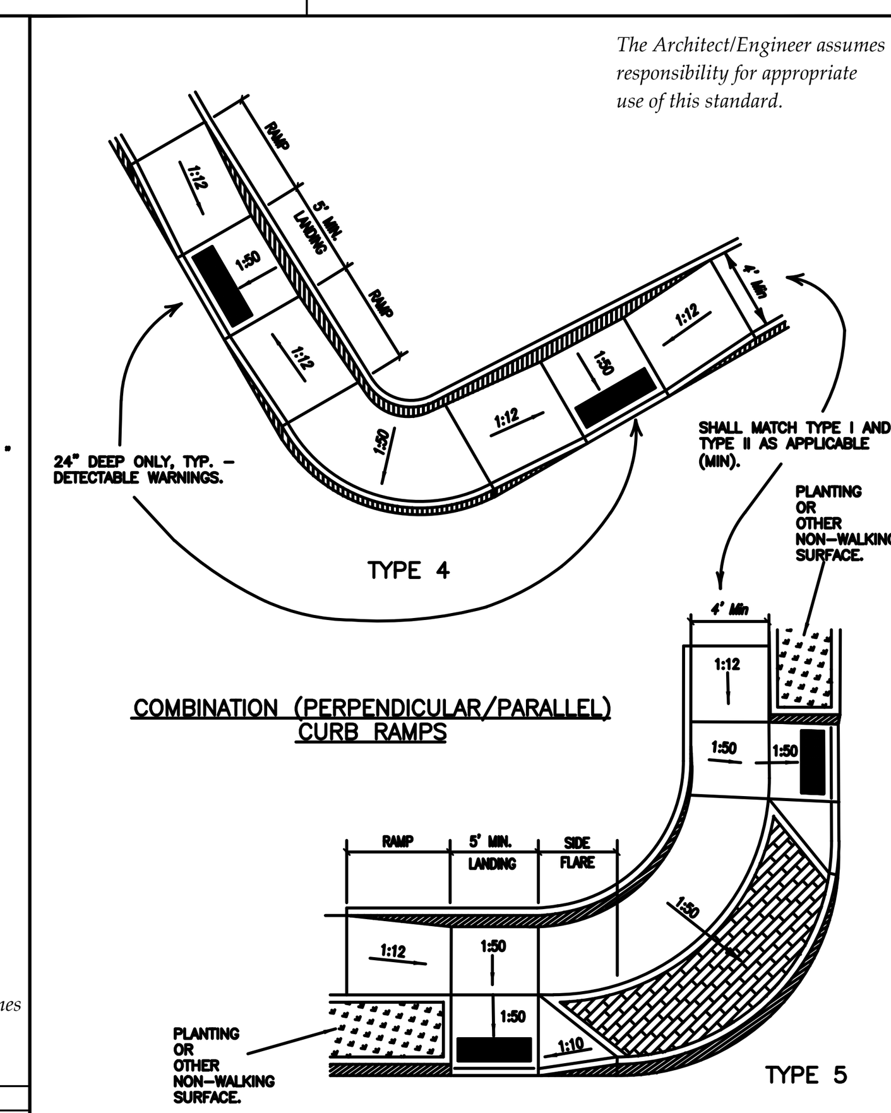
CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR TO THE ADJACENT SURFACES. THE COLOR OF THE CONCRETE PAVER UNITS SHALL BE SHOWN ELSEWHERE IN THE PLANS. (ADJACENT SURFACES INCLUDE SIDE FLARES).

CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY AND ANY CUT UNIT SHALL BE NOT LESS THAN 25 PERCENT OF A FULL UNIT.

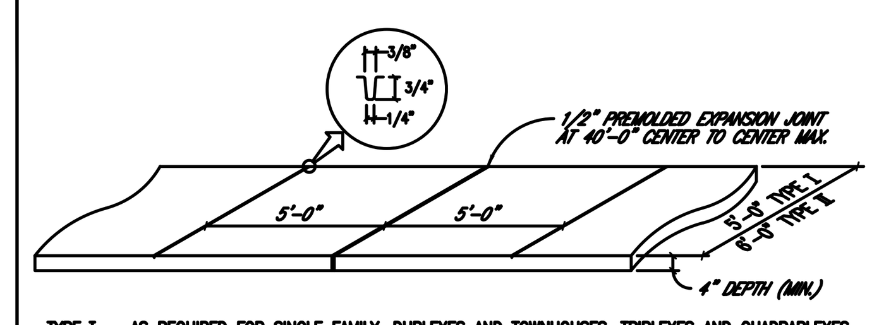
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: REVISED 7/7/2015 WBD	
	REVISION NOTE: REVISED 3/14/2014 WBD	
	ADOPTED 6/21/2006 TRB	
CURB RAMP TEXTURES TYPE A	DRAWING NAME: SD37	
	SCALE: NTS	DATE: 1/2003
	DRAWN BY: MRS/AP	APPROVED BY: TRB

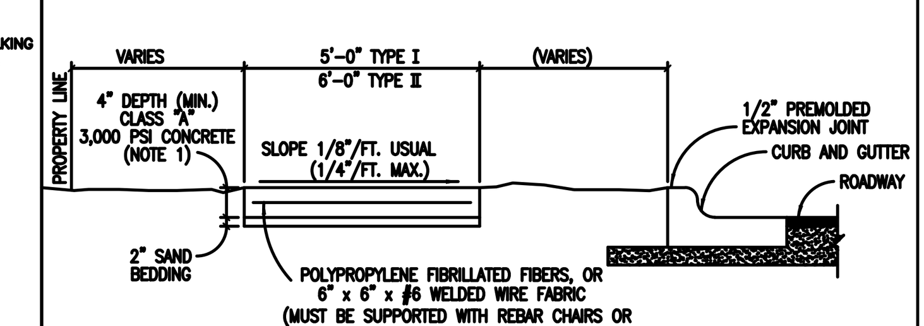
The Architect/Engineer assumes responsibility for appropriate use of this standard.



CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	ADOPTED 6/21/2006 TRB
SIDEWALK RAMP DETAIL TYPES 4 & 5	SD33



TYPE I – AS REQUIRED FOR SINGLE FAMILY, DUPLEXES AND TOWNHOUSES, TRIPLEXES AND QUADRAPLEXES.
TYPE II – AS REQUIRED FOR MULTI-FAMILY, OTHER NON-RESIDENTIAL USES AND PARKING LOTS/STRUCTURES.
ALL THOROUGHFARES (COLLECTOR AND ABOVE) REQUIRE TYPE II.

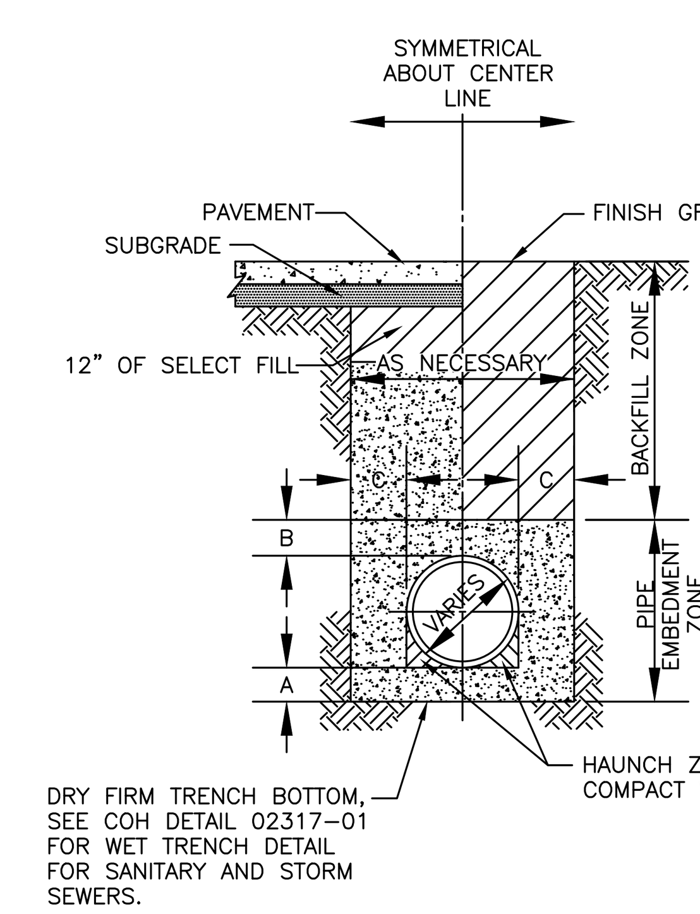


NOTES:

1. STANDARD LOCATION OF SIDEWALK SHALL BE IN CONFORMANCE WITH THE UDC.
2. SIDEWALK SHALL CONFORM TO CURRENT TDLR/TAS STANDARDS.
3. ALL SIDEWALKS SHALL BE SUBMITTED AND APPROVED BY THE REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND ENGINEER OF RECORD.
4. ANY VARIANCE IN TEXTURE, GRADE OR ALIGNMENT SHALL BE APPROVED BY THE REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND BY THE CITY ENGINEER.
5. SLIP DOWEL SHALL BE INSTALLED AT EVERY LONGITUDINAL EXPANSION JOINT (UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER DURING ENGINEERING PLAN REVIEW PRIOR TO FINAL DESIGN).

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006 TRB	
SIDEWALK SECTION AND JOINT DETAIL	DRAWING NAME: SD14	
	SCALE: NTS	DATE: 1/2003
	DRAWN BY: MRS	APPROVED BY: TRB



WATER, SANITARY AND STORM BEDDING AND BACKFILL FOR DRY STABLE TRENCH

N.T.S.

DIMENSIONAL REQUIREMENTS

PIPE SIZE	A	B	C
20" AND SMALLER	6"	12"	9"
21" THRU 48"	6"	12"	12"
54" THRU 66"	9"	12"	15"
72" AND LARGER	12"	18"	15"

MATERIAL REQUIREMENTS

BACKFILL ZONE

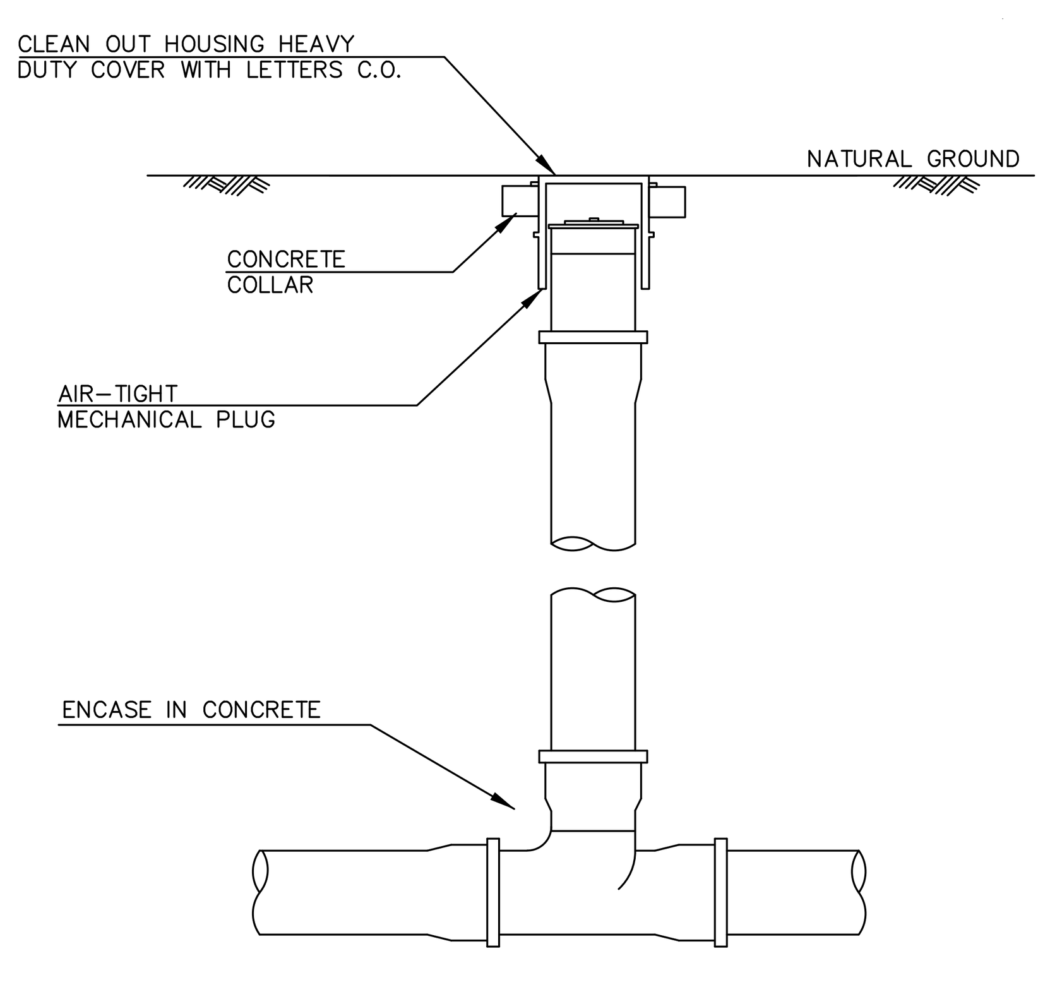
1. IN PAVED AREAS, USE CEMENT STABILIZED SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY, TO WITHIN 12" OF SUBGRADE.

2. IN UNPAVED AREAS, USE SOIL EXCAVATED FROM TRENCH, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

PIPE EMBEDMENT ZONE

1. FOR STORM AND SANITARY SEWERS, USE CEMENT STABILIZED SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

2. FOR WATER LINES, USE SAND, PLACE IN 8" LIFTS AND COMPACT TO 95% STANDARD PROCTOR DENSITY.

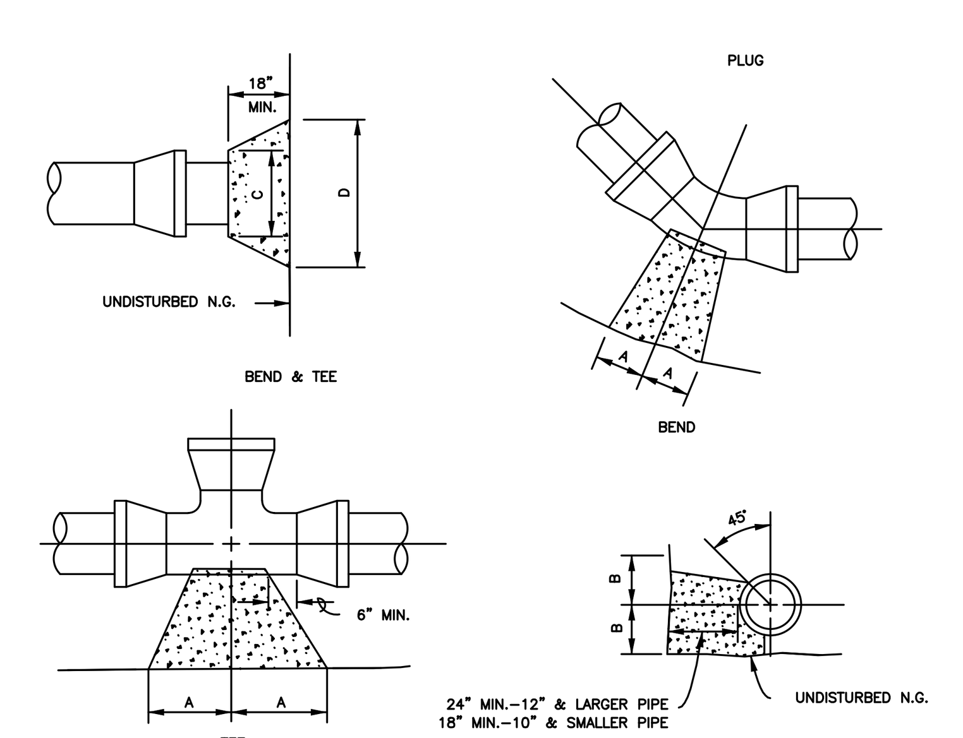


CLEANOUT SERIES 8310 MADE BY JOSAM MANUFACTURING CO., OR APPROVED EQUAL WITH SCORIATED COVER AND BRASS INTERNAL PLUG.

CLEANOUT DETAIL

N.T.S.

SIZE	90° BEND A	90° BEND B	45° BEND A	45° BEND B	22 1/2° BEND A	22 1/2° BEND B	TEES A	TEES B	PLUGS C	PLUGS D
2 1/2"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
4"	14"	8"	7"	9"	6"	6"	8"	11"	8"	18"
6"	16"	10"	9"	10"	6"	8"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"



NOTE:

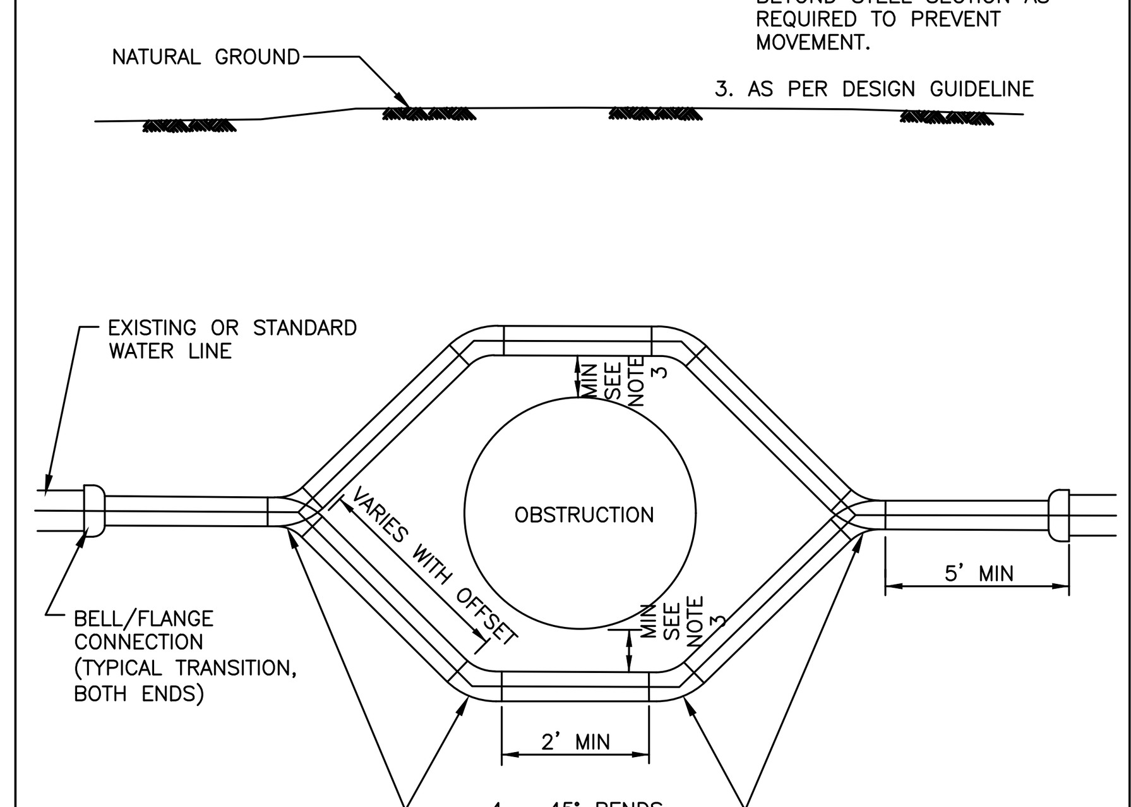
THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 1.0 SQ. FOOT AND THE LEAST DIMENSION SHALL BE NO SMALLER THAN 1.5 TIMES PIPE DIAMETER, BUT NOT LESS THAN 1.0 FT.

THRUST-BLOCKING

N.T.S.

NOTE:

1. MATERIALS AND COATINGS TO BE IN ACCORDANCE WITH WATER LINE STANDARD SPECIFICATIONS.
2. RESTRAIN EXISTING PIPING BEYOND STEEL SECTION AS REQUIRED TO PREVENT MOVEMENT.
3. AS PER DESIGN GUIDELINE

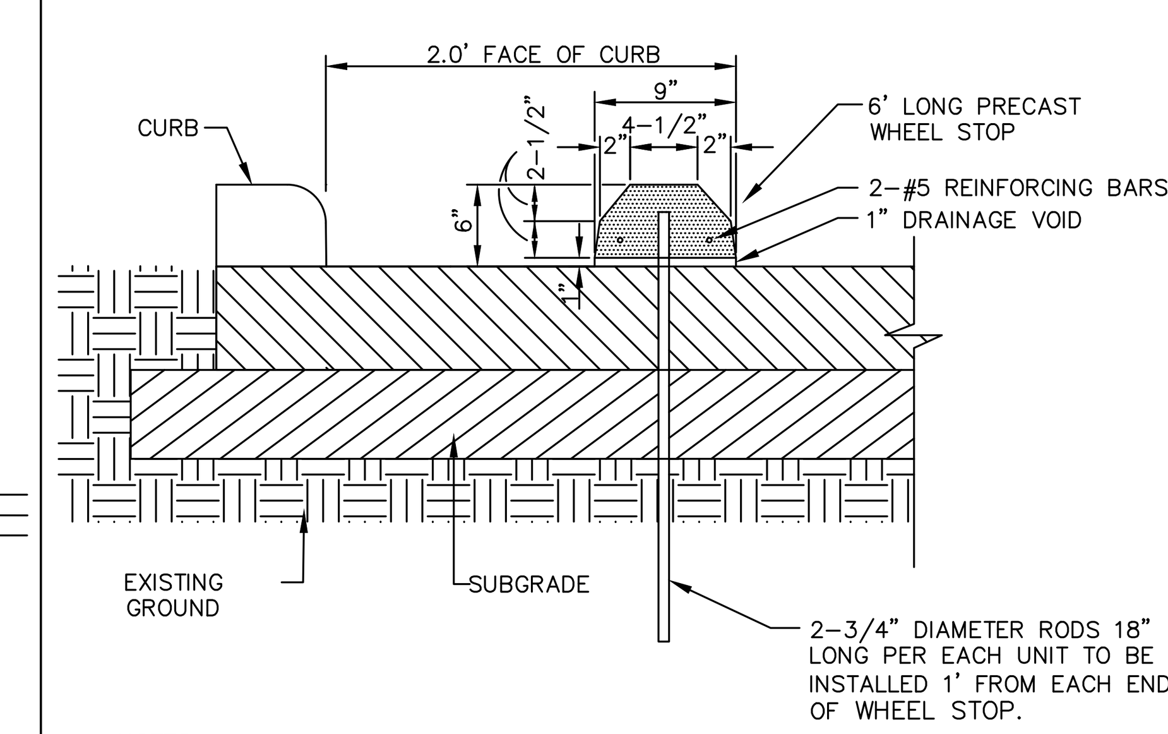


TYPICAL STEEL PIPE OFFSET SECTION FOR WATER LINES

N.T.S.

PIPE OFFSET ALTERNATIVES

1. DUCTILE IRON PIPE PRESSURE 250 PSI WITH APPROVED RESTRAINED JOINTS.
2. PVC PIPE WITH INTEGRAL RESTRAINED JOINT SYSTEM, OR DUCTILE – IRON RESTRINED JOINT FITTINGS, EPOXY LINED AND COATED, USE 250 PSI AWWA C900 OR 14 FOR PVC RESTRAINED JOINTS.
3. PVC NOT ALLOWED FOR GREATER THAN 20 FT OF COVER OR FOR DIAMETER LARGER THAN 20 IN.
4. USE ONLY DUCTILE IRON AND PVC PRODUCTS LISTEN ON OCE DIVISION APPROVED PRODUCTS LIST AND IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

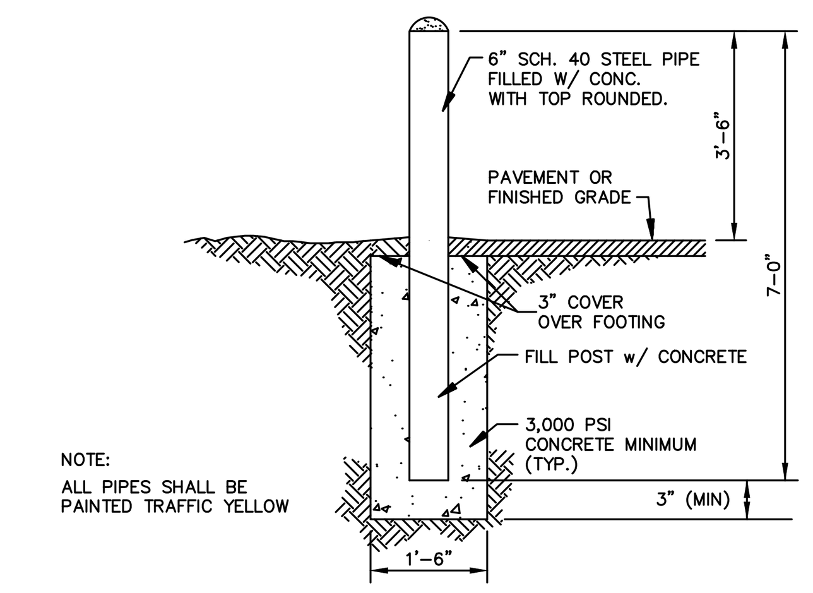


NOTES:

1. CONCRETE USED FOR WHEEL STOP TO HAVE MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI.

WHEEL STOP

N.T.S.



NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

PIPE BOLLARD DETAIL

N.T.S.

DATE

REVISIONS

No.

ALJ Lindsey
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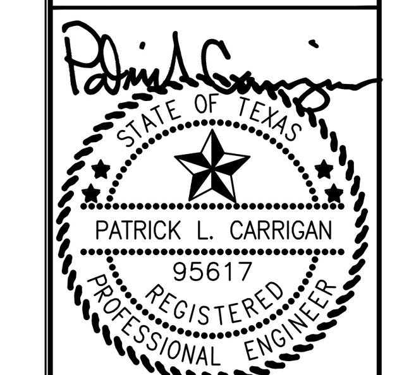
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FIRM F-11526



31 MARCH 2023

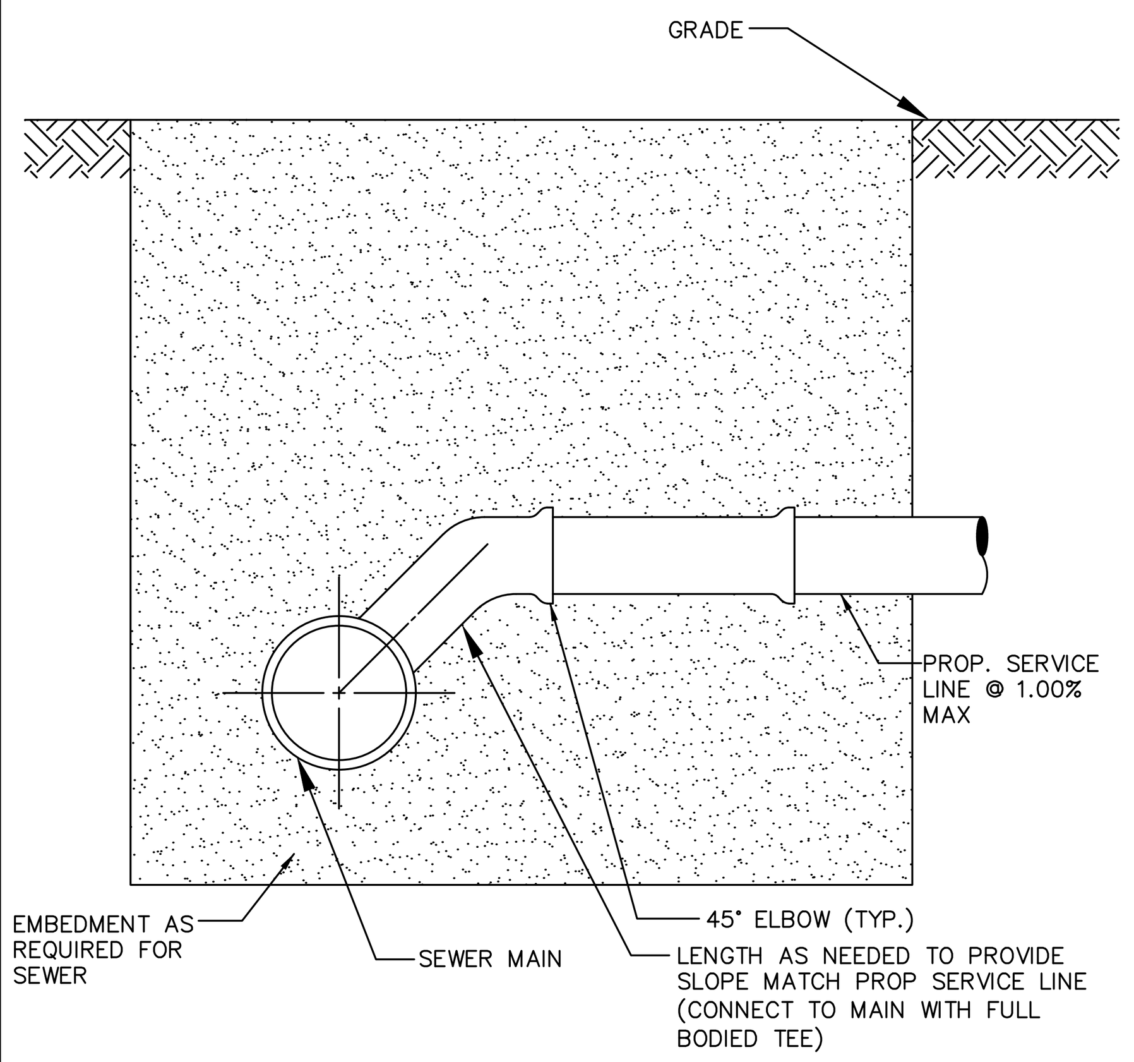
ALJ PROJECT NO. 022.22.CV.486
DATE: MARCH 2023
SCALE: N/A
DRAWN BY: SAH
CHECKED BY: RAB

CONSTRUCTION DETAILS (2 OF 4)

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

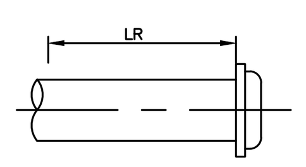
SHEET
16

XXXX-XX-SDP



LATERAL SERVICE CONNECTION DETAIL

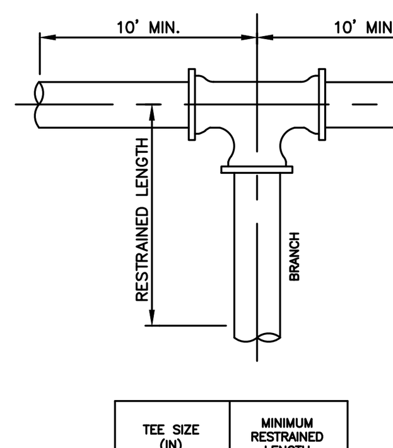
N.T.S.



DEAD END SIZE (IN)	MINIMUM RESTRAINED LENGTH
3	30'
4	33'
6	47'
8	62'
10	75'
12	89'
16	116'

DEAD END

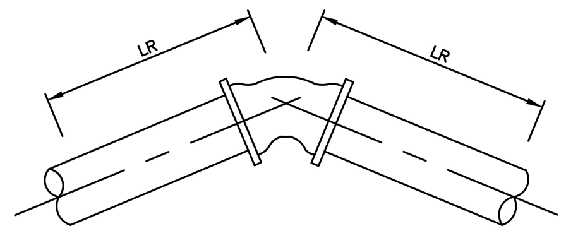
NTS



TEE SIZE (IN)	MINIMUM RESTRAINED LENGTH
4 x 4	1'
6 x 3	1'
6 x 4	1'
6 x 6	1'
8 x 4	1'
8 x 6	1'
8 x 8	1'
12 x 4	1'
12 x 6	1'
12 x 8	1'
12 x 12	23'

TEE

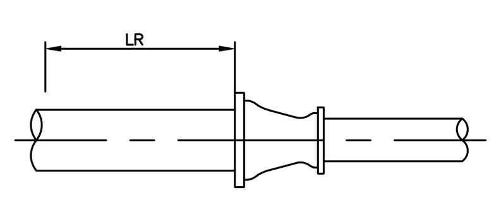
NTS



PIPE SIZE (IN)	DEGREE OF BEND – MINIMUM RESTRAINED LENGTH			
	11.25°	22.50°	45°	90°
3	2'	3'	5'	11'
4	2'	3'	5'	12'
6	2'	4'	7'	17'
8	3'	5'	9'	22'
10	3'	6'	11'	26'
12	3'	7'	13'	31'
16	4'	8'	17'	40'

HORIZONTAL BEND

NTS



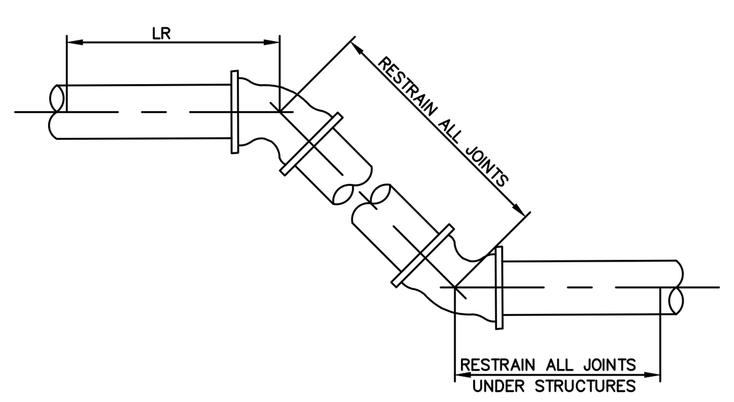
REDUCER SIZE (IN)	MINIMUM RESTRAINED LENGTH
6 x 4	24'
8 x 4	45'
8 x 6	26'
12 x 4	77'
12 x 6	65'
12 x 8	47'

REDUCER

NTS

GENERAL NOTES:

1. THE LENGTHS OF RESTRAINED OR CONTINUOUS PIPE CALLED OUT IN THE FOLLOWING TABLES ARE FOR INSTALLATION OF MECHANICALLY RETRAINED FITTINGS AND ARE CALCULATED BASED ON THE FOLLOWING PARAMETERS:
   A. ALL PIPES ARE PVC C900.
   B. THE SOIL TYPE IS "CL" AS DEFINED BY THE UNIFIED SOIL CLASSIFICATIONS.
   C. THE TEST PRESSURE OF THE WATER SYSTEM IS TWO HUNDRED POUNDS PER SQUARE INCH (200 PSI).
   D. THE TRENCH IS TYPE 5, AS PER AWWA A21.5 TRENCH CONDITIONS.
   E. THE DEPTH OF COVER IS FIVE FEET (5').
   F. THE SAFETY FACTOR SHALL BE 1.5.
2. IF FIELD CONDITIONS VARYING SIGNIFICANTLY FROM THESE PARAMETERS ARE ENCOUNTERED, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER. THE ENGINEERS WILL ADVISE THE CONTRACTOR OF THE REQUIRED LENGTH OF RESTRAINED PIPE NECESSARY TO MEET EXISTING CONDITIONS.



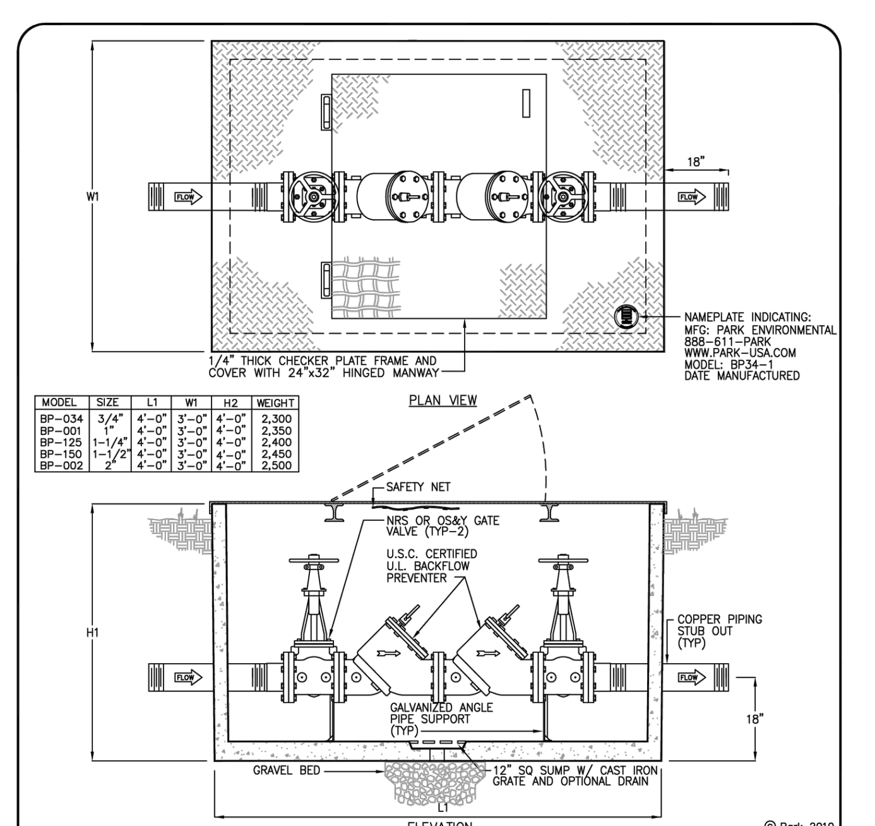
PIPE SIZE (IN)	DEGREE OF BEND – MINIMUM RESTRAINED LENGTH			
	11.25°	22.50°	45°	90°
3	5'	9'	18'	N/A
4	5'	10'	19'	N/A
6	7'	13'	27'	N/A
8	9'	18'	36'	N/A
10	11'	21'	43'	N/A
12	13'	25'	51'	N/A
16	16'	32'	67'	N/A

VERTICAL BEND

NTS

RESTRAINED JOINTS

N.T.S.



Specifications

CONCRETE: Class II concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth.

REINFORCEMENT: Grade 60 reinforced. Steel rebar conforming to ASTM A615 on required centers or equal.

ALUM. COVER: 1/4" skid-resistant floor plate welded to a 3" angle frame with (2) 3"x2-3/8" I-beam supports in precast concrete top.

Engineering Data

The backflow assembly shall be factory assembled in vault & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations:

PROJECT :
CUSTOMER :
ARCHITECT :
ENGINEER :
ORDER # :
DATE :

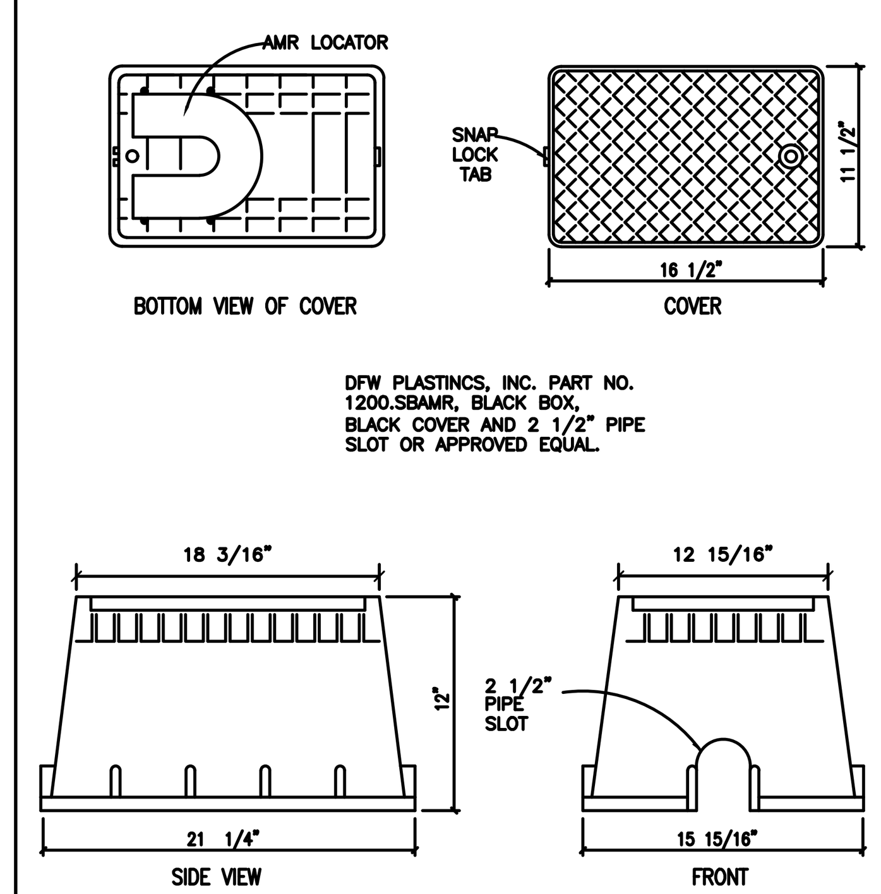
PARK ENVIRONMENTAL EQUIPMENT 888-611-PARK www.park-USA.com

"Expect the Best"

DOUBLE CHECK BACKFLOW PREVENTER ASSEMBLY MODEL BP - 3/4" THRU 2"

SCALE NONE | DATE 2010 | DWG. NO. BP34-1 | REV. A

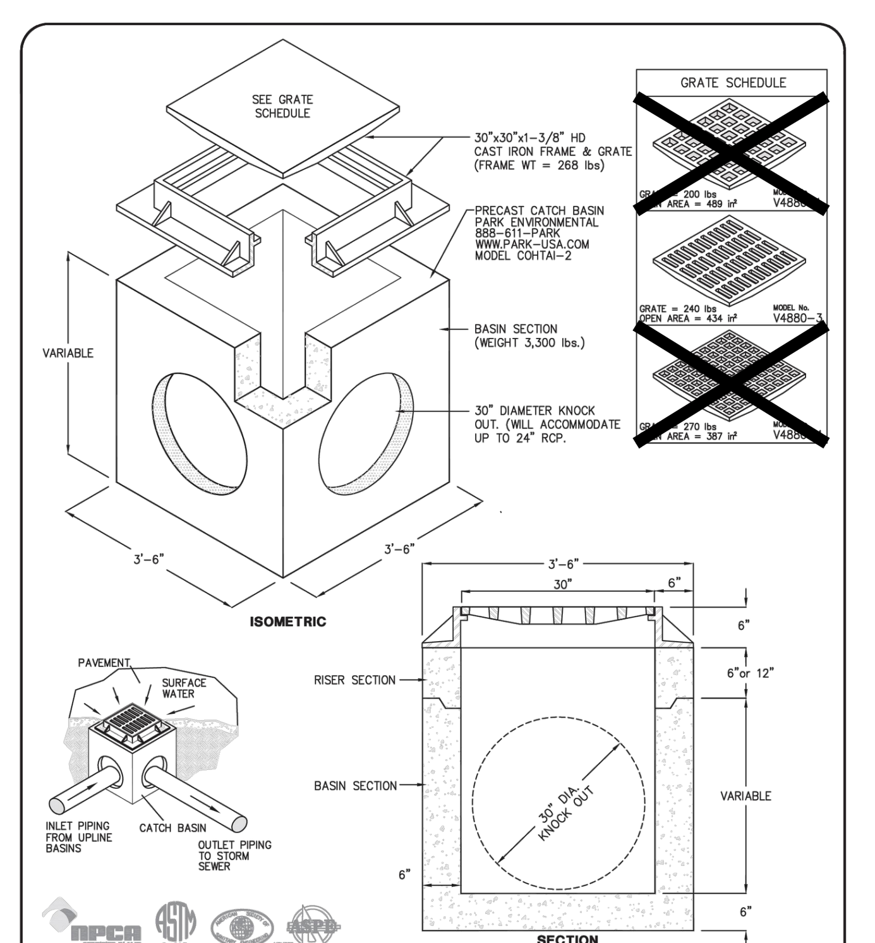
All drawings are avalible for download at www.park-usa.com in .dwg & .pdf formats 1-3



DFW PLASTINCS, INC. PART NO. 1200.SBAMR, BLACK BOX, BLACK COVER AND 2 1/2" PIPE SLOT OR APPROVED EQUAL.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS



SPECIFICATIONS

CONCRETE: Class II concrete with of design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor and first stage of wall with sectional riser to required depth. Rated for H-20 Loading.

REINFORCEMENT: Grade 60 reinforced with steel rebar to conform to ASTM A615 on required centers or equal.

C.I. CASTINGS: Cast iron frames and grates are manufactured of grey cast iron conforming to ASTM A48-76 Class 30.

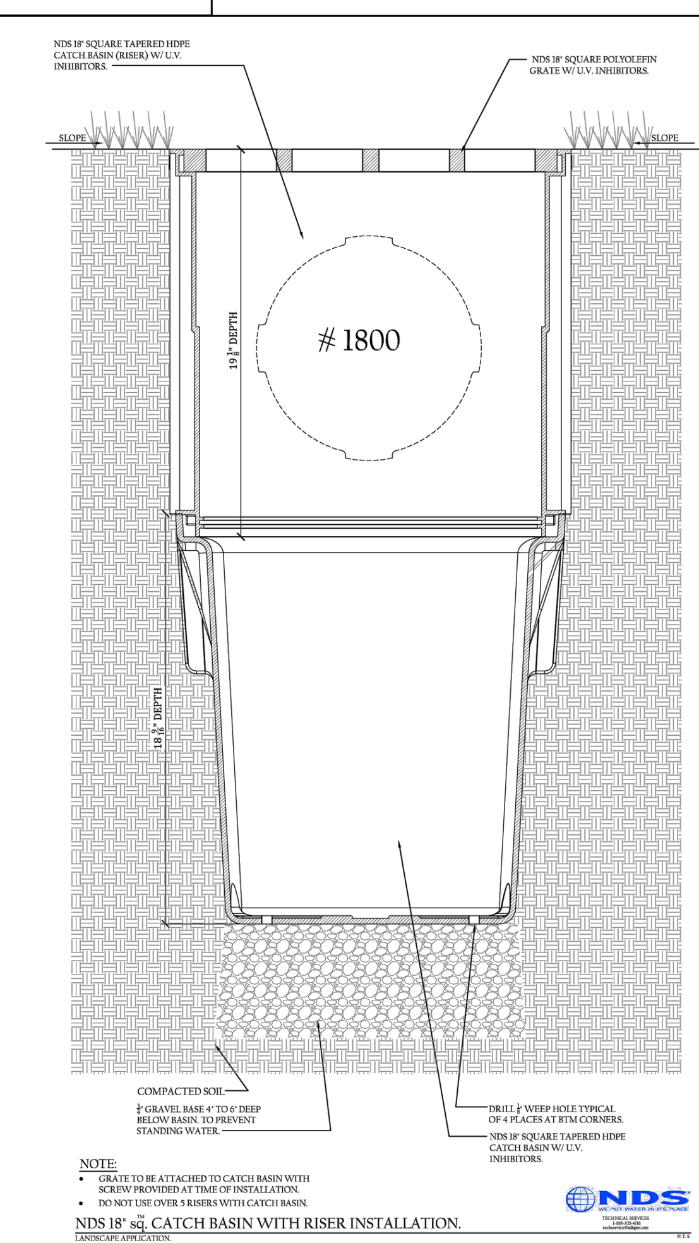
PARK ENVIRONMENTAL EQUIPMENT 888-611-PARK www.park-USA.com

"Expect the Best"

TYPE-A GRATE INLET MODEL COHTAI - SIZE 30"

SCALE NONE | DATE 2010 | DWG. NO. COHTAI-2 | REV. A

3-14 All drawings are avalible for download at www.park-usa.com in .dwg & .pdf formats

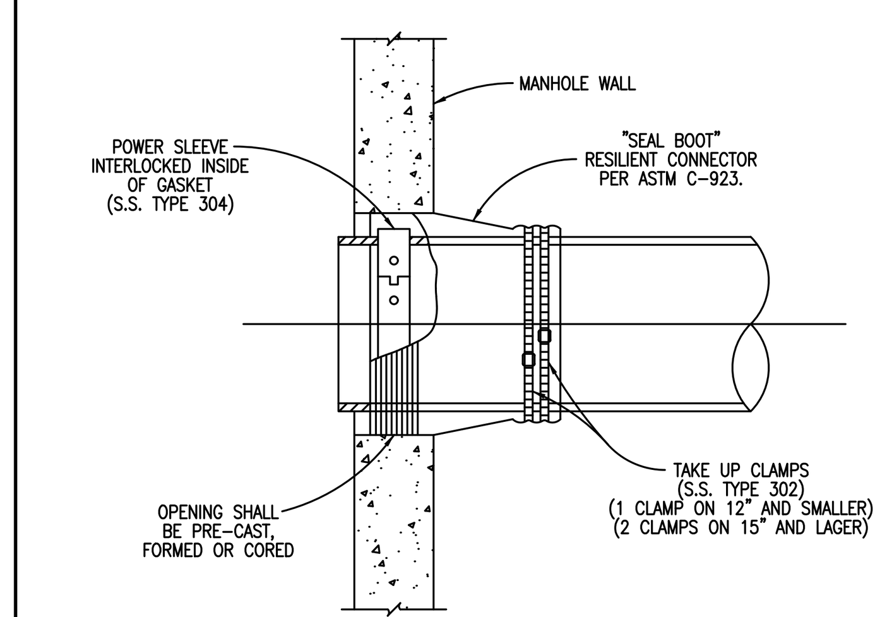


NOTE:

- GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
- DO NOT USE OVER 5 RISERS WITH CATCH BASIN.

NDS 18" sq. CATCH BASIN WITH RISER INSTALLATION.

LANDSCAPE APPLICATION.



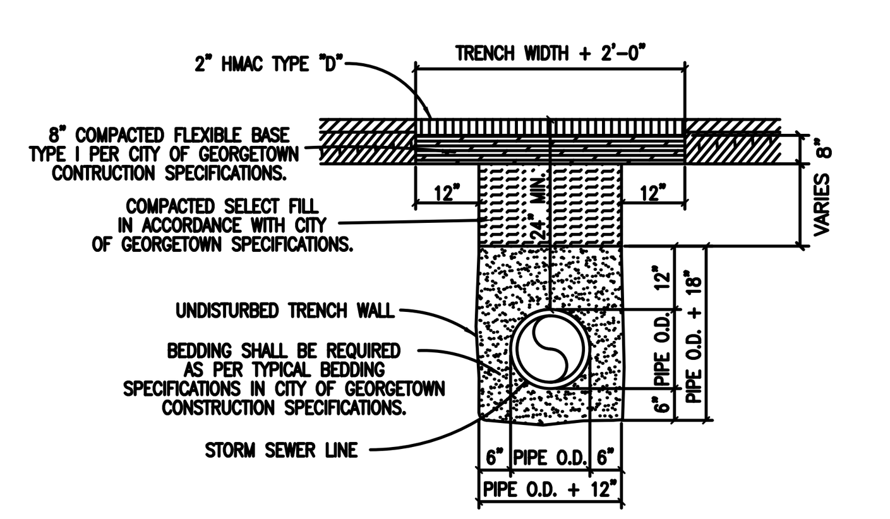
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

FLEXIBLE "SEAL BOOT" CONNECTOR

WW10



TRENCH WIDTHS

*PIPE LESS THAN 20" DIAMETER 1'-0" + PIPE O.D.

*20" DIAMETER PIPE AND LARGER 2'-0" + PIPE O.D.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE.
2. BASE MATERIAL SHALL BE IN LIFTS NOT TO EXCEED 6" AND EACH LIFT THOROUGHLY ROLLED OR TAMPED TO SPECIFIED MAXIMUM DENSITY.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
5. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
6. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

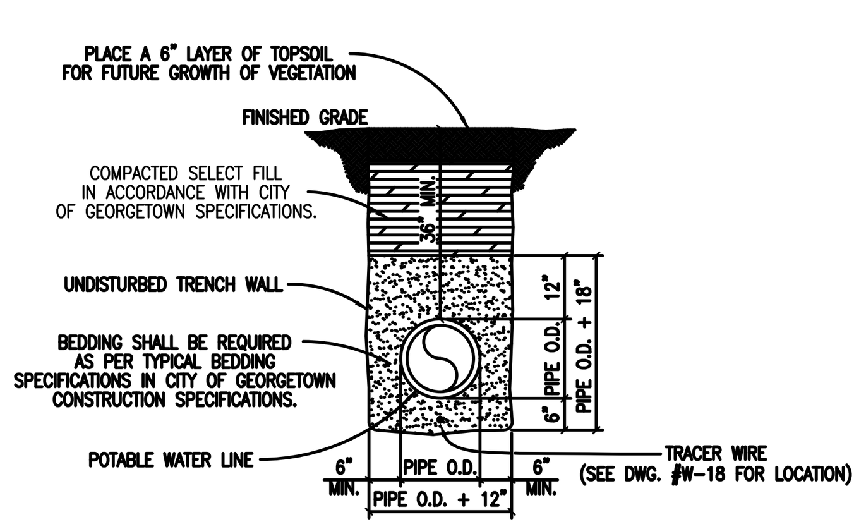
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

TRENCH, EMBEDMENT AND PAVEMENT REPLACEMENT DETAIL UNDER EXISTING ROADWAY FOR STORM SEWER

SD40 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



TRENCH WIDTHS

*PIPE LESS THAN 20" DIAMETER 1'-0" + PIPE O.D.

*20" DIAMETER PIPE AND LARGER 2'-0" + PIPE O.D.

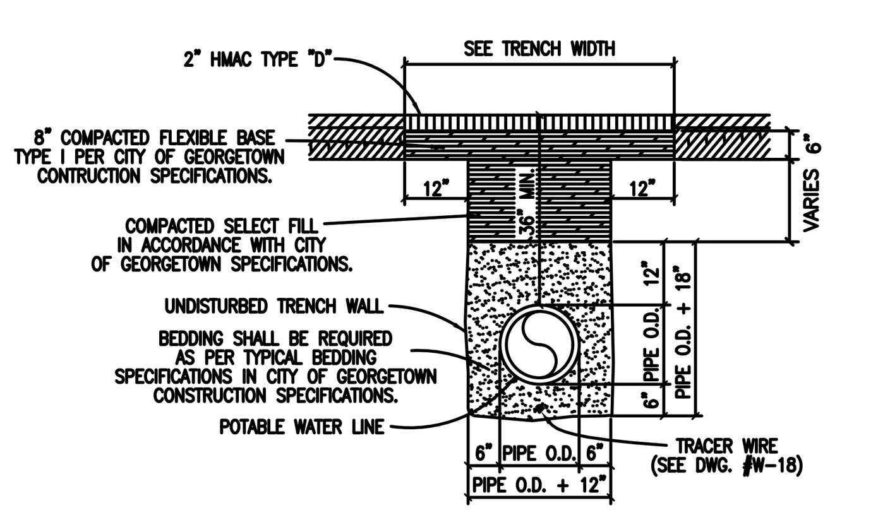
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS

W02 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



TRENCH WIDTHS

*PIPE LESS THAN 20" DIAMETER 1'-0" + PIPE O.D.

*20" DIAMETER PIPE AND LARGER 2'-0" + PIPE O.D.

NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE.
2. BASE MATERIAL SHALL BE IN LIFTS NOT TO EXCEED 6" AND EACH LIFT THOROUGHLY ROLLED OR TAMPED TO SPECIFIED MAXIMUM DENSITY.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE MATERIAL WILL BE CONSISTENT WITH THE EXISTING SURFACE.
5. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
6. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

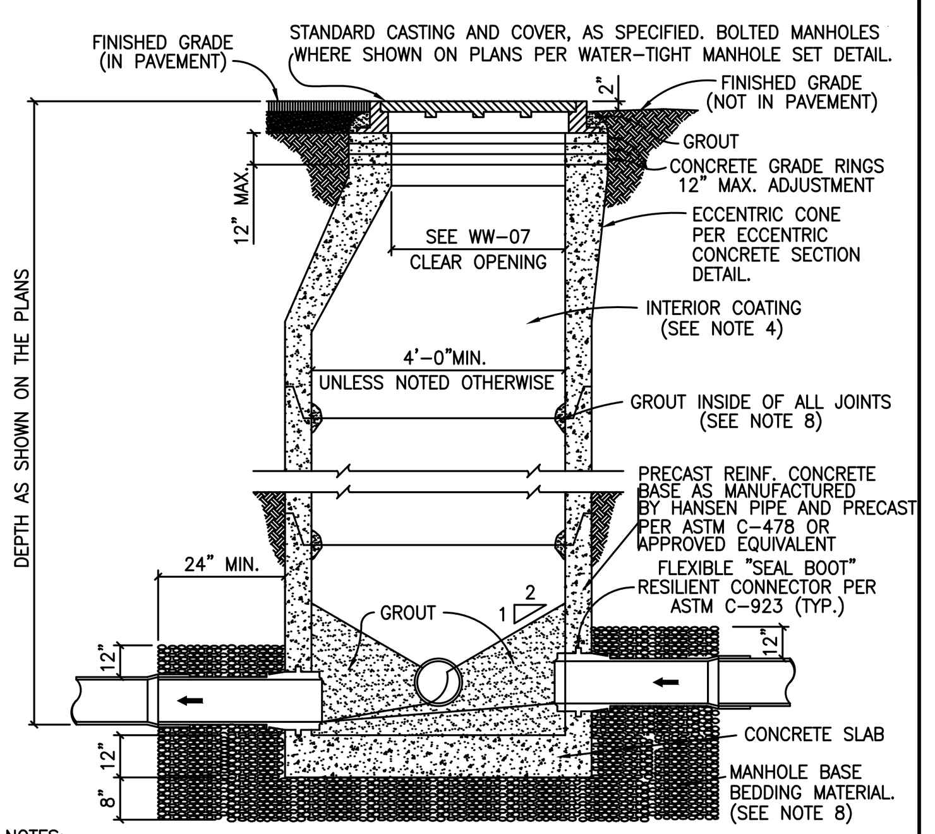
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

TRENCH AND EMBEDMENT AND PAVEMENT REPLACEMENT DETAIL UNDER EXISTING ROADWAY

W17 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



NOTES:

1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET – SINGLE OFF-SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL. COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.
6. MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
7. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR HS-20 TRAFFIC LOADS.
8. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER.
9. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL:
   SIEVE SIZE 2", PERCENT (%) RETAINED 0
   SIEVE SIZE 1 1/2", % RETAINED 0-10
   SIEVE SIZE 1", % RETAINED 45-80
   SIEVE SIZE 3/4", % RETAINED 85-100
   SIEVE SIZE 3/8", % RETAINED 95-100

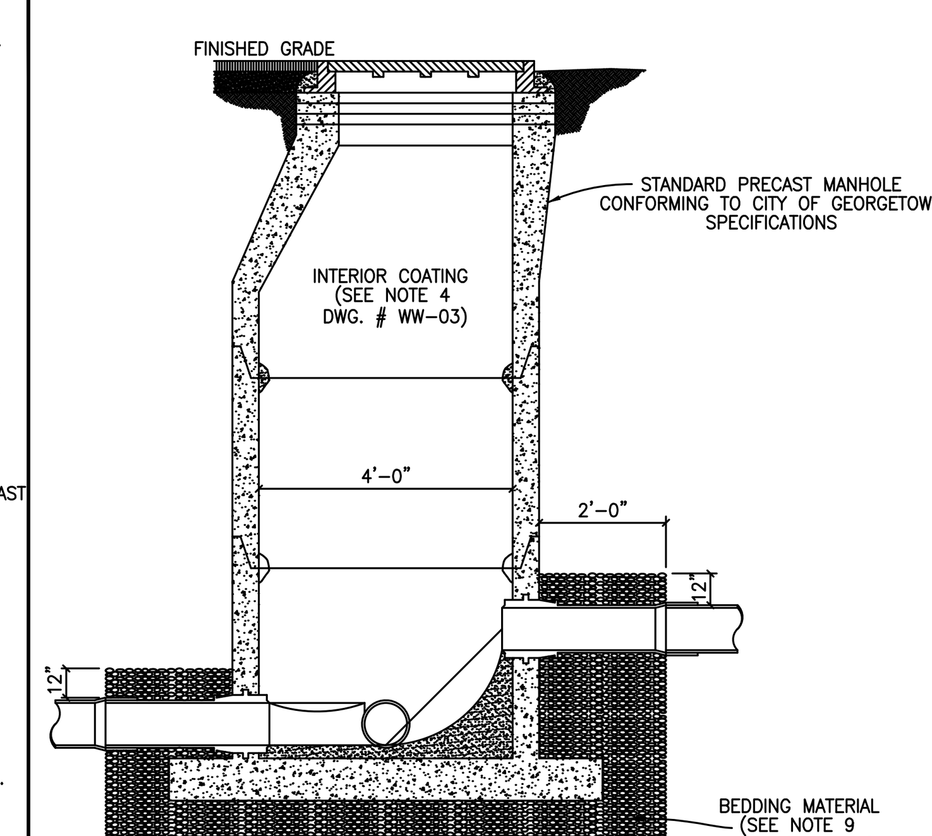
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

STANDARD MANHOLE – SECTION

WW03 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



NOTES:

1. TO BE USED WHERE DROP IS SIX INCHES (6") TO TWO FEET (2'-0").
2. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
3. CONSTRUCTION OF DROP SHALL PROVIDE AN OVERSIZED SLAB TO EXTEND UNDER THE DROP CONNECTION.
4. MINIMUM PIPE SIZE FOR DROP IS EIGHT INCHES (8").
5. SEE STANDARD MANHOLE DETAIL (DWG. # WW-03) FOR ADDITIONAL REQUIREMENTS.

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

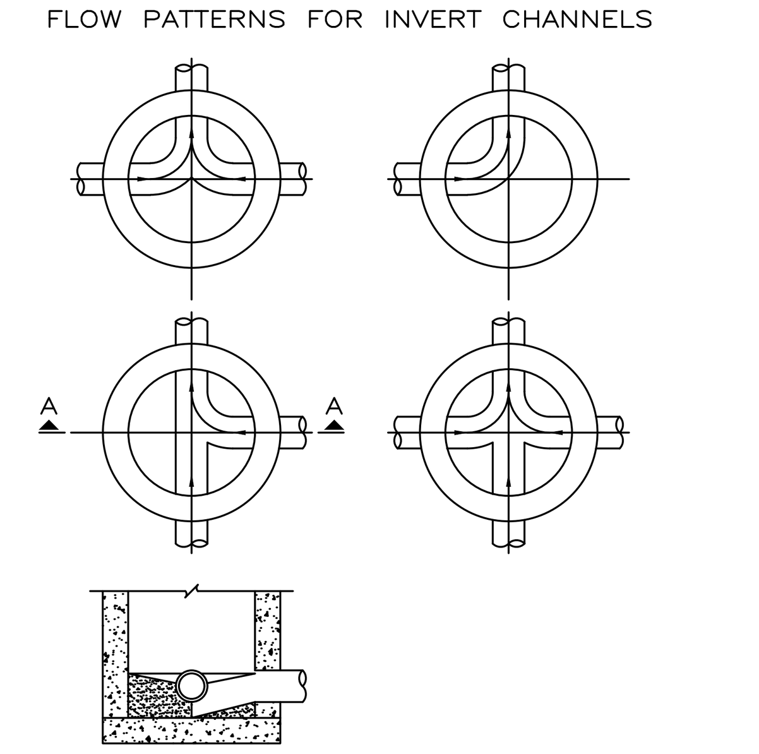
ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

DROP CONNECTION–PRECAST MANHOLE TYPE "B"

WW05 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

FLOW PATTERNS FOR INVERT CHANNELS



SECTION "A–A"

NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

FLOW PATTERNS FOR INVERT CHANNELS

WW06 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

No.	REVISIONS	DATE

ALJ Lindsey

Civil Engineers
19835 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FRN F-11526

STATE OF TEXAS — PATRICK L. CARRIGAN — 95617 — REGISTERED PROFESSIONAL ENGINEER

31 MARCH 2023

ALJ PROJECT NO. 022.22.CV.486
DATE: MARCH 2023
SCALE: N/A
DRAWN BY: SAH
CHECKED BY: RAB

CONSTRUCTION DETAILS (3 OF 4)

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET 17

XXXX-XX-SDP

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.

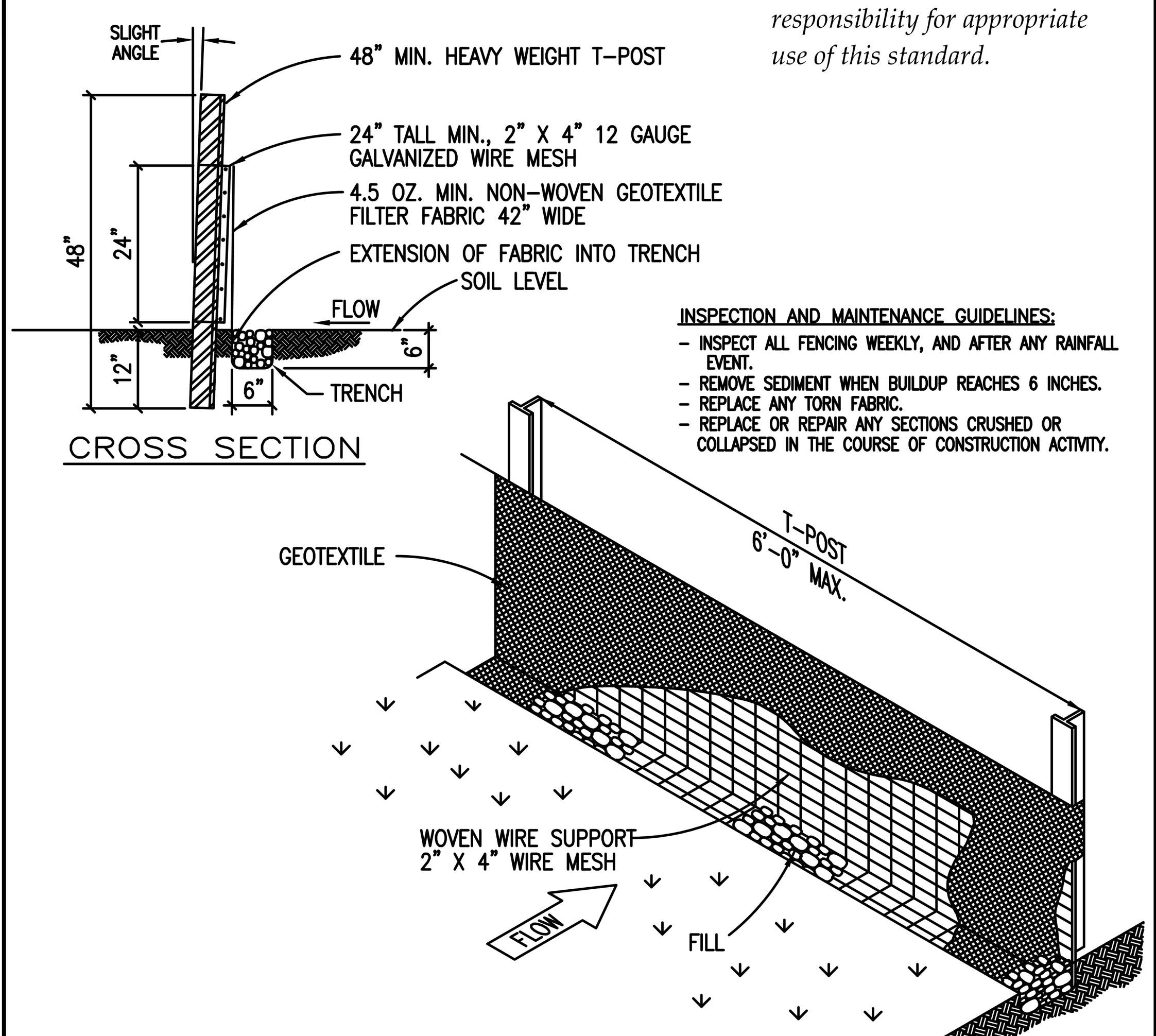
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
EROSION AND SEDIMENTATION AND TREE PROTECTION NOTES

DRAWING NAME: EC01A | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

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



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.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL

DRAWING NAME: EC02 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

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.

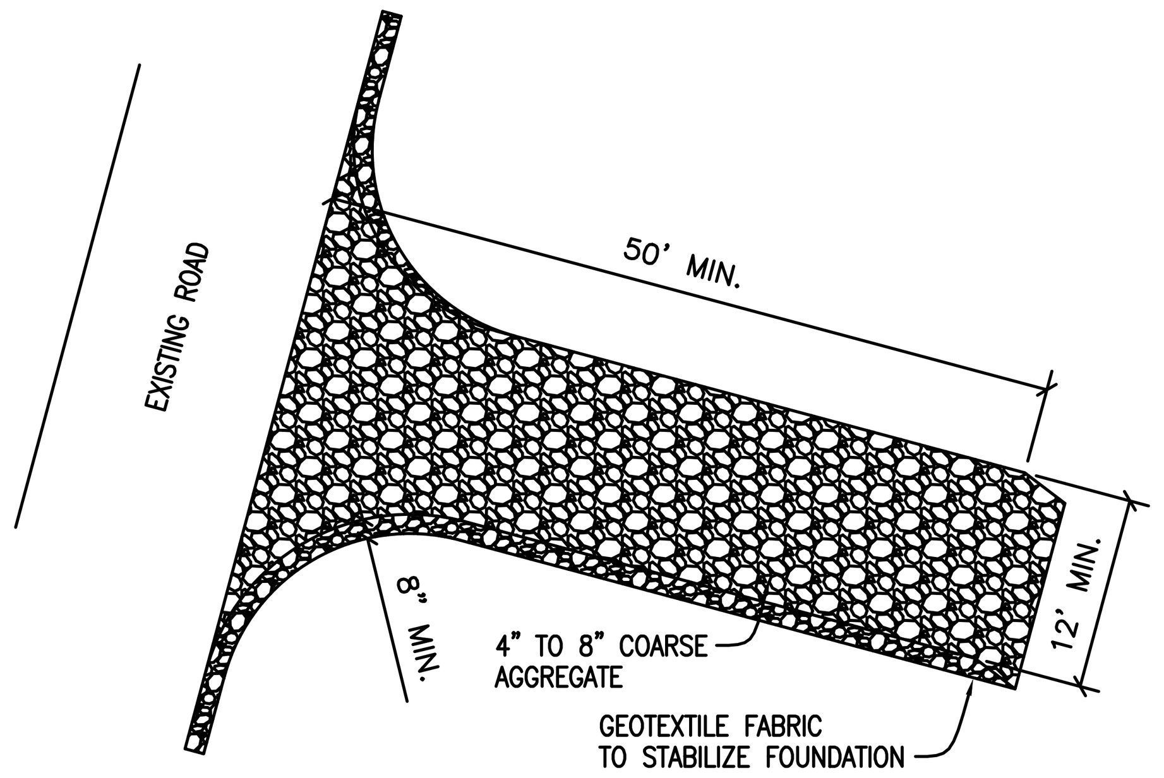
** HIGH SERVICE ROCK BERMS MAY BE REQUIRED IN AREAS OF ENVIRONMENTAL SIGNIFICANCE AS DETERMINED BY THE CITY OF GEORGETOWN.

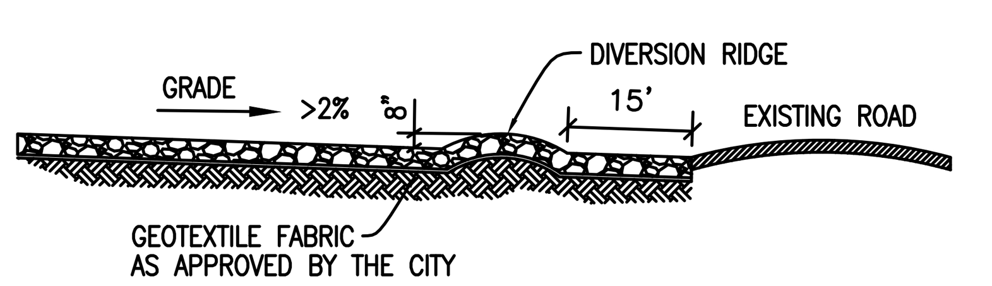
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES

DRAWING NAME: EC01 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB





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.

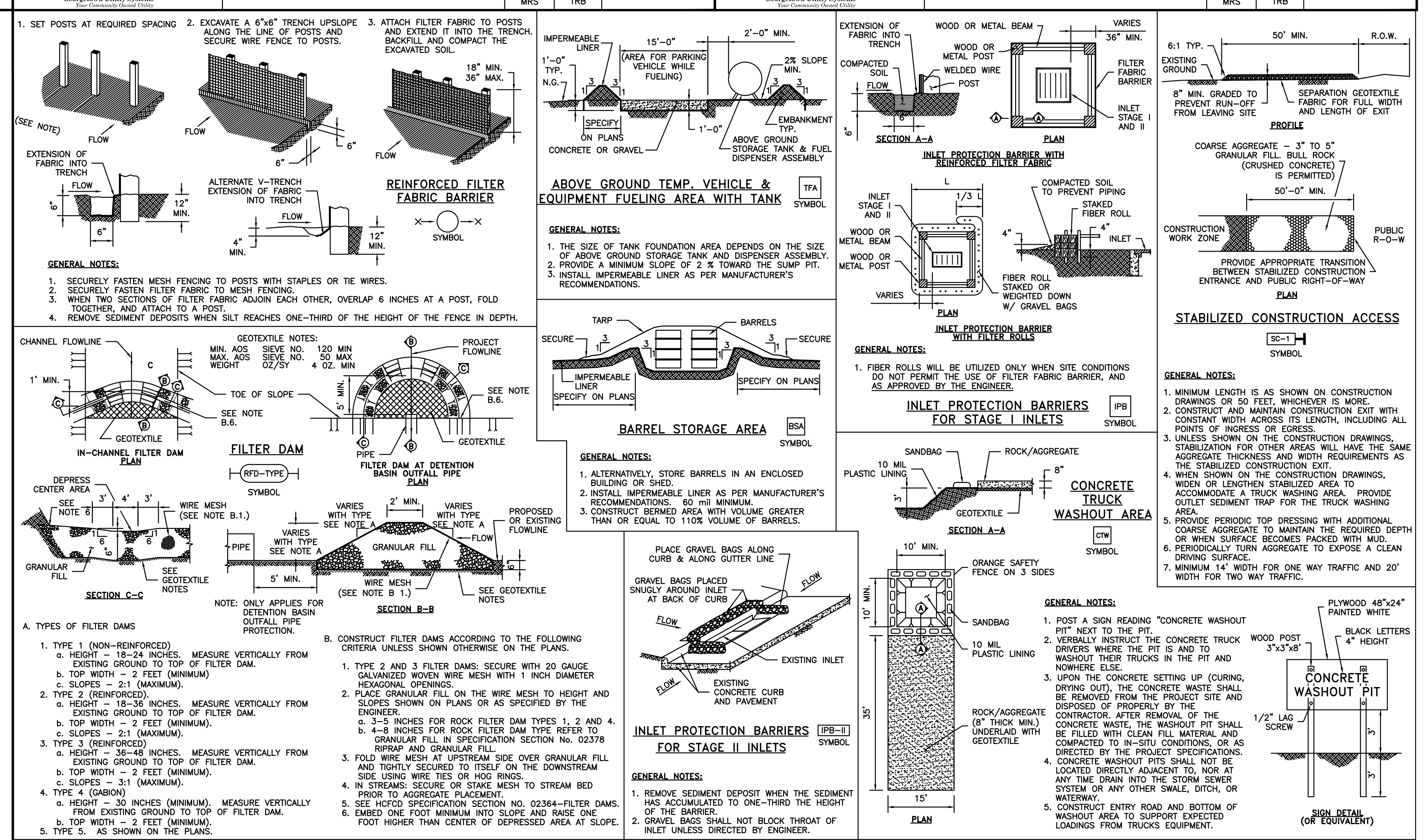
INSPECTIONS AND MAINTENANCE GUIDELINES:
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO 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.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE

DRAWING NAME: EC06 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



SWPPP NOTES

1) POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION SITE:

-ADHESIVES, PESTICIDES, DETERGENTS, PAINTS, FUELS, SOLVENTS, SEALANTS, FERTILIZERS, OILS, HERBICIDES, CLEANING SOLUTIONS, CONCRETE/CEMENT/PLASTER

2) STORM WATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES:

A) PRIOR TO CONSTRUCTION: SILT FENCING SHALL BE INSTALLED IN ALL LOCATIONS SHOWN ON SITE MAP THAT WILL NOT BE DISTURBED DURING THE INITIAL GRADING PROCESS. THE STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

B) DURING CONSTRUCTION:

a)IMMEDIATELY AFTER PAVING CONSTRUCTION IS COMPLETE, INLET PROTECTION TRAPS WILL BE INSTALLED ON ALL NEWLY CONSTRUCTED INLETS.
b)WHEN EXISTING SILT FENCING NEEDS TO BE REMOVED FOR CONSTRUCTION OR ACCESS PURPOSES, IT WILL BE REPLACED AS SOON AS POSSIBLE AFTER CONSTRUCTION IN THE VICINITY OF THE REMOVED FENCE IS COMPLETE.
c)AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE, FINAL STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL WILL BE COMMENCED.

C) AFTER CONSTRUCTION: AFTER CONSTRUCTION ACTIVITY AND SITE STABILIZATION PROCEDURES ARE COMPLETE, STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE REMOVED. SOIL DISTURBED BY THE REMOVAL OF CONTROLS WILL BE STABILIZED.

3) PERMANENT STORM WATER CONTROLS: AFTER CONSTRUCTION ACTIVITY IS COMPLETE, AREAS NOT COVERED BY CONCRETE PAVEMENT OR BY STRUCTURES WILL BE LANDSCAPED AND IRRIGATED. ONCE ESTABLISHED, THIS VEGETATION WILL HELP PREVENT SEDIMENT RUNOFF IN THE FUTURE STORM EVENTS. NEWLY GRADED AREA WILL BE TEXTURED TO REDUCE FLOW VELOCITY.

4) MATERIAL HANDLING AND SPILL PREVENTION PLAN:

A) HAZARDOUS MATERIALS WILL BE STORED AND USED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS. DISPOSAL WILL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION, AND IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.

B) THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR CONTAINMENT AND CLEAN-UP OF SPILLS:

a)ALL SPILLS WILL BE CLEANED UP AND PROPERLY REMOVED IN ACCORDANCE WITH STATE REGULATIONS AND LOCAL ORDINANCES.
b)SOIL AND SPILLED MATERIALS WILL BE COLLECTED UNTIL NO VISIBLE EVIDENCE OF SPILLED MATERIAL REMAINS
c)THE TYPE OF MATERIAL AND QUANTITY OF RELEASE SHALL BE IDENTIFIED, AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE WORN AS RECOMMENDED BY THE PRODUCT-SPECIFIC MSDS.
d)SPILL CONTAINMENT MAY BE INCLUDE CONSTRUCTION OF EARTH DIKES AROUND THE SPILL AREA, DEPLOYMENT OF ABSORBENT MATERIALS, OR USE OF COMMERCIALLY AVAILABLE KITS.
e)CONTAMINATED SOIL AND SPILLED MATERIAL WILL BE STORED IN APPROPRIATE AND PROPERLY LABELED CONTAINERS, AND DISPOSED OF IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL RULES AND REGULATIONS.

5) GENERAL PERMIT MAINTENANCE REQUIREMENTS (FROM GENERAL PERMIT):

A) ALL PROTECTIVE MEASURES IDENTIFIED IN THIS SWPPP MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. IF, THROUGH INSPECTION OR OTHER MEANS, THE PERMITEE DETERMINES THAT BMP'S ARE NOT OPERATING EFFECTIVELY, THEN THE PERMITEE SHALL PERFORM MAINTENANCE AS NECESSARY TO MAINTAIN THE CONTINUED EFFECTIVENESS OF STORM WATER CONTROLS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, THE REASON SHALL BE DOCUMENTED IN THE SWPPP AND MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRACTICABLE. EROSION AND SEDIMENT CONTROLS THAT HAVE BEEN INTENTIONALLY DISABLED, RUN-OVER, REMOVED, OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY UPON DISCOVERY.

B) IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INCORRECTLY, IS PERFORMING INADEQUATELY, OR IS DAMAGED, THEN THE OPERATOR MUST REPLACE OR MODIFY THE CONTROL AS SOON AS PRACTICABLE AFTER MAKING THE DISCOVERY.

C) SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS AND SEDIMENTATION PONDS NO LATER THAN THE TIME THAT DESIGN CAPACITY HAS BEEN REDUCED BY 50%. FOR PERIMETER CONTROLS SUCH AS SILT FENCES, BERMS, ETC., THE TRAPPED SEDIMENT MUST BE REMOVED BEFORE IT REACHES 50% OF THE ABOVE GROUND HEIGHT.

D) IF SEDIMENT ESCAPES THE SITE, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY THAT MINIMIZES OFF-SITE IMPACTS, AND PRIOR TO THE NEXT RAIN EVENT, IF FEASIBLE. IF THE PERMITEE DOES NOT OWN THE OFFSITE CONVEYANCE, THEN THE PERMITEE MUST WORK WITH THE OWNER OR OPERATOR OF THE PROPERTY TO REMOVE THE SEDIMENT.

6) EROSION AND SEDIMENT CONTROLS:

A) THE FOLLOWING NON-STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:

a)WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.
b)PLACEMENT OF CONCRETE PARKING AND DRIVEWAY AREAS WILL BE PERFORMED AS SOON AS POSSIBLE AFTER SUB-GRADE STABILIZATION, TO MINIMIZE THE AMOUNT OF TIME DISPOSED SOIL IS EXPOSED TO THE ELEMENTS. THIS PRACTICE WILL REDUCE THE FREQUENCY THAT MAINTENANCE IS REQUIRED ON THE STRUCTURAL BMP'S.
c)THE GENERAL PERMIT REQUIRES THAT EROSION AND STABILIZATION MEASURES MUST BE INITIATED WITHIN 14 DAYS IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED. IF CONSTRUCTION ACTIVITY IS SCHEDULED TO RESUME WITHIN 21 DAYS FROM THE CESSATION OF CONSTRUCTION ACTIVITY, EROSION AND STABILIZATION MEASURES ARE NOT REQUIRED FOR THAT PORTION OF THE SITE.
e)STABILIZATION PROCEDURES SUCH AS TURF ESTABLISHMENT AND INSTALLATION OF PLANT MATERIAL SHOULD BE COMMENCED AS SOON AS PRACTICABLE AFTER SITE GRADING IS COMPLETE AND FINAL.

B) THE FOLLOWING STRUCTURAL EROSION AND SEDIMENT CONTROLS WILL BE UTILIZED ON THE PROJECT SITE:

a)A STABILIZED CONSTRUCTION EXIT WILL BE INSTALLED AT THE LOCATION WHERE CONSTRUCTION TRAFFIC EXITS THE PROJECT SITE
b)INLET PROTECTION TRAPS WILL BE INSTALLED AT ALL INLETS IMMEDIATELY AFTER CONCRETE PAVEMENT IS PLACED
c)SILT FENCING (FILTER FABRIC FENCE OR REINFORCED FILTER FABRIC FENCE) WILL BE INSTALLED ALONG THE PROPERTY BOUNDARY AND ADJACENT TO EXISTING DITCHES, BAYOUS, STREAMS, RIVERS, AND/OR CHANNELS.
d)ANY SEDIMENT THAT ENTERS THE STORM SEWER SYSTEM WILL BE REMOVED IMMEDIATELY (NOT FLUSHED).
e)SINCE ALL PROPOSED INLETS DRAIN LESS THAN 10-ACRES, SEDIMENT BASINS ARE NOT REQUIRED FOR THIS SITE.
f)WHERE PRACTICAL, CARE WILL BE TAKEN TO PROTECT NATURAL VEGETATION THAT DOES NOT NEED TO BE REMOVED FOR CONSTRUCTION PURPOSES.

DATE | REVISIONS | No.

ALJ Lindsey
Civil Engineers
18635 N. Eldridge Pkwy, Suite 200
Tomball, TX 77377
281.301.5955
FRN F-11526

STATE OF TEXAS
PATRICK L. CARRIGAN
95617
REGISTERED PROFESSIONAL ENGINEER

31 MARCH 2023

ALJ PROJECT NO. 022.22.CV.486
DATE: MARCH 2023
SCALE: N/A
DRAWN BY: SAH
CHECKED BY: RAB

CONSTRUCTION DETAILS (4 OF 4)

GEORGETOWN SERVICE AUTO
5604 WILLIAMS DRIVE
GEORGETOWN, TX 78633

SHEET 18

XXXX-XX-SDP

ELECTRONICALLY RECORDED 2022062460
Williamson County, Texas Total Pages: 8

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

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

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

THAT **VRE JIM HOGG, LLC**, a Texas limited liability company ("***Grantor***"), for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration, and the further consideration of a certain promissory note of even date herewith in the principal amount recited therein (the "***Note***"), executed by Grantee and payable to the order of Simmons Bank, an Arkansas state bank ("***Lender***"), the payment of which Note is secured by the vendor's lien retained herein, and is additionally secured by a deed of trust of even date herewith, executed by Grantee to Mark A. Crawford ("***Trustee***"), as Trustee for the benefit of Lender, paid by **WEST GEORGETOWN – JIM HOGG & WILLIAMS PARTNERS, LP**, a Texas limited partnership ("***Grantee***"), whose mailing address is 2525 McKinnon Street, Suite 700, Dallas, Texas 75201, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Georgetown, Williamson County, Texas, as more particularly described on Exhibit "A" which is attached hereto and incorporated herein by reference for all purposes, together with all appurtenances thereon or in anywise appertaining thereto and all buildings, structures, fixtures and improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "***Property***").

This conveyance, however, is made and accepted subject to those certain matters set forth in Exhibit "B" attached hereto and incorporated herein by reference (the "***Permitted Exceptions***"), to the extent the same are valid and subsisting and affect the Property.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's heirs, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the Permitted Exceptions.

For the same consideration, Grantor hereby GRANTS, BARGAINS, SELLS and CONVEYS, without warranty express or implied, all interest, if any, of Grantor in (i) strips or gores, if any, between the Property and abutting properties and (ii) any land lying in or under the bed of any street, alley, road or right-of-way, opened or proposed, abutting or adjacent to the Property.

Ad valorem taxes for the year of this Deed have been prorated; accordingly, by its acceptance of this Deed, Grantee assumes responsibility to pay all ad valorem taxes on the Property for such year and all subsequent years.

To secure the payment of the Note, the vendor's lien and superior title are retained against the Property until the Note and all interest thereon is fully paid and satisfied according to its face, tenor, effect and reading, and Grantor, for value received, as recited above, does hereby transfer, assign, and set over, without recourse or warranty, unto the Lender, its successors and assigns, said vendor's lien retained to secure the Note together with the superior title remaining in Grantor.

Signature page follows

EXECUTED this May 17th, 2022.

GRANTOR:

VRE JIM HOGG, LLC,
a Texas limited liability company

By: _____
B. Jason Keen, Manager

STATE OF TEXAS §
§
COUNTY OF TARRANT §

This instrument was acknowledged before me on May 17th, 2022, by B. Jason Keen, as Manager of VRE Jim Hogg, LLC, a Texas limited liability company, on behalf of said company.

NOI FONMANY-MCCCASKEY
NOTARY PUBLIC - STATE OF TEXAS
NOTARY ID# 12976148-0
My Comm. Exp. March 26, 2026

_____
Notary Public in and for the State of Texas

After recording return to:
WEST GEORGETOWN – JIM HOGG & WILLIAMS PARTNERS, LP
2525 McKinnon Street, Suite 700
Dallas, Texas 75201

Exhibit "A"

Legal Description of the Property

Lot 2A, in Block 1, of Replat of Lot 2, Block 1, Jim Hogg Addition, a replat of 1.5028 ac/65,462 sq. ft. being a replat of Lot 2, Final Plat Jim Hogg Addition, Doc. No. 2019081148, W.C.P.R. situated in the J. Sutherland Survey, Abstract No. 553, City of Georgetown, Williamson County, Texas, according to the map or plat thereof recorded as County Clerk's File No. 2022058395, of the Official Public Records of Williamson County, Texas.

Exhibit "B"

Permitted Exceptions

1. The terms, conditions, stipulations, provisions, easements, restrictions, building lines, reservations, and other matters set out in the documents below:

   County Clerk's File No. 2022058395 (Plat), of the Official Public Records of Williamson County, Texas;County Clerk's File Nos. 2006060232, 2018086695, 2019118319 and 2020126175, of the Official Public Records of Williamson County, Texas.

2. 15' Public Utility Easement along the northeasterly property line as created on the plat recorded under County Clerk's File No. 2022058395, of the Official Public Records of Williamson County, Texas.

3. 25' Landscape Easement along the northeasterly property line as created in document recorded under County Clerk's File No. 2006055924 and as set forth on the plat recorded under County Clerk's File No. 2022058395, of the Official Public Records of Williamson County, Texas.

4. 50' Driveway Location & Access Easement , 25' Access Easement, along the southeasterly property line created in Clerk's File No. 2006055924, and as set forth on the plat recorded under County Clerk's File No. 2022058395, of the Official Public Records of Williamson County, Texas.

5. Access Easement along the southeasterly property line in County Clerk's File No. 2009083622 and as set forth on the plat recorded under County Clerk's File No. 2022058395, of the Official Public Records of Williamson County, Texas.

6. 20' Public Utility Easement along the northeasterly property line and 10' Public Utility Easement along the southwesterly property lines as created in document recorded under Clerk's File No. 2006055924 and as set forth on the plat recorded under County Clerk's File No. 2022058395, of the Official Public Records of Williamson County, Texas.

7. Any and all easements, building lines, and conditions, covenants and restrictions as set forth in plat recorded under County Clerk's File No. 2022058395, of the Official Public Records of Williamson County, Texas:

   i. 7.5' R.O.W. Dedication along the northeasterly property line;
   ii. 15' Public Utility Easement;
   iii. 20' Public Utility Easement recorded in 2006055924, WCPR;
   iv. 10' Electric Easement recorded in 9715900, WCPR;
   v. 30' Shared Access Easement recorded in 2019118319 & 2020126175, WCPR;
   vi. 50' Driveway Location & Access Easement recorded in 2006055924, WCPR;
   vii. 25' Access Easement recorded in 2006055924, WCPR;
   viii. Access Easement recorded in 2009083622, WCPR;
   ix. Access Easement recorded in 2009083622, WCPR;
   x. 15' Chisholm Trail Special Utility District Waterline Easement recorded in 2006055924, WCPR;
   xi. 25' Landscape Easement recorded in 2006055924, WCPR;
   xii. 10' P.U.E. recorded in 2006055924, WCPR; and
   xiii. General Notes listed on plat.

8. Easement granted to Chisholm Trail Water Supply Corporation, recorded in Volume 876, Page 557 and Volume 939, Page 234, of the Deed Records of Williamson County, Texas. As affected by instruments recorded in Volume 2168, Page 44 and County Clerk's File No. 1992023466 as assigned to City in 2014076202, and of the Official Public Records of Williamson County, Texas.

9. Easement granted to Pedernales Electric Cooperative, Inc., recorded under County Clerk's File No. 9715900, of the Official Public Records of Williamson County, Texas.

10. The terms, conditions, and stipulations of that certain Declaration of Easements recorded under County Clerk's File No. 2009083622, of the Official Public Records of Williamson County, Texas.

11. The terms, conditions, and stipulations of that certain Declaration of Stormwater Drainage and Water Quality Pond Easements recorded under County Clerk's File No. 2009083623, of the Official Public Records of Williamson County, Texas.

12. Mineral and/or royalty interests as set out in instrument recorded in Volume 988, Page 7, of the Official Public Records of Williamson County, Texas.

13. Deed Recordation Affidavit Edwards Aquifer Protection Plan recorded under County Clerk's File Nos. 2007036608 and 2019085998, of the Official Public Records of Lubbock County, Texas.

14. All leases, grants, exceptions or reservations of coal, lignite, oil, gas or other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interests that are not listed.

15. All matters as defined on recorded plat under County Clerk's File No. 2019081148, of the Official Public Records of Williamson County, Texas.

RETURN TO:

James Wirz, PC
1604 Crosson Dr.
Carrollton, TX 75010

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2022062460

Pages: 8 Fee: $50.00
05/19/2022 04:28 PM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas

DECLARATION OF STORMWATER DRAINAGE AND WATER QUALITY POND EASEMENTS

THIS DECLARATION OF STORMWATER DRAINAGE AND WATER QUALITY POND EASEMENTS (this "**Declaration**") is made as of but not necessarily on, the 13 day of November, 2009, by **FOUNTAINWOOD FUNERAL HOME, LLC, a Texas limited liability company** ("**Declarant**") and is joined in by **FOUNTAINWOOD PLAZA SHOPPING CENTER, LLC, a Texas limited liability company** ("**FPSC**").

ARTICLE 1.

RECITALS

Declarant is the owner of Lot Two (2) ("**Lot 2**") and Lot Three (3) ("**Lot 3**") of FOUNTAINWOOD PLAZA, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet CC, Slides 39 – 41, Plat Records of Williamson County, Texas.

FPSC is the owner of Lot 1 ("**Lot 1**") of FOUNTAINWOOD PLAZA, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet CC, Slides 39 – 41, Plat Records of Williamson County, Texas.

Lot 1, Lot 2 and Lot 3 are hereinafter referred to collectively as the "**Property**".

The legally platted lots within the Property from time to time are hereinafter referred to collectively as the "**Lots**" and in the singular as a "**Lot**". The owners of the Lots or portions thereof, as they may change from time to time, shall be referred to herein collectively as "**Owners**" and in the singular as an "**Owner**."

In connection with the development of buildings, parking areas and other improvements on the Property, Declarant has constructed on Lot 3 a water quality and detention pond system in the location shown on Exhibit "A" attached hereto and incorporated herein by reference for all purposes as (the "**Pond**").

In order to provide for the proper development of the Property, Declarant and FPSC desire to impress the Property with the easements, covenants and restrictions more particularly hereinafter set forth.

NOW, THEREFORE, for and in consideration of the premises and the declaration and restrictions contained herein, the sufficiency of which is hereby acknowledged, Declarant and FPSC hereby declare, consent and agree to, the following:

ARTICLE 2.

GRANT OF EASEMENTS AND RIGHT TO USE POND

A. Grant and Declaration of Rights to Pond Access Easement. Declarant hereby declares and reserves for the benefit of Lot 2 and Lot 3 and hereby grants to and for the benefit of Lot 1, a permanent and non-exclusive easement (the "**Pond Easement**") upon the portion of the Property identified on **Exhibit "A"** attached hereto as the "Pond Area" (the "**Pond Area**") for the location and use of the water quality and detention pond which is situated in the Pond Area, together with an easement across the paved drives of the Property as they exist from time to time for reasonable access to the Pond Area for purposes of maintenance, re-construction and repair of the Pond.

TO HAVE AND TO HOLD such rights and easements unto the Owners of the Property from time to time, their successors and assigns forever.

B. Grant and Declaration of Private Drainage Easement. Declarant hereby further grants to and for the benefit of Lot 1, a permanent and non-exclusive easement (the "**Private Drainage Easement**") for an underground stormwater pipeline for the purpose of transporting stormwater drainage from Lot 1 into the Pond across Lot 2 and Lot 3 in the location described by metes and bounds on **Exhibit "B"** attached hereto. Prior to the installation of any further underground stormwater conveyance pipelines within the Private Drainage Easement, the same must be specifically approved by the Owner of the portion of the Property across or under whose property such stormwater conveyance systems are to be located, such approval not to be unreasonably withheld or delayed. In the event any additional underground stormwater pipelines are ever required to be installed in the Private Drainage Easement for the benefit of Lot 1, the Owner of Lot 1 will be responsible for the repair of the surface of Lot 2 and Lot 3 to the extent the same are disturbed by such construction and installation.

TO HAVE AND TO HOLD such Private Drainage Easement unto the Owner of Lot 1, its successors, and assigns forever for the benefit of Lot 1.

The easements granted in Article 2, Section B, above, shall in no way be construed to prohibit or interfere with the right of any Owner of any portion of any Lot from constructing buildings or other improvements thereon which do not encroach on the Pond Area or materially adversely affect the Private Drainage Easement.

ARTICLE 3.

COMMON IMPROVEMENTS

A. Common Improvements. The term "**Common Improvements**" as used herein shall mean the Pond located in the Pond Area, the facilities located in the Private Drainage Easement and any facilities situated on Lot 1 which are designed specifically to convey storm water from Lot 1 across Lot 2 and Lot 3 to the Pond.

B. Common Improvements on Lot 1. It is contemplated that the Owner of Lot 1 will construct drainage facilities to channel storm water from Lot 1 across the Private Drainage Easement to the Pond Easement. Such improvements when completed, shall become a part of

the Common Improvements. All such Common Improvements on Lot 1 shall be constructed in accordance with the storm water drainage ordinance(s) of the City of Georgetown, as well as all other applicable governmental requirements, and shall be designed so that they will not exceed the capacity, volume or rate of drainage or otherwise compromise the efficiency or capacity of the existing Common Improvements. Before commencing construction on Lot 1 the Owner of Lot 1 agrees to submit to the Owners of Lot 2 and Lot 3 engineering plans completed by a registered professional engineer confirming that the proposed construction will be in compliance with the requirements stated herein.

C Common Improvements Maintenance Expenses. The term "**Common Improvements Maintenance Expenses**" shall mean and include the cost of upkeep, repair and maintenance of all Common Improvements, and any ad valorem taxes hereafter to be levied on such Common Improvements and the land area encompassed thereby.

D. No Interference with Operation of Common Improvements. No Owner of any portion of the Property shall interfere with the use or function of the Common Improvements (other than as herein provided or for routine maintenance or repair) without the amendment of this Declaration in the manner hereinafter set forth.

ARTICLE 4.

OPERATION AND MAINTENANCE OF COMMON IMPROVEMENTS

A. Responsibility for Performance of Maintenance of Common Improvements. A Common Improvements Maintenance Coordinator (herein so called) shall be responsible for organizing and performing or causing to be performed all maintenance and upkeep of the Common Improvements. The Owner of Lot 3 from time to time shall act as Common Improvements Maintenance Coordinator (subject to the right to resign at any time upon written notice to the other Owners and the filing in the Official Public Records of Williamson County, Texas of a notice of resignation as hereinafter set forth and the right of the other Owners to replace the Owner of Lot 3 as Common Improvements Maintenance Coordinator in accordance with the provisions of the following sentence). The Common Improvements Maintenance Coordinator may be removed at any time for cause by the Owner of Lot 1. For purposes of the preceding sentence "cause" shall mean that notice has been sent from any applicable governmental authority to any Owner to the effect that the Owner of Lot 3 is not properly cleaning, maintaining or repairing the Pond and such required repairs have not been completed prior to the earlier to occur of (i) sixth (60) days after the date of such notice or (ii) the time allowed in such notice to complete such cleaning, maintenance or repairs. In the event of such removal, a replacement Common Improvements Maintenance Coordinator, who need not be an Owner, shall be selected and approved by the Owner of Lot 1. Thereafter, the Owner of Lot 2 may remove the Owner of Lot 1 (or the party designated by the Owner of Lot 1) as the Common Improvements Maintenance Coordinator in the same manner as provided above if a subsequent notice to the effect that the Owner of Lot 1 (or its designee) is not properly cleaning, maintaining or repairing the Pond from any governmental authority has been sent to any Owner and such required repairs have not been completed prior to the earlier to occur of (i) sixty (60) days after

the date of such notice or (ii) the time allowed in such notice to complete such cleaning, maintenance or repairs. If at any time the Common Improvements Maintenance Coordinator resigns from the position, the Owners shall choose a new Common Improvements Maintenance Coordinator who need not be an Owner but must be selected or approved by the Owners of Lot 1 and Lot 3 (each Lot having one vote). The resignation of the Common Improvements Maintenance Coordinator will only be effective upon the filing in the Official Public Records of Williamson County, Texas of a notice of resignation by the resigning Common Improvements Maintenance Coordinator or by any of the other Owners if the resigning Common Improvements Maintenance Coordinator has failed or refuses to do so. The removal and/or replacement of the Common Improvements Maintenance Coordinator will only be effective upon the filing in the Official Public Records of Williamson County, Texas of a notice of removal/replacement executed and acknowledged as required above. The Common Improvements Maintenance Coordinator shall perform the foregoing maintenance and upkeep obligations and cause the Common Improvements to be maintained in a manner which is commensurate with the highest standards of first class projects which are similar in kind or type to the project(s) which is/are to be constructed on the Property. The Common Improvements Maintenance Coordinator's duties under this Article 4, Section A shall include, but not be limited to, keeping the Common Improvements and the grounds thereof in good, attractive condition and repair and clean and free of rubbish, debris, and other unsightly materials.

B Responsibility for Common Improvements Maintenance Expenses. As of the date hereof, improvements have been constructed on Lot 2 and Lot 3 but no improvements have been constructed on Lot 1. Accordingly, the Owner(s) of Lot 2 and Lot 3 shall be responsible for 100% of the cost of the Common Improvements Maintenance Expense (herein so called) until Lot 1 is developed with one or more buildings and paved parking and either a certificate of occupancy or equivalent has been issued for the building shell or a portion of such building is occupied. At such time as Lot 1 is so developed, the Common Improvements Maintenance Expense will be shared by the Owners of the Property as follows:

Lot 1:	50%
Lot 2:	25%
Lot 3	25%

C. Cost of Initial Construction. The cost of the initial construction and any expansion of the Common Improvements will not be a Common Improvements Maintenance Expense, but will be borne by the party initiating such construction or expansion. Notwithstanding the preceding or anything else contained herein, however, within sixty (60) days after the completion of construction of the building shell of the improvements on Lot 1 the Owner of Lot 1 will be responsible for cleaning the Pond, at such Owner's sole cost and expense. The provisions of Article 4, Section D and Article 5, below shall be operative in connection with the enforcement of this post-construction cleaning obligation.

D. Maintenance Required as a Result of Owner Negligence. Notwithstanding the foregoing, if any Common Improvements maintenance is required due to the fault, negligence or carelessness of any Owner or such Owner's tenants, subtenants, contractors, subcontractors, employees, agents, invitees or the invitees of any of such Owner's tenants or subtenants, the

repair and maintenance required as a result thereof will not be treated as a Common Improvements Maintenance Expense and such Owner shall be responsible for all costs of such maintenance and repair. In the event an Owner fails to begin to perform the obligations of maintenance and repair required by this Article 4, Section D (a "**Defaulting Owner**"), within ten (10) days after written notice ("**Notice**") by one or more of the other Owners or the Common Improvements Maintenance Coordinator to the Defaulting Owner detailing the items which are to be maintained or repaired, and/or fails to continue to perform such maintenance and repair obligations with reasonable diligence thereafter, the Common Improvements Maintenance Coordinator acting on its own or such other Owners or their agents and contractors shall give notice to the Common Improvements Maintenance Coordinator, who shall have the right to enter upon the Pond Area to effect such maintenance and repairs, and Declarant hereby reserves against and imposes upon the paved drives of Lot 1 and Lot 2 as they exist from time to time and the Pond Area an easement in favor of the Common Improvements Maintenance Coordinator, its agents and contractors, to enter the Pond Area across the paved drives of Lot 1 and Lot 2 as they exist from time to time and conduct such activity. If the Common Improvements Maintenance Coordinator performs the maintenance or makes the repairs, the Defaulting Owner shall reimburse the Common Improvements Maintenance Coordinator for the cost of such maintenance and repair, plus a fee of ten percent (10%) of the cost thereof, upon demand. Such outstanding amount shall bear interest at the lesser of the rate of eighteen percent (18%) per annum or the maximum rate allowed by applicable law until paid. In the event that there is no longer a Common Improvements Maintenance Coordinator, the Owner who gave the Notice to the Defaulting Owner may enter upon the Pond Area to effect such maintenance and repairs, and Declarant hereby reserves against and imposes upon the Property and the Pond Area an easement in favor of each Owner, its agents and contractors, to enter the Pond Area across the Property and conduct such activity, and the Defaulting Owner shall reimburse such other Owners for the cost of such maintenance and repair, plus a fee of ten percent (10%) of the cost thereof, upon demand. Such outstanding amount shall bear interest at the lesser of the rate of eighteen percent (18%) per annum or the maximum rate allowed by applicable law until paid.

E. Payment by Owners. Each Owner's share of the Common Improvements Maintenance Expenses will be due and payable within thirty (30) days after receipt of an invoice therefor from the Common Improvements Maintenance Coordinator. Such outstanding amount (including estimates thereof invoiced under Section F of this Article 4) shall bear interest at the lesser of the rate of eighteen percent (18%) per annum or the maximum rate allowed by applicable law commencing thirty (30) days after receipt of such invoice and continuing with respect to each such other Owner until paid.

F. Limitation on Obligations of Common Improvements Maintenance Coordinator. Notwithstanding anything herein to the contrary, the Common Improvements Maintenance Coordinator shall have no duty or obligation to incur any costs or expenses hereunder (including, without limitation, Common Improvements Maintenance Expenses) or perform any obligations hereunder in its capacity as Common Improvements Maintenance Coordinator unless and until the Common Improvements Maintenance Coordinator has actually received payment from each Owner of all sums required by this Declaration to enable the Common Improvements Maintenance Coordinator to incur such costs or expenses or perform such obligations. In connection with the foregoing, the Common Improvements Maintenance Coordinator shall

prepare and submit to all Owners an annual budget (the "Annual Budget") of the Common Improvements Maintenance Expenses which shall be based on reasonable estimates of the actual Common Improvements Maintenance Expenses to be incurred in the following year. All Common Improvements Maintenance Expenses assessed in advance of the work being done under this Section F shall be based on the Annual Budget. Each Owner shall have a period of thirty (30) days after receipt of notice of amounts due hereunder within which to pay such amounts, and the Common Improvements Maintenance Coordinator shall not be authorized to charge or collect for more than three (3) months in advance. If amounts are collected under this Section F in excess of the actual cost of the work for which such amounts are collected, the Common Improvements Maintenance Coordinator shall promptly refund the excess to the Owners who paid the same. The Common Improvements Maintenance Coordinator shall provide to each Owner obligated to pay the same, at each such Owner's address, within five (5) business days of a written request therefor, back up documentation and invoices supporting all actual Common Improvements Maintenance Expenses. Each Owner obligated to pay Common Improvements Maintenance Expenses shall, at all times during normal business hours and at the principal office of the Common Improvements Maintenance Coordinator, be entitled to review the books and records of the Common Improvements Maintenance Expenses upon five (5) business days' advance written notice to the Common Improvements Maintenance Coordinator.

ARTICLE 5.

LIEN FOR COMMON IMPROVEMENTS MAINTENANCE EXPENSE REIMBURSEMENTS

A. Owners' Personal Obligation for Payment of Proportionate Share of Common Improvements Maintenance Expenses. The Common Improvements Maintenance Expense and interest thereon provided for in Article 4, above, shall be the personal and individual debt of each Owner obligated to pay the same. No diminution or abatement of such Common Improvements Maintenance Expense shall be allowed for inconveniences arising from the making of repairs or improvements to the Easement Area, and no Owner otherwise obligated to pay a portion of the Common Improvements Maintenance Expense may exempt himself from liability for such Common Improvements Maintenance Expense through non-use of such Owner's Lot or otherwise.

B. Lien for Common Improvements Maintenance Expense and Foreclosure. All sums charged in the manner provided in Article 4, above (hereinafter "**Assessments**"), but unpaid, together with all costs and expenses of collection, including reasonable attorney's fees, are secured by a continuing "**Assessment Lien**" (herein so called) and shall constitute a charge on or against the Lot covered by such Assessment, which shall bind such property in the hands of the Owner, and such Owner's heirs, devisees, personal representatives, successors or assigns. The obligation to pay the Common Improvements Maintenance Expense hereunder is binding on all portions of the Property (hereinabove defined) obligated to pay such costs hereunder, and all Owners of any portion thereof, and upon the sale of any part thereof, shall be deemed to be part of the purchase price of each Lot obligated to pay any portion thereof pursuant to Article 4, above, when sold to another Owner. An express Assessment Lien on each Lot obligated to share in the Common Improvements Maintenance Expense is hereby granted and conveyed by

Declarant and FPSC to the Common Improvements Maintenance Coordinator (and to any Owner [hereinafter referred to as an "**Advancing Owner**"] that pays any Common Improvements Maintenance Expenses under Article 4, Section D, above) to secure the reimbursement thereof in each such instance, each such Assessment Lien to be superior and paramount to any homestead or other exemption provided by law. The Assessment Lien shall be superior to all other liens and charges against the said Lot, except only for tax liens, and all sums unpaid secured by a bona fide first-lien mortgage held by a person or entity not affiliated with the Owner of the mortgaged Lot and securing sums borrowed for the purchase or improvement of the Lot in question, and any renewal, extension, or refinancing thereof, including any increase for cash-out or otherwise (a "**First Lien Mortgage**"), provided such First Lien Mortgage was recorded in the Official Public Records of Williamson County, Texas before the delinquent Assessment was due. The Common Improvements Maintenance Coordinator (or any Advancing Owner, as applicable) may, at its option, and without prejudice to the priority or enforceability of the Assessment Lien granted hereunder, prepare a written notice of Assessment Lien setting forth the amount of the unpaid indebtedness, the name of the Owner of the Lot covered by such Assessment Lien and a description of the Lot. Such notice shall be signed by an authorized representative of the Common Improvements Maintenance Coordinator (or any Advancing Owner, as applicable) and shall be recorded in the Official Public Records of Williamson County, Texas. Declarant and FPSC hereby grant, and each subsequent Owner, by accepting a deed to a Lot subject to the reimbursement obligations set forth in Article 4, above, shall be deemed conclusively to have granted, a power of sale to the Common Improvements Maintenance Coordinator (and to any Advancing Owner, as applicable) to secure and enforce at any time after such payment becomes delinquent by the non-judicial foreclosure of such Assessment Lien on the defaulting Owner's Lot by the Common Improvements Maintenance Coordinator (or any Advancing Owner, as applicable) in a like manner as a deed of trust or real property mortgage with power of sale under Tex. Prop. Code §51.002. The Assessment Lien and rights to foreclosure thereof shall be in addition to and not in substitution of any other rights and remedies that the Common Improvements Maintenance Coordinator (or Advancing any Owner, as applicable) may have by law, including the rights to institute suit against the Owner personally obligated to pay the Assessment for monetary damages and/or for foreclosure of the aforesaid lien judicially. In any foreclosure proceeding, whether judicial or non-judicial, the Owner of the Lot which is the subject of the foreclosure shall be required to pay the costs, expenses, and reasonable attorney's fees incurred. The Common Improvements Maintenance Coordinator (or any Advancing Owner, as applicable) shall have the power to bid (in cash or by credit against the amount secured by the Assessment Lien) on the property at foreclosure or other legal sale and to acquire, hold, lease, mortgage, convey or otherwise deal with the same. Upon the written request of any mortgagee holding a First Lien Mortgage on any Lot, the Common Improvements Maintenance Coordinator (or any Advancing Owner, as applicable) shall give written notice to said mortgagee of any unpaid Assessments or other sums owing by the Owner of such mortgaged Lot to the Common Improvements Maintenance Coordinator (or such Advancing Owner, as applicable), and a copy of any default notice sent to the Owner of such mortgaged Lot by the Common Improvements Maintenance Coordinator (or such Advancing Owner, as applicable) under this Declaration. The Assessment Lien hereunder shall not be affected by the sale or transfer of any Lot; except, however, that in the event of foreclosure of any First Lien Mortgage, the Assessment Lien for any Assessments that were due and payable before the foreclosure sale will be extinguished, provided that past-due Assessments shall be paid out of the proceeds of such foreclosure sale

only to the extent that funds are available after the satisfaction of the indebtedness secured by the First Lien Mortgage. The provisions of the preceding sentence will not, however, relieve any subsequent Owner from paying Assessments under Article 4, above, becoming due and payable after the foreclosure sale. Upon payment of all sums secured by an Assessment Lien, the Common Improvements Maintenance Coordinator (or any Advancing Owner, as applicable) shall upon the request of the Owner execute a release of the notice of lien relating to any sums for which such written notice has been filed as provided above, except in circumstances in which the Common Improvements Maintenance Coordinator (or any Advancing Owner, as applicable) has already foreclosed such lien. Such release shall be signed by an authorized representative of the Common Improvements Maintenance Coordinator (or any Advancing Owner, as applicable).

C. Subordination. The Assessment Lien under this Declaration is subordinate and inferior to any First Lien Mortgage now or hereafter placed upon any of the Lots subject to the Assessment, provided the First Lien Mortgage is recorded before the delinquent Assessment became due; however, such subordination shall apply only to Assessments that have become due and payable prior to the foreclosure sale of the Lot under such First Lien Mortgage, and such foreclosure sale shall not relieve such Lots from liability for any Assessments thereafter coming due or from the lien of any such subsequent Assessment. In the event any Lot or portion thereof, is sold pursuant to Section B of this Article 5, such sale and conveyance made as part of such sale shall be subject to the lien of any and all First Lien Mortgages which are properly recorded in the Official Public Records of Williamson County, Texas prior to the due date of the delinquent Assessment for which such sale is made hereunder. In the event that any portion of any Lot is sold through foreclosure of a mortgage (including a First Lien Mortgage, but subject to the subordination provisions set forth in Section B and this Section C of this Article 5), the purchaser or other grantee at such sale and all successors and assigns of such purchaser or other grantee shall hold all portions of the Lot acquired through such sale unconditionally subject to all of the covenants, agreements, restrictions and other provisions of this Declaration. No violation of any provision to this Declaration shall cause a forfeiture or other reversion of title by which the lien in any mortgage which would be invalidated.

ARTICLE 6.

ENFORCEMENT, MODIFICATION AND TERMINATION

A. Enforcement. Any Owner shall have the right to enforce, by a proceeding at law or in equity, including specific performance, the easements and restrictions imposed by this Declaration. Failure to enforce any easement or restriction created in this Declaration shall in no event be deemed a waiver of the right to do so thereafter.

B. Modification and Termination. This Declaration may be modified, amended, or terminated only by the action of all of the Owners of the Property at the time of such modification, amendment, or termination. Such action shall only become effective after it has been reduced to writing, signed by all of the Owners of the Property and filed in the Official Public Records of Williamson County, Texas.

ARTICLE 7.

MISCELLANEOUS

A. No Dedication. No provision of this Declaration shall ever be construed to grant or create any rights whatsoever in or to any portion of the Property other than the rights and easements specifically set forth herein. Nothing in this Declaration shall ever constitute or be construed as a dedication of any interest herein described to the public or give any member of the public any right whatsoever.

B. Notice. Any notice hereunder must be in writing and shall be effective when deposited in the United States Mail, Certified, Return Receipt Requested, addressed to the Owners as set forth below (or as may be designated from time to time by an Owner pursuant to the procedures provided in this Article7, Section B), or when actually received by the party to be notified, if hand delivered. For purposes of notice, the addresses of the Owners, until changed as herein provided shall be as follows:

If to Declarant:

1102 North Austin Avenue
Georgetown, Texas 78626

(512) 864-3844 - Telephone
(512) 930-3989 – FAX

If to FPSC:

1102 North Austin Avenue
Georgetown, Texas 78626

(512) 864-3844 - Telephone
(512) 930-3989 – FAX

At such time as any Lot is conveyed to a party other than Declarant, the address for notice purposes of such new Owner shall be the address for such Owner set forth in the deed of conveyance of such Lot. Notwithstanding the foregoing, any Owner may change its address for notice purposes by written notice to the other Owners sent or delivered in the manner set forth above AND by recording a statement of change of address for notice purposes in the Real Property Records of Williamson County, Texas.

C. Breach. In the event of a breach or threatened breach of this Declaration, only the other Owner(s) who are affected by such breach shall be entitled to institute proceedings for relief from the consequences of said breach or threatened breach. In addition to any remedies specified in this Declaration, in the event any Owner breaches or threatens to breach the terms of this Declaration, the affected Owners shall be entitled to pursue all remedies available at law or in equity against the defaulting Owner, including specific performance, injunctive relief,

declaratory judgment, damages or other suitable legal or equitable remedy. The unsuccessful party in any action shall pay to the prevailing party a reasonable sum for attorneys' fees incurred in connection with such action. Each Owner acknowledges and agrees that the other Owners have relied and have the right to rely upon such Owner's compliance with the terms of this Declaration and that the damages for any breach hereof will be difficult or impractical to ascertain. As a result, each Owner expressly acknowledges and agrees that the remedy of specific performance shall be available to enforce all obligations hereunder.

D. Headings. The headings herein are inserted only as a matter of convenience and for reference and in no way define, limit or describe the scope or intent of this document nor in any way affect the terms and provisions hereof.

E. Rights of Successors. The easements, restrictions, benefits and obligations hereunder shall create mutual benefits and servitudes running with the land. Subject to the other provisions hereto, this Declaration shall bind and inure to the benefit of the parties thereto, their respective heirs, representatives, lessees, successors and assigns.

F. Number and Gender. The singular number includes the plural and the masculine gender includes the feminine and neuter.

G. No Merger. It is not intended, nor shall there be, a merger of the dominant and servient tenements and estates created by any easements or agreements established hereby by virtue of the present or future ownership on any portion of said tenements or estates being vested in the same person(s) or party(ies), but instead, it is intended that the easement servitudes established hereby shall not be extinguished thereby and that said dominant and servient tenements be kept separate.

H. Estoppel Certificates. Any Owner may, at any time and from time to time, in connection with the sale or transfer of its Lot, or in connection with the financing or refinancing of its Lot by bona fide mortgage, deed of trust or sale-leaseback made in good faith and for value, deliver a written notice to the Common Improvements Maintenance Coordinator or the other Owner(s) requesting a certificate certifying that (a) the Owner making such request is not in default in the performance of its obligations under this Declaration, or, if in default, describing therein the nature and amount of any default; (b) this Declaration has not been amended, modified or otherwise supplemented or, if so, detailing the nature of any such amendment and enclosing a complete copy thereof; (c) all notices to be delivered by the Common Improvements Maintenance Coordinator under or in connection with this Declaration shall also be delivered to a subsequent Mortgagee or Owner; and (d) such other matters as the sender of such notice may reasonably request are true, complete and correct to the best knowledge of the Common Improvements Maintenance Coordinator or such Owner(s). The Common Improvements Maintenance Coordinator (or other Owner(s)) shall conform such certificate to the then existing facts known by it, execute and return such certificate within ten (10) days following its receipt of a request therefor. Such certificate shall be binding on the Owners and may be relied upon by transferees, mortgagees, deed of trust beneficiaries and leaseback-lessors.

I. Counterparts; Multiple Originals. This Declaration may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

J. Conformity with all Applicable Laws. Nothing in this Declaration shall be construed as requiring or permitting any person or entity to perform any act or omission in violation of any local, state or federal law, regulation or requirement in effect at the time the act or omission would occur. Provisions in this agreement which may require or permit such a violation shall yield to the law, regulation or requirement.

K. Severability. If any part of this Declaration or the application of this Declaration or a set of circumstances is for any reason held to be unconstitutional, invalid, or unenforceable, the validity of the remaining portions of this Declaration shall not be affected thereby. All provisions of this Declaration are therefore, severable for the purpose of maintaining in full force and effect the remaining provisions of this Declaration.

EXECUTED to be effective as of the day first above written.

DECLARANT:

FOUNTAINWOOD FUNERAL HOME, LLC, a Texas limited liability company

By: _____
Name: Gregory G. Hall
Title: Managing Member

FPSC:

FOUNTAINWOOD PLAZA SHOPPING CENTER, LLC, a Texas limited liability company

By: FSB FOUNTAINWOOD PLAZA, LLC, a Texas limited liability company, Manager

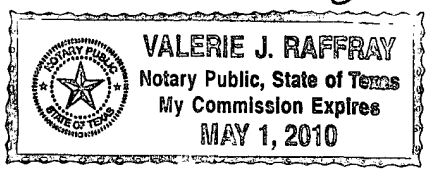
By: _____
Name: Gregory G. Hall
Title: Sole Member

ATTACH:
Exhibit "A" – Location of Pond, Pond Area and Pond Easement
Exhibit "B" – Private Drainage Easement

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on November 13th, 2009, by Gregory G. Hall, Managing Member of Fountainwood Funeral Home, LLC, a Texas limited liability company, on behalf of said limited liability company.

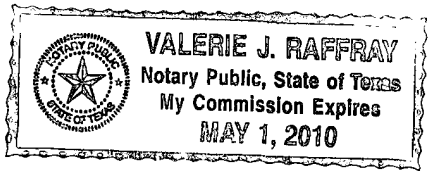
Notary Public - State of Texas



THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on November 13th, 2009, by Gregory G. Hall, Sole Member of FSB Fountainwood Plaza Plaza, LLC, a Texas limited liability company, Manager of Fountainwood Plaza Shopping Center, LLC, a Texas limited liability company on behalf of said limited liability companies.

Notary Public - State of Texas



LIENHOLDER CONSENT AND SUBORDINATION

FIRST STATE BANK OF CENTERAL TEXAS (the "**Lienholder**"), currently holds one or more liens against the Property (all of such liens being hereinafter collectively referred to as the "**Liens**"). By its execution hereof, the Lienholder hereby consents to the provisions of the foregoing Declaration and agrees that in the event of a foreclosure of any of the Liens by the Lienholder or any of its successors or assigns, such Declaration shall continue unabated and in full force and effect.

EXECUTED by the undersigned lienholder to evidence its consent to the foregoing Declaration.

FIRST STATE BANK OF CENTRAL TEXAS

By: _____
Name: T. Gerry Gamble
Title: Vice Chairman & CLO

THE STATE OF TEXAS §
§
COUNTY OF BELL §

BEFORE ME, the undersigned Notary Public, on this 13th day of November, 2009, personally appeared T. Gerry Gamble, Vice Chairman of First State Bank of Central Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity therein expressed.

_____
Notary Public in and for the State of Texas

PATRICIA L. BICKEL
Notary Public - State of Texas
Commission Expires: 11/14/12

RETURN TO
Longhorn Title Co., Inc.

EXHIBIT "A"

POND EASEMENT

LEGAL DESCRIPTION

FIELD DESCRIBING 0.56 OF AN ACRE OUT OF LOT 3, FOUNTAINWOOD PLAZA, A SUBDIVISION IN WILLAIMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET CC, SLIDE 41, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS. 0.56 OF AN ACRE TO BE MORE PARTICUARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCEING AT AN IRON ROD FOUND IN THE SOUTHERLY RIGHT OF WAY OF WILLIAMS DRIVE, BEING THE NORTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION AND THE NORHTEAST CORNER OF SAID LOT 3;

THENCE S 14°25'47" W, ALONG THE WESTERLY LINE OF SAID LOT 4 AND THE EASTERLY LINE OF SAID LOT 3, 58.12' AT A POINT, BEING THE NORTHEAST CORNER HEREOF AND THE **POINT OF BEGINNING,**

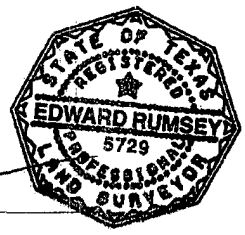
THENCE S 14°25'47" W, CONTINUING ALONG THE WESTERLY LINE OF SAID LOT 4 AND THE EASTERLY LINE OF SAID LOT 3, 342.34', TO A POINT, BEING THE SOUTHEAST CORNER HEREOF;

THENCE THROUGH LOT 3 THE FOLLOWING (3) COURSE AND DISTANCES:

N 50°35'54" W, 144.43', TO A POINT, BEING THE SOUTHWEST CORNER HEREOF;

N 19°28'32" E, 282.46', TO A POINT, BEING THE NORTHWEST CONERE HEREOF;

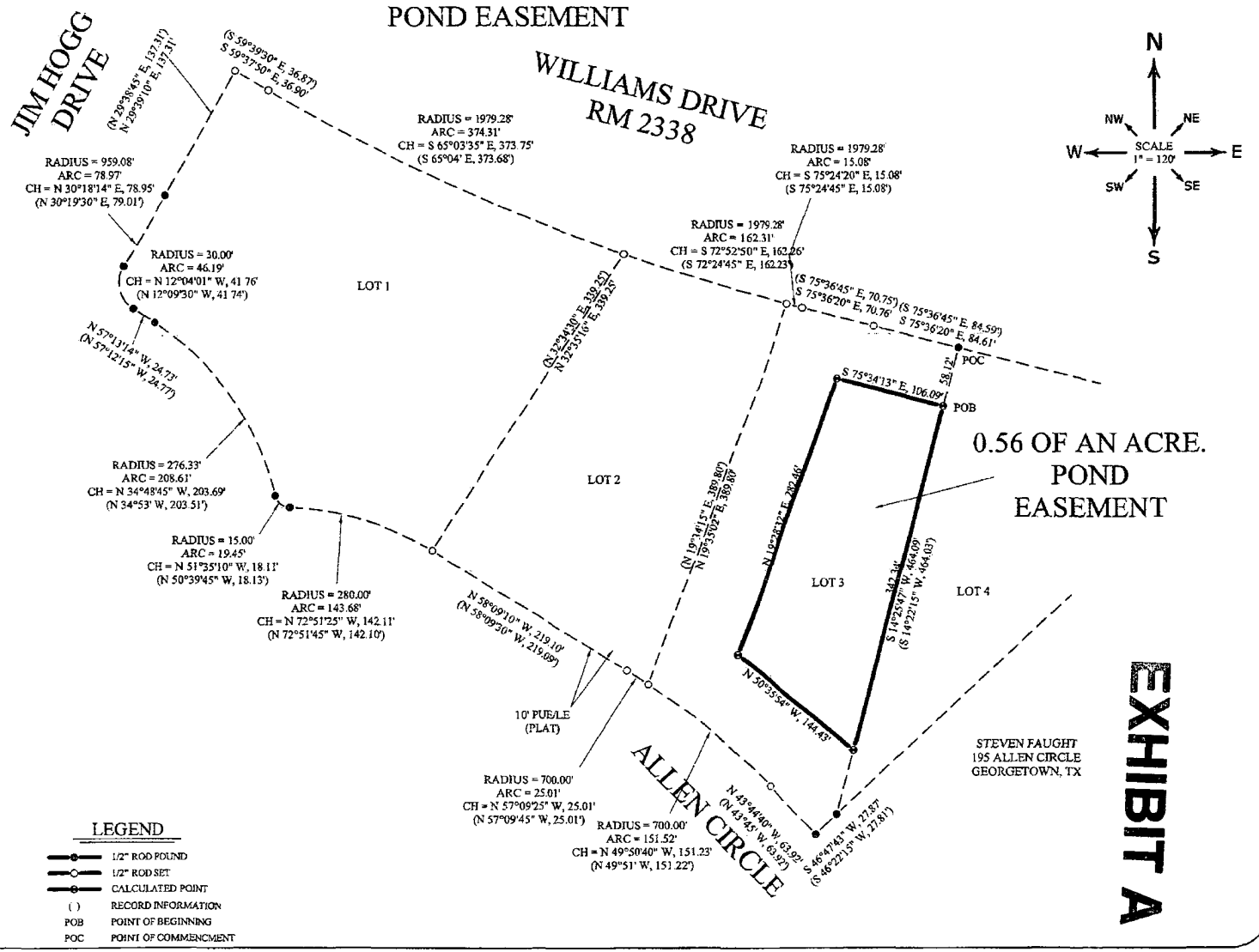
S 75°34'13" E, 106.09', TO THE POINT OF BEGINNING CONTAINING 0.56 OF AN ACRE OF LAND.



10.13.2009

Edward Rumsey
TX R.P.L.S. NO.5729
Job No. A0814009-3

POND EASEMENT



0.56 OF AN ACRE.
POND
EASEMENT

STEVEN FAUGHT
195 ALLEN CIRCLE
GEORGETOWN, TX

EXHIBIT A

LEGEND

●——	1/2" ROD FOUND
○——	1/2" ROD SET
⊗——	CALCULATED POINT
( )	RECORD INFORMATION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCMENT

STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

0.56 OF AN ACRE POND EASEMENT OUT OF LOT 3, FOUNTAINWOOD PLAZA, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET CC, SLIDE 41, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

SURVEY DATE	OCTOBER 19, 2009	
JOB NO.	A0814009	
DRAWN BY	JEREMY WARREN	09.19.2009
RPLS CHECK	EDWARD RUMSEY	09.19.2009

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

EXHIBIT B

DRAINAGE EASEMENT

LEGAL DESCRIPTION

BEING 3862.50 SQUARE FEET OUT OF LOT 2 AND LOT 3, FOUNTAINWOOD PLAZA, A SUBDIVSION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET CC, SLIDE 41, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3862.50 SQAURE FEET TO BE MORE PARTICUARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND IN THE SOUTHERLY RIGHT OF WAY OF WILLIAMS DRIVE, BEING THE NORTHEAST CORNER OF LOT 1 OF SAID SUBDIVISION AND THE NORTHWEST CORNER OF LOT 2;

THENCE S 32°35'16" W, ALONG THE EASTERLY LINE OF SAID LOT 1 AND THE WESTERLY LINE OF SAID LOT 2, 84.26', TO A POINT FOR THE **POINT OF BEGINNING;**

THENCE THROUGH SAID LOT 2 AND LOT 3 THE FOLLOWING (5) CALLS:
S 70°19'10" E, 168.66'. TO A POINT;
S 50°36'33" E, 87.01', TO A POINT, BEING THE NORTHEAST CORNER HEREOF;
S 19°28'32" W, 15.95', TO A POINT, BEING THE SOUTHEAST CORNER HEREOF;
N 50°36'33" W, 89.84', TO A POINT;
N 70°19'10" W, 169.49', TO A POINT IN THE EASTERLY LINE OF SAID LOT 1 AND THE WESTERLY LINE OF SAID LOT 2, FOR THE SOUTHWEST CORNER HEREOF;

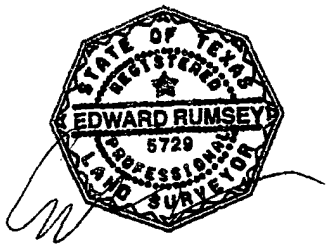
THENCE N 32°35'16" E, ALONG THE WESTERLY LINE OF SAID LOT 2 AND THE EASTERLY LINE OF SAID LOT 1, 15.39', TO THE POINT OF BEGINNING CONTAINING 3825.12 SQUARE FEET.

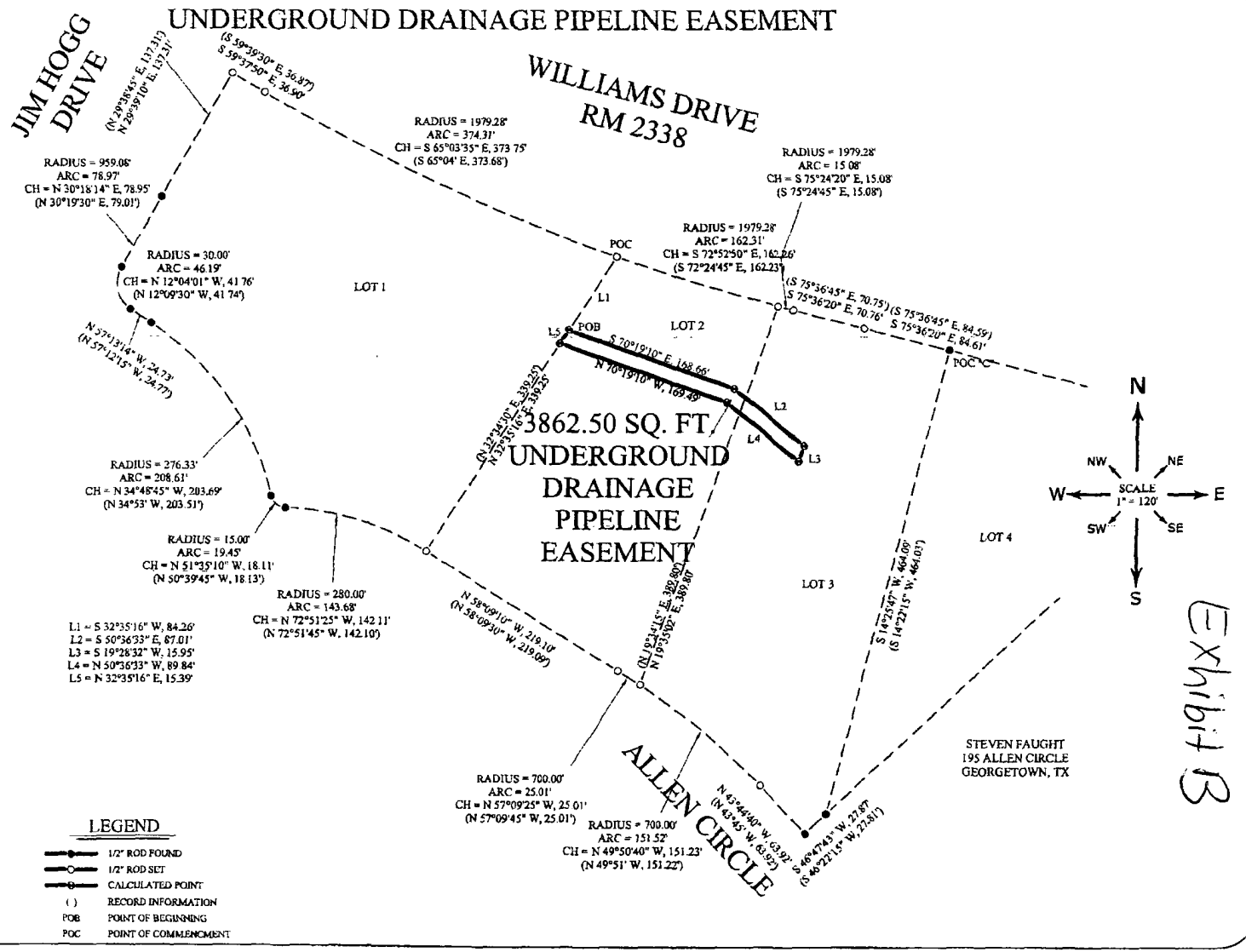
STATE OF TEXAS
REGISTERED
EDWARD RUMSEY
5729
PROFESSIONAL
LAND SURVEYOR

10.13.2009

Edward Rumsey
TX R.P.L.S. NO.5729
Job No. A0814009-4

UNDERGROUND DRAINAGE PIPELINE EASEMENT





L1 = S 32°35'16" W, 84.26'
L2 = S 50°36'33" E, 87.01'
L3 = S 19°28'32" W, 15.95'
L4 = N 50°36'33" W, 89.84'
L5 = N 32°35'16" E, 15.39'

STEVEN FAUGHT
195 ALLEN CIRCLE
GEORGETOWN, TX

LEGEND

●——●	1/2" ROD FOUND
○——○	1/2" ROD SET
⊕——⊕	CALCULATED POINT
( )	RECORD INFORMATION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

3862.50 SQUARE FEET
UNDERGROUND DRAINAGE PIPELINE EASEMENT OUT OF LOT 2 AND LOT 3, FOUNTAINWOOD PLAZA, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CABINET CC, SLIDE 41, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

SURVEY DATE	OCTOBER 19, 2009	
JOB NO.	A0814009	
DRAWN BY	JEREMY WARREN	09.19.2009
RPLS CHECK	EDWARD RUMSEY	09.19.2009

ALLSTAR Land Surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
WWW.ALLSTARLANDSURVEYING.COM

Exhibit B

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2009083623

Nancy E. Rister

11/16/2009 12:42 PM

SURRATT $84.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

(5) LONGHORN TITLE