WATER POLLUTION ABATEMENT PLAN (WPAP)

FOR

RANDY STREET INDUSTRIAL PARK

100 RANDY STREET,

GEORGETOWN, TEXAS 78626

Prepared for:

REAL ESTATE INTERESTS, LLC

Mr. Stuart Sutton

104 Bos Bend,

Georgetown, Texas 78633

Prepared by:

WAELTZ & PRETE, INC.

Antonio A. Prete, P.E.

211 N. A.W. Grimes Blvd.

Round Rock, Texas 78665

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FIRM TX. REG. #F-10308

November 2023

Job No. 188-001

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.

<table>
<tr><td colspan="5">1. Regulated Entity Name: Randy Street Industrial Park</td><td colspan="5">2. Regulated Entity No.:</td></tr>
<tr><td colspan="5">3. Customer Name: Real Estate Interests, LLC</td><td colspan="5">4. Customer No.:</td></tr>
<tr><td>5. Project Type:
(Please circle/check one)</td><td colspan="2">New √</td><td colspan="2">Modification</td><td colspan="2">Extension</td><td colspan="2">Exception</td><td></td></tr>
<tr><td>6. Plan Type:
(Please circle/check one)</td><td>WPAP √</td><td>CZP</td><td>SCS</td><td>UST</td><td>AST</td><td>EXP</td><td>EXT</td><td>Technical Clarification</td><td>Optional Enhanced Measures</td></tr>
<tr><td>7. Land Use:
(Please circle/check one)</td><td colspan="2">Residential</td><td colspan="3">Non-residential √</td><td colspan="2">8. Site (acres):</td><td>5.154</td></tr>
<tr><td>9. Application Fee:</td><td colspan="2">$5,000.00</td><td colspan="4">10. Permanent BMP(s):</td><td colspan="2">Batch Detention Pond</td></tr>
<tr><td>11. SCS (Linear Ft.):</td><td colspan="2">N/A</td><td colspan="4">12. AST/UST (No. Tanks):</td><td colspan="2">N/A</td></tr>
<tr><td>13. County:</td><td colspan="2">Williamson</td><td colspan="4">14. Watershed:</td><td colspan="2">San Gabriel River</td></tr>
</table>

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.)	___	___	___√___
Region (1 req.)	___	___	___√___
County(ies)	___	___	___√___
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 ___√___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. Antonio A. Prete, P.E.
Print Name of ~~Customer~~/Authorized Agent 11/09/2023
Signature of ~~Customer~~/Authorized Agent Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Antonio A. Prete, P.E.

Date: 11/09/2023

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Randy Street Industrial Park
2. County: Williamson
3. Stream Basin: San Gabriel River
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Stuart Sutton
   Entity: Real Estate Interests, LLC
   Mailing Address: 104 Bos Bend
   City, State: Georgetown, TX Zip: 78633
   Telephone: (512) 844-3254 FAX: N/A
   Email Address: stuart@stuartsutton.com

8. Agent/Representative (If any):

   Contact Person: Antonio A. Prete. P.E.
   Entity: Waeltz & Prete, Inc
   Mailing Address: 211 N. A.W. Grimes Blvd.
   City, State: Round Rock, Texas Zip: 78665
   Telephone: (512) 505-8953 FAX: N/A
   Email Address: tony@w-pinc.com

9. Project Location:

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

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

    The site is located on the southwest corner of the Haverland Dr and Meda Street intersection.

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: _____

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.

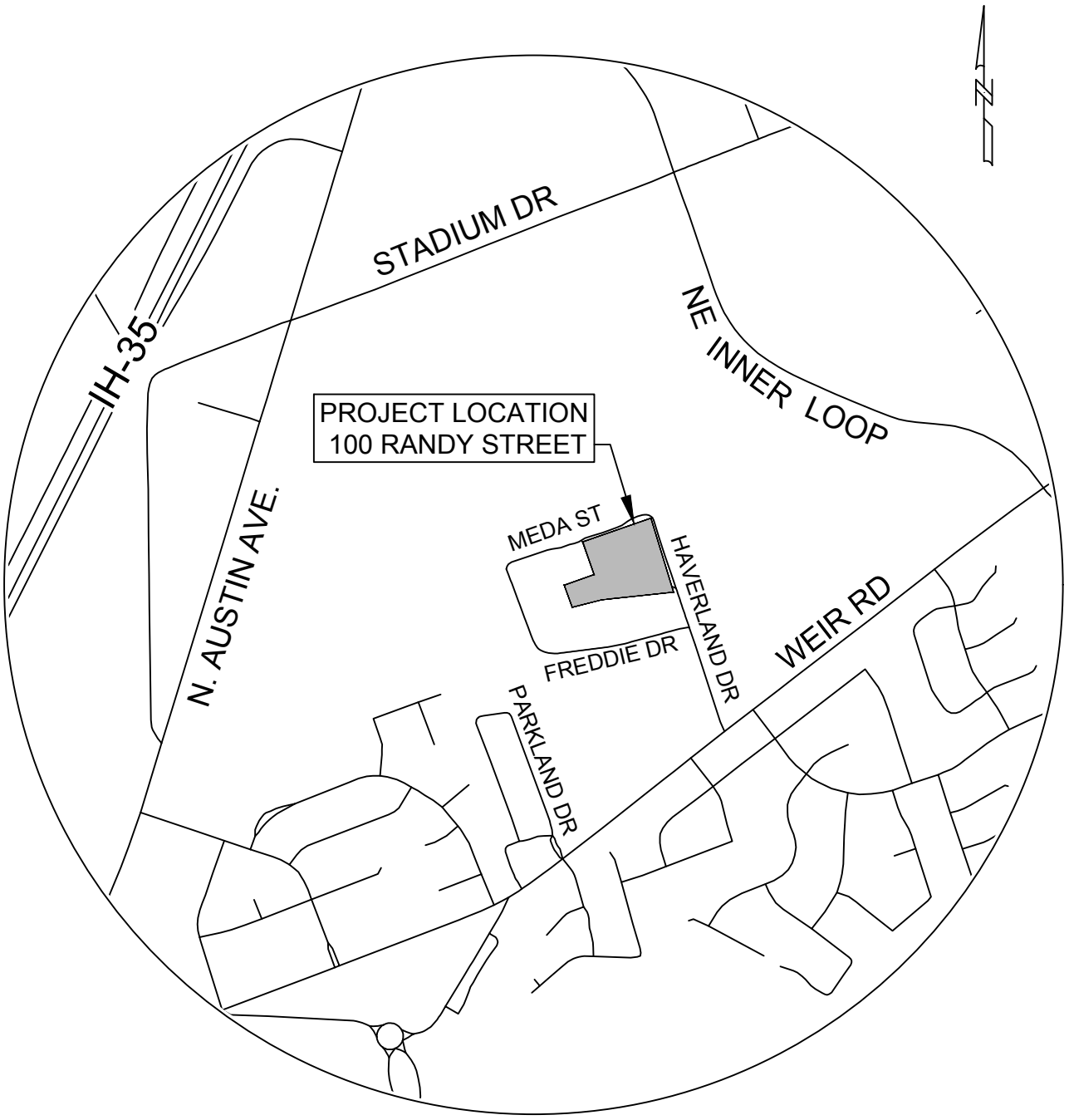
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

☐ 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



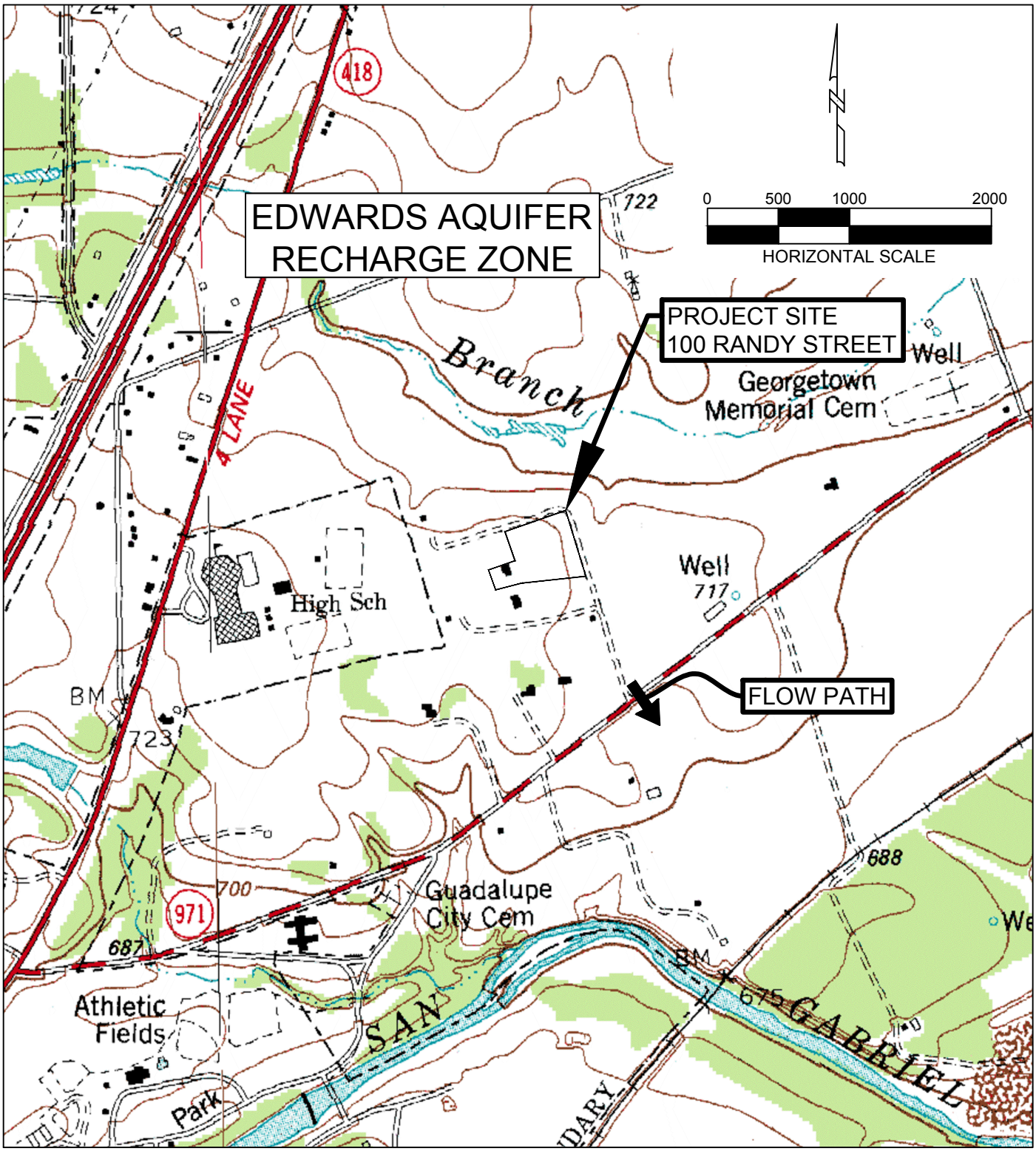
LOCATION MAP

SCALE: 1" = 1,000'

ATTACHMENT "A"
ROAD MAP
RANDY STREET INDUSTRIAL PARK

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

ATTACHMENT “B” – USGS/EDWARDS RECHARGE ZONE MAP



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USGS - 7 1/2 MIN.
EDWARDS RECHARGE ZONE MAP
RANDY STREET INDUSTRIAL PARK

ATTACHMENT "C" – PROJECT DESCRIPTION

We are submitting a Water Pollution Abatement Plan (WPAP) for a 5.154-acre site located at 100 Randy Street, Georgetown, TX 78626. The site is currently used for residential and currently cleared. The site lies within the Edward's Aquifer Recharge Zone. Therefore, Permanent Water Quality Best Management Practices (BMP's) are required for the site. The treated Water Quality Volume (WQV) is achieved by capturing the runoff from the drainage basins and routing stormwater to the BMP. It should be noted the TCEQ only requires 80% TSS removal, however, the water quality treatment in this plan is designed to treat 85% TSS removal in compliance with the City of Georgetown's Salamander Ordinance.

The proposed development will consist of constructing twelve (12) office/warehouse buildings, on-site parking spaces for customers and tenants, drive aisles, sidewalks, a private on-site sewage facility (OSSF), grading, storm sewer systems and a batch detention pond.

The existing site is 5.154 acres which has an impervious cover of 0.26 acres (5.0%). Post this project, the site will have an impervious cover of 2.97 acres (57.6%). There is a permanent net increase of 2.71 acres in impervious cover area for the site.

To mitigate for the increase in impervious cover, one new permanent BMP will be used for stormwater treatment. With the 2.71-acre increase, the required 85% TSS removal is 2,506 lbs. The BMP will be a Batch Detention Pond and the TSS removal achieved is described below:

<u>Batch Detention Pond:</u>
A proposed Batch Detention Pond will be located at the north corner of the site. This pond captures 4.05 acres with an impervious cover of 2.624 acres (64.8%). This pond has a TSS removal capacity of 2,506 lbs.

The design of the Batch Detention Pond follows the TCEQ "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" design criteria. The TSS removal calculations (attached directly behind this page) have been provided and included with this application.

Lastly, no sensitive geologic features were noted in the geologic assessment report, which has been included with this application.

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

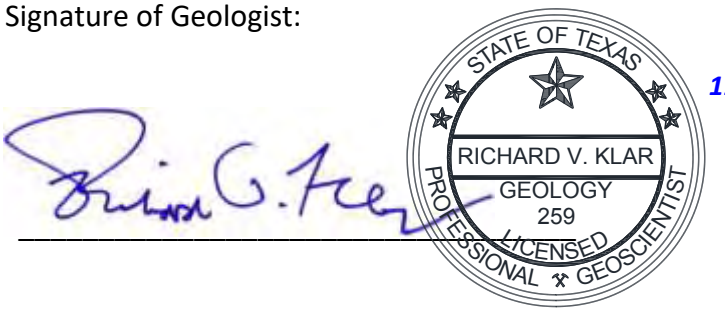
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Richard V. Klar, P.G. Telephone: 210-699-9090

Date: November 1, 2023 Fax: 210-699-6426

Representing: Raba Kistner, Inc., TBPG Firm #50220 on behalf of Real Estate Interest, LLC
(Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



11/1/2023

Regulated Entity Name: Randy Street Industrial Park

Project Information

1. Dates Geologic Assessment was performed: June 15, 2023
2. Type of Project:

☒ WPAP ☐ AST
☐ SCS ☐ UST

3. Location of Project:

☒ Recharge Zone
☐ Transition Zone
☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness
Georgetown clay loam, 0 to 2 percent slopes (GeB)	D**	~3 to 5 feet
Georgetown stony clay loam, 1 to 3 percent slopes (GsB)	D**	~2.5 to 3 feet

** 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

***Soil Group not listed in SCS (1986) publication. Hydrologic Soil Group taken from USDA National Resources Conservation Service Web Soil Survey (2019).*

6. ☒ **Attachment B – Stratigraphic Column**. A stratigraphic column showing formations, members, and thickness 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" = 40'
Site Geologic Map Scale: 1" = 40'
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 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 seven (7) test holes and one (1) well present on the project site and the locations are shown and labeled. (Check all of the following that apply.)

☒ The test holes are not in use and have been properly abandoned.
☒ The well is not in use and will be properly abandoned.
☐ The well is in use and complies with 16 TAC Chapter 76.

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

Administrative Information

☒ 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.

ATTACHMENTS

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE (TCEQ-0585-TABLE)

COMMENTS TO GEOLOGIC ASSESSMENT TABLE

SOIL PROFILE

SITE SOILS MAP

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: ***Randy Street Industrial Park***
100 Randy Street - Georgetown, Willamson County, Texas
*(**RKI** Project No. ASF23-044-00)*

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
S-1	30°39'45.95"N	97°39'35.82"W	MB (GEO, B-1)	30	Qt, Kdr	0.3	0.3	15					Z	5	35	✓		✓		Hilltop
S-2	30°39'46.05"N	97°39'34.19"W	MB (GEO, B-2)	30	Qt, Kdr	0.3	0.3	15					Z	5	35	✓		✓		Hilltop
S-3	30°39'46.84"N	97°39'32.80"W	MB (GEO, B-3)	30	Qt, Kdr	0.3	0.3	15					Z	5	35	✓		✓		Hilltop
S-4	30°39'44.84"N	97°39'36.19"W	MB (GEO, B-4)	30	Qt, Kdr	0.3	0.3	15					Z	5	35	✓		✓		Hilltop
S-5	30°39'44.81"N	97°39'32.71"W	MB (GEO, B-5)	30	Qt, Kdr	0.3	0.3	15					Z	5	35	✓		✓		Hilltop
S-6	30°39'43.21"N	97°39'35.38"W	MB (GEO, B-6)	30	Qt, Kdr	0.3	0.3	15					Z	5	35	✓		✓		Hilltop
S-7	30°39'43.49"N	97°39'32.26"W	MB (GEO, B-7)	30	Qt, Kdr	0.3	0.3	15					Z	5	35	✓		✓		Hilltop
S-8	30°39'43.83"N	97°39'37.77"W	MB (WW)	30	Qt, Kdr	0.5	0.5	~200					N	35	65		✓	✓		Hilltop
S-9	30°39'43.39"N	97°39'37.24"W	MB (S)	30	Qt, Kdr	10	10	6					X	6	36	✓		✓		Hilltop

*** DATUM:** ***NAD83***

Features: GEO = Geotechnical boring and identifier; WW = water well; S = septic system;

Formation: Qt=Fluviatile Terrace Deposits; Kdr=Del Rio Clay & Georgetown Formation (undivided)

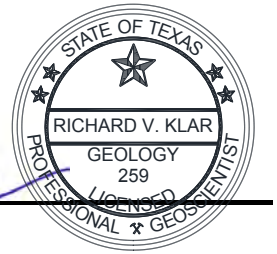
2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
V	Vegetation. Give details in narrative description
FS	Flowstone, cements, cave deposits
X	*Granular bedding materials for residential improvements* ***(Feature S-8 and S-9).***
Z	*Soil cuttings with granular bentonite and concrete cap for geotechnical borings* ***(Features S-1 through S-7)***

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Natural Resource Conservation Commission's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.
My signature certifies that I am qualified as a geologist as defined by 30 TAC 213.



Date: ***November 1, 2023***

Sheet 1 of 1

TCEQ-0585-Table (Rev. 10-01-04)

COMMENTS TO GEOLOGIC ASSESSMENT TABLE
Randy Street Industrial Park
100 Randy Street
Georgetown, Williamson County, Texas

The locations of the following features are indicated on the ***Site Geologic Map*** provided as ***Attachment D*** of this report.

Manmade Features in Bedrock (MB)

Features S-1 through S-7

Features S-1 through S-7 consist of plugged geotechnical borings installed to support the proposed development on June 13 and 14, 2023 by **RKI** (*Project No. AAA23-058-00*). A total of seven borings were drilled within the project site to depths of approximately 15 feet below the existing ground surface using a truck-mounted drilling rig. According to boring log data, a hard dark brown clay stratum 2.5 to 5 feet thick was encountered at the surface, corresponding to the Georgetown clay soil series, underlain by 5 to 10 feet of reddish-brown marl with decomposed limestone corresponding to the weathered top of the bedrock. Bedrock was encountered at depths of 6 to 13 feet, consisting of hard tan and gray weathered and highly fractured limestone (i.e., the Del Rio Clay and Georgetown Formation). Shallow groundwater was not observed during drilling operations. Based on the referenced geotechnical boring logs and observations in conjunction with field reconnaissance activities, the borings were effectively plugged and abandoned following completion of drilling activities using soil cuttings with granular bentonite.

Feature S-8

Feature S-8 consists of a domestic water-supply well located on the southwest portion of the SITE. The wellhead is located adjacent to the northwest corner of the current residential structure. It has a an approximately 6-inch casing and a flush-mounted surface completion with a concrete pad and is covered by a well house. The well was observed to have a submersible pump, but electric power and plumbing have been disconnected. No additional information was available for this well, and no well or drilling report was submitted to the TWDB. Based on the wells in the vicinity of the SITE, it is estimated to be drilled to a depth of 100 to 200 feet and completed in the Edwards Aquifer. This well was observed to not be in use and will need to be capped or plugged and properly abandoned in accordance with State guidelines.

Feature S-9

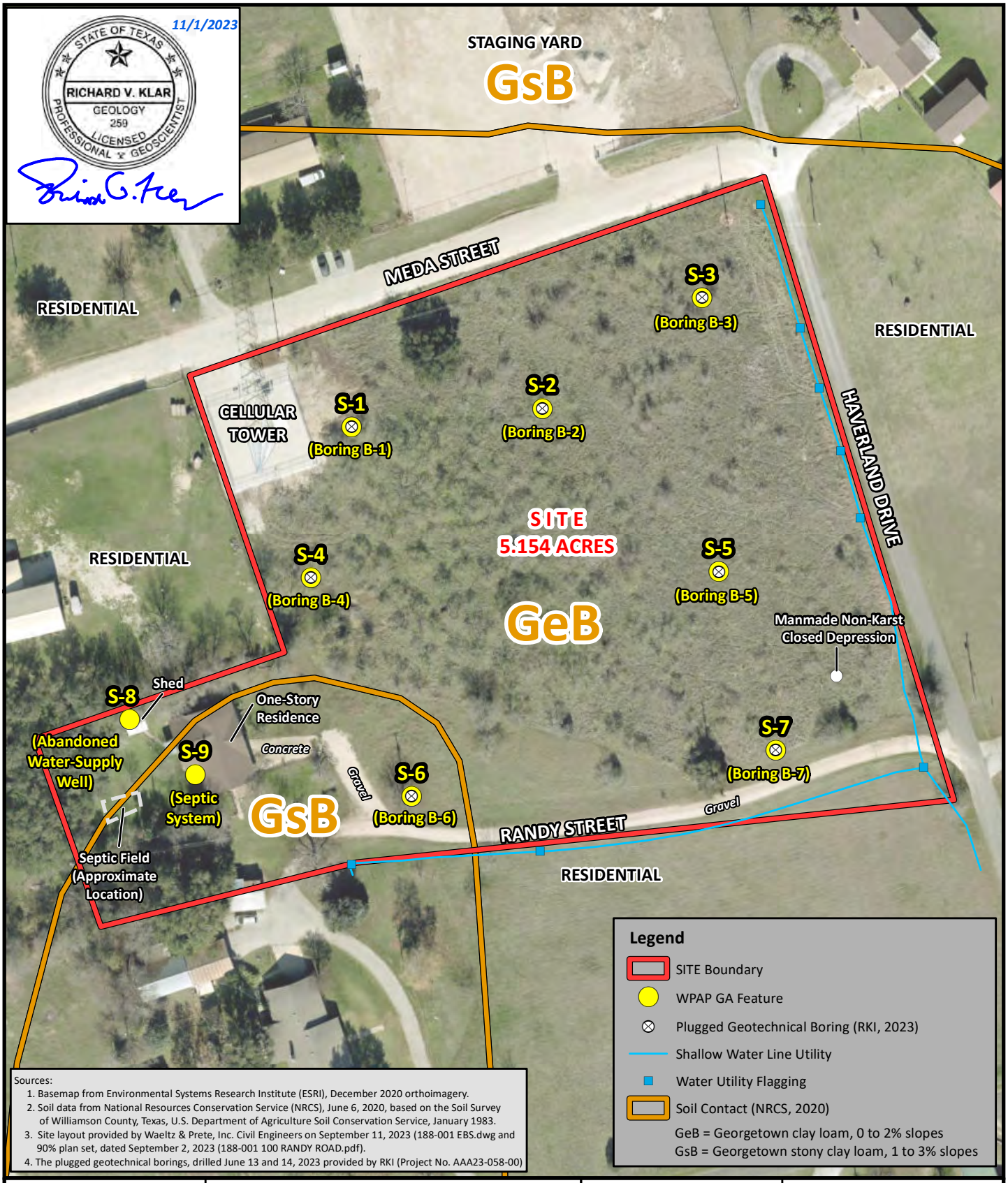
Feature S-9 is a residential septic system located on the southwest portion of the SITE, southwest of the current residential structure. Based on typical septic system dimensions, it is assumed to be approximately 10 feet long, 10 feet wide, and 6 feet deep. The presence of the septic system was inferred based on field observations of a 4-inch PVC pipe consisting of a septic tank clean out observed directly behind the house. Only the clean out pipe was observed during field reconnaissance, which was inferred to extend west toward the leach field. Based on plans provided by Texas Land Surveying, Inc. prepared on June 1, 2023, the leach field for the septic system is located approximately 30 feet to the west of the residential structure and approximately 50 feet from the south SITE boundary. Based on soil conditions for the SITE, the septic system is assumed to be installed within the upper clay soil, but may extend into the upper portion of the bedrock.

SOIL PROFILE
Randy Street Industrial Park
100 Randy Street
Georgetown, Williamson County, Texas

SOIL SERIES	THICKNESS IN SITE	DESCRIPTION
Georgetown	**~3 to 5 feet**	***Georgetown clay loam, 0 to 2 percent slopes (GeB):*** This nearly level to gently sloping soil is on uplands. Typically, the surface layer is slightly acid, brown clay loam about 7 inches thick. The subsoil extends down to depths of about 35 inches; it is neutral and slightly acid, reddish brown clay in the upper part and cobbly clay in the lower part. The underlying material is indurated limestone that has limy earth imbedded in the crevices. Well drained and slowly permeable with very high runoff and low available water capacity. Erosion is a slight hazard.
Georgetown	**~2.5 to 3 feet**	***Georgetown stony clay loam, 1 to 3 percent slopes (GsB):*** This gently sloping soil is on the higher parts of uplands. Typically, this soil has a slightly acid, brown stony clay loam surface layer about 7 inches thick with few to common stones on or near the surface. The subsoil, which extends to depths of about 35 inches, is neutral, reddish-brown clay in the upper part and slightly acid, reddish-brown cobbly clay in the lower part. The underlying material is indurated fractured limestone that has clay loam in crevices and fractures. Well drained and slowly permeable with very high runoff and low available water capacity. Erosion is a slight hazard.

The preceding table was prepared based on information provided in the *Soils Survey of Williamson County, Texas (January 1983)* and the *NRCS Web Soil Survey (2019)* in addition to field observations and review of geotechnical boring logs (**RKI**, 2023). As presented on the attached ***Site Soils Map***, native soils mapped at the SITE consist of Georgetown clay loam, 0 to 2 percent slopes (GeB) and Georgetown stony clay loam, 1 to 3 percent slopes (GsB).

The majority of the SITE is underlain by GeB soils and the southwest corner is underlain GsB soils. Soils mapped for the SITE are primarily classified as Group D soils, which have a low capacity to transmit infiltrating precipitation. Soil types reportedly consist of clay loam and stony clay loam with published permeability values ranging from 0.00 to 0.06 inch per hour.



Sources:
1. Basemap from Environmental Systems Research Institute (ESRI), December 2020 orthoimagery.
2. Soil data from National Resources Conservation Service (NRCS), June 6, 2020, based on the Soil Survey of Williamson County, Texas, U.S. Department of Agriculture Soil Conservation Service, January 1983.
3. Site layout provided by Waeltz & Prete, Inc. Civil Engineers on September 11, 2023 (188-001 EBS.dwg and 90% plan set, dated September 2, 2023 (188-001 100 RANDY ROAD.pdf).
4. The plugged geotechnical borings, drilled June 13 and 14, 2023 provided by RKI (Project No. AAA23-058-00)

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SITE SOILS MAP

RANDY STREET INDUSTRIAL PARK
5.154 ACRES
100 RANDY STREET
GEORGETOWN, WILLIAMSON COUNTY, TEXAS

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT No.:	ASF23-044-00
ISSUE DATE:	11/01/2023
DRAWN BY:	LAW
REVIEWED BY:	HEH/RVK

N W E S
0 25 50 100 Feet

NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes

ATTACHMENT B

STRATIGRAPHIC COLUMN

STRATIGRAPHIC COLUMN
Randy Street Industrial Park
100 Randy Street
Georgetown, Williamson County, Texas

STRATIGRAPHIC FORMATION	THICKNESS	DESCRIPTION
Fluviatile terrace deposits (Qt)	10 to 35 feet	Terraces along streams consist of three or more levels which may correspond to coastal Pleistocene units. These units consists of gravel, sand, silt, and clay in various proportions with gravel more prominent in the older, higher terraces. Gravel includes dolomite, limestone, chert, and quartz; sand mostly quartz. ***Mapped beneath the entire SITE in conjunction with the uppermost soil horizon.***
Del Rio Clay and Georgetown Formation, undivided (Kdg)	70 to 150 feet	This unit is comprised of the Del Rio Clay, the upper confining unit of the Edwards Aquifer, and the Georgetown Formation. The upper portion, the Del Rio Clay ("Grayson Marl"), is calcareous, fossiliferous claystone to mudstone typically 40 to 70 feet thick. Pyrite and gypsum are common. It is blocky, medium gray and weathers light gray to yellowish gray, with some thin lenticular beds of highly calcareous siltstone. Marine megafossils include abundant *Ilymatogyra arientina* and other pelecypods. The lower part, the Georgetown Formation, consists mostly of fossiliferous limestone with argillaceous limestone and marl typically 30 to 80 feet thick. It is fine grained, argillaceous, modular, moderately indurated, and light gray. Limestone is hard, brittle, thick bedded, and white; shale is marly, soft, light gray to yellowish gray. Marine magafossils include bivalves *Kingena wacoensis* and *Gryphaea washitaensis*. Vuggy porosity occurs within some beds, but vugs in the Georgetown Formation are less common than in the Edwards Group. ***Not exposed at the SITE. Geotechnical borings encountered Kdg below depths of 6 to 13 feet below ground surface.***

Note: Stratigraphic Column for the SITE was adapted from Fisher (1974) and Collins (2005).

ATTACHMENT C

NARRATIVE OF SITE SPECIFIC GEOLOGY

SITE GEOLOGY NARRATIVE
Randy Street Industrial Park
100 Randy Street
Georgetown, Williamson County, Texas

Introduction

The following is a site-specific discussion of existing geological conditions and potential recharge features for the Edwards Aquifer identified within the proposed office/warehouse project located on Randy Street in Georgetown, Texas. This assessment was performed by **Raba Kistner, Inc. (RKI)** on behalf of Real Estate Interest, LLC, pursuant to applicable Edwards Aquifer Protection Program (EAPP) Rules as specified in *Title 30 of the Texas Administrative Code, Section 213 (30 TAC §213*, *effective April 24, 2008).* This assessment report is in the format required by the Texas Commission on Environmental Quality (TCEQ) for the Geologic Assessment and was prepared in accordance with the revised *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones (TCEQ-0585)*, which are applicable to submittals received by the TCEQ after October 1, 2004. The presence of streams or springs was also evaluated in accordance with the City of Georgetown's Water Quality Best Management Practices, pursuant to *Unified Development Code Section 11.07.030*.

This geologic assessment report documents conditions observed by **RKI** within the SITE boundaries on June 15, 2023.

Site Description

Site Location. The subject property consists of an approximately 5.16-acre tract of partially developed land addressed as 100 Randy Street and located at the northwest corner of the intersection of Haverland Drive and Randy Street in Georgetown, Williamson County, Texas (hereinafter referred to as SITE). The majority of the property is currently vacant land, with a former residence and associated improvements on the southwest portion of the SITE. Current property improvements include a residential house structure, along with a well house, septic system, gravel driveway, and overhead electrical lines. **RKI** understands that the property will be developed into a commercial office/warehouse property consisting of twelve structures, including a pond, septic system, and associated pavement and utility improvements. The SITE is bounded to the north by Meda Street and to the west by Haverland Drive, with Randy Street along the south edge of the SITE. Adjacent properties include Georgetown High School to the west, the Georgetown High School football stadium and parking lot to the northwest, a residential property with an RV storage facility to the north, and residential properties to the east and south.

Based on review of official maps published by the Texas Commission on Environmental Quality (TCEQ), the SITE is located fully within the Edwards Aquifer Recharge Zone (EARZ). As such, the performance of a geologic assessment is required to facilitate planned WPAP construction activities in accordance with applicable provisions set forth in the EAPP rules as specified in *Title 30 of the Texas Administrative Code, Section 213 (30 TAC 213, effective April 24, 2008).*

Left photo: Vacant north portion of SITE with native grasses and trees. Right photo: southwest portion of the SITE with well house (left) and former residential structure (right).

Topography and Drainage. Topographic contours on the U.S. Geological Survey (USGS, 2022) 7.5-Minute Series Topographic map (*Georgetown Quadrangle*) and 5-foot contours for the City of Georgetown (TNRIS, 2015) were reviewed to evaluate the general surface conditions and drainage patterns. The SITE consists of flat to gently sloping hilltop topography, with a maximum elevation of approximately 730 feet relative to mean sea level at the west edge of the property and a minimum elevation of approximately 717 feet on the northeast portion. As indicated by topographic contours presented on the ***Site Geologic Map***, the local surface drainage patterns for the majority of the SITE are generally from southwest to northeast toward the Pecan Branch of the San Gabriel River, which is located approximately 500 feet north of the SITE.

A review of the Flood Insurance Rate Map FIRM 48491C0291F, produced by the Federal Emergency Management Agency (December 20, 2019) indicates that the SITE is entirely within Zone X, an area of minimal flood hazard outside the 100-year flood plain.

In accordance with the City of Georgetown's Water Quality Best Management Practices *(Unified Development Code Section 11.07.030)*, **RKI** evaluated the presence of streams or springs within the SITE. Based on observations in conjunction with field reconnaissance and review of available maps and historical data, no streams or springs are present within or adjacent to the SITE, and therefore protective buffer zones are not necessary.

Historical Property Use. Although research pertaining to past operations and historical land use activities within the SITE was beyond the scope of this assessment, historical aerial imagery was reviewed to evaluate historical land use and the presence of lineations that could indicate the presence of faulting. The following aerial photographs were reviewed using Google Earth™: 1995, 1997, 2002-2006, 2008, 2009, and 2011-2022. Information obtained from this review is summarized below:

- The 1995 aerial photograph depicts the SITE within a rural residential neighborhood bordered to the north and east by paved rural roads. The property consists primarily of vacant land with scattered trees, and has residential structure on the southwest portion with a small shed, and a

gravel driveway extending along the south edge of the SITE. Surrounding properties are residential to the north, east, and south, with a high school and associated athletic fields to the west.

- The 2002 through 2009 aerial photographs show additional development of surrounding properties, including a residential structure adjacent to the west, a storage unit adjacent to the southwest, and clearing and addition of a driveway adjacent to the north.
- The 2008 aerial photographs shows the clearing of the residential structure to the northwest and construction of new football stadium and parking lot associated with Georgetown High School.
- The 2017 aerial photograph shows a metal building constructed on the north adjacent property.
- The 2017 to 2022 aerial photographs depict the SITE and surrounding area as they appear today (i.e., a partially developed rural residential area).

Classification of Recharge Features. As further described herein, there were no recharge features attributed to karstification of limestone terrain and/or surface erosional processes identified within SITE boundaries. Features identified and discussed below include nine manmade features (i.e., water-supply well, septic system, and seven geotechnical borings). The significance of these features was assessed using definitions and guidance provided in *Instructions to Geologists (TCEQ-0585-Instructions, revised October 1, 2004)*. All features within the SITE that met the criteria presented in this reference were mapped. The characteristics of all mapped features and the assessments of these features, as defined by the TCEQ, are presented in the attached ***Geologic Assessment Table (TCEQ-0585)***.

Stratigraphy

As presented in the attached ***Stratigraphic Column***, information pertaining to the lithologies and thickness of geologic units underlying the SITE was taken from Fisher (1974) and Collins (2005). As reported by Fisher (1974) and presented on the ***Site Geologic Map***, the SITE is directly underlain by Fluviatile terrace deposits (Qt) and the Del Rio Clay and Georgetown Formation, undivided (Kdg).

Descriptions of the geologic formations taken from these references are provided below:

- Fluviatile Terrace Deposits (Qt): consists of gravel, sand, silt, and clay in various proportions with gravel more prominent in the older, higher terraces. Gravel includes dolomite, limestone, chert, and quartz; sand mostly quartz. Terraces along streams consist of three or more levels, which may correspond to coastal Pleistocene units. Based on geotechnical boring logs, no appreciable thickness of Qt is present at the site, and deposits are coincident with the soil zone.

- Del Rio Clay and Georgetown Formation, undivided (Kdg): This unit is comprised of the Del Rio Clay and Georgetown Formation, which are mapped as a single unit in the area of the SITE and overlie the Edwards Limestones, as described below. The weathered upper part of the Kdg was encountered at depths of 6 to 13 feet below ground surface in geotechnical borings.

    - The Del Rio Clay ("Grayson Marl") component is calcareous, fossiliferous claystone to mudstone. Pyrite and gypsum are common. It is blocky, medium gray and weathers light

gray to yellowish gray, with some thin lenticular beds of highly calcareous siltstone. Marine megafossils include abundant *Ilymatogyra arientina* and other pelecypods.

- The underlying Georgetown Formation component consists mostly of fossiliferous limestone with argillaceous limestone and marl. Fine grained, argillaceous, modular, moderately indurated, light gray. Limestone is hard, brittle, thick bedded, and white. Shale is marly, soft, light gray to yellowish gray. Marine magafossils include bivalves *Kingena wacoensis* and *Gryphaea washitaensis*. Vuggy porosity occurs within some beds, but vugs in the Georgetown Formation are less common than in the Edwards Group.

No bedrock outcrops or float rock were observed during field reconnaissance, consistent with the mapped geology. In conjunction with field observations, **RKI** noted several pin flags placed by Jonah Water Special Utility District marking a water line utility along the east and south edges of the SITE. Based on typical construction practices, the water utility trench is not considered to represent a potential recharge feature as it is fully contained within the native soils and underlying fluviatile terrace deposits and does not encounter bedrock.

Additionally, **RKI** observed a manmade non-karst closed depression on the southeast corner of the SITE. This consisted of an apparent excavation made with a backhoe into the native soils in as well as the uppermost part of the weathered top of the bedrock, but did not extend deep enough to encounter the hard bedrock noted in geotechnical boring logs. It was observed to be approximately 5 feet long, 3 feet wide, and 4 feet deep, and oriented approximately east (85 degrees). The excavated material piled to the immediate north of the depression consisted of dark brown clay soil with gravel-sized pieces of limestone and chert, consistent with the mapped soils, geology, and boring logs. Based on field observations and information from boring logs, this is not considered to represent a potential recharge feature.

Left photo: Jonah Water Line pin flags along the south edge of Randy Street. Right photo: excavated pit in native soils and terrace deposits at the southeast corner of the SITE.

Structure

This SITE is located within the Balcones Fault Zone and, as such, is expected to exhibit a similar structural trend. The Balcones Fault Zone generally consists of a northeast-southwest trending, *en echelon* normal fault system, which juxtaposes Upper Cretaceous lithologies in the southeast with Lower Cretaceous lithologies in the northwest. As a result of this large-scale regional faulting, minor internal fault sequences and fractures exist within this zone which generally follow the same structural trend and accommodate localized displacement.

Based on review of historical aerial photographs, published maps, and in conjunction with field mapping efforts, no indications of lineations that could be associated with normal faulting were identified within the boundaries of the SITE. According to Fisher (1974), no faults are mapped within or in the vicinity of the SITE, and the closest fault is approximately 0.7 mile to the west.

Manmade Features

As presented on the ***Site Geologic Map***, nine features were identified that may potentially serve to enhance the transmission of surface runoff to the subsurface. The features consist of an abandoned domestic water-supply well, a residential septic system, and seven plugged geotechnical borings. All of these features meet the criteria for assessment as manmade features in bedrock. Information regarding the locations of the existing manmade features was taken from field observations and **RKI's** geotechnical boring logs (**RKI**, 2023). The following features were identified:

- ***Features S-1 through S-7*** consist of geotechnical borings installed by **RKI** in June 2023. These were reportedly installed using air-rotary methods to maximum total depths of approximately 15 feet. According to boring log data, a hard dark brown clay stratum 2.5 to 5 feet thick was encountered at the surface, corresponding to the Georgetown clay soil series and Quaternary fluviatile terrace deposits, underlain by 5 to 10 feet of reddish-brown marl with decomposed limestone corresponding to the weathered bedrock. Bedrock was encountered at depths of 6 to 13 feet, consisting of tan and gray weathered and highly fractured limestone corresponding to the Del Rio Clay and Georgetown Formation. These logging observations are generally consistent with mapped soil and rock types. No shallow groundwater was observed during drilling operations. These features are collectively classified as not sensitive as they have been plugged and no longer exist.

- ***Feature S-8*** is a domestic water-supply well located on the southwest portion of the SITE within a well house adjacent to the northwest corner of the current residential structure. It has a flush-mounted surface completion with a concrete pad, and the electric power and plumbing for the well pump have been disconnected. No additional information was available for this well, and no well or drilling report was submitted to the TWDB. It is estimated to be drilled to a depth of 100 to 200 feet and completed in the Edwards Aquifer. The well is not in use and will need to be capped or plugged and properly abandoned in accordance with State guidelines. This feature is classified as sensitive and having a high potential of transmitting fluids into the Edwards Aquifer if the well casing or surface seal was to become compromised.

- ***Feature S-9*** is a residential septic system located on the southwest portion of the SITE, southwest corner of the current residential structure. It is estimated to be approximately 10 feet long, 5 to 10 feet wide, and 6 feet deep. A 4-inch PVC pipe septic tank clean out was observed adjacent to the southeast potion of the former residence, and is inferred to extend west from toward the leach field, which is located approximately 30 feet west of the residential structure and 50 feet from the south SITE boundary (Texas Land Surveying, Inc., June 1, 2023). Based on soil conditions for the SITE, the septic system is assumed to be installed within the soil zone, but may extend into the upper portion of the bedrock. This feature is classified as not sensitive considering typical septic system design criteria, which facilitates controlled infiltration to the subsurface, and the absence of natural karst features observed in proximity.

Potential for Fluid Migration to the Edwards Aquifer

Based on a review of the SITE geology, topography and drainage conditions, and the results of our mapping efforts, the overall potential for rapid fluid movement (i.e. surface-derived flow) to the Edwards Aquifer via infiltration is considered to be low. The following assessment findings support this conclusion:

- The SITE is primarily underlain by clay surface soils ranging in thickness from 2.5 to 5 feet based on geotechnical drilling data. The Georgetown soils are classified as Hydrologic Soil Group D and have very low to low infiltration rates with high runoff potential when thoroughly wet, and a slow rate of water transmission.

- Based on geotechnical boring logs installed by **RKI** in June 2023, the Georgetown soils are underlain by 5 to 10 feet of weathered bedrock consisting of marl at depths of 6 to 13 feet below ground surface.

- No features were identified that can be attributed to karstification of the underlying limestone terrain. No bedrock exposures are present, and geologic units present below the SITE are upper confining units for the Edwards Aquifer. With the exception of the well (***Feature S-8***), manmade features present within the SITE (***Features S-1 through S-7 and S-9***) are collectively classified as not sensitive based on consideration of construction details and application of point assignment criteria and professional judgment.

Given the presence of the Del Rio Clay and Georgetown Formation at shallow depths below the SITE, it is possible that karst features associated with the limestone bedding units are present in the subsurface. though this is unlikely given the presence of the overlying terrace deposits and soils. If karst features are discovered in conjunction with future phases of land development (i.e., earthwork, excavation), it is recommended that a qualified geoscientist be consulted to assess, determine the level of sensitivity, and provide recommendations for protective measures, if warranted.

References

City of Georgetown, 2015, Water Quality Regulations for Property Located over the Edwards Aquifer Recharge Zone, Unified Development Code Section 11.07, Ord. No. 2015-14, February 24, 2015.

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United States Geological Survey (USGS), 2022, Georgetown, Texas Quadrangle; USGS, Denver, Colorado.

United States Department of Agriculture (USDA), 1983, Soil Survey of Williamson County, Texas; USDA / Soil Conservation Service / Texas Agricultural Experiment Station.

United States Department of Agriculture (USDA), 1986, Urban Hydrology for Small Watersheds; USDA / Natural Resource Conservation Service, Technical Release (TR-) 55, June 1986.

Waeltz & Prete, Inc. Civil Engineers, 2023, 90% Set Plans for Randy Street Industrial Park, 100 Randy St. Georgetown, TX 78626. Plan set dated September 2, 2023.

ATTACHMENT D

FEATURE POSITION TABLE (GPS COORDINATES)

SITE GEOLOGIC MAP

FEATURE POSITION TABLE

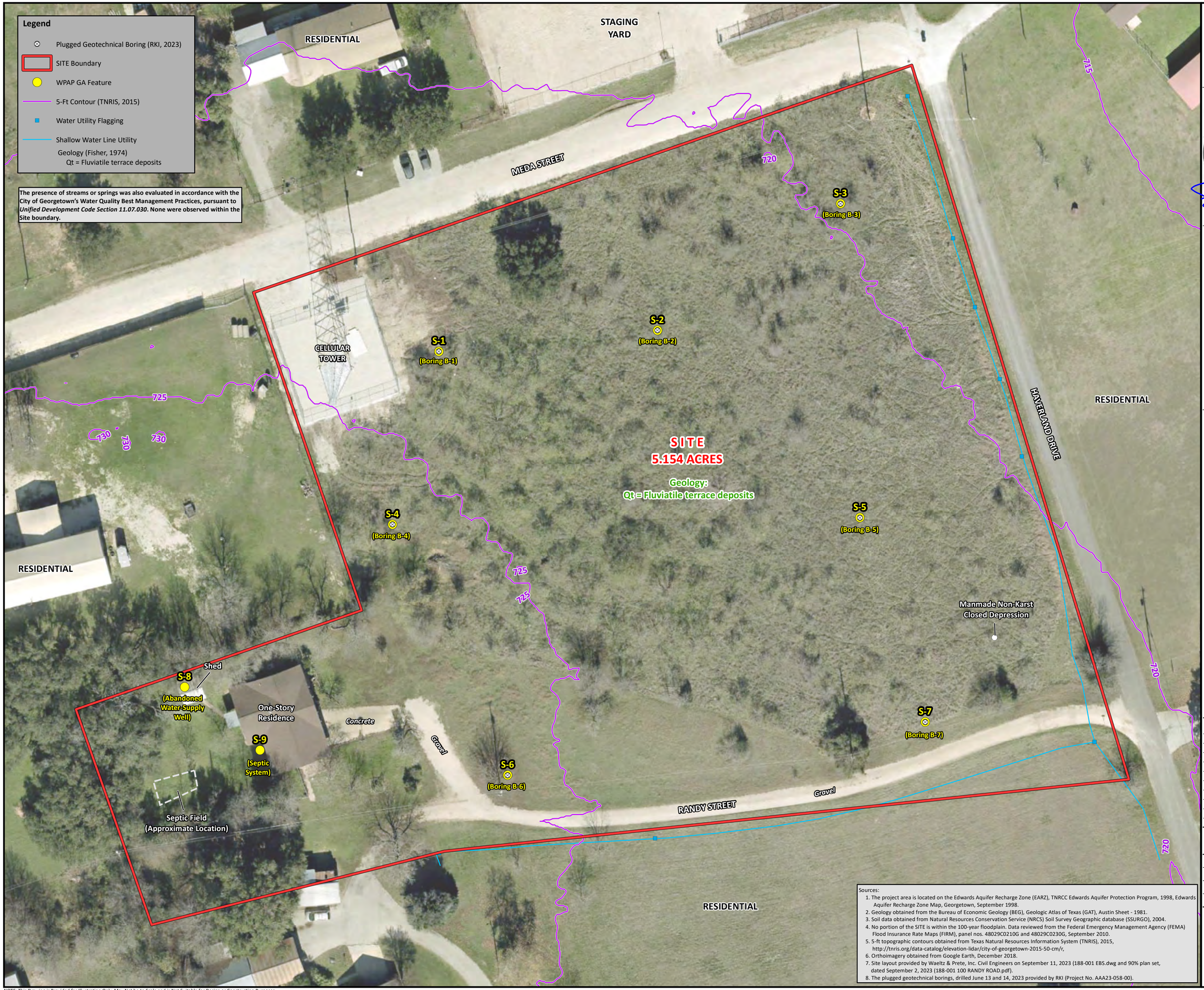
Randy Street Industrial Park

100 Randy Street

Georgetown, Williamson County, Texas

RKI Project No. ASF23-044-00

Feature Designation	Feature Type	Date Collected	North Latitude	West Longitude	UTM Northing (meters)	UTM Easting (meters)
S-1	Geotechnical Boring B-1	6/14/2023	30°39'45.95"N	97°39'35.82"W	3392994	628383
S-2	Geotechnical Boring B-2	6/14/2023	30°39'46.05"N	97°39'34.19"W	3392998	628426
S-3	Geotechnical Boring B-3	6/14/2023	30°39'46.84"N	97°39'32.80"W	3393023	628463
S-4	Geotechnical Boring B-4	6/14/2023	30°39'44.84"N	97°39'36.19"W	3392960	628373
S-5	Geotechnical Boring B-5	6/14/2023	30°39'44.81"N	97°39'32.71"W	3392960	628466
S-6	Geotechnical Boring B-6	6/13/2023	30°39'43.21"N	97°39'35.38"W	3392910	628396
S-7	Geotechnical Boring B-7	6/13/2023	30°39'43.49"N	97°39'32.26"W	3392920	628479
S-8	Water-supply Well (abandoned)	6/15/2023	30°39'43.83"N	97°39'37.77"W	3392928	628332
S-9	Septic System	6/15/2023	30°39'43.39"N	97°39'37.24"W	3392916	628347



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P 210.699.9090
F 210.699.6426
www.rkci.com
TBPE Firm F-3257/TBPG #50220

11/1/2023

STATE OF TEXAS
RICHARD V. KLAR
GEOLOGY
259
LICENSED
PROFESSIONAL GEOSCIENTIST

SITE GEOLOGIC MAP

RANDY STREET INDUSTRIAL PARK
5.154 ACRES
100 RANDY STREET
GEORGETOWN, WILLIAMSON COUNTY, TEXAS

REVISIONS:

No.	DATE	DESCRIPTION

PROJECT No.: ASF23-044-00

ISSUE DATE:	11/01/2023
DRAWN BY:	LAW
CHECKED BY:	HEH
REVIEWED BY:	RVK

N W E S

0 10 20 40 FEET

1 INCH = 40 FEET

NOTE: This Drawing is Provided for Illustration Only, May Not be to Scale and is Not Suitable for Design or Construction Purposes

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.

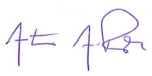
Signature

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: Antonio A. Prete, P.E.

Date: 11/09/2023

Signature of Customer/Agent:



Regulated Entity Name: Randy Street Industrial Park

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):5.154

3. Estimated projected population:12

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	70,500	÷ 43,560 =	1.62
Parking	17,378	÷ 43,560 =	0.40
Other paved surfaces	41,495	÷ 43,560 =	0.95
Total Impervious Cover	129,373	÷ 43,560 =	2.97

Total Impervious Cover 2.97 **÷ Total Acreage** 5.154 **X 100 =** 57.6**% 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	25,358Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day

TOTAL gallons/day 25,358

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" = Varies'.

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): FIRM-Flood Insurance Rate Map 48491C0291F, effective date: December 20, 2019

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

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

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

☒ There are one (1) (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

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

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

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

☒ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.
☐ No sensitive geologic or manmade features were identified in the Geologic Assessment.

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

22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
23. ☒ Areas of soil disturbance and areas which will not be disturbed.
24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. ☒ Locations where soil stabilization practices are expected to occur.
26. ☐ Surface waters (including wetlands).

    ☒ N/A
27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.

    ☒ There will be no discharges to surface water or sensitive features.
28. ☒ Legal boundaries of the site are shown.

Administrative Information

29. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

ATTACHMENT “A”

FACTORS AFFECTING WATER QUALITY

Factors that could affect the quality of surface water and ground water are the parking and use of motor vehicles on the site. This includes the emission of certain hydrocarbon based substances as well as the tracking of silt. Also, the maintenance of lawn areas could affect the quality of surface water and ground water through runoff of chemical fertilizers or pesticides.

ATTACHMENT “B”

VOLUME AND CHARACTER OF STORMWATER

It is expected that the character of surface water run-off would be consistent with a development, which is used for office/warehouse buildings and parking. Constituents would include hydrocarbon based product residues, silt, pesticides, and chemicals resulting from vehicular emissions and landscape maintenance.

The expected volume of run-off was based on the United States Department of Agriculture (USDA) Natural Resources Conservation Method (NRCS) SCS Method. This was calculated using “CN” factors, which are based on impervious cover and the nature of surfaces over which run-off water flows. These calculations are attached directly behind this page and in the attached construction plans.

The stormwater quality for the site was determined using the “Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices”. The results from these calculations are presented directly behind this page and in the attached construction plans.

09Nov23

OVERALL PROJECT SUMMARY & INPUT VARIABLES:

DRAINAGE AREA BOUNDARY CONDITIONS SUMMARY:

	SUB-BASIN [ID]	AREA [mi^2]	AREA [ac]	IMPERVIOUS COVER [%]	CURVE #	Tc [min]	Tc lag [min]
EXISTING CONDITIONS:	EX-1	0.0010	0.67	20.33	83.7	18.74	11.25
	EX-2	0.0068	4.33	2.72	80.5	20.71	12.43
			5.00				
PROPOSED CONDITIONS:	PROP-1*	0.0063	4.05	64.80	91.7	5.00	3.00
	PROP-2*	0.0005	0.31	54.71	89.8	5.00	3.00
	PROP-3*	0.0005	0.33	0.00	80.0	5.00	3.00
	PROP-4*	0.0005	0.32	55.39	90.0	5.00	3.00
			5.00				

* Minimum Time of Concentration used = 5 minutes

SUMMARY OF EXISTING VS. PROPOSED CONDITIONS:

WATERSHED [ID]	CONDITION EVENT SCS-24 HR	SUB-BASIN / NODE	PEAK DISCHARGE PER EVENT 2YR [cfs]	10YR [cfs]	25YR [cfs]	100YR [cfs]
EX-1	**EX**	EX-1	1.36	2.57	3.25	4.32
EX-2	**EX**	EX-1	7.33	15.01	19.51	26.52
PROP-1	**PROP**	PROP-1	18.48	28.22	34.16	41.76
PROP-2	**PROP**	PROP-2	1.34	2.14	2.62	3.23
PROP-3	**PROP**	PROP-3	0.77	1.57	2.05	2.70
PROP-4	**PROP**	PROP-4	1.36	2.15	2.63	3.24
SUMMARY	**EX**	FC-PT #1	1.36	2.57	3.25	4.32
	PROP	FC-PT #1	0.77	1.57	2.05	2.70
	EX	FC-PT #2	7.33	15.01	19.51	26.52
	PROP	FC-PT #2	2.70	9.28	14.23	24.18

* FC-PT #2 accounts for overall site runoff with on-site detention.

OVERALL DRAINAGE AREA
CITY OF GEORGETOWN TSS REMOVAL CALCULATIONS

(In Accordance with TCEQ Regulations : RG-348)

Required Load Reduction (L_M)- Total Project Area:

Eq 3.2 $L_m = 28.9 (A_N * P)$

County =			Williamson	
P	=	Average Annual Precipitation	32.0	[in]
$A_{tot-prj}$	=	Total project area included in the plan	5.15	[ac]
A_{pre}	=	Predevelopment impervious area	0.26	[ac]
A_{post}	=	Postdevelopment impervious area	2.97	[ac]
A_N	=	Area of the net increase of impervious area	2.71	[ac]
IC_{pre}	=	Fraction of impervious cover (Pre Development)	5.04	[%]
IC_{post}	=	Fraction of impervious cover (Post Development)	57.63	[%]
L_M	=	Req'd TSS removal (***85%*** of Increase)	**2,506**	**[lbs]**

****85%* TSS Removal Required per COGT Salamander Ordinance***

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER

09Nov23

ATTACHMENT “C”

SUITABILITY LETTER FROM AUTHORIZED AGENT

The Williamson County OSSF Suitability Letter can be found on the next page.

Department of Infrastructure
County Engineer's Office
3151 SE Inner Loop, Ste B
Georgetown, TX 78626
T: 512.943.3330
F: 512.943.3335

WILLIAMSON COUNTY
1848

September 29, 2023

RE: Commercial Developement

Legal Discription: AW0235 FLORES, A. SUR., ACRES 1.0 & AW0235 AW0235 - Flores, A. Sur., ACRES 4.154

The above-referenced property resides within the Edwards Aquifer Recharge Zone.

Based on the surrounding subdivisions, soil survey data, and the planning material received, the Williamson County office has determined the soil and site conditions are suitable for On-Site Sewage Facilities (OSSF).

Let it be known; this office has yet to study the physical properties of this site. Therefore, site-specific conditions such as OSSF setbacks, recharge features, drainage, soil conditions, etc., must be considered in planning any OSSF. A professional engineer or a registered sanitarian must design on-site sewage facilites within this environmentally sensitive region. An Edwards Aquifer protection plan shall be approved by the appropriate TCEQ regional office before an Authorization to Construct can be granted.

The property owner will be required to inform each prospective buyer, lessee, or renter of the following in writing:

- An authorization to construct shall be required before an OSSF can be constructed in the subdivision;
- A notice of approval shall be required for the operation of an OSSF;
- Whether an application for a water pollution abatement plan as defined in Chapter 213 has been made, whether it has been approved, and if any restrictions or conditions have been placed on the approval.

If this office can further assist, please do not hesitate to call.

Sincerely,

Williamson County Engineer's Office
James Lancaster, R.S., D.R.
Professional Sanitarian
OS 32397

ATTACHMENT “D”

EXCEPTION TO THE REQUIRED GEOLOGIC ASSESSMENT

An exception to the required geologic assessment will not be made.

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

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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: Antonio A. Prete, P.E.

Date: 11/09/2023

Signature of Customer/Agent:

Regulated Entity Name: Randy Street Industrial Park

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: Gasoline/Diesel

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

ATTACHMENT "A"

SPILL RESPONSE ACTIONS

1.4.16 Spill Prevention and Control

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

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

(1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.

(2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.

(3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).

(4) Establish a continuing education program to indoctrinate new employees.

(5) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.

(2) Store hazardous materials and wastes in covered containers and protect from vandalism.

(3) Place a stockpile of spill cleanup materials where it will be readily accessible.

(4) Train employees in spill prevention and cleanup.

(5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater runon during rainfall to the extent that it doesn't compromise clean up activities.

(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the revisions in applicable BMPs.

(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.

(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

(1) Clean up leaks and spills immediately.

(2) 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.

(3) 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

(1) 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.

(2) Use absorbent materials on small spills rather than hosing down or burying the spill.

(3) Absorbent materials should be promptly removed and disposed of properly.

(4) Follow the practice below for a minor spill:

(5) Contain the spread of the spill.

(6) Recover spilled materials.

(7) 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:

(1) Contain spread of the spill.

(2) Notify the project foreman immediately.

(3) 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.

(4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.

(5) 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:

(1) 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.

(2) 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.

(3) Notification should first be made by telephone and followed up with a written report.

(4) 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.

(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/response/serc/state-emergency-response-commission

ATTACHMENT “B”

POTENTIAL SOURCES OF CONTAMINATION

Potential sources of contamination from this site include hydrocarbon residue, emissions from vehicles, asphaltic and concrete products used for paved surfaces and tracking silt onto paved surfaced by construction equipment.

ATTACHMENT "C"

SEQUENCE OF MAJOR ACTIVITIES

Activity	**Area**
Install Erosion Controls	5.15 ac
Temporary Sediment Pond Construction	---------
Clearing / Grubbing	5.15 ac (Limits of Construction)
Fill / Excavation (Grading)	5.15 ac (Limits of Construction)
Utility Installation	> ± 0.30 ac (storm, OSSF, water, ponds)
Paving / Infrastructure	± 2.97 ac
Revegetation	± 5.15 ac (Limits of Construction)

ATTACHMENT “D”

TEMPORARY BEST MANAGEMENT PRACTICES & MEASURES

The TBMP’s are to be installed prior to any site activities and will be in place for all sequenced activities. This includes the placement of inlet protection, stabilized construction entrance(s), concrete truck washout area, and silt fencing on the down gradient side of the site to prevent any silted run-off to water surfaces and to prevent any erosion or disturbance to vegetation.

Post construction of improvements and prior to project acceptance, the limits of disturbance shall be revegetated.

ATTACHMENT “E”

REQUEST TO TEMPORARILY SEAL A FEATURE

We are not requesting to seal a feature.

ATTACHMENT “F”

STRUCTURAL PRACTICES

This includes the placement of inlet protection, stabilized construction entrance, concrete truck washout area, and silt fencing on the down gradient side of the site to prevent any silted run-off to water surfaces and to prevent any erosion or disturbance to vegetation.

ATTACHMENT “G”

DRAINAGE AREA MAP

The drainage area map has been included as part of the construction plans, which have been submitted with this WPAP.

ATTACHMENT “H”

TEMPORARY SEDIMENT POND(S) PLANS & CALCULATIONS

There are no common drainage areas which have more than 10 acres of disturbed area. Therefore, a temporary sediment pond is not required for this project.

ATTACHMENT "I"

INSPECTION & MAINTENANCE FOR BMPs

SILT FENCES, ROCK BERMS, INLET PROTECTION,

Weekly: Accumulated silt shall be removed when it reaches a depth of 6 inches. Silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation. Repair and replace any damaged section resulting from construction activity or other cases.

After Rainfall: Fences shall be checked for structural damage from stormwater flows immediately after a significant (≥ 0.5 inch) rainfall as soon as ground conditions make fences accessible (usually within 24 hours). Should there be prolonged rainfall, inspections should be conducted without vehicles and temporary repairs made until equipment can be brought in without major surface damage. Remove accumulated silt when depth reaches 6 inches and dispose of as indicated in Weekly maintenance.

Adjust fence configuration if necessary after rainfall event to accommodate conditions defined by stormwater flows.

STABILIZED CONSTRUCTION ENTRANCE:

Weekly: The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roadways. If necessary, top dress with additional stone and repair and/or cleanout any measures used to trap sediment.

After Rain: Immediately after a significant rainfall (≥ 0.5 inch), as soon as ground conditions make stabilized construction entrance accessible (usually within 24 hours), the same inspection and maintenance procedures for the weekly requirements shall be performed.

CONCRETE TRUCK WASHOUT:

Weekly: Shall be installed prior to any concrete work and shall be repaired weekly or enlarged as necessary to maintain capacity for wasted concrete. Check for structural damages on plastic lining, sandbags, lathe and flagging. Repair as needed.

After Rain: Immediately after a significant rainfall (≥ 0.5 inch), as soon as ground conditions make concrete truck washout accessible (usually within 24 hours), the same inspection and maintenance procedures for the weekly requirements shall be performed.

RECORD KEEPING:

Project superintendent shall have a log for entering site inspections for both weekly and rainfall events. Results of inspections including damage and recommended repairs shall be noted, along with inspection personnel data and date of remedial action taken.

ATTACHMENT “J”

SCHEDULE OF INTERIM & PERMANENT SOIL STABLIZATION PRACTICES

Interim soil stabilization shall be instituted whenever an area has been disturbed and there is a lapse of twenty-one consecutive days when no construction activities have occurred on that location or if any area is not scheduled for final construction activities to occur later than twenty-one days after last disturbance.

Post final grading, permanent soil stabilization shall occur at the first practical opportunity after the completion of construction activities in an area (within fourteen days). Records must be kept as to when each soil stabilization measure was instituted in each area.

Reference erosion & sedimentation notes and detail in the construction plans.

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: Antonio A. Prete, P.E.

Date: 11/09/2023

Signature of Customer/Agent

Regulated Entity Name: Randy Street Industrial Park

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

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

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

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

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

☐ N/A

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

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

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

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

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☐ N/A

ATTACHMENT “A” –

20% or LESS IMPERVIOUS COVER WAIVER

This project is not seeking an impervious cover waiver.

ATTACHMENT “B” –

BMPs FOR UPGRADIENT STORMWATER

The proposed project will route stormwater originating upgradient around our site, so no BMP’s for upgradient stormwater are proposed.

ATTACHMENT "C" –

BMPs FOR ON-SITE STORMWATER

The storm water from this project will be treated by the following proposed BMP:

Batch Detention Pond:

A proposed Batch Detention Pond will be located on the north corner of the site. This pond captures 4.05 acres with an impervious cover of 2.62 acres (64.69% IC). This pond has a TSS removal capacity of 2,506 lbs.

An 85% TSS removal, as required by the City of Georgetown Salamander Ordinance, is achieved by capturing the runoff in the drainage basin and routing it to the pond. It should be noted that TCEQ only requires an 80% TSS removal.

ATTACHMENT “D” –

BMPs FOR SURFACE STREAMS

No surface streams are located on this project site.

ATTACHMENT “E” –

REQUEST TO SEAL FEATURES

We are not requesting to seal a feature.

ATTACHMENT “F” –

CONSTRUCTION PLANS

The constructions plans have been attached as part of this submittal.

ATTACHMENT "G" –

INSPECTION, MAINTENANCE, REPAIR, & RETROFIT PLAN

Maintenance Plan and Schedule for Best Management Practices
Batch Detention Pond

Batch Detention:

Inspections: Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing: The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Litter & Debris Removal: Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion control: The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control: Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs & Replacement:

With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal: A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

Logic Controller: The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Record Keeping: During construction the project superintendent shall have a log for entering site inspections for all regular and rainfall events. Results of inspections, including damage and any recommended remedial action, shall be noted along with inspection personnel data and date of completion of any action. The log shall be made available for review by TCEQ, if requested. "Proper" disposal of accumulated silt shall be accomplished following TCEQ and Local Authority guidelines and specifications.

Responsible Party for Maintenance:

Real Estate Interests, LLC
Stuart Sutton
104 Bos Bend,
Georgetown, TX 78633
P: (512) 844-3254
E: stuart@stuartsutton.com

Signature of Responsible Party:

Printed Name of Responsible Party:

09Nov23

ATTACHMENT “H” –

PILOT-SCALE FIELD TESTING PLAN

Not applicable for this project. The BMP was designed using the “Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs".

ATTACHMENT "I" –

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

No surface streams are located on this project site.

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

I Stuart Sutton,
Print Name

Owner,
Title - Owner/President/Other

of Real Estate Interests, LLC,
Corporation/Partnership/Entity Name

have authorized Antonio A. Prete, P.E.
Print Name of Agent/Engineer

of Waeltz & Prete, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

9-14-23
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Stuart Sutton 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 14th day of September, 2023.

Jose Bonifacio Lozano
NOTARY PUBLIC

JOSE BONIFACIO LOZANO
MY COMMISSION EXPIRES
August 10, 2025
NOTARY ID: 13326140-5

Jose Bonifacio Lozano
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: August 10, 2025

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Randy Street Industrial Park
Regulated Entity Location: 100 Randy Street, Georgetown, TX 78626
Name of Customer: Real Estate Interests, LLC
Contact Person: Stuart Sutton Phone: (512) 844-3254
Customer Reference Number (if issued):CN _____
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	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	5.154 Acres	$ 5,000.00
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 11/09/2023

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	*Project Area in Acres*	*Fee*
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

☒ New Permit, Registration or Authorization *(Core Data Form should be submitted with the program application)*

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Attachments **Describe Any Attachments:** *(ex. Title V Application, Waste Transporter Application, etc.)*

☒ Yes ☐ No — Water Pollution Abatement Plan (WPAP)

3. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**4. Regulated Entity Reference Number *(if issued)***
CN		**RN**

SECTION II: Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)

6. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check only one of the following:*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other: _____

7. General Customer Information

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State) ☐ No Change**

If "No Change" and Section I is complete, skip to Section III – Regulated Entity Information.

8. Type of Customer:	☐ Corporation	☐ Individual	☐ Sole Proprietorship- D.B.A
☐ City Government	☐ County Government	☐ Federal Government	☐ State Government
☐ Other Government	☐ General Partnership	☒ Limited Partnership	☐ Other:

9. Customer Legal Name *(If an individual, print last name first: ex: Doe, John)* — *If new Customer, enter previous Customer below* — *End Date:*

Real Estate Interests, LLC

10. Mailing Address: 104 Bos Bend

City	Georgetown	**State**	TX	**ZIP**	78633	**ZIP + 4**	

11. Country Mailing Information *(if outside USA)*

12. E-Mail Address *(if applicable)*

13. Telephone Number (512) 844-3254

14. Extension or Code

15. Fax Number *(if applicable)* ( ) -

16. Federal Tax ID *(9 digits)* **17. TX State Franchise Tax ID** *(11 digits)* **18. DUNS Number** *(if applicable)* **19. TX SOS Filing Number** *(if applicable)*

20. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

21. Independently Owned and Operated?

☒ **Yes** ☐ **No**

SECTION III: Regulated Entity Information

22. 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 ☐ No Change** *(See below)*

If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.

23. Regulated Entity Name *(name of the site where the regulated action is taking place)*

Randy Street Industrial Park

24. Street Address of the Regulated Entity: *(No P.O. Boxes)*	100 Randy Street							
	City	Georgetown	**State**	TX	**ZIP**	78626	**ZIP + 4**	
25. Mailing Address:	100 Randy Street							
	City	Georgetown	**State**	TX	**ZIP**	78626	**ZIP + 4**	

26. E-Mail Address:			
27. Telephone Number	**28. Extension or Code**	**29. Fax Number** *(if applicable)*	
( ) -		( ) -	

30. Primary SIC Code (4 digits)	**31. Secondary SIC Code** (4 digits)	**32. Primary NAICS Code** (5 or 6 digits)	**33. Secondary NAICS Code** (5 or 6 digits)
4225		493100	

34. What is the Primary Business of this entity? *(Please do not repeat the SIC or NAICS description.)*

Warehouse/offices and storage for private businesses.

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	The site is located at 100 Randy Street, Georgetown, TX 78626. The site is located on the southeast corner of the Haverland Dr and Meda Street intersection.

36. Nearest City	**County**	**State**	**Nearest ZIP Code**
Georgetown	Williamson	TX	78626

37. Latitude (N) In Decimal:	30.662400		**38. Longitude (W) In Decimal:**	-97.659590	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30°	39'	44.64"	97°	39'	34.524"

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 or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Industrial Hazardous Waste	☐ Municipal Solid Waste
☐ New Source Review – Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS	☐ Sludge
☐ Stormwater	☐ Title V – Air	☐ Tires	☐ Used Oil	☐ Utilities
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Antonio A. Prete, P.E.	**41. Title:**	President

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 505-8953	11	( ) -	tony@w-pinc.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 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Waeltz & Prete, Inc.	**Job Title:**	Principal
Name *(In Print)* :	Antonio A. Prete, P.E.	**Phone:**	(512) 505-8953
Signature:		**Date:**	11/09/2023

RANDY STREET INDUSTRIAL PARK

AW0235 FLORES, A. SUR., 4.154 ACRES & AW0235 FLORES A. SUR., ACRES 1.0

100 RANDY ST,
GEORGETOWN, TX 78626

NOVEMBER 2023

DESIGN PROFESSIONALS:

CIVIL ENGINEER / APPLICANT:

ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665
PH: (512) 505-8953
EMAIL: tony@w-pinc.com

SURVEYOR:

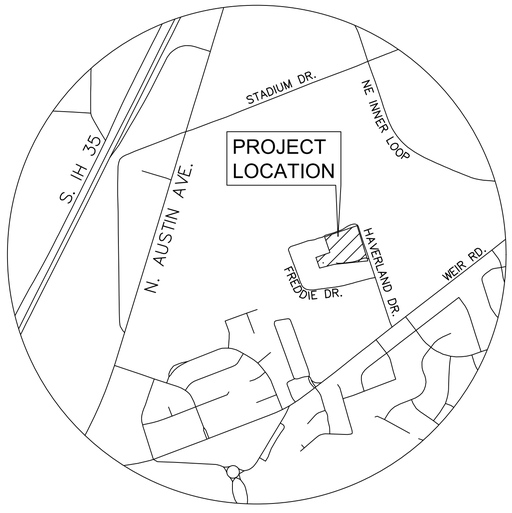
WILLIAM C. STEWART, RPLS
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DR, STE 903
GEORGETOWN, TX 78628
PH: (512) 930-1600
EMAIL: NICOLE@TEXAS-LS.COM

IMPERVIOUS COVER

	EXISTING	PROPOSED
PUBLIC SIDEWALK, STREETS, CURB & GUTTER	0 SF	0 SF
BUILDING FOOTPRINT (WITHIN LIMITS OF LOT ONLY)	2,494 SF	70,500 SF
PRIVATE SIDEWALK, STREETS, ETC..... (WITHIN LIMITS OF LOT ONLY)	8,832 SF	58,873 SF
TOTAL	11,326 SF (0.26 AC.)	129,373 SF (2.97 AC.)
TOTAL AREA OF DISTURBANCE (LOC)	-----	224,205 SF (5.15 AC.)

NOTES:

1. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL ACCEPTED BY THE ENTITIES BELOW. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
2. NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN, PER PANEL NUMBER 48491C0291F, DATED DECEMBER 20, 2019.
3. THIS SITE IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. WATER QUALITY WILL BE PROVIDED WITH PROPOSED IMPROVEMENTS.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. THIS SITE PLAN HAS BEEN SUBMITTED TO THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) FOR REVIEW OF COMPLIANCE WITH THE ARCHITECTURAL BARRIERS ACT. THE REFERENCE #TABSXXXXXXXXXX IS PROOF OF SUBMITTAL TO TDLR.



LOCATION MAP
NTS

Texas 811
know what's below.
Call before you dig.

SHEET INDEX

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, ANTONIO A. PRETE, P.E., DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF GEORGETOWN, TEXAS.

STATE OF TEXAS — ANTONIO A. PRETE — 93759 — LICENSED PROFESSIONAL ENGINEER

09Nov23

ANTONIO A. PRETE, P.E. — DATE
STATE OF TEXAS #93759

JOB NO.: 188-001

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

CITY OF GEORGETOWN — DATE

WILLIAMSON COUNTY — DATE

OWNER:

REAL ESTATE INTERESTS LLC
STUART SUTTON
104 BOS BEND,
GEORGETOWN, TX 78633
PH: (512) 844-3254
EMAIL: stuart@stuartsutton.com

ENGINEER:

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

REVISIONS:

No.	Date	Revision	ACC.	DATE

RANDY STREET INDUSTRIAL PARK

GENERAL NOTES: (CITY)

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GEORGETOWN STANDARD SPECIFICATIONS MANUAL.
2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTORS EXPENSE.
3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
5. THE CONTRACTOR SHALL GIVE THE CITY OF GEORGETOWN 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE 930-3555 (GEORGETOWN UTILITY SYSTEMS)
6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION. NOTE: VEGETATIVE FILTER AREAS SHALL BE FULLY SODDED.
7. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF GEORGETOWN, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.
8. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF GEORGETOWN ACCURATE RECORD DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE RECORD DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
9. THE GEORGETOWN CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
10. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER.
11. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
12. AVAILABLE BENCHMARKS (CITY OF GEORGETOWN DATUM) THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS: SEE SHEET C-4
13. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING "NO-PARKING--FIRE LANE--TOW AWAY ZONE." WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART.
14. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
15. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
16. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
17. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO THE CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
18. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO THE CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
19. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
20. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
21. 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.
22. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
23. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
24. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
25. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
26. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
27. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.
28. 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.
29. ALL RAMPS AND SIDEWALKS ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.
30. 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.
31. 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 DISC IS SUBMITTED, A BOND TEST SHALL BE INCLUDED WITH THE DISC.
32. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
33. TRAFFIC IMPACT ANALYSIS (TIA) REQUIREMENTS HAVE BEEN MET.

TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND ACCEPTED BY THE DESIGN ENGINEER AND THE CITY OF GEORGETOWN.
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF GEORGETOWN.

GENERAL CONSTRUCTION NOTES:

1. WHEN EXISTING NATIVE TOPSOIL FROM THE SITE IS REUSED FOR FINISHED GRADE TOPSOIL, ANY ROCKS LARGER THAN 1" DIAMETER SHALL BE REMOVED. TOPSOIL SHALL BE PLACED IN DRAINAGE CHANNELS/DITCHES OTHERWISE, TOPSOIL SHALL BE PLACED OR MAINTAINED TO A MIN. DEPTH OF 3" IN ALL DISTURBED AREAS, OR TO A DEPTH AS SHOWN ON ANY LANDSCAPE DRAWINGS IN THIS SET OF DOCUMENTS OR ASSOCIATED WITH THIS PROJECT. TOPSOIL SHALL BE A CLEAN, FRIABLE, FERTILE SOIL WITH A RELATIVELY HIGH EROSION RESISTANCE, FREE OF OBJECTIONABLE MATERIALS INCLUDING ROOTS AND ROCKS LARGER THAN ONE (1) INCH. TOPSOIL SHALL NOT CONTAIN CALICHE OR LIMESTONE. TOPSOIL SHALL BE READILY ABLE TO SUPPORT THE GROWTH OF PLANTING, SEEDING AND SODDING, AS ACCEPTED BY THE CITY. THE PROVISIONS FOR TOPSOIL INCLUDES THE IMPORTING OF ANY QUANTITY NECESSARY TO MEET THE REQUIREMENTS OF THE PROJECT.
2. BLASTING IS NOT ALLOWED.
3. ALL EXCAVATION FOR THIS PROJECT IS UNCLASSIFIED.
4. THE CONTRACTOR SHALL USE EFFECTIVE PRECAUTIONARY MEASURES WHEN OPERATION IN THE VICINITY OF ELECTRICAL LINES. IF THE CONTRACTOR CHOOSES TO USE EQUIPMENT WITH THE POTENTIAL OF COMING WITHIN THE DISTANCES PROSCRIBED BY STATUTE (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436 (C)), THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF THE WORK WITH THE ELECTRIC UTILITY.
5. THE CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN BARRICADES, WARNING SIGNS, FLASHERS, AND OTHER DEVICES OF THE TYPE AND SIZE AS INDICATED IN THE MOST CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND ADDITIONALLY AS DIRECTED BY THE OWNER.
6. ALL CONCRETE SHALL BE CLASS "A" (5 SACK, 3000 PSI AT 28 DAYS) AND ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60, UNLESS OTHERWISE SPECIFIED ON THE PLANS.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE SUBSURFACE CONDITIONS FOR THE PURPOSE OF VERIFYING THE GEOTECHNICAL AND SUBSURFACE CONDITIONS WHICH MAY BE ENCOUNTERED AT THE SITE.
8. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A SAFE, NEAT AND WORKMAN-LIKE MANNER AT ALL TIMES. JOB SITE SAFETY SHALL NOT BE COMPROMISED. ANY UNATTRACTIVE NUISANCE SHALL BE REMOVED BY THE CONTRACTOR WHEN DIRECTED BY THE OWNER.
9. ALL HOLES, TRENCHES, AND OTHER HAZARDOUS AREAS SHALL BE ADEQUATELY PROTECTED BY BARRICADES, FENCING, STEEL PLATES, LIGHTS, AND/OR OTHER PROTECTIVE DEVICES AT ALL TIMES.
10. THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ON NEWLY PLACED CONCRETE FOR AT LEAST 96 HOURS.
11. TREES OTHER THAN THOSE SHOWN ON THE TREE SURVEY THAT ARE DESIGNATED BY THE OWNER SHALL BE PROTECTED AND SAVED BY THE CONTRACTOR.
12. THE CONTRACTOR SHALL BE AWARE THAT DUE TO THE FACT EXISTING UTILITY LINES MAY BE CURRENTLY LIVE AND IN SERVICE, THERE MAY BE TIMES WHEN SHUTTING DOWN SAID LINES, CONNECTING TO SAID LINES OR TERMINATING SAID LINES WILL HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
13. ALL STORM SEWER PIPES TO BE CLASS III R.C.P. UNLESS NOTED OTHERWISE.
14. MANHOLE FRAMES, COVERS AND WATER VALVE COVERS SHALL BE RAISED TO FINISHED GRADE.
15. THE CONTRACTOR SHALL HAVE AT ALL TIMES AND PRIOR TO STARTING CONSTRUCTION, A COPY OF THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS MANUAL, IN THE PROJECT TRAILER, AS WELL AS THE CITY APPROVED SITE DEVELOPMENT DRAWINGS.

TPDES/ SWPPP

1. A STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED BY THE STATE OF TEXAS UNDER THE TPDES STATUTES, IS REQUIRED FOR THIS PROJECT. THE SWPPP MUST BE FILED AND AVAILABLE FOR INSPECTION ON-SITE. PROJECT INFO & CONTACT NAME SHALL BE POSTED IN A PUBLIC PLACE AT THE MAIN GATE/CONSTRUCTION ENTRANCE. THE NOTICE OF INTENT (NOI) SHALL BE FILED WITH THE T.C.E.Q. AND A COPY GIVEN TO THE CITY OF GEORGETOWN. NO WORK SHALL BE STARTED BEFORE ALL ASPECTS OF THE SWPPP ARE IN PLACE. ALL REGULATIONS ON THE SWPPP SHALL BE STRICTLY FOLLOWED OR THE CONTRACTOR WILL BE SUBJECT TO SERIOUS FINES.

GENERAL SITE DEVELOPMENT PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT, NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.05 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
12. A FIRE FLOW OF 1,500 GPM SHALL BE MET BY THIS PLAN.
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. THE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED, AND DATED BY A TEXAS LICENCE PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT OF THE CITY.
16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
17. ALL ELECTRIC & COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC 13.06.
18. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
19. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED. ANY SPRINGS AND STREAMS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

ABBREVIATIONS:

BOT = BOTTOM
CL = CLASS
C/L = CENTERLINE
CNC = TOP OF CONCRETE
DET = DETENTION
D/S = DOWNSPOUT
DI = DUCTILE IRON
ESMT = EASEMENT
EX = EXISTING
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GROUND
FH = FIRE HYDRANT
FL = FLOWLINE
FPS = FEET PER SECOND
FLG = FLANGE
GB = GRADE BREAK
GV = GATE VALVE
HPT = HIGHPOINT
LOC = LIMITS OF CONSTRUCTION
LPT = LOW POINT
MH = MANHOLE
MJ = MECHANICAL JOINT
NG = NATURAL GROUND
O/S = OFFSET
PAV = TOP OF PAVEMENT
PDWF = PEAK DRY WEATHER FLOW
PL = PROPERTY LINE
PWWF = PEAK WET WEATHER FLOW
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
REF = REFERENCE
RS = RESILIENT SEAT
SCH = SCHEDULE
SF = SILT FENCE
SLAB = TOP OF SLAB
SS = STORM SEWER
SSL = STORM SEWER LINE
SW = TOP OF SIDEWALK
TC = TOP OF CURB
TG = TOP OF GRATE
TOF = TOP OF FOOTING
TOI = TOP OF INLET
TOW = TOP OF WALL
TP = TREE PROTECTION
TR = TOP OF MANHOLE RIM
TYP = TYPICAL
WL = WATER LINE
WM = WATER METER
WQ = WATER QUALITY
WSE = WATER SURFACE ELEVATION
WTR = WATER
WWL = WASTEWATER LINE
WWMH = WASTEWATER MANHOLE

LEGEND

- FH — FIRE HYDRANT
- WM — WATER METER
- WV — WATER VALVE
- WW — WASTEWATER MANHOLE
- SIGN
- 30.3 — TREE
- POWER POLE
- LIGHT POLE
- SPRINKLER CONTROL VALVE
- BENCHMARK BM #1
- X — BARB-WIRE FENCE
- CHAIN-LINK FENCE
- EDGE OF PAVEMENT
- GL — GAS LINE
- UE — UNDERGROUND ELEC.
- UT — UNDERGROUND TELE.
- W — WATER LINE
- WW — WASTEWATER LINE
- // — WOOD FENCE

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS — ANTONIO A. PRETE — 93759 — LICENSED PROFESSIONAL ENGINEER — 09/Nov/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
GENERAL NOTES (1 OF 2)

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-2

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

TCEQ-0592 (Rev. July 15, 2015)

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.

3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.

4. No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

5. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

7. Sediment must be removed from the sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity.

8. Litter, construction debris, and construction chemicals exposed to storm water shall be prevented from being discharged offsite.

9. All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.

10. If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

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

12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;

    C. any development of land previously identified as undeveloped in the original water pollution abatement plan.

Austin Regional Office
12100 Park 35 Circle, Building A
Austin, Texas 78753-1808
Phone (512) 339-2929
Fax (512) 339-3795

San Antonio Regional Office
14250 Judson Road
San Antonio, Texas 78233-4480
Phone(210) 490-3096
Fax (210) 545-4329

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

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
09Nov23

PROJECT:

RANDY STREET
INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE
INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

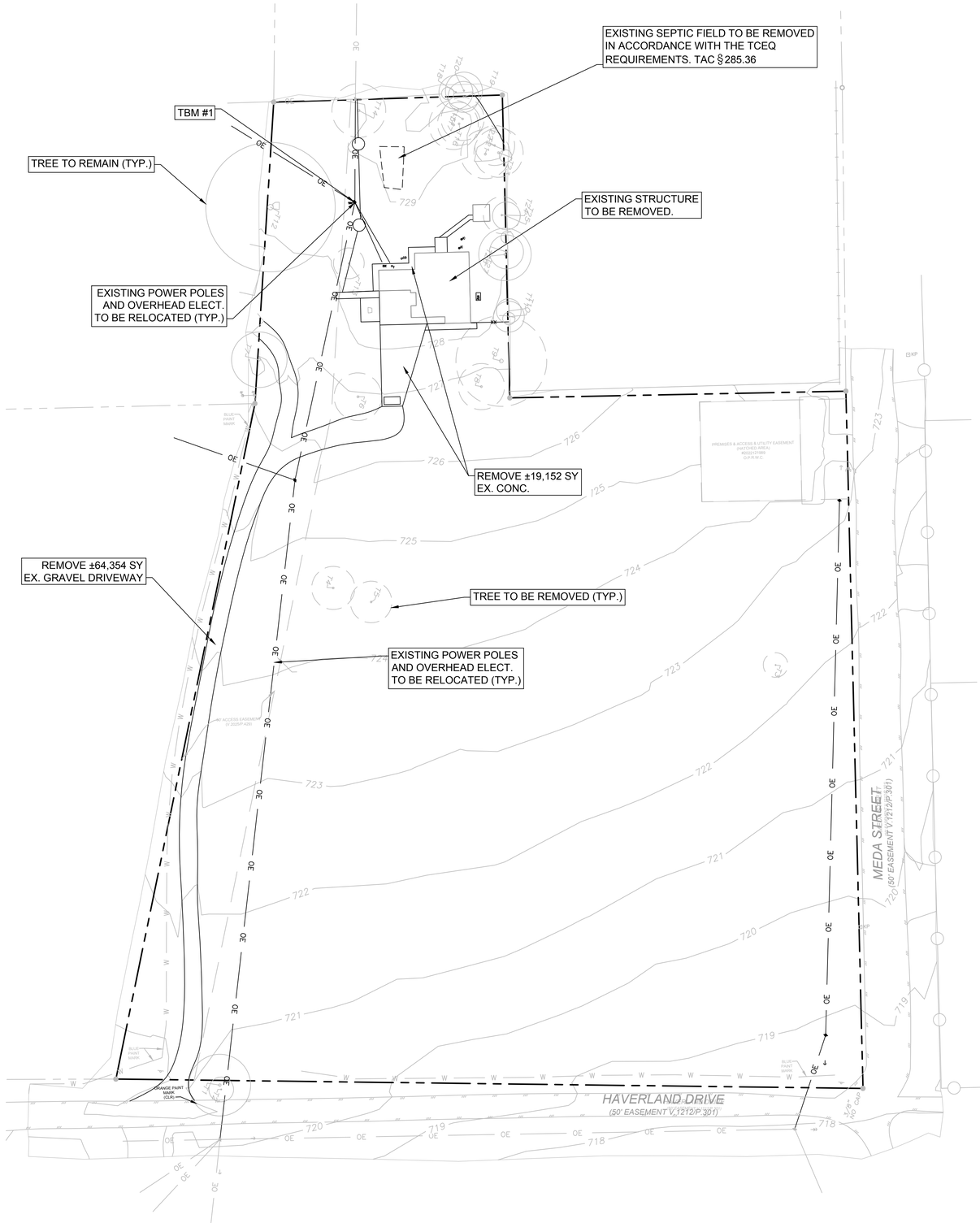
GENERAL NOTES
(2 OF 2)

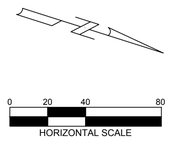
WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-3

TREE LIST			
TAG#	TYPE	CHARACTERISTICS	DIAMETER (INCHES)
1	HACKBERRY	SINGLE	20"
2	HACKBERRY	SINGLE	8"
3*	LIVE OAK	SINGLE	8"
4*	MESQUITE	SINGLE	14"
5*	HACKBERRY	3X	9" 5" 4"
6*	RED BUD	3X	9" 7" 6"
7	PECAN	SINGLE	18"
8*	ASH	SINGLE	15"
9*	ASH	3X	16" 14" 13"
10	HACKBERRY	SINGLE	10"
11	HACKBERRY	SINGLE	8"
12	LIVE OAK	SINGLE	42"
13*	HACKBERRY	SINGLE	10"
14*	HACKBERRY	3X	10" 9" 6"
15*	LIVE OAK	SINGLE	16"
16*	LIVE OAK	SINGLE	14"
17*	LIVE OAK	SINGLE	14"
18	LIVE OAK	SINGLE	11"
19	LIVE OAK	SINGLE	10" (DEAD)
20	LIVE OAK	SINGLE	12"
21*	LIVE OAK	SINGLE	16" (DEAD)
22*	LIVE OAK	SINGLE	13" (DEAD)
23*	LIVE OAK	SINGLE	16"
24*	HACKBERRY	SINGLE	12"
25	HACKBERRY	SINGLE	9"
26	HACKBERRY	SINGLE	11"
27	HACKBERRY	3X	9" 8" 8"

*TREE TO BE REMOVED





NOTES:

1. THE DISTANCES SHOWN HEREON ARE MADE SURFACE BY A SCALE FACTOR OF 1.00011.
2. BEARINGS CITED HEREON BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.
3. SURVEY WAS PROVIDED BY TEXAS LAND SURVEYING, INC. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY REMAINS WITH THE SURVEYORS WHO PREPARED IT. IN USING THIS SURVEY, THE ENGINEER MUST RELY UPON THE ACCURACY OF THE WORK PROVIDED BY THE SURVEYOR.
4. CONTRACTOR'S SURVEYOR SHALL LEVEL/ TRAVERSE THROUGH THE BENCHMARKS/ TRAVERSE POINTS NOTED ON THIS PLAN TO VERIFY VERTICAL/ HORIZONTAL DATUM.
5. CONTRACTOR SHALL RE-ESTABLISH A BENCHMARK ON-SITE IF ANY OF THE SURVEYORS EXISTING BENCHMARKS ARE DEMOLISHED/REMOVED.
6. THIS DEMOLITION PLAN IS A SCHEMATIC AND INDICATES THE GENERAL SCOPE OF THE DEMOLITION. THE CONTRACTOR SHALL MEET WITH THE OWNER AND ENGINEER ON THE SITE TO VERIFY THE EXTENT OF THE DEMOLITION REQUIRED. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR, THOSE ITEMS SHALL BE REPAIRED OR REPLACED TO LIKE-NEW CONDITIONS.
7. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

BENCHMARK:

TBM #1:

COTTON SPINDLE SET IN POWER POLE.

ELEVATION = 729.94'

VERTICAL DATUM = NAVD-88 (GEOID 18)

Texas 811
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Call before you dig.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
11/9/23

PROJECT:

RANDY STREET INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOMTD

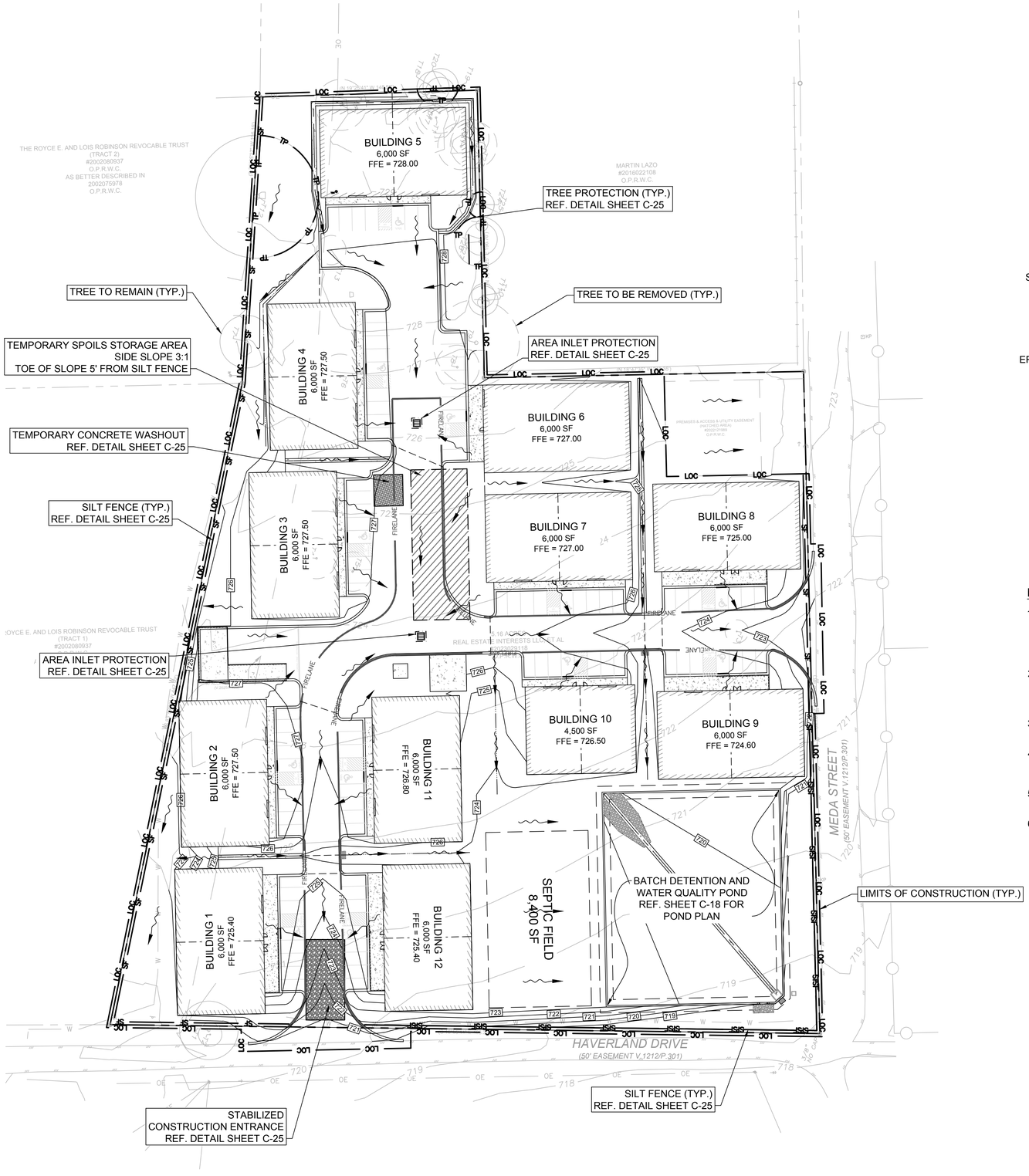
SHEET TITLE:

EXISTING CONDITIONS AND DEMO PLAN

WP PROJECT NO.:
188-001

CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-4



0 20 40 80
HORIZONTAL SCALE

LEGEND

- SILT FENCE — SF
- TREE PROTECTION — TP — TP
- LIMITS OF CONSTRUCTION — LOC
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY ROCK BERM
- INLET PROTECTION
- EROSION CONTROL BLANKET
- DIRECTION OF FLOW
- TREE TO REMAIN
- TREE TO BE REMOVED

NOTES:

1. ANY DIRT, MUD, DEBRIS, ETC., SPILLED TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES, AND AREAS USED BY THE PUBLIC, SHALL BE IMMEDIATELY CLEANED UP.
2. THE CONTRACTOR MAY SUBMIT AN ALTERNATE PLAN FOR THE LOCATION OF THE STAGING & SPOILS AREA AND/OR THE CONCRETE TRUCK WASH OUT AREA.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED.
4. POST THE INSTALLATION OF PROPOSED INLETS, INLET PROTECTION SHALL BE INSTALLED AS SOON AS PRACTICABLE
5. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.
6. EROSION CONTROL BLANKETS SHALL BE INSTALLED POST FINAL GRADING AND/OR ANY UNDERGROUND UTILITIES/EXCAVATION HAVE BEEN COMPLETED.

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CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
11/9/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

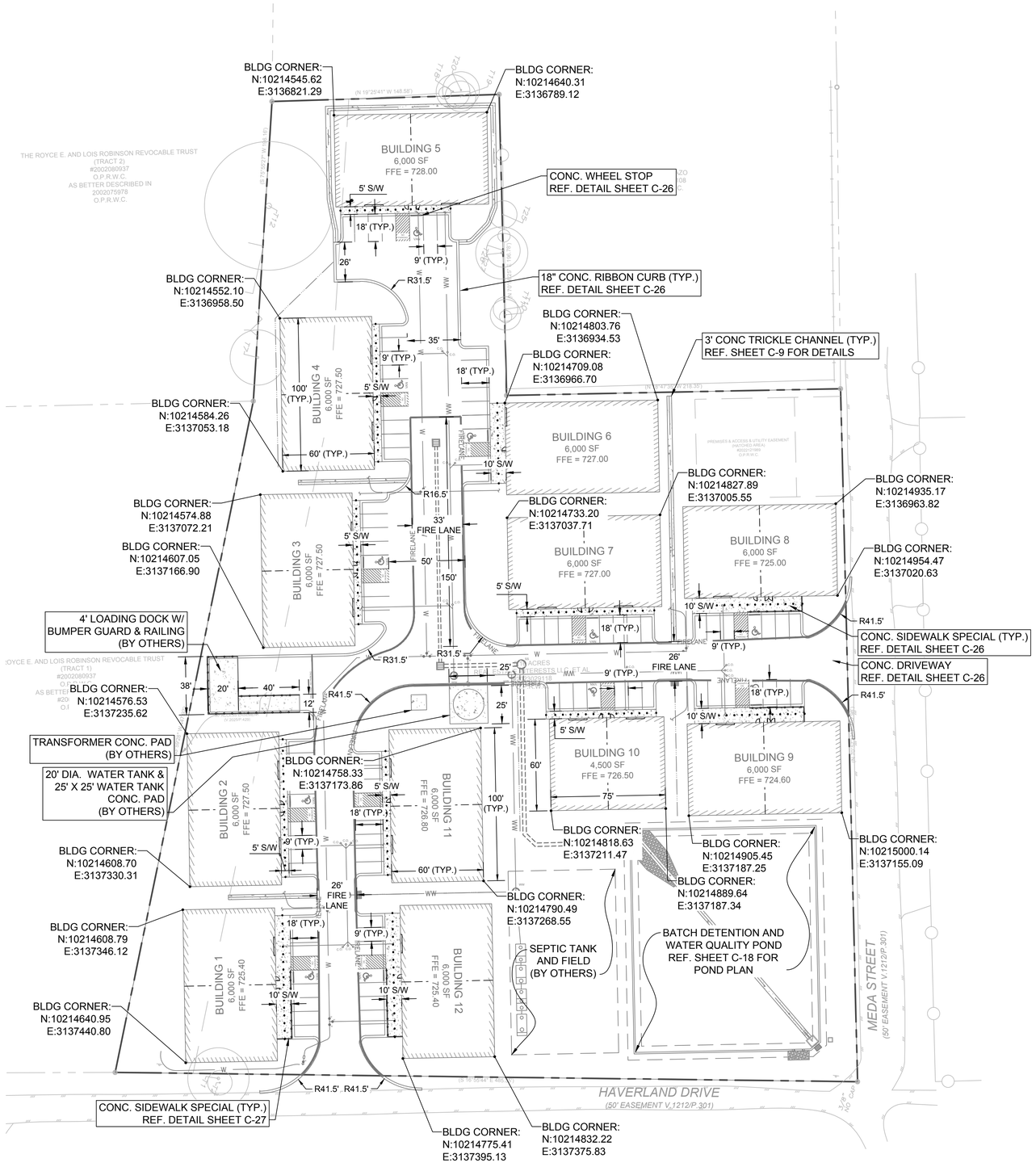
DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
EROSION & SEDIMENTATION CONTROL PLAN

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-5



0 20 40 80

HORIZONTAL SCALE

LEGEND

- DELINEATES ACCESSIBLE ROUTE
- PROPERTY BOUNDARY
- FIRE LANE

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. TYPICAL 90° PARKING SPACES SHALL BE 9' x 18'.
3. THIS SITE IS PROVIDING ON-SITE DETENTION AND WATER QUALITY.
4. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
11/9/23

PROJECT:

RANDY STREET
INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE
INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

SITE &
DIMENSIONAL
CONTROL PLAN

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-6

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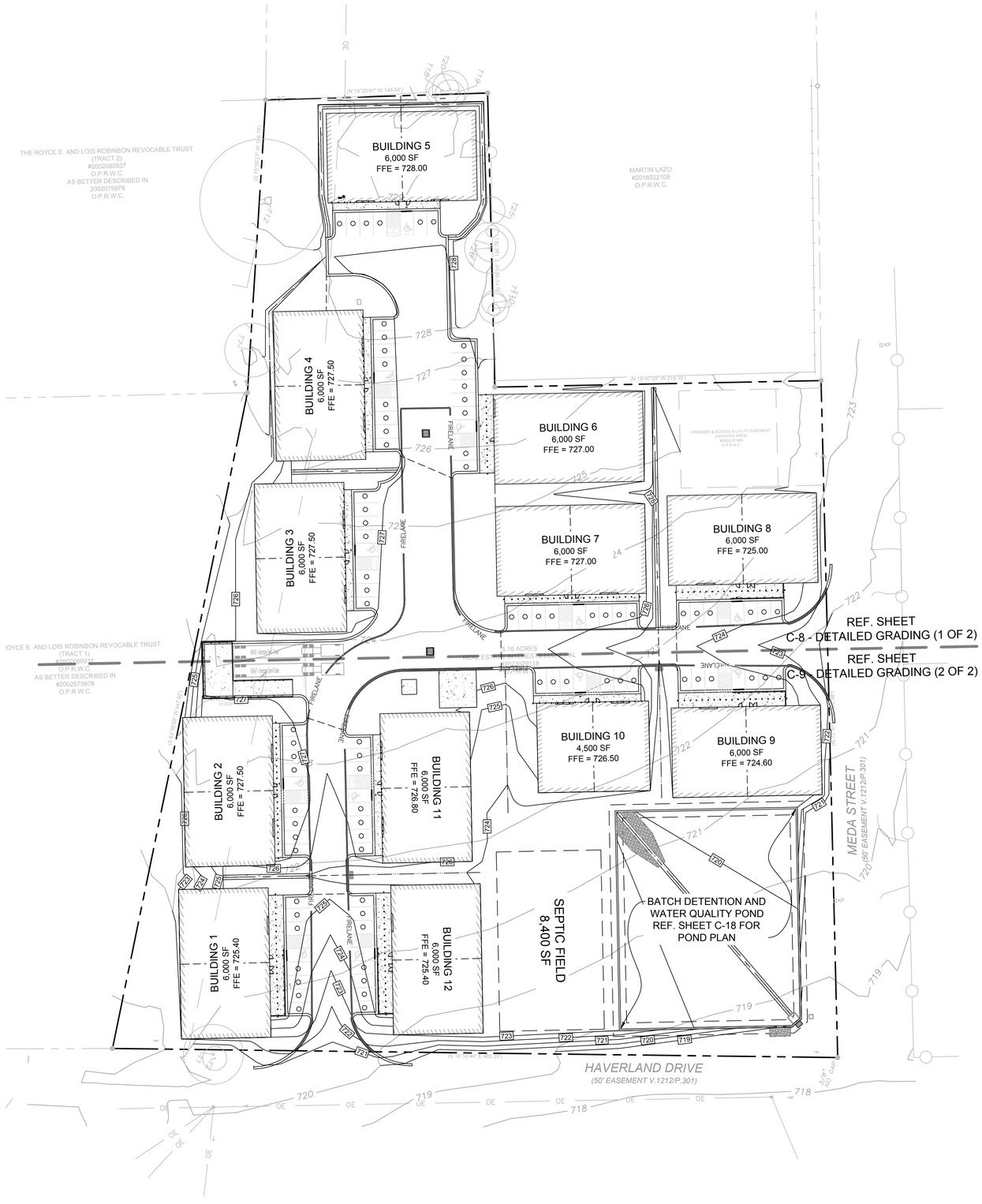

LEGEND

DELINEATES ACCESSIBLE ROUTE . . . . . .

NOTES:

1. THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% RUNNING SLOPE WITH THE EXCEPTION OF CURB RAMPS, WHICH SHALL NOT EXCEED 2% CROSS SLOPE NOR 8.33% RUNNING SLOPE.
2. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
09/Nov/23

PROJECT:

RANDY STREET
INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE
INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

OVERALL
GRADING

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-7

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know what's below.
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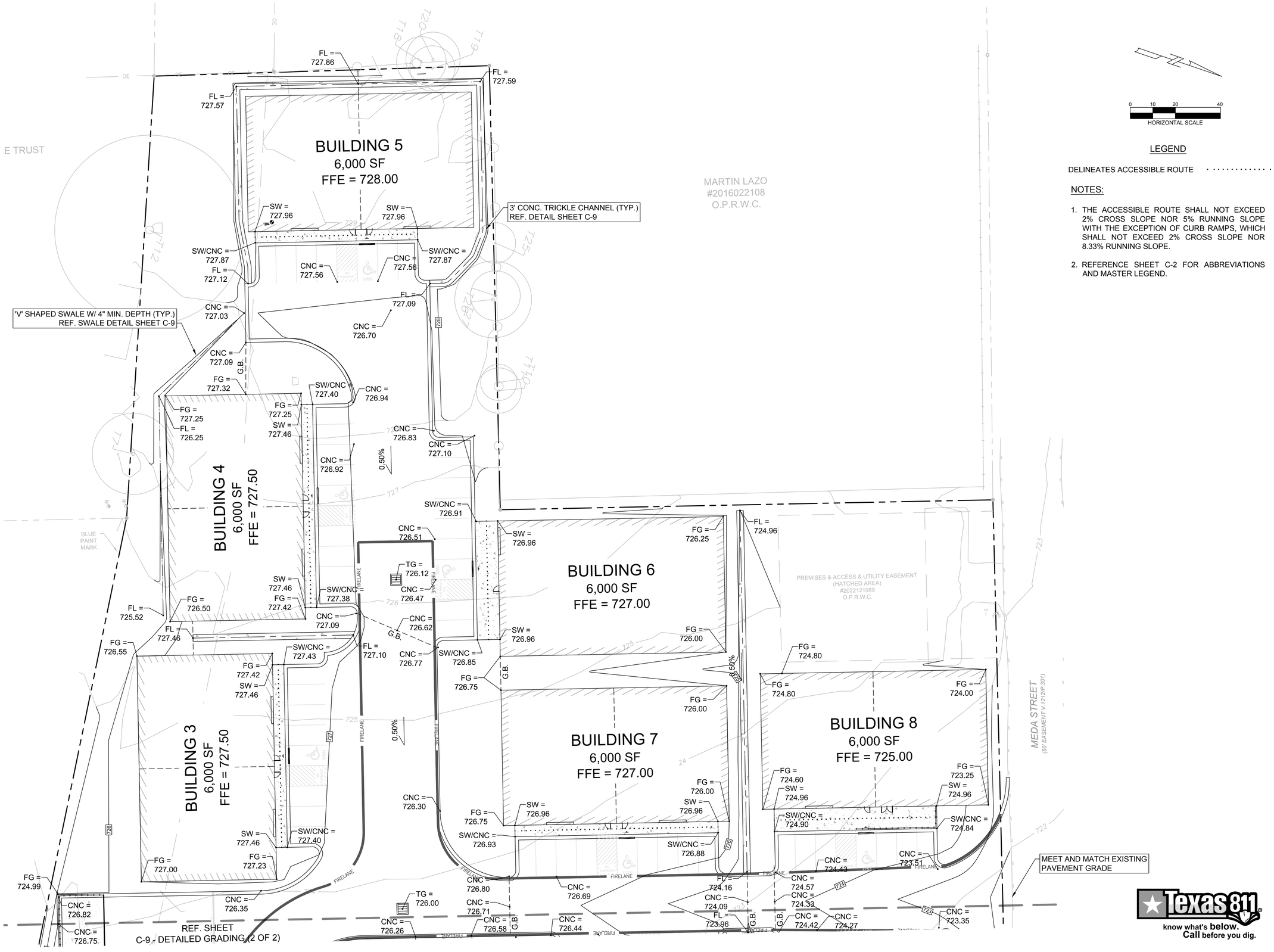

LEGEND

DELINEATES ACCESSIBLE ROUTE . . . . . .

NOTES:

1. THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% RUNNING SLOPE WITH THE EXCEPTION OF CURB RAMPS, WHICH SHALL NOT EXCEED 2% CROSS SLOPE NOR 8.33% RUNNING SLOPE.
2. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

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STATE OF TEXAS
ANTONIO A. PRETE
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LICENSED
PROFESSIONAL ENGINEER
11/9/23

PROJECT:

RANDY STREET
INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE
INTERESTS, LLC

DESIGNED: JCL
DRAWN: JCL
APPROVED: AAP
DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

DETAILED
GRADING
(1 OF 2)

WP PROJECT NO.:
188-001

CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-8

Texas 811
know what's below.
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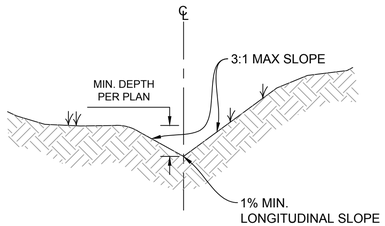
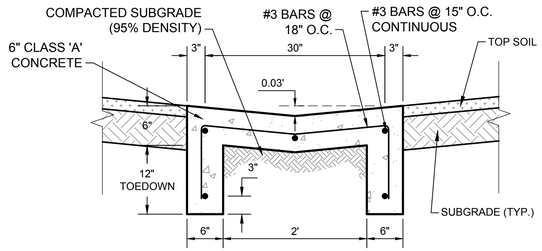


"V" SHAPED
DRAINAGE SWALE
NTS



SECTION

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0'.
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0".

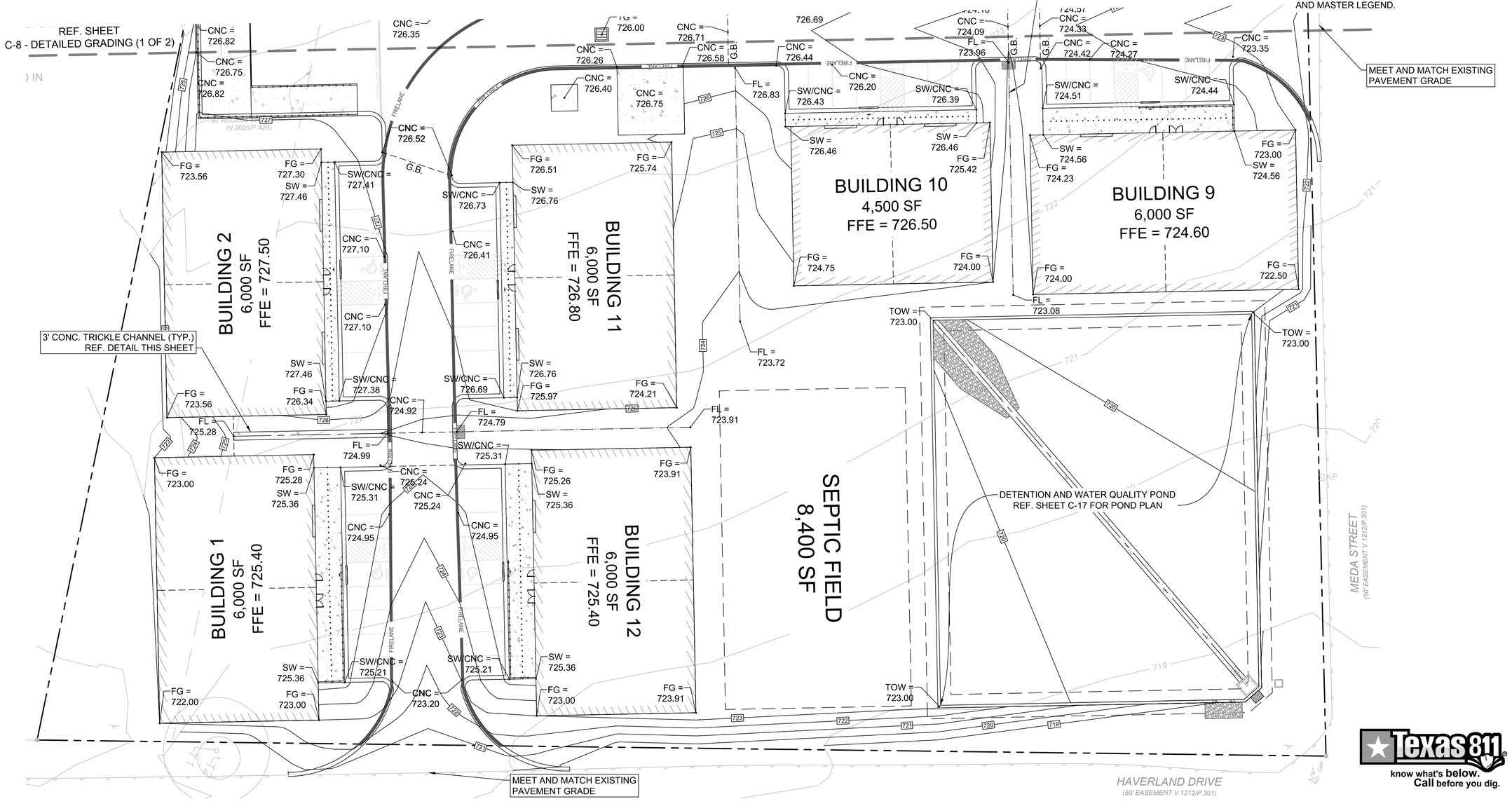
3' CONCRETE TRICKLE CHANNEL
W/ TOEDOWN
NTS

LEGEND

DELINEATES ACCESSIBLE ROUTE . . . . . .

NOTES:

1. THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% RUNNING SLOPE WITH THE EXCEPTION OF CURB RAMPS, WHICH SHALL NOT EXCEED 2% CROSS SLOPE NOR 8.33% RUNNING SLOPE.
2. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.



WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
09/Nov/23

PROJECT:

RANDY STREET
INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE
INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

DETAILED
GRADING
(2 OF 2)

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-9

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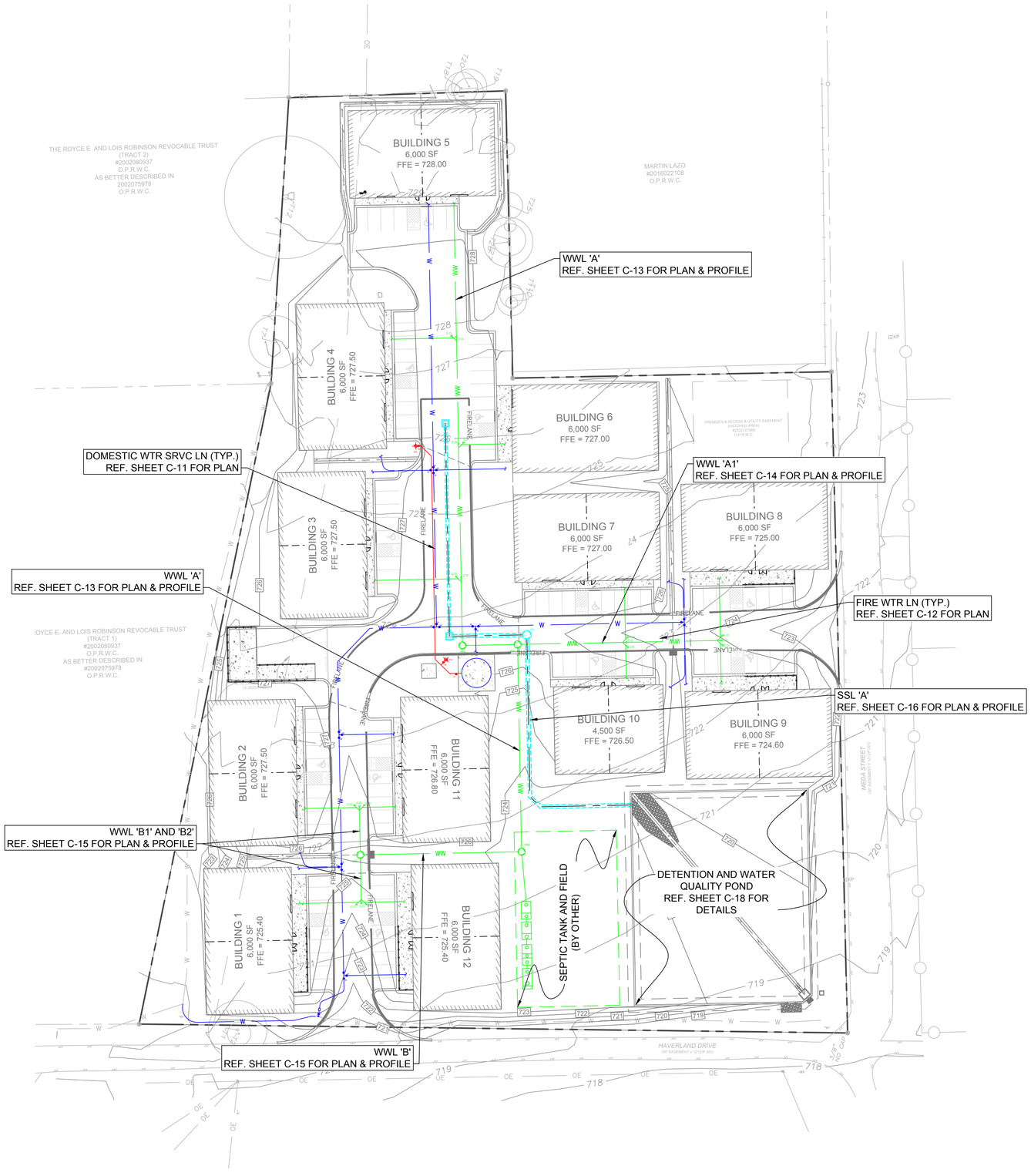

0 20 40 80
HORIZONTAL SCALE

NOTES:

1. THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY THE LOCATION AND DEPTHS OF ALL PROPOSED UTILITY CROSSINGS & CONNECTIONS PRIOR TO ANY CONSTRUCTION OR ORDERING OF MATERIALS. CONTRACTOR SHALL REPORT DISCREPANCIES OF EXISTING UTILITIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3. REFER TO MEP PLAN FOR SERVICE CONNECTIONS TO UTILITY PROVIDERS: GAS / ELECTRIC / TELEPHONE / ETC.

4. STUB WATER & WASTEWATER SERVICE LINES 5' FROM BLDG. REFER TO MEP PLAN FOR CONTINUATION.

5. WHERE A SEWER CROSSES A WATERLINE, ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. CENTER 1 JOINT OF WASTEWATER LINE ON CROSSING.

6. TRENCH SAFETY SYSTEMS SHALL BE REQUIRED FOR TRENCHES EXCEEDING 5' DEPTH. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS.

7. ADJUST ALL EXISTING AND PROPOSED MANHOLE COVERS, VALVE BOXES, AND CASTINGS TO FINISH GRADE.

8. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS AND STORAGE TANK FDC.

9. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

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WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
09/19/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

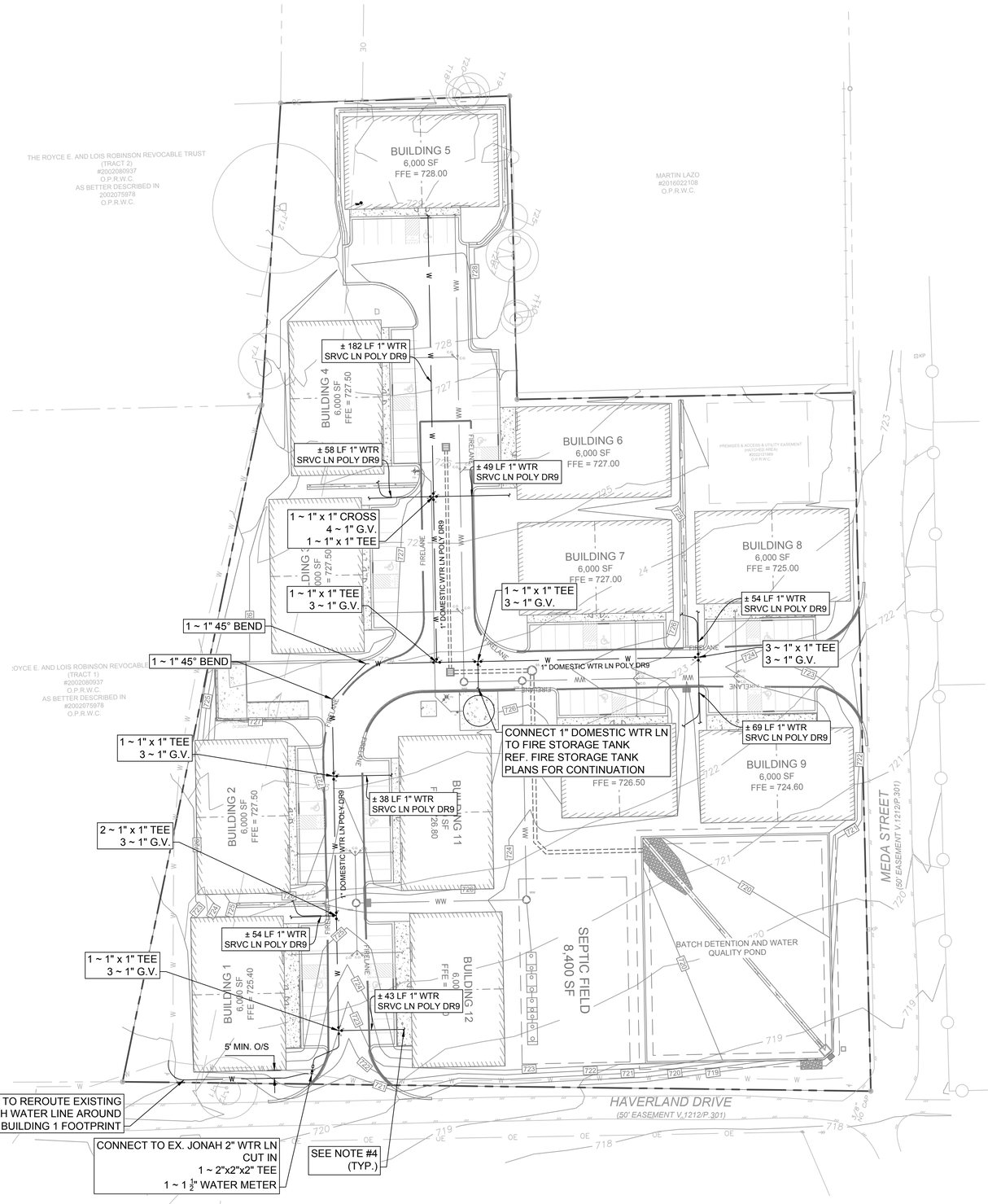
DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

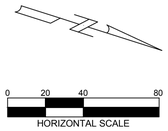
No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
OVERALL UTILITY PLAN

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-10





NOTES:

1. THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY THE LOCATION AND DEPTHS OF ALL PROPOSED UTILITY CROSSINGS & CONNECTIONS PRIOR TO ANY CONSTRUCTION OR ORDERING OF MATERIALS. CONTRACTOR SHALL REPORT DISCREPANCIES OF EXISTING UTILITIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3. REFER TO MEP PLAN FOR SERVICE CONNECTIONS TO UTILITY PROVIDERS: GAS / ELECTRIC / TELEPHONE / ETC.

4. STUB WATER & WASTEWATER SERVICE LINES 5' FROM BLDG. REFER TO MEP PLAN FOR CONTINUATION.

5. WHERE A SEWER CROSSES A WATERLINE, ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. CENTER 1 JOINT OF WASTEWATER LINE ON CROSSING.

6. TRENCH SAFETY SYSTEMS SHALL BE REQUIRED FOR TRENCHES EXCEEDING 5' DEPTH. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS.

7. ADJUST ALL EXISTING AND PROPOSED MANHOLE COVERS, VALVE BOXES, AND CASTINGS TO FINISH GRADE.

8. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FDC.

9. ALL FITTINGS SHALL HAVE THRUST BLOCKING.

10. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

11. NOTE TO PLUMBER: EACH BUILDING SHALL BE SUB-METERED FOR EACH INDIVIDUAL UNIT.

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WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
09/Nov/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

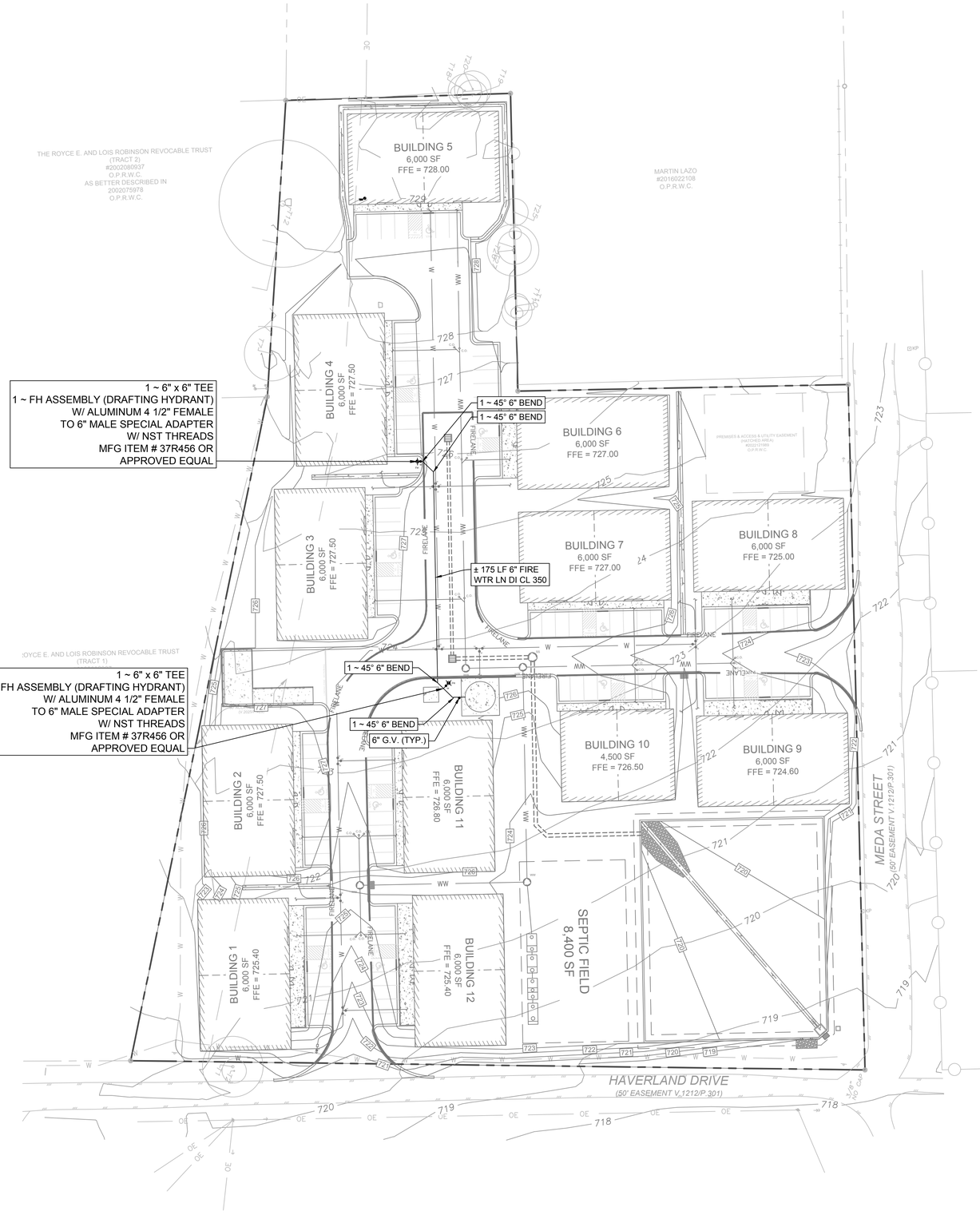
DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

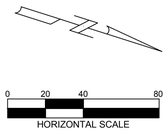
No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
DOMESTIC WATER PLAN

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-11





NOTES:

1. THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY THE LOCATION AND DEPTHS OF ALL PROPOSED UTILITY CROSSINGS & CONNECTIONS PRIOR TO ANY CONSTRUCTION OR ORDERING OF MATERIALS. CONTRACTOR SHALL REPORT DISCREPANCIES OF EXISTING UTILITIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

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3. REFER TO MEP PLAN FOR SERVICE CONNECTIONS TO UTILITY PROVIDERS: GAS / ELECTRIC / TELEPHONE / ETC.

4. STUB WATER & WASTEWATER SERVICE LINES 5' FROM BLDG. REFER TO MEP PLAN FOR CONTINUATION.

5. WHERE A SEWER CROSSES A WATERLINE, ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. CENTER 1 JOINT OF WASTEWATER LINE ON CROSSING.

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7. ADJUST ALL EXISTING AND PROPOSED MANHOLE COVERS, VALVE BOXES, AND CASTINGS TO FINISH GRADE.

8. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FDC.

9. ALL FITTINGS SHALL HAVE THRUST BLOCKING.

10. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

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WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
09/19/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

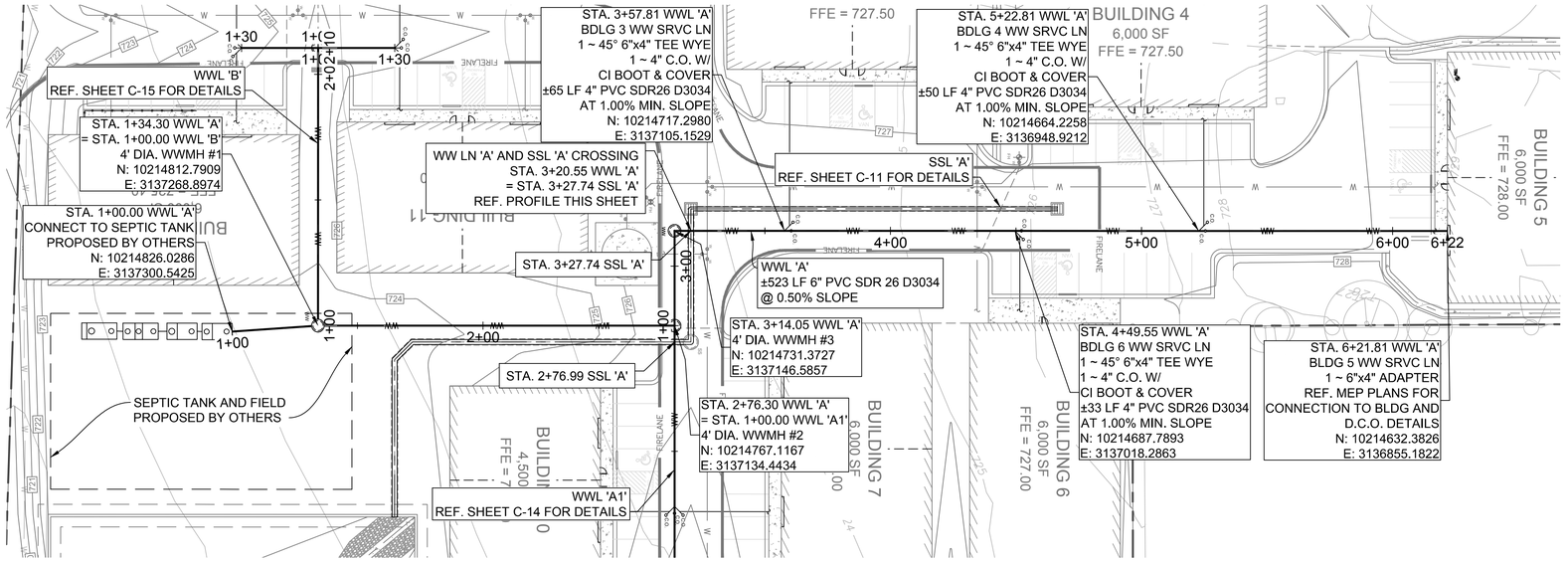
DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

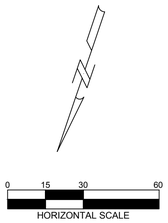
No.	DATE	REVISIONS	RECOMM'D

SHEET TITLE:
FIRE WATER PLAN

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-12





PROFILE SCALE:
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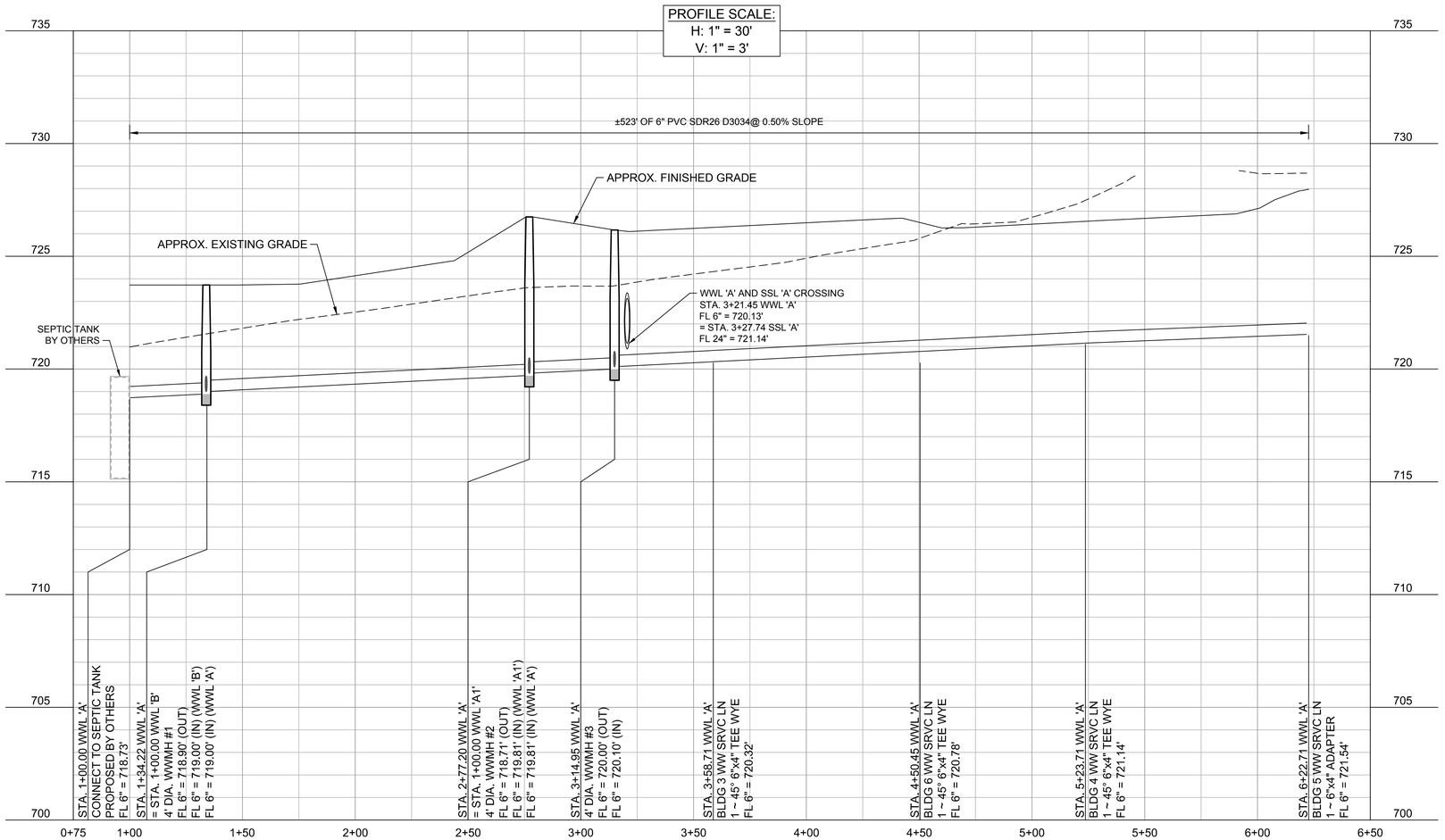
V: 1" = 3'



WWL 'A'

NOTES:

1. THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY THE LOCATION AND DEPTHS OF ALL PROPOSED UTILITY CROSSINGS & CONNECTIONS PRIOR TO ANY CONSTRUCTION OR ORDERING OF MATERIALS. CONTRACTOR SHALL REPORT DISCREPANCIES OF EXISTING UTILITIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

3. REFER TO MEP PLAN FOR SERVICE CONNECTIONS TO UTILITY PROVIDERS: GAS / ELECTRIC / TELEPHONE / ETC.

4. STUB WATER & WASTEWATER SERVICE LINES 5' FROM BLDG. REFER TO MEP PLAN FOR CONTINUATION AND DOUBLE CLEANOUT (D.C.O.) DETAILS.

5. WHERE A SEWER CROSSES A WATERLINE, ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. CENTER 1 JOINT OF WASTEWATER LINE ON CROSSING.

6. TRENCH SAFETY SYSTEMS SHALL BE REQUIRED FOR TRENCHES EXCEEDING 5' DEPTH. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS.

7. ADJUST ALL EXISTING AND PROPOSED MANHOLE COVERS, VALVE BOXES, AND CASTINGS TO FINISH GRADE.

8. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

9. REFERENCE SHEET C-10 FOR OVERALL UTILITY PLAN.

Texas 811
know what's below.
Call before you dig.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
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PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
11/9/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

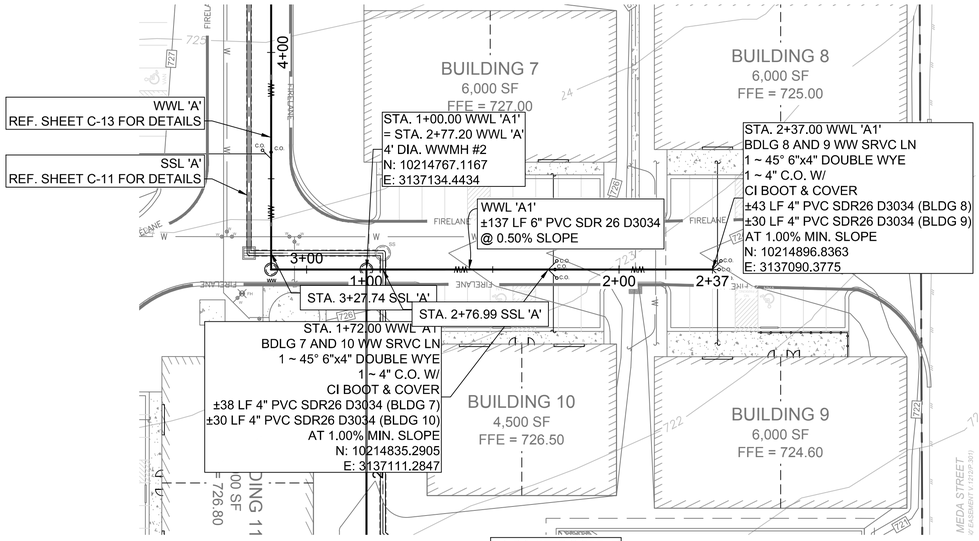
DESIGNED: JCL
DRAWN: JCL
APPROVED: AAP
DATE: 11/9/23

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
WWL 'A' PLAN AND PROFILE

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-13



PROFILE SCALE:
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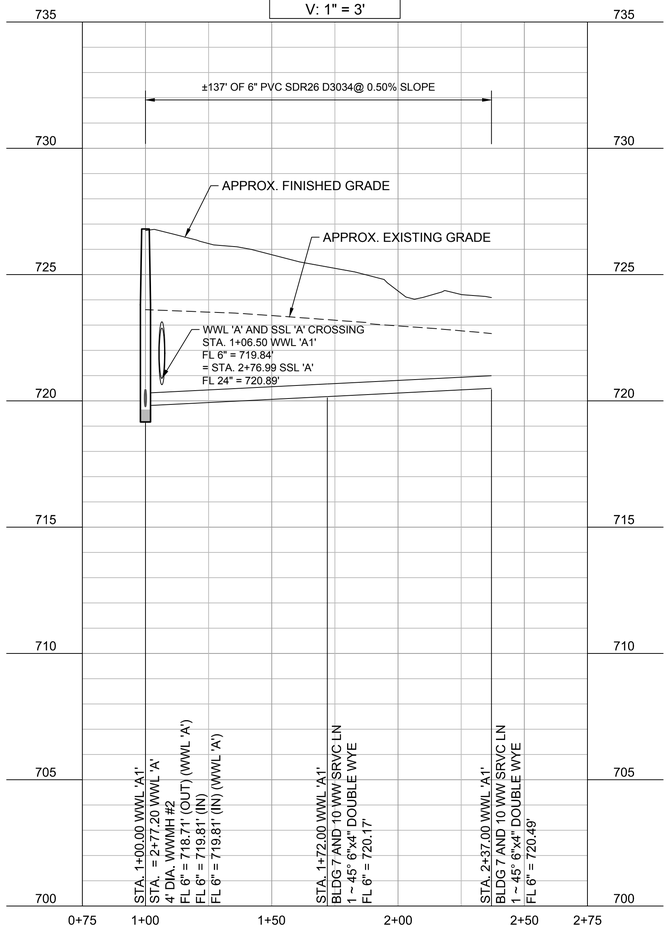
V: 1" = 3'



WWL 'A1'

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9. REFERENCE SHEET C-10 FOR OVERALL UTILITY PLAN.

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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
11/9/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

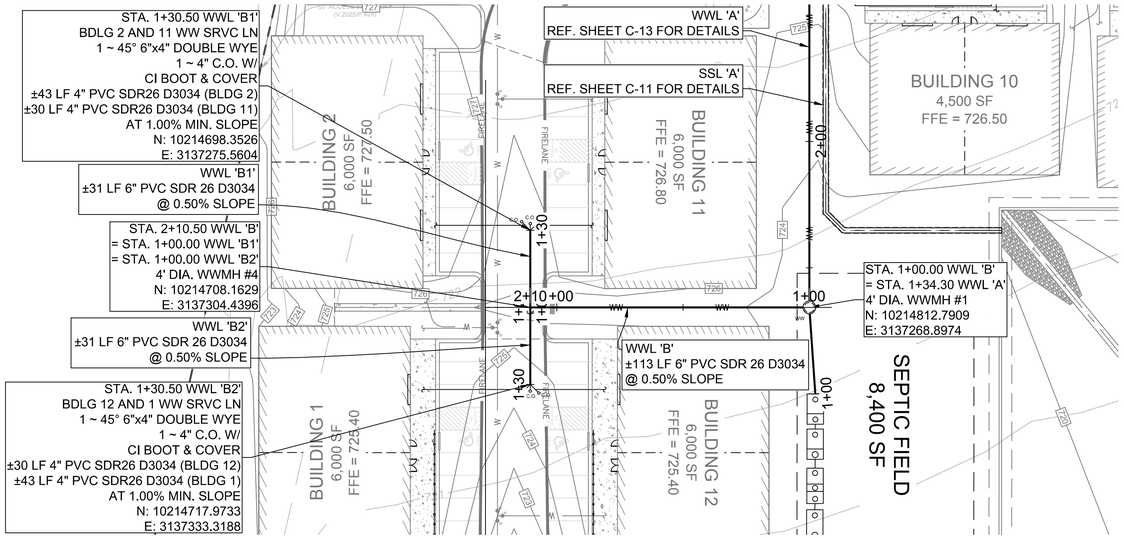
DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

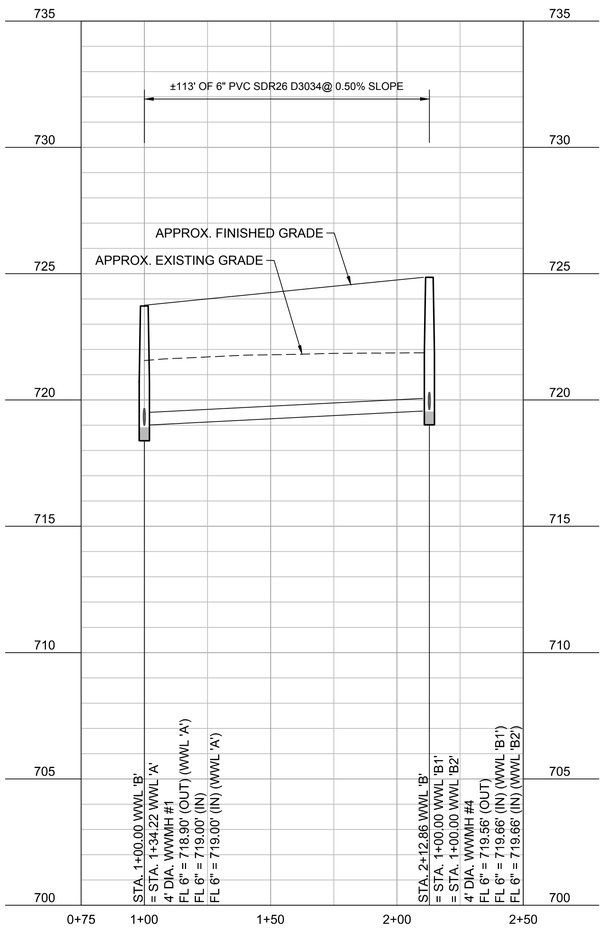
SHEET TITLE:
WWL 'A1' PLAN AND PROFILE

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

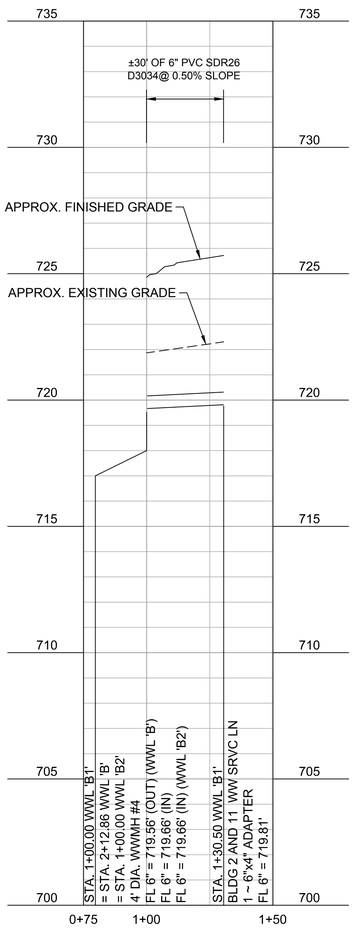
SHEET NO.:
C-14



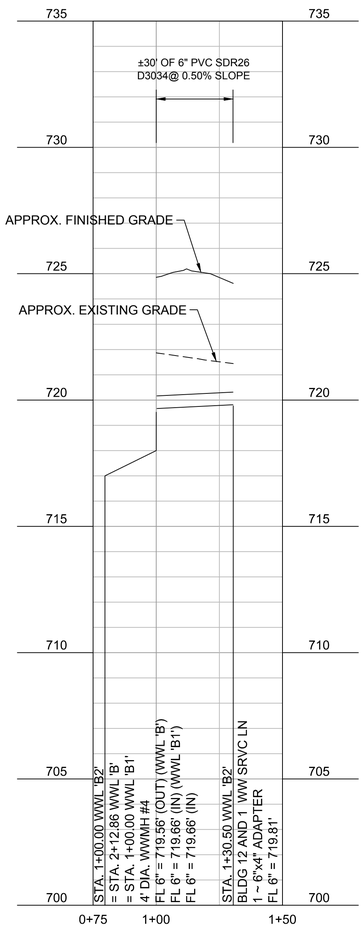
PROFILE SCALE:
H: 1" = 30'
V: 1" = 3'



WWL 'B'



WWL 'B1'



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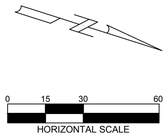

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8. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.
9. REFERENCE SHEET C-10 FOR OVERALL UTILITY PLAN.

Texas 811
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Call before you dig.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
09/11/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

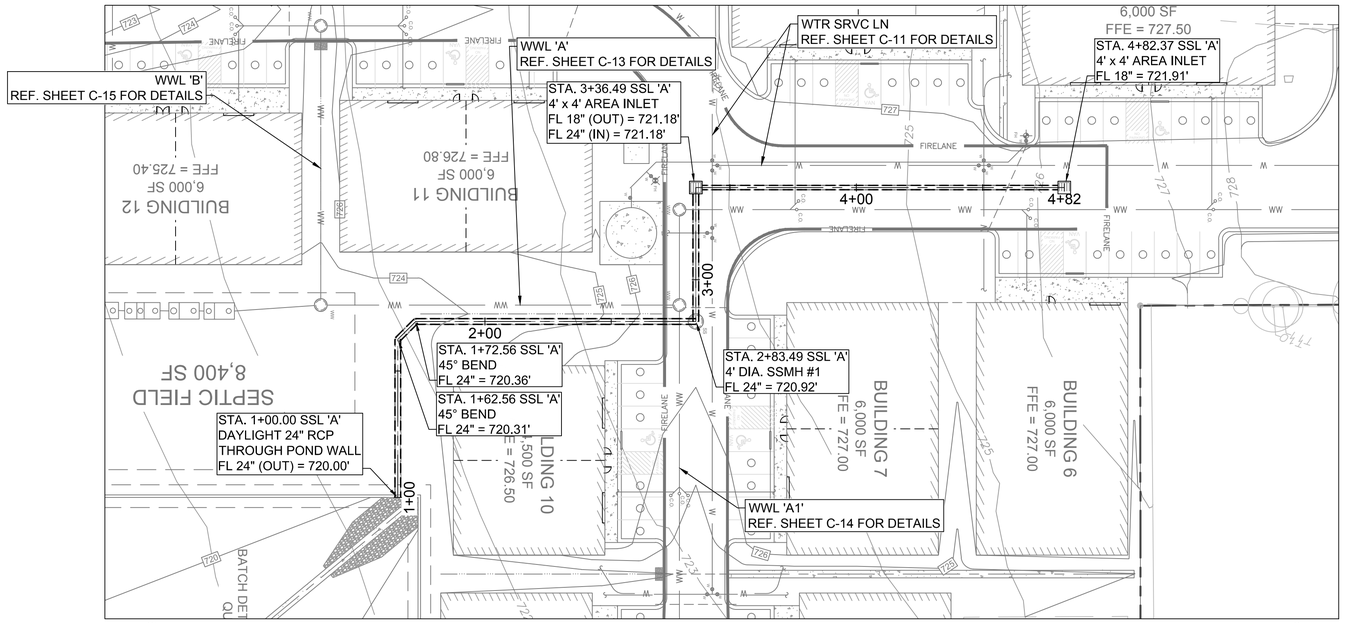
DESIGNED: JCL
DRAWN: JCL
APPROVED: AAP
DATE: 11/9/23

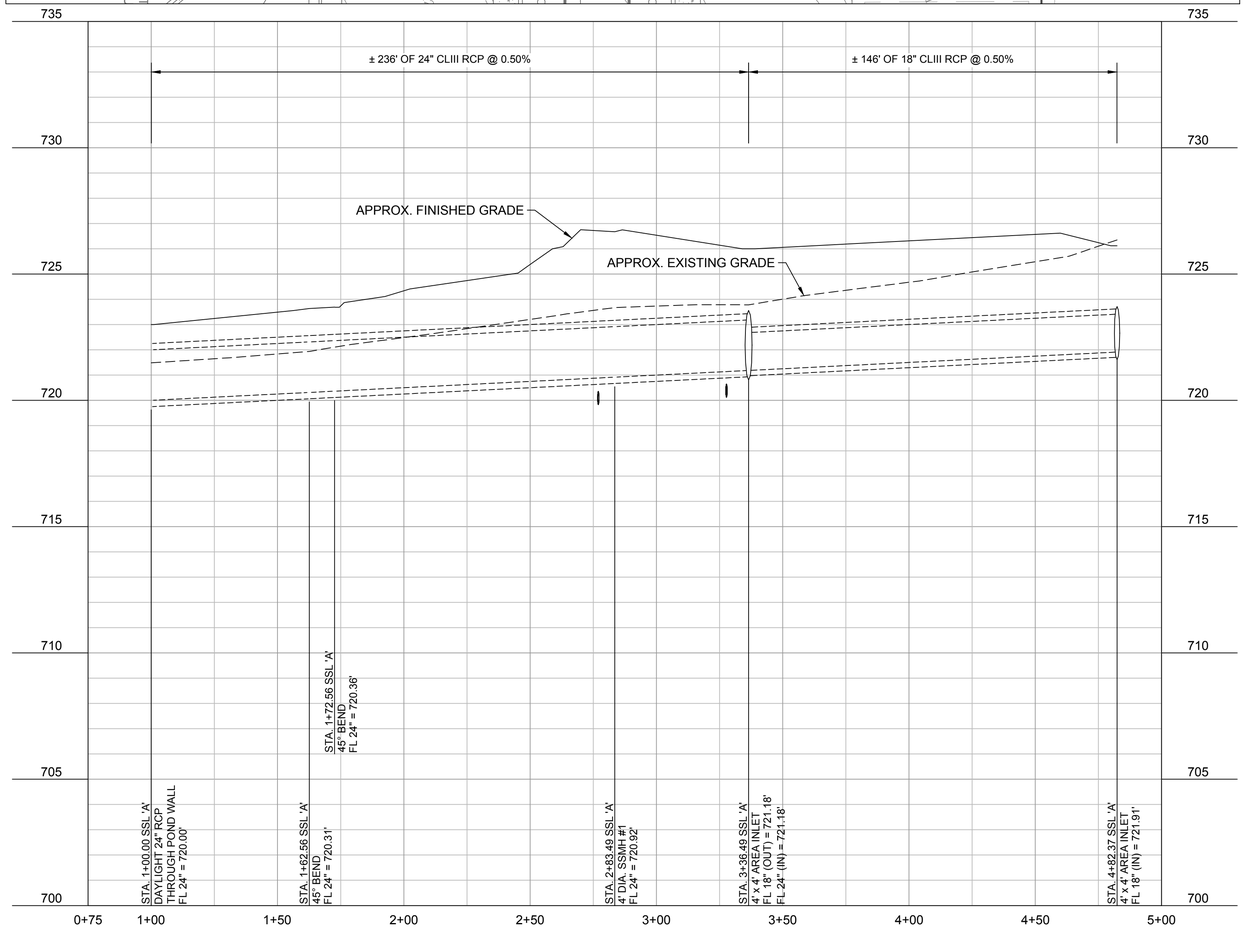
No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
WWL 'B', 'B1' AND 'B2' PLAN AND PROFILE

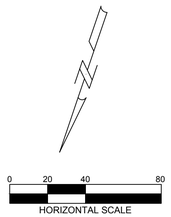
WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-15





SSL 'A'



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2. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

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211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
11/9/23

PROJECT:

RANDY STREET
INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE
INTERESTS, LLC

DESIGNED: JCL
DRAWN: JCL
APPROVED: AAP
DATE: 11/9/23

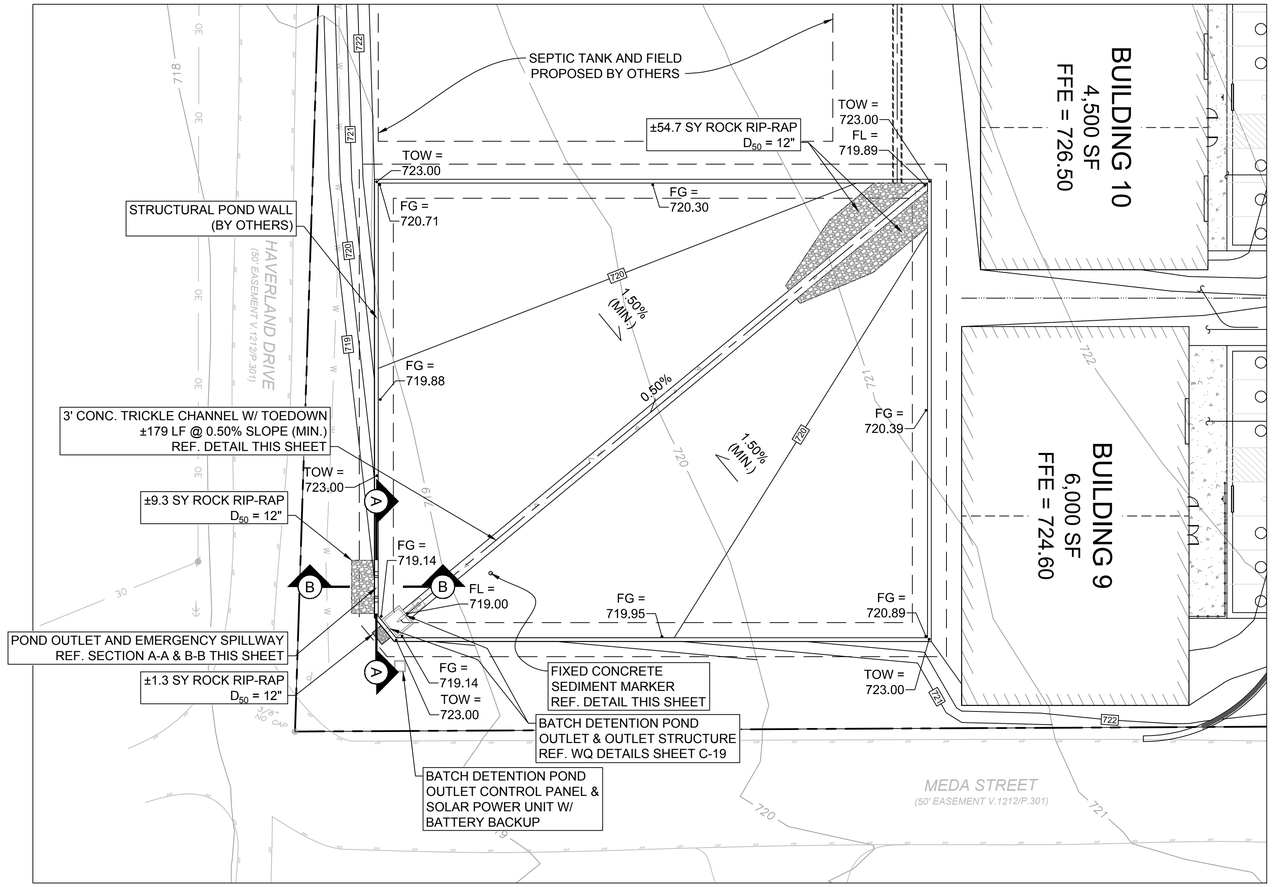
No.	DATE	REVISIONS	RECOM'D

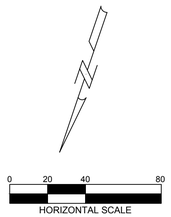
SHEET TITLE:

STORM PLAN

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

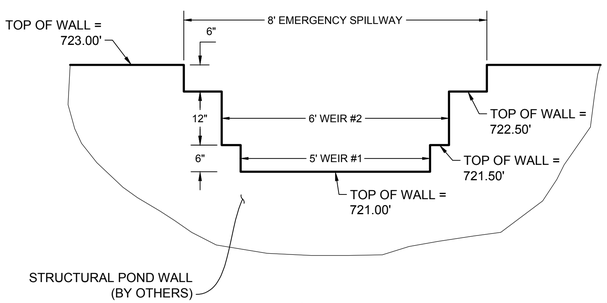
SHEET NO.:
C-16



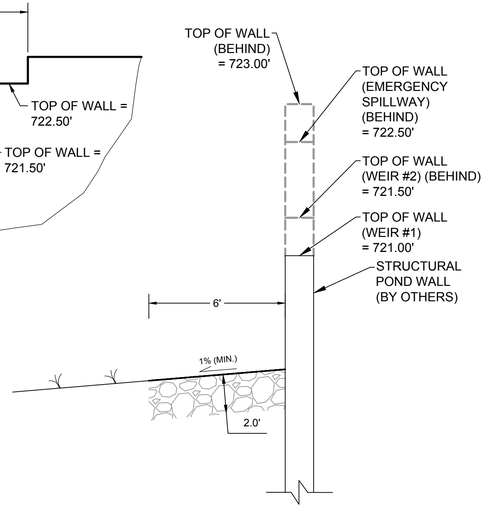


NOTES:

1. 12" CLAY LINER SHOULD BE INSTALLED IN LIFTS NO GREATER THAN 6" AND AS RECOMMENDED BY A LICENSED GEOTECHNICAL ENGINEER AND SHALL BE KEPT MOIST AT ALL TIMES TO AVOID CRACKING. THE GEOTECHNICAL ENGINEER SHALL MONITOR THE INSTALLATION OF THE CLAY LINER AND TEST IT TO CERTIFY THAT IT WILL NOT LEAK. SPECIFICATIONS ARE LISTED ON THIS SHEET.
2. SEE SHEET C-20 FOR BATCH DETENTION POND CONTROLLER LOGIC AND BLOCK DIAGRAMS.
3. CLEARLY VISIBLE ALARM SYSTEM TO BE PROVIDED WITH BATCH DETENTION CONTROLLER TO INDICATE SYSTEM MALFUNCTION. ALARM SYSTEM TO FEATURE SUNLIGHT VISIBLE LED ALARM LIGHT.
4. SIGN TO BE POSTED WITH PHONE NUMBERS OF THE OWNER AND APPROPRIATE TCEQ REGIONAL OFFICE.
5. SEE TXDOT SPECIAL SPECIFICATION 7130 FOR BATCH DETENTION MATERIAL, EQUIPMENT, AND CONSTRUCTION. A COPY OF TXDOT SPECIAL SPECIFICATION 7130 IS INCLUDED IN THE WPAP FOR THE IRONWOOD CONNECTION FACILITY.
6. POND SHALL BE SOD COVERED OR HYDRO-MULCHED.
7. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.
8. REFERENCE SHEET C-18 FOR POND LONGITUDINAL & TRAVERSE SECTIONS.



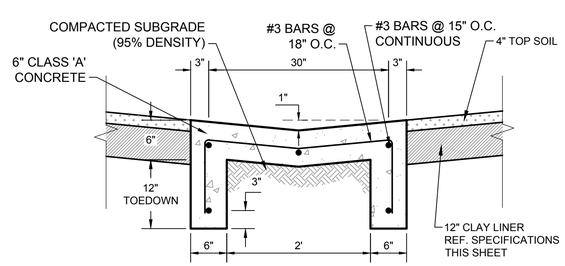
SPILLWAY
SECTION A-A
N.T.S.



SPILLWAY
SECTION B-B
N.T.S.

CLAY LINER SPECIFICATIONS

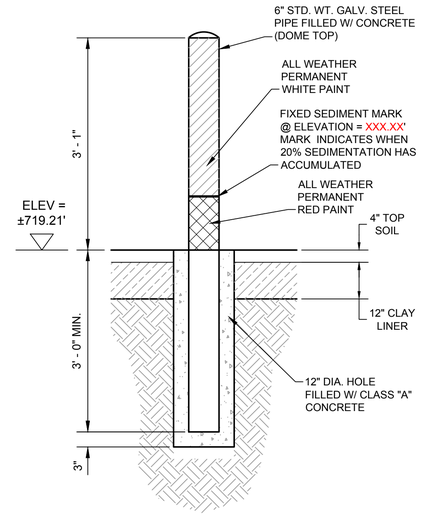
Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	Cm/Sec	1 x 10^{-6}
Plasticity Index of Clay	ASTM D-423 & D-424	%	Not less than 15
Liquid Limit of Clay	ASTM D-2216	%	Not less than 30 Clay
Particles Passing	ASTM D-422	%	Not less than 30 Clay
Compaction	ASTM D-2216	%	95% of Standard Proctor Density



SECTION

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0'.
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0".

3' CONCRETE TRICKLE CHANNEL
W/ TOEDOWN
NTS



FIXED CONCRETE SEDIMENT MARKER
NTS

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LICENSED PROFESSIONAL ENGINEER
11/9/23

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100 RANDY ST,
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CLIENT:
REAL ESTATE INTERESTS, LLC

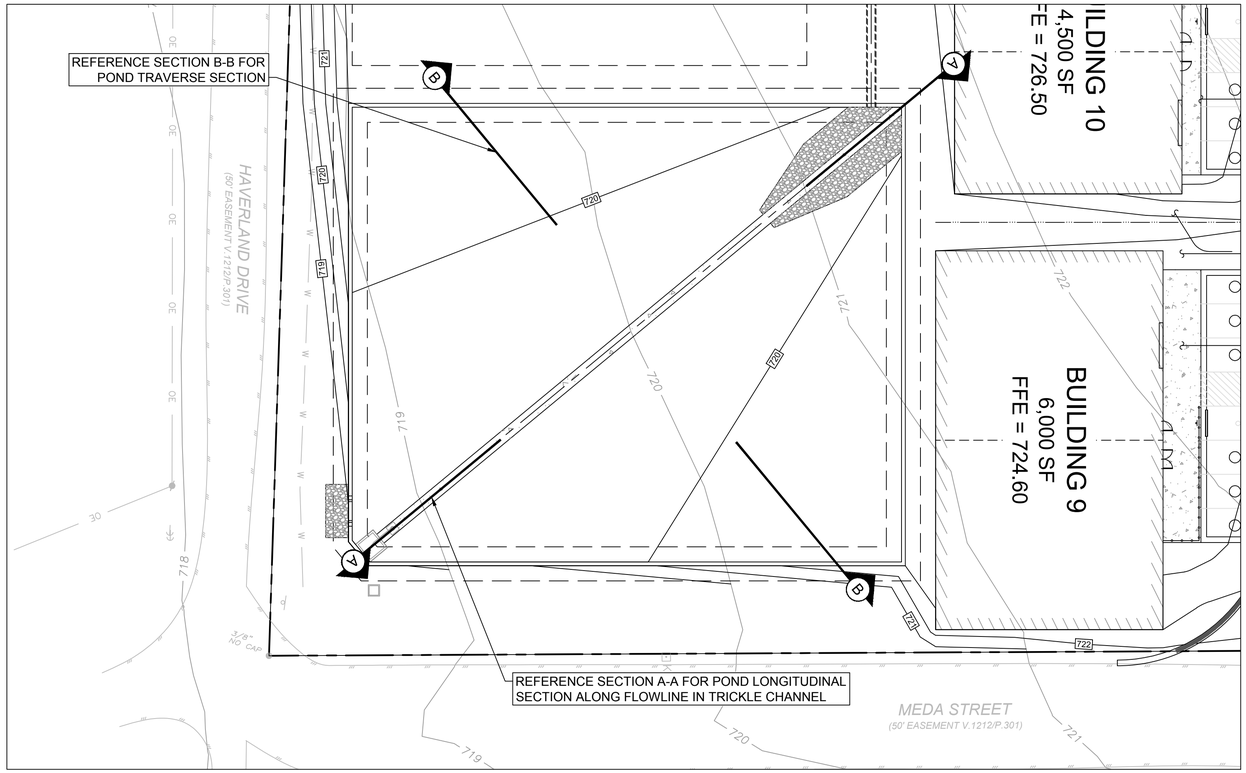
DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

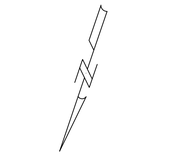
No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
POND PLAN

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-17





0 20 40 80

HORIZONTAL SCALE

NOTES:

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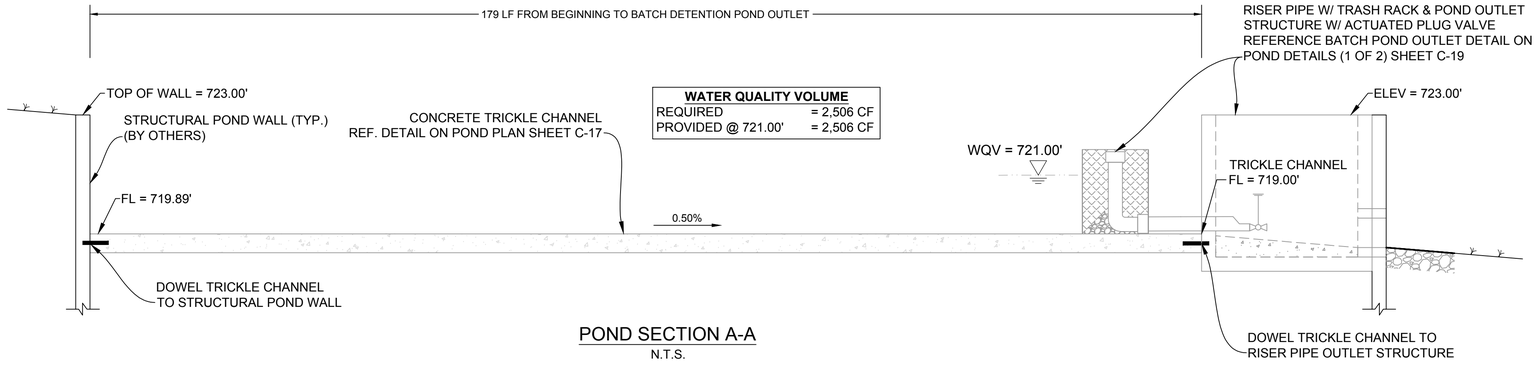
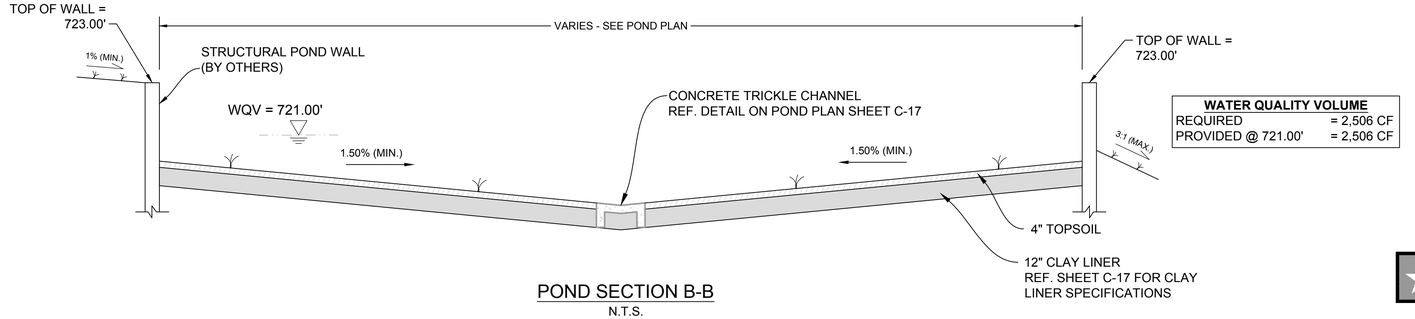
2. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.



POND SECTION A-A

N.T.S.



POND SECTION B-B

N.T.S.

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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
09Nov23

PROJECT:

RANDY STREET INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

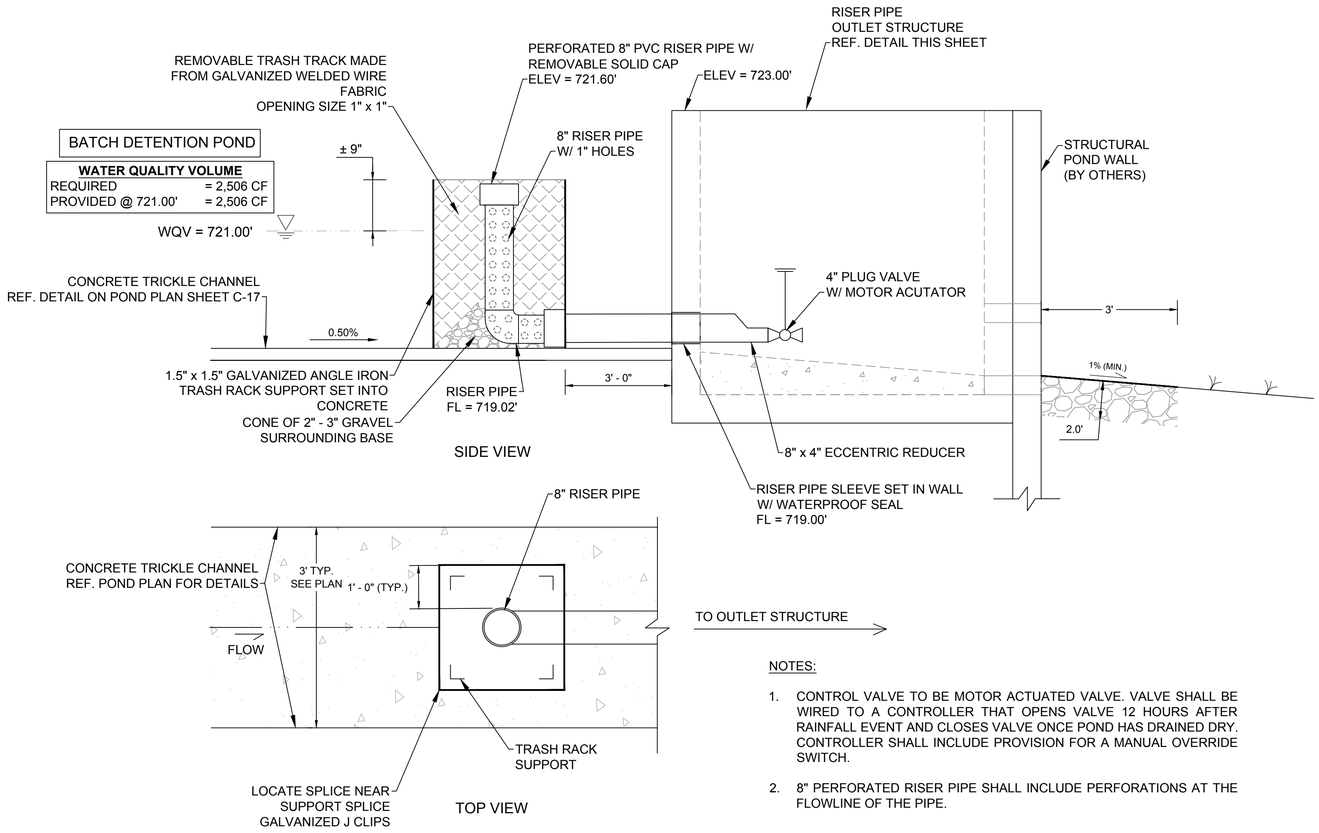
SHEET TITLE:

POND SECTIONS

WP PROJECT NO.:
188-001

CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-18



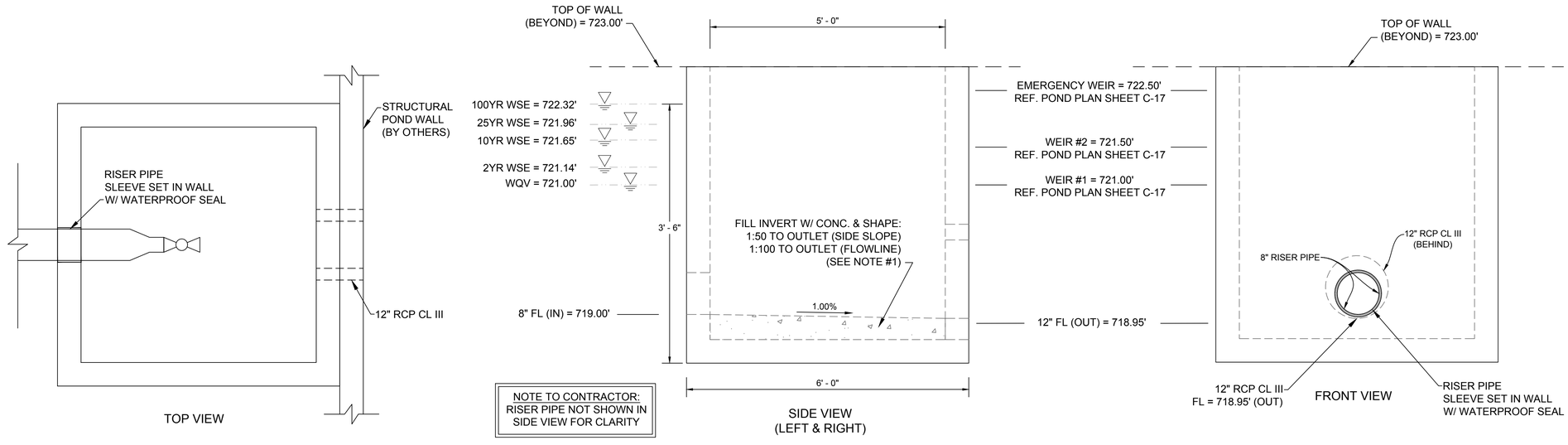
NOTES:

1. CONTROL VALVE TO BE MOTOR ACTUATED VALVE. VALVE SHALL BE WIRED TO A CONTROLLER THAT OPENS VALVE 12 HOURS AFTER RAINFALL EVENT AND CLOSES VALVE ONCE POND HAS DRAINED DRY. CONTROLLER SHALL INCLUDE PROVISION FOR A MANUAL OVERRIDE SWITCH.
2. 8" PERFORATED RISER PIPE SHALL INCLUDE PERFORATIONS AT THE FLOWLINE OF THE PIPE.

BATCH POND OUTLET DETAIL
NTS

NOTES:

1. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.



NOTE TO CONTRACTOR:
RISER PIPE NOT SHOWN IN SIDE VIEW FOR CLARITY

BATCH POND OUTLET WEIR STRUCTURE
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
09Nov23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

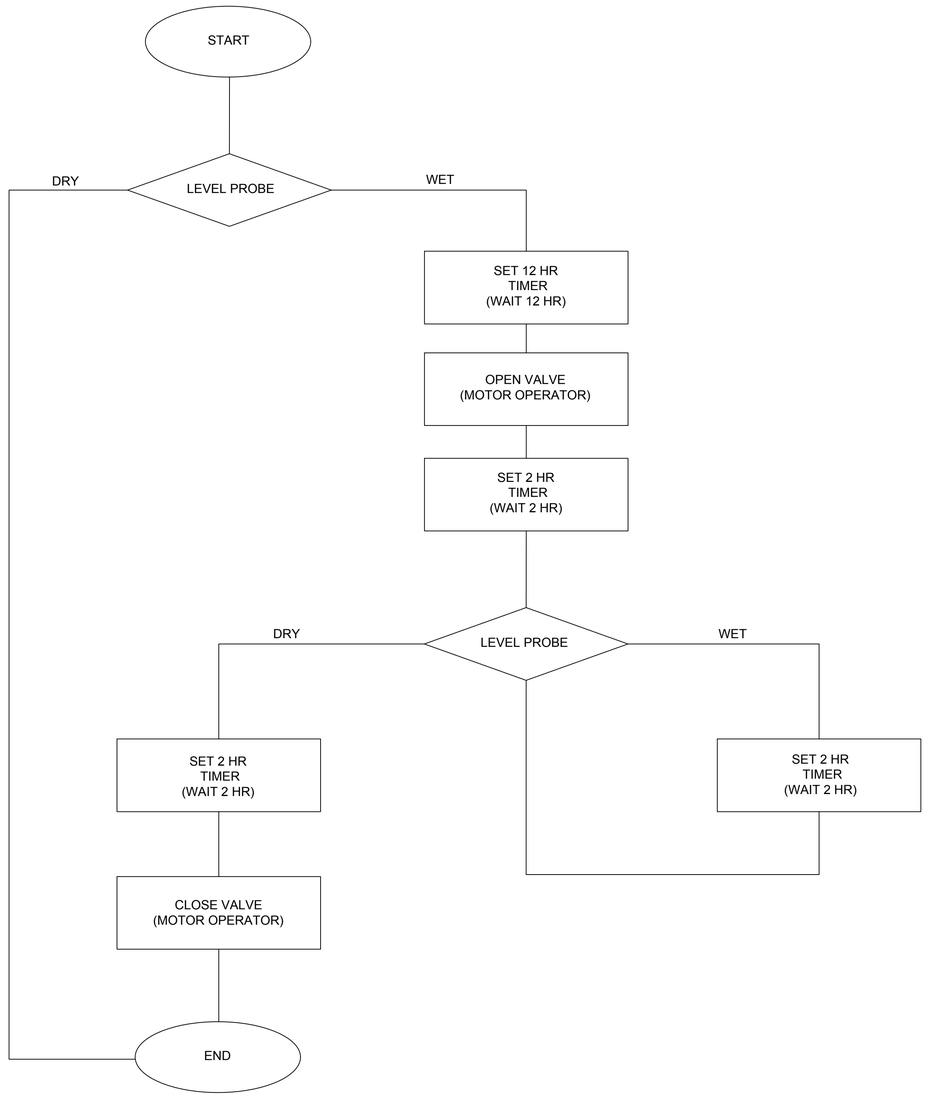
DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

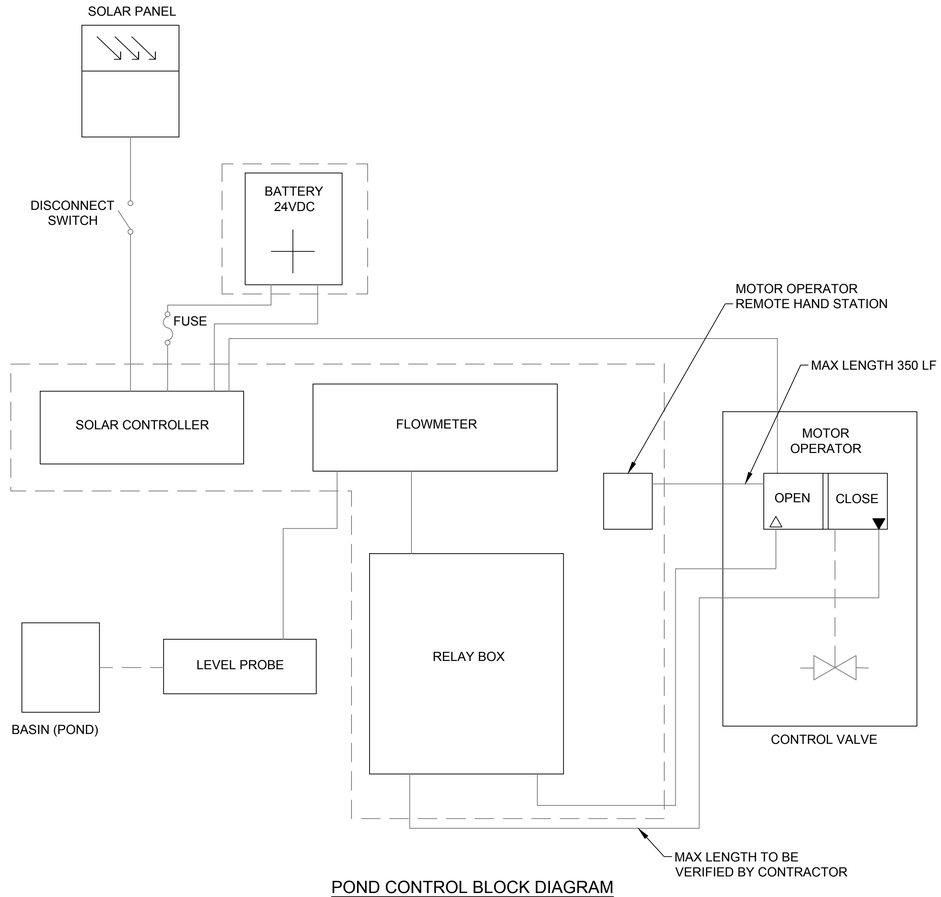
SHEET TITLE:
POND DETAILS (1 OF 2)

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-19



POND LEVEL CONTROL FLOW DIAGRAM
NTS



POND CONTROL BLOCK DIAGRAM
NTS

NOTE:

1. INSTALL COMPONENTS FOR SOLAR PHOTOVOLTAIC SYSTEM IN ACCORDANCE WITH NEC.
2. INSTALL ALL ABOVE GRADE CABLING IN RIGID METALLIC UNLESS OTHERWISE SPECIFICALLY IDENTIFIED BY THE MANUFACTURER AS DETRIMENTAL TO SIGNAL STRENGTH.
3. EQUIPMENT WITHIN DASHED LINES IS CONTAINED WITHIN THE SOLAR CONTROL PANEL OR BATTERY ENCLOSURE.
4. REFER TO SPECIAL SPECIFICATIONS 1012 BATCH DETENTION POND FOR SOLAR CONTROL PANEL EQUIPMENT REQUIREMENTS.
5. REFER TO TXDOT STANDARD DETAILS BDS(1) AND TS-FD-12 FOR POLE MOUNTED SOLAR POWER SYSTEM.

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09Nov23

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100 RANDY ST,
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DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
POND DETAILS
(2 OF 2)

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

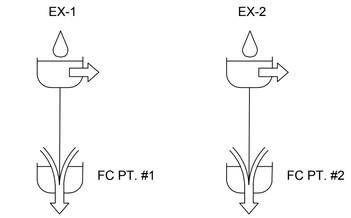
SHEET NO.:
C-20

OVERALL PROJECT SUMMARY & INPUT VARIABLES:

DRAINAGE AREA BOUNDARY CONDITIONS SUMMARY:

	SUB-BASIN [ID]	AREA [mi²]	AREA [ac]	IMPERVIOUS COVER [%]	CURVE #	Tc [min]	Tc lag [min]
EXISTING CONDITIONS:	EX-1	0.0010	0.67	20.33	83.7	18.74	11.25
	EX-2	0.0068	4.33	2.72	80.5	20.71	12.43
			5.00				
PROPOSED CONDITIONS:	PROP-1*	0.0063	4.05	64.80	91.7	5.00	3.00
	PROP-2*	0.0005	0.31	54.71	89.8	5.00	3.00
	PROP-3*	0.0005	0.33	0.00	80.0	5.00	3.00
	PROP-4*	0.0005	0.32	55.39	90.0	5.00	3.00
			5.00				

* Minimum Time of Concentration used = 5 minutes



EXISTING CONDITIONS
HEC-HMS MODEL SCHEMATIC
NTS

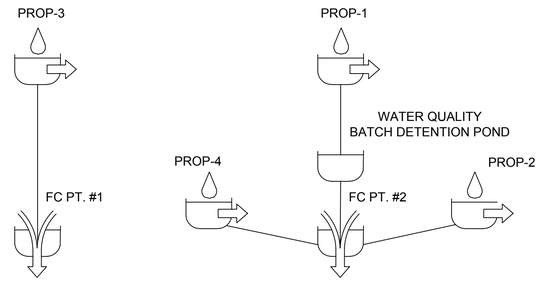
DETENTION POND SUMMARY TABLE:

STORM EVENT	Peak Inflow Det Pnd	Peak Discharge DET Pnd	Peak Storage DET Pnd	Peak Elevation DET Pnd
SCS	[cfs]	[cfs]	[ac-ft]	[ft]
2 year	18.48	1.60	0.499	721.14
10 year	28.22	7.90	0.704	721.65
25 year	34.16	12.10	0.825	721.96
100 year	41.76	20.71	0.972	722.32

SUMMARY OF EXISTING VS. PROPOSED CONDITIONS:

WATERSHED	CONDITION EVENT	SUB-BASIN / NODE	PEAK DISCHARGE PER EVENT 2YR	10YR	25YR	100YR
[ID]	SCS-24 HR		[cfs]	[cfs]	[cfs]	[cfs]
SUMMARY	EX	FC-PT #1	1.36	2.57	3.25	4.32
	PROP	FC-PT #1	0.77	1.57	2.05	2.70
	EX	FC-PT #2	7.33	15.01	19.51	26.52
	PROP	FC-PT #2	2.70	9.28	14.23	24.18

* FC-PT #2 accounts for overall site runoff with on-site detention.



PROPOSED CONDITIONS
HEC-HMS MODEL SCHEMATIC
NTS

DETENTION POND STAGE - STORAGE - DISCHARGE:

STAGE [msl]	AREA [ft²]	AVG. AREA [ft²]	Δ ELEV. [ft]	STORAGE [ft³]	CUMULATIVE [ft³]	CUMULATIVE [ac-ft]	RECT. WEIR #1 [cfs]	RECT. WEIR #2 [cfs]	EMERGENCY SPILLWAY [cfs]	TOTAL DISCHARGE [cfs]	
719.00	0	0	0.00	0	0	**0.000**	0.00	0.00	0.00	**0.00**	
720.00	10,677	5,339	1.00	5,339	5,339	**0.123**	0.00	0.00	0.00	**0.00**	
721.00	17,351	14,014	1.00	14,014	19,353	**0.444**	0.00	0.00	0.00	**0.00**	WQV Req'd of 19,346 CF met @ 721.00'
721.50	17,351	17,351	0.50	8,676	28,028	**0.643**	5.77	0.00	0.00	**5.77**	
722.00	17,351	17,351	0.50	8,676	36,704	**0.843**	5.77	6.95	0.00	**12.72**	
722.50	17,351	17,351	0.50	8,676	45,379	**1.042**	5.77	19.31	0.00	**25.08**	
723.00	17,351	17,351	0.50	8,676	54,055	**1.241**	5.77	19.31	9.30	**34.38**	

Rect. Weir #1 --> FL = 721.00, Length = 5
Rect. Weir #2 --> FL = 721.50, Length = 6'
Emergency Spillway --> FL = 722.50, Length = 8'

WAELTZ & PRETE, INC.
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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
09Nov23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

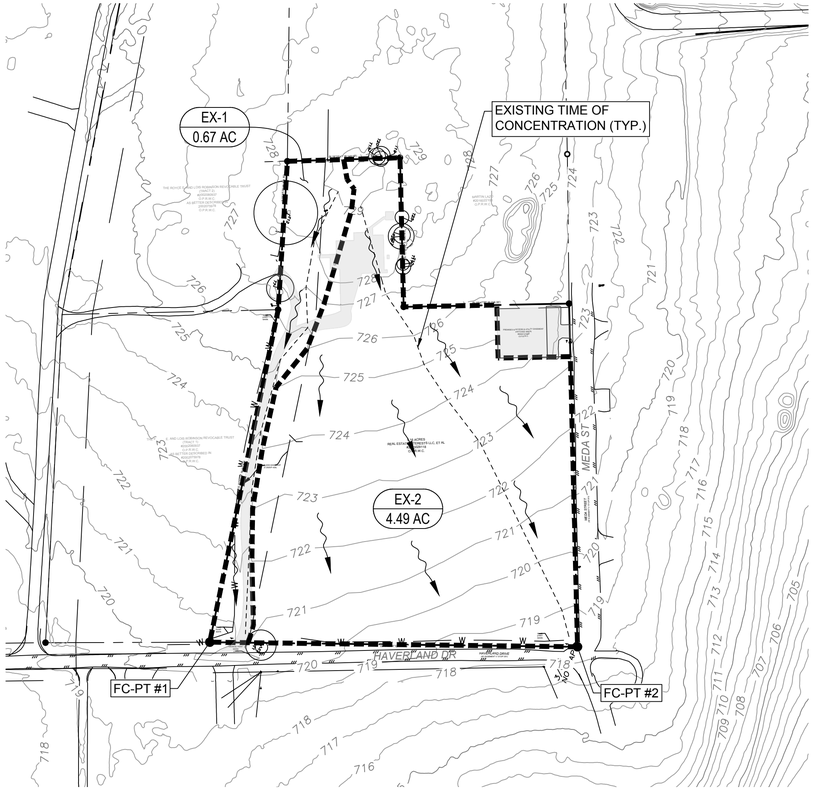
DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOMD

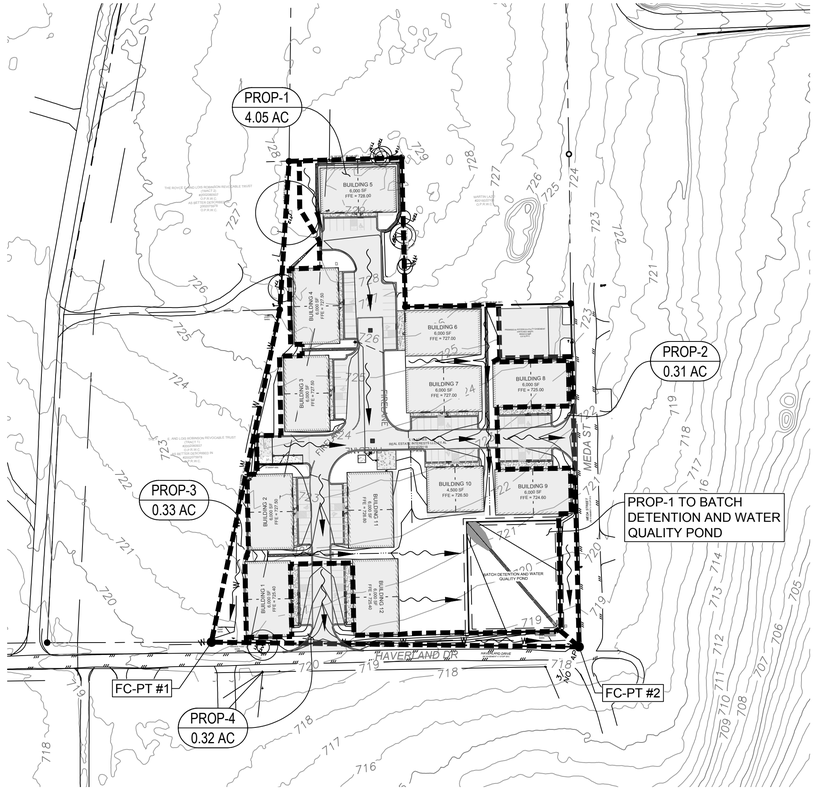
SHEET TITLE:
POND CALCULATIONS

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-21



EXISTING CONDITIONS
SCALE: 1" = 100'



PROPOSED CONDITIONS
SCALE: 1" = 100'

0 50 100 200
HORIZONTAL SCALE

LEGEND

- DRAINAGE BOUNDARY
- TIME OF CONCENTRATION
- FLOW DIRECTION
- EXISTING & PROPOSED IMPERVIOUS COVER

NOTES:

1. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

DRAINAGE AREA BOUNDARY CONDITIONS SUMMARY:

	SUB-BASIN [ID]	AREA [mi²]	IMPERVIOUS AREA [ac]	IMPERVIOUS COVER [%]	CURVE #	Tc [min]	Tc lag [min]
EXISTING CONDITIONS:	EX-1	0.0010	0.67	20.33	83.7	18.74	11.25
	EX-2	0.0068	4.33	2.72	80.5	20.71	12.43
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PROPOSED CONDITIONS:	PROP-1*	0.0063	4.05	64.80	91.7	5.00	3.00
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	PROP-4*	0.0005	0.32	55.39	90.0	5.00	3.00
			5.00				

* Minimum Time of Concentration used = 5 minutes

SUMMARY OF EXISTING VS. PROPOSED CONDITIONS:

WATERSHED	CONDITION EVENT	SUB-BASIN / NODE	PEAK DISCHARGE PER EVENT 2YR	10YR	25YR	100YR
[ID]	SCS-24 HR		[cfs]	[cfs]	[cfs]	[cfs]
EX-1	EX	EX-1	1.36	2.57	3.25	4.32
EX-2	EX	EX-1	7.33	15.01	19.51	26.52
PROP-1	PROP	PROP-1	18.48	28.22	34.16	41.76
PROP-2	PROP	PROP-2	1.34	2.14	2.62	3.23
PROP-3	PROP	PROP-3	0.77	1.57	2.05	2.70
PROP-4	PROP	PROP-4	1.36	2.15	2.63	3.24
SUMMARY	EX	FC-PT #1	1.36	2.57	3.25	4.32
	PROP	FC-PT #1	0.77	1.57	2.05	2.70
	EX	FC-PT #2	7.33	15.01	19.51	26.52
	PROP	FC-PT #2	2.70	9.28	14.23	24.18

* FC-PT #2 accounts for overall site runoff with on-site detention.

Texas 811 know what's below. Call before you dig.

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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
09/Nov/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

DESIGNED: JCL
DRAWN: JCL
APPROVED: AAP
DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
DRAINAGE AREA MAP

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-22

BMP TREATMENT FACILITY FOR:
WQ BASIN AREA WQ-1

BATCH DETENTION POND
TSS REMOVAL CALCULATIONS
(In Accordance with TCEQ Regulations : RG-348)

Load Removed by BMP (L_R):

Eq 3.8 $L_R = (BMP\ Eff) * P\ (A_I * 34.6 + A_P * 0.54)$

$A_{tot-sub}$	= Total area treated in the BMP subbasin	4.05	[ac]	
A_I	= Impervious area proposed in BMP subbasin	2.62	[ac]	
A_P	= Pervious area remainaing in the BMP subbasin	1.43	[ac]	
IC	= Impervious cover (Post Development)	64.69	[%]	
BMP Type	=	Batch Detention		
BMP Eff	= BMP TSS Removal Efficiency	0.91		
L_R	= TSS Load Removed From Subbasin by BMP	**2,662**	**[lbs]**	

Fraction of Annual Runoff to Treat the subbasin (F):

Eq 3.9 $F = L_M / \Sigma L_R$

Desired L_M	= Req'd TSS removal (80% of Increase typical)	2,506	[lbs]
L_R	= Load removed from *each* BMP	2,662	[lbs]
F	= Fraction of the Annual Rainfall treated by BMP	**0.94**	

Water Quality Volume Required (WQV_{req}):

Eq 3.10 $WQV = d * Rv * A$

Eq 3.11 $R_v = 1.72(IC)^3 - 1.97(IC)^2 + 1.23(IC) + .02$

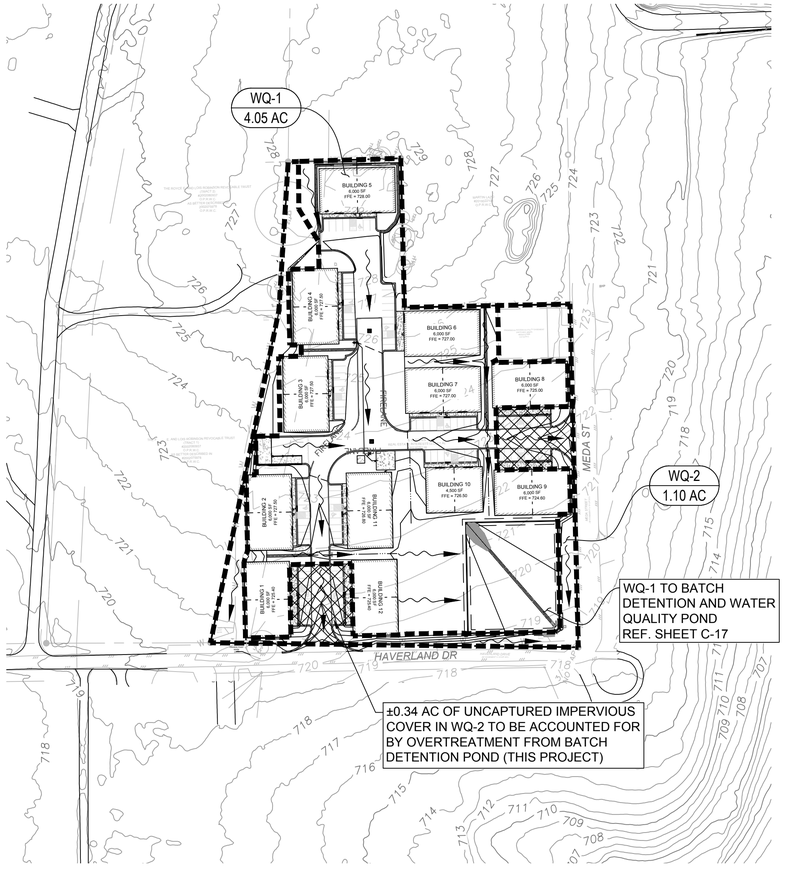
$WQV_{req} = WQV + S$

F	= Fraction of the Annual Rainfall treated by BMP	0.94	
d	= Rainfall Depth required to capture	2.40	[in]
A	= Portion of Site contributing to BMP	4.05	[ac]
IC	= Fraction of Impervious Cover	0.65	
R_v	= Runoff Coefficient	0.46	
WQV	= Water quality volume	16,122	[ft^3]
S	= 20% Increase for Sediment Storage	3,224	[ft^3]
WQV_{req}	= Water quality volume required (With 20% increase)	**19,346**	**[ft^3]**

Off-Site Contributing Area (If Applicable):

$A_{tot-sub}$	= Total off-site area draining into the BMP subbasin	0	[ac]
A_I	= Impervious area draining into to BMP subbasin	0	[ac]
IC	= Impervious cover		%
R_v	= Runoff Coefficient (Based upon On-Site Area Only)		
d	= Rainfall Depth required to capture	2.40	[in]
IC	= Fraction of Impervious Cover		
WQV	= Water quality volume		[ft^3]
S	= 20% Increase for Sediment Storage		[ft^3]
WQV_{req}	= Water quality volume required (With 20% increase)	**0**	**[ft^3]**

Total Water Quality Volume Captured (Site + Off-Site) = **19,346** **[ft^3]**



PROPOSED CONDITIONS
SCALE: 1" = 100'

0 20 40 80
HORIZONTAL SCALE

LEGEND

FLOW DIRECTION

IMPERVIOUS COVER TO BE ACCOUNTED FOR BY OVER TREATMENT

NOTES:

1. REFERENCE SHEET C-2 FOR ABBREVIATIONS AND MASTER LEGEND.

OVERALL DRAINAGE AREA
CITY OF GEORGETOWN TSS REMOVAL CALCULATIONS
(In Accordance with TCEQ Regulations : RG-348)

Required Load Reduction (L_M)- Total Project Area:

Eq 3.2 $L_m = 28.9\ (A_N * P)$

County	=	Williamson	
P	= Average Annual Precipitation	32.0	[in]
$A_{tot-prj}$	= Total project area included in the plan	5.15	[ac]
A_{pre}	= Predevelopment impervious area	0.26	[ac]
A_{post}	= Postdevelopment impervious area	2.97	[ac]
A_N	= Area of the net increase of impervious area	2.71	[ac]
IC_{pre}	= Fraction of impervious cover (Pre Development)	5.04	[%]
IC_{post}	= Fraction of impervious cover (Post Development)	57.63	[%]
L_M	= Req'd TSS removal (***85%*** of Increase)	**2,506**	**[lbs]**

****85% TSS Removal Required per COGT Salamander Ordinance***

WATER QUALITY SUMMARY TABLE:

OVERALL DRAINAGE AREA:

SITE AREA	5.15 [ac]
EXISTING IMPERVIOUS COVER	0.26 [ac]
	5.05 [%]
PROPOSED IMPERVIOUS COVER	2.97 [ac]
	57.67 [%]
REQ'D TSS REMOVAL:	**2,506 [lbs]**

PROVIDED TSS LOAD REMOVALS BY BASIN:

WQ BASIN ID.	BASIN AREA (SF)	BASIN AREA (AC)	IMPERVIOUS COVER (SF)	IMPERVIOUS COVER (AC)	TREATMENT METHOD	TSS REMOVAL (lbs/year)
WQ-1	176,393	4.05	114,294	2.62	Batch Detention Pond (This Project)	2,506
WQ-2	48,107	1.10	14,918	0.34	Overtreatment (This Project)	0

TOTAL PROVIDED TSS REMOVALS = 2,506 [lbs]

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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
09/19/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
WATER QUALITY SUMMARY AND TSS CALCULATIONS

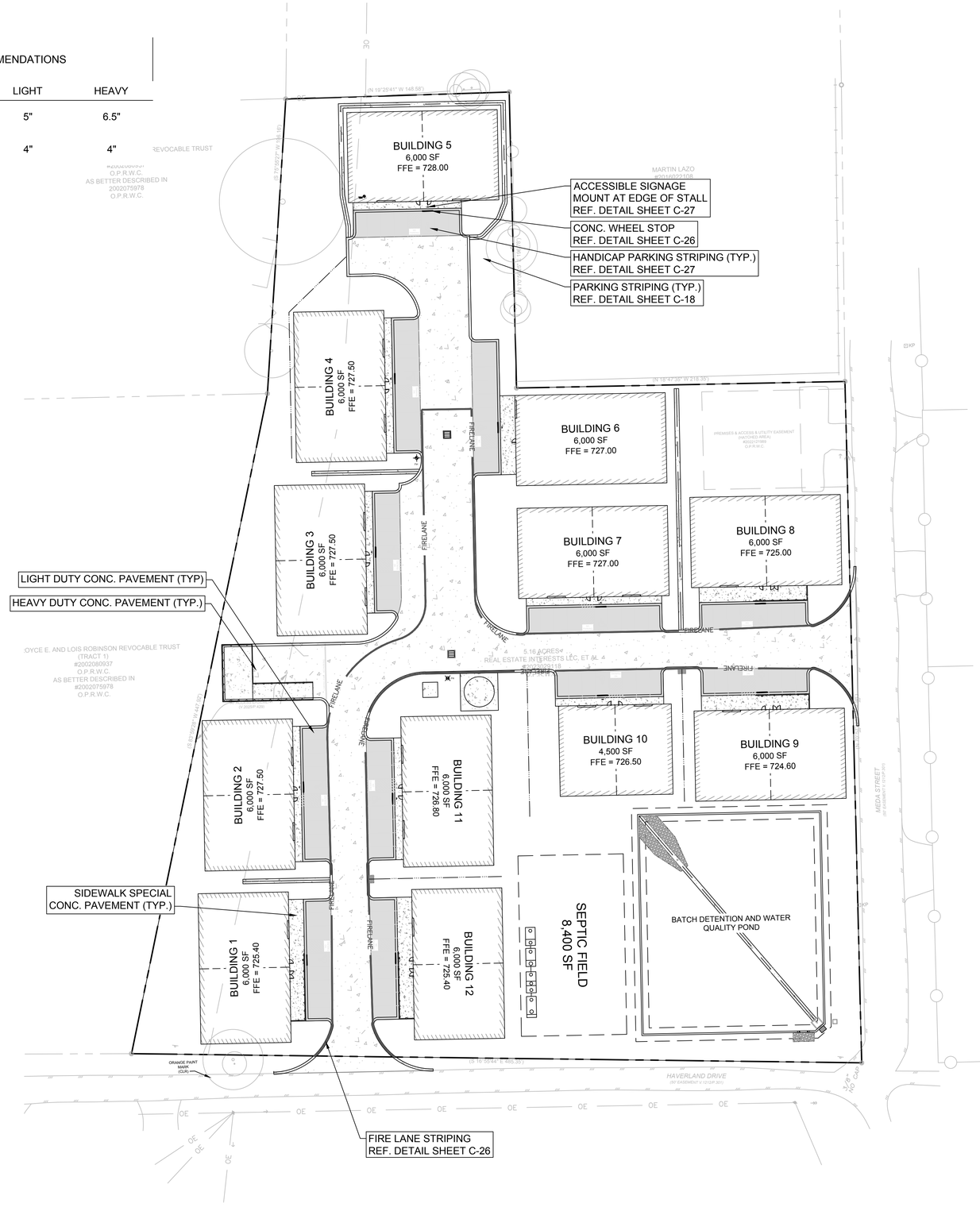
WP PROJECT NO.:
188-001

CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-23

PAVEMENT SECTION RECOMMENDATIONS

RIGID PAVEMENT SECTION	LIGHT	HEAVY
JOINTED PLAIN CONCRETE PAVEMENT (JPCP) 4000 PSI @ 28 DAYS (IN)	5"	6.5"
FLEXIBLE BASE	4"	4"



LEGEND:

HEAVY DUTY RIGID CONCRETE PAVEMENT

LIGHT DUTY RIGID CONCRETE PAVEMENT

SIDEWALK RIGID CONCRETE PAVEMENT

NOTES:

1. PAVEMENT SECTIONS WERE PREPARED BY RABA KISTNER, THE CONSTRUCTION AND TESTING SHALL COMPLY WITH THEIR RECOMMENDATIONS FROM "GEOTECHNICAL ENGINEERING STUDY FOR OFFICE/WAREHOUSE DEVELOPMENT, 100 RANDY ROAD, GEORGETOWN, TEXAS".

   P.O.C.: RICHARD T. SHIMONO, P.E.
   PHONE NO.: (512) 339-1745

2. LIGHT DUTY PAVEMENT AREAS ARE DEFINED AS PARKING STALLS & HEAVY DUTY PAVEMENT AREAS ARE DEFINED AS DRIVE AISLES AND FIRE LANES.

3. CONCRETE PAVING SHALL HAVE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 12 FEET AND MAINTAIN AND LENGTH TO WIDTH RATIO SHALL NOT EXCEED 1.25. DEPTH OF JOINTS SHALL BE AT LEAST 1/4 OF THE SLAB THICKNESS. THE JOINTS MUST BE FORMED OR SAW CUT AS SOON AS THE CONCRETE HAS HARDENED AND WILL NOT TEAR OR RAVEL WHEN CUT, AND NOT MORE THAN 12 HOURS AFTER PLACEMENT.

4. CONCRETE PAVING SHALL HAVE EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 75 FT.

5. SUPPORT REINFORCEMENT STEEL WITH CHAIRS OR PRECAST CONCRETE BLOCKS ABOUT 1 INCH BELOW THE BOTTOM OF THE PLANNED CONTRACTION JOINTS.

6. PROVIDE LOAD TRANSFER AT THE INTERFACE BETWEEN AREAS OF CONCRETE PLACED AT DIFFERENT TIMES USING TIED AND KEYED CONSTRUCTION JOINTS. PLACE CONSTRUCTION JOINTS AT PLANNED CONTRACTION JOINT LOCATIONS.

7. ALL JOINTS SHALL BE SEALED IN ACCORDANCE WITH CORR SPECIFICATION ITEM 360.

8. STAGE PAVEMENT CONSTRUCTION SUCH THAT CONSTRUCTION TRAFFIC, INCLUDING CONCRETE TRUCKS, DO NOT TRAVEL ON NEWLY PLACED CONCRETE PAVEMENT UNTIL THE CONCRETE ACHIEVES AT LEAST 75% OF THE DESIGN STRENGTH, USUALLY 7 DAYS.

9. CONCRETE JOINTING FOR SIDEWALKS SHALL MATCH THE ADJACENT CURB OR PAVEMENT JOINTING.

10. SIDEWALKS ADJACENT TO CURB AND GUTTERS SHALL BE DOWELED TO PREVENT DIFFERENTIAL MOVEMENT.

11. SIDEWALKS AT DOORWAY LOCATIONS SHALL BE DOWELED TO THE BUILDING FOUNDATION TO PREVENT DIFFERENTIAL MOVEMENT.

12. CONTRACTOR MAY SUBMIT AN ALTERNATIVE JOINTING PLAN FOR APPROVAL BY THE ENGINEER.

13. CURBS WITHIN THE LIMITS OF CONCRETE PAVEMENT SHALL BE MONOLITHICALLY POURED WITH PAVEMENT.

14. PROVIDE ISOLATION JOINTS AT ALL FIXED OBJECTS SUCH AS INLETS, LIGHT STANDARDS, BUILDINGS, BOLLARDS, & WALLS.

15. FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED (MUST HAVE A PERMIT FROM THE FIRE MARSHAL'S OFFICE) DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 80,000 POUNDS (34,050 KG). THIS IS TO BE IN PLACE BEFORE COMBUSTIBLE ARE BROUGHT ON SITE.

Texas 811
know what's below.
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STATE OF TEXAS
ANTONIO A. PRETE
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LICENSED PROFESSIONAL ENGINEER
09/11/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST, GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

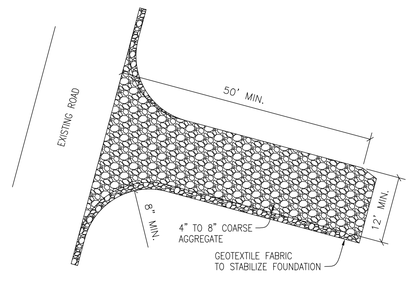
No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
PAVING, SIGNAGE & STRIPING PLAN

WP PROJECT NO.:
188-001

CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-24



INSTALLATION:

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

INSPECTIONS AND MAINTENANCE GUIDELINES:

- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

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

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

STABILIZED CONSTRUCTION ENTRANCE
NTS

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

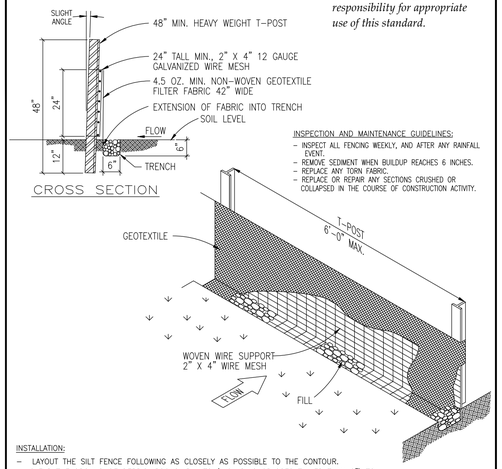
* FOR ROCK BERM DESIGN WHERE PARAMETERS ARE OTHER THAN STATED, DRAINAGE AREA CALCULATIONS AND ROCK BERM DESIGN MUST BE SUBMITTED FOR REVIEW.

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

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

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

TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES
NTS



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

INSPECTION AND MAINTENANCE GUIDELINES:

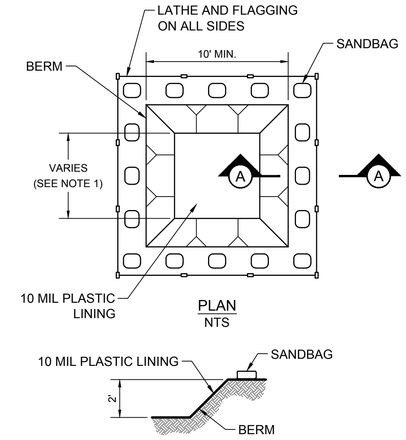
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

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.

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

SILT FENCE
NTS



INSTALLATION NOTES:

1. 10' MIN. OR AS REQUIRED TO CONTAIN WASTE CONCRETE.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER EVERY STORM EVENT.

TEMPORARY CONCRETE TRUCK WASH OUT AREA
NTS

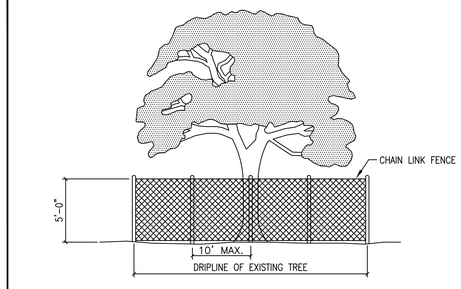
NOTES:

1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR FEET (4'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO (2) DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE, AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
3. PRIOR EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINE, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT, TO MINIMIZE DAMAGE TO REMAINING ROOTS.
4. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
5. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
6. NO LANDSCAPE TOPSOIL DRESSING GREATER THE FOUR INCHES (4") SHALL BE PERMITTED WITHIN THE DRIPLINE OF A TREE. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
7. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.

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

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **TREE PROTECTION – WOOD SLATS**	APPROVED DATE: ADOPTED 6/21/2006 REVISION DATE: EC10 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB

TREE PROTECTION - WOOD SLATS
NTS



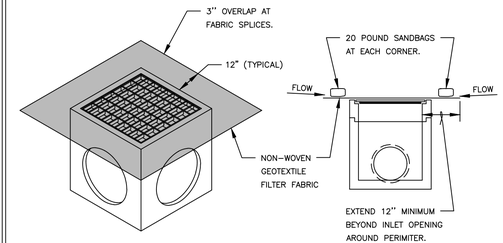
NOTES:

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

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

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

TREE PROTECTION - CHAIN LINK
NTS



NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

AREA INLET PROTECTION
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
11/9/23

PROJECT:

RANDY STREET INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

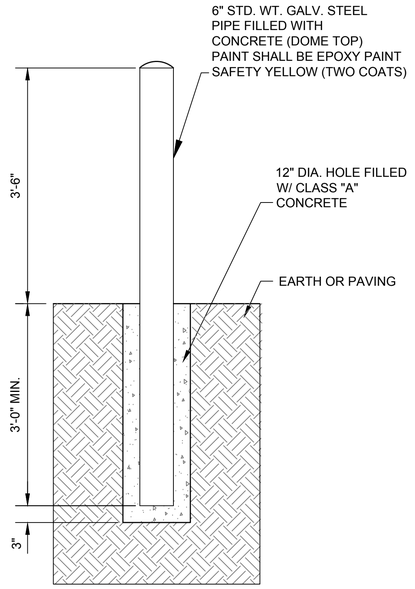
No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

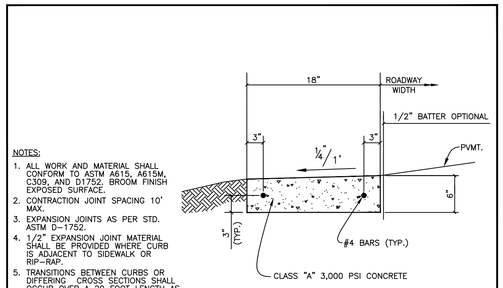
ESC DETAILS

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-25

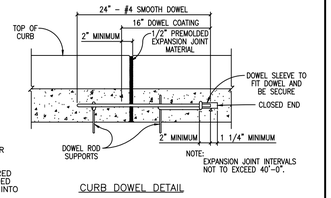


BOLLARD
NTS



RIBBON CURB

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 TH 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. ONE OF THE FOLLOWING SCHEMES 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. CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #4.
   B. ALL TYPES OF CURB (REINFORCED) SHALL HAVE #4 BAR FOR LONGITUDINAL REINFORCEMENT.
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.

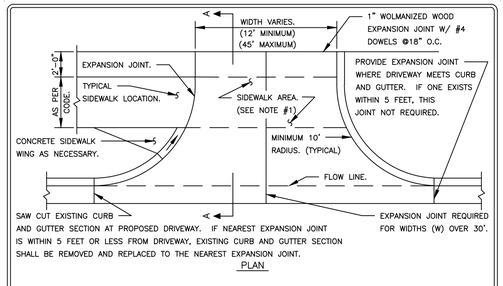


CURB DOWEL DETAIL

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
GEORGETOWN TEXAS Georgetown Utility Systems	RIBBON CURB DETAILS	DRAWING NUMBER: SD08
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB	

RIBBON CURB
NTS



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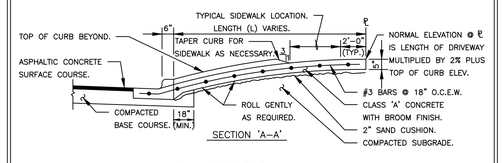
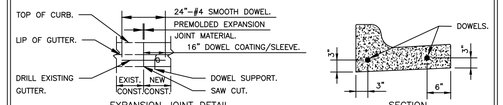


SECTION "A-A"

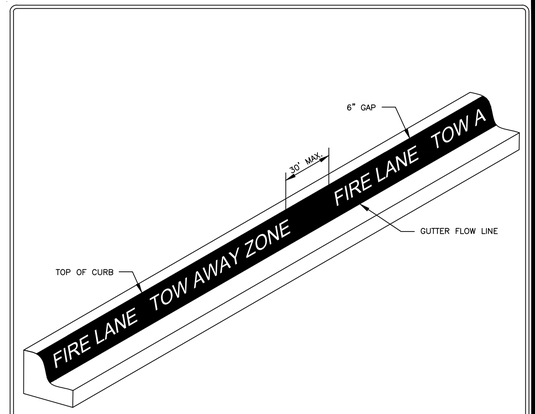


EXPANSION JOINT DETAIL — SECTION

NOTE:
1. THE SIDEWALK AREA OF THE DRIVEWAY SHALL SLOPE TOWARD THE STREET PAVING AT NO MORE THAN 2%.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 11-08-01 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF ROUND ROCK CONCRETE DRIVEWAY DETAIL (COMMERCIAL OR MULTI-FAMILY)	DRAWING NO: ST-03

COMMERCIAL DRIVEWAY DETAIL
NTS



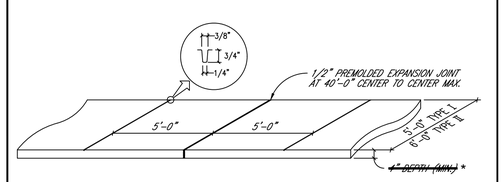
NOTES:

FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT, FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES WHICH ADJOIN A FIRE LANE, SHALL BE MAKED WITH ONE CONTINUOUS SIX TO EIGHT INCH RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED.

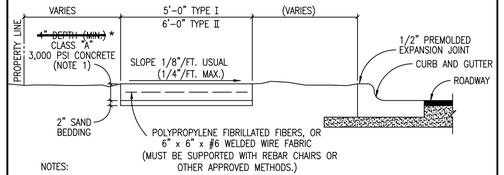
FIRE LANE MARKING DETAIL

FIRE LANE MARKING
NTS

*SIDEWALK DEPTH TO MATCH ADJACENT PAVEMENT DEPTH.
REFERENCE SHEET C-24 - PAVING, SIGNAGE & STRIPING PLAN



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.

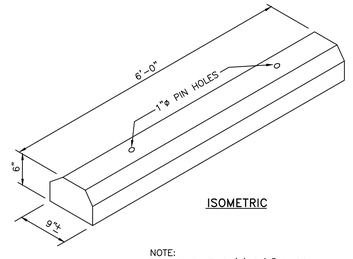


NOTES:
1. STANDARD LOCATION OF SIDEWALK SHALL BE IN CONFORMANCE WITH THE UDC.
2. SIDEWALK SHALL CONFORM TO CURRENT TDLR/TAS STANDARDS.
3. ALL SIDEWALKS SHALL BE SUBMITTED AND APPROVED BY THE REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND ENGINEER OF RECORD.
4. ANY VARIANCE IN TEXTURE, GRADE OR ALIGNMENT 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: REVISED 6/25/2015 WBD REVISION NOTE: ADOPTED 6/21/2006 TRB
GEORGETOWN TEXAS Georgetown Utility Systems	SIDEWALK SECTION AND JOINT DETAIL	DRAWING NAME: SD14
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB	

CONCRETE SIDEWALK SPECIAL
NTS



ISOMETRIC

NOTE:
1. FURNISH TWO (2) 3/4" ø IRON PINS PER WHEEL STOP, 3'-0" LONG
2. MINIMUM REINFORCEMENT TO BE 2 EA. LONGITUDINAL #3 BARS.

PRECAST CONCRETE WHEEL STOP (X)
NOT TO SCALE

CONCRETE WHEEL STOP
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS — ANTONIO A. PRETE — 93759 — LICENSED PROFESSIONAL ENGINEER — 09/09/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST, GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

DESIGNED: JCL — APPROVED: AAP
DRAWN: JCL — DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
SITE DETAILS (1 OF 2)

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-26

ADA / TAS DESIGN - GENERAL

THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS, LANDINGS, PORCHES, RAMPS & PARKING SPACES THAT MEET ADA/TAS REQUIREMENTS. THE CONTRACTOR SHALL HAVE FULL KNOWLEDGE OF THE DETAILS ON THESE PLANS AND OF ADA/TAS REGULATIONS. SHOULD THE CONTRACTOR FIND AN ELEVATION OR CONDITION THAT IS DIFFERENT THAN SHOWN ON THE PLANS, IT IS THE CONTRACTORS FINAL RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER AND WORK OUT A DESIGN THAT MEETS ADA & TAS, PRIOR TO CONSTRUCTION, NOT AFTER THE WORK IS COMPLETED.

ADA SIDEWALK RAMP/ CURB RAMP SLOPES

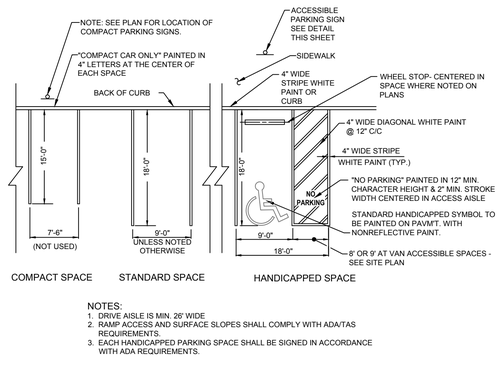
DETERMINE THE LENGTH OF A RAMP BY CHECKING THE ELEVATIONS AT THE TOP AND BOTTOM OF THE RAMP. THE SLOPE SHALL NOT EXCEED 8.33%.

ADA CROSSWALKS, SIDEWALKS AND ACCESSIBILE ROUTES

NO CROSS SLOPE SHALL EXCEED 2.00%.
NO RUNNING SLOPE SHALL EXCEED 5.00%.

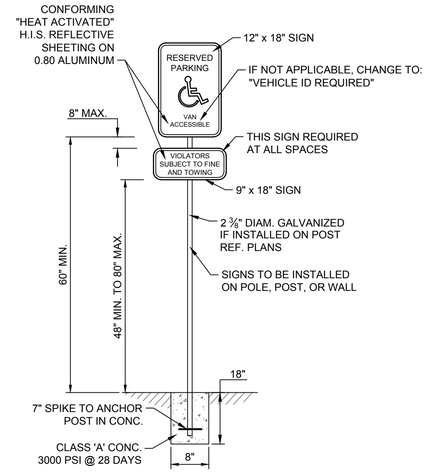
ADA HANDICAP PARKING SPACES

NO SLOPE WITHIN A PARKING SPACE OR A STRIPED AISLE SHALL EXCEED 2.00% IN ANY DIRECTION.

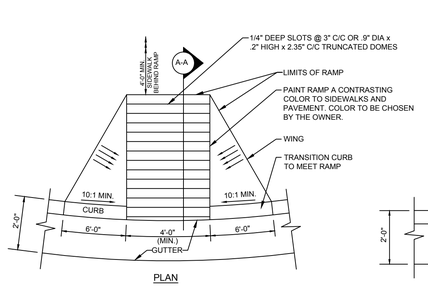


NOTES:
1. DRIVE AISLE IS MIN. 26' WIDE
2. RAMP ACCESS AND SURFACE SLOPES SHALL COMPLY WITH ADA/TAS REQUIREMENTS.
3. EACH HANDICAPPED PARKING SPACE SHALL BE SIGNED IN ACCORDANCE WITH ADA REQUIREMENTS.

TYPICAL PARKING SPACE LAYOUT
NTS



ACCESSIBLE PARKING SIGNAGE
NTS



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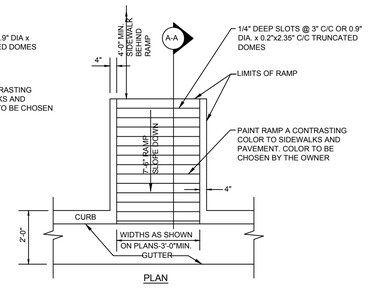
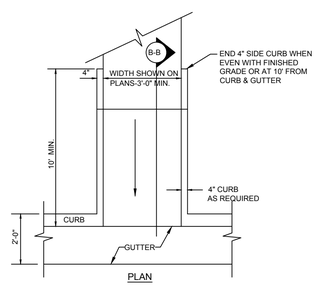


PLAN



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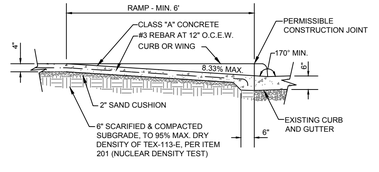
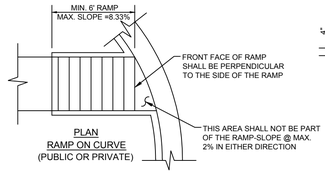
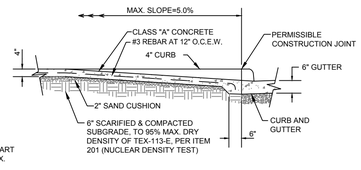


SECTION A-A



PLAN
RAMP ON CURVE
(PUBLIC OR PRIVATE)

CURB RAMP DETAIL
PRIVATE PROPERTY
NTS



SECTION B-B

SIDEWALK SLOPING TO PAVEMENT
PRIVATE PROPERTY
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
11/9/23

PROJECT:

RANDY STREET INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE INTERESTS, LLC

DESIGNED: JCL
DRAWN: JCL
APPROVED: AAP
DATE: 11/9/23

No.	DATE	REVISIONS	RECOM'D

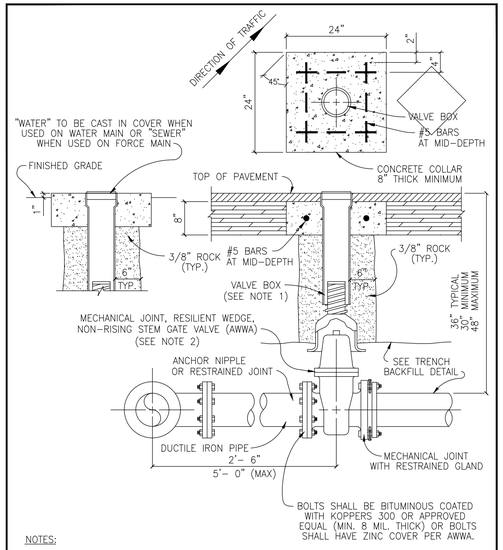
SHEET TITLE:

SITE DETAILS
(2 OF 2)

WP PROJECT NO.:
188-001

CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-27



NOTES:

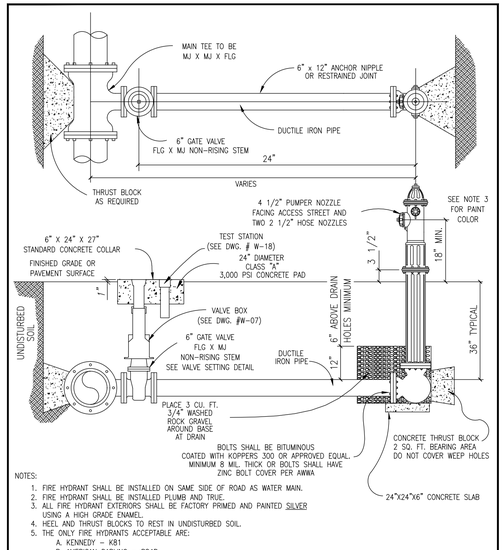
1. VALVE BOX SHALL BE 5 1/4" CAST IRON ADJUSTABLE HAVING AN ADJUSTABLE RANGE OF + OR – 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
   A. AMERICAN FLOW CONTROL – SERIES 2500
   B. MUELLER – 2360 SERIES
   C. CLOW

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL VALVE SETTING

ADOPTED 6/21/2006 | W07 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

WATER VALVE SETTING
NTS



NOTES:

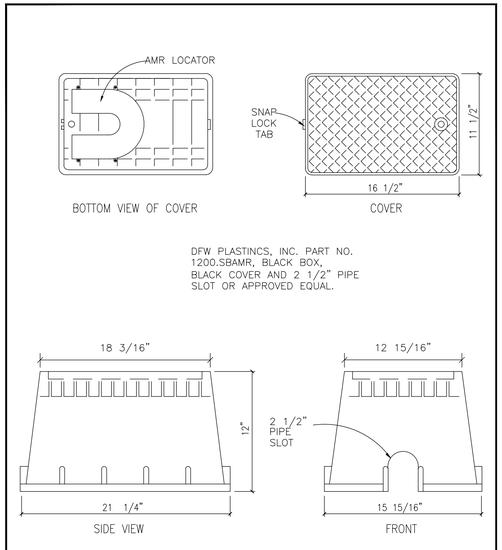
1. FIRE HYDRANT SHALL BE INSTALLED ON SAME SIDE OF ROAD AS WATER MAIN.
2. FIRE HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
3. ALL FIRE HYDRANT EXTERIORS SHALL BE FACTORY PRIMED AND PAINTED SILVER USING A HIGH GRADE ENAMEL.
4. HEEL AND THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
5. THE ONLY FIRE HYDRANTS ACCEPTABLE ARE:
   A. KENNEDY – K81
   B. AMERICAN DARLING – B84B
   C. CLOW MEDALLION
6. DOUBLE BLUE REFLECTOR "HYE-LITES" BRAND, MANUFACTURED BY PAVEMENT MARKERS INC. TO BE INSTALLED AT CENTERLINE OF STREET PERPENDICULAR TO HYDRANT.
7. ALL METALLIC PIPES AND FITTINGS SHALL BE WRAPPED WITH 8 MILL. POLYTHELENE FILM.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL FIRE HYDRANT INSTALLATION

ADOPTED 6/21/2006 | W10 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

FIRE HYDRANT INSTALLATION
NTS

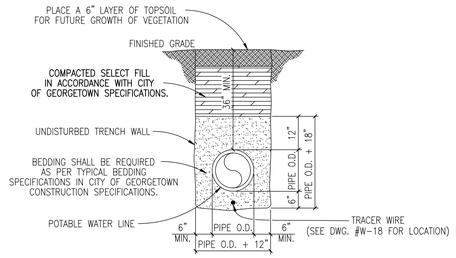


The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
METER BOX (NON-TRAFFIC AREAS)

ADOPTED 6/21/2006 | W23 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

METER BOX
NTS



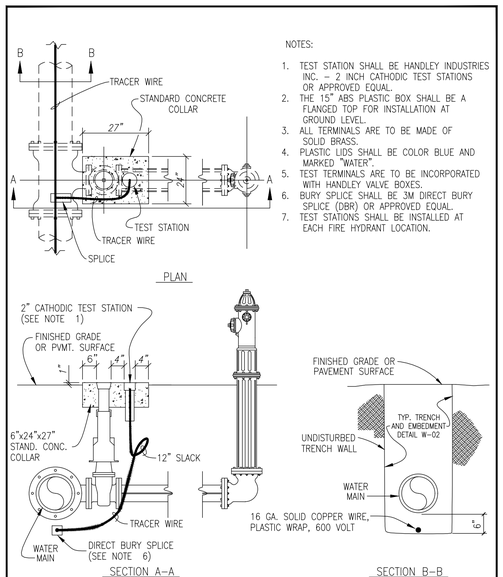
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'–0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'–0" + PIPE O.D.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS

ADOPTED 6/21/2006 | W02 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

WATER LINE BEDDING AND SURFACE REPAIR (NON-PAVED SURFACE)
NTS



NOTES:

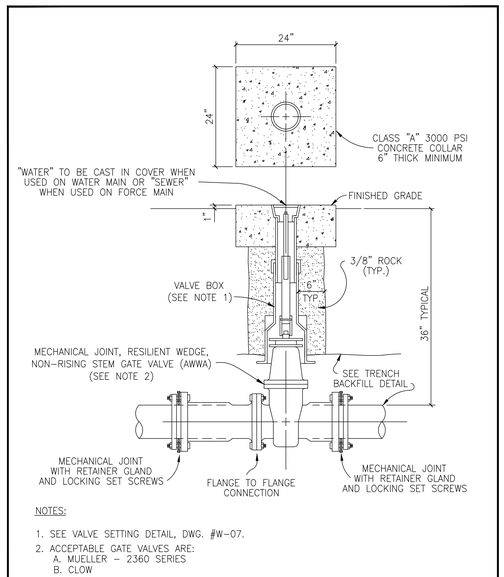
1. TEST STATION SHALL BE HANDLEY INDUSTRIES INC. – 2 INCH CATHODIC TEST STATIONS OR APPROVED EQUAL.
2. THE 15" ABS PLASTIC BOX SHALL BE A FLANGED TOP FOR INSTALLATION AT GROUND LEVEL.
3. ALL TERMINALS ARE TO BE MADE OF SOLID BRASS.
4. PLASTIC LIDS SHALL BE COLOR BLUE AND MARKED "WATER".
5. TEST TERMINALS ARE TO BE INCORPORATED WITH HANDLEY VALVE BOXES.
6. BURY SPLICE SHALL BE 3M DIRECT BURY SPLICE (DBR) OR APPROVED EQUAL.
7. TEST STATIONS SHALL BE INSTALLED AT EACH FIRE HYDRANT LOCATION.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRACER WIRE INSTALLATION AND TEST STATION LOCATION

ADOPTED 6/21/2006 | W18 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

TRACER WIRE
NTS



NOTES:

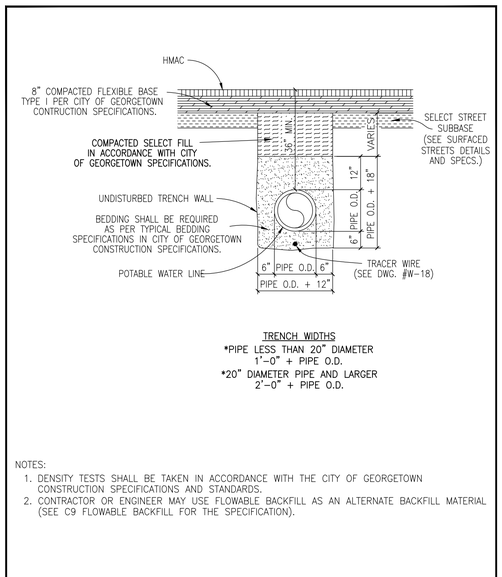
1. SEE VALVE SETTING DETAIL, DWG. #W–07.
2. ACCEPTABLE GATE VALVES ARE:
   A. MUELLER – 2360 SERIES
   B. CLOW

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
INLINE VALVE INSTALLATION

ADOPTED 6/21/2006 | W21 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

WATER VALVE INSTALLATION
NTS



TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'–0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'–0" + PIPE O.D.

NOTES:

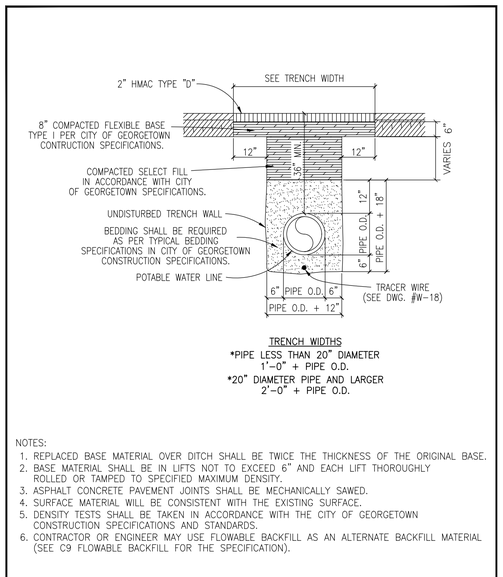
1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY

ADOPTED 6/21/2006 | W22 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

WATER LINE BEDDING AND SURFACE REPAIR (PROPOSED ROADWAY)
NTS



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.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT AND PAVEMENT REPLACEMENT DETAIL UNDER EXISTING ROADWAY

ADOPTED 6/21/2006 | W17 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

WATER LINE BEDDING AND SURFACE REPAIR (EXISTING ROADWAY)
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS — ANTONIO A. PRETE 93759 — LICENSED PROFESSIONAL ENGINEER
09/09/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST, GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

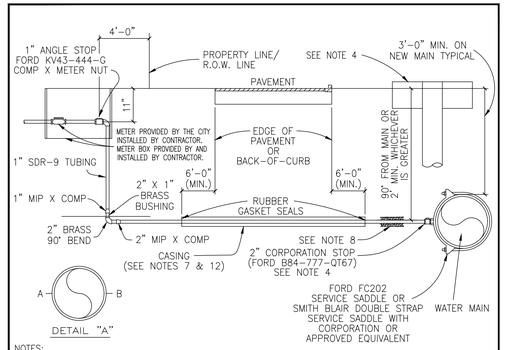
DESIGNED: JCL | APPROVED: AAP
DRAWN: JCL | DATE: 11/9/23

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
WATER DETAILS (1 OF 2)

WP PROJECT NO.: 188-001
CITY OF GEORGETOWN PROJECT NO.: ---

SHEET NO.: C-28



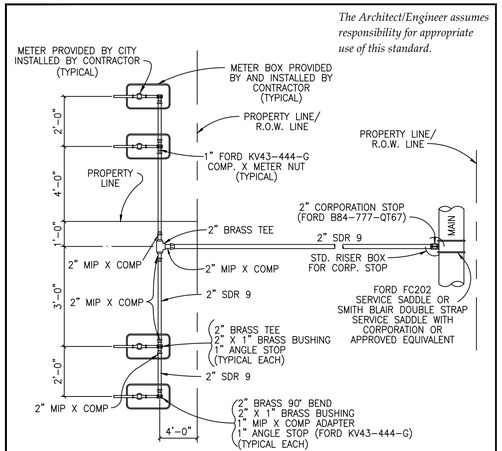
NOTES:

1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT THE CENTERLINE AS SHOWN ON DETAIL "A".
2. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
4. ROTATE THE CORPORATION STOP SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL. SEE STD. RISER FOR CORP. STOP DETAIL, (DWG # W08).
5. SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CORPORATION STOP WITH NO FITTINGS IN BETWEEN.
6. SERVICE CASING SHALL NOT BE INSTALLED BY WATER JETTING UNDER ROADWAY.
7. CASING REQUIRED FOR ALL PAVEMENT CROSSINGS. 4" SDR-26 REQUIRED FOR OPEN-CUT. STEEL CASING PIPE REQUIRED FOR JACK AND BORE. LIMITS OF CASING SHOULD EXTEND SIX FEET BEYOND THE EDGE OF PAVEMENT OR BACK-OF-CURB.
8. BEDDING MATERIAL AS PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
9. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. METER BOX TO BE CAPABLE OF HOUSING ITRON AUTOMATIC METER READING DEVICE. USE DFW-PLASTICS, INC. PART NO. 1200.SBAMR OR APPROVED EQUAL.
11. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY. SEE DETAIL W23.
12. CASING SHALL EXTEND OUT TO WITHIN 4' INSIDE OF THE R.O.W. LINE, ON BOTH SIDES.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	APPROVED DATE: ADOPTED 01/23/2013
GEORGETOWN TEXAS	TYPICAL WATER SERVICE-ELEVATION	REVISION DATE: W03
		SCALE: NTS / DATE: 1/2013
		DRAWN BY: -- / APPROVED BY: MH

WATER SERVICE-ELEVATION
NTS



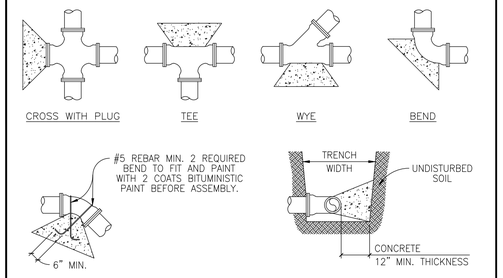
The Architect/Engineer assumes responsibility for appropriate use of this standard.

NOTES:

1. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
2. ANGLE STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
5. ANGLE STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.
6. ANGLE STOPS SHALL BE INSTALLED 8" BELOW FINISHED GRADE AND MARKED WITH A 2" X 2" X 48" TREATED WOOD STAKE, PAINTED BLUE.
7. BEDDING MATERIAL AS PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
8. CASING REQUIREMENTS FOR SERVICE LINES CROSSING ROADWAYS SEE DETAIL W-03 NOTE #7.
9. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	APPROVED DATE: ADOPTED 01/23/2013
GEORGETOWN TEXAS	QUADRUPLE WATER SERVICE PLAN	REVISION DATE: W06
		SCALE: NTS / DATE: 1/2013
		DRAWN BY: -- / APPROVED BY: MH

TRIPLE & QUADRUPLE WATER SERVICE PLAN
NTS



ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER. CONCRETE SHALL HAVE 2,500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS. AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH VISQUEEN OR OTHER ACCEPTABLE MATERIAL. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

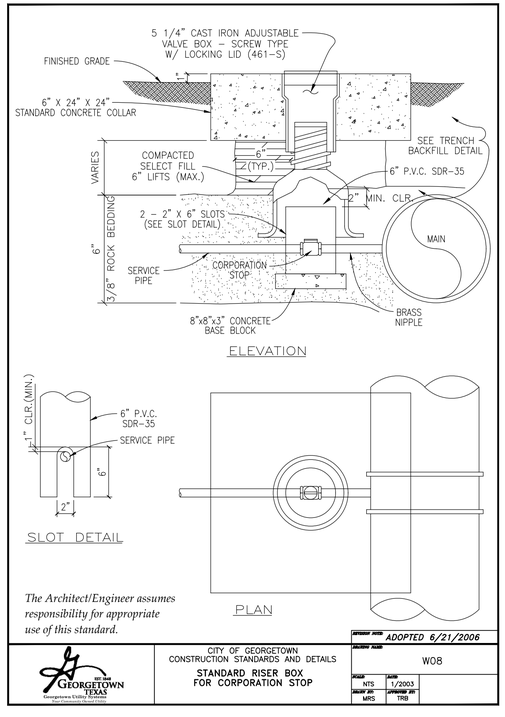
PIPE SIZE	THRUST BLOCK AREA REQUIRED	PIPE SIZE	THRUST BLOCK AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	VALUES ARE FOR 90° BENDS, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES, THE AREA REQUIRED IS IN DIRECT PROPORTION.
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

* THE ENGINEER OF RECORD SHALL CALCULATE THE SIZE OF THE DEADMAN REQUIRED AS WELL AS ANY INSTALLATION WHICH IS NOT COVERED BY THE ABOVE.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	APPROVED DATE: ADOPTED 6/21/2006
GEORGETOWN TEXAS	TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN	REVISION DATE: W11
		SCALE: NTS / DATE: 1/2003
		DRAWN BY: MRS / APPROVED BY: TRB

THRUST BLOCKING
NTS



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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	APPROVED DATE: ADOPTED 6/21/2006
GEORGETOWN TEXAS	STANDARD RISER BOX FOR CORPORATION STOP	REVISION DATE: W08
		SCALE: NTS / DATE: 1/2003
		DRAWN BY: MRS / APPROVED BY: TRB

RISER BOX FOR CORPORATION STOP
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
09/09/23

PROJECT:

RANDY STREET
INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE
INTERESTS, LLC

DESIGNED: JCL
DRAWN: JCL
APPROVED: AAP
DATE: 11/9/23

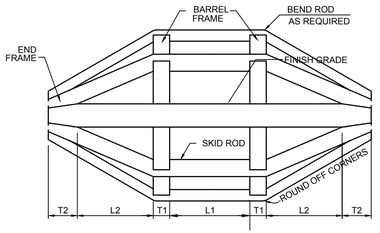
No.	DATE	REVISIONS	RECOMD

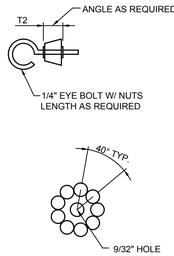
SHEET TITLE:

WATER DETAILS
(2 OF 2)

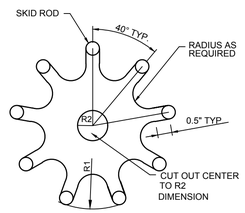
WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-29





END FRAME
TYPICAL BOTH ENDS



BARREL FRAME

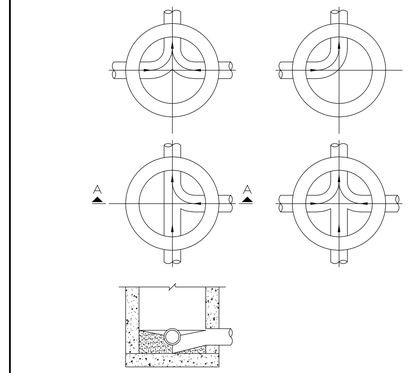
SIZE	TYPE	O.D. AVERAGE	MIN. WALL THICKNESS	R1	R2	L1	L2	T1	T2	ROD DIAMETER
6"	D3034 SDR35	6.275	0.180	2.810	0.750	4.500	6.000	0.375	1.000	0.375
6"	D3034 SDR26	6.275	0.241	2.750	1.750	4.500	6.000	0.375	1.000	0.375
6"	D2241 SDR26	6.625	0.255	2.900	0.750	4.500	6.000	0.375	1.000	0.375
8"	D3034 SDR35	8.400	0.241	3.760	1.250	6.000	6.000	0.375	1.000	0.375
8"	D3034 SDR26	8.400	0.323	3.680	1.250	6.000	6.000	0.375	1.000	0.375
8"	D2241 SDR26	8.625	0.331	3.780	1.250	6.000	6.000	0.375	1.000	0.375
10"	D3034 SDR35	10.50	0.300	4.700	1.500	7.500	6.000	0.375	1.000	0.375
10"	D3034 SDR26	10.50	0.404	4.600	1.500	7.500	6.000	0.375	1.000	0.375
10"	D2241 SDR26	10.75	0.413	4.710	1.500	7.500	6.000	0.375	1.000	0.375
12"	D3034 SDR35	12.50	0.357	5.600	1.750	9.000	6.000	0.375	1.000	0.375
12"	D3034 SDR26	12.50	0.481	5.480	1.750	9.000	6.000	0.375	1.000	0.375
12"	D2241 SDR26	12.75	0.490	5.590	1.750	9.000	6.000	0.375	1.000	0.375
15"	D3034 SDR35	15.30	0.437	6.850	2.000	11.250	6.000	0.375	1.000	0.375
15"	D3034 SDR26	15.30	0.588	6.710	2.000	11.250	6.000	0.375	1.000	0.375
16"	D2241 SDR26	16.0	0.615	7.010	2.000	11.250	6.000	0.375	1.000	0.375
18"	F679 T-1	18.701	0.536	8.060	2.500	13.500	9.000	0.500	1.500	0.500
21"	F679 T-1	22.047	0.632	9.500	3.000	150.750	9.000	0.500	1.500	0.500
24"	F679 T-1	24.803	0.711	10.680	3.500	18.000	9.000	0.500	1.500	0.500
27"	F679 T-1	27.953	0.801	12.030	4.000	20.25	9.000	0.500	1.500	0.500

*MANDREL SHALL HAVE AN OUTSIDE DIAMETER (O.D.) EQUAL TO 95% OF THE INSIDE DIAMETER (I.D.) OF THE PIPE.

NOTES:

1. MANDREL SHALL BE CONSTRUCTED OF METAL OR A RIGID PLASTIC MATERIAL THAT CAN WITHSTAND 200PSI WITHOUT BEING DEFORMED.
2. AFTER WELDING IS COMPLETED, TRUE THE OUTSIDE DIAMETER DIMENSION. FOR THE FULL LENGTH OF "B" TO 0.010".
3. A PROVING RING SHALL BE PROVIDED AND USED FOR EACH SIZE MANDREL IN USE.
4. MANDREL OD MUST BE EQUAL TO 95% OF THE ID OF THE PIPE
5. MANDREL BARREL LENGTH 'B' MUST BE EQUAL TO 75% OF THE ID OF THE PIPE
6. ADJUSTABLE MANDREL IS NOT ACCEPTABLE.

WASTEWATER MANDREL
NTS

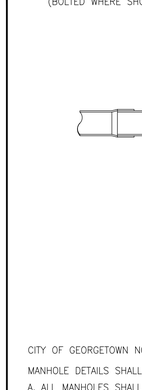


NOTES:
1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
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.

APPROVED DATE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
FLOW PATTERNS FOR INVERT CHANNELS
SHEET NO.: WW06
SCALE: NTS | DATE: 1/2003
DESIGN BY: MRS | APPROVED BY: TRB

INVERT FLOW PATTERNS
NTS



MANHOLE PLAN

CITY OF GEORGETOWN NOTES:

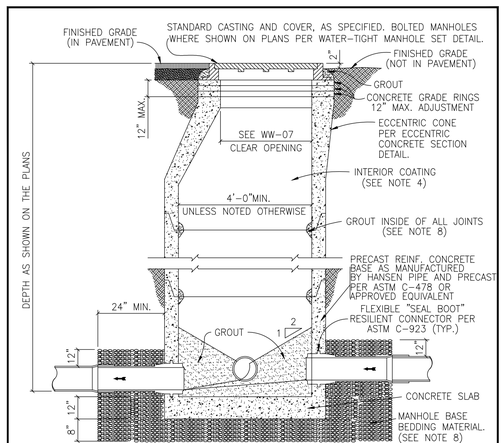
MANHOLE DETAILS SHALL REFLECT THE CITY'S MINIMUM SPECIFICATIONS, AS STATED BELOW:

A. ALL MANHOLES SHALL BE 48" I.D., R.C.P., CLASS III, WITH RUBBER PROFILE GASKET – SINGLE OFF-SET JOINT CONFORMING TO ASTM C478, C433 AND C76.
B. ALL MANHOLES SHALL HAVE FRAME AND COVER, AS MANUFACTURED BY EAST JORDAN IRON WORKS (AS PER DETAIL # WW-07) OR APPROVED EQUIVALENT.
C. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON FRAME AND COVER.
D. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE.
E. MANHOLES MAY HAVE A FLAT LID, IF APPROVED BY CITY OF GEORGETOWN, BEING 12" THICK WITH A MINIMUM 30" OPENING, AS MANUFACTURED BY HANSEN PIPE AND PRECAST OR APPROVED EQUAL M.F.G. CONFORMING TO ASTM C478, 5000 P.S.I. CONCRETE, TRAFFIC BEARING AND WITH PROFILE GASKET – SINGLE OFF-SET JOINT CONFORMING TO ASTM C443.
F. INVERTS AND FLEXIBLE SEAL BOOTS, PER ASTM C-923, SHALL BE CAST INTO BASE SECTION.
G. MINIMUM DROP BETWEEN INVERTS SHALL BE ONE-TENTH OF A FOOT (0.1').
H. GRADE RINGS WITH AN I.D. TO MATCH FRAMES CLEAR OPENING WITH A MAXIMUM ADJUSTMENT OF 12" ARE ALLOWED.

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

APPROVED DATE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STANDARD MANHOLE – PLAN
SHEET NO.: WW02
SCALE: NTS | DATE: 1/2003
DESIGN BY: MRS | APPROVED BY: TRB

STANDARD MANHOLE - PLAN
NTS

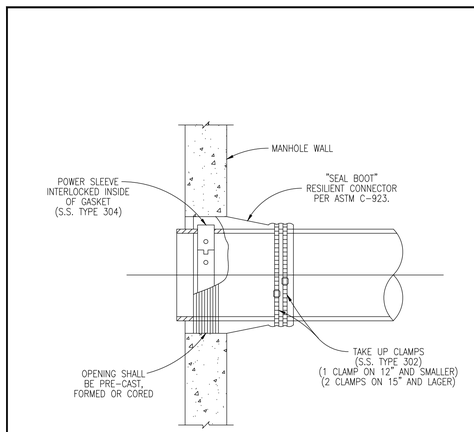


NOTES:
1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET – SINGLE OFF-SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
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.

APPROVED DATE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STANDARD MANHOLE – SECTION
SHEET NO.: WW03
SCALE: NTS | DATE: 1/2003
DESIGN BY: MRS | APPROVED BY: TRB

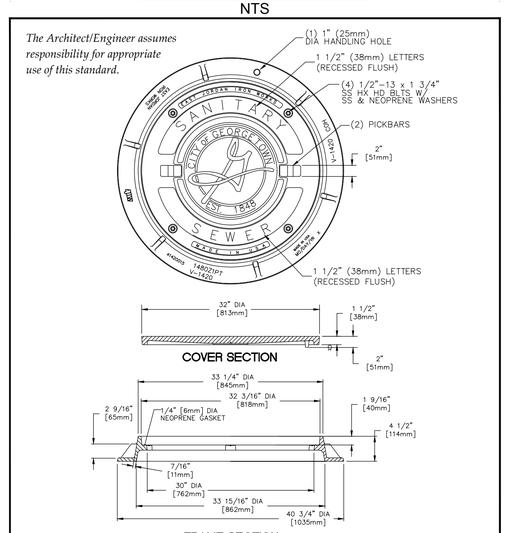
STANDARD MANHOLE - SECTION
NTS



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

APPROVED DATE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
FLEXIBLE "SEAL BOOT" CONNECTOR
SHEET NO.: WW10
SCALE: NTS | DATE: 1/2003
DESIGN BY: MRS | APPROVED BY: TRB

WASTEWATER MANHOLE BOOT CONNECTOR
NTS

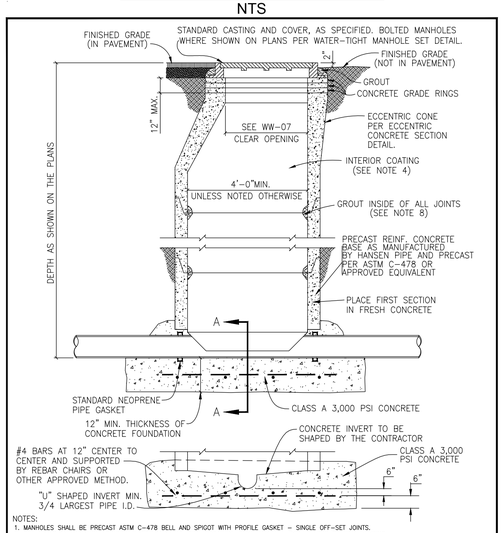


The Architect/Engineer assumes responsibility for appropriate use of this standard.

NOTES:
1. BOLTED WASTEWATER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480APT V-1420/1480Z1PT, COVER TO BE STAMPED WITH "SANITARY SEWER".
2. BOLTED WASTEWATER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 00148392 41420015.
4. FOR STANDARD WASTEWATER MANHOLE SET REFER TO DETAIL WW07.

APPROVED DATE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
BOLTED WASTEWATER MANHOLE SET
SHEET NO.: WW07A
SCALE: NTS | DATE: 1/2006
DESIGN BY: MRS | APPROVED BY: TRB

BOLTED WASTEWATER MANHOLE SET
NTS



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
10. ALL PVC PIPE SHALL BE REMOVED FROM INVERT.

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

APPROVED DATE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
PRECAST MANHOLE ON CAST-IN-PLACE FOUNDATION
SHEET NO.: WW20
SCALE: NTS | DATE: 1/2006
DESIGN BY: MRS | APPROVED BY: TRB

PRECAST MANHOLE
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
09/06/23

PROJECT:
RANDY STREET INDUSTRIAL PARK
100 RANDY ST, GEORGETOWN, TX 78626

CLIENT:
REAL ESTATE INTERESTS, LLC

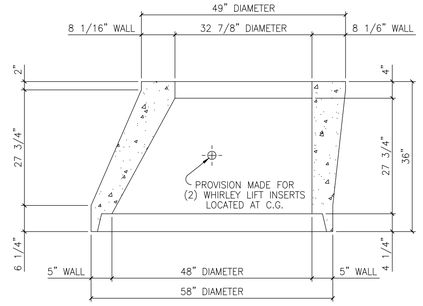
DESIGNED: JCL | APPROVED: AAP
DRAWN: JCL | DATE: 11/9/23

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
WASTEWATER DETAILS (1 OF 3)

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

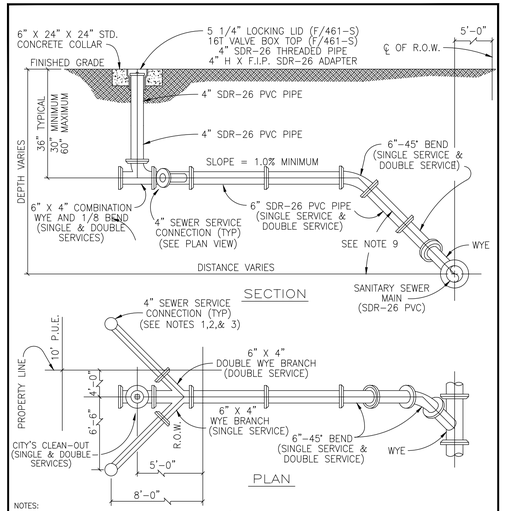
SHEET NO.:
C-30



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

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **48"X5" TO 33"X8"X36" TALL ECCENTRIC CONCRETE SECTION**	APPROVAL DATE: ADOPTED 6/21/2006 DRAWING NAME: WW08 SCALE: NTS, DATE: 1/2003 DRAWN BY: MRS, CHECKED BY: TRB

48"x5" TO 33"x8"x36" TALL
ECCENTRIC CONCRETE SECTION
NTS

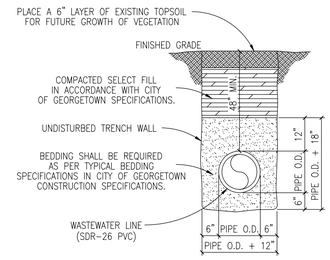


NOTES:
1. SERVICE CONNECTION RISERS SHALL TERMINATE 8' INSIDE THE PROPETY LINE.
2. THE END OF EACH SERVICE CONNECTION RISER SHALL BE EXTENDED 12" ABOVE FINISH GRADE.
3. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED CAP OR PLUG.
4. FOR P.V.C. INSTALLATIONS, CONNECT TO EXISTING "BELL END" AND CONNECT OPPOSITE END WITH P.V.C. TO P.V.C. KNOCK ON SLEEVE.
5. SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT (1'-0") ABOVE TOP OF PIPE. SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON PAVEMENT REPLACEMENT DETAIL.
6. CONTRACTOR SHALL MARK ON A CLEAN SET OF PLANS THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE TO EACH SERVICE LATERAL AND GIVE TO ENGINEER FOR RECORD DRAWING PURPOSES.
7. ANY DEVIATION FROM THESE METHODS MUST BE APPROVED BY THE CITY OF GEORGETOWN ENGINEERING DEPARTMENT.
8. SERVICE LINE MATERIAL SHALL BE P.V.C., SDR-26.
9. SEWER SERVICE SLOPE TO BE 45° OFF CENTERLINE OF MAIN.

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

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **SEWER SERVICE CONNECTIONS**	APPROVAL DATE: ADOPTED 6/21/2006 DRAWING NAME: WW13 SCALE: NTS, DATE: 1/2003 DRAWN BY: MRS, CHECKED BY: TRB

SEWER SERVICE CONNECTIONS
NTS

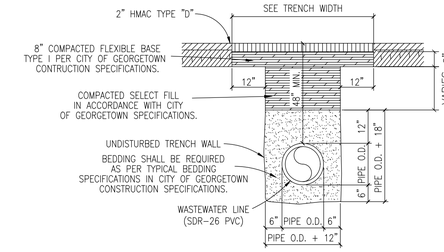


TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

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

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS**	APPROVAL DATE: ADOPTED 6/21/2006 DRAWING NAME: WW16 SCALE: NTS, DATE: 1/2003 DRAWN BY: MRS, CHECKED BY: TRB

WASTEWATER LINE BEDDING AND SURFACE REPAIR
(NON-PAVED SURFACE)
NTS



TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

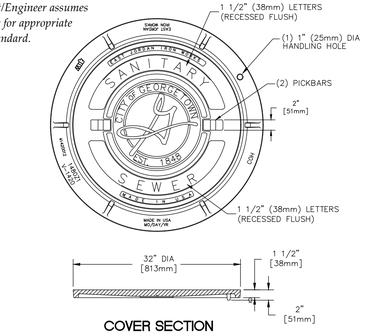
NOTES:
1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE.
2. BASE MATERIAL SHALL BE PLACED IN MULTIPLE LIFTS NOT TO EXCEED 6". EACH LAYER SHALL BE THOROUGHLY ROLLED OR TAMPED TO SPECIFIED MAXIMUM DENSITY.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
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.

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **TRENCH AND EMBEDMENT AND PAVEMENT REPLACEMENT DETAIL UNDER EXISTING ROADWAY**	APPROVAL DATE: ADOPTED 6/21/2006 DRAWING NAME: WW17 SCALE: NTS, DATE: 1/2003 DRAWN BY: MRS, CHECKED BY: TRB

WASTEWATER LINE BEDDING AND SURFACE REPAIR
(UNDER EXISTING ROADWAY)
NTS

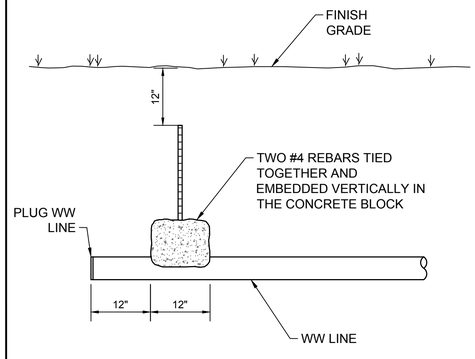
The Architect/Engineer assumes responsibility for appropriate use of this standard.



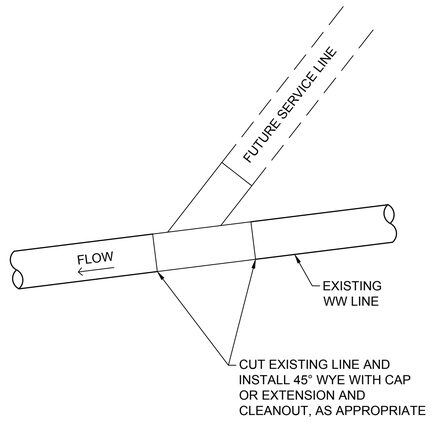
NOTES:
1. STANDARD WASTEWATER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480A V-1420/1480Z1, COVER TO BE STAMPED WITH "SANITARY SEWER".
2. STANDARD WASTEWATER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 41420012 00148390.
4. FOR BOLTED WASTEWATER MANHOLE SET REFER TO DETAIL WW07A.

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **STANDARD WASTEWATER MANHOLE SET**	APPROVAL DATE: ADOPTED 6/21/2006 DRAWING NAME: WW07 SCALE: NTS, DATE: 1/2003 DRAWN BY: MRS, CHECKED BY: TRB

STANDARD WASTEWATER MANHOLE SET
NTS



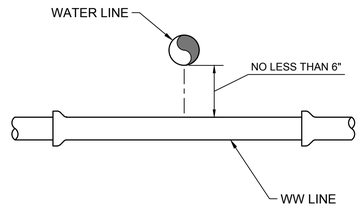
TYPICAL STUBOUT MARKING
NTS



METHOD FOR JOINING FUTURE LATERALS
NTS

NOTE:

WHERE A SEWER LINE CROSSES A WATER LINE, ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. CENTER 1 JOINT OF WASTEWATER LINE ON CROSSING.



LINE CROSSING
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
09/11/23

PROJECT:

RANDY STREET
INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE
INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

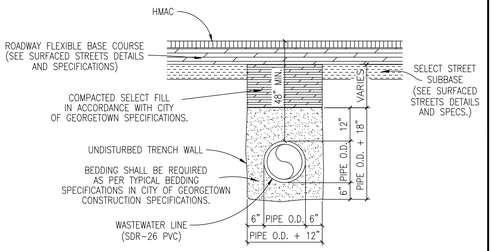
No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

WASTEWATER
DETAILS (2 OF 3)

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-31



TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

NOTES:

1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

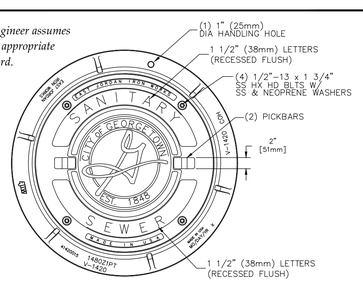
The Architect/Engineer assumes responsibility for appropriate use of this standard.

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY**	APPROVAL DATE: ADOPTED 6/21/2006 DRAWING NUMBER: WW18 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; CHECKED BY: TRB

WASTEWATER LINE BEDDING AND SURFACE REPAIR (UNDER PROPOSED ROADWAY)

NTS

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



NOTES:

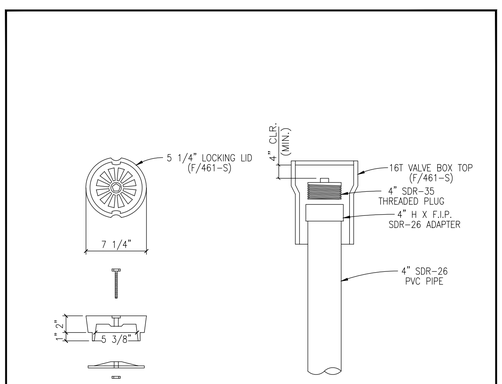
1. BOLTED WASTEWATER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480APT V-1420/1480Z1PT, COVER TO BE STAMPED WITH "SANITARY SEWER".
2. BOLTED WASTEWATER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 00148392 41420015.
4. FOR STANDARD WASTEWATER MANHOLE SET REFER TO DETAIL WW07.

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **BOLTED WASTEWATER MANHOLE SET**	APPROVAL DATE: ADOPTED 6/21/2006 DRAWING NUMBER: WW07A SCALE: NTS; DATE: 1/2006 DRAWN BY: MRS; CHECKED BY: TRB

BOLTED WW MANHOLE COVER

NTS

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



5 1/4" LOCKING LID
(F/461-S)

SEWER CLEAN-OUT
CITY OF GEORGETOWN
(RESIDENTIAL SERVICE)

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **SEWER CLEAN-OUT DETAIL**	APPROVAL DATE: ADOPTED 6/21/2006 DRAWING NUMBER: WW12 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; CHECKED BY: TRB

CLEANOUT

NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
09Nov23

PROJECT:

RANDY STREET INDUSTRIAL PARK

100 RANDY ST,
GEORGETOWN, TX 78626

CLIENT:

REAL ESTATE INTERESTS, LLC

DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

No.	DATE	REVISIONS	RECOMD

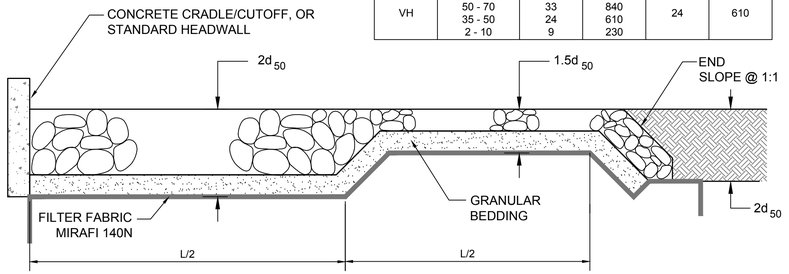
SHEET TITLE:

WASTEWATER DETAILS (3 OF 3)

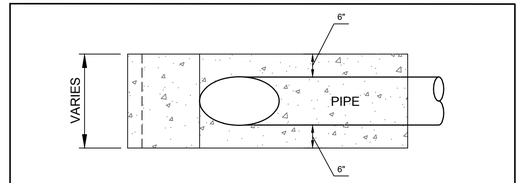
WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-32

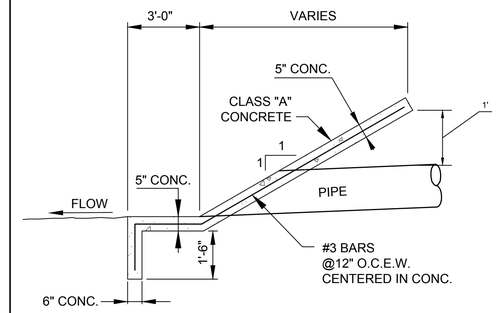
TYPE	% SMALLER BY WEIGHT	ROCK SIZE IN.	ROCK SIZE MM	MEDIAN SIZE, d_{50} IN.	MEDIAN SIZE, d_{50} MM
VL	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	300 230 150 50	6	150
L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	380 300 230 80	9	230
M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	530 460 300 100	12	300
H	100 50 - 70 35 - 50 2 - 10	30 24 18 6	760 610 460 150	18	460
VH	100 50 - 70 35 - 50 2 - 10	42 33 24 9	1070 840 610 230	24	610



ROCK RIP-RAP
NTS

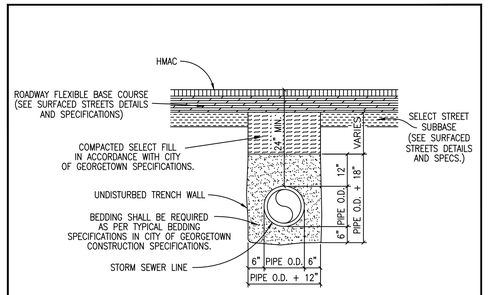


PLAN



SECTION

CONCRETE HEADWALL (3:1)
NTS



NOTES:

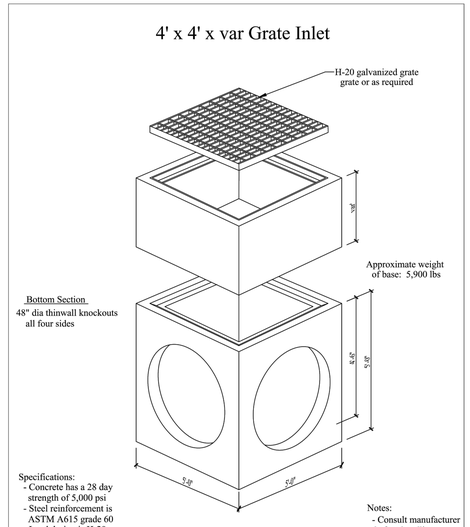
1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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.

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY FOR STORM SEWER	ADOPTED 6/21/2006 SD41 SCALE: NTS; DATE: 1/2003 DESIGNED BY: MRS; DRAWN BY: TRB

TRENCH AND BEDDING UNDER PROPOSED ROADWAY
NTS



4'x4' GI DETAIL
NTS

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DESIGNED: JCL APPROVED: AAP
DRAWN: JCL DATE: 11/9/23

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SHEET TITLE:
STORM DETAILS

WP PROJECT NO.:
188-001
CITY OF GEORGETOWN PROJECT NO.:

SHEET NO.:
C-33