

WATER POLLUTION ABATEMENT PLAN EXCEPTION

FOR

CITY OF GEORGETOWN

502 MAIN STREET GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78626

PREPARED FOR:

City of Georgetown 1625 Williams Drive Georgetown, Texas 78628

PREPARED BY:

WGI 4700 Mueller Boulevard, Suite 300 Austin, Texas 78723

Texas Engineering Firm # F-15085 WGI Project # 28228218.00

JANUARY 2024

Recharge and Transition Zone Exception Request Form Checklist

- Edwards Aquifer Application Cover Page (TCEQ-20705)

- General Information Form (TCEQ-0587)

Attachment A - Road Map Attachment B - USGS / Edwards Recharge Zone Map Attachment C - Project Description

- Geologic Assessment Form (TCEQ-0585), if necessary

Attachment A - Geologic Assessment Table (TCEQ-0585-Table) Comments to the Geologic Assessment Table Attachment B - Soil Profile and Narrative of Soil Units Attachment C - Stratigraphic Column Attachment D - Narrative of Site Specific Geology Site Geologic Map(s) Table or list for the position of features' latitude/longitude (if mapped using GPS)

- Recharge and Transition Zone Exception Request Form (TCEQ-0628)

Attachment A - Nature of Exception Attachment B - Documentation of Equivalent Water Quality Protection

Temporary Stormwater Section (TCEQ-0602), if necessary

Attachment A - Spill Response Actions Attachment B - Potential Sources of Contamination Attachment C - Sequence of Major Activities Attachment D - Temporary Best Management Practices and Measures Attachment E - Request to Temporarily Seal a Feature (if sealing a feature) Attachment F - Structural Practices Attachment G - Drainage Area Map Attachment H - Temporary Sediment Pond(s) Plans and Calculations Attachment I - Inspection and Maintenance for BMPs Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

Permanent Stormwater Section (TCEQ-0600), if necessary

Attachment A - 20% or Less Impervious Cover Waiver, if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site

Attachment B - BMPs for Upgradient Stormwater

Attachment C - BMPs for On-site Stormwater

Attachment D - BMPs for Surface Streams

Attachment E - Request to Seal Features, if sealing a feature

Attachment F - Construction Plans

Attachment G - Inspection, Maintenance, Repair and Retrofit Plan Attachment H -Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs Attachment I -Measures for Minimizing Surface Stream Contamination

- Agent Authorization Form (TCEQ-0599), if application submitted by agent
- Fee Application Form (TCEQ-0574)
- Check Payable to the "Texas Commission on Environmental Quality"
- Core Data Form (TCEQ-10400)

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 <u>30 TAC 213</u>.

Administrative Review

1. <u>Edwards Aquifer applications</u> 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: <u>http://www.tceq.texas.gov/field/eapp</u>.

- 2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
- 3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
- 4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

- 5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
- 6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

- 1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
- 2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

- 3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
- 4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: 502 S Main Street				et	2. Regulated Entity No.:				
3. Customer Name: CITY OF GEORGETOWN				WN	4. Customer No.: CN600412043				
5. Project Type: (Please circle/check one)	New		Modification		Extension (Exception		
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Resider	ntial	Non-residential			8. Site (acres):		e (acres):	1.32
9. Application Fee:	\$500		10. Permanent H			BMP(s	s):	EXISTING (EXCEPTION)	
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):			nks):			
13. County:	Williamson 14. Watershed:					Lower South Fork San Gabriel River			

Application Distribution

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

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

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

	Austin	Region	
County:	Hays	Travis	Williamson
Original (1 req.)			<u>×</u>
Region (1 req.)			<u>X</u>
County(ies)			<u>X</u>
Groundwater Conservation District(s)	Edwards Aquifer Authority Barton Springs/ Edwards Aquifer Hays Trinity Plum Creek	Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	Austin Buda Dripping Springs Kyle Mountain City San Marcos Wimberley Woodcreek	Austin Bee Cave Pflugerville Rollingwood Round Rock Sunset Valley West Lake Hills	Austin Cedar Park Florence X Georgetown Jerrell Leander Liberty Hill Pflugerville Round Rock

	S	an Antonio Region			
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)					
Region (1 req.)					
County(ies)					
Groundwater Conservation District(s)	Edwards Aquifer Authority Trinity-Glen Rose	Edwards Aquifer Authority	Kinney	EAA Medina	EAA Uvalde
City(ies) Jurisdiction	Castle 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.

JUSTIN CELENTANO Print Name of Customer/Authorized Agent Justa Colentian

Signature of Customer/Authorized Agent

9/13/2023 Date

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



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- 9.0 Site Construction Plans



General Information Form, 1.0

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: <u>Justin Celentano</u>, P.E.

Date: 1/15/2024

Signature of Customer/Agent:

Justin Celentano

Project Information

- 1. Regulated Entity Name: 502 S Main Street
- 2. County: Williamson
- 3. Stream Basin: Lower South Fork San Gabriel River
- 4. Groundwater Conservation District (If applicable): _____
- 5. Edwards Aquifer Zone:

Х	Recharge Zone
	Transition Zone

6. Plan Type:

WPAP
SCS
Modification

AST UST Exception Request 7. Customer (Applicant):

Contact Person: Joshua BaranEntity: City of GeorgetownMailing Address: 1625 Williams Drive, Suite 201City, State: Georgetown, TexasTelephone: (512) 779 - 7414Email Address: josh@seven10dev.com

8. Agent/Representative (If any):

Contact Person:Justin Celentano, P.E.Entity:WGI, Inc.Mailing Address:4700 Mueller Boulevard, Suite 300City, State:Austin, TexasZip:78723Telephone:(512) 669 - 5560Email Address:Justin.Celentano@wginc.com

9. Project Location:

X The project site is located inside the city limits of Georgetown

The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of ______.

- The project site is not located within any city's limits or ETJ.
- 10. X 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. Located North of 6th Street, South of 5th Street, East of S Main Street, and West of S Austin Avenue.
- 11. X 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. X 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:
 - X Project site boundaries.
 - X USGS Quadrangle Name(s).
 - X Boundaries of the Recharge Zone (and Transition Zone, if applicable).
 - X Drainage path from the project site to the boundary of the Recharge Zone.
- 13. X 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. X 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:
 - X Area of the site
 - X Offsite areas
 - X Impervious cover
 - X Permanent BMP(s)
 - X Proposed site use
 - X Site history
 - X Previous development
 - X Area(s) to be demolished
- 15. Existing project site conditions are noted below:
 - X Existing commercial site
 - Existing industrial site
 - Existing residential site
 - X Existing paved and/or unpaved roads
 - Undeveloped (Cleared)
 - Undeveloped (Undisturbed/Uncleared)
 - Other: _____

Prohibited Activities

- 16. X 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. X 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.
 - \mathbf{X} 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. X 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:

X 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. X 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. X 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.



General Information Form (TCEQ - 0587)

Attachment A

Road Map





General Information Form (TCEQ - 0587) Attachment B

USGS/Edwards Aquifer Recharge Zone Map



U.S. DEPARTMENT OF THE INTERIOR U.S. GEOLOGICAL SURVEY

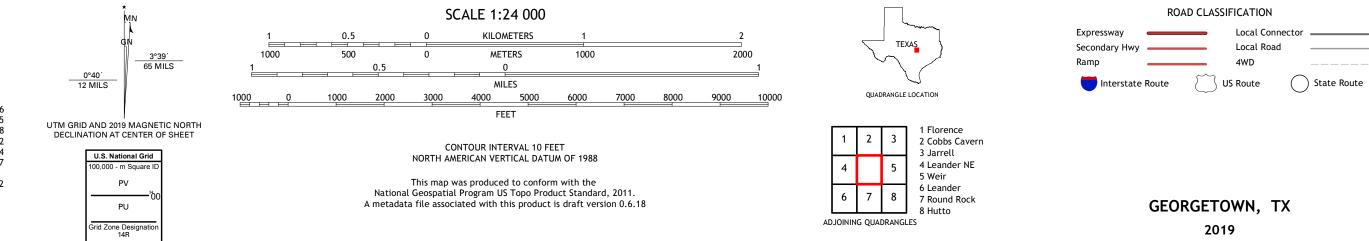








Produced by the United States Geological Survey North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid:Universal Transverse Mercator, Zone 14R This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within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



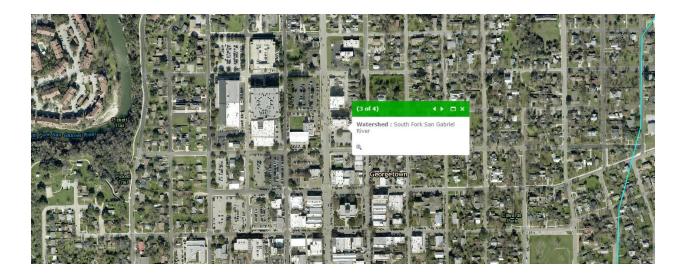
NSN. 7643016396286 NGA REF NO. USGSX24K17084



General Information Form (TCEQ - 0587)

Attachment C

Watershed Map



28228218.00



January 15, 2024

Texas Commission on Environmental Quality 12100 Park 35 Circle Austin, Texas 78753

RE: Project Description for Water Pollution Abatement Plan Exception Block 27 LLC 502 Main Street, Georgetown, Williamson County, Texas 78626

To whom it may concern:

Please accept this Engineer's Summary Letter as our project description for the above referenced project. The project is located at 502 Main Street, Georgetown, Texas 78626, in the Full Purpose limits of the City of Georgetown, in Williamson County, Texas.

The proposed development site lies within the Edwards Aquifer Recharge Zone on a platted 1.32acre site. The development of this site will include construction of a commercial building and parking garage, which includes necessary site improvements for access, utility services, and grading and drainage improvements. This project will add 0.12 acres of impervious cover consisting of structures and roof tops, 0.06 acres of impervious cover consisting of other paved spaces and reduce 0.12 acres impervious cover consisting of parking. The total impervious cover added by this project is 0.06 acres.

According to the Existing Drainage Sub Areas Map included in the approved WPAP for the Downtown Water Quality Master Plan, the subject property stormwater flows to two sub areas. The east portion of the property (approximately 95%) flows into the VFW Pond Site to the northeast, and the west portion of the property (approximately 5%) flows into the Main Street Pond Site to the northwest.

The subject site is located within the Edwards Aquifer Recharge Zone. Stormwater permitting for construction activities through the TCEQ is required because the construction of a building is a regulated activity.

To our knowledge, the enclosed application materials are complete, correct, and in full compliance with the TCEQ requirements. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Sincerely, WGI Texas Engineering Firm No. F-15085

ustri Celentano

Justin Celentano, P.E. Engineer



Geologic Assessment, **2.0** N/A – See Exception Request



Recharge and Transition Zone Exception Request Form, **3.0**

28228218.00 | City of Georgetown | Water Pollution Abatement Plan Exception

Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 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 **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Justin Celentano, P.E. Date: <u>1/15/2024</u> Signature of Customer/Agent:

Justin Celentano

Regulated Entity Name: 502 S Main Street

Exception Request

- 1. X Attachment A Nature of Exception. A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
- 2. X Attachment B Documentation of Equivalent Water Quality Protection. Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

- 3. X 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.
- 4. X The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
- 5. X The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.



Recharge and Transition Zone Exception Request Form (TCEQ - 0628)

Attachment A

Nature of Exception

The Regulated Entity is located within the City of Georgetown Downtown Overlay, which received WPAP approval on February 13, 2006. A copy of the approval letter is included under Attachment B. The following is stated in the approval letter:

"Future development within the City of Georgetown's Downtown Overlay District will require that the appropriate Edwards Aquifer Protection Plan be submitted to the Austin Regional Office for the review and approval of the executive director prior to commencing construction of regulated activities.

- 1) The application must include all information necessary for its review and approval.
- The applicant may request an exception from the requirement of a Geologic Assessment if a copy of the original DOD Geologic Assessment Map is included with the application. The site to be developed should be identified on the copy of the map.
- If any features are identified on the Geologic Assessment map or additional features are identified on the site during the design of the project, the application must propose methods for mitigating the feature(s).
- 4) If an application for a DOD redevelopment project will be approved and construction will start prior to the City of Georgetown commencing excavation of the water quality ponds, the application must include a proposal for some type of equivalent water quality treatment to provide the required total suspended solid (TSS) load removal for the site."

The following is in response to the requirements outlined above:

- 1) All information is included with this WPAP submittal.
- 2) An exception is requested with this application and a copy of the DOD Geologic Assessment Map is included under Attachment B with the site identified.
- 3) No features are identified on the subject site.
- 4) The pond structures are constructed and complete.

As part of the exception, the Geologic Assessment was performed in 2005, making the assessment expired as of 2024. WGI has contacted James Slone to determine if an exception can be made for the Geologic Assessment for the site, which Mr. Slone has granted via email form. See next page for email summary and approval of exception.

Justin Celentano

From:	James Slone <james.slone@tceq.texas.gov></james.slone@tceq.texas.gov>
Sent:	Friday, January 5, 2024 12:55 PM
То:	Justin Celentano
Cc:	Cliff Kendall
Subject:	[EXTERNAL] RE: WPAP Exception - Georgetown, Texas

Justin,

You can submit the application with the Request for an Exception to the Geologic Assessment (GA). No GA is required for the site located at 502 S Main Street, Georgetown, Texas. Please note, the TCEQ will conduct a site assessment during the technical review of the application. If anything such as a feature is found during the site visit, a GA may be required (this is doubtful for your site but is possible). Please retain this email for your records and submit with you application.

Please let me know if you have any questions. Bo

James "Bo" Slone, P.G. Geoscientist Edwards Aquifer Protection Program Texas Commission on Environmental Quality (512) 239-5711

From: Justin Celentano <Justin.Celentano@wginc.com>
Sent: Friday, January 5, 2024 12:40 PM
To: James Slone <james.slone@tceq.texas.gov>
Cc: Cliff Kendall <Cliff.Kendall@wginc.com>
Subject: WPAP Exception - Georgetown, Texas

Good Afternoon Mr. Slone,

We were referred to you by Sarah Patterson during our WPAP Exception review for a project located at 502 S Main Street, Georgetown, Texas. We are working with the City of Georgetown, who has provided us with the previous Geologic Assessment which was performed and signed in 2005. The review comment stated that Geologic Assessments expire 10 years after the original seal date.

We are looking to see if this project and/or the Geologic Assessment qualifies for the GA exception. I am going to attach the Geologic Assessment to this email for you reference/review, and please let me know if there's any additional information or documents you may need from us to make this determination. We'd be happy to hop on a call and discuss further if necessary.

Thank you,



Justin Celentano, P.E. (he/him) Project Manager 8144 Walnut Hill Lane Suite 340 Dallas, Texas 75231 214.307.4767



Recharge and Transition Zone Exception Request Form (TCEQ - 0628) Attachment B

Documentation of Equivalent Water Quality Protection

Documentation included as follows:

- 1) Existing Geologic Assessment from Downtown Overlay District, including GA Map and references. There are no features identified on the subject site.
- 2) Existing Permanent Stormwater section from Downtown Overlay District, approved WPAP.
- 3) Existing WPAP approval letter for Downtown Overlay District.



Temporary Stormwater Section, 4.0

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: _____

Date: 1/15/2024

Signature of Customer/Agent:

Justin Celentano

Regulated Entity Name: 502 S Main Street

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- X Fuels and hazardous substances will not be stored on the site.
- 2. X 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. X 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. X 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. X 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.
 - X For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - X 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. X 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: <u>Lower South Fork San Gabriel River</u>

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. X 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.	X	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.	X	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 used in combination with other erosion and sediment controls within each disturbed drainage area.

X 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.
 - X N/A
- 12. X 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. X 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. X 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. X 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. X 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. X 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. X 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. X Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

Spills will be reported to the City of Georgetown (via 911 in emergencies). Hydrocarbons or hazardous substance spilled during construction will be cleaned up immediately upon detection. Waterways will be swept and vacuumed as required. Contaminated soil will be excavated and removed to a TCEQ approved disposal site. The TCEQ will be notified immediately upon detection.

The objective of this section is to describe measure 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 spills must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 302.4.
- 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 runoff during rainfall to the extent that it doesn't compromise cleanup activities.
- 7) Do not bury or wash spills with water.
- Store and dispose of used cleanup materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- 10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- 11) Place Material 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.

<u>Cleanup</u>

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

Minor Spills

- 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:
 - a. Contain the spread of the spill.
 - b. Recover spilled materials.
 - c. Clean the contaminated area and properly dispose of contaminated materials. 1-120.



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 the 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:

- 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 a.m. and 5 p.m. After hours, contact the Environmental Release Hotline at 1(800) 832 – 8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at 1(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 of 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 Sherriff 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.html



Attachment B

Potential Sources of Contamination

Potential sources of contamination at the site include:

- 1) Construction vehicles tracking mud onto the roadway
- 2) Fueling of construction vehicles
- 3) Short-term storage and use of fertilizers for use in establishing vegetation
- 4) Possible littering around the construction site
- 5) Oil and grease from runoff pollutants associated with paved driving surfaces.
- 6) Construction phase pollutants (hydraulic fluid, machine oil, and sediment).

All activities will be conducted in a manner to minimize the potential for impact to the environment.



Attachment C

Sequence of Major Activities

Sequence of major activities:

- 1) Install temporary erosion controls and tree protection fencing (perimeter of ± 1.47 acres limits of construction)
- 2) Clearing and grubbing (± 1.28 acres)
- 3) Rough grade site (± 1.31 acres)
- 4) Construct utilities (± 384 feet)
- 5) Construct and pave roadway (± 0.20 acres)
- 6) Complete final grading (± 1.31 acres)
- 7) Construct buildings (± 0.71 acres)
- 8) Complete permanent erosion control and restoration of site vegetation (± 1.47 acres)
- 9) Remove temporary erosion controls (perimeter of ± 1.31 acres limits of construction)



Attachment D

Temporary Best Management Practices and Measures

Temporary Erosion and Sedimentation Control Best Management Practices (BMPs) shall be designated and placed in accordance with the City of Georgetown and TCEQ requirements. The temporary BMPs shall be installed prior to any site preparation work (clearing, grubbing, or excavation).

<u>Silt Fence</u>

Silt fence shall be installed immediately down gradient of areas of soil disturbance. See the City of Georgetown Standard Detail on the Construction Plans for details on construction and installation.

Tree Protection

If applicable, tree protection shall be installed around trees to prevent tree damage and potential damage or disturbance of the tree's root zone. See the City of Georgetown Standard Detail on the Construction Plans for details on construction and installation.

Dust Control

Dust control can prevent blowing and movement of dust from exposed soil surfaces, reduce onsite and off-site damage, and improve traffic safety. Dust control will be implemented at the site during all phases of construction.

Dust control during construction shall be done with mulch, irrigation, or an alternative method described in CIP9.012 of the City of Georgetown Construction Specifications and Standards, as stated as a note on the Erosion & Sedimentation Control Plan sheets in the Construction Plans.

Disturbed Area Minimization

An effective way of minimizing potential impact from storm water runoff from construction sites is to minimize the area of soil disturbance. The site will be developed in such a manner as to limit the necessary construction to as small an area as practical, thereby reducing the amount of runoff generated by a storm event.



Stabilized Construction Entrance

A stabilized construction entrance consisting of stone will be installed at the construction entrance to prevent the off-site transport of sediment by construction vehicles.

Concrete Washout

A concrete washout area will be designated in order to prevent the off-site transport of excess concrete.

Rock Berm

A rock berm is placed in areas of concentrated flow as a check dam to intercept sediment-laden runoff, detain the sediment, and release the water in sheet flow.

Inlet Protection

Inlets that receive storm runoff from disturbed areas should be protected by temporary inlet protection that provides protection against silt transport or accumulation in storm sewer systems.



Temporary Stormwater Section (TCEQ - 0602) Attachment F

Structural Practices

The site will be graded to allow storm water runoff to flow to existing infrastructure in the existing roadway.



Temporary Stormwater Section (TCEQ - 0602) Attachment G

Drainage Area Map

A drainage area map has been included in the Construction Plans that accompany this submittal.



Temporary Stormwater Section (TCEQ - 0602) Attachment I

Inspection and Maintenance for BMPs

The following is a schedule for inspection and maintenance for Temporary BMPs:

Silt Fence

Inspect daily, and after every rain event, any repairs must be done with 24 hours of failure.

Temporary Inlet Protection

Inspect weekly, and after every rain event, any repairs must be done within 24 hours of failure.

Tree Protection

Inspect weekly.

Stabilized Construction Entrance

Inspect weekly, and after every rain event, any repairs must be done within 24 hours of failure.



Temporary Stormwater Section (TCEQ - 0602)

Attachment J

Schedule of Interim and Permanent Soil Stabilization Practices

The following is a schedule of interim and permanent soil stabilization practices:

Prior to Site Disturbance

Install all temporary vegetation features.

During Construction

Maintain all temporary vegetation features and install soil stabilization matting on slopes greater than 3:1 as described in the Edwards Aquifer Technical Guidance Manual Section 1.3. Inspect all temporary features on a weekly basis and after rain events.

After Completion of Construction

Install all permanent vegetation and geotextile features.

After Completion of Permanent Erosion and Sedimentation

Remove all temporary vegetation and soil stabilization matting features.

If Construction is Temporarily Stopped Unexpectedly

If disturbed area is not to be worked on for more than 14 days, disturbed area needs to be stabilized by re-vegetation, mulch, tarp, or re-vegetation matting. If construction is permanently stopped, install all permanent vegetation and geotextile features and remove all temporary vegetation and soil stabilization matting features.



Permanent Stormwater Section, **5.0** N/A – See Exception Request



Agent Authorization Form, 6.0

Agent Authorization Form

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

1	Steve Madray	,
	Print Name	
	Managing Member Title - Owner/President/Other	,
	Title - Owner/President/Other	
of	Block 27 LLC Corporation/Partnership/Entity Name	
have authorized	Justin Celentano Print Name of Agent/Engineer	
of	WGI, 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:

- 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

·19-24 Date

THE STATE OF County of

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

GIVEN under my hand and seal of office on this 19 day of January 2024

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: May 24, 2024



LINDA RUTH WHITE My Notary ID # 124936123 Expires May 24, 2024

0.7250.000



Application Fee Form, 7.0

Application Fee Form

Texas Commission on Environmental Quality Name of Proposed Regulated Entity: <u>502 S Main Street</u> Regulated Entity Location: <u>502 Main Street</u> , Georgetown, Texas 78626									
		vn, Texas 78626							
Name of Customer: City of George	elown	one: <u>(512)</u> 779 - 7414							
Contact Person: Joshua Baran	ne: (012) 110 1414								
Customer Reference Number (if issu	·								
Regulated Entity Reference Number (if issued):RN									
Austin Regional Office (3373)									
Hays	Travis	X W	illiamson						
San Antonio Regional Office (3362)									
Bexar	Medina	U\	valde						
Comal	Kinney								
Application fees must be paid by che	eck, certified check, o	or money order, payab	ole to the Texas						
Commission on Environmental Qual									
form must be submitted with your f	ee payment. This p	ayment is being subm	itted to:						
X Austin Regional Office	□s	an Antonio Regional Office							
Mailed to: TCEQ - Cashier		Overnight Delivery to: TCEQ - Cashier							
Revenues Section		12100 Park 35 Circle							
Mail Code 214		Building A, 3rd Floor							
P.O. Box 13088		ustin, TX 78753							
Austin, TX 78711-3088		, 512)239-0357							
Site Location (Check All That Apply)	•								
X Recharge Zone] Contributing Zone	Transi	tion Zone						
Type of Plan		Size	Fee Due						
Water Pollution Abatement Plan, Co	ntributing Zone								
Plan: One Single Family Residential D	Owelling	Acres	\$						
Water Pollution Abatement Plan, Co	ntributing Zone								
Plan: Multiple Single Family Resident	tial and Parks	Acres	\$						
Water Pollution Abatement Plan, Co	ntributing Zone								
Plan: Non-residential	Acres	\$							
Sewage Collection System	L.F.	\$							
Lift Stations without sewer lines	Acres	\$							
Underground or Aboveground Stora	Tanks	\$							
Piping System(s)(only)		Each	\$						
Exception		1 Each	\$ <mark>500</mark>						
Extension of Time		Each	\$						

Signature: _____ Date: _____

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee			
Exception Request	\$500			

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150



Core Data Form, 8.0



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)								
New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)								
Renewal (Core Data Form should be submitted with the	Renewal (Core Data Form should be submitted with the renewal form) Other							
2. Customer Reference Number (if issued) Follow this link to search for CN or RN numbers in 3. Regulated Entity Reference Number (if issued)								
CN 600412043 Central Registry** RN								

SECTION II: Customer Information

4. General Cu	Customer Information 5. Effective Date for Customer Information Updates (mm/dd/yyyy)											
New Customer Update to Customer Information Change in Regulated Entity Ownership Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)												
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).												
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John) If new Customer, enter previous Customer below:												
City of Georget	own											
7. TX SOS/CPA Filing Number 8. TX State Tax ID (11 digits) 9. Federal Tax ID (9 digits) 10. DUNS Number (if applicable)							Number (if					
11. Type of C	ustomer:		Corporat	ion				🗌 Individ	lual	Partne	rship: 🗌 Ger	eral 🛛 Limited
Government:	🛛 City 🗌 🕻	County 🗌] Federal 🗌	Local 🗌 State [Other			🗌 Sole Pı	roprietorship	🗌 Otł	ner:	
12. Number of	of Employ	ees							13. Independen	ntly Ow	ned and Ope	erated?
0-20	21-100	101-25	0 🗌 251-	500 🗌 501 ar	nd higher				🗌 Yes 🛛 [No		
14. Customer	Role (Pro	posed or a	Actual) – as i	t relates to the Re	egulated En	itity liste	ed on t	this form.	Please check one of	the follo	wing	
Owner Occupation	al Licensee	Ope	rator sponsible Pa		er & Opera P/BSA App				Other:			
15. Mailing	1625 Wil	liams Driv	ve, Suite 201									
Address:												
Address.	City Georgetown State TX ZIP 76826 ZIP + 4											
16. Country I	Mailing Inf	formatio	n (if outside	USA)			17.	E-Mail Ac	ddress (if applicable	e)		1
	josh@seven10dev.com											

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(512) 779-7474		() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity" is selected, a new permit application is also required.)								
New Regulated Entity Dpdate to Regulated Entity Name Dpdate to Regulated Entity Information								
The Regulated Entity Na	me submitted	l may be updated,	in order to mee	et TCEQ Col	re Data Sta	ndards (removal of	organizationa	l endings such
as Inc, LP, or LLC).								
22. Regulated Entity Nan	ne (Enter name	e of the site where the	regulated action	is taking pla	nce.)			
502 S Main Street								
23. Street Address of	502 S Main S	Street						
the Regulated Entity:								
(No PO Boxes) City Georgetown State TX ZIP 78626 ZIP + 4								
24. County	Williamson							
If no Street Address is provided, fields 25-28 are required.								

25. Description to Physical Location:	The site is located at 502 S Main Street in downtown Georgetown. The buildings are located at the northwest intersection of 6th Street and South Main Street.								
26. Nearest City						State	Nea	rest ZIP Code	
Georgetown	Georgetown TX 78626								
Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be									
used to supply coordinate	es where no	one have been p	rovided or to gain (accuracy).					
27. Latitude (N) In Decim	al:	30.63858		28. Lo	ongitude (W	/) In Decimal:	-97.67752	2	
Degrees	Minutes		Seconds	Degree	es	Minutes		Seconds	
30		38	18.888		-97	40		39.072	
29. Primary SIC Code	30	. Secondary SIC	Code	31. Primary	y NAICS Co	de 32. Seco	ondary NAI	CS Code	
(4 digits)	(4 digits) (5 or 6 digits) (5 or 6 digits)								
33. What is the Primary E	Business of	this entity? (Do	o not repeat the SIC o	r NAICS descri	ption.)				
Commercial Space for City ar	nd Parking								
	1625 Will	iams Drive, Suite 2	201						
34. Mailing									
Address:				[
	City	Georgetown	State	тх	ZIP	78628	ZIP + 4		
35. E-Mail Address:	jos	h@seven10dev.co	m						
36. Telephone Number 37. Extension or Code 38. Fax Number (if applicable)									
(512) 779-7414					() -			

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

			1	
Dam Safety	Districts	🔀 Edwards Aquifer	Emissions Inventory Air	Industrial Hazardous Waste
	New Source			
Municipal Solid Waste	_		Petroleum Storage Tank	PWS
	Review Air			
Sludge	Storm Water	🗌 Title V Air	Tires	Used Oil
Voluntary Cleanup	Wastewater	Wastewater Agriculture	Water Rights	Other:
	_			—

SECTION IV: Preparer Information

40. Name: Justin Celentano				41. Title:	Engineer - WGI
42. Telephone Number		43. Ext./Code	44. Fax Number	45. E-Mail Address	
(512) 669-5560			() -	justin.celenta	ano@wginc.com

SECTION V: Authorized Signature

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

Company:	WGI	Job Title: Or		Owner's Representative		
Name (In Print):	Justin Celentano			Phone:	(512) 669- 5560	
Signature:	Justin Celentano			Date:	1/15/2024	



Site Construction Plans, 9.0

OWNER / DEVELOPER SEVEN10 DEVELOPMENT GROUP, LLC **1625 WILLIAMS DRIVE GEORGETOWN, TEXAS 78628** CONTACT: JOSHUA A. BARAN, P.E.

CIVIL ENGINEER:

WGI 8144 WALNUT HILL LANE, SUITE 340 DALLAS, TEXAS 75231 (214) 307-4767 CONTACT: JUSTIN CELENTANO, P.E.

SURVEYOR:

D

MBC ENGINEERS AND LAND SURVEYORS 1035 CENTRAL PARKWAY NORTH SAN ANTONIO, TEXAS 78232 CONTACT: JOEL CHRISTIAN JOHNSON, R.P.L.S ARCHITECT:

WGI 3111 W DR. MARTIN LUTHER KING JR. BLVD, SUITE 375 TAMPA, FLORIDA 33607 CONTACT: ERIC LUTTMANN

LANDSCAPE ARCHITECT

WGI 4700 MUELLER BLVD, SUITE 300 AUSTIN, TEXAS 78723 CONTACT: DARCY NUFFER

SUBDIVISION NAME

AMENDING PLAT OF LOTS 1-8, BLOCK 27 ORIGINAL CITY OF GEORGETOWN RECORDING DATE: 5/24/2023 DOCUMENT NUMBER: 2023042217

LEGAL DESCRIPTION

FLOODPLAIN INFORMATION

1.322 ACRES, C. STUBBLEFIELD SURVEY, ABSTRACT NO 558

NO PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN A 100-YEAR FEMA DESIGNATED FLOOD PLAIN AS SHOWN ON FEMA MAP PANEL NO. 48491C0293F (DECEMBER 20, 2019). PLEASE REFERENCE THE FLOODPLAIN STUDY FOR MORE INFORMATION.

С WATERSHED:

> THE SUBJECT PROPERTY IS LOCATED WITHIN THE LOWER SOUTH FORK SAN GABRIEL RIVER WATERSHED. THE SUBJECT SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE BUT NOT THE CONTRIBUTING ZONE AS DEFINED BY THE CITY OF GEORGETOWN.

BENCHMARK:

SURVEY BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK

UTILITY PROVIDERS

WATER/WASTEWATER -	CITY OF GEORGETOWN 300 INDUSTRIAL AVE #1 GEORGETOWN,TEXAS 78626 (512) 930-3640	ELECTRIC -	CI 30 GE (51
GAS -	ATMOS ENERGY 3110 N. IH 35 ROUND ROCK, TX 78681 (512) 550-8857 GEORGE TURCIOUS	TELECOM -	GE 10: GE (86

CITY OF GEORGETOWN ELECTRIC UTILITY 00 INDUSTRIAL AVE #1 EORGETOWN, TEXAS 78626 512) 930-3640

EORGETOWN OPTIMUM 013 WEST UNIVERSITY GEORGETOWN, TEXAS 78628 366) 967-8468

LAND USE SUMMARY:

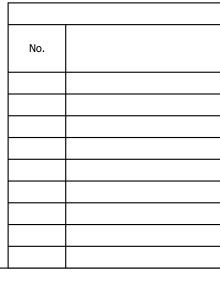
ZONING: MIXED-USE DOWNTOWN (MU-DT), DOWNTOWN AREA 2 OVERLAY PROPOSED SITE USE: PARKING STRUCTURE AND OFFICE BUILDING DEVELOPMENT AREA: 64,074,674 S.F. (1,47 ACRES) PROPOSED IMPERVIOUS COVER: 56,429.46 S.F. (OFFICE: 2,466.27 S.F., GARAGE: 27,721.37 S.F.)

AVERAGE DAILY TRAFFIC: DAILY: 46 (TOTAL), 23 (ENTRY), 23 (EXIT) AM: 7 (TOTAL), 6 (ENTRY), 1 (EXIT)

PM: 8 (TOTAL), 1 (ENTRY), 7 (EXIT)

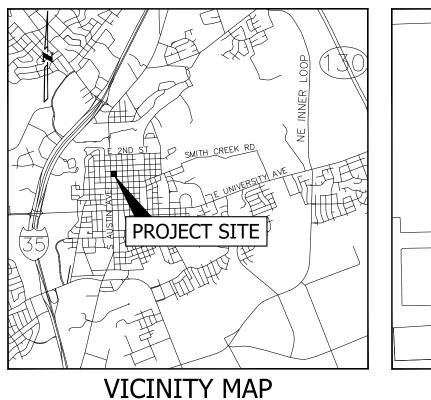
NOTES:

- 1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEERS.
- 2. BY THE ACT OF SUBMITTING A BID FOR THE PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIER THEY INTEND TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS AND SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED, THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF THEIR SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
- ONLY VISIBLE IMPROVEMENTS & UTILITIES WERE PROVIDED FROM THE SURVEY (THE SURVEYOR/ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES). LOCATIONS OF EXISTING UTILITIES, SOME OF WHICH MAY NOT BE SHOWN, COULD IMPACT CONSTRUCTION MEANS AND METHODS. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO BID & CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM @ 811, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.
- 4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS).
- 5. CONTRACTOR SHALL RESTORE ALL SIGNS AND PAVEMENT MARKINGS TO EXISTING CONDITIONS FOLLOWING THE COMPLETION OF EACH PHASE OF CONSTRUCTION. CONTRACTOR SHALL REFER TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) FOR SIGN AND MARKING DIMENSIONS AND COLORS.
- 6. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.



--CIVIL CONSTRUCTION PLANS--FOR GEORGETOWN PARKING GARAGE

502 SOUTH MAIN STREET GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78626



N.T.S.

PROJECT SITE LOCATION MAP

N.T.S.

SUBMITTAL DATE: November 20, 2023

PROJECT DESCRIPTION: DEVELOPMENT OF PARKING STRUCTURE AND COMMERCIAL BUILDING AND ASSOCIATED INFRASTRUCTURE

ADDITIONAL NOTES:

THIS DEVELOPMENT HAS RECEIVED THE FOLLOWING APPROVALS FROM THE HISTORIC ARCHITECTURAL REVIEW COMMISSION FOR

AN APPLICATION FOR A COURTHOUSE VIEW OVERLAY WAIVER WAS APPROVED BY THE CITY COUNCIL ON .

RI	EVISION / CORRECT	IONS				
DESCRIPTION	SHEET NO.	SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ.FT)	TOTAL SITE IMP. COVER (SQ.FT)/%	APPROVAL DATE	DATE IMAGED

		SHEET LIST TABLE	
PAGE NO.	SHEET NO.	SHEET NAME	REV. DATE
01	C001	COVER SHEET	
02	C002	PLAT	
03	C003	GENERAL NOTES	
04	C100	EXISTING CONDITIONS	
05	C200	EROSION & SEDIMENTATION CONTROL PLAN	
06	CP100	PHASING PLAN	
07	CD100	DEMOLITION PLAN	
08	CS100	SITE PLAN	
09	CP100	PAVING PLAN	
10	CT100	TRAFFIC CONTROL PLAN	
11	CU100	UTILITY PLAN	
12	CU101	UTILITY PLAN & PROFILE	
13	CG100	GRADING PLAN	
14	CG200	EXISTING DRAINAGE AREA PLAN	
15	CG300	PROPOSED DRAINAGE AREA PLAN	
16	C500	EROSION & SEDIMENTATION CONTROL DETAILS	
17	C600	CONSTRUCTION DETAILS	
18	C700	WASTEWATER DETAILS	
19	C701	WATER DETAILS	
20	LP-100	TREE MITIGATION PLAN	
21	LP-101	LANDSCAPE PLAN	
22	LP-200	LANDSCAPE DETAILS	
23	LP-201	HARDSCAPE DETAILS	
24	LP-300	LANDSCAPE SPECIFICATIONS	

CITY OF GEORGETOWN GENERAL NOTES 1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.

- APPLICABLE CITY STANDARDS.
- WITH THE SITE DEVELOPMENT PLAN.
- 5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
- 7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
- **REQUIREMENTS OF THE UDC.**

- SUBMITTAL OF THE PROJECT TO THE CITY.
- ENGINEER.

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

3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.

4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED

6. DRIVEWAYS WILL REOUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.

8. SCREENING OF MECHANICAL EOUIPMENT, 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

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. 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.

13. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFOR, 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.

14. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF

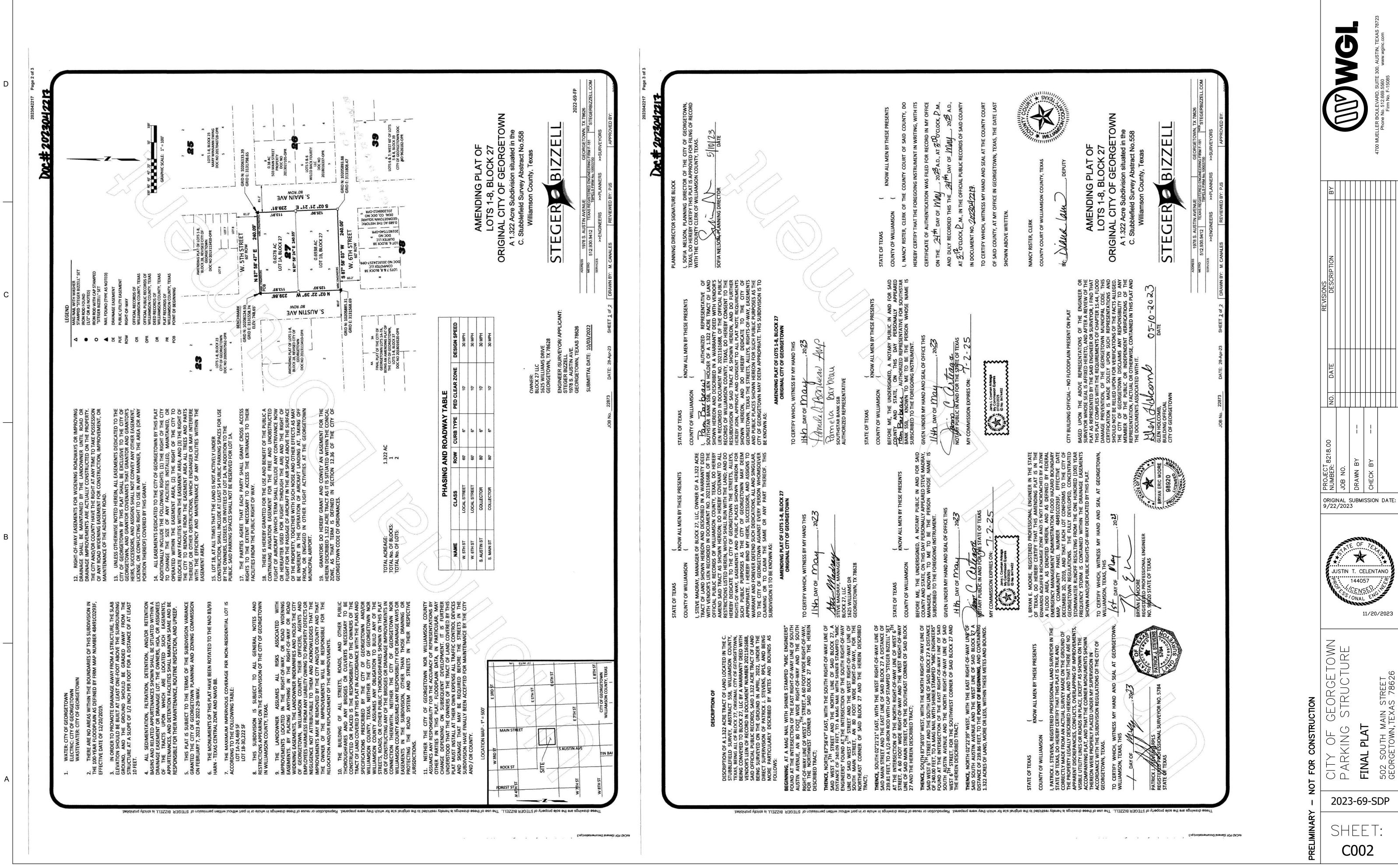
15. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT

16. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.

17. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN. (FOR PROPERTIES LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE)

18. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 4/20/2005. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

	4700 MUELLER BOULEVARD, SUITE 300, AUSTIN, TEXAS 78723 Phone No. 512.669.5560 www.wginc.com Firm No. F-15085								
	BΥ								
REVISIONS	DESCRIPTION								
	NO. DATE								
PROJECT NUMBER: 8218.00 JOB NO. JOB NO. DRAWN BY IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII					Ē:				
	JL PRO		E OF T. C 1440 CEN QNA	SES	D. NC				
CITY OF GEORGETOWN PARKING STRUCTURE COVER SHEET 502 SOUTH MAIN STREET GEORGETOWN, TEXAS 78626									
	2023-69-SDP SHEET: C001								



TCEQ NOTES

- 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 NAME OF THE APPROVED PROJE
- THE ACTIVITY START DATE; AND

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- 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.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN
 TCEQ-0592 (REV. JULY 15, 2015) PAGE 2 OF 2 WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- 8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- 9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
- 10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- 11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
- THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
- THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- 12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
- A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
- B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
- C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

GRADING AND DRAINAGE NOTES

- 1. ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS, CONTRACTOR SHALL SUBTRACT PAVEMENT, BASI TOPSOIL, MULCH, ...ETC. TO OBTAIN PROPER SUBGRADE ELEVATIONS.
- 2. POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL AREAS WITHIN THE SCOPE OF THIS PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM ALL BUILDING FOUNDATIONS. CONTRACTOR SHOULD TAKE PRECAUTION NO TO ALLOW ANY PONDING OF WATER. MINIMUM SLOPE 0.50%.
- 3. ALL DISTURBED AREAS SHALL BE REVEGETATED, BY THE CONTRACTOR ACCORDANCE WITH PROJECT SPECIFICATIONS, AND ARCHITECTURAL LANDSCAPING PLANS.
- 4. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES AND DRAINAGE STRUCTURES WHETHER SHOWN ON THE PLAN OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILIT TO REPAIR, AT HIS EXPENSE.
- 5. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE THIS CONTRACT WHERE NOT SPECIFICALLY COVERED IN THE PROJECT SPECIFICATIONS SHALL CONFORM TO ALL APPLICABLE CITY OF GEORGETOWN SPECIFICATIONS FOR CONSTRUCTION, TXDOT STANDARD SPECIFICATIONS, AND WILLIAMSON COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS.
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL, (BETTER CONDITION ANY DAMAGES DONE TO EXISTING SIGNS, UTILITIES, PAVEMENT, CURBS, SIDEWALKS OR DRIVEWAYS (NO SEPARATE ITEM).
- 7. DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, ONCOR ENER MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVE THA ARE IN THE PROJECT AREA.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH NECESSARY UTILITY COMPANIES FOR PROVIDING TEMPORARY UTILITY SERVICES DURING CONSTRUCTION.
- 9. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS FOR UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NO
- 10. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, O LIMITS, OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION THIS PROJECT.
- 11. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT AT NEW PAVEMENT AND CURB JUNCTURES. NO JAGGED OR IRREGULAR CUTS PAVEMENT WILL BE ACCEPTED.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
- 13. ALL ON-SITE CURBS ARE 6" HIGH UNLESS OTHERWISE SPECIFIED.
- 14. SEE CIVIL COVER SHEET FOR PROJECT BENCHMARK.
- 15. CONTRACTOR TO RAISE/LOWER ALL UTILITY BOXES, COVERS, GRATES, VALVES BOXES, MANHOLES, CLEANOUTS, ETC., TO MATCH PROPOSED FINISHED GRADE ELEVATIONS.
- 16. ALL DISTURBED AREAS WHICH ARE NOT TO BE PAVED SHALL BE COVERED WITH 6" MIN. CLEAN TOPSOIL UNLESS OTHERWISE NOTED. CUT OR FILL SHALL BE ADJUSTED TO ALLOW FOR TOPSOIL IN ORDER TO MAINTAIN PROPOSED ELEVATIONS. AREAS FOR LANDSCAPING SHOU BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTS PLANS.
- 17. PROVIDE THE REQUIRED MINIMUM DENSITY AND MOISTURE CONTENT OF COMPACTED FILL IN ACCORDANCE WITH THE SOILS REPORT AND THE REQUIREMENTS OF THE PROFESSIONAL ENGINEER (GEOTECH AND CIVIL
- 18. A TESTING LABORATORY SHALL BE EMPLOYED BY THE CITY TO CHECK THE SUITABILITY OF MATERIAL SELECTED FOR CONTROLLED FILLS, TO TEST AND DETERMINE IF THE REQUIRED IS BEING OBTAINED, AND TO TEST COMPACTION OF EXPOSED SUBGRADES, WHEN COMPACTION TEST DOES NOT MEET GEOTECH REQUIREMENTS, FILL AND BACKFILL SHALL DRIED OUT OR MOISTENED AS NECESSARY, SCARIFIED, AND RECOMPACTED AT NO ADDITIONAL COSTS TO OWNER.
- 19. ALL SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF GEORGETOWN, UDC.

TRENCH EXCAVATION SAFETY PROTECTION

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATIONS SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURF FOR THE PROJECT DESCIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATIONS SAFET PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

UTILITY GENERAL NOTES

E, M NS	1.	ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL COMPLY TO ALL APPLICABLE CITY OF GEORGETOWN RULES AND REQUIREMENTS FOR STREETS, SIDEWALKS, ALLEYS AND ROADWAY DESIGN (LATEST EDITIONS), THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITIONS), THE GEORGETOWN UTILITY SYSTEM (GUS) SPECIFICATIONS FOR WATER WORKS CONSTRUCTION (LATEST EDITION).
e, IN	2.	THE LOCATIONS AND DEPTHS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS OF UTILITIES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE UTILITY SERVICE LINES AS REQUIRED FOR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY CONFLICTS IMMEDIATELY. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OF NOT, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR, AT HIS EXPENSE.
/N TY	3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
OF	4.	CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE SYSTEMS WHETHER SHOWN ON PLANS OR NOT.
OR		SANITARY SEWER (GUS)512-930-3555WATER (GUS)512-930-3555STORM DRAINAGE512-930-3555VERIZON512-869-2257GAS (ATMOS ENERGY)877-460-7067ELECTRIC (ONCOR ELECTRIC)512-244-5692
		SUDDEN LÎNK 806-771-6043 ALL UTILITIES SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
RGY AT		ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE MECHANICAL AND ELECTRICAL PLANS. NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
	7.	THE CONTRACTOR SHALL INSTALL ANY BENDS, FITTINGS, ETC. IN THE WATER & SEWER MAIN AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES. (NO SEPARATE PAY).
D OT.	8.	NO WATER JETTING TO BACKFILL TRENCHES WILL BE ALLOWED ON THIS PROJECT.
PR OF	9.	POLYVINYL CHLORIDE (PVC) SEWER PIPE SHALL BE SDR 26. FITTINGS AND JOINTS SHALL CONFORM TO COMPATIBLE SDR 26 PIPE. SOLVENT CEMENTS JOINTS SHALL NOT BE USED.
IN	10.	WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF WATER MAINS, SUCH INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF HEALTH "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS" (1988 OR ANY REVISIONS THERETO).
ITS,	11.	DUE TO FEDERAL REGULATION TITLE 49, PART 192.181, GEORGETOWN ELECTRIC UTILITY MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT AND WORK AROUND ANY GAS VALVE THAT ARE IN THE PROJECT AREA.
	12.	ALL SPOIL AND OTHER UNSUITABLE MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.
	13.	ALL SERVICES ARE BROUGHT TO WITHIN 5 FEET OF THE BUILDING UNLESS OTHERWISE NOTED. REFERENCE MEP PLANS FOR UTILITY CONNECTIONS AT THE BUILDING.
R ULD	14.	WHETHER SHOWN ON THE PLANS OR NOT ALL CLEANOUT TOPS AND MANHOLES SHALL BE INSTALLED AT LEAST 3" ABOVE FINISHED GRADE OUTSIDE PAVEMENT AND FLUSH WITH FINISHED GRADE WITHIN THE PAVEMENT AREAS.
)F _).	15.	SANITARY SEWER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF GEORGETOWN PLUMBING CODE, AND AS DIRECTED BY THE PLUMBING INSPECTOR.
K	16.	THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH GEORGETOWN UTILITY SYSTEM (GUS) SPECIFICATIONS.
TS BE	17.	UTILITY CONTRACTOR SHALL COORDINATE WITH ONCOR ELECTRIC AND ATMOS ENERGY FOR THE GAS AND ELECTRICAL SERVICE.
	18.	FIRE LINE SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
	19.	DOMESTIC WATER SHALL BE PVC SCHEDULE 80 OR COPPER TUBING AS SPECIFIED IN THE GEORGETOWN UTILITY SYSTEMS STANDARD SPECIFICATIONS.
E IF	20.	CLEANOUTS SHALL BE TWO WAYS AND INSTALLED IN ACCORDANCE WITH THE CITY OF GEORGETOWN PLUMBING CODE AND AS DIRECTED BY PLUMBING INSPECTOR.
RES	21.	CONTRACTOR TO REPLACE EXISTING CURB INLETS WITHIN UTILITY EASEMENT & TIE BACK INTO EXISTING STORM DRAIN PIPES (NO SEPARATE PAY ITEM).
TY ∛S	22.	FIRE LINE SHALL BE PVC C900, CLASS 150 AND SHALL COMPLY WITH AWWA STANDARDS AND SHALL WITHSTAND A WORKING PRESSURE OF NOT LESS THAN 200 P.S.I.
	23.	CONTRACTOR SHALL MAINTAIN "AS-BUILT" DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION & SHALL SUBMIT SAME TO THE ENGINEER FOR APPROVAL PRIOR TO FINAL ACCEPTANCE BY OWNER.

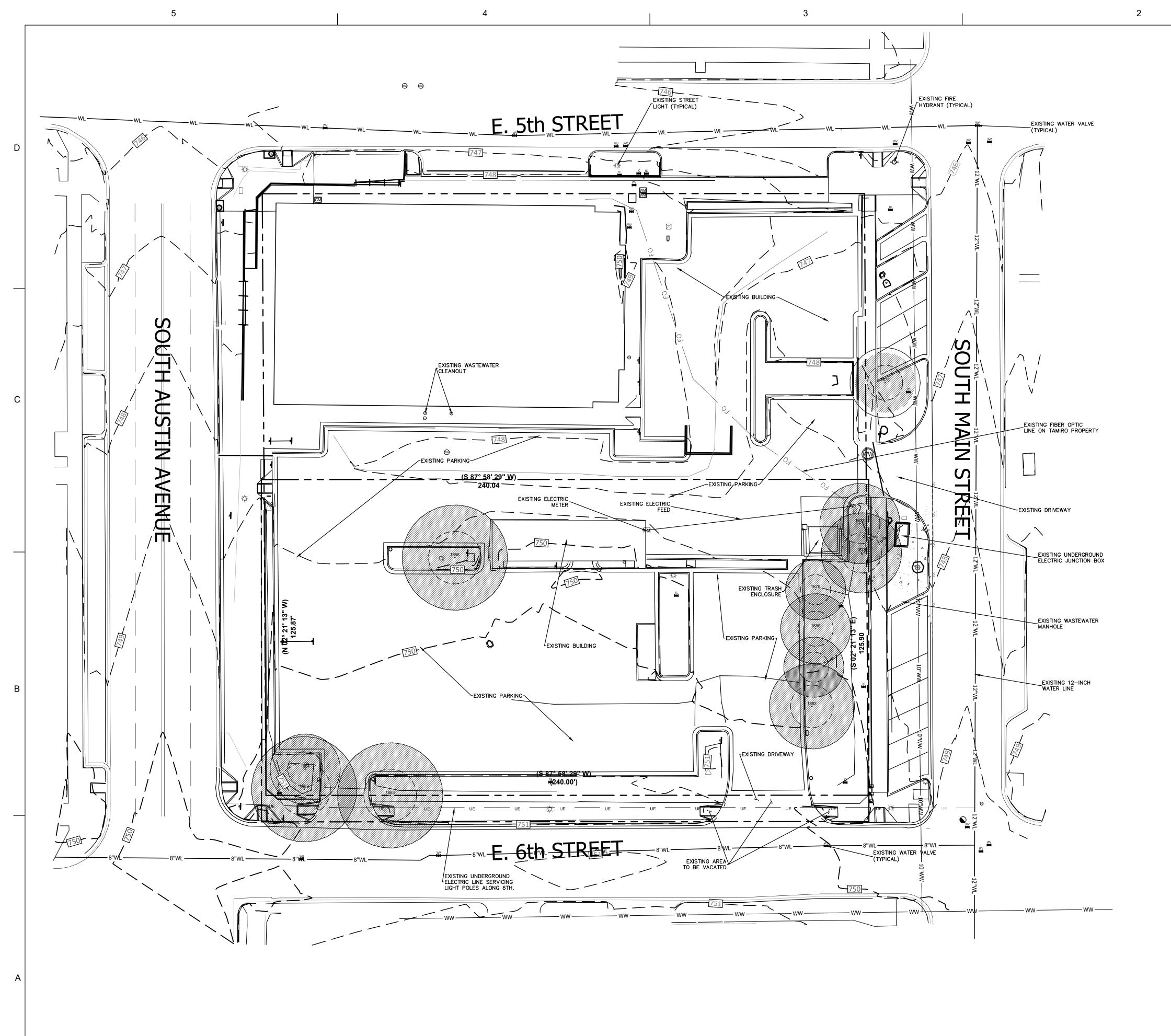
CRITERIA FOR SEWER MAIN CONSTRUCTION IN THE VICINITY OF WATER MAINS

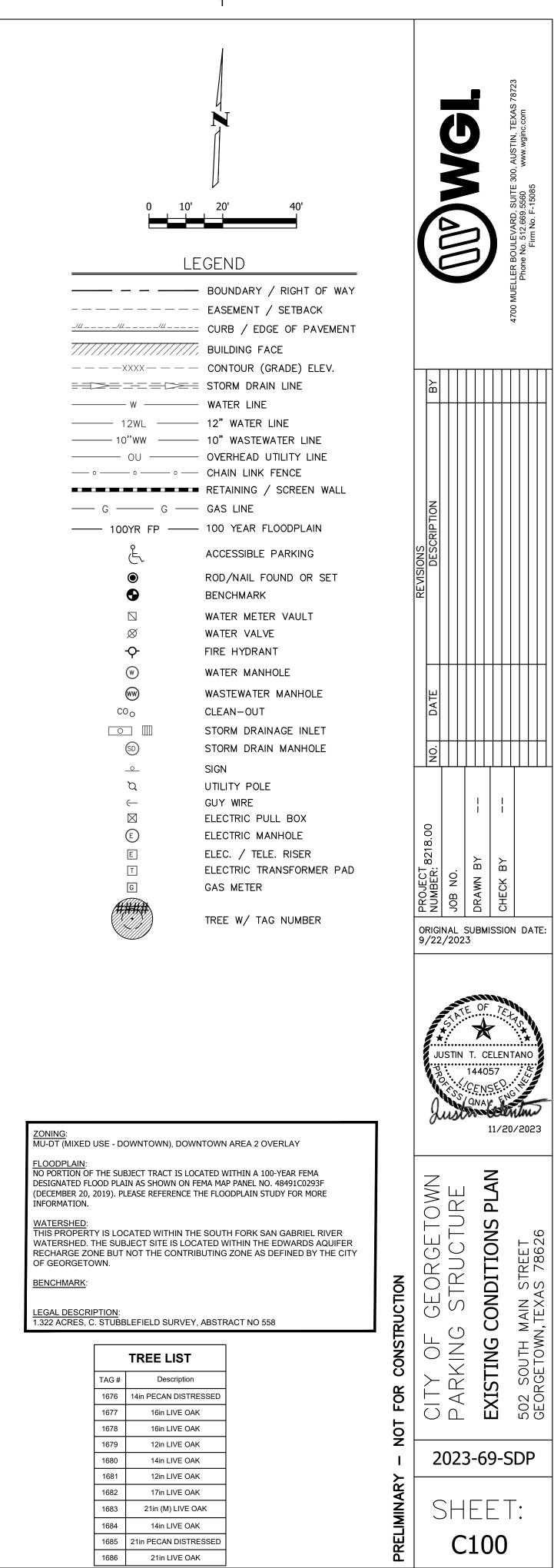
- WHERE A SEWER MAIN CROSSES OVER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN 9 FEET, ALL PORTIONS OF THE SEWER MAIN WITHIN NINE FEET OF THE WATER LINE SHALL BE CONSTRUCTED USING 150 PSI PRESSURE RATED DUCTILE IRON, CAST IRON OR PVC PIPE AND JOINED WITH EQUALLY PRESSURE RATED PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE AT LEAST EIGHTEEN (18) FEET IN LENGTH MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM).
- 2. WHERE A SEMI-RIGID OR RIGID SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET BUT GREATER THAN TWO FEET, THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAN (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF THE SEWER WITHIN NINE FEET OF THE WATER MAIN.
- 3. WHERE A SEWER MAIN CROSSES UNDER A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN TWO FEET, THE SEWER MAIN SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI WITHIN NINE FEET OF THE WATER MAIN, SHALL HAVE A SEGMENT OF SEWER PIPE CENTERED ON THE WATER MAIN, SHALL BE PLACED NO CLOSER THAN SIX INCHES BETWEEN OUTER DIAMETERS, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL. A SECTION OF 150 PSI PRESSURE RATED PIPE OF A LENGTH GREATER THAN EIGHTEEN (18) FEET MAY BE CENTERED ON THE WATER MAIN IN LIEU OF PIPE CONNECTION REQUIREMENTS. (NO SEPARATE PAY ITEM).
- 4. WHERE A SEWER MAIN PARALLELS A WATER MAIN AND THE SEPARATION DISTANCE IS LESS THAN NINE FEET, THE SEWER MAIN SHALL BE BELOW THE WATER MAIN, SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI FOR BOTH PIPE AND JOINTS FOR A DISTANCE OF NINE FEET BEYOND THE POINT OF CONFLICT, SHALL MAINTAIN A MINIMUM SEPARATION DISTANCE BETWEEN OUTER DIAMETERS OF TWO FEET VERTICALLY AND FOUR FEET HORIZONTALLY, AND SHALL BE JOINED WITH PRESSURE RING GASKET CONNECTIONS OR CORROSION PROTECTED MECHANICAL COUPLING DEVICES OF A CAST IRON OR DUCTILE IRON MATERIAL.
- 5. SANITARY SEWER MANHOLES SHALL NOT BE INSTALLED ANY CLOSER THAN NINE FEET TO WATER MAINS.
- 6. CORROSION PROTECTED MECHANICAL COUPLING DEVICES SHALL BE OF A CAST IRON MATERIALS.

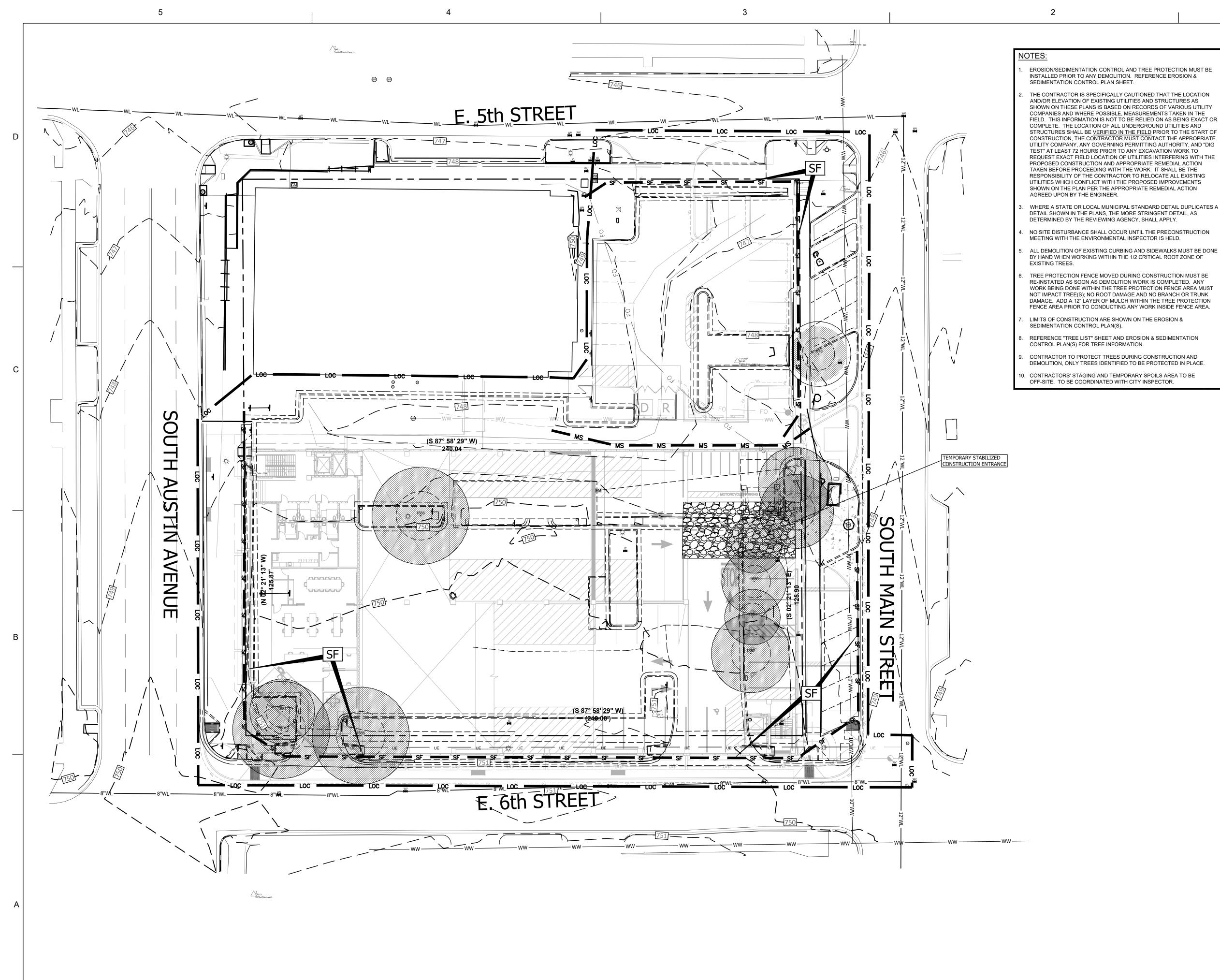
DEMOLITION NOTES

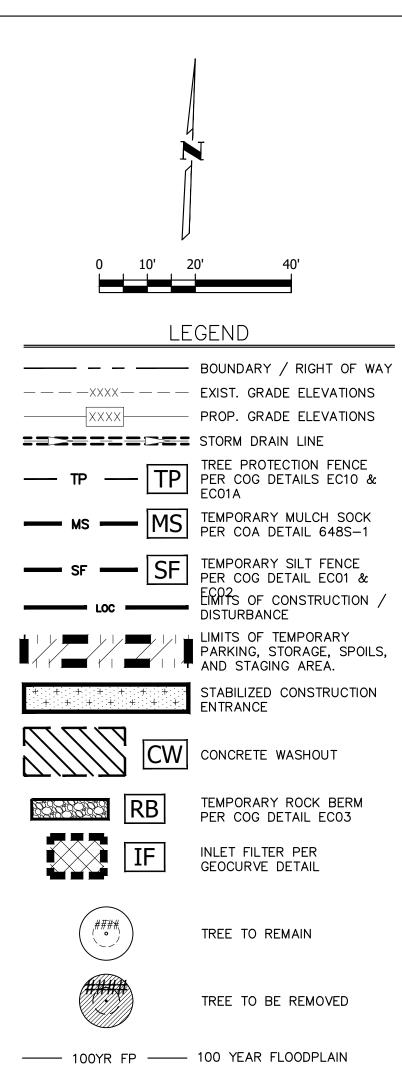
- 1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF GEORGETOWN STANDARDS AND SPECIFICATIONS.
- 2. ALL FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698).
- 3. CURB RAMPS ARE TO BE CONSTRUCTED ON ALL PERMANENT CURB RETURNS AT INTERSECTION OF ALL STREETS OR AS DIRECTED BY THE CITY OF GEORGETOWN INSPECTOR.
- 4. ALL CONSTRUCTION BARRICADING TO BE IN ACCORDANCE WITH CURRENT "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- 5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY. AND "DIG TEST" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
- 6. DISPOSAL OF ALL DEMOLISHED MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL MUNICIPAL REQUIREMENTS.
- 7. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
- 8. ALL ITEMS NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN. ANY ITEM TO REMAIN WHICH IS REMOVED SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. (NO SEPARATE PAY).
- 9. CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY DEMOLITION PERMITS FOR THE PROJECT AND COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES FOR REMOVAL OF THEIR INDIVIDUAL SERVICES.
- 10. CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER REGARDING QUESTIONS ON THE DEMOLITION PLAN.
- 11. DEMOLITION CONTRACTOR SHALL CLEARLY MARK ALL EXISTING UTILITY SERVICES WHERE THEY CROSS PROPERTY LINE. THIS INFORMATION WILL BE USED BY UTILITY COMPANY AND CONTRACTORS TO TIE INTO FOR THE PROPOSED UTILITY SERVICES.
- 12. CONTRACTOR SHALL VERIFY WHICH TREES TO BE SAVED & PROTECTED PRIOR TO COMMENCING CONSTRUCTION, DURABLE FENCE PROTECTION BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO BE SAVED WITH FENCE PLACEMENT A MINIMUM OF 10 FEET FROM TREES TRUNKS.
- 13. CONTRACTOR SHALL NOT DISTURB AREAS AROUND EXISTING TREES TO BE SAVED.
- 14. CONTRACTOR SHALL COMPENSATE OWNER FOR DAMAGE OR TREES THAT WERE TO REMAIN.

Beorgetown Fire Department S50 DB Woat Second Book and Boo	4700 MUELLER BOULEVARD, SUITE 300, AUSTIN, TEXAS 78723 Phone No. 512.669.5560 www.wginc.com Firm No. F-15085
Figure 1	REVISIONS DESCRIPTION
GEORGETOWN TEXAS CITY COUNCIL RECORDOF ACTION	NO. DATE
DATE:April 25, 2023FILE NUMBER:2023-1-APLAPPLICANT:WGI on behalf of City of GeorgetownPROPERTY OWNER:BLOCK 27 LLCPROPERTY ADDRESS:502 MAIN ST, GEORGETOWN, TX 78626LEGAL DESCRIPTION:S3667 - Georgetown City Of, BLOCK 27, Lot 1-8, ACRES 1.321REQUEST:Courthouse View Waiver Request to allow two protected views to the	8218.00
Williamson County Courthouse to be impacted by a proposed public parking garage. The above referenced request was <u>APPROVED</u> by the City Council on <u>April 25, 2023</u> , by a vote of The above referenced request was <u>APPROVED</u> by the City Council on <u>April 25, 2023</u> , by a vote of in favor and in opposition with abstaining. On this date, the Council found that the request met the conditions set forth in Section <u>3.27.060</u> of the City of Georgetown Unified Development Code.	ORIGINAL SUBMISSION DATE: 9/22/2023
Joshua Schroeder Mayor, City of Georgetown Robyn Densmore City Secretary, City of Georgetown	JUSTIN T. CELENTANO
NOT FOR CONSTRUCTION	CITY OF GEORGETOWN PARKING STRUCTURE GENERAL NOTES 502 SOUTH MAIN STREET GEORGETOWN, TEXAS 78626
I .	2023-69-SDP
PRELIMINARY	SHEET: C003



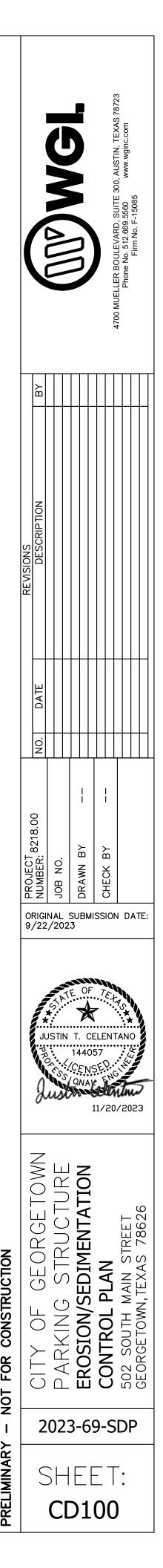


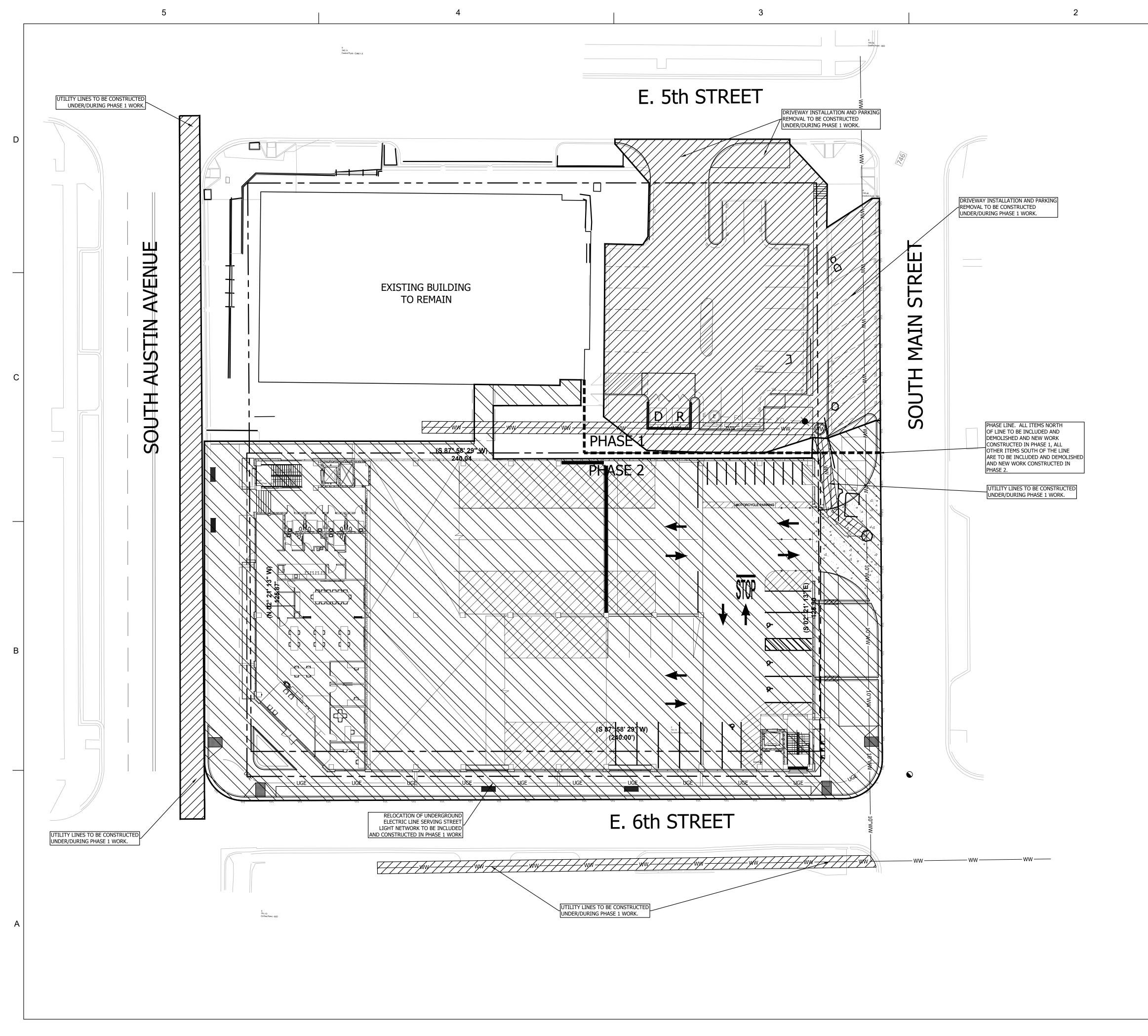


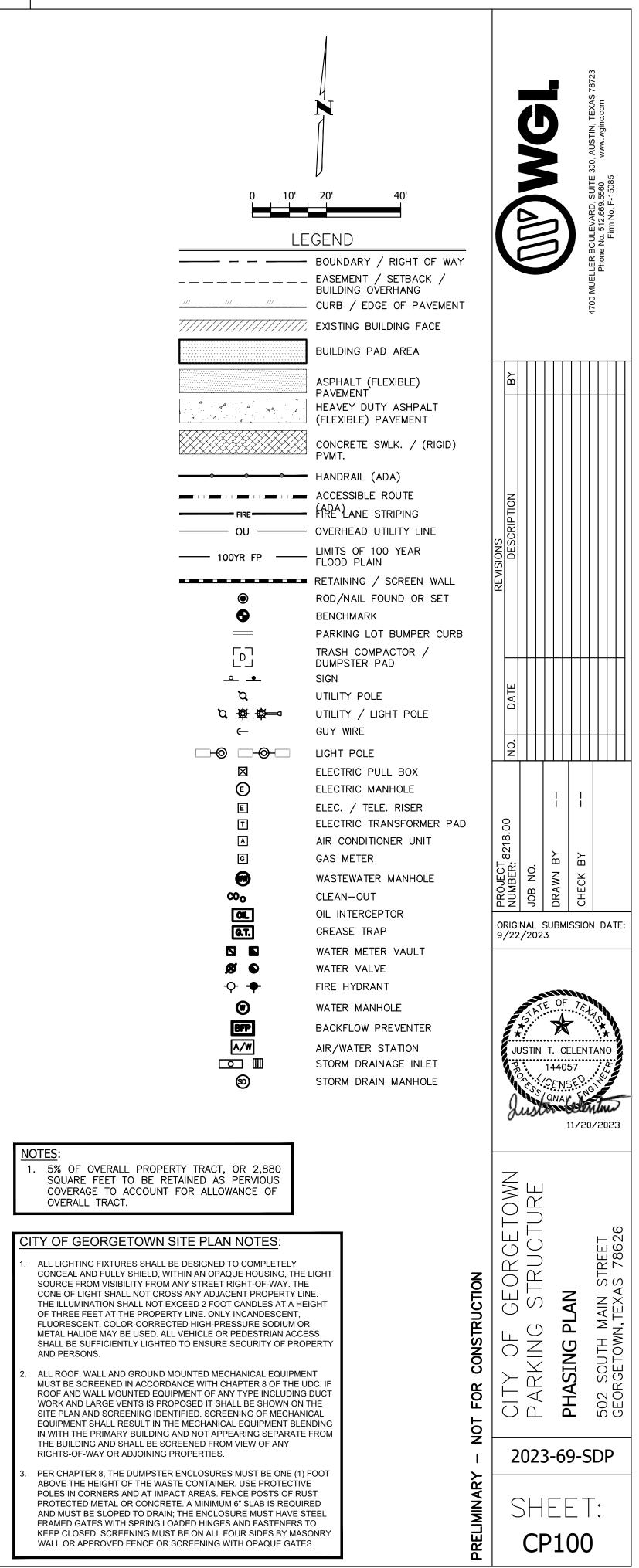


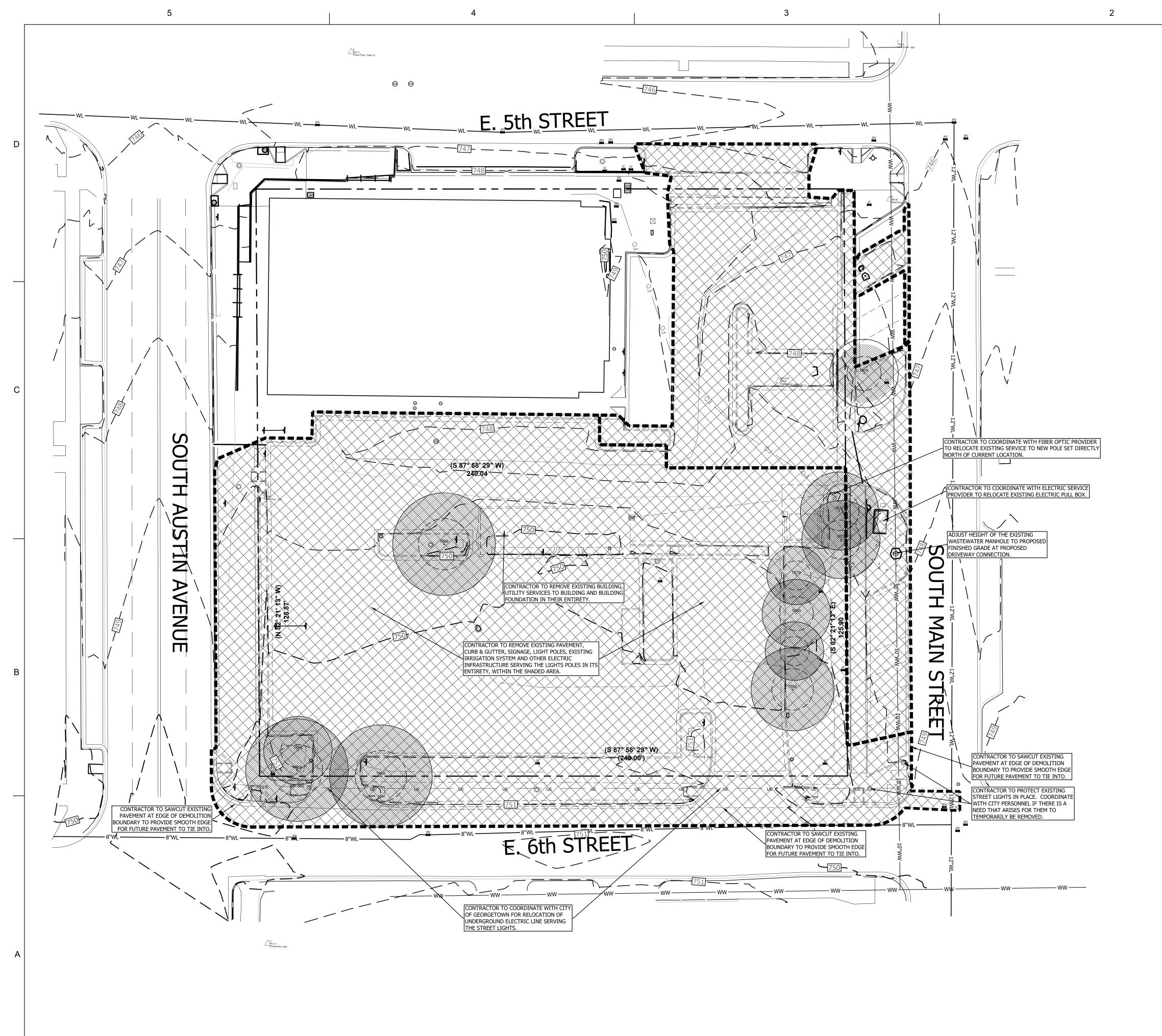
EROSION CONTI QUANTITIES	ROL
LIMITS OF CONSTRUCTION	+/- 1.47 ACRES
TOTAL LENGTH OF SILT FENCE	688 LF
TOTAL LENGTH OF TREE PROTECTION	0 LF
TOTAL LENGTH OF MULCH SOCK	114 LF
TOTAL LENGTH OF ROCK BERM	0 LF
TOTAL NUMBER OF INLET PROTECTION	0 EACH
STABILIZED CONSTRUCTION ENTRANCE	1 EACH

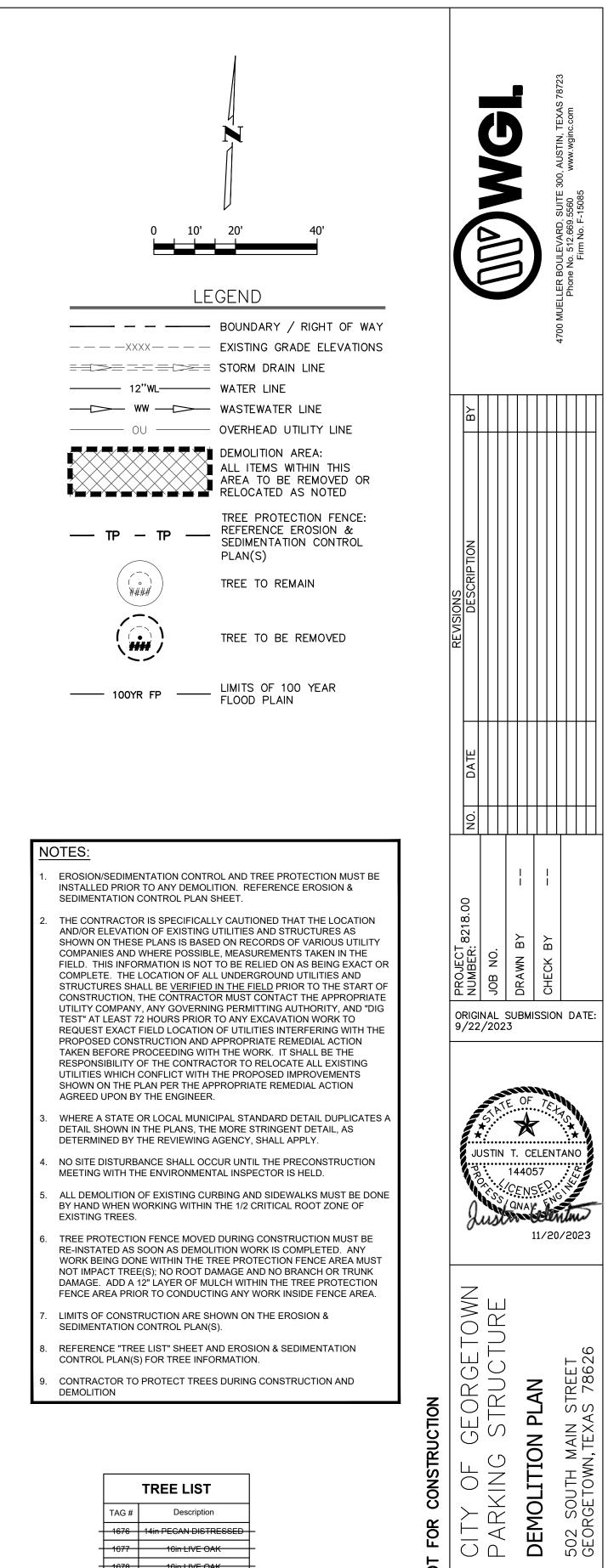
	TREE LIST						
TAG #	Description						
1676	14in PECAN DISTRESSED						
1677	16in LIVE OAK						
1678	16in LIVE OAK						
1679	12in LIVE OAK						
1680	14in LIVE OAK						
1681	12in LIVE OAK						
1682	17in LIVE OAK						
1683	21in (M) LIVE OAK						
1684	14in LIVE OAK						
1685	21in PECAN DISTRESSED						
1686	21in LIVE OAK						











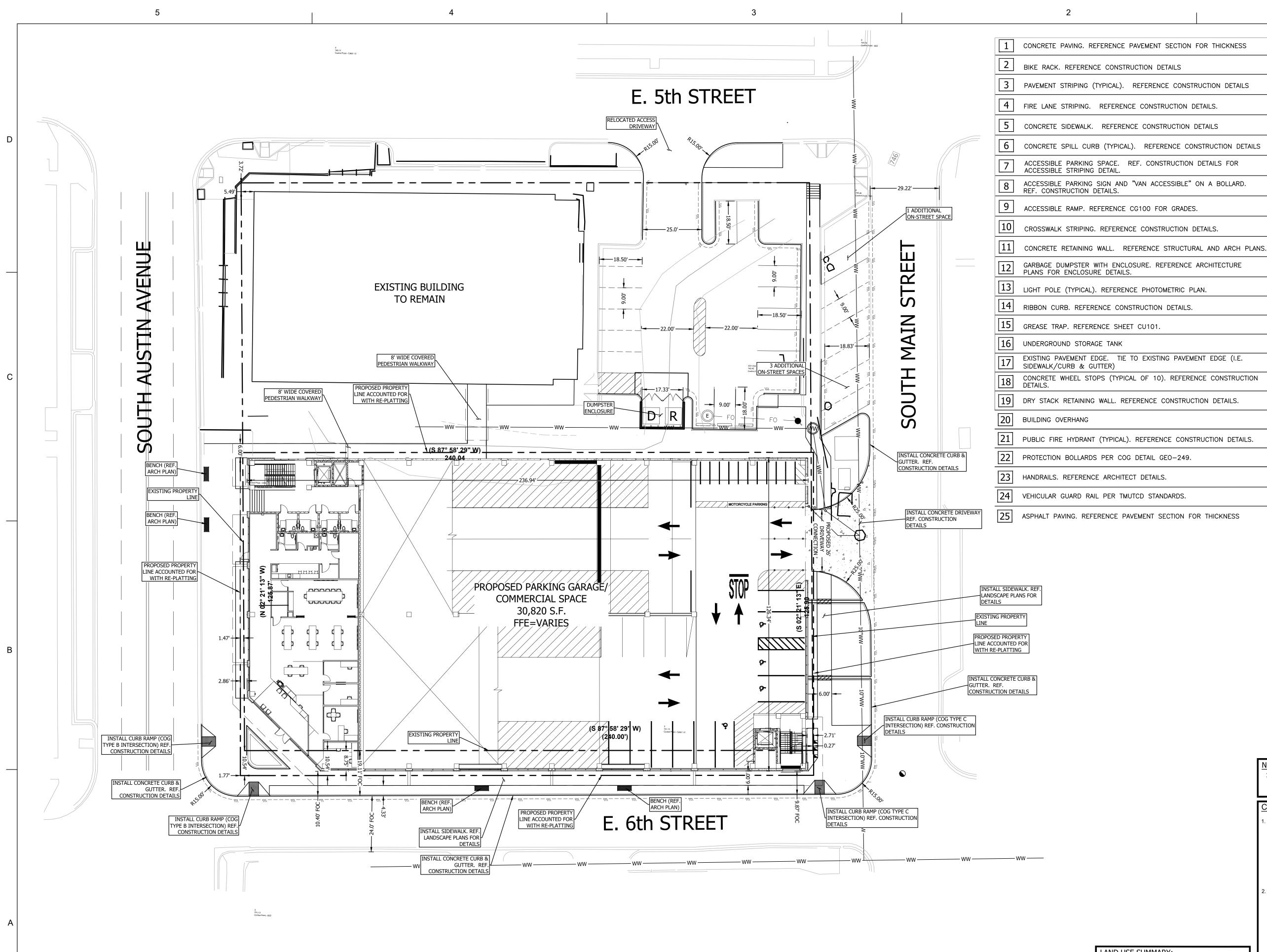
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1677	16in LIVE OAK	
1678	16in LIVE OAK	
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1680	14in LIVE OAK	
1681	12in LIVE OAK	
1682	17in LIVE OAK	
1683	21in (M) LIVE OAK	┢
1684	14in LIVE OAK	┝
1685	21in PECAN DISTRESSED	┝

1686 21in LIVE OAK

2023-69-SDP

SHEET:

CD100



LAND USE SUMMARY: SITE AREA: 60,295 S.F. (1.38 ACRES) PROPOSED IMPERVIOUS COVER: 56,429.46 S.F. (1.30 ACRES) THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT IS ACCORDING TO THE FOLLOWING TABLE: LOT 1A - 24,469 S.F. LOT 1B - 30,222 S.F.

LEGEND - - BOUNDARY / RIGHT OF WAY EASEMENT / SETBACK / _ _ _ _ _ _ _ _ _ BUILDING OVERHANG EDGE OF PAVEMENT BUILDING PAD AREA ASPHALT (FLEXIBLE) PAVEMENT HEAVEY DUTY ASHPALT (FLEXIBLE) PAVEMENT CONCRETE SWLK. / (RIGID) PVMT. HANDRAIL (ADA) ACCESSIBLE ROUTE ADA FIRE LANE STRIPING OVERHEAD UTILITY LINE LIMITS OF 100 YEAR FLOOD PLAIN RETAINING / SCREEN WALL ROD/NAIL FOUND OR SET BENCHMARK PARKING LOT BUMPER CURB _____ TRASH COMPACTOR DUMPSTER PAD SIGN ď UTILITY POLE **∠ & &**— UTILITY / LIGHT POLE GUY WIRE IZI LIGHT POLE ELECTRIC PULL BOX ELECTRIC MANHOLE ELEC. / TELE. RISER ELECTRIC TRANSFORMER PAD AIR CONDITIONER UNIT GAS METER WASTEWATER MANHOLE CLEAN-OUT OIL OIL INTERCEPTOR ORIGINAL SUBMISSION DATE: G.T. GREASE TRAP 9/22/2023 WATER METER VAULT

Ø D

 \bigcirc

BFP A/W

SD

5% OF OVERALL PROPERTY TRACT, OR 2,880 SQUARE

FEET TO BE RETAINED AS PERVIOUS COVERAGE TO

ACCOUNT FOR ALLOWANCE OF OVERALL TRACT.

CITY OF GEORGETOWN SITE PLAN NOTES:

ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY

SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE

FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR

METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS

ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF

WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE

SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL

THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY

RIGHTS-OF-WAY OR ADJOINING PROPERTIES.

EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM

PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT

ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE

POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED

AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL

KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY

FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO

WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT

SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY

CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE.

THE ILLUMINATION SHALL NOT EXCEED 2 FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT,

CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT

NOTES:

AND PERSONS.

WATER VALVE

FIRE HYDRANT

WATER MANHOLE

BACKFLOW PREVENTER

STORM DRAINAGE INLET

STORM DRAIN MANHOLE

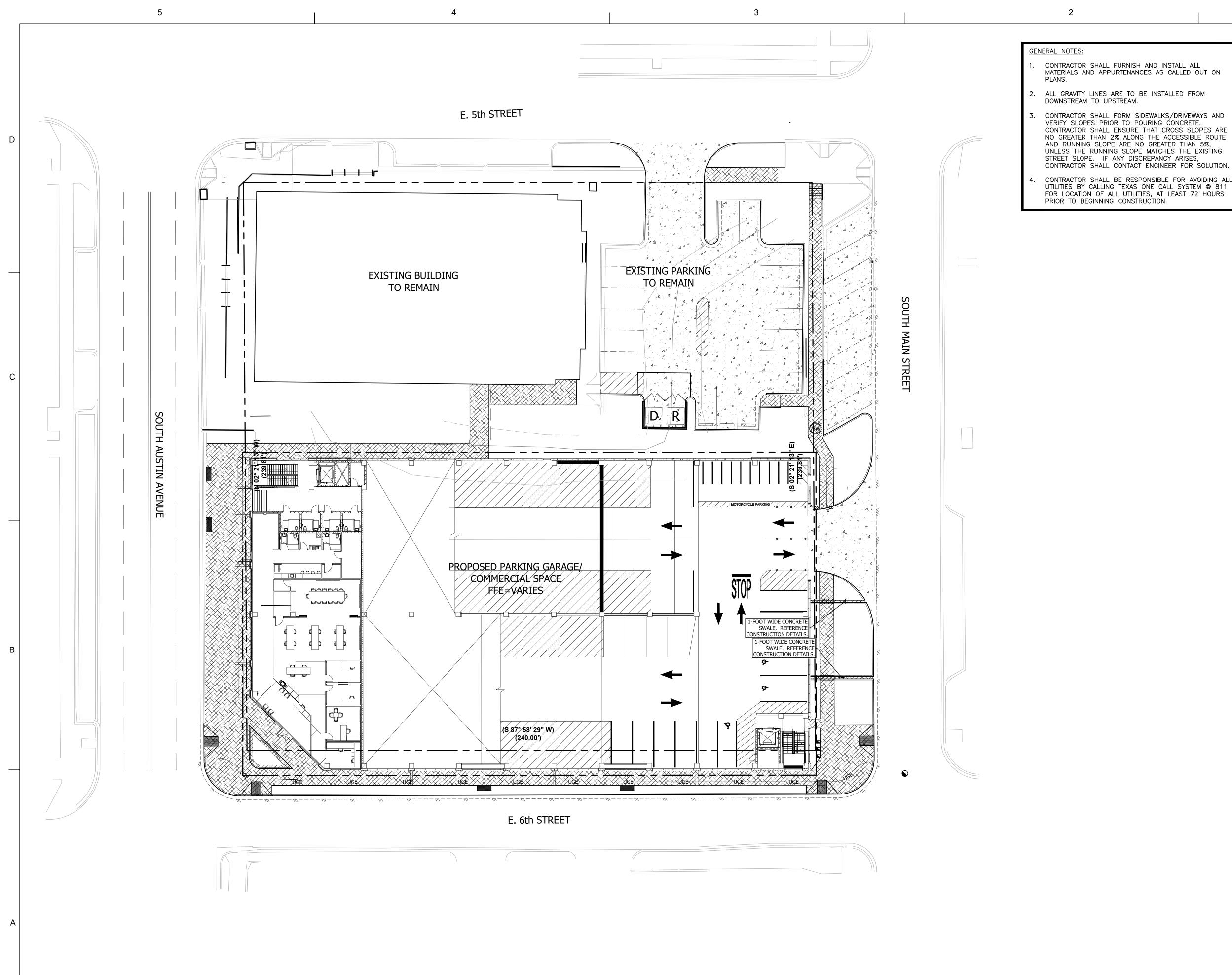
AIR/WATER STATION

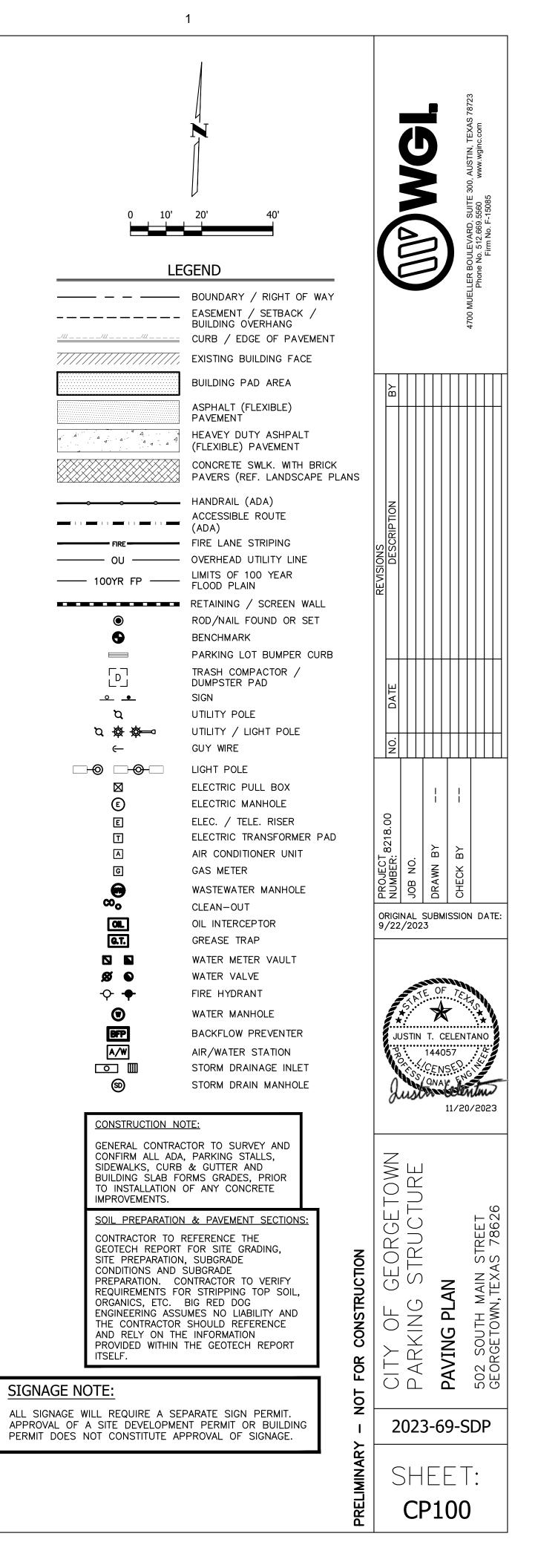
JUSTIN T. CELENTANO

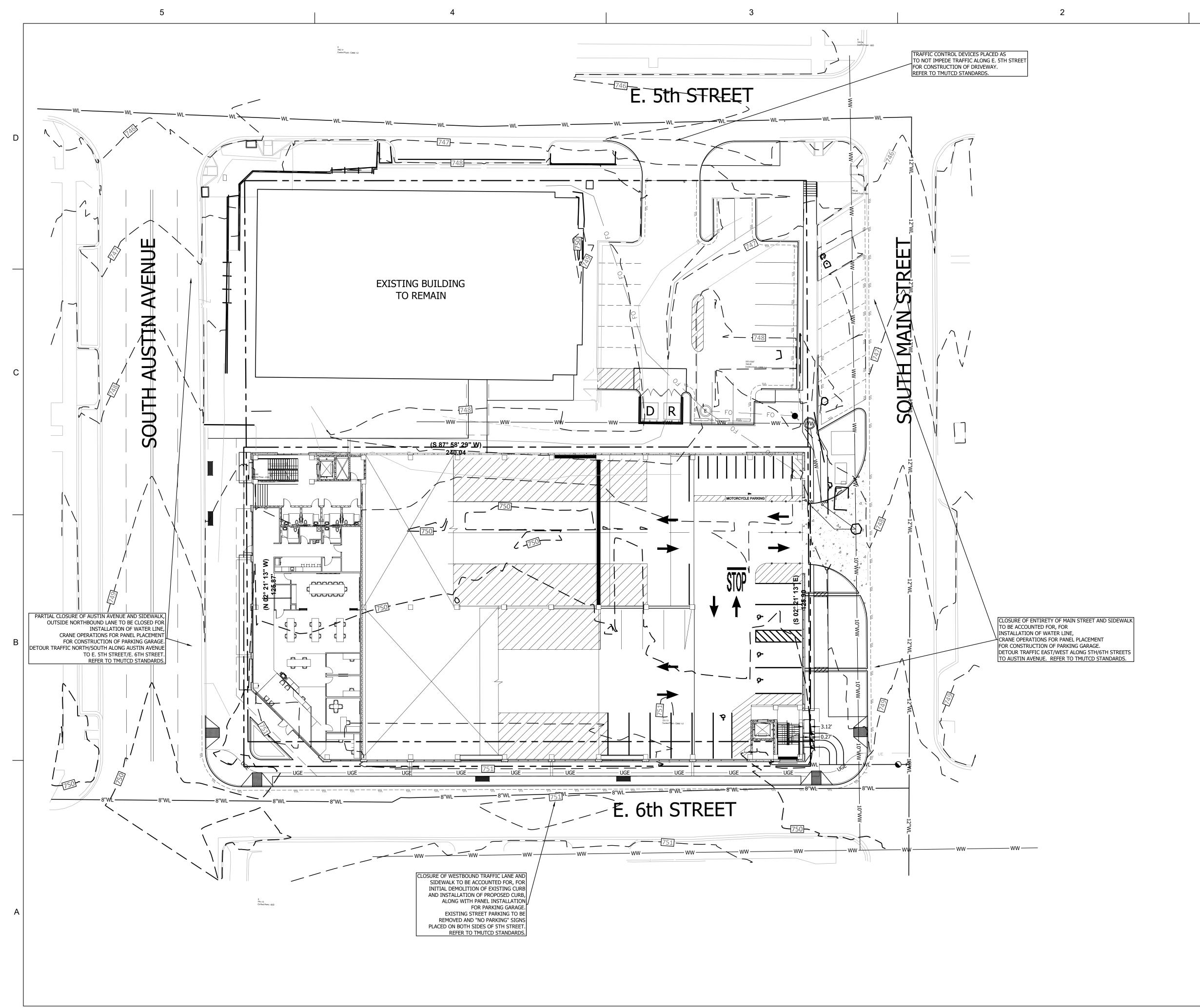
GEORGET STRUCTU $\vdash \bigcirc$ REE 786 N N AIN TEXA KING ≥_; PLAN OUTH ETOWN \bigcirc AR ш SIT $\circ \circ$ Ц С С С С \bigcirc \square 2023-69-SDP SHEET: CS100

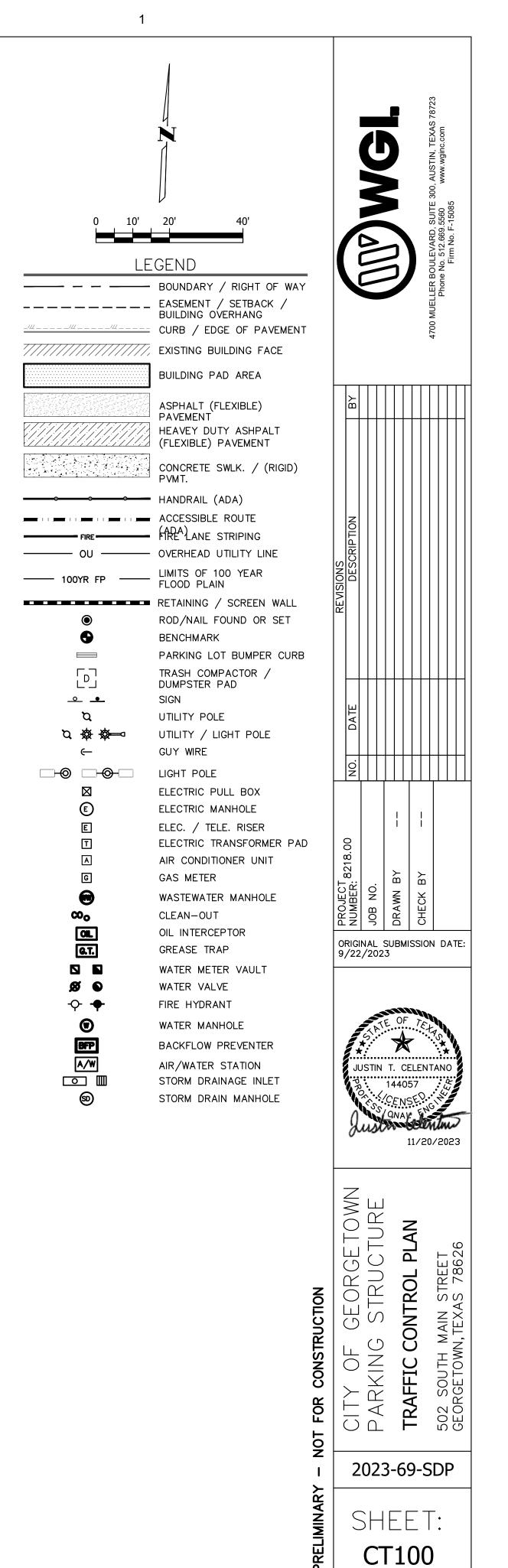
CONSTRUCTION

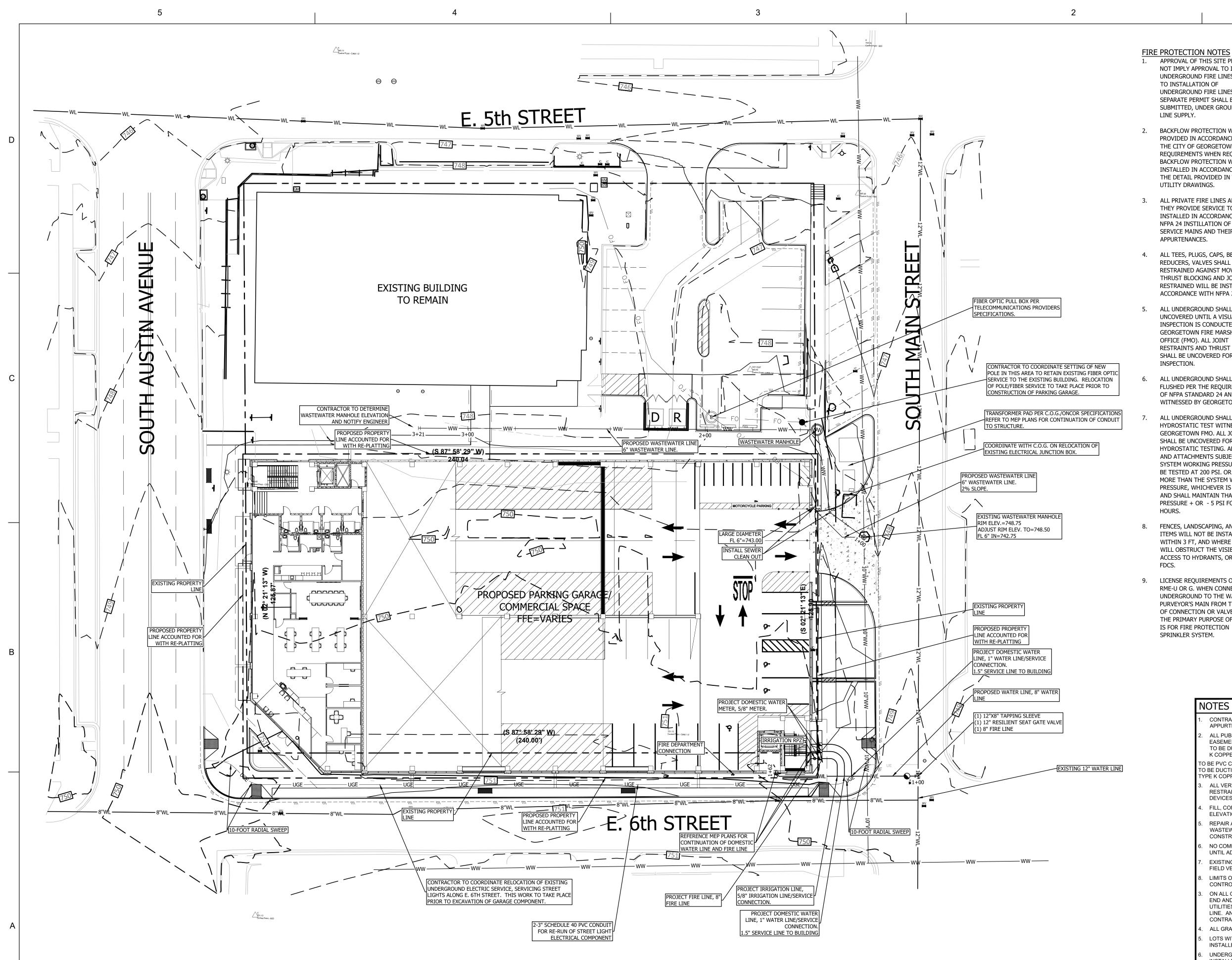
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APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE PERMIT SHALL BE

SUBMITTED, UNDER GROUND FIRE

BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS.

3. ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 INSTILLATION OF PRIVATE SERVICE MAINS AND THEIR

4. ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEMENT THRUST BLOCKING AND JOINT RESTRAINED WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24.

> ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S

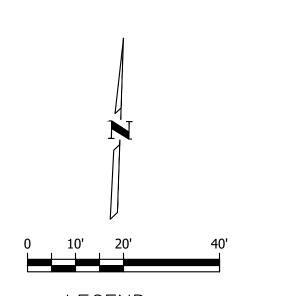
RESTRAINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL

ALL UNDERGROUND SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND WITNESSED BY GEORGETOWN FMO.

ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI. OR 50 PSI MORE THAN THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE + OR - 5 PSI FOR 2

FENCES, LANDSCAPING, AND OTHER ITEMS WILL NOT BE INSTALLED WITHIN 3 FT, AND WHERE THEY WILL OBSTRUCT THE VISIBILITY OR ACCESS TO HYDRANTS, OR REMOTE

9. LICENSE REQUIREMENTS OF EITHER RME-U OR G. WHEN CONNECTING BY UNDERGROUND TO THE WATER PURVEYOR'S MAIN FROM THE POINT OF CONNECTION OR VALVE WHERE THE PRIMARY PURPOSE OF WATER IS FOR FIRE PROTECTION SPRINKLER SYSTEM.



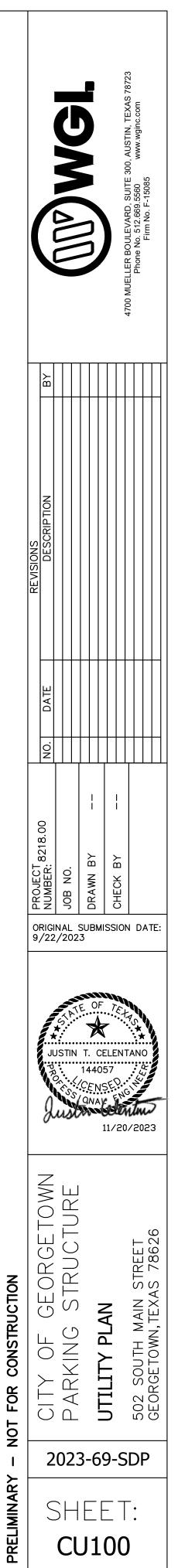
_/// _ _ _ _ _ /// _ _ _ _ _ /// _ _ _ _ _ _ XXXX _ _ _ _ –lxxxx⊢ _ _ _ _ _ _ _ _ _ _ ____ WL _____ \sim _____ OU _____ b **Σ & & ∞** COO OIL G.T. Ø ◙ BFP A/W **SD**

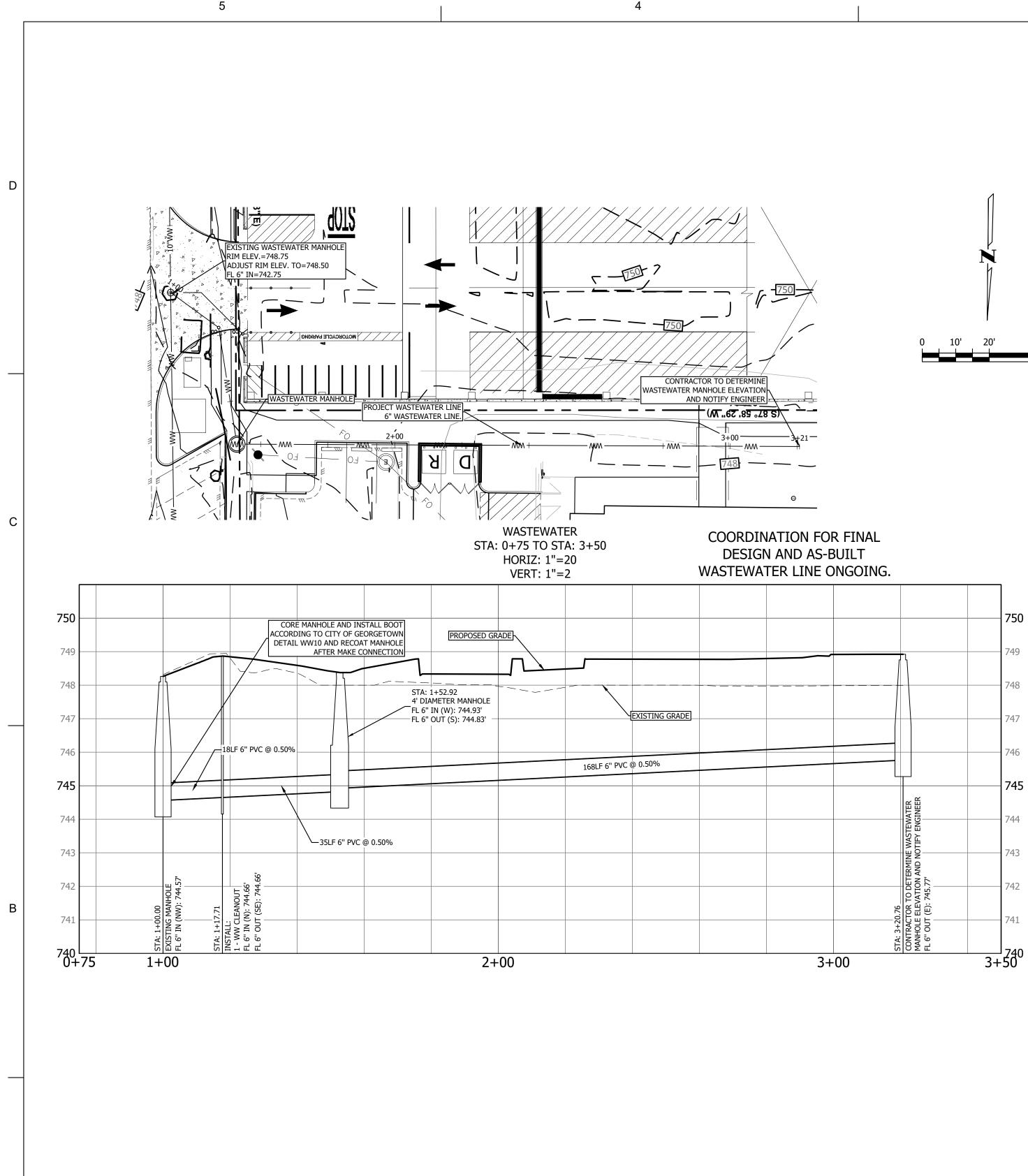
<u> </u>	GEND
_	BOUNDARY / RIGHT OF WAY
_	EASEMENT / SETBACK
	CURB / EDGE OF PAVEMENT
	EXIST. GRADE ELEVATIONS
_	PROP. GRADE ELEVATIONS
=	STORM DRAIN LINE
	RETAINING / SCREEN WALL
_	WATER LINE
_	WASTEWATER LINE w/ FLOW
	DIRECTION OF FLOW
	OVERHEAD UTILITY LINE
_	GAS LINE UNDERGROUND ELECTRIC
	TRASH COMPACTOR / DUMPSTER PAD
	SIGN
	UTILITY POLE
	UTILITY / LIGHT POLE
	GUY WIRE
	ELECTRIC PULL BOX
	ELECTRIC MANHOLE
	ELEC. / TELE. RISER ELECTRIC TRANSFORMER PAD
	AIR CONDITIONER UNIT
	CABLE RISER
	GAS METER
	WASTEWATER MANHOLE
	CLEAN-OUT
	OIL INTERCEPTOR
	GREASE TRAP
	WATER METER VAULT
	WATER VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	BACKFLOW PREVENTER
	AIR/WATER STATION
	STORM DRAINAGE INLET

STORM DRAIN MANHOLE

NOTES

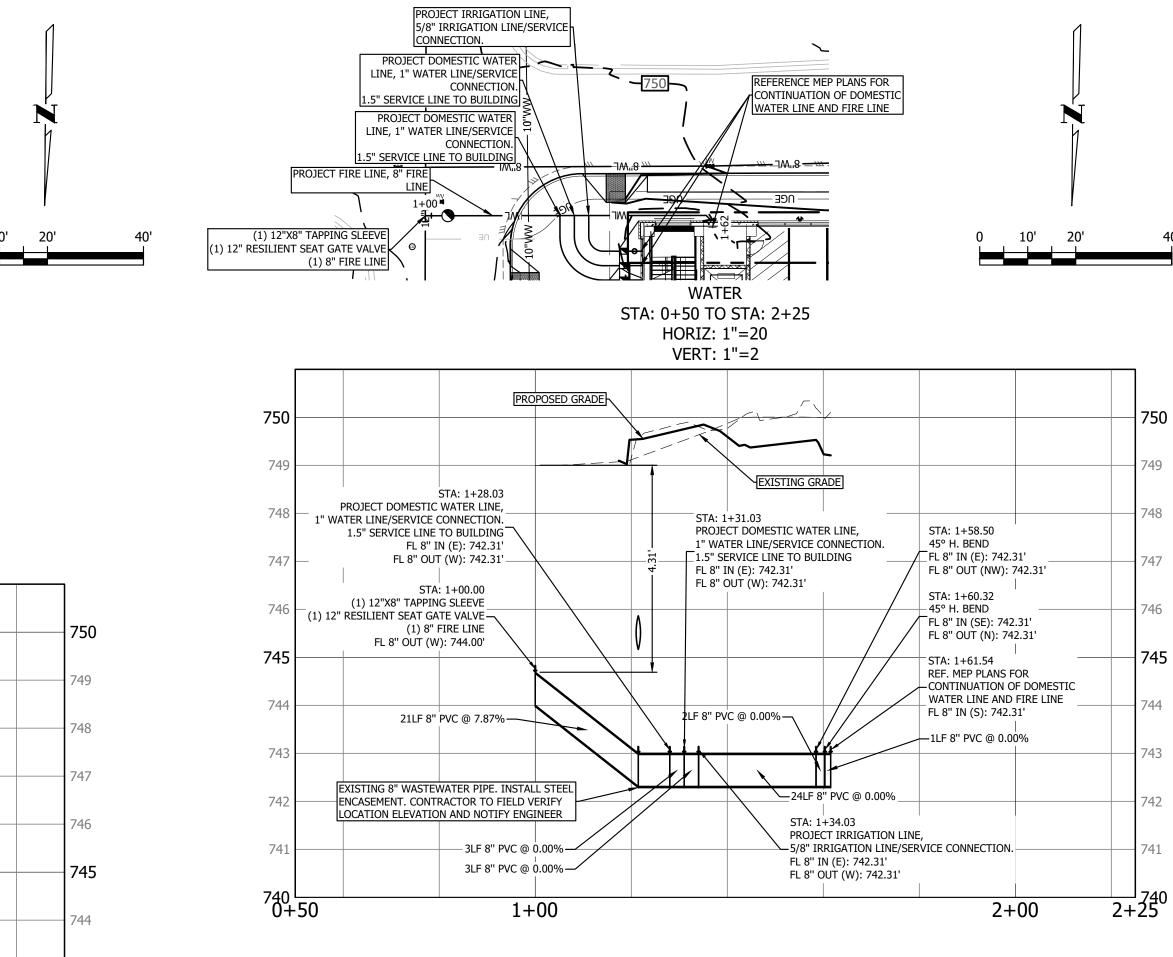
- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND APPURTENANCES AS CALLED OUT ON PLANS.
- ALL PUBLIC POTABLE WATER PIPE (WITHIN R.O.W. AND UTILITY EASEMENTS) TO BE SDR 9 FROM MAIN TO METER. FIRE HYDRANT LEADS TO BE DUCTILE IRON CLASS 350 PER DETAIL. SERVICE LEADS TO BE TYPE K COPPER PER DETAIL.
- TO BE PVC C900 DR14 (BLUE) EXCEPT FOR FIRE HYDRANT LEADS, WHICH ARE TO BE DUCTILE IRON CL350 PER DETAIL, AND SERVICE LEADS, WHICH ARE YPE K COPPER, PER DETAIL.
- ALL VERTICAL AND HORIZONTAL WATER LINE BENDS SHALL BE RESTRAINED TO THE MAIN USING MECHANICAL JOINT RESTRAINT DEVICES SUCH AS MEGA-LUG OR APPROVED EQUAL (SPL-WW-27A).
- FILL, COMPACT & TEST GROUND AT PROPOSED FINISHED GRADE ELEVATION TO 95% DENSITY PRIOR TO UTILITY CONSTRUCTION. REPAIR ASPHALT AS REQUIRED FOR INSTALLATION OF WATER & WASTEWATER LINES PER C.O.A. DETAIL 1100S-2. REFERENCE
- CONSTRUCTION DETAILS. NO COMBUSTIBLE CONSTRUCTION SHALL BEGIN ON THIS PROJECT SITE UNTIL ADEQUATE FIRE FLOW IS AVAILABLE.
- EXISTING SERVICE LINE LOCATIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED.
- LIMITS OF CONSTRUCTION ARE SHOWN ON EROSION & SEDIMENTATION CONTROL PLAN(S).
- ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
- ALL GRAVITY WASTEWATER PIPE TO BE PVC SDR-26 (GREEN).
- LOTS WITH 80 PSI OR GREATER REQUIRE A PRV, SET AT 80 PSI, TO BE INSTALLED ON THE OWNER'S SIDE OF THE WATER METER.
- UNDERGROUND MAINS FEEDING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24, AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BY HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS. (THERE ARE NO PRIVATE HYDRANTS ON THIS PROJECT SITE).
- REFERENCE GENERAL NOTES SHEET(S) FOR ADDITIONAL UTILITY NOTES.





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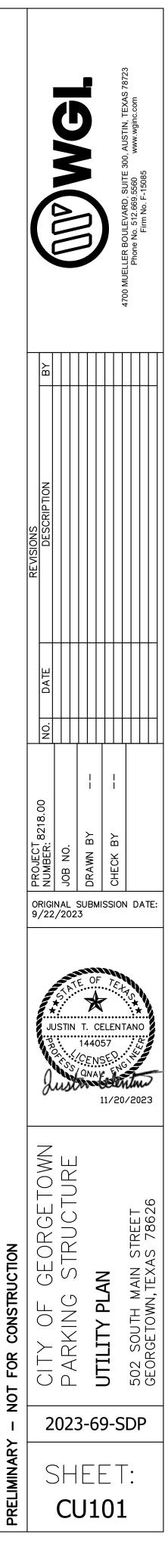
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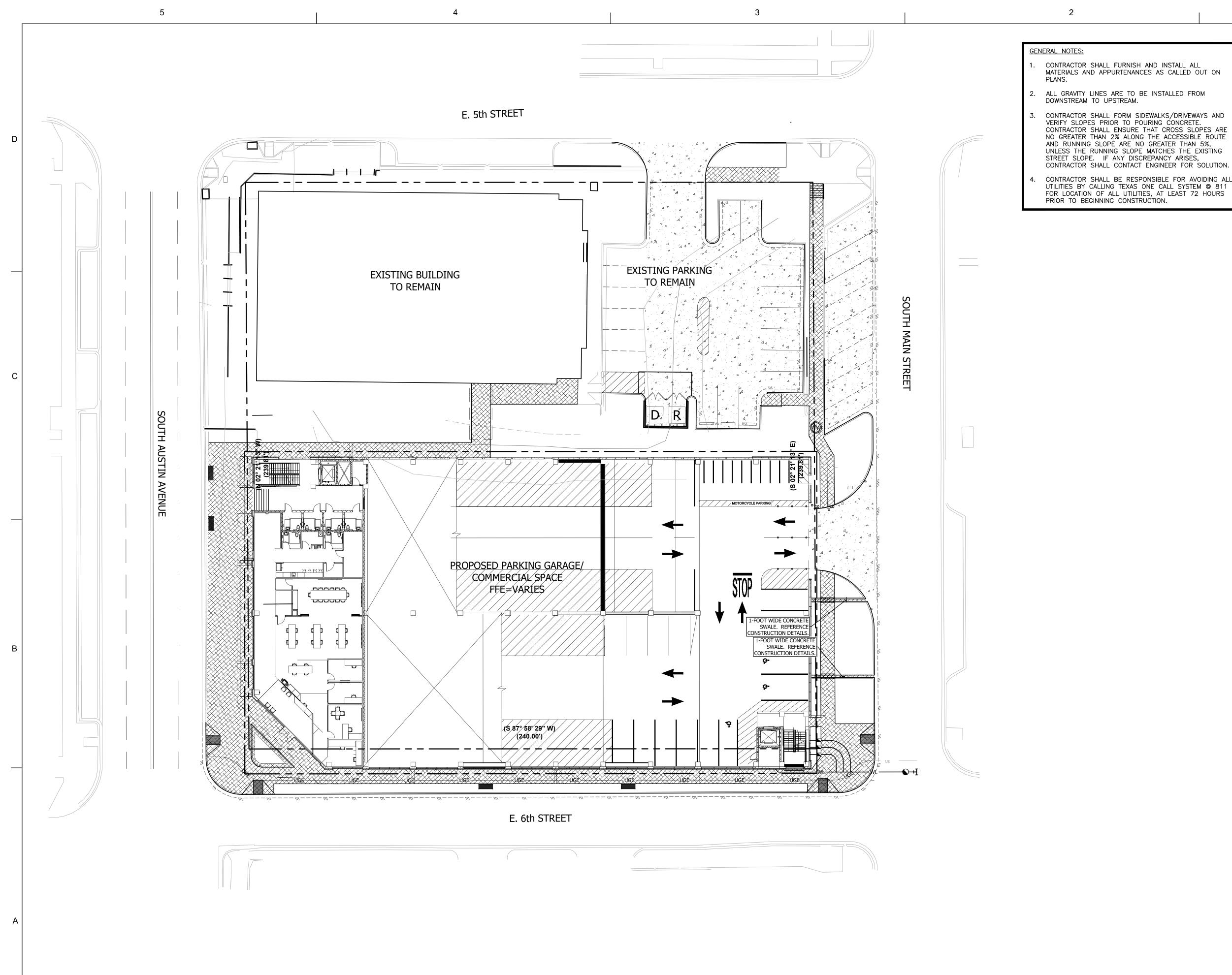
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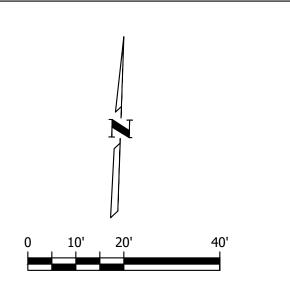
LEGEND

BOUNDARY / RIGHT OF WAY EASEMENT / SETBACK CURB / EDGE OF PAVEMENT EXIST. GRADE ELEVATIONS PROP. GRADE ELEVATIONS STORM DRAIN LINE RETAINING / SCREEN WALL WATER LINE WASTEWATER LINE w/ FLOW DIRECTION OF FLOW OVERHEAD UTILITY LINE GAS LINE UNDERGROUND ELECTRIC TRASH COMPACTOR / DUMPSTER PAD SIGN UTILITY POLE UTILITY / LIGHT POLE GUY WIRE ELECTRIC PULL BOX ELECTRIC MANHOLE ELEC. / TELE. RISER ELECTRIC TRANSFORMER PAD AIR CONDITIONER UNIT CABLE RISER GAS METER WASTEWATER MANHOLE CLEAN-OUT OIL INTERCEPTOR GREASE TRAP WATER METER VAULT WATER VALVE FIRE HYDRANT WATER MANHOLE BACKFLOW PREVENTER AIR/WATER STATION STORM DRAINAGE INLET STORM DRAIN MANHOLE

TREE W/ TAG (TO REMAIN)

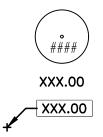






LEGEND

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BOUNDARY / RIGHT OF WAY - EASEMENT / SETBACK CURB / EDGE OF PAVEMENT OVERHEAD UTILITY LINE RETAINING / SCREEN WALL EXIST. GRADE ELEVATIONS PROP. GRADE ELEVATIONS EXIST. STORM DRAIN LINE PROP. STORM DRAIN LINE WATER LINE WASTEWATER LINE

DRAINAGE SWALE FLOW LINE DIRECTION OF FLOW

TREE W/ TAG (TO REMAIN)

PROPOSED FINISHED GRADE PROPOSED FINISHED GRADE

TOP OF CURB ELEVATION GUTTER ELEVATION FLOW LINE ELEVATION HIGH POINT ELEVATION LOW POINT ELEVATION MATCH EXISTING ELEVATION PAD ELEVATION FINISHED FLOOR ELEVATION TOP OF WALL ELEVATION FINISHED GRADE AT WALL 2% MAXIMUM CROSS SLOPE FOR ACCESSIBLE ROUTE IN THIS AREA

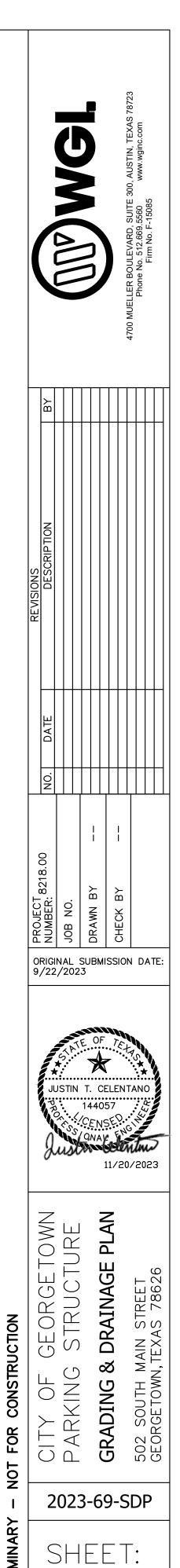
CONSTRUCTION NOTE:

GENERAL CONTRACTOR TO SURVEY AND CONFIRM ALL ADA, PARKING STALLS, SIDEWALKS, CURB & GUTTER AND BUILDING SLAB FORMS GRADES, PRIOR TO INSTALLATION OF ANY CONCRETE IMPROVEMENTS. SOIL PREPARATION & PAVEMENT SECTIONS:

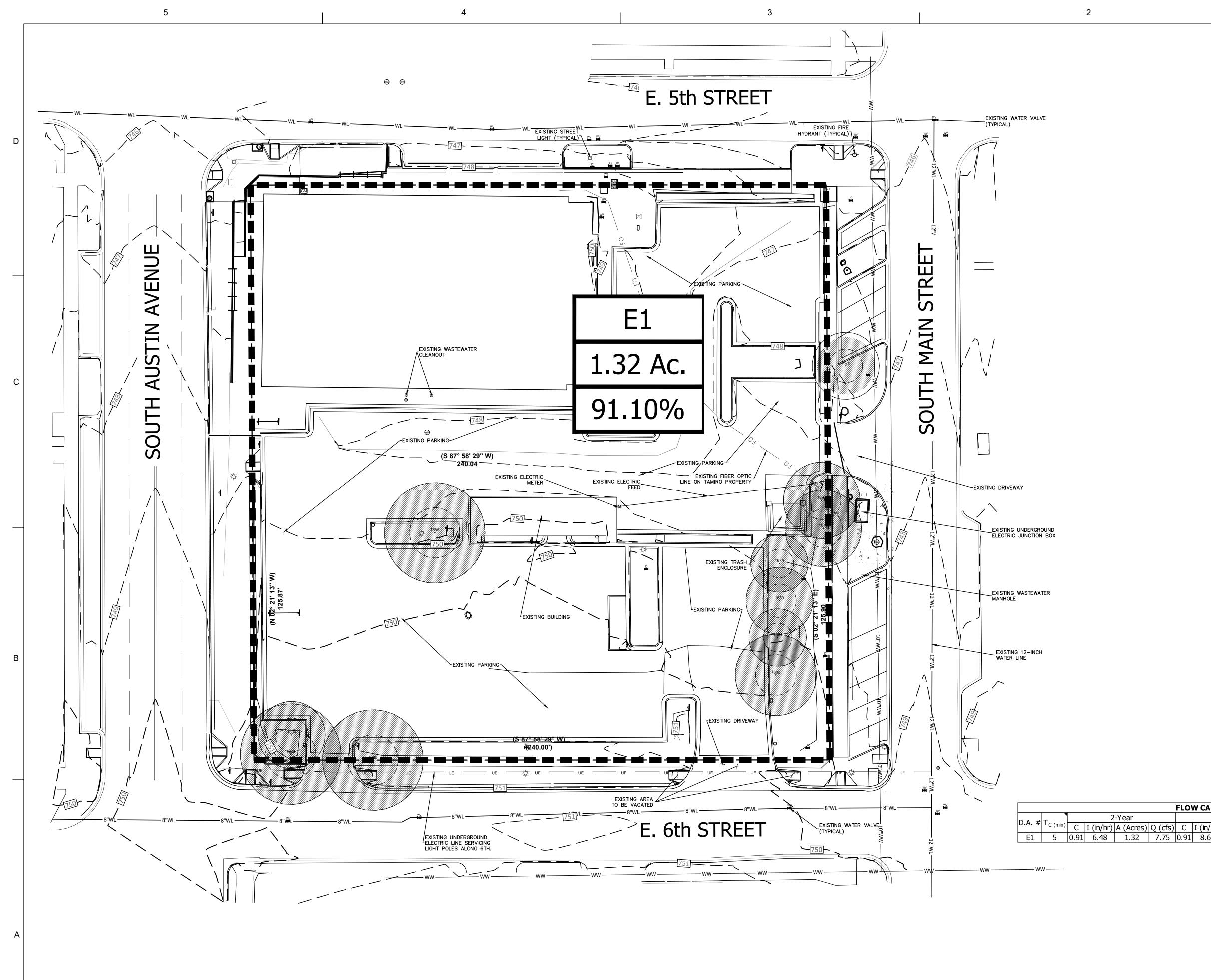
CONTRACTOR TO REFERENCE THE GEOTECH REPORT FOR SITE GRADING, SITE PREPARATION, SUBGRADE CONDITIONS AND SUBGRADE PREPARATION. CONTRACTOR TO VERIFY REQUIREMENTS FOR STRIPPING TOP SOIL, ORGANICS, ETC. BIG RED DOG ENGINEERING ASSUMES NO LIABILITY AND THE CONTRACTOR SHOULD REFERENCE AND RELY ON THE INFORMATION PROVIDED WITHIN THE GEOTECH REPORT ITSELF.

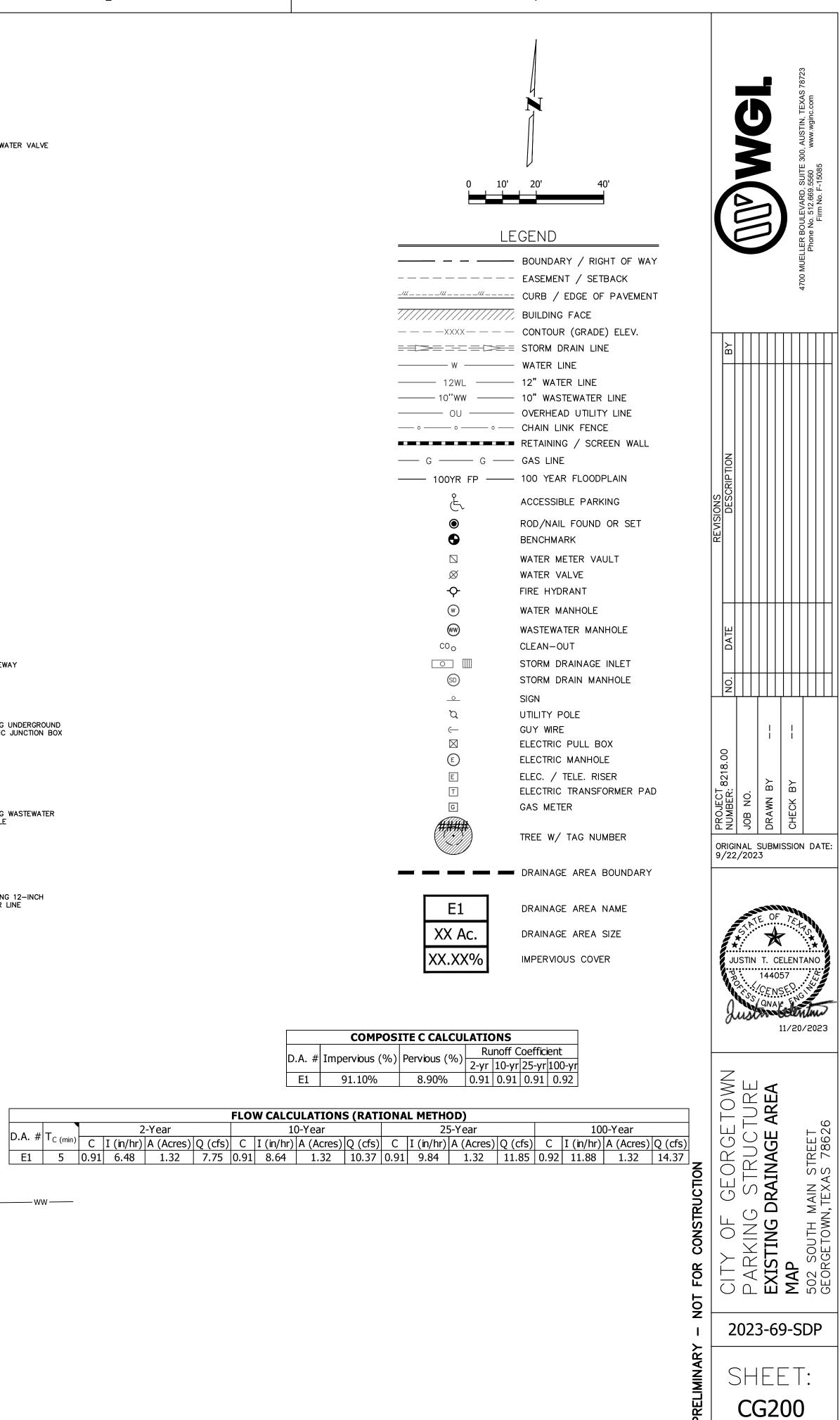
SIGNAGE NOTE:

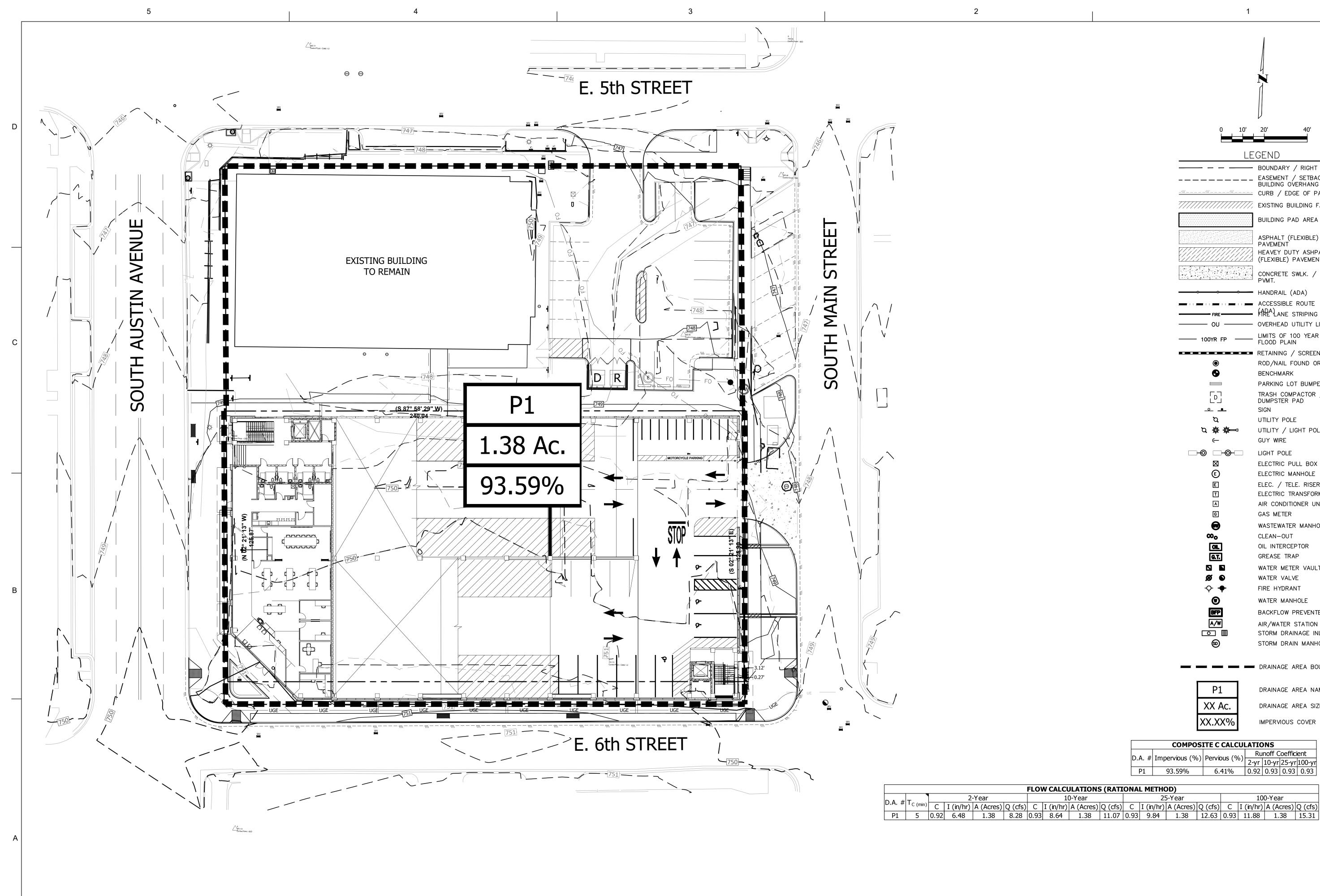
ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.

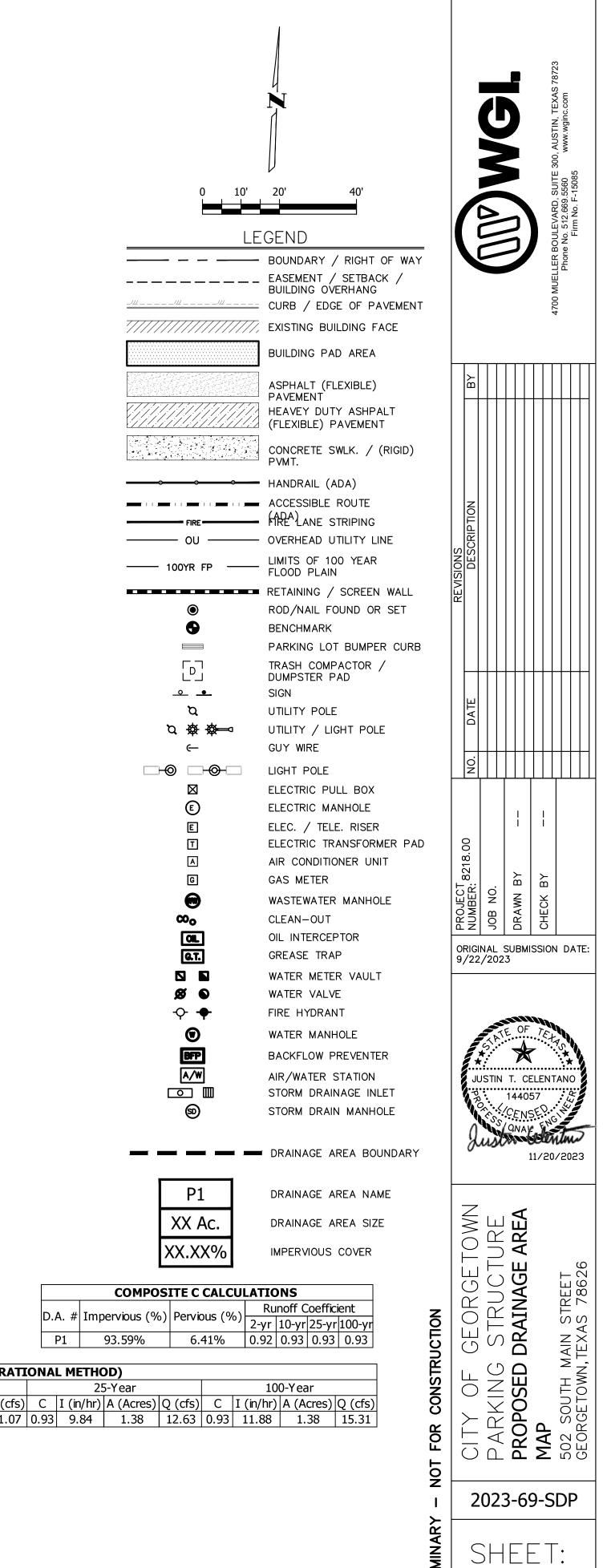


CG100









CG300

GUIDELINES FOR DESIGN AND INSTALLATION OF

TEMPORARY EROSION AND SEDIMENTATION CONTROLS

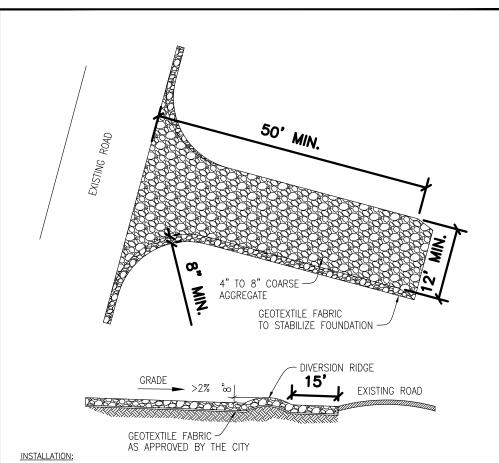
TYPE OF STRUCTURE	REACH LENGTH	MAXIMUM DRAINAGE AREA	SLOPE
SILT FENCE	N/A	2 ACRES	0 - 10%
	200 FEET	2 ACRES	10 - 20%
	100 FEET	1 ACRE	20 - 30%
	50 FEET	1/2 ACRE	> 30%
TRIANGLE FILTER DIKE	100 FEET	1/2 ACRE	< 30% SLOPE
	50 FEET	1/4 ACRE	> 30% SLOPE
ROCK BERM *, **	500 FEET	< 5 ACRES	0 - 10%

* 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.

ADOPTED 6/21/2006

EC01

The Architect/Engineer assu responsibility for appropriate use of this standard.			ADOPTE	D d
Georgetown URL Systems Voor Communitie Systems Voor Communitie Systems	TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES	HTS MTS	1/2003 TRB	



- 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:

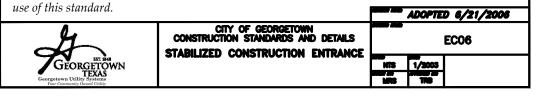
THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDMENT SPILLED, DROPPED,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

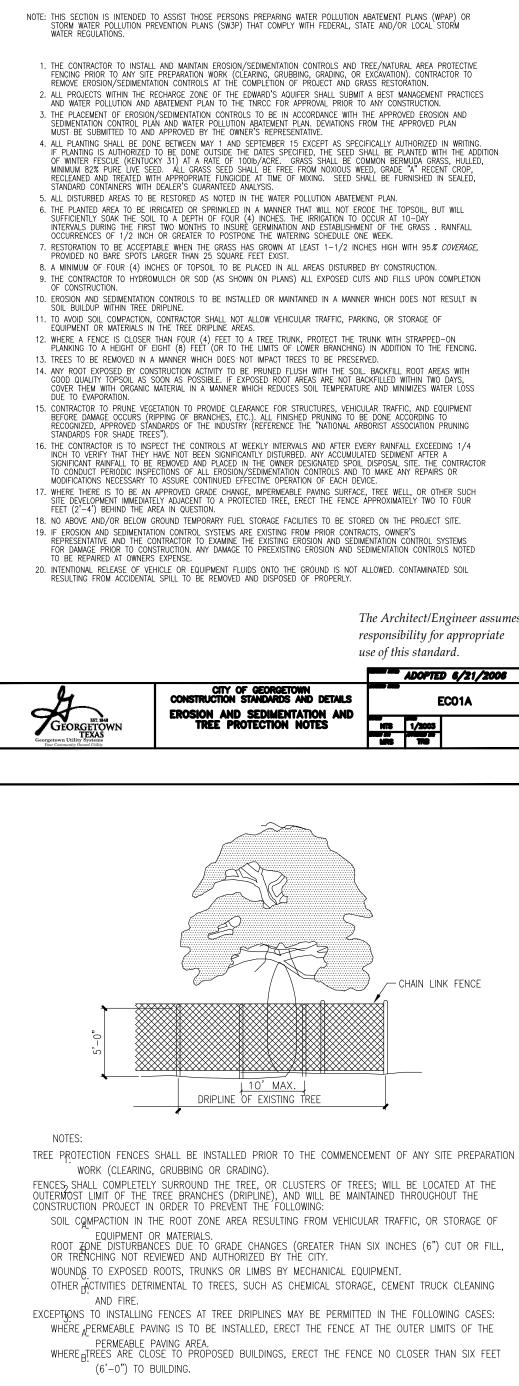
CONTRACTOR - WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. - ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

The Architect/Engineer assumes

responsibility for appropriate

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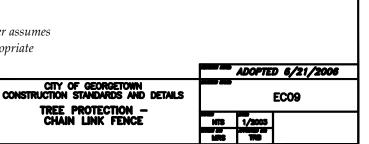
The Architect/Engineer assumes responsibility for appropriate use of this standard. GEORGETOWN

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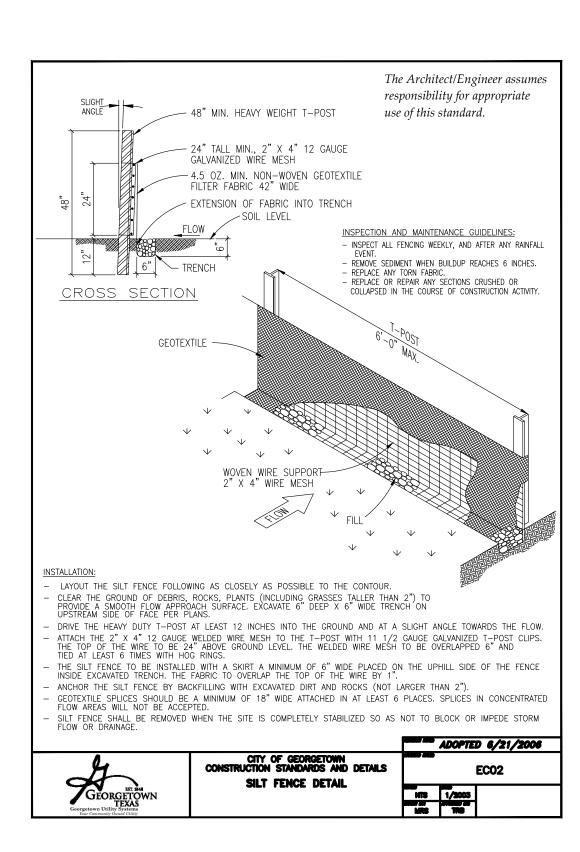
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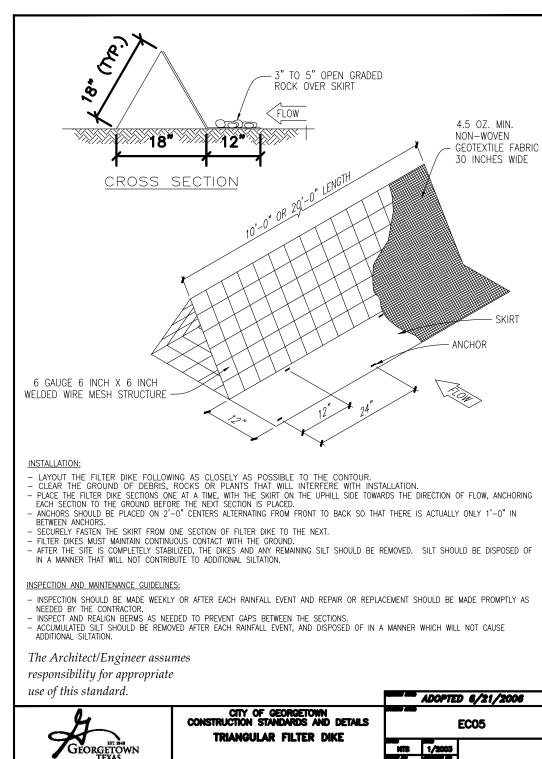
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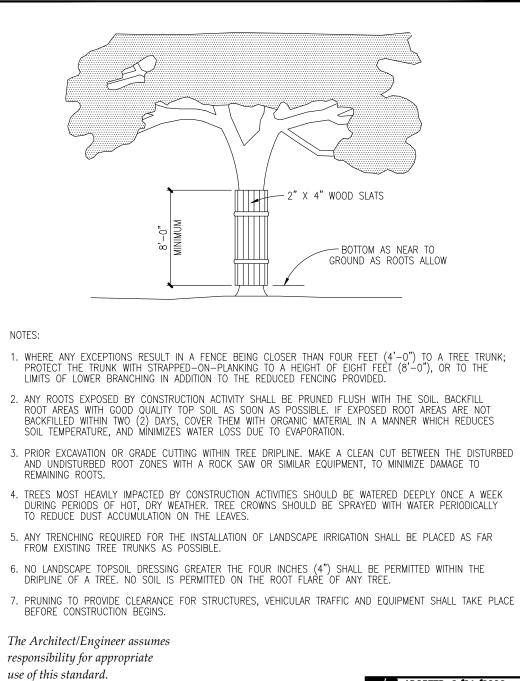
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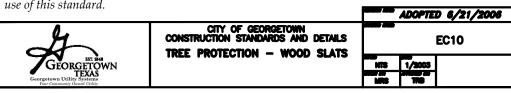


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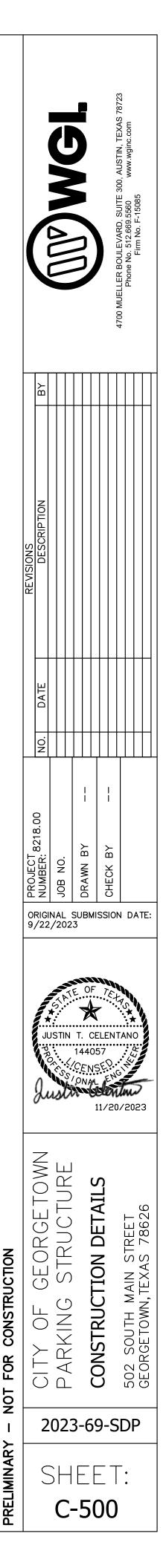




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		ADOPTE	D 6/21/2006	
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TRIANGULAR FILTER DIKE	EC05			
TRANUCLAR FILTER DIRE	MTS	1/2003		





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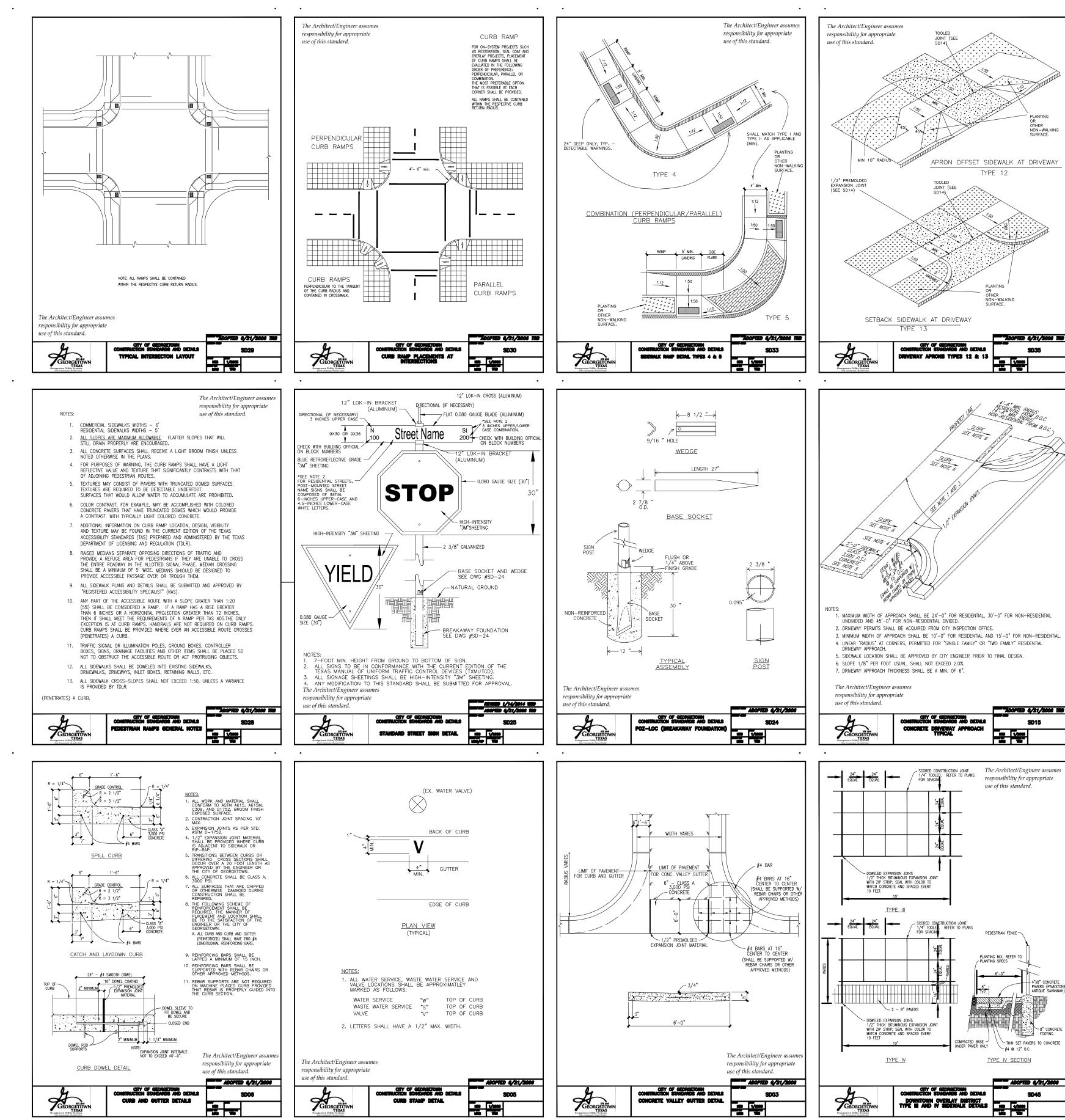
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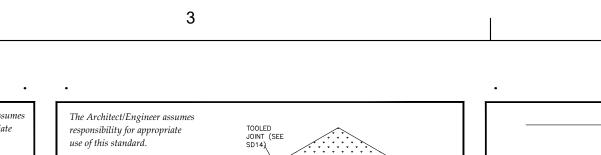
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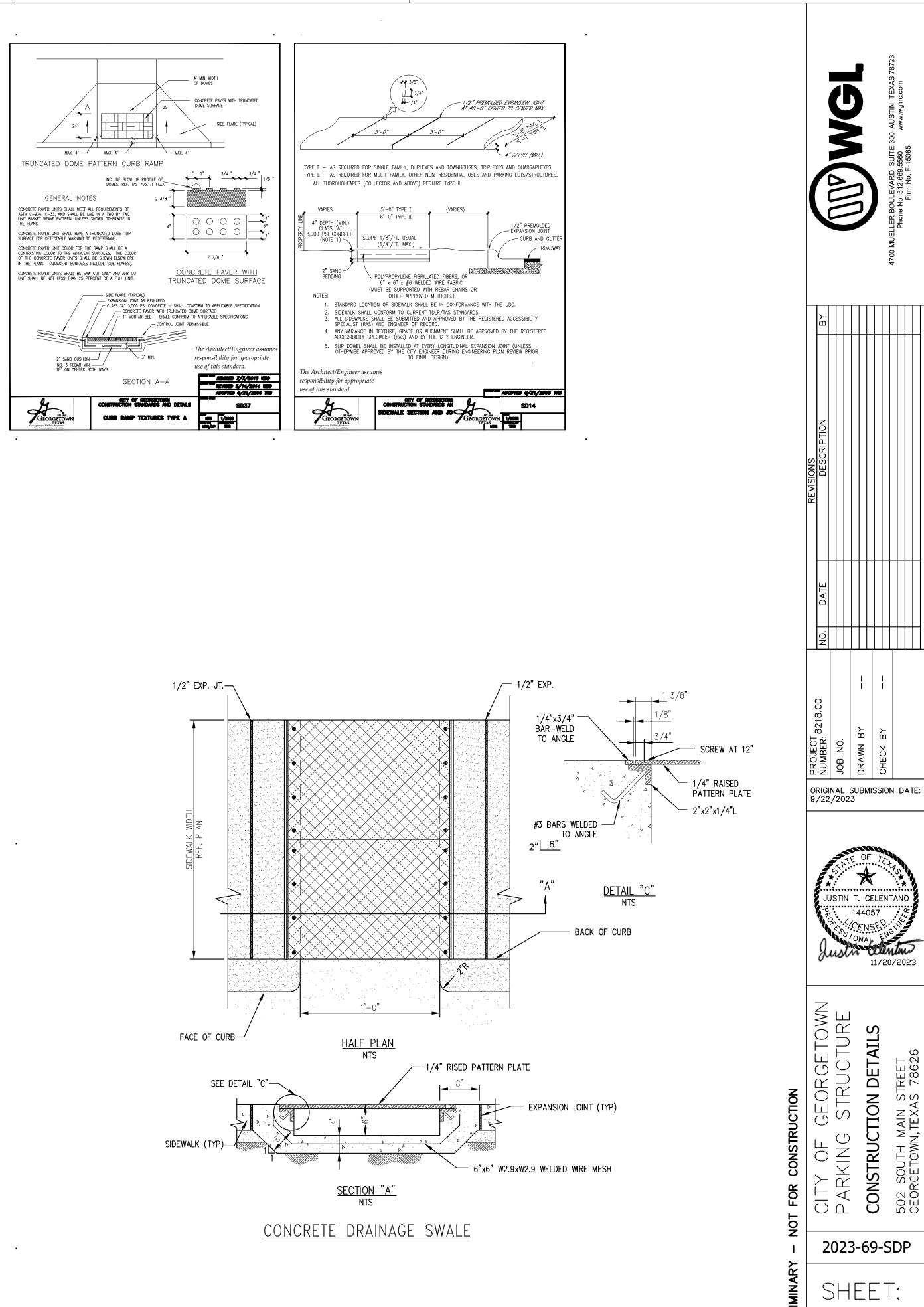


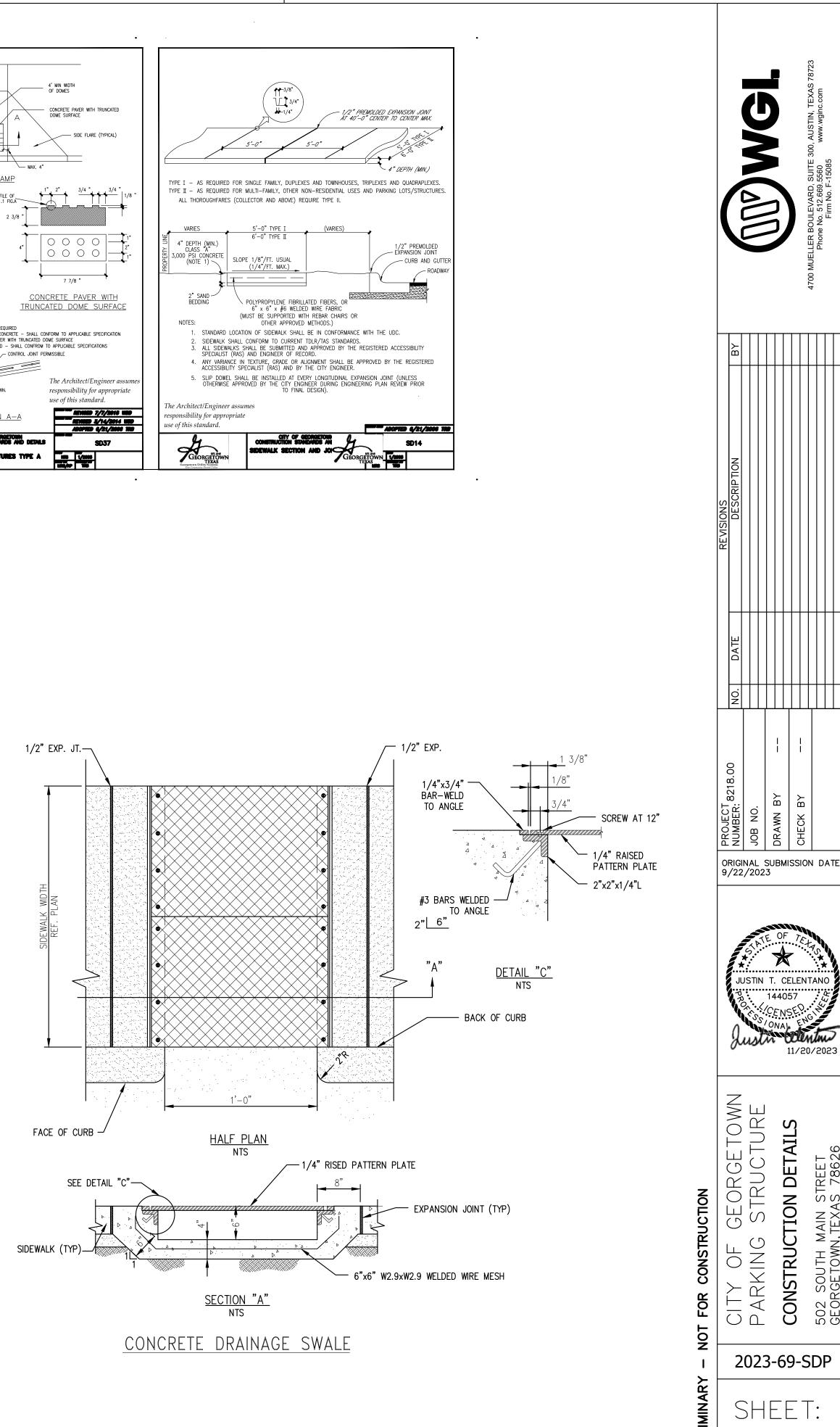


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C-501



GASKETED SEWER FITTING NO. 52635 (6") AS MANUFACTURED BY VASSALLO, INC. OR APPROVED EQUAL

SADDLE T

 SAULE
 FEE

 PART NO.
 SIZE
 L1
 H
 P

 52635
 8"X6"
 5.625
 5.659
 1.448

 PLASTIC TRENDS
 INC.
 1/8
 BEND
 SPIGOT

 PART
 NO.
 SIZE
 A
 B
 C
 D

 G
 406
 6
 11.270
 6.146
 1.870
 6.090

SABER OR KEY HOLE SAW.

The Architect/Engineer assumes

responsibility for appropriate

GEORGETOWN

use of this standard.

6" X 24" X 24" STD. CONCRETE COLLAR

FINISHED GRADE

MINI

36" 30" 60"

<u>الم</u>

6" X 4" COMBINATION WYE AND 1/8 BEND (SINGLE & DOUBLE

SERVICES

<u>∦(0)</u>⊑

4" SEWER SERVICE CONNECTION (TYP)

(SEE PLAN VIEW)

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1/8 BEND-SPIGOT-

- SADDLE TEE —

⊲⊸

- EXIST. WASTEWATER LINE

4

PLACE A 6" LAYER OF EXISTING TOPSOIL -FOR FUTURE GROWTH OF VEGETATION

6" PIPE O.D. 6"

PIPE 0.D. + 12"

The Architect/Engineer assume

responsibility for appropriate

ADOPTED 4/21/2006

16T VALVE BOX TOP (F/461-S)

-4"H X F.I.P.

SDR-26 ADAPTER

— 4" SDR-35 THREADED PLUG

4" SDR-26 PVC PIPE

ADOPTED 4/21/2006

WW12

WW03

100 1/2005 100 Teo

SEWER CLEAN-OUT CITY OF GEORGETOWN (RESIDENTIAL SERVICE)

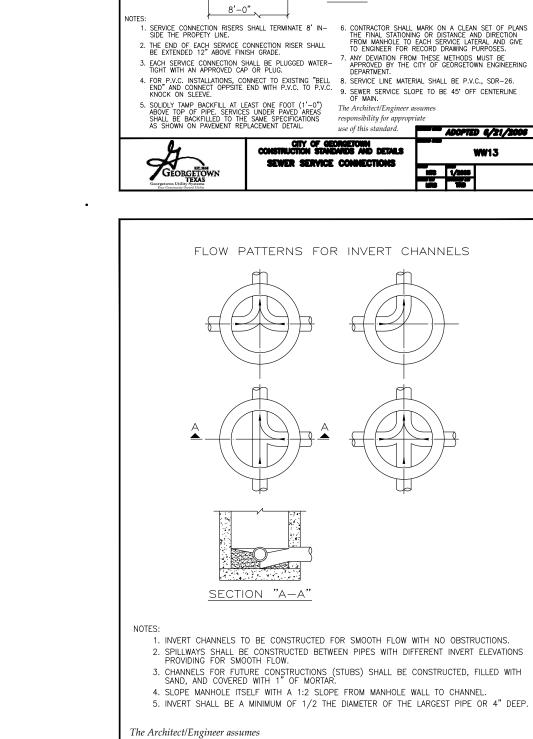
WW16

use of this standard.

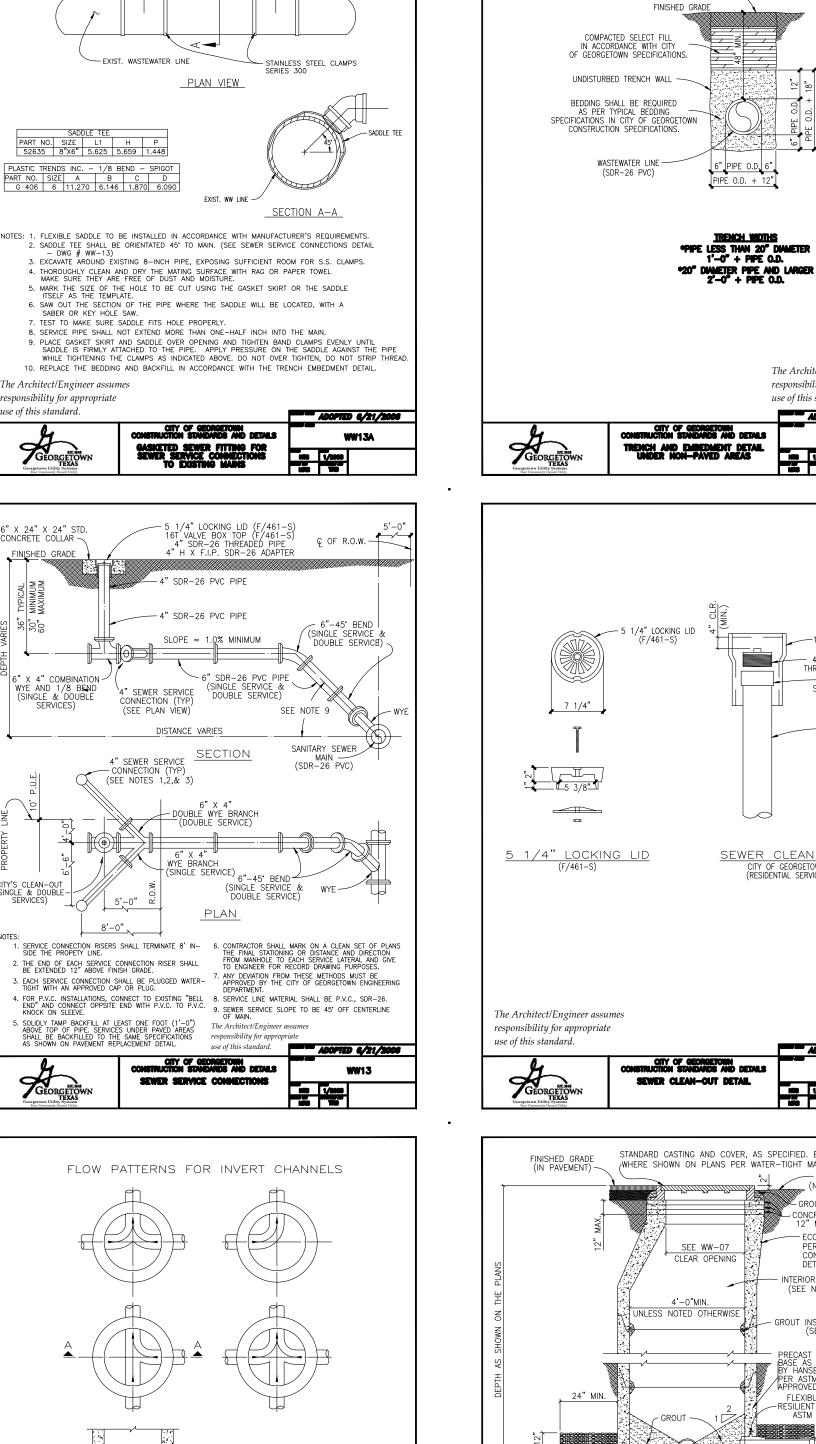
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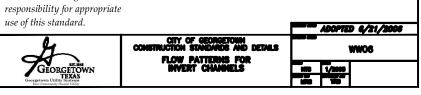
STANDARD CASTING AND COVER, AS SPECIFIED. BOLTED MANHOLES (WHERE SHOWN ON PLANS PER WATER-TIGHT MANHOLE SET DETAIL. <u>.</u> FINISHED GRADE (NOT IN PAVEMENT) - GROUT CONCRETE GRADE RINGS 12" MAX. ADJUSTMENT - ECCENTRIC CONE PER ECCENTRIC CONCRETE SECTION DETAIL. CLEAR OPENING INTERIOR COATING (SEE NOTE 4) 4'-0"MIN UNLESS NOTED OTHERWISE - GROUT INSIDE OF ALL JOINTS (SEE NOTE 8) PRECAST REINF. CONCRETE BASE AS MANUFACTURED BY HANSEN PIPE AND PRECA PER ASTM C-478 OR APPROVED EQUIVALENT FLEXIBLE "SEAL BOOT" — RESILIENT CONNECTOR PER ASTM C—923 (TYP.) ← || CONCRETE SLAB MANHOLE BASE BEDDING MATERIA EE NOTE 8) NOTES: NUTES:
MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET - SINGLE OFF-SET JOINTS.
SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
AN 80 MIL COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.
AMANHOLES TO BE VENTED ADE IDENTIETE ON MANHOLES CHEDILED TO ENTIRE INTERIOR OF LOCATED OUT FROM PAVEMENT. MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
 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. B. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL: SIEVE SIZE 2", PERCENT (%) RETAINED 0 SIEVE SIZE 11/2", % RETAINED 05-10 SIEVE SIZE 1/4", % RETAINED 45-80 SIEVE SIZE 3/4", % RETAINED 45-100 SIEVE SIZE 3/4", % RETAINED 95-100 The Architect/Engineer assume responsibility for appropriate use of this standard. ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

STANDARD MANHOLE - SECTION

GEORGETOWN

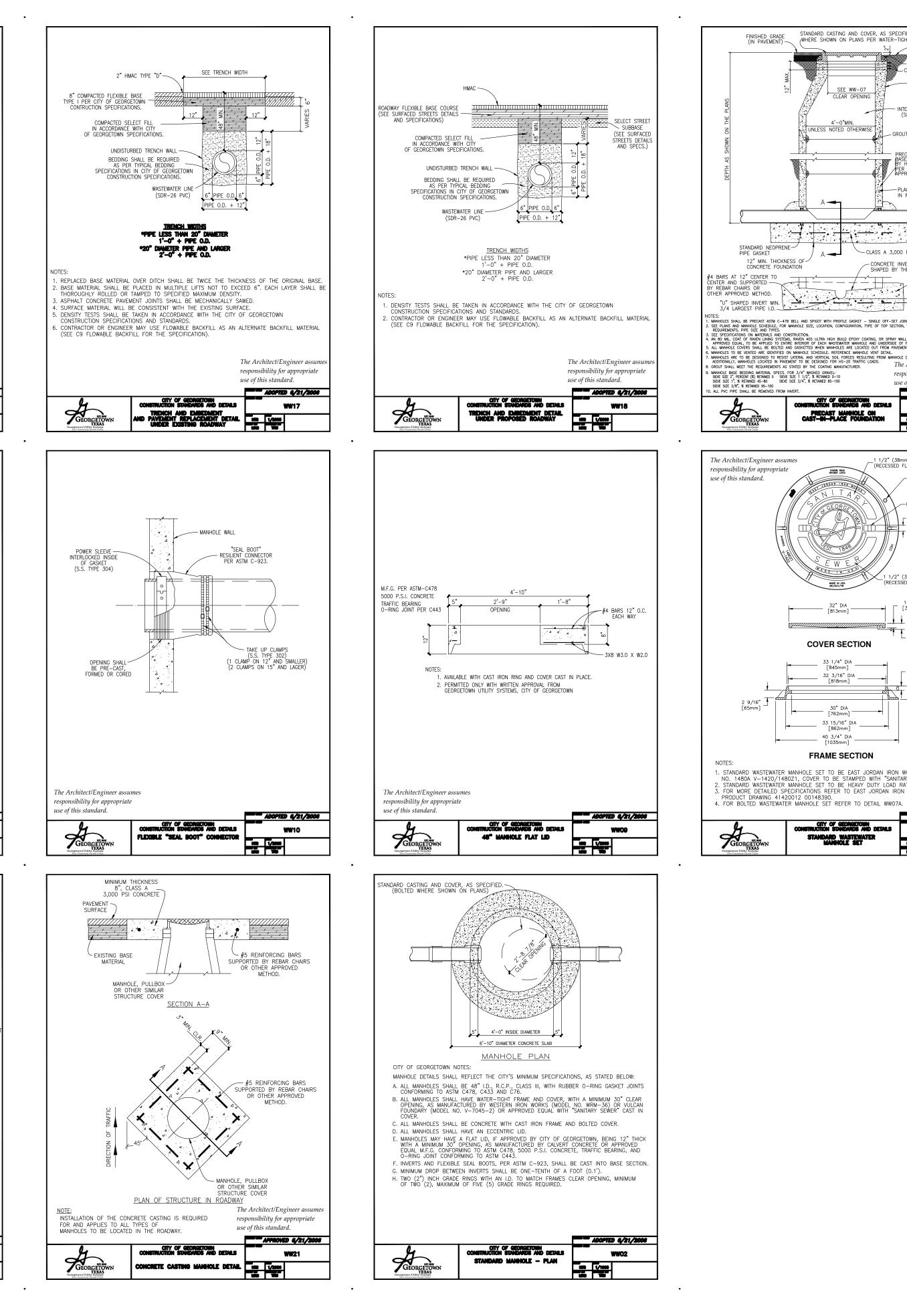
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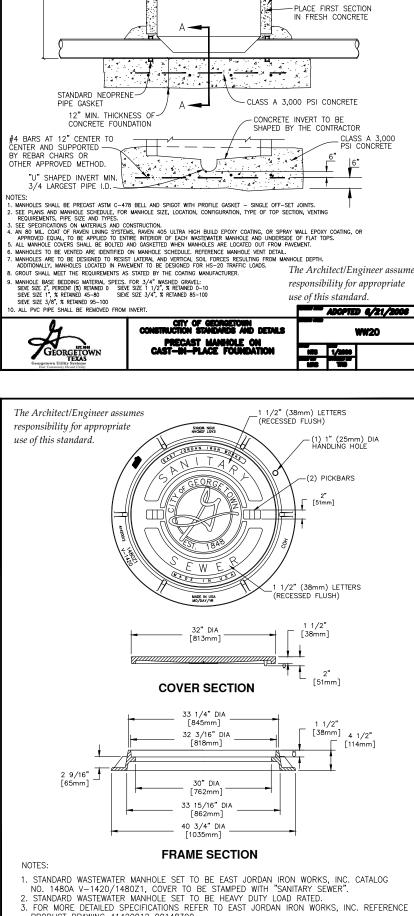


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					4700 MUELLER BOULEVARD, SUITE 300, AUSTIN, TEXAS 78723 Phone No. 512.669.5560 www.wginc.com	Firm No. F-15085					
	BΥ										
REVISIONS	DESCRIPTION										
	NO. DATE										
	NUMBER: 8218.00	JOB NO.	DRAWN BY	снеск ву							
	ORIGINAL SUBMISSION DATE: 9/22/2023 JUSTIN T. CELENTANO D. 144057 JUSTIN T. CELENTANO										
	CITY OF GEORGETOWN PARKING STRUCTURE CONSTRUCTION DETAILS 502 SOUTH MAIN STREET 502 SOUTH MAIN STREET										
		SН	3-6 El	_ 7	- •	P					

R CONSTRUCTION
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PRELIMINARY



ADOPTED 6/21/2008

WW07

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CITY OF GEORGETOWN MATERIATION STANDARDS AND DETAILS

STANDARD WASTEWATE

STANDARD CASTING AND COVER, AS SPECIFIED. BOLTED MANHOLES

(WHERE SHOWN ON PLANS PER WATER-TIGHT MANHOLE SET DETAIL

CLEAR OPENING

4'-0"MIN

UNLESS NOTED OTHERWISE

FINISHED GRADE (NOT IN PAVEMENT)

ONCRETE GRADE RINGS

PER ECCENTRIC CONCRETE SECTION DETAIL.

GROUT INSIDE OF ALL JOINTS (SEE NOTE 8)

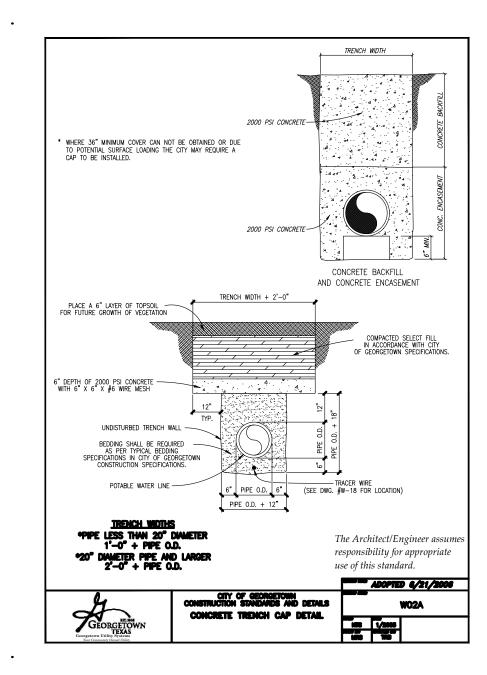
PRECAST REINF. CONCRETE
 BASE AS MANUFACTURED
 BY HANSEN PIPE AND PRECAST
 PER ASTM C-478 OR
 APPROVED EQUIVALENT

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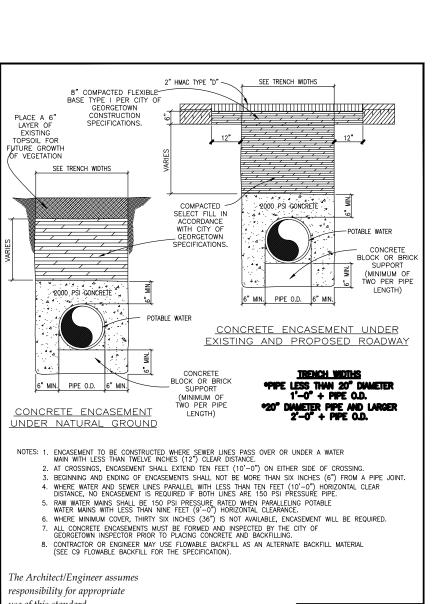
GROUT

INTERIOR COATING (SEE NOTE 4)

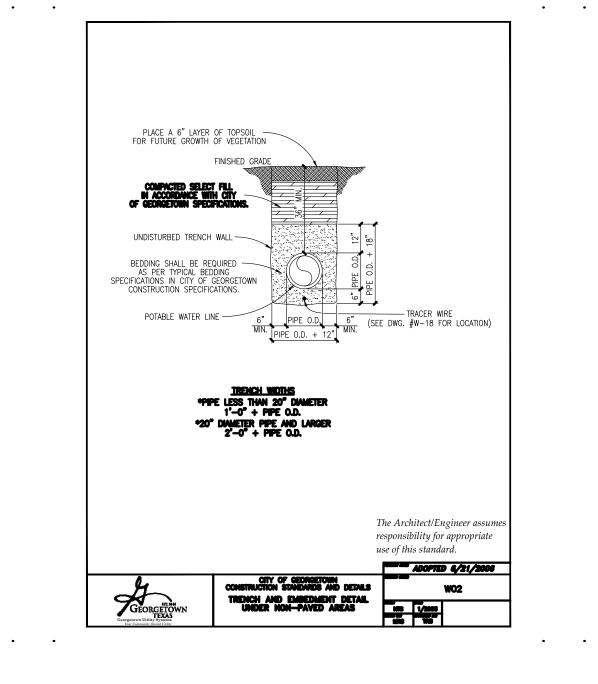




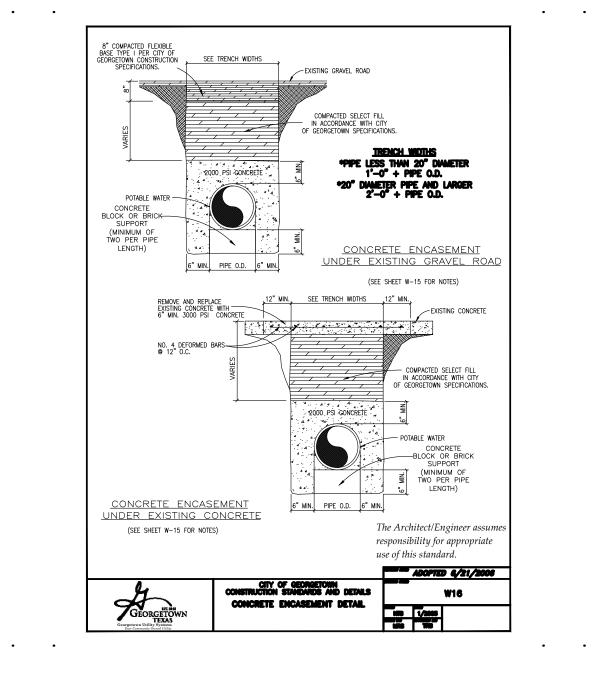
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use of this standard.		ADOPTED 6/21/2006
GEORGETOWN Georgenerative States	CONSTRUCTION STANDARDS AND DETAILS CONCRETE ENCASEMENT DETAIL	W15



4



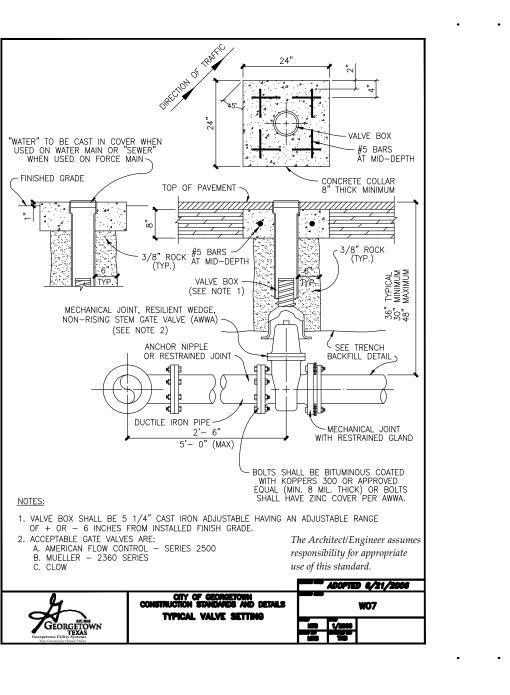
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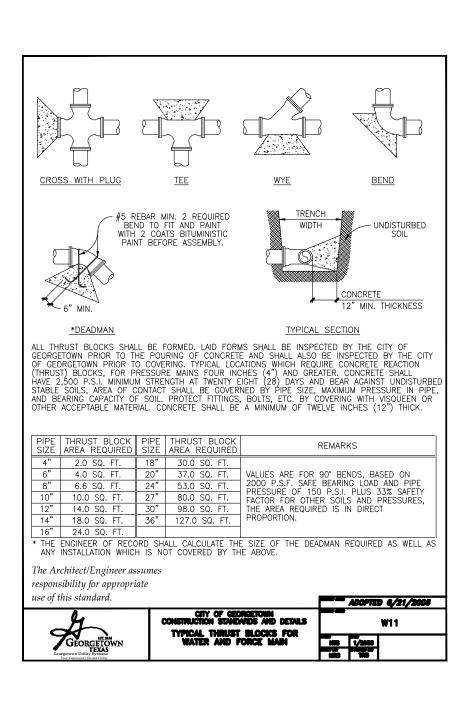
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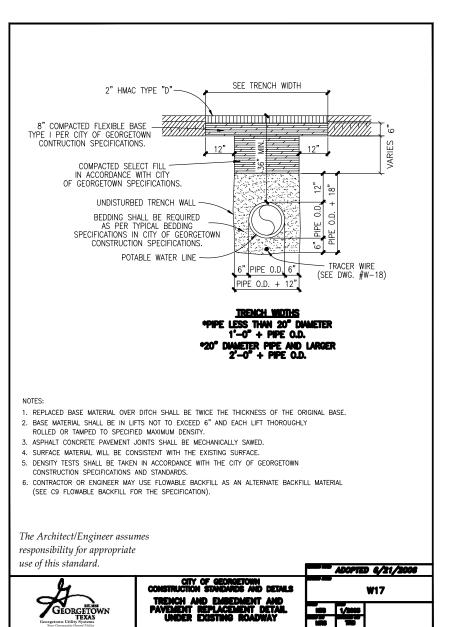
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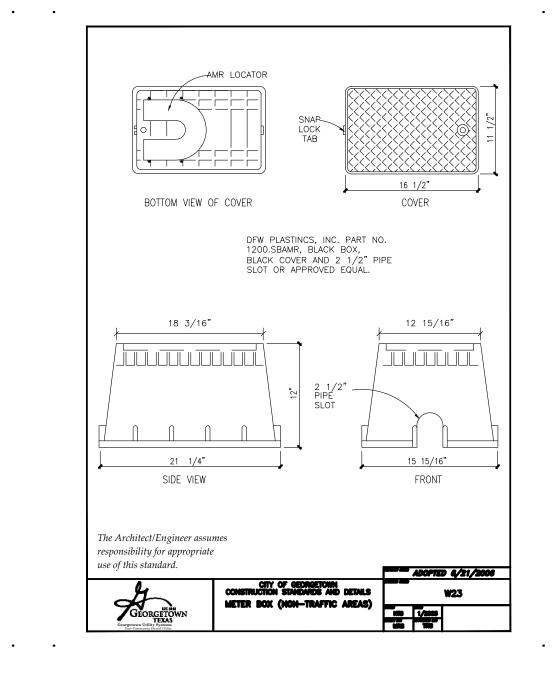


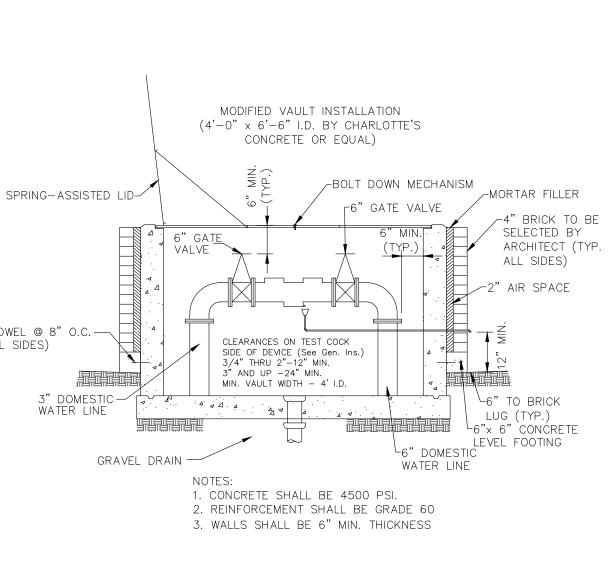




#3X6" DOWEL @ 8" O.C. (TYP. ALL SIDES)



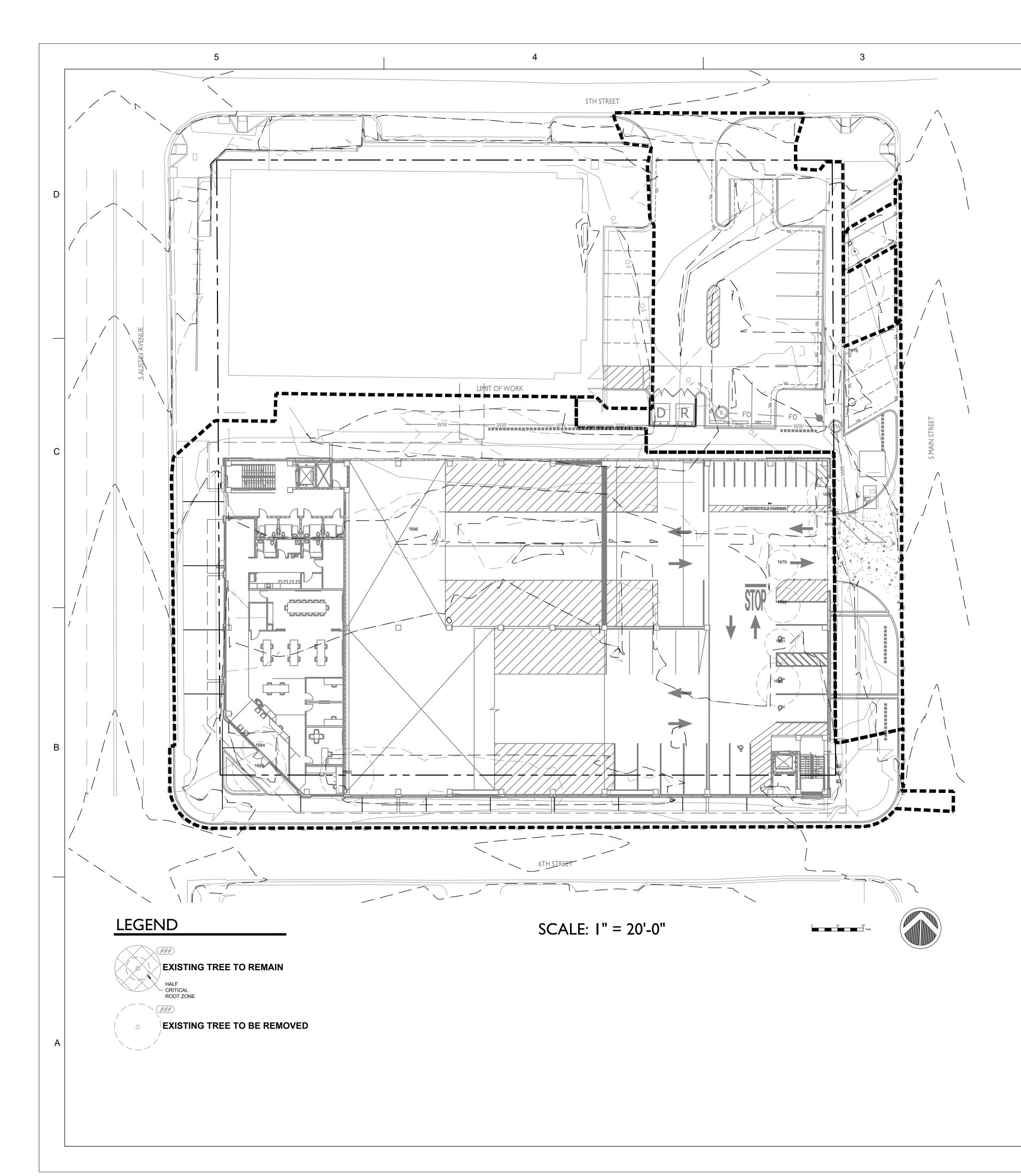




REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTER

NOT TO SCALE

							1700 MILELLER BOLLEVARD SLITE 300 ALISTIN TEVAS 78733	Phone No. 512,669,5560 www.wginc.com	Firm No. F-15085		
		BΥ									
	REVISIONS	DESCRIPTION									
		NO. DATE									
	PROJECT	NUMBER: 8218.00	JOB NO.	DRAWN BY							
		RIGII /22	NAL /202	SUE 3	BMI	SS	101	1 D	AT	E:	
		JUPRO	STIN STIN	Е. Т. 144 С.Е.						3	*
NOT FOR CONSTRUCTION		CITY OF GEORGEIOWN	PARKING STRUCTURE		CONCTDUICTION DETAILS	CONSTRUCTION DELAIES		502 SOUTH MAIN STRFFT		GEURGEIUWIN, IEXAS 10020	
I		2	02	3-(69)-	S	D	P		
PRELIMINARY		\subseteq	SH C					•			



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Replacement %

(Sec. 8.02.040.C.1.a)

Subtotal Replacement Inches

Total Protected Replacement (caliper inches) x 40%

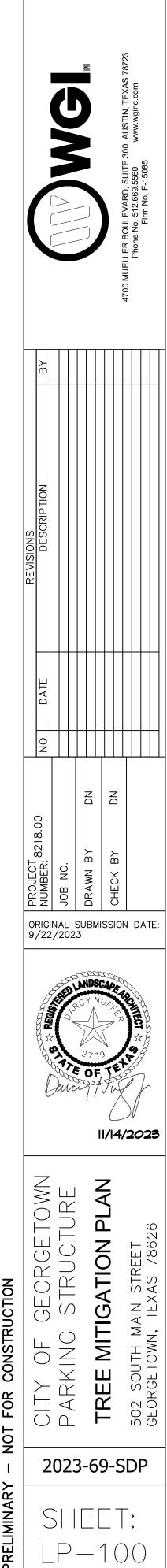
OPTION 1:Mitig

OPTION 2:Mitig

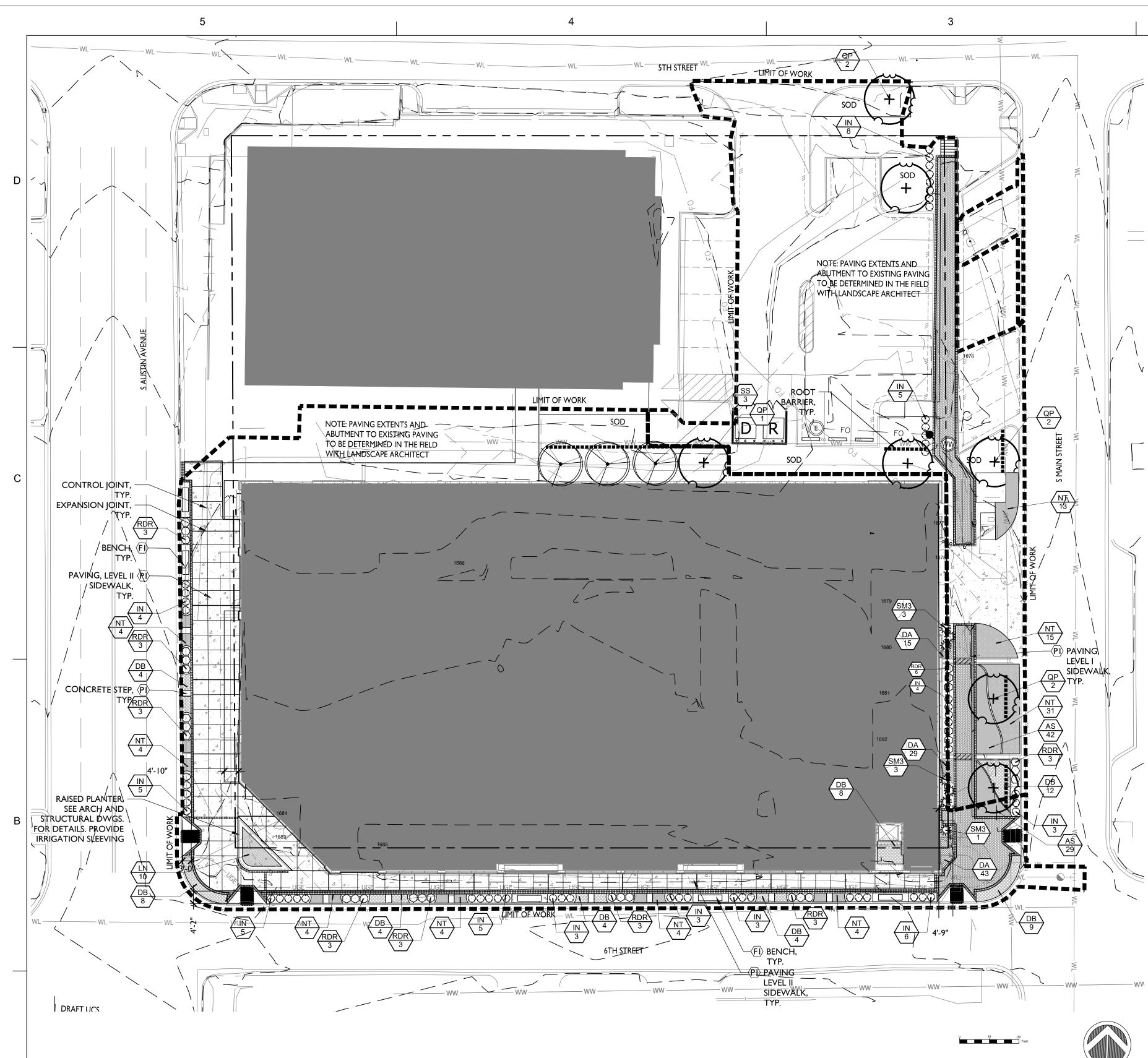
						TREES REN	IOVED		TREES PR	ESERVED
Tag #	SPECIES	CAL 1	CALIPER TOTAL	HALF CRITICAL ROOT ZONE (IN FEET)	HERITAGE	PROTECTED	CLASSIFICATIONS	HERITAG	PROTECTED	EE CLASSIFICATIONS
1676	PECAN (DISTRESSED)	14	14	7'	26"+	26"+	PROTECTED 12"+ 14	E 24"+	26"+	PROTECTED 12"+
1677	LIVE OAK	14	14	8'			14			
1678	LIVE OAK	16	16	8'			16			
1679	LIVE OAK	12	12	6'			12			
1680	LIVE OAK	14	14	7'			14			
1681	LIVE OAK	12	12	6'			12			
1682	LIVE OAK	17	17	8.5'			17			
1683	LIVE OAK	21	21	10.5'			21			
1684	LIVE OAK	14	14	7'			14			
1685	PECAN (DISTRESSED)	21	21	10.5'						
1686	LIVE OAK	21	21	10.5'			21			
otal cali	per inches removed per	category			0		157	0		0
Grand To	tal caliper inches remov	ed				157			()

300%	200%	100%
0		157
	63	

MITIGATION SUMMARY			
		28	7 x 4'
	_	9	3 x 3'
Total in. pl	lanted	37	
Replacement red	quired	63]
(-) Inches credited toward miti	gation	37	
igation By Replacement (Sec. 8.02.040.C.4.a) Inches	s short	26	
igation By Payment (Sec. 8.02.040.C.4.b)			
Heritage inches @ \$225/in	0	0	
18"+Protected @175/in	0	\$ -	
12-18" @ \$125/in	26	\$ 3,225.00	
	г		1
Payment to Georgetown Urban Forest Replenishmen	t Fund	\$ 3,225	
Tree tran	splant	\$ -	
Tree health pr	ogram	\$ -	
Preserve or re	estore	\$ -	



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LANDSCAPE NOTES:

I. STRUCTURAL ELEMENTS AND HARDSCAPE FEATURES INDICATED ON LANDSCAPE PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. LANDSCAPE PLANS ARE TO BE UTILIZED FOR LOCATION OF LIVING PLANT MATERIAL ONLY. LANDSCAPE PLANS SHOULD NOT BE UTILIZED FOR STAKING AND LAYOUT OR LOCATION OF ANY STRUCTURAL SITE FEATURES INCLUDING BUT NOT LIMITED TO: BUILDINGS, SIGNAGE, PATHWAYS, EASEMENTS, BERMS, WALL, FENCES, UTILITIES OR ROADWAYS. 2. CONTRACTOR SHALL ACQUIRE ALL APPLICABLE FEDERAL, STATE, LOCAL, JURISDICTIONAL OR UTILITY COMPANY PERMITS REQUIRED PRIOR TO REMOVAL, RELOCATION, AND/OR INSTALLATION OF LANDSCAPE MATERIALS INDICATED WITHIN PLAN DOCUMENTS. THE CONTRACTOR SHALL HAVE PERMITS "IN HAND" PRIOR TO STARTING WORK. LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK PERFORMED WITHOUT PERMITTED DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THE WORK, AT NO ADDITIONAL COST TO THE OWNER, AS A RESULT OF UNAUTHORIZED WORK PRIOR TO RECEIPT OF PERMIT. 3. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWN ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES. IN THE EVENT OF A CONFLICT, AFFECTED PLANT MATERIAL SHALL BE FIELD ADJUSTED WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT TO AVOID CONFLICTS WITH THE EXISTING AND PROPOSED UTILITIES, LIGHT POLES, DRAINAGE STRUCTURES OR LINES, LAKE MAINTENANCE EASEMENTS OR OTHER AFFECTED SITE FEATURES. 4. ANY PLANTING WITHIN THE SIGHT TRIANGLES SHALL PROVIDE UNOBSTRUCTED VIEWS AT A LEVEL BETWEEN 30" AND 8' ABOVE THE PAVEMENT.

- 5. ALL UTILITY BOXES/ STRUCTURES TO BE SCREENED ON 3 SIDES W/ APPROVED PLANTING MATERIAL.
- 6. IRRIGATION IS REQUIRED PROVIDING 100% COVERAGE WITH A MAXIMUM OF 50% OVERLAP, AN AUTOMATIC RAIN SENSOR MUST BE INCLUDED. 7. IN CASE OF DISCREPANCIES PLANS TAKE PRECEDENCE OVER PLANT LIST.
- 8. LANDSCAPE CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PRIOR TO BIDDING.
- 9. REMOVAL OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR.

LANDSCAPE CODE SUMMARY	
GEORGETOWN, TX	ZONING: DO OVERLAY DIST
REQUIREMENTS	REQUIRED
DOWNTOWN OVERLAY DISTRICT UDC Section 4.08.070 Setbacks within the District are assumed to be 0 feet	0 FEET OF LANDSCA

IRRIGATION NOTES:

Automatic irrigation systems shall comply with TCEQ Chapter 344, as w

I.These requirements shall be noted on the Site Development Permit and a.the system must provide a moisture level adequate to sustain growth c b.the system does not include spray irrigation on areas less than six (6) f c.circuit remote control valves have adjustable flow controls; d.serviceable in-head check valves area adjacent to paved areas where el e.a master valve installed on the discharge side of the backflow prevente f.above-ground irrigation emission devices are set back at least six (6) ind g.an automatic rain shut-off device shuts off the irrigation system automa h.newly planted trees shall have permanent irrigation consisting of drip o

2. The irrigation installer shall develop and provide an as-built design plan a.unless fiscal security is provided to the Owner for the installation of th

3. The irrigation installer shall also provide exhibits to be permanently ins a.a laminated copy of the water budget containing zone numbers, precipi

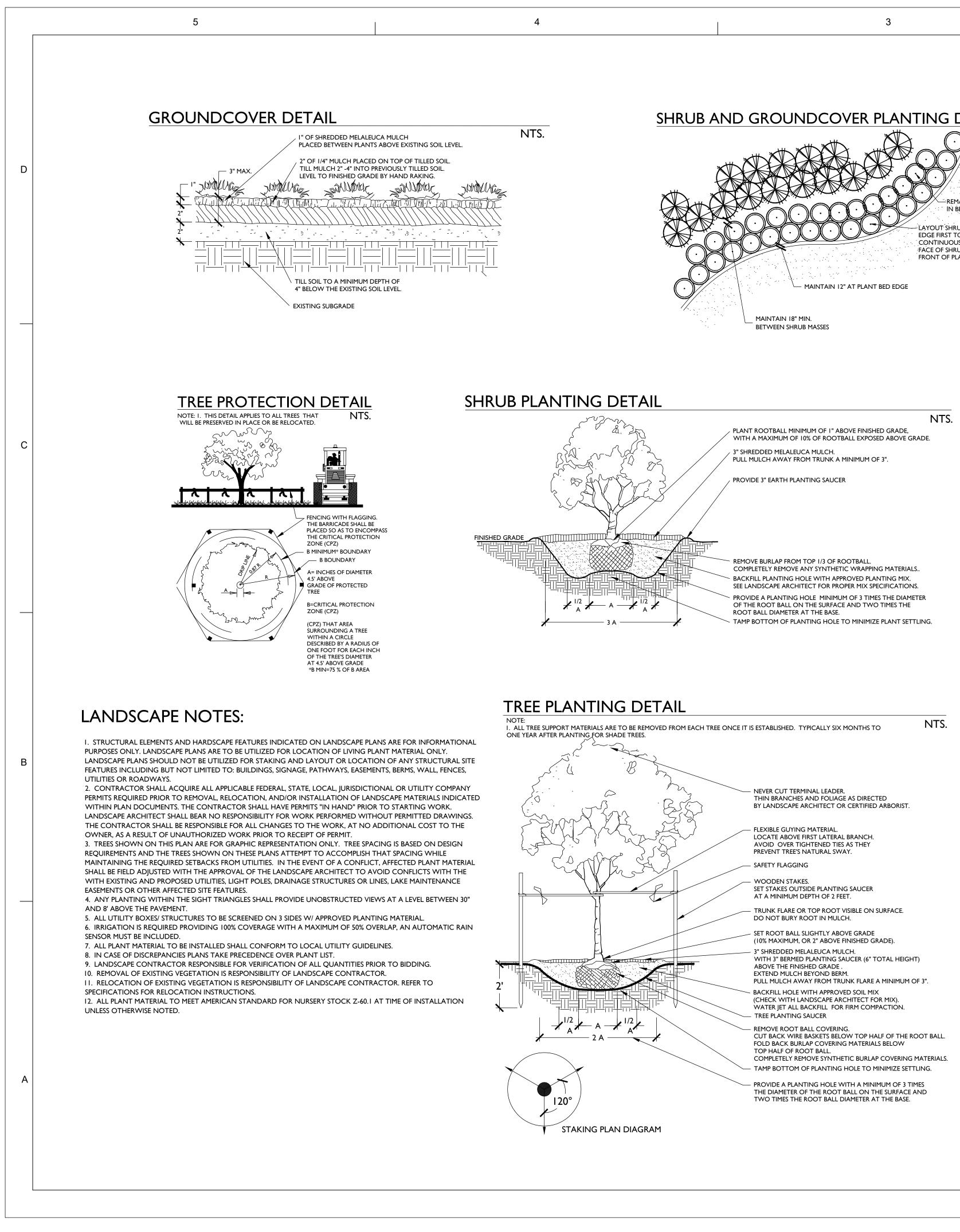
PLANT SCHEDULE

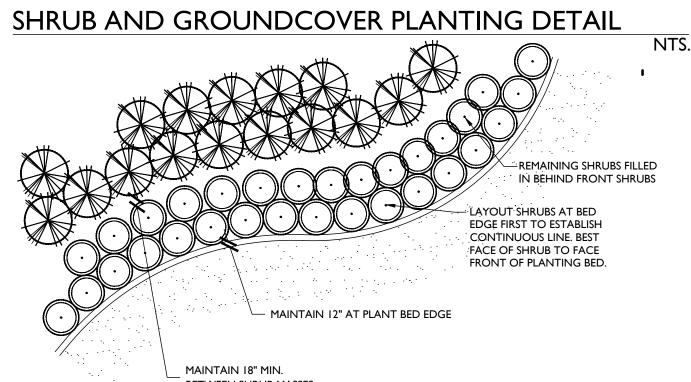
TREES	CODE	QTY
+	QP	7
\rightarrow	SS	3
SHRUBS	CODE	QTY
	RDR	30
	IN	54
M.M.	SM3	7
SHRUB AREAS		QTY
	DB	53
	LN	10
	NT	83
	AS	71
GROUND COVERS	COMMON NAME	BOTANICAL NAME
	Silver Ponyfoot	Dichondra argentea

10. RELOCATION OF EXISTING VEGETATION IS RESPONSIBILITY OF LANDSCAPE CONTRACTOR. REFER TO SPECIFICATIONS FOR RELOCATION INSTRUCTIONS.

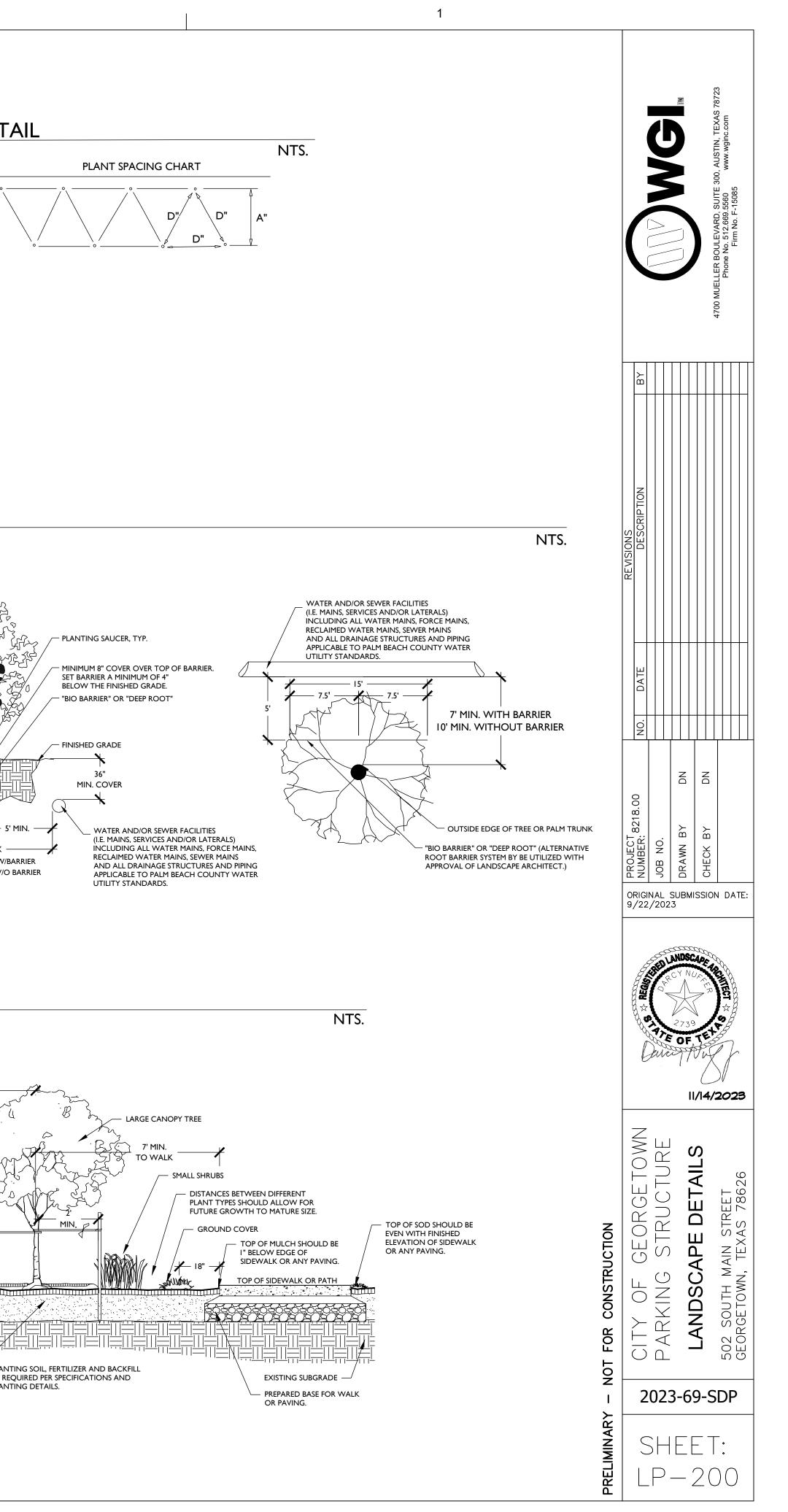
DOWNTOWN DISTRICT (D)	PROVIDED 450 LINEAR FEET OF LANDSCAPE				4700 MUELLER BOULEVARD, SUITE 300, AUSTIN, TEXAS 78723 Phone No. 512.669.5560 www.wginc.com Firm No. F-15085
h of the plant materials;	part of the landscape inspection: buffer strips, and parking lot islands); use low head drainage;			REVISIONS DESCRIPTION BY	4700 MUELLER
omatically after more than a or p or bubblers. lan to the Owner at the time the system, it must be operat installed inside or attached to cipitation rate, gallons per min	he-half inch (½") rainfall; and the final irrigation inspection is performed tional at the time of the final landscape ins to the irrigation controller, including: nute and the location of the isolation valve	pection. ; and an as built plan. <u>REMARKS</u>		DE D	
Monterrey Oak Texas Mountain Laurel	Quercus polyphorma Sophora secundiflora	10` HT x 5` SPRD, 4" CALIPER, CONTAINER GROWN, STRONG CENTRAL LEADER 3" CAL MIN, 8` HTX 6` SPRD, MULTI-STEM, CONTAINER GROWN. AUSTIN ENERGY COMPLIANT		PROJECT NUMBER: 8218.00 JOB NO. DRAWN BY	CHECK CHECK CHECK
COMMON NAME Red Drift Rose Dwarf Yaupon Dwarf Palmetto COMMON NAME Bicolor iris	BOTANICAL NAME Drift Rosa shrub 'Meigalpio' PP Ilex vomitoria `Nana` Sabal minor BOTANICAL NAME Dietes bicolor	REMARKS 5 GAL., 14" HT., 14" SPRD., 36" O.C. 5 GAL, 18" HT X 18" SPRD MIN. @ 42" O.C. 5 GAL; 18" HT. X 18" SPRD. 48" O.C. SPACING REMARKS 1 GAL. HT 9" X SPRD 9". 36"		9/22/2023	
New Gold Lantana Mexican Feather Grass Autumn Sage	Lantana x `New Gold` Nassella tenuissima Salvia greggii	O.C. TRIANGULAR SPACING 3 GAL; 12" HT., 12" SPRD., 36" O.C. 1 GAL. MIN 10" HT X 10" SPRD, 36" O.C. 3 GAL; 24" HT. X 24" SPRD. @ 24" O.C.	CONSTRUCTION	GEORGETOWN STRUCTURE	
<u>REMARKS</u> 1 GAL; 6" HT X 12" SPRD. 12" O.C. TRIANGULAR SPACING	@		– NOT FOR	JO ATIO JO ARKING 2023-69)-SDP
			PRELIMINARY	SHEE LP-´	

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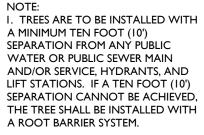




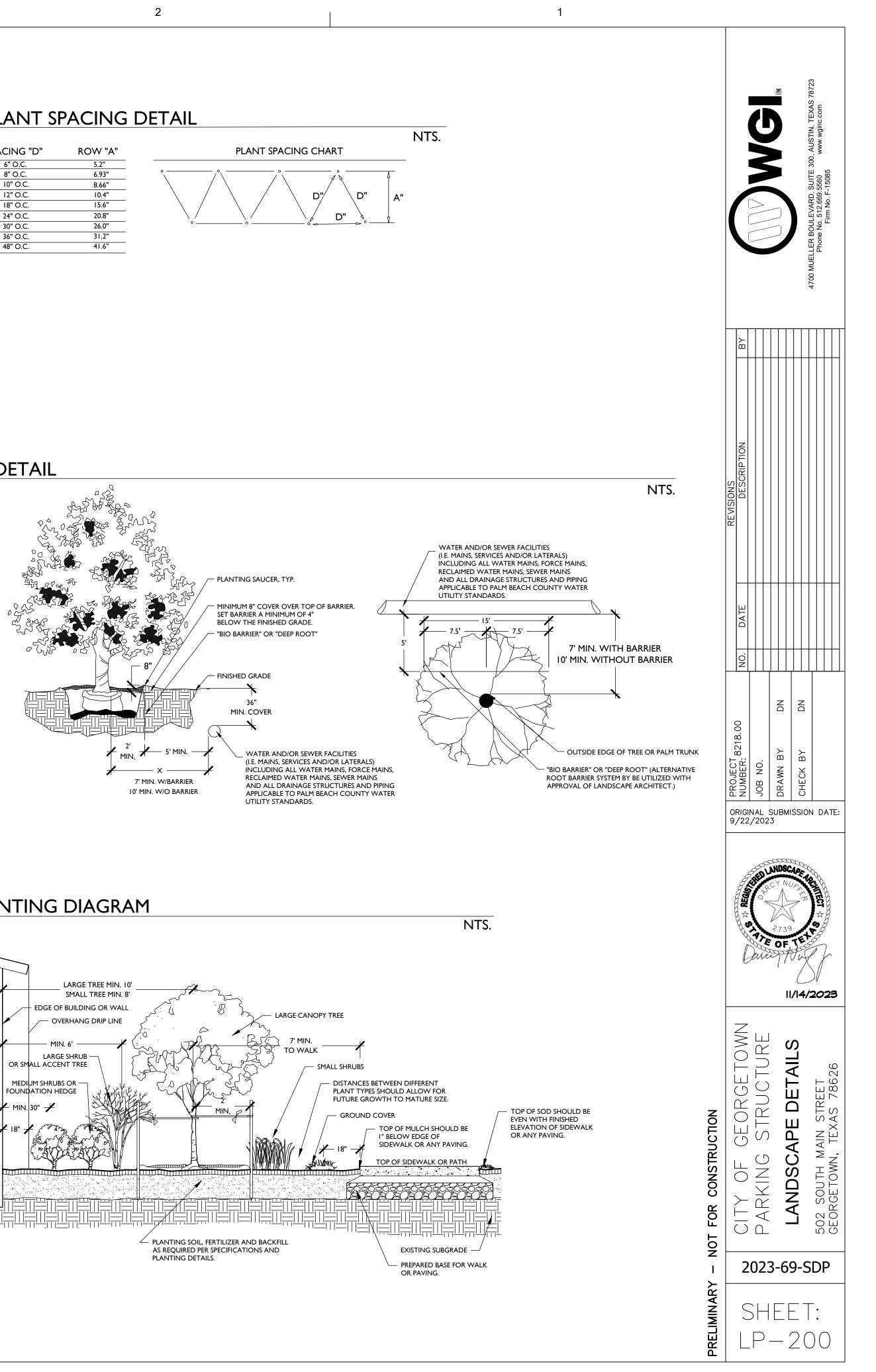
PACING "D"	ROW "A"
6" O.C.	5.2"
8" O.C.	6.93"
10" O.C.	8.66"
12" O.C.	10.4"
18" O.C.	15.6"
24" O.C.	20.8"
30" O.C.	26.0"
36" O.C.	31.2"
48" O.C.	41.6"



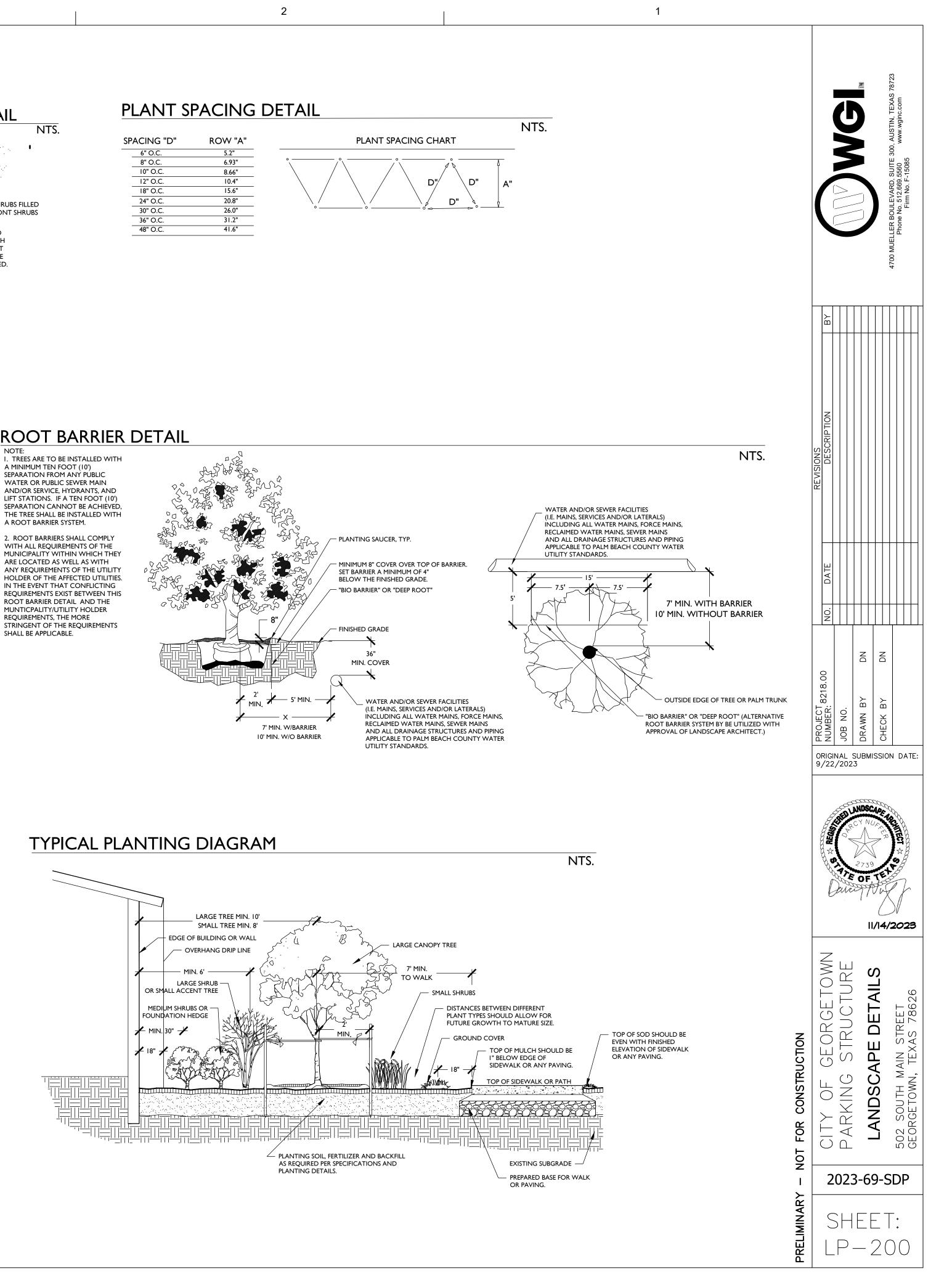
ROOT BARRIER DETAIL



WITH ALL REQUIREMENTS OF THE MUNICIPALITY WITHIN WHICH THEY ARE LOCATED AS WELL AS WITH ANY REQUIREMENTS OF THE UTILITY HOLDER OF THE AFFECTED UTILITIES. IN THE EVENT THAT CONFLICTING REOUIREMENTS EXIST BETWEEN THIS ROOT BARRIER DETAIL AND THE MUNTICPALITY/UTILITY HOLDER REQUIREMENTS, THE MORE STRINGENT OF THE REQUIREMENTS SHALL BE APPLICABLE.



TYPICAL PLANTING DIAGRAM



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G	ENERAL HARDSCAPE NOTES	
	THESE CONSTRUCTION DOCUMENTS ARE ONLY INTENDED TO CONVEY OVERALL DESIGN INTENT, FORM, AND FINISHES. THE CONTRACTOR IS RESPONSIBLE TO INSTALL ALL WORK IN ACCORDANCE WITH THE RELEVANT AND APPLICABLE SECTIONS OF THE CSI, ASTM, AND/OR OTHER AIA/ASLA RECOGNIZED TRADE AGENCY, OR ANY LOCAL, COUNTY, OR STATE BUILDING CODES. THE LANDSCAPE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR ANY CONTRACTOR'S METHODS OF WORK.	38. A V LANDSC/ A PAVED THE PIPE
	THE CONTRACTOR SHALL VISIT THE SITE TO UNDERSTAND THE SCOPE AND EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. NO ALLOWANCES WILL BE MADE DUE TO A FAILURE TO THOROUGHLY UNDERSTAND EXISTING CONDITIONS.	ESCAPE. 39. ON
3.	ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE MANUFACTURER'S TECHNICAL SPECIFICATIONS OR RECOMMENDED	40. AL
	METHODS OF INSTALLATION. QUANTITIES PROVIDED ARE FOR REFERENCE ONLY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES PRIOR TO	LIMITED THE CON CORREC
6.	CONTRACTOR SHALL GUARANTEE THE WORK FOR THE PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY. CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCING OF THEIR OPERATIONS ON-SITE. INCLUDING THE LOCAL MUNICIPALITY, COUNTY, AND STATE IN WHICH THE SITE IS LOCATED. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER AND KEPT ON-SITE BY THE GENERAL CONTRACTOR.	
7.	ALL WORK SHALL CONFORM WITH GOVERNING JURISDICTIONS.	Sc
	any work in the right-of-way shall conform to the standards and specifications of local and/or state Highway jurisdiction.	Pro ===
	THE APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED BY THE CONTRACTOR - (SUNSHINE 811) - AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION. CONTRACTOR TO COORDINATE FIELD VISITS WITH UTILITY REPRESENTATIVES TO LOCATE UTILITIES AND INVESTIGATE FOR CONFLICTS WITHIN THE PROJECT LIMITS.	
	LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE. CONTRACTOR WILL NOTIFY DESIGN TEAM IF CONFLICTS ARE DISCOVERED.	
11.	ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER.	
	Contractor responsible for legal removal and disposal of demolished concrete, sub-base and compacted road rock.	
	CONTRACTOR IS RESPONSIBLE FOR PRESERVING AND PROTECTING EXISTING LANDSCAPE MATERIAL SPECIFICALLY NOTED PER THE PLANS. IF ANY OF THE PROTECTED, PRESERVED, OR RELOCATED TREES DIE DURING CONSTRUCTION OR THE WARRANTY PERIOD, THE CONTRACTOR SHALL REPLACE THE LANDSCAPE MATERIAL IN TIMELY FASHION.	
	ALL SLEEVES ON THE PLANS FOR WALL PENETRATIONS, AND UNDER PAVEMENT SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.	
15.	OMITTED	
	EXISTING UTILITIES, MANHOLE & HANDHOLE COVERS, UTILITY VAULTS, VALVE BOXES, METER BOXES, DRAINAGE STRUCTURES, ETC. SHALL BE SET ADJUSTED TO NEW GRADE ELEVATION, UNLESS OTHERWISE NOTED.	
17.	RESTORE ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY TO IT'S CONDITION PREVIOUS TO CONSTRUCTION.	
	PROPOSED SIDEWALK IS TO CONNECT TO EXISTING SIDEWALK AND MATCH EXISTING GRADE, WHERE APPLICABLE.	
	ALL PRODUCTS SHALL BE AS SPECIFIED, IF AN EQUIVALENT PRODUCTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.	
21.	CONSTRUCTION ACCESS AND STAGING AREAS TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL MAINTAIN A SAFE AND CLEAN WORK SITE AT ALL TIMES WITH NO ACCESS TO THE PUBLIC. IF WORK IS TO BE COMPLETED IN THE RIGHT-OF-WAY THE CONTRACTOR SHALL PROVIDE SAFE ACCESS AND PROTECTION AROUND THE CONSTRUCTION SITE AT ALL TIMES.	
	CONTRACTOR SHALL COORDINATE WITH THE OWNER'S TESTING FIRM TO ASSURE THAT PROPER COMPACTION HAS BEEN ACHIEVED ON SUBGRADES, BASE MATERIALS, ETC. AS PER THE PLANS AND PROVIDE COPIES TO THE OWNER, UPON REQUEST.	
23.	PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS/SUBMITTALS/ENGINEERING DRAWINGS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.	
	CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF PROGRESS RECORD DRAWINGS (AS-BUILTS) ON-SITE DURING CONSTRUCTION INCLUDING ALL PERMITS. OMITTED	1"(
26.	SHALL THERE BE QUESTION AS TO WHICH FINISH MATERIAL IS SPECIFIED FOR ANY SURFACE SHOWN IN THE DRAWING SET, IT IS UP TO THE CONTRACTOR TO REACH OUT TO THE LANDSCAPE ARCHITECT IN THE FORM OF AN RFI, FOR CLARIFICATION. ANY USE OF MATERIAL THAT IS NOT SPECIFIED IS SUBJECT TO REMOVAL AND REPLACEMENT.	\ Se
	DRAINAGE AND IRRIGATION SHALL BE PROVIDED TO ALL PLANTING AREAS. INSIDE OF ALL RETAINING WALLS AND RAISED PLANTERS SHALL BE SEALED WITH AN APPROPRIATE WATER-PROOFING SUBSTANCE, AND SHALL NOT BE VISIBLE ONCE SOIL IS BACKFILLED.	
	PROPOSED PLANT MATERIAL SHALL TAKE PRECEDENCE WHEN DETERMINING UNDERGROUND PIPING AND UTILITY LOCATIONS, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE CLEARANCES NECESSARY TO INSTALL PROPOSED LANDSCAPE/HARDSCAPE ELEMENTS.	
	CONTRACTOR SHALL RELOCATE OR ADJUST ANY UTILITIES/PIPING THAT INTERFERES WITH THE INSTALLATION OF PLANT MATERIALS AT HIS OWN EXPENSE.	
	CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING MINIMUM TWO (2) SLEEVES TO ACCOMMODATE IRRIGATION/ELECTRICAL/DRAINAGE AS NEEDED TO ANY ISOLATED PLANTING AREA.	
	FINAL GRADING SHALL BE REVIEWED OR COMPLETED BY A CIVIL ENGINEER.	
32.	OMITTED	
	NEW EARTHWORK SHALL BE BLENDED INTO ADDITIONAL GRADE.	
	'PA' INDICATES PLANTING AREA. IN THESE AREAS, THE FILL SOIL SHALL BE OF A QUALITY OF SANDY LOAM ABLE TO SUPPORT PLANT LIFE, AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE FREE OF ROCKS, SHELLS, OR RUBBLE.	1"(25mm
	INSTALL ALL HARDSCAPE ELEMENTS IN ACCORDANCE WITH ENGINEERS DRAWINGS INCLUDING DRAINAGE, WALLS, STEPS, POOLS, SPAS, OR ANY OTHER STRUCTURES. CAPSTONES SHALL BE SECURED WITH AN EXTERIOR RATED CONCRETE CONSTRUCTION ADHESIVE, OR AS RECOMMENDED BY THE	Varie
	MANUFACTURER	See C
	CONCRETE, UNLESS OTHERWISE NOTED BY ENGINEER, SHALL MEET THE FOLLOWING REQUIREMENTS.	
37.		

NDSCAPE BED
PAVED AREA, E
E PIPE BEHIND
CAPE.

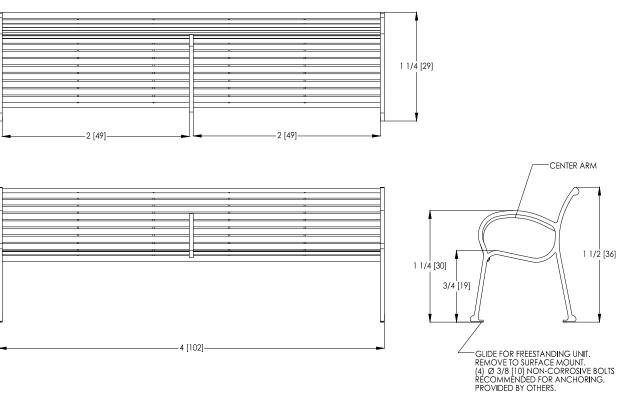
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ONCE GRADING OPERATIONS ARE COMPLETED, ALL DISTURBED AREAS SHALL BE STABILIZED BY FINE GRADING.

ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF, BUT NOT ED TO, THE FOLLOWING MEASURES: SILT FENCES, STRAW BALES, GRAVEL, BOARDS, GUTTER GUARDS, DRAIN GUARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR MITIGATING ALL SEDIMENT LEAVING THE SITE AND TAKE APPROPRIATE ECTIVE MEASURES.



Product Drawing



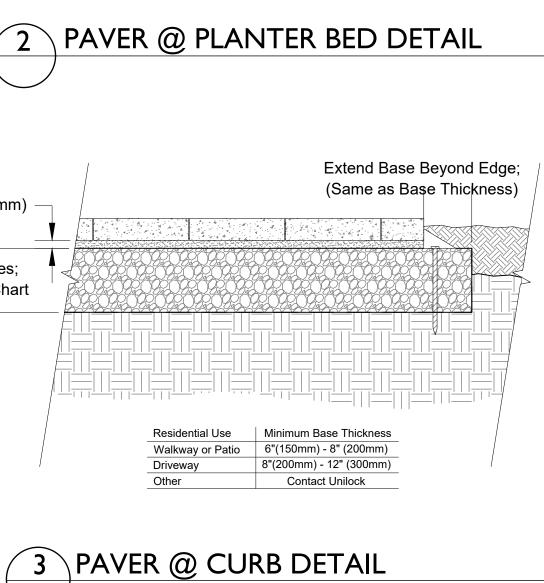
BENCH DETAIL

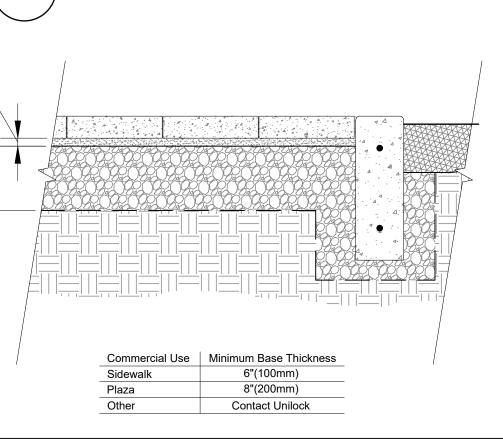
NTS.

ScarboroughBench, 96" Backed, with Horizontal Strap Seat and Center Arm enter Arm Date: 5/19/2010 www.landscapeforms.com Ph: 800.521.2546

rawing: SC176-05 Vimensions are in inches [mm]

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS, DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. ©2013 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.





NTS.

HARDSCAPE MATERIAL SCHEDULE					
KEYNOTE CODE	MATERIAL	MANUFACTURER OR DISTRIBUTOR	series, model and size	COLOR, FINISH AND PATTERN	RECOMMENDATIONS AND NOTES
ΡI	PAVER	PAVESTONE WWW.PAVESTONE.COM QUINCY ADAMS 737-213-5355	HOLLAND 6 CM	ANTIQUE SAVANNAH OR TERRA COTTA	REFER TO CIVIL PLANS FOR SUB-BASE CONSTRUCTION; MATCH TO EXISTING PAVER LAYOUT REFER TO DETAILS 2,3 THIS SHEET
FI	BENCH	LANDSCAPE FORMS	SCARBOROUGH MODEL S36TLP	BLACK	REFER TO CIVIL PLANS FOR SUB-BASE CONSTRUCTION INSTALL PER MANUFACTURER'S RECOMMENDATION

LAYOUT NOTES

- 3. CONTRACTOR MAY REQUEST DIGITAL DRAWING FILES FOR CONSTRUCTION LAYOUT PURPOSES.
- CONSTRUCTION SITE RUN-OFF FROM CONTAMINATING ADJACENT LAND AND WATER BODIES.

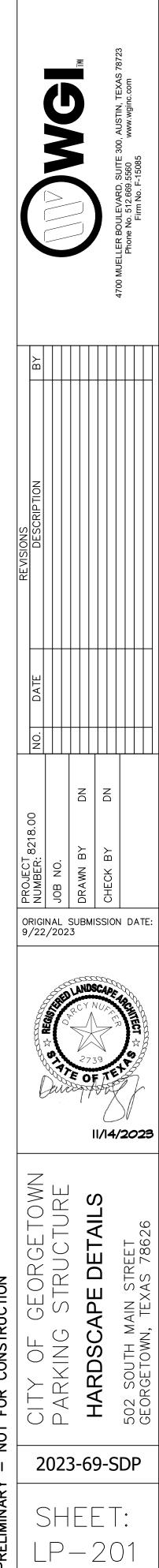
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2

1. THE CONTRACTOR IS RESPONSIBLE FOR ACCURATELY SURVEYING AND LAYING OUT THE PROPOSED WORK FOR CONSTRUCTION. ANY DISTURBED OR LOST SURVEY MARKERS TO BE REPLACED AS REQUIRED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, LINES, DIMENSIONS, EXISTING CONDITIONS AND REPORT ANY ERRORS, OMISSIONS, OR INCONSISTENCIES TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WORK.

2. DO NOT SCALE THE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE LANDSCAPE ARCHITECT SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO CONTINUING WITH THE WORK.

4. THE LIMIT OF WORK LINE SHOULD BE STAKED TO ESTABLISH THE DISTURBED AREAS. ANTI-SILTATION BARRIERS AND FILTERS TO BE PLACED AT LOW POINTS TO PREVENT 5. LAYOUT OF WALKWAYS, DECKING, FENCING AND GATES SHALL CONFORM TO ALL APPLICABLE POOL AND ACCESSIBILITY CODES.



TRUC CONS⁻

	Landscape Planting - Part I. General	 All bareroot stock sent from the storage facility shall be moisture-holding medium, and shall be covered with a
	A. Provide all exterior planting as shown on the drawings or inferable therefrom and/or as specified in accordance with the requirements of the Contract Documents. Landscape plans provided indicate the proposed location of living plant material only. Structural elements and hardscape features indicated on the landscape plans	 Plants must be protected at all times from sun or dryin with soil, wet mulch, or other acceptable material, and
	are for information purposes only. Landscape plans are not to be utilized for staking and layout or location of any structural site features including but not limited to, buildings, signage, pathways, easements, utilities or roadways.	not be bound with wire or rope at any time so as to da
	B. These specifications include standards necessary for and incidental to the execution and completion of planting as indicated on the prepared drawings and specified herein.	avoid damaging it. Q. Mechanized Tree Spade Requirements
	C.All applicable federal, state and local permits shall be attained prior to the removal, relocation, or installation of plant materials indicated within the plan documents. D.Protection of existing features. During construction, protect all existing trees, shrubs, and other specified vegetation, site features and improvements, structures, and	Trees may be moved and planted with an approved mech root-ball diameter according to the American Standard for
	utilities specified herein and/or on submitted drawings. Removal or destruction of existing plantings is prohibited unless specifically authorized by the owner, and with permit as required by associated federal, state and local government agencies.	whichever is smaller. The machine shall be approved by in the plans and in accordance with applicable sections of
D	II. Applicable Standards A. American National Standards for Tree Care Operations, ANSI A300. American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.	II Materials for Planting A. Mulch: Except as otherwise specified, mulch shall be shre
	B. American Standard for Nursery Stock, ANSI Z60.1. American Nursery and Landscape Association, 1250 Eye Street. NW, Suite 500, Washington, D.C. 20005. C.Hortus Third, The Staff of the L.H. Bailey Hortorium. 1976. MacMillan Publishing Co., New York.	wood and bark of Texas hardwood tree species. It shall n in length. Mulch shall be free of weeds, seeds, and any o
	D.National Arborist Association- Pruning Standards for Shade Trees E. All standards shall include the latest additions and amendments as of the date of advertisement for bids	foreign material that will prevent its eventual decay. This
	III. Qualifications A.Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type of work. All contractors and their	less than 3". Submit sample for approval. Peat: Shall not be used.
	sub-contractors who will be performing any landscape work included in this section of the specification shall be approved by the landscape architect. B.Landscape Contractor shall be licensed and shall carry any necessary insurance and shall protect the Landscape Architect and Owner against all liabilities, claims	B. Gravel Mulch: Use only where specifically indicated on th washed free of loam, sand, clay and other foreign substa
	or demands for injuries or damage to any person or property growing out of the performance of the work under this contract. All workers shall be covered by Workman's Compensation Insurance.	gravel stop as indicated on the plans. It shall be a maxim fabric below aggregate rock.
	IV. Requirements of Regulatory Agencies A. Certificates of inspection shall accompany the invoice for each shipment of plants as may be required by law for transportation. File certificates with the landscape	Submit sample for approval.
	architect prior to acceptance of the material. Inspection by federal or state authorities at place of growth does not preclude rejection of the plants at the site. V. Submittals	C. Root Barrier: Where specified, root barriers shall be instal Root barriers shall comply with all requirements of the mu
	A. Manufacturer's Data: Submit copies of the manufacturer's and/or source data for all materials specified, including soils, soil amendments and fertilizer materials. Comply	In the event that conflicting requirements exist between th more stringent of the requirements shall be applicable.
	with regulations applicable to landscape materials.	 D. Planter Edging: Use only where specifically indicated on p E. Anti-desiccant: shall be an emulsion specifically manufact
	B. Samples: Submit samples of all topsoil, soil mixes, mulches, and organic materials. Samples shall weigh 1 kg (2 lb) and be packaged in plastic bags. Samples shall be typical of the lot of material to be delivered to the site and provide an accurate indication of color, texture, and organic makeup of the material.	delivered in containers of the manufacturer and shall be III. Materials for Soil Amendment
	C.Nursery Sources: Submit a list of all nurseries that will supply plants, along with a list of the plants they will provide and the location of the nursery. For each species, submit a typical photo from the supplier's yard, taken with a ruler or yardstick showing the height and breadth of the plant.	A. Pine Bark: Horticultural-grade milled pine bark, with 80 pe
	D. Soil Test: Submit soil test analysis report for each sample of topsoil and planting mix from a soil testing laboratory approved by the landscape architect. 1. Provide a particle size analysis, including the following gradient of mineral content:	 Pine bark shall be aged sufficiently to break down all v pH shall range between 4 and 7.0.
	USDA Designation Size in mm Gravel +2 mm	 Submit manufacturer literature for approval. Organic Matter: Leaf matter and yard waste composted summaria
	Very Course Sand 1-2 mm Coarse Sand 0.5-1 mm	Organic matter shall be commercially prepared compost.
	Medium Sand0.25-0.5 mmFine Sand0.1-0.25 mm	 C. Course Sand: Course concrete sand, ASTM C-33 Fine Age 1. Sands shall be clean, sharp, natural sands free of lime
	Very fine sand 0.05-0.1 mm Silt 0.002-0.05 mm	 Provide the following particle size distribution: Sieve
	Clay smaller than 0.002 2. Provide a chemical analysis, including the following:	3/8 in (9.5 mm) No. 4 (4.75 mm)
С	a. pH and buffer pH b. Percentage of organic content by oven-dried weight.	No. 8 (2.36 mm)
	c. Nutrient levels by parts per million, including phosphorus, potassium magnesium, manganese, iron, zinc, and calcium. Nutrient test shall include the testing laboratory recommendations for supplemental additions to the soil based on the requirements of horticultural plants.	No. 16 (1.18 mm) No. 30 (0.60 mm)
	d. Soluble salt by electrical conductivity of a 1:2, soil: water, sample measured in millimho per cm. e. Cation exchange capacity (CEC).	No. 50 (0.30 mm) No. 100 (0.15 mm)
	E. Material Testing: Submit the manufacturers particle size analysis, and the pH analysis and provide a description and source location for the content material of all organic materials.	D. Lime: shall be ground, palletized, or pulverized lime manu
	F. Maintenance Instructions: Prior to the end of maintenance period, Landscape Contractor shall furnish three copies of written maintenance instructions to the Landscape Architect for transmittal to the Owner for maintenance and care of installed plants through their full growing season.	magnesium oxide). Submit manufacturer literature for ap E. Sulfur: shall be flowers of sulfur, pelletized or granular sul
	VI. Utility Verification A. The contractor shall contact the local utility companies for verification of the location of all underground utility lines in the area of the work. The contractor shall be	 F. Fertilizer: Agricultural fertilizer of a formula indicated by th literature for approval.
	responsible for all damage resulting from neglect or failure to comply with this requirement. <u>Part 2. Materials</u>	IV. Planting Mix A. Planting Mix
	I. Plants A.Plants shall be true to species and variety specified and nursery-grown in accordance with good horticultural practices under climatic conditions similar to those in	 Planting Mix for Trees, Shrubs, Groundcovers an Planting Mix for Palms: Mixture of course sand a
	the locality of the project for at least two years. They shall have been freshly dug. 1. All plant names and descriptions shall be as defined in Hortus Third.	Component Percent by Volume
	 All plants shall be grown and harvested in accordance with the American Standard for Nursery Stock and Florida Department of Agriculture Grades and Standards for Nursery Plants. 	Coarse Sand75%Peat25%
	3. Unless approved by the landscape architect, plants shall have been grown at a latitude not more than 325 km (200 miles) north or south of the latitude of the project unless the provenance of the plant can be documented to be compatible with the latitude and cold hardiness zone of the planting location.	 B. Planting mix shall be thoroughly mixed, screened, and st C. Prior to beginning the mixing process, submit a 1-kg (2-II
	B. Unless specifically noted, all plants shall be exceptionally heavy, symmetrical, and so trained or favored in development and appearance as to be unquestionably and outstandingly superior in form, compactness, and symmetry. They shall be sound, healthy, vigorous, well branched, and densely foliated when in leaf; free of	D. During the mixing process but prior to installing the mix, s
	disease and insects, eggs, or larvae; and shall have healthy, well-developed root systems. They shall be free from physical damage or other conditions that would prevent vigorous growth.	the finished soil mix, with soil test results for approval. In the planting mix.
	1. Trees with multiple leaders, unless specified, will be rejected. Trees with a damaged or crooked leader, bark abrasions, sunscald, disfiguring knots, insect damage, or cuts of limbs over 20 mm (3/4 in.) in diameter that are not completely closed will be rejected.	 E. Make all amendments of lime/sulfur and fertilizer indicate F. All mixing shall take place in the contractors yard, using
	C. Plants shall conform to the measurements specified, except that plants larger than those specified may be used if approved by the landscape architect. Use of larger plants shall not increase the contract price. If larger plants are approved, the root ball shall be increased in proportion to the size of the plant.	G. Protect the planting mix from erosion prior to installation.
	1. Caliper measurements shall be taken on the trunk 150 mm (6 in.) above the natural ground line for trees up to and including 100 mm (4 in.) in caliper, and 300 mm (12 in.) above the natural ground line for trees over 100 mm (4 in.) in caliper. Height and spread dimensions specified refer to the main body of the plant	I. Excavation of Planted Areas
	and not from branch tip to branch tip. Plants shall be measured when branches are in their normal position. If a range of sizes is given, no plant shall be less than the minimum size, and no less than 50 percent of the plants shall be as large as the maximum size specified. Measurements specified are minimum sizes	 A. Locations for plants and/or outlines of areas to be planted landscape architect is required before excavation begins.
	acceptable after pruning, where pruning is required. Plants that meet measurements but do not possess a standard relationship between height and spread, according to the Florida Department of Agriculture Grades and Standards for Nursery Plants, shall be rejected.	B. Tree, shrub, and groundcover beds are to be excavated to initially dug too deep, the soil added to bring it up to the optimization.
	D. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect. If proof is submitted in writing that a plant specified is not obtainable, consideration will be given to the nearest available size or similar variety, with a corresponding adjustment of the contract price.	 The sides of the excavation of all planting areas shall subsurface drain lines within the planting bed. The bo
	E. The plant schedule provided at the end of this section, or on the drawing, is for the contractor's information only, and no guarantee is expressed or implied that quantities therein are correct or that the list is complete. The contractor shall ensure that all plant materials shown on the drawings are included in his or her bid.	2. Maintain all required angles of repose of the adjacent
в	F. All plants shall be labeled by plant name. Labels shall be attached securely to all plants, bundles, and containers of plant materials when delivered. Plant labels shall be durable and legible, with information given in weather-resistant ink or embossed process lettering.	structures. 3. Subgrade soils shall be separated from the topsoil, re
	G. Selection and Tagging 1. Plants shall be subject to inspection for conformity to specification requirements and approval by the landscape architect at their place of growth and upon	uncovered or unprotected overnight. C. For trees and shrubs planted in individual holes in areas o
	delivery. Such approval shall not impair the right of inspection and rejection during progress of the work. 2. A written request for the inspection of plant material at their place of growth shall be submitted to the landscape architect at least ten calendar days prior to	the hole to the depth of the root ball and to widths shown on [.]
	digging. This request shall state the place of growth and the quantity of plants to be inspected. The landscape architect may refuse inspection at this time if, in his or her judgment, sufficient quantities of plants are not available for inspection or landscape architect deems inspection is not required.	excavation.
	3. All field grown deciduous trees shall be marked to indicate the trees north orientation in the nursery. Place a 1-in. diameter spot of white paint onto the north side of the tree trunk within the bottom 12 inches of the trunk.	 In areas of slowly draining soils, the root ball may be Save the existing soil to be used as backfill around the
	H. Anti-Desiccants 1. Anti-desiccants, if specified, are to be applied to plants in full leaf immediately before digging or as required by the landscape architect. Anti-desiccants are to	 On steep slopes, the depth of the excavation shall be D. Detrimental soil conditions: The landscape architect is to l
	be sprayed so that all leaves and branches are covered with a continuous protective film. I. Balled and Burlapped (B&B) Plant Materials	detrimental to the growth of plant material. When detrime received from the landscape architect.
	1. Trees designated B&B shall be properly dug with firm, natural balls of soil retaining as many fibrous roots as possible, in sizes and shapes as specified in the Florida Department of Agriculture Grades and Standards for Nursery Plants. Balls shall be firmly wrapped with synthetic, natural, or treated burlap, and/or wire.	 E. Obstructions: If rock, underground construction work, utilit for
	All synthetic fabric should be removed from the rootball prior to planting. True biodegradable burlap can be left around the root ball. The root collar shall be apparent at surface of ball. Trees with loose, broken, processed, or manufactured root balls will not be accepted, except with special written approval before	any planting shall be determined by the landscape archite
	planting. J. Container Plants	 II. Installation of Planting Mix A. Prior to the installation of the planting mix, install subsurfa
	1. Plants grown in containers shall be of appropriate size for the container as specified in the most recent edition of the Florida Department of Agriculture Grades and Standards for Nursery Plants and be free of circling roots on the exterior and interior of the root ball.	 B. The landscape architect shall review the preparation of su C. Do not proceed with the installation of planting mix until al
	 Container plants shall have been grown in the container long enough to have established roots throughout the growing medium. Bareroot and Collected Plants 	 D. Protect adjacent walls, walks, and utilities from damage or concrete,
	 Plants designated as bareroot or collected plants shall conform to the American Standard for Nursery Stock. Bareroot material shall not be dug or installed after bud break or before dormancy. 	metal, masonry work, and other items as directed during
	3. Collected plant material that has not been taken from active nursery operations shall be dug with a root ball spread at least 1/3 greater than nursery grown plants. When specified or approved, shall be in good health, free from disease, insect or weed infestation and shall not be planted before inspection and	 Clean up any soil or dirt spilled on any paved surface Any damage to the paving or architectural work cause
	acceptance at the site. Testing may be required at the discretion of the Landscape Architect and/or the Owner and shall be provided at no additional cost. L. Specimen Material: Plant material specified as specimens are to be approved by the Landscape Architect before being brought to the site. Unless otherwise noted	contractors expense. E. Till the subsoil into the bottom layer of topsoil or planting r
	on the drawings, these plants shall be Florida Fancy. M. Palms	 Loosen the soil of the subgrade to a depth of 50 to 75 Spread a layer of the specified topsoil or planting mix
	 A Paints 1. Coconut Palms shall be grown from a certified seed. 2. All palm species except Sabal palmetto shall have roots adequately wrapped before transporting. 	3. Immediately install the remaining topsoil or planting m
	 All pain species except Sabar painetto shall have roots adequately wrapped before transporting. Sabal palms shall have a hurricane cut. Sabal palms shall be installed on site at the earliest opportunity in the construction process. All Sabal palms shall be from Palm Beach County or other sandy soils. All Sabal palms shall be Florida Fancy. 	subgrade to become compacted. 4. In the event that the tilled area becomes compacted, t
	4. For booted trunk palms, trunks shall have clean intact boots firmly attached to the palm trunk. For slick trunk palms, trunk shall be clear and free from defect	F. Install the remaining topsoil or planting mix in 200- to 250- drawings are the final grades after soil settlement and shi
	and scars. 5. The Contractor shall treat all palms as required to prevent infestation by the palmetto weevil.	reduction of soil volume, depending on predicted settling
A	 N. Sod 1. Sod shall be graded #1 or better. Sod shall be loam or muck grown with a firm, full texture and good root development. Sod shall be thick, healthy and free from defeate, and debric including but not limited to dead that increases fungue, discasses and contamination by woods, other gross variation or chiestionable. 	 Phase the installation of the soil such that equipment Compact each lift sufficiently to reduce settling but no
~	from defects and debris including but not limited to dead thatch, insects, fungus, diseases and contamination by weeds, other grass varieties or objectionable plant material.	firm to the foot in all areas and make only slight heel a. Dig a hole 250 mm (10 in.) in diameter and 250 m
	 Sod shall be sufficiently thick to insure a dense stand of live grass. Sod shall be live, fresh, and uninjured at the time of planting. Plant sod within 48 hours after harvesting. Sod area shall be all grass not attenuing identified and shall include the area beyond the preparty line to the adde of payament and/or adde of water. 	b. Fill the hole with water and let it drain completely.c. In the event that the water drains at a rate less that
	 Sod area shall be all areas not otherwise identified and shall include the area beyond the property line to the edge of pavement and/or edge of water. Immediately after harvesting plants, protect from drying and damage until shipped and delivered to the planting site. Rootballs shall be checked regularly and 	d. The landscape architect shall determine the need f

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watered sufficiently to maintain root viability P. Transportation and Storage of Plant Material

1. Branches shall be tied with rope or twine only, and in such a manner that no damage will occur to the bark or branches. 2. During transportation of plant material, the contractor shall exercise care to prevent injury and drying out of the trees. Should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the landscape architect may reject the injured tree(s) and order them replaced at no additional cost to the owner. All loads of plants shall be covered at all times with tarpaulin or canvas. Loads that are not protected will be rejected.

5. Add lime, sulfur, fertilizer, and other amendments during soil installation. Spread the amendments over the top layer of soil and till into the top 100 mm (4 in.) of soil. Soil amendments may be added at the same time that organic matter, when required, is added to the top layer of soil. 6. Protect soil from overcompaction after placement. An area that becomes overcompacted shall be tilled to a depth of 125 mm (6 in.). Uneven or settled areas shall

be filled and regraded.

nt from the storage facility shall be adequately covered with wet soil, sawdust, woodchips, moss, peat, straw, hay, or other acceptable dium, and shall be covered with a tarpaulin or canvas. Loads that are not protected in the above manner may be rejected. cted at all times from sun or drying winds. Those that cannot be planted immediately on delivery shall be kept in the shade, well protected or other acceptable material, and kept well watered. Plants shall not remain unplanted any longer than three days after delivery. Plants shall ire or rope at any time so as to damage the bark or break branches. Plants shall be lifted and handled with suitable support of the soil ball to

quirements

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I planted with an approved mechanical tree spade. The tree spade shall move trees limited to the maximum size allowed for a similar B&B ling to the American Standard for Nursery Stock or the manufacturer's maximum size recommendation for the tree spade being used, e machine shall be approved by the landscape architect prior to use. Trees shall be planted at the designated locations in the manner shown rdance with applicable sections of the specifications.

rise specified, mulch shall be shredded Texas hardwood mulch - triple-ground. All Texas hardwood mulch shall be made entirely from the nardwood tree species. It shall not contain more than 10% bark (by volume). Shreds and chips shall not be larger the 3/4" diameter and 11/2" free of weeds, seeds, and any other organic or inorganic material other than Texas hardwood and bark. It shall not contain stones or other prevent its eventual decay. This shall be applied to all planted areas where indicated so that, after installation, the mulch thickness will not be nple for approval.

where specifically indicated on the plans of the size and type shown. Unless otherwise specified it shall be water-worn, hard durable gravel, and, clay and other foreign substances. It shall be a minimum of 3" deep and shall be contained with edging or other approved on the plans. It shall be a maximum of 1 1/2", a minimum of 3/4" and of a readily-available natural gravel color range. Provide geotextile filter ock.

ified, root barriers shall be installed on all tree and palm material in accordance with the root barrier detail provided within the plan drawings, / with all requirements of the municipality within which they are located as well as with any utility holder requirements of any affected utilities. ng requirements exist between the root barrier detail provided within the plan documents and the municipality/utility holder requirements, the irements shall be applicable.

where specifically indicated on plans. Edging shall be the color black. n emulsion specifically manufactured for agricultural use, which provides a protective film over plant surfaces. Anti-desiccants shall be f the manufacturer and shall be mixed according to the manufacturer's directions. Submit manufacturer literature for approval.

rade milled pine bark, with 80 percent of the material by volume sized between 0.1 and 15.0 mm.

ged sufficiently to break down all woody material. Pine bark shall be screened.

atter and yard waste composted sufficiently to break down all woody fibers, seeds, and leaf structures, and free of toxic and nonorganic matter.

commercially prepared compost. Submit 0.5 kg (1 lb) sample and suppliers literature for approval. ncrete sand, ASTM C-33 Fine Aggregate, with a Fines Modulus Index of 2.75 or greater.

, sharp, natural sands free of limestone, shale and slate particles. particle size distribution:

	Percentage Passing
nm)	100
mm)	95-100
mm)	80-100
8 mm)	50-85
0 mm)	25-60
0 mm)	10-30

2-10 lletized, or pulverized lime manufactured to meet agricultural standards and contain a maximum of 60 percent oxide (i.e. calcium oxide plus mit manufacturer literature for approval.

f sulfur, pelletized or granular sulfur, or iron sulfate. Submit manufacturer literature for approval.

tilizer of a formula indicated by the soil test. Fertilizers shall be organic, slow-release compositions whenever applicable. Submit manufacturer

Trees, Shrubs, Groundcovers and vines: Check with landscape architect for appropriate mixture.

Palms: Mixture of course sand and peat mixed to the following proportion:

Percent by Volume

75% 25%

roughly mixed, screened, and shredded.

xing process, submit a 1-kg (2-lb) sample of the proposed mix with soil test results that indicate the mix ratio and the results achieved. ss but prior to installing the mix, submit a 1-kg (2-lb) sample for each 200 cubic meters (250 cubic yards) of planting mix, taken randomly from bil test results for approval. In the event that the test results do not meet the required particle size distribution, remix and resubmit a revised

lime/sulfur and fertilizer indicated by the soil test results at the time of mixing.

ace in the contractors yard, using commercial mixing equipment sufficient to thoroughly mix all components uniformly

Part 3. Execution

/or outlines of areas to be planted are to be staked out at the site. Locate and mark all subsurface utility lines. Approval of the stakeout by the quired before excavation begins.

cover beds are to be excavated to the depth and widths indicated on the landscape plan detail drawings. If the planting area under any tree is soil added to bring it up to the correct level should be thoroughly tamped

vation of all planting areas shall be sloped at a 45 degrees. The bottom of all beds shall slope parallel to the proposed grades or toward any within the planting bed. The bottom of the planting bed directly under any tree shall be horizontal such that the tree sits plumb. angles of repose of the adjacent materials as shown on the drawings. Do not excavate compacted subgrades of adjacent pavement or

be separated from the topsoil, removed from the area, and not used as backfill in any planted or lawn area. Excavations shall not be left cted overnight.

nted in individual holes in areas of good soil that is to remain in place and/or to receive amendment in the top 150-mm (6 in.) layer, excavate

root ball and to widths shown on the drawing. Slope the sides of the excavation at a 45 degree angle up and away from the bottom of the

aining soils, the root ball may be set up to 75 mm (3 in.) or 1/8 of the depth of the root ball above the adjacent soil level.

il to be used as backfill around the tree.

depth of the excavation shall be measured at the center of the hole and the excavation dug as shown on the drawings. ns: The landscape architect is to be notified, in writing, of soil conditions encountered, including poor drainage, that the contractor considers of plant material. When detrimental conditions are uncovered, planting shall be discontinued until instructions to resolve the conditions are

ape architect. lerground construction work, utilities, tree roots, or other obstructions are encountered in the excavation of planting areas, alternate locations

rmined by the landscape architect.

the planting mix, install subsurface drains, irrigation main lines, lateral lines, and irrigation risers shown on the drawings.

shall review the preparation of subgrades prior to the installation of planting mix.

nstallation of planting mix until all utility work in the area has been installed. alks, and utilities from damage or staining by the soil. Use 12-mm (1/2 in.) plywood and/or plastic sheeting as directed to cover existing

nd other items as directed during the progress of the work. dirt spilled on any paved surface at the end of each working day.

aving or architectural work caused by the soils installation contractor shall be repaired by the general contractor at the soils installation

ottom layer of topsoil or planting mix.

e subgrade to a depth of 50 to 75 mm (2 to 3 in.) with a rototiller or other suitable device. specified topsoil or planting mix 50 mm (2 in.) deep over the subgrade. Thoroughly till the planting mix and the subgrade together.

ne remaining topsoil or planting mix in accordance with the following specifications. Protect the tilled area from traffic. DO NOT allow the tilled compacted.

illed area becomes compacted, till the area again prior to installing the planting mix.

soil or planting mix in 200- to 250-mm (8- to 10-in.) lifts to the depths and shown on the drawing details. The depths and grades shown on the ades after soil settlement and shrinkage of the organic material. The contractor shall install the soil at a higher level to anticipate this depending on predicted settling properties for each type of soil.

of the soil such that equipment does not have to travel over already-installed topsoil or planting mixes.

fficiently to reduce settling but not enough to prevent the movement of water and feeder roots through the soil. The soil in each lift should feel areas and make only slight heel prints. Overcompaction shall be determined by the following field percolation test.

m (10 in.) in diameter and 250 mm (10 in.) deep. water and let it drain completely. Immediately refill the hole with water, and measure the rate of fall in the water level.

the water drains at a rate less than 25 mm (1 in.) per hour, till the soil to a depth required to break the overcompaction.

chitect shall determine the need for, and the number and location of percolation tests based on observed field conditions of the soil. 3. Maintain moisture conditions within the soils during installation to allow for satisfactory compaction. Suspend installation operations if the soil becomes wet. Do not place soils on wet subgrade.

4. Provide adequate equipment to achieve consistent and uniform compaction of the soils. Use the smallest equipment that can reasonably perform the task of spreading and compaction.

III. Fine Grading

- must pitch to drain at a minimum of 1/4" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work. B. Fill all dips and remove any bumps in the overall plane of the slope.
- 1. The tolerance for dips and bumps in lawn areas shall be a 12-mm (1/2 in.) deviation from the plane in 3,000 mm (10 ft). 2. The tolerance for dips and bumps in shrub planting areas shall be a 25-mm (1 in.) deviation from the plane in 3,000 mm (10 ft). 3. All fine grading shall be inspected and approved by the landscape architect prior to planting, mulching, sodding, or seeding. C.Berming shall not be placed within 10' of any existing tree nor will it be allowed to encroach upon any utility, drainage, or maintenance easement. Berming shall not impede or obstruct any necessary swales needed to drain other areas for the property.
- IV. Planting Operations A.Plants shall be set on flat-tamped or unexcavated pads at the same relationship to finished grade as they were to the ground from which they were dug, unless otherwise not shift or move laterally one year later.
- 1. Determine the elevation of the root flare and ensure that it is planted at grade. This may require that the tree be set higher than the grade in the nursery. flare is more than 50 mm (2 in) at the center of the root ball the tree shall be rejected. B. Lift plants only from the bottom of the root balls or with belts or lifting harnesses of sufficient width not to damage the root balls. Do not lift trees by their trunk or use the
- trunk as a lever in positioning or moving the tree in the planting area.
- Immediately after removing the container, install the plant such that the roots do not dry out. Pack planting mix around the exposed roots while planting.
- be worked firmly into and around the roots, with care taken to fill in completely with no air pockets. E. Cut ropes or strings from the top of shrub root balls and trees smaller than 3 in. caliper after plant has been set. Remove burlap or cloth wrapping and any wire baskets from around top half of balls. Do not turn under and bury portions of burlap at top of ball.
- 1. Do not immediately remove the ropes and burlap from trees larger than 3 in. caliper. Return to each tree three months after planting and cut all ropes around the trunks and tops of the root balls of these trees. 2. Completely remove any waterproof or water-repellant strings or wrappings from the root ball and trunk before backfilling.
- F. Set balled and burlapped trees in the hole with the north marker facing north unless otherwise approved by the landscape architect. G.Place native soil, topsoil, or planting mix into the area around the tree, tamping lightly to reduce settlement. amendments are thoroughly mixed into the backfill.
- 2. For plants planted in large beds of prepared soil, add soil amendments during the soil installation process. 3. Ensure that the backfill immediately around the base of the root ball is tamped with foot pressure sufficient to prevent the root ball from shifting or leaning.
- be evenly applied over the entire surface and thoroughly washed in without additional charge. I. Thoroughly water all plants immediately after planting. Apply water by hose directly to the root ball and the adjacent soil.
- J. Remove all tags, labels, strings, etc. from all plants.
- K.Remove any excess soil, debris, and planting material from the job site at the end of each workday. L. Form watering saucers 100 mm (4 in.) high immediately outside the area of the root ball of each tree as indicated on the drawings. V. Relocation of Existing Material:
- A. Landscape Contractor shall root prune trees which are to be relocated in accordance with approved horticultural practices and the following procedures. 1. Select a healthy tree
- 2. Selectively trim the canopy removing dead limbs, cross branching over crowned areas, and lower undesirable limbs. Fertilize and water trees before pruning. diameter of the root ball to be pruned is 8-12 inches per every one inch of diameter at breast height of the tree.
- 4. Back fill the existing soil with peat moss to stimulate new root growth of the pruned roots. 5. Water in thoroughly and treat with a mycorrhizae and a low nitrogen fertilizer (so not to burn the pruned roots). Brace trees if deemed necessary.
- 6. The root pruned tree should be watered every day (especially during warm months of the season), the equivalent of 5 gallons for every DBH of tree per day. 7. Root pruned trees should be let to stand for a minimum of 6 weeks for trees less than 8" DBH and as long as 3 months for larger specimens prior to transplanting.
- 8. For best results and survivorship, new root growth should be evident on root pruned trees prior to transplanting. 9. Upon transplanting, water should be applied every day as outlined in step 6 for at least one year.
- VI. Staking and Guying A. The Contractor shall stake all trees and palms in accordance with the tree and palm staking details provided within the plan drawings. Alternate methods of guying or staking may be employed with the prior approval of the Landscape Architect.
- responsible for any damage caused by the falling or leaning of trees.
- Any tree that is not stable at the end of the warranty period shall be rejected VII. Pruning
- case should more than one-quarter of the branching structure be removed. Retain the normal or natural shape of the plant.
- B. All pruning shall be completed using clean, sharp tools. All cuts shall be clean and smooth, with the bark intact with no rough edges or tears. C.Pruning of large trees shall be done from a hydraulic man-lift such that it is not necessary to climb the tree.
- VIII. Mulching
- work. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs. B. Place mulch at least 3" in depth in a circle around all trees located in lawn areas. The diameter of the circle shall be 18" in diameter larger than the ball of the plant
- provided. Mulch must not be placed within 3 inches of the trunks of trees, palms or shrubs. IX. Maintenance of Trees, Shrubs, and Vines
- and in vigorous condition
- damaged or injured, it shall be treated or replaced as directed by the landscape architect at no additional cost.
- large shrubs shall be spot watered using handheld hoses during the first four months after planting, as required to ensure adequate water within the root ball.
- or other sources, at no additional expense to the owner when irrigation systems are unavailable. F. Remove soil ridges from around watering basins prior to end of maintenance period, as directed by Landscape Architect
- X. Acceptance

XIII. Final Inspection and Final Acceptance

- anticipated date of inspection
- conformance to the contract documents, including correct species.
- work has been accepted.
- XI. Acceptance in Part
- XII. Guarantee Period and Replacements A. The guarantee period for trees and shrubs shall begin at the date of acceptance. B. The contractor shall guarantee all plant material to be in healthy and flourishing condition for a period of one year from the date of acceptance.
- C. When work is accepted in parts, the guarantee periods extend from each of the partial acceptances to the terminal date of the guarantee of the last acceptance. Thus, all quarantee periods terminate at one time.
- branch tips and shall bear foliage of normal density, size, and color. Replacements shall closely match adjacent specimens of the same species. Replacements shall be subject to all requirements stated in this specification.
- E. The guarantee of all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement. In the event that a replacement plant is not acceptable during or at the end of said extended guarantee period, the landscape architect may elect subsequent replacement or credit for that item.
- F. At the end of the guarantee, the contractor shall reset grades that have settled below the proposed grades on the drawings. G. The contractor shall make periodic inspections, at no extra cost, during the guarantee period to determine what changes, if any, should be made in the maintenance

noted on the drawings. Plants must be set plumb and braced in position until topsoil or planting mix has been placed and tamped around the base of the root ball. Improper compacting of the soil around the root ball may result in the tree settling or leaning. Plants shall be set so that they will be at the same depth and so that the root ball does

2. If the root flare is less than 50 mm (2 in.) below the soil level of the root ball, plant the tree the appropriate level above the grade to set the flare even with the grade. If the

C.Remove plastic, paper, or fiber pots from containerized plant material. Pull roots out of the root mat. Loosen the potting medium and shake away from the root mat.

D. The roots of bare-root trees shall be pruned at the time of planting to remove damaged or undesirable roots (those likely to become a detriment to future growth of the root system). Bare-root trees shall have the roots spread to approximate the natural position of the roots and shall be centered in the planting pit. The planting-soil backfill shall

1. For plants planted in individual holes in existing soil, add any required soil amendments to the soils, as the material is being backfilled around the plant. Ensure that the

H. Solid sod shall be laid with closely abutting joints with a tamped or rolled, even surface. Stagger strips to offset joints in adjacent courses. Bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas. Sod along slopes shall be pegged to hold sod in place along slopes or banks a wood peg acceptable to the Landscape Architect shall be used at no additional cost to the Owner. If, in the opinion of the Landscape Architect, top-dressing is necessary after rolling, clean sand will

3. Root prune 50% of the root system approximately 18"-2' deep (depending upon species and size). This is done by hand with sharp hand tools or a root pruning saw. The

B. The Contractor shall be responsible for the replacement or adjustment of all trees, palms or shrubs that fall or lean during the guarantee period. The Contractor shall be

C.Stakes and guys shall be installed immediately upon approval or planting, and shall be removed in accordance with the staking details provide within the plan drawings.

A.Plants shall not be heavily pruned at the time of planting. Pruning is required at planting time to correct defects in the tree structure, including removal of injured branches, waterspouts, suckers, and interfering branches. Healthy lower branches and interior small twigs should not be removed except as necessary to clear walks and roads. In no

A.All trees, palms, shrubs, and other plantings will be mulched with mulch previously approved by the landscape architect. The mulch shall be a minimum 3" thick layer over all tree, shrub and ground cover planting areas, unless otherwise specified. All mulch layers shall be of the specified thickness at the time of the final acceptance of the

A.Maintenance shall begin immediately after each plant is planted and continue until its acceptance has been confirmed by the landscape architect.

B. Maintenance shall consist of pruning, watering, cultivating, weeding, mulching, fertilizing, tightening and repairing guys and stakes, resetting plants to proper grades or upright position, restoring of the planting saucer, and furnishing and applying such sprays or other materials as necessary to keep plantings free of insects and diseases

C.Planting areas and plants shall be protected at all times against trespassing and damage of all kinds for the duration of the maintenance period. If a plant becomes

D. Watering: Contractor shall irrigate as required to maintain vigorous and healthy tree growth. Overwatering or flooding shall not be allowed. The contractor shall monitor, adjust, and use existing irrigation facilities, if available, and furnish any additional material, equipment, or water to ensure adequate irrigation. Root balls of all trees and E. During periods of restricted water usage, all governmental regulations (permanent and temporary) shall be followed. The contractor may have to transport water from ponds

A. The landscape architect shall inspect all work for acceptance upon written request of the contractor. The request shall be received at least ten calendar days before the

B. Acceptance of plant material shall be for general conformance to specified size, character, and quality and shall not relieve the contractor of responsibility for full

C.Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect, the landscape architect shall certify in writing that the

A. Work may be accepted in parts when the landscape architect and contractor deem that practice to be in their mutual interest. Approval must be given in writing by the landscape architect to the contractor verifying that the work is to be completed in parts. Acceptance of work in parts shall not waive any other provision of this contract.

D. The contractor shall replace, without cost, as soon as weather conditions permit, and within a specified planting period, all plants determined by the landscape architect to be dead or in an unacceptable condition during and at the end of the guarantee period. To be considered acceptable, plants shall be free of dead or dying branches and

program. If changes are recommended, they shall be submitted in writing to the landscape architect. Claims by the contractor that the owners maintenance practices or lack of maintenance resulted in dead or dying plants will not be considered if such claims have not been documented by the contractor during the guarantee period.

At the end of the guarantee period and upon written request of the contractor, the landscape architect will inspect all guaranteed work for final acceptance. The request shall be received at least ten calendar days before the anticipated date for final inspection. Upon completion and re-inspection of all repairs or renewals necessary in the judgment of the landscape architect at that time, the landscape architect shall certify, in writing, that the project has received final acceptance.

