Southwest Engineers

Civil | Environmental | Land Development

WATER POLLUTION ABATEMENT PLAN (WPAP)

FOR

Ward & Burke Texas Yard

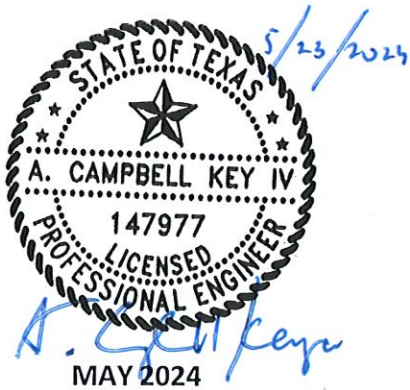
3600 IH 35 N,
GEORGETOWN, WILLIAMSON COUNTY, TX 78626

Prepared For:

Ward & Burke Berry Creek Inc
20 South Third Street
Columbus, OH 43215

Prepared By:

SOUTHWEST ENGINEERS, INC
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX 78610
P: 512.312.4336 | F: 830.672.2034
www.swengineers.com | TBPE NO. F-1909



MAY 2024
Project #: 1173-001-24

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I.

EDWARDS AQUIFER APPLICATION COVER PAGE (TCEQ-20705)

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Ward & Burke Texas Yard						2. Regulated Entity No.:			
3. Customer Name: Robert Ward (Ward & Burke Berry Creek Inc)						4. Customer No.:			
5. Project Type: (Please circle/check one)	(New)		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	(WPAP)	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		(Non-residential)			8. Site (acres):			±38.15
9. Application Fee:	$6,500		10. Permanent BMP(s):			Batch Detention Pond			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watershed:			Berry Creek			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	__	__	_✓_
Region (1 req.)	__	__	_✓_
County(ies)	__	__	_✓_
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence _✓Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.
Campden Key, P.E. (Southwest Engineers) Print Name of Customer/Authorized Agent
C. Campden Key 5/23/2024 Signature of Customer/Authorized Agent Date

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

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II.

General Information Form
(TCEQ-0587)

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Campbell Key, P.E.

Date: 5/22/2024

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Ward & Burke Texas Yard
2. County: Williamson County
3. Stream Basin: Dry Berry Creek
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Robert Ward
   Entity: Ward & Burke Berry Creek Inc
   Mailing Address: 20 South Third Street
   City, State: Columbus, Ohio Zip: 43215
   Telephone: 647-289-9770 FAX: _____
   Email Address: rjw.ward@gmail.com

8. Agent/Representative (If any):

   Contact Person: Campbell Key, P.E.
   Entity: Southwest Engineers, Inc
   Mailing Address: 205 Cimarron Park Loop, Suite B
   City, State: Buda, TX Zip: 78610
   Telephone: 512-312-4336 FAX: _____
   Email Address: campbell.key@swengineers.com

9. Project Location:

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

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

    3600 IH 35 N, Georgetown, TX 78626

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

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

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

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

    ☐ Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

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

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

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

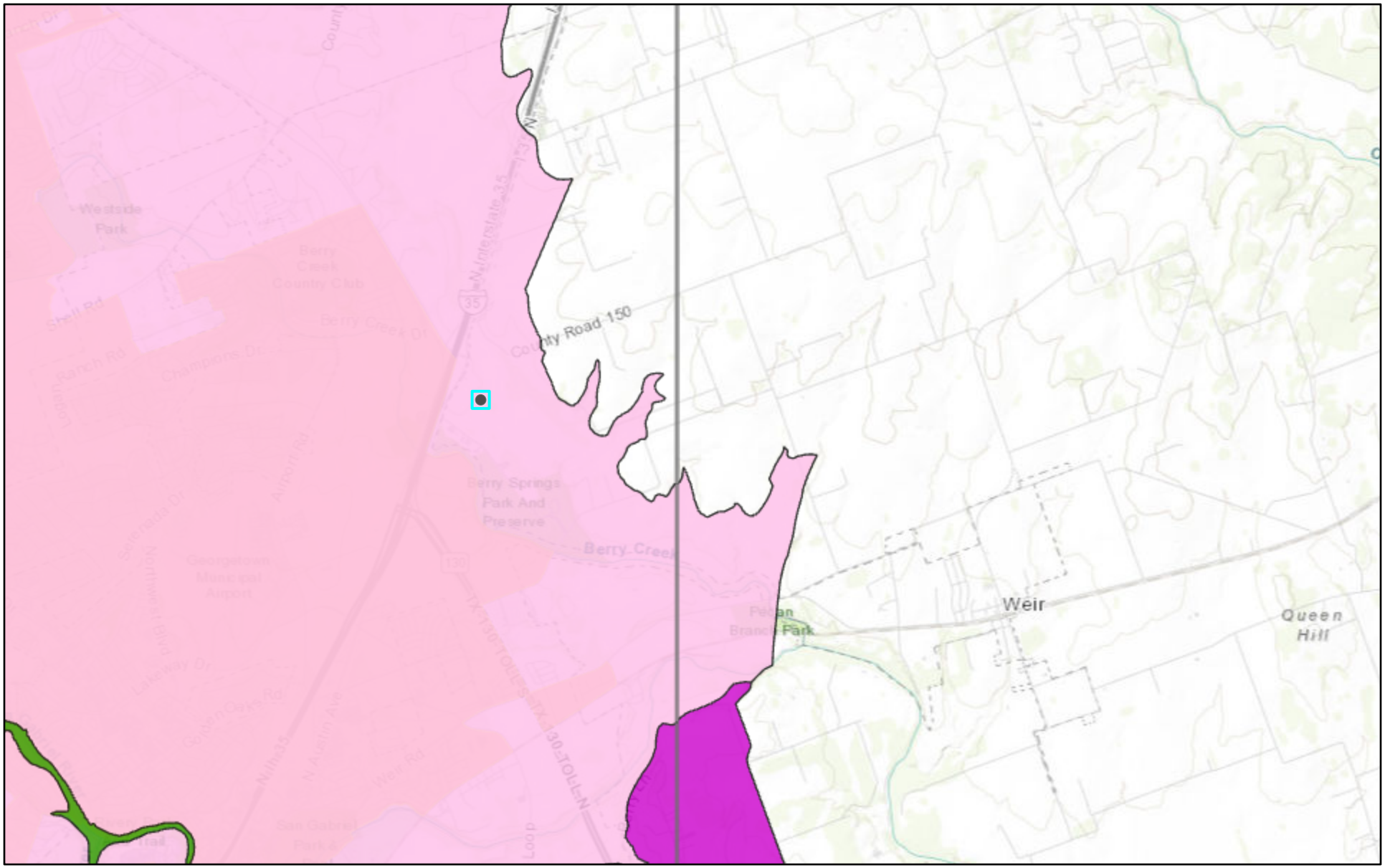
21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

WATER POLLUTION ABATEMENT PLAN
ATTACHMENT A

ROAD/LOCATION MAP

3600 IH 35 N
GEORGETOWN, TX 78626

3600 IH 35 N



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0 0.75 1.5 3 km

City/Place

Edwards Aquifer

Recharge Zone

Transition Zone

Contributing Zone

TX Counties

7.5 Minute Quad Grid

TCEQ_EDWARDS_OFFICIAL_MAPS

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GENERAL INFORMATION SECTION
ATTACHMENT C

PROJECT DESCRIPTION

The subject property consists of a ±38.15-acre tract located at 3600 IH 35 N, Georgetown, TX 78626. The property is located within the City of Georgetown's 2-mile Extra-Territorial Jurisdiction (ETJ), Williamson County, and the Edwards Aquifer Recharge Zone as defined by the Texas Commission on Environmental Quality (TCEQ). The project tract is located within the Dry Berry Creek Watershed. Currently, the tract consists of a single-family dwelling structure, two barns, and associated gravel driveway with runoff draining primarily by overland sheet flow in an easterly direction toward Dry Berry Creek. The proposed development includes the construction of an industrial buildings with associated drive, paved storage area, parking lot, water quality/detention pond (Batch Detention Pond), and on-site septic facility.

- Limits of Construction: ±30.55 acres
- Legal Boundaries: ±38.15 acres
- Total Impervious Cover: ±25.39 acres

The batch detention pond will be used as a Permanent Best Management Practice (BMP) onsite to treat storm water generated. The BMP has been designed in accordance with TCEQ's Edwards Aquifer Rules Technical Guidance on Best Management Practices RG-348 Addendum Sheet. Stormwater will be detained in the batch detention pond prior to being released into the existing Dry Berry Creek.

This Recharge and Transition Zone Exception Request describes the measures taken to design the batch detention pond. The design calculations are based on the proposed impervious cover, which consists of building roofs and paved areas (asphalt and concrete). Please refer to the site construction drawings provided with this request for more information.

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III.

Geologic Assessment Form
(TCEQ-0585)

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

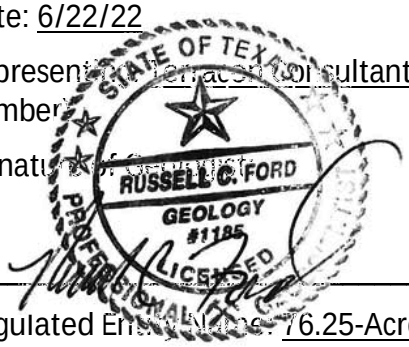
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

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

Date: 6/22/22 Fax: _____

Represented Party Contact Consultants, Inc. (Name of Company and TBPG or TBPE registration number)

Signature of Geologist



Regulated Entity Name: 76.25-Acre Site, 3600 N. IH-35, Georgetown, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 6/7/22
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
QuC	D	6

Soil Name	Group*	Thickness(feet)
BrB	D	5
EaD	D	3
KrA	D	5
KrB	D	5
SvA	C	5
SvB	C	5
OkA	B	6

* Soil Group Definitions (Abbreviated)

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

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

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

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

   Applicant's Site Plan Scale: 1" = _ '
   Site Geologic Map Scale: 1" = 400 '
   Site Soils Map Scale (if more than 1 soil type): 1" = 400 '

9. Method of collecting positional data:

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

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.
12. ☐ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    ☒ Geologic or manmade features were not discovered on the project site during the field investigation.
13. ☐ The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

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

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

Administrative Information

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

ATTACHMENT A NO FEATURES OBSERVED

GEOLOGIC ASSESSMENT TABLE			PROJECT NAME: 76.25-Acre Site, 3600 N. IH-35, Georgetown, Texas																	
LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING			
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO./FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	≥1.6	

* DATUM NAD27

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

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

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

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

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

RUSSELL C. FORD GEOLOGY #1185 LICENSED PROFESSIONAL

_____ Date _____

TNRCC-0585-Table (Rev. 5-1-02) Sheet _____ of _____

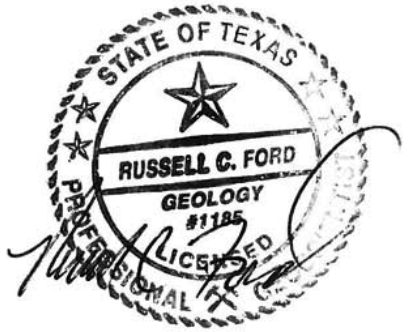
6/22/2022

ATTACHMENT B

Stratigraphic Column
76.25-Acre Site
3600 N. IH-35
Georgetown, Texas

HYDROGEOLOGIC SUBDIVISION	FORMATION	THICKNESS (feet)	LITHOLOGY
Confining Layer	Quaternary alluvium	20	Gravel, sand, silt, and clay along streams

Source: Senger, Collins and Kreitler, 1990



6/22/2022

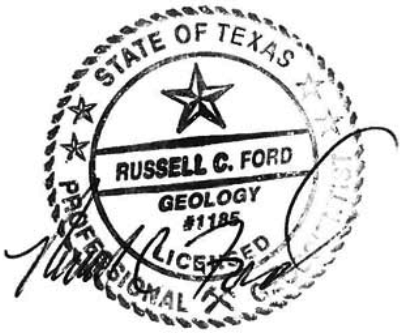
ATTACHMENT C
SITE-SPECIFIC GEOLOGY

The Geologic Assessment (GA) of the 76.25-Acre Site was performed by Mr. Russell C. Ford, P.G., of Terracon on June 7, 2022. The site is four tracts of mostly vacant land totaling approximately 76.25 acres, which were improved in 1975/76 with several small rural residential structures and associated agricultural out-buildings, located at 3600 North I-35, northeast of its intersection with Market Street in north Georgetown, Williamson County, Texas. The areas immediately surrounding the site are a mix of undeveloped and residential properties. The site is characterized as gently sloping to the east toward Dry Berry Creek which is located along the eastern edge of the site. Site elevation ranges from about 660 feet above mean sea level (msl) to 710 feet above msl.

The surficial geologic unit present at the site has been identified as the Quaternary alluvium. Exhibit 2 (attached) is a geologic map of the site. The Quaternary alluvium consists of varying amounts of gravels, sands, silts and clays associated with stream beds and floodplains. The site is located entirely within the recharge zone of the Edwards Aquifer and the recharge zone boundary is located adjacent to the site along Dry Berry Creek. Table 1 (attached) is a stratigraphic column prepared for the site. No faulting was observed on the site, however, there is a mapped fault crossing the site. The fault, which trends toward the north-northeast, is associated with the Balcones Fault zone which represents the dominant structural trend in the vicinity of the site. The completed Geologic Assessment form is attached.

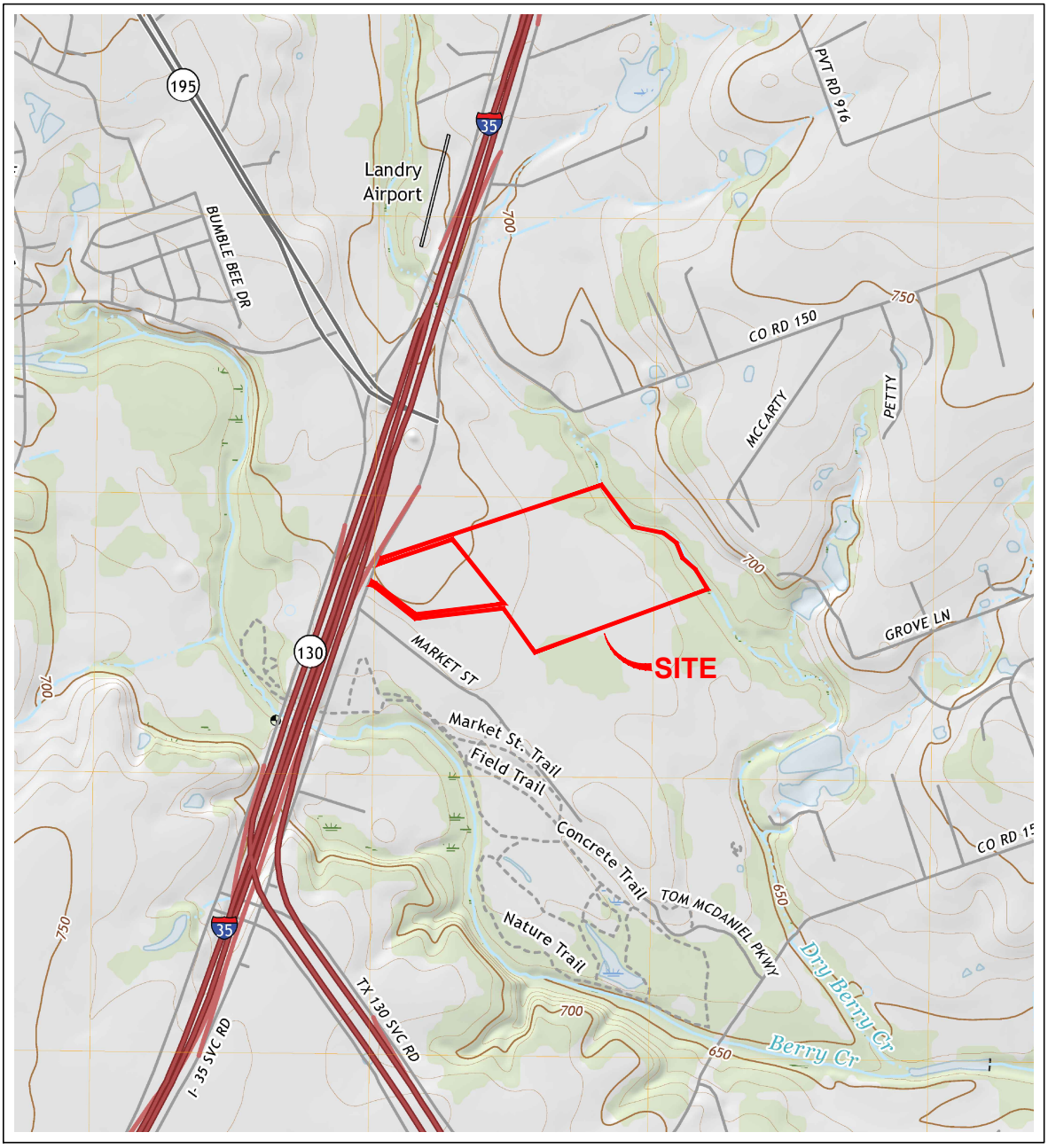
No geologic features were observed on the site. Due to the lack of any significant sensitive recharge features observed on the site and the presence of a relatively impermeable soil cover present, the potential for fluid movement to the Edwards aquifer beneath the project improvement areas is considered low.

No springs were observed onsite. As previously indicated, Dry Berry Creek is located along the eastern site boundary. This stream would be subject to the Stream Buffer requirements contained in the City of Georgetown Ordinance 2015-14 which would generally coincide with the FEMA 1% floodplain limits. A review of the site maps contained in the City of Georgetown Ordinance 2015-14 indicated there are no known springs occupied by the Georgetown Salamander on the site and the nearest known occupied site is located approximately 3 miles south-southwest of the site (San Gabriel Spring).



6/22/2022

UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1:24,000

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1000 0 METERS 1000 2000

1 .5 0 1

MILES

1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET

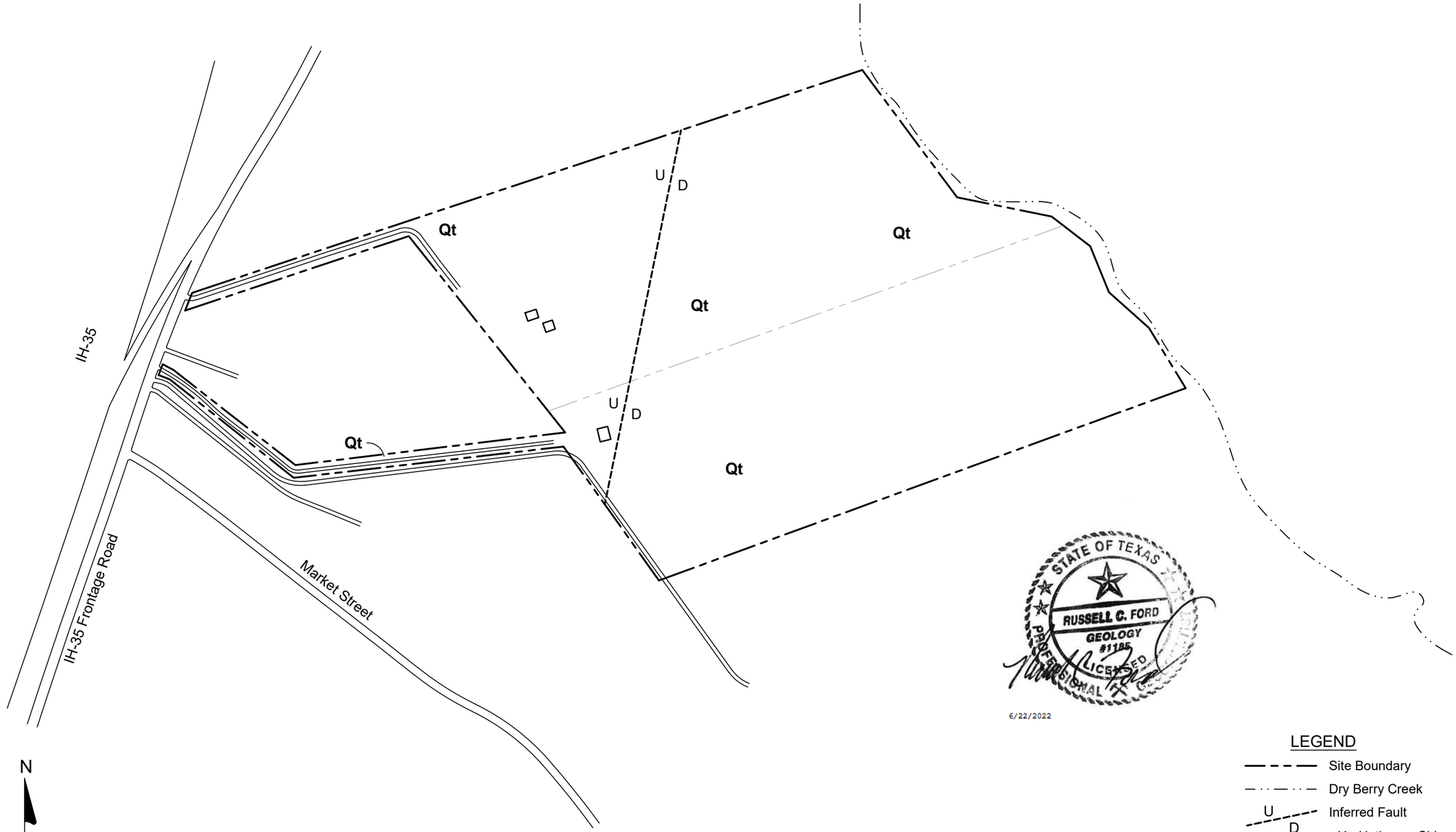
NATIONAL GEODETIC VERTICAL DATUM OF 1988

Georgetown, Texas

2019

7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr: RF	Project No. 96227489A	Terracon Consulting Engineers and Scientists	TOPOGRAPHIC MAP	EXHIBIT
Drawn By: ATX Drafting	Scale: AS SHOWN	5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735	76.25 Acres	1
Checked By: RF	File No. 96227489A	PH. (512) 442-1122 FAX (512) 442-1181	3600 IH-35	
Approved By: RF	Date: Jun 22, 2022		Georgetown, Williamson County, Texas	



STATE OF TEXAS
RUSSELL C. FORD
GEOLOGY
#1185
LICENSED
PROFESSIONAL

6/22/2022

LEGEND

- Site Boundary
- Dry Berry Creek
- Inferred Fault
- U - Upthrown Side
- D - Downthrown Side
- **Qt** Quarternary Terrace Deposits

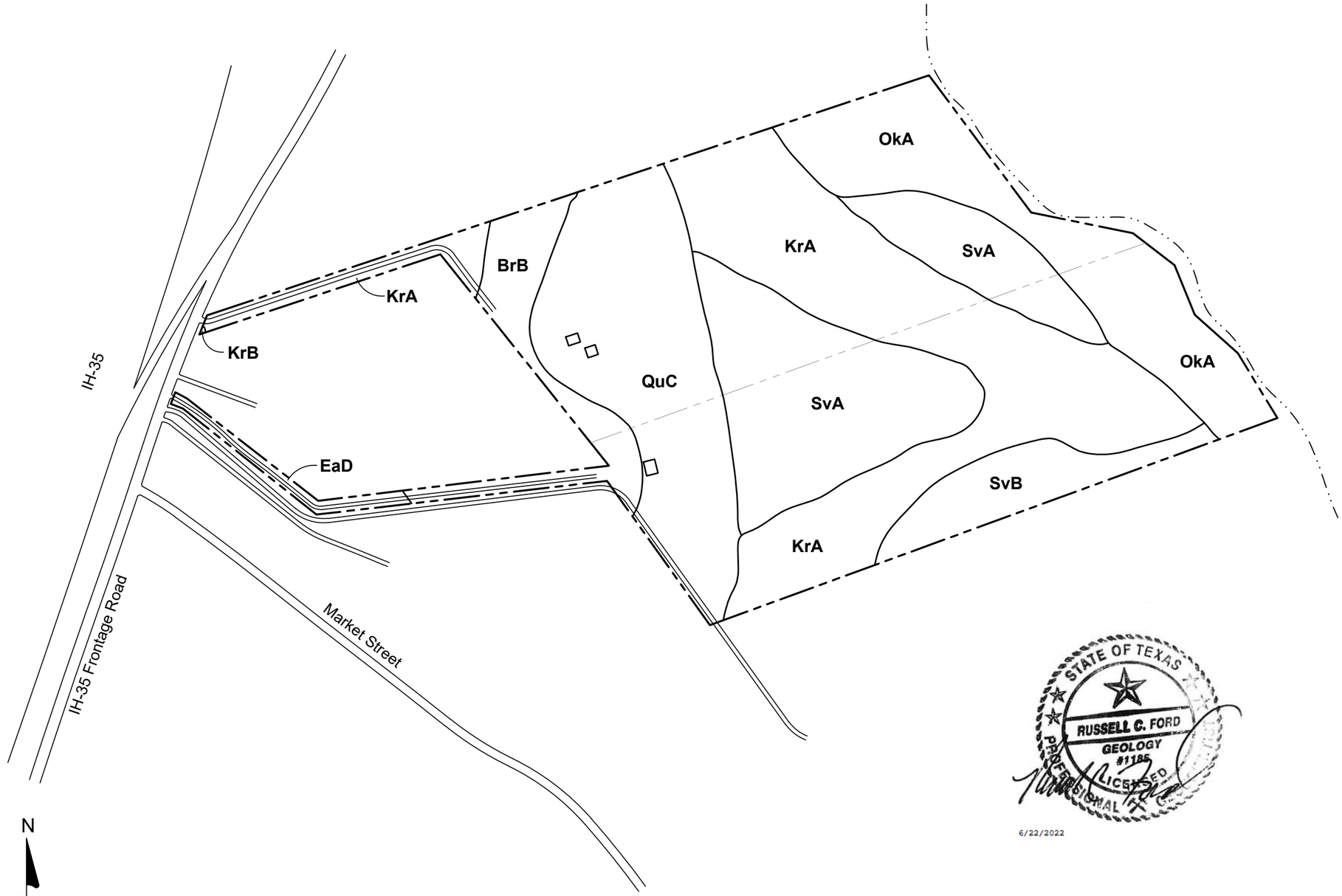
Project Mngr:	RF
Drawn By:	ATX Drafting
Checked By:	RF
Approved By:	RF
Project No.	96227489A
Scale:	AS SHOWN
File No.	96227489A
Date:	Jun 22, 2022

Terracon
Consulting Engineers and Scientists
5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735
PH. (512) 442-1122 FAX (512) 442-1181

SITE GEOLOGIC MAP

76.25 Acres
3600 IH-35
Georgetown, Williamson County, Texas

EXHIBIT
2



N

400 0 200 400

APPROXIMATE SCALE IN FEET

LEGEND

- Site Boundary
- Dry Berry Creek
- **BrB** Branyon Clay (1%-3% slopes)
- **EaD** Eckrant Cobbly Clay (1%-8% slopes)
- **KrA** Krum Silty Clay (0%-1% slopes)
- **KrB** Krum Silty Clay (1%-3% slopes)
- **OkA** Oakalla Silty Clay Loam (0%-2% slopes)
- **QuC** Queeny Clay Loam (1%-5% slopes)
- **SvA** Sunev Silty Clay Loam (0%-1% slopes)
- **SvB** Sunev Silty Clay Loam (1%-3% slopes)

STATE OF TEXAS
RUSSELL C. FORD
GEOLOGY
#1185
LICENSED
PROFESSIONAL

6/22/2022

Project Mngr: RF	Project No. 96227489A	Terracon Consulting Engineers and Scientists	SITE SOILS MAP
Drawn By: ATX Drafting	Scale: AS SHOWN	5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735	76.25 Acres
Checked By: RF	File No. 96227489A	PH. (512) 442-1122 FAX (512) 442-1181	3600 IH-35
Approved By: RF	Date: Jun 22, 2022		Georgetown, Williamson County, Texas

EXHIBIT 3

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IV.

Water Pollution Abatement Plan Application Form (TCEQ-0584)

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Campbell Key, P.E.

Date: 5/22/2024

Signature of Customer/Agent:

Regulated Entity Name: Ward & Burke Texas Yard

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):±38.15

3. Estimated projected population:N/A

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	141360	÷ 43,560 =	3.25
Parking	18954	÷ 43,560 =	0.46
Other paved surfaces	906098	÷ 43,560 =	21.68
Total Impervious Cover	1,105,988	÷ 43,560 =	25.39

Total Impervious Cover 25.39 ÷ Total Acreage 38.15 X 100 = 66.6% Impervious Cover

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

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

For Road Projects Only

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

7. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

_____% Domestic	_____Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day _____	

15. Wastewater will be disposed of by:

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

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

☐ Sewage Collection System (Sewer Lines):

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

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

☐ The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 100'.

18. 100-year floodplain boundaries:

☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☐ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): _____

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

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

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

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

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

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

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

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

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

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

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

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

26. ☒ Surface waters (including wetlands).

    ☐ N/A

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

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

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

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

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT A

FACTORS AFFECTING SURFACE WATER QUALITY

DURING CONSTRUCTION

Non-Storm Water Discharges - The following non-storm water discharges may occur from the site during the construction period:

- Non-point discharge of paint and solvents
- Water used to wash vehicles or control dust
- Water from utility line flushing during initial line testing
- Petroleum drippings from vehicle movement
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred)
- Groundwater (from dewatering of excavation)
- Silt Runoff form soil disturbance
- Trash and Debris (Litter) and discarded Food and Tobacco Products

All non-storm water discharge will be directed to the Erosion and Sedimentation Controls (Best Management Practices) to remove any suspended solids contained therein. Material management practices will be utilized to reduce the risk of spills, or other accidental exposure of the materials listed above to storm water runoff. These and any other sources of pollutants that may affect storm water quality will be screened and filtered by temporary BMPs, which will be installed prior to the commencement of site clearing.

POST CONSTRUCTION

Non-Storm Water Discharges after construction has been completed which can affect water quality include:

- Lawn fertilizer and pesticides
- Petroleum drippings from vehicle movement
- Cleaning products used out-of-doors not captured in sanitary sewer
- Landscape Maintenance

Post-construction storm water discharges typically will transport sediment in the form of dirt and dust accumulated on streets and other impervious flatwork, rooftops and sediment from erosion of grassy areas. That material will be conveyed to the water quality pond (where most pollutants will be removed), and then conveyed to the proposed detention pond and finally discharge sheet flows into the undeveloped land.

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WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT B

VOLUME AND CHARACTER OF STORMWATER

The project site is defined by one (1) major existing drainage area and it drains mainly from west to east across the property. Using City of Georgetown runoff coefficients and Atlas 14 rainfall data, the existing drainage area will produce a peak flow of approximately 265.3 cubic feet per second (cfs) during a 100-year storm event. Please refer to the "Existing Drainage Area Map – Overall" provided in the site construction drawings for more information. This existing drainage area naturally conveys storm water via overland flow into Dry Berry Creek.

In proposed conditions, the impervious cover on-site will be approximately 25.39 acres (+/- 66.6% of the total property acreage). Using City of Georgetown runoff coefficients and Atlas 14 rainfall data, the proposed drainage areas will produce a peak flow of approximately 245.9 cubic feet per second (cfs) during a 100-year storm event. Please refer to the "Proposed Drainage Area Map – Overall" provided in the site construction drawings for more information. Please see the Project Narrative in General Information Section - Attachment C for more information.

Erosion Controls will be installed to decrease and/or prevent sediment runoff during construction. Please refer to the site construction drawings for further details.

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WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT C

SUITABILITY LETTER FROM AUTHORIZED AGENT (OSSF)

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WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT D

EXCEPTION TO THE REQUIRED GEOLOGIC ASSESSMENT

Exception to the required Geologic Assessment is not applicable. Please see the Geological Assessment Form (TCEQ-0585).

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V.

Temporary Stormwater Section (TCEQ-0602)

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: Campbell Key, P.E.

Date: 5/22/2024

Signature of Customer/Agent:

A. Cpbell Key

Regulated Entity Name: Ward & Burke Texas Yard

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

TEMPORARY STORMWATER SECTION
ATTACHMENT A

SPILL RESPONSE ACTIONS

Spill Prevention and Control

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

Education

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

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
(2) Store hazardous materials and wastes in covered containers and protect from vandalism.
(3) Place a stockpile of spill cleanup materials where it will be readily accessible.
(4) Train employees in spill prevention and cleanup.
(5) Designate responsible individuals to oversee and enforce control measures.
(6) Spills should be covered and protected from stormwater runon during rainfall to the extent that it doesn't compromise clean up activities.
(7) Do not bury or wash spills with water.
(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.

(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

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

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

Significant/Hazardous Spills
For significant or hazardous spills that are in reportable quantities:

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

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

(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

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

(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc. More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/response/spills

TEMPORARY STORMWATER SECTION
ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Some potential sources of contamination are as follows:

- fuel storage and use,
- chemical storage and use,
- use of asphaltic products,
- construction vehicles tracking onto public roads,
- existing solid waste,
- and other vehicular contaminants (i.e., fuel, oil, lubricants, etc.).

Refer to Attachment A for Spill Response Actions.

TEMPORARY STORMWATER SECTION
ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

1. Construct temporary erosion control measures, including all silt fences, rock berms, diversion berms, and tree protection fencing per approved plan.

2. Conduct pre-construction conference with city inspector, water and wastewater utility representative, owner's representative, architect, engineer and contractor. Contact City of Georgetown permit center at (512) 930-2550 to schedule the pre-construction conference. An esc contact name and number will be provided to the city inspector for 24/7 access in the event of erosion and sediment control breach or related problem.

3. Construction water quality pond, to act as temporary sedimentation basin.

4. Contractor shall contact City of Georgetown prior to utility abandonment at 512-930-3648, if appropriate.

5. Perform clearing, demolition and rough grading.

6. Install utilities. Conduct water and wastewater utility construction and testing for city acceptance. Coordinate underground electric, telephone, cable tv, and telecommunications construction. Install inlet protection.

7. Construct all weather access drives including asphalt, base, and curb & gutter.

8. Construct buildings.

9. Install all sidewalks.

10. Install streetscape and/or landscaping improvements.

11. Prior to city final acceptance, the contractor shall have vegetative cover in place in conformance with the general construction notes and landscape plan. All adjacent areas disturbed by the work will be repaired and revegetated by the general contractor to preexisting or better conditions. Permanent controls will be cleaned out and filter media will be installed prior to/concurrently with revegetation of site.

12. Schedule site final inspection with city environmental technician and city building inspector.

13. Remove any trapped sediment at erosion control devices and upon approval of city inspector. Remove all temporary erosion controls and tree protection.

14. The total overall disturbed area for the Warehouse Development is approximately ±30.55 acres.

TEMPORARY STORMWATER SECTION
ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

At the beginning of the project, Temporary Best Management Practices (BMPs) will be installed according to the Erosion and Sedimentation Notes and Details sheet and placed as shown on the Erosion and Sedimentation Control Plan sheet. Silt fences will be installed, and the proposed batch detention pond will be rough cut before construction begins. When full, the proposed batch detention pond overflow will sheet flow downstream through silt fence. During construction, the silt fencing and batch detention pond are to be inspected weekly, and after any rainfall.

The site is located 3600 I-35 N, Georgetown Texas 78626. Upgradient water from the undeveloped site upstream of the proposed development will be conveyed to the proposed detention pond.

On-site Water

Silt fencing will be placed downwards along the boundary line of the tracts. Inlet protection will be placed as necessary to protect the existing inlet onsite. These Temporary BMPs will be installed along the down-gradient boundary of the property to filter all runoff that originates on site. The temporary construction entrance will be installed to prevent tracking materials offsite. Additionally, a concrete truck washout area will be placed onsite and be accessible to all existing traffic leaving the site. By this, the Temporary BMPs will prevent pollution of surface water that originates on-site due to the construction of the project.

The following sections were taken from the TNCC Manual, "Complying with Edward Aquifer
Rules: Technical Guidance on Best Management Practices."

- Construction Exit should be used at all designated access points.
- Silt Fence (interior) Areas of minor sheet flow. < ¼ acre/100 feet of fence < 20% slopes.
- Silt Fence (exterior) Down slope borders of site; up slope border is necessary to divert offsite drainage. For larger areas use diversion swale or berm. < ¼ acre/100 feet of fence < 20% slopes.
- Rock Berm Drainage swales and ditches with and below site. < 5 acres < 30% slopes.
- Inlet Protection Prevent sediment from entering storm drain system. < 1 acre.
- Spill Prevention Used on all sites to reduce spills.
- Concrete Washout Use on all concrete pouring operations.

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

1. The upgradient storm water will be directed to the previously mentioned temporary BMPs.

B. 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 storm water runoff from the site.

1. Silt fence and stabilized construction entrances shall be used to prevent pollution of surface water, groundwater or storm water that originates on-site or flows off-site by locating the TBMPs downstream of the flows leaving the site. The TBMPs will reduce the amount of contaminated runoff leaving the site by acting as a filter for sediment before the flows are released into the existing storm sewer system. Also included is a stabilized construction entrance to reduce the amount of mud tracked onto surrounding streets by construction vehicles. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process.

   All TBMPs will be maintained by the Contractor as will be described in the Contractor's Storm water Pollution Prevention Plan (SWPPP). The initial installation of Erosion and Sedimentation Controls, will act as a sediment trap, and help to prevent pollution of surface waters from runoff originating on-site to the greatest extent practicable.

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

1. By locating the TBMPs downstream of the flows leaving the site, the TBMPs will reduce the amount of contaminated runoff leaving the site by acting as a filter for sediment before the flows are released. Also included is a stabilized construction entrance to reduce the amount of mud tracked onto surrounding streets by construction vehicles. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough grading process. All TBMPs will be maintained by the Contractor as will be described in the Contractor's SWPPP. The initial installation of Erosion and Sedimentation Controls, will act as a sediment trap, and help to prevent pollution of surface waters from runoff originating onsite to the greatest extent practicable.

D. 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.

Please refer to Erosion and Sedimentation Control Plan within the Construction plans.

TEMPORARY STORMWATER SECTION
ATTACHMENT F

STRUCTURAL PRACTICES

Structural practices will be used to limit runoff discharge of pollutants from exposed areas of the site. Silt fencing, triangular sediment filter dikes, inlet protection devices, and stabilized construction entrances will be incorporated as temporary erosion control devices and will be removed after the permanent stabilization is established.

Silt fencing shall be incorporated throughout the construction process. The placement of the silt fencing shall be perpendicular to runoff flow. Refer to project construction documents for quantity and actual locations of these erosion control devices. In areas where silt fencing is to be situated but is non-installable, triangular filter dikes shall be incorporated.

Stabilized construction entrances will be employed during the construction of this site to help minimize vehicle tracking of sediments. Paved streets adjacent to these site entrances shall be cleaned and/or swept regularly to remove any excess mud, dirt or rock tracked from the site. Refer to the project construction documents for actual locations of these erosion control devices. Staging areas will be utilized in locations as decided by the project general contractor and validated by the civil engineer. If the contractor determines the need for additional stabilized construction entrances, construction staging areas or pits, their locations shall be agreed upon by the contractor and the engineer and annotated in the Storm Water Pollution Prevention Plan (SWPPP) posted on the site during construction.

TEMPORARY STORMWATER SECTION
ATTACHMENT G

DRAINAGE AREA MAP

Please see the Construction Plans provided with this application for Existing and Proposed Drainage Area Maps, as well as details on the proposed methods for temporary erosion and sedimentation controls for the disturbed areas.

TEMPORARY STORMWATER SECTION
ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPS

INSPECTIONS

Each contractor will designate a qualified person (or persons) to perform the following inspections:

1. Disturbed areas and areas used for storage of materials that are exposed to precipitation will be inspected for evidence of, or the potential for, pollutants entering the drainage system.

2. Erosion and sediment control measures identified in the plan will be observed to ensure that they are operating correctly.

3. Where discharge locations or points are accessible, they will be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

4. Locations where vehicles enter or exit the site will be inspected for evidence of offsite sediment tracking.

The inspection shall be conducted by the responsible person at least once every seven (7) calendar days and within 24 hours after a storm providing 1/2 inches of rainfall or greater. If one or more of the following conditions apply, the frequency of inspections shall be conducted at least once every month:

1. The site has been temporarily stabilized.

2. Where runoff is unlikely due to winter conditions (i.e. site is covered with snow, ice, or where frozen ground exists.

3. During seasonal arid periods in arid areas (areas with an average annual rainfall of 0 to 10 inches) and semi-arid areas (areas with an average annual rainfall of 10 to 20 inches).

The information required within an inspection and maintenance report are as follows:

1. Summary of the scope of the inspection.

2. Name(s) and qualifications of personnel making the inspection.

3. The date(s) of the inspection.

4. Major observations relating to the implementation of the storm water pollution prevention plan.

5. Changes required to correct damages or deficiencies in the control measures.

In addition to the required routine inspections, the following record of information will also be maintained:

1. The dates when selective clearing activities occur.

2. The dates when selective clearing activities permanently cease on a portion of the site.

Inspection and maintenance reports, as well as all records required by a Storm Water Pollution Prevention Plan (SWPPP), shall be included in the onsite SWPPP as part of the Texas Pollution Discharge Elimination System (TPDES) Report. Copies of example forms to be used for the inspection and maintenance reports along with their related records, will be included in the onsite SWPPP and are provided for reference.

MAINTENANCE

Based on the results of the inspection, any changes required to correct damages or deficiencies in the control measures shall be made within seven (7) calendar days after the inspection. If existing erosion controls need modification or additional erosion controls are necessary, implementation shall be achieved prior to the next anticipated storm event. If, however, the execution of this requirement becomes impractical, then the implementation will occur as soon as possible, with the incident duly noted with an explanation of the impracticality, in the inspection report.

Sediment accumulation at each control will be removed and properly disposed when the depth of accumulation equals or exceeds six (6) inches. If sediment accumulation is found to be contaminated, its disposal shall be off-site in a manner which conforms to the appropriate applicable regulations.

INSPECTION AND MAINTENANCE GUIDELINES:

<u>Silt Fence:</u>

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

Triangular Sediment Filter Dikes:

1. Inspection should be made weekly or after each rainfall event and repair or replacement should be made promptly as needed by the contractor.
2. Inspect and realign dikes as needed to prevent gaps between sections.
3. Accumulated silt should be removed after each rainfall, and disposed of in a manner which will not cause additional siltation.
4. After the site is completely stabilized, the dikes and any remaining silt should be removed. Silt should be disposed of in a manner that will not contribute to additional siltation.

Inlet Protection:

1. Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
2. Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
3. Check placement of device to prevent gaps between device and curb.
4. Inspect filter fabric and patch or replace if torn or missing. 1-99
5. Structures should be removed and the area stabilized only after the remaining drainage area has been properly stabilized.

Concrete Washout:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Temporary Construction Entrance/Exit:

1. The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
2. All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

5. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Ward & Burke Texas Yard
3600 N I-35
Georgetown, TX 78626

Inspection Report

Prevention Pollution Measure	Inspected in Compliance (Y/N)	Corrective Action Required: Description (use additional sheet if necessary)	Corrective Action Required: Date Completed
BEST MANAGEMENT PRACTICES			
Silt fences			
Rock berms			
Drain inlet protection			
Gravel filter bags			
Vehicle exits (offsite tracking)			
Concrete washout pit (leaks, failure)			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Other structural controls			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Construction debris			
General site cleanliness			
Trash receptacles			
Natural vegetation buffer strips			
EVIDENCE OF EROSION			
Site preparation			
Roadway or Parking Lot Construction			
Utility Construction			
Drainage Construction			
Building Construction			
MAJOR OBSERVATIONS			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

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

Inspector's Name (Superintendent)	Inspector's Signature	Date
Ward & Burke Berry Creek Inc		
Name of Owner/Operator (Firm)	Authorized Signature	Date

Note: If there is a "NO" answer in the second column, the right columns will need to be completed and action is required within 7 days. Use additional sheets if necessary.

Ward & Burke Texas Yard
3600 N I-35
Georgetown, TX 78626

Responsible Party Form and Schedule

Prevention Pollution Measure	Responsible Party Company Name										
	Start Date	Estimated Duration (Days)									
BEST MANAGEMENT PRACTICES											
Silt fences											
Rock berms											
Drain inlet protection											
Gravel filter bags											
Vehicle exits (offsite tracking)											
Concrete washout pit (leaks, failure)											
Temporary vegetation											
Permanent vegetation											
Sediment control basin											
Other structural controls											
Material storage areas (leakage)											
Equipment areas (leaks, spills)											
Construction debris											
General site cleanliness											
Trash receptacles											
Natural vegetation buffer strips											
Inspections											
SWP3 Modification & Records											
POTENTIAL EROSION SOURCES											
Clearing											
Grading											
Excavation											
Drainage Construction											
Utility Construction											
Roadway or Parking Lot Construction											
Foundation Construction											
Building Construction											
Landscaping Activities											

Identify responsible parties and indicate responsible party for each pollution prevention item listed above by marking an X under the Responsible Party Name.

TEMPORARY STORMWATER SECTION
ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

During Construction:

The methodology for handling pollution of on-site or up-gradient storm water during construction will include the following:

1. Silt fencing and rock berms will be used as a temporary erosion and sedimentation controls.

2. Stabilized construction entrances/exits will be put into place to reduce the dispersion of sediment from the site, and to aid in accessibility to the site.

3. A construction staging area will also be put into place for material stockpiles, machinery storage, and machinery maintenance.

4. Concrete truck washout pits will be put into place to prevent contamination of storm water runoff and to aid in the removal of sediments from the site.

5. As required by the TCEQ General Permit, disturbed areas on which construction activity has ceased (temporarily or permanently) and which will be exposed for more than 21 days shall be stabilized within 14 days. Areas receiving less than 20 inches of annual rainfall should be stabilized as soon as practicable and only to pre-project conditions.

6. If construction stops for more than 14 days, hydro-seeding, sod or other TCEQ approved method will be applied to re-stabilize vegetation.

After Construction:

This site will provide the following permanent pollution abatement measures to prevent the pollution of storm water originating on-site or upgradient from the project site:

1. Storm water will be directed to grate inlets via curbing and grading and discharged into the sedimentation/filtration basins. The sedimentation/ filtration basins have been designed to capture and filter the required runoff from the individual watersheds. The basin has been designed in accordance with the TCEQ Technical Guidance Manual. Each basin will be constructed as that particular phase is built.

2. Native grasses will be used on-site to help reduce the use of fertilizers and this will in turn reduce the levels of phosphates present in the storm water runoff.

3. Where possible drainage will be directed across vegetated areas to provide some pretreatment prior to discharge into the filtration basin.

Permanent Erosion Control:

1. All disturbed areas shall be restored as noted below:

   - A minimum of 4" of topsoil shall be placed in all drainage channels (except rock) and between the curb and R.O.W. property lines.

2. Broadcast Seeding:

   - From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 SF of unhulled Bermuda and 7 pounds per 1000 SF of Winter Rye with a purity of 95% with 90% germination.

   - From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 2 pounds per 1000 SF with a purity of 95% with 85% germination.

3. Fertilizer shall be a pelleted or granular slow release with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1 pound per 1,000 SF.

Seeding:

1) The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows:

   a) From September 15 to March 1, seeding shall be with a combination of 2 pounds per 1,000 square feet of unhulled Bermuda and 7 pounds per 1,000 square feet of Winter rye with a purity of 95% with 90% germination.

   b) From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 3 pounds per 1,000 square feet with a purity of 95% with 85% germination.

2) Fertilizer shall be slow release granular or pelleted type and shall have an analysis of 15-15-15 and shall be applied at the rate of 23 pounds per acre, once at the time of planting and again once during the time of establishment.

3) The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall

occurrences of an inch or more shall postpone the watering schedule for one week.

4) Mulch type used shall be Prairie hay, applied at a rate of 4,000 pounds per acre.

5) Restoration shall be acceptable when the grass has grown at least one inch high with 70% coverage, provided no bare spots larger that 18 square feet exist.

Southwest Engineers
WWW.SWENGINEERS.COM | TBPE NO. F-1909

BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

VI.

Permanent Stormwater Section (TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Campbell Key, P.E.

Date: 5/22/2024

Signature of Customer/Agent

Regulated Entity Name: Ward & Burke Texas Yard

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

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

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

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

☒ N/A

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

   ☐ N/A

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

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

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

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

6. ☒ Attachment B - BMPs for Upgradient Stormwater.

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

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

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

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

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

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

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

☐ N/A

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

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

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

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

☒ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☒ All geologic features

☒ All proposed structural BMP(s) plans and specifications

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☒ N/A

PERMANENT STORMWATER SECTION
ATTACHMENT A

20% OR LESS IMPERVIOUS COVER WAIVER

This Attachment is Not Applicable. Please refer to the site construction drawings provided with this application for information concerning the proposed permanent Best Management Practices (BMP's) on-site.

PERMANENT STORMWATER SECTION
ATTACHMENT B

BMPS FOR UPGRADIENT STORMWATER

No BMP's are required for upgradient stormwater runoff. Please refer to the site construction drawings for more information.

PERMANENT STORMWATER SECTION
ATTACHMENT C

BMPS FOR ON-SITE STORMWATER

Permanent Best Management Practices (BMPs) are proposed to prevent pollution of surface water that originates on-site, including pollution that originates from contaminated storm water runoff from the site. The BMP will be in the form of a Batch Detention Pond designed to capture and treat storm water runoff produced on-site. Please refer to the site construction drawings for detailed calculations and more information.

PERMANENT STORMWATER SECTION
ATTACHMENT D

BMPS FOR SURFACE STREAMS

No BMP's are required for upgradient stormwater runoff. Please refer to the site construction drawings for more information.

PERMANENT STORMWATER SECTION
ATTACHMENT F

Construction Plans

Please refer to the Ward & Burke Texas Yard construction plans provided with this application.

PERMANENT STORMWATER SECTION ATTACHMENT G:
INSPECTION SCHEDULE AND MAINTENANCE PLAN
PERMANENT BEST MANAGEMENT PRACTICE

PROJECT NAME: **Ward & Burke Texas Yard**
ADDRESS: **3600 IH 35 N**
CITY, STATE ZIP: **Georgetown, TX 78626**

Batch Detention Water Quality Ponds:

A clear requirement for Batch Detention is that a firm commitment be made to carry out both routine and non-routine maintenance tasks. The nature of the maintenance requirements are outlined below, along with design tips that can help to reduce the maintenance burden (modified from Young et al., 1996).

Routine Maintenance.

Mowing. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
Inspections. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
Debris and Litter Removal. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
Erosion Control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.
Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Non-routine maintenance.

Structural Repairs and Replacement. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
Sediment Removal. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.
Logic Controller. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Accumulated silt shall be properly disposed. Refer to Texas Natural Resource Conservation Commission (TNRCC) and the local government entity guidelines and specifications.
The responsible party understands that following any amendment(s) to the previously described inspection schedule and maintenance plan, a signed copy of the revised document will be submitted to the appropriate regional office of Texas Natural Resource Conservation Commission within thirty (30) days for review and approval. Also, if there are any changes

in the following information, a revised copy of this document will be submitted to appropriate regional office within 30 days.

Documenting Inspections: Inspection, maintenance, repairs, and retrofits performed per the above requirements must be documented and records thereof maintained with the WPAP.

The following format may be used to document the required maintenance:

Facility Name: Ward & Burke Texas Yard

Date of Inspection: _____

Reason of Inspection/Action: _____
(Monthly, Quarterly, Yearly, Rainfall, Other)

Sedimentation/Filtration Pond Conditions: _____

Detailed Description of Actions Taken: _____

The responsible party understands that following any amendment(s) to the previously described inspection schedule and maintenance plan, a signed copy of the revised document will be submitted to the appropriate regional office of Texas Natural Resource Conservation Commission within thirty (30) days for review and approval. Also, if there are any changes in the following information, a revised copy of this document will be submitted to appropriate regional office within 30 days.

Responsible Party: Robert Ward
(Name Typed)

Entity: Ward & Burke Berry Creek Inc
Mailing Address: 20 South Third Street
City, State: Columbus, OH Zip: 43215
Telephone: 647-289-9770
Fax:

Robert Ward May 23 2024
Signature of Responsible Party Date

PERMANENT STORMWATER SECTION
ATTACHMENT I

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The proposed improvements are not expected to change the way in which stormwater runoff enters nearby streams or affects stream flashing, in-stream velocities, and other in-stream effects.

Southwest Engineers
WWW.SWENGINEERS.COM | TBPE NO. F-1909

BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

VII.

Agent Authorization Form
(TCEQ-0599)

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

I Robert Ward,
Print Name

Director,
Title - Owner/President/Other

of Ward & Burke Berry Creek Inc,
Corporation/Partnership/Entity Name

have authorized Campbell Key, P.E.
Print Name of Agent/Engineer

of Southwest Engineers, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Robert Sirel
Applicant's Signature

May 9th 2024
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 9 day of May, 2024

Aideen McGirl
NOTARY PUBLIC

Aideen McGirl
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Jan 12 2028

NOTARY PUBLIC STATE OF TEXAS
AIDEEN CATHERINE MCGIRL
My Notary ID # 134712346
Expires January 12, 2028

Southwest Engineers
WWW.SWENGINEERS.COM | TBPE NO. F-1909

BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

VIII.

Application Fee Form
(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Ward & Burke Texas Yard
Regulated Entity Location: 3600 IH 35 N, Georgetown, TX 78626
Name of Customer: Robert Ward (Ward & Burke Berry Creek Inc)
Contact Person: Campbell Key, P.E. Phone: 512-312-4336
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

☒ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	38.15 Acres	$ 6500
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: A. Campbell Key Date: 5/23/2024

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

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BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

IX.

Check Payable to the “Texas Commission on Environmental Quality”

Southwest Engineers
WWW.SWENGINEERS.COM | TBPE NO. F-1909

BUDA
205 CIMARRON PARK LOOP
BUDA, TX 78610
512-312-4336

X.

Core Data Form
(TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)* — *If new Customer, enter previous Customer below:*

Ward & Burke Berry Creek Inc

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0805469812	32094241786		

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

12. Number of Employees
☐ 0-20 ☐ 21-100 ☒ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ Yes ☐ No

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

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

15. Mailing Address: 20 South Third Street

City	State	ZIP	ZIP + 4
Columbus	OH	43215	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	rjw.ward@gmail.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(647) 289-9770		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC).

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

Ward & Burke Texas Yard

23. Street Address of the Regulated Entity: *(No PO Boxes)*	3600 IH 35 N							
	City	Georgetown	State	TX	ZIP	78626	ZIP + 4	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:					
26. Nearest City			State		Nearest ZIP Code

27. Latitude (N) In Decimal:	30.6969		28. Longitude (W) In Decimal:	-97.6482	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
3714		332999	

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

Manufactoring

34. Mailing Address:	20 South Third Street							
	City	Columbus	State	OH	ZIP	43215	ZIP + 4	
35. E-Mail Address:								

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(647) 289-9770		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Campbell Key, P.E.	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 312-4336		( ) -	campbell.key@swengineers.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:	Southwest Engineers, Inc	Job Title:	Project Manager
Name *(In Print):*	Campbell Key, P.E.	Phone:	(512) 312- 4336

Signature:	A. Cahill Keyes	Date:	5/23/2023

ENGINEER:
SOUTHWEST ENGINEERS, INC.
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX 78610
CONTACT: CAMPBELL KEY, P.E.
PHONE: (512) 312-4336
EMAIL: CAMPBELL.KEY@SWENGINEERS.COM

OWNER/DEVELOPER:
WARD AND BURKE
CONTACT: ROBERT WARD
PHONE: (647) 289-9770
EMAIL: RJW.WARD@GMAIL.COM

SURVEYOR:
LANDPOINT, LLC.
4100 INTERNATIONAL PLAZA, SUITE 240,
FORT WORTH, TX, 76109
CONTACT: TED A. GOSSETT, RPLS
PHONE: (817)-554-1805

LANDSCAPE ARCHITECT:
CARRILLO DEAN LANDSCAPE ARCHITECTURE
7301 VIA CORRETO DR.,
AUSTIN, TX, 78749
CONTACT: RILEY ANDERSON
PHONE: (512)-535-7303

FLOODPLAIN STATUS:
A PORTION OF THE PROPERTY LIES IN SHADED ZONE "A" AS SHOWN ON THE FEMA FIRM MAP PANEL NO. 48491C0285F, FOR WILLIAMSON COUNTY UNINCORPORATED AREAS, DATED DECEMBER 20, 2019

WATERSHED NOTE:
THIS PROJECT IS LOCATED IN THE BERRY CREEK WATERSHED.

LEGAL DESCRIPTION:
AW0051 - Berry, J. Sur., ACRES 37.15

EDWARDS AQUIFER NOTE:
THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

BENCHMARK:
PK NAIL SET IN ASPHALT AT SOUTHWEST EDGE OF STRIPE, SOUTH IH 35 FRONTAGE ROAD.
ELEVATION = 695.71'

PROPOSED USE:
PROPOSED USE - WAREHOUSING

STORM WATER PERMIT FOR WARD & BURKE TEXAS YARD

3600 IH 35 N.
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78626
MAY 2024

SWE PROJECT # 1173-001

2024-xx-SWP

LOCATION MAP

0 350 700 1400
HORIZONTAL SCALE: 1"=700'

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NO.	TITLE
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3	SURVEY (2 OF 7)
4	SURVEY (3 OF 7)
5	SURVEY (4 OF 7)
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9	TREE LIST
10	EXISTING CONDITIONS & DEMOLITION PLAN
11	TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN
12	TEMPORARY EROSION CONTROL DETAILS
13	EXISTING DRAINAGE AREA MAP
14	PROPOSED DRAINAGE AREA MAP
15	OVERALL SITE & DIMENSION CONTROL PLAN
16	DETAILED SITE & DIMENSION CONTROL PLAN (1 OF 5)
17	DETAILED SITE & DIMENSION CONTROL PLAN (2 OF 5)
18	DETAILED SITE & DIMENSION CONTROL PLAN (3 OF 5)
19	DETAILED SITE & DIMENSION CONTROL PLAN (4 OF 5)
20	DETAILED SITE & DIMENSION CONTROL PLAN (5 OF 5)
21	SITE DETAILS
22	OVERALL GRADING PLAN
23	DETAILED GRADING PLAN (1 OF 5)
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25	DETAILED GRADING PLAN (3 OF 5)
26	DETAILED GRADING PLAN (4 OF 5)
27	DETAILED GRADING PLAN (5 OF 5)
28	CHANNEL 'A' & SD LN 'C'
29	CHANNEL 'B'
30	WATER QUALITY AND DETENTION POND PLAN
31	WATER QUALITY AND DETENTION POND DETAILS
32	POND LOGIC DIAGRAM
33	CONTROL ALARM LOGIC DIAGRAM
34	LEVEL CONTROL ELEMENTARY DIAGRAM
35	OVERALL WATER PLAN
36	WATER DETAILS
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39	LANDSCAPE (1 OF 14)
40	LANDSCAPE (2 OF 14)
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49	LANDSCAPE (11 OF 14)
50	LANDSCAPE (12 OF 14)
51	LANDSCAPE (13 OF 14)
52	LANDSCAPE (14 OF 14)

GENERAL NOTES

1. THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRANCE OF COMPLIANCE, THE PLANS FOR THE CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THIS PROJECT IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
4. WHRE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRICITY UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE REINSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
5. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
   A. FOR RESIDENTIAL SUBDIVISIONS, ALL ELECTRIC DISTRIBUTION LINES AND INDIVIDUAL SERVICE LINES SHALL BE INSTALLED UNDERGROUND. IF OVERHEAD LINES EXISTED PRIOR TO UNDERGROUND INSTALLATION, SUCH POLES, GUY WIRES, AND RELATED STRUCTURES SHALL BE REMOVED FOLLOWING CONSTRUCTION OF THE UNDERGROUND INFRASTRUCTURE.
   B. FOR NON-RESIDENTIAL AND MULTI-FAMILY DEVELOPMENT WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE REQUIRED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER. DEVELOPMENT OCCURRING IN THE DOWNTOWN OVERLAY DISTRICT SHOULD BE HIGHLY ENCOURAGED TO LOCATE OVERHEAD ELECTRIC UNDERGROUND WITH THE SITE WORK.
   C. UNDERGROUND ELECTRIC AND COMMUNICATION SERVICE LINES SHALL BE LOCATED AND INSTALLED ACCORDING TO THE CONSTRUCTION MANUAL.
   D. ELECTRIC TRANSFORMERS AND RELATED EQUIPMENT SHALL BE MOUNTED ON PADS AT GROUND LEVEL. FOR NON-RESIDENTIAL DEVELOPMENT, SUCH EQUIPMENT SHALL BE LOCATED OUTSIDE OF THE STREET YARD WHERE PRACTICAL AND PREFERABLY LOCATED BEHIND THE FRONT FAÇADE OF THE PRIMARY BUILDING STRUCTURE. SUCH EQUIPMENT SHALL BE REASONABLY SEPARATED FROM PEDESTRIAN OR VEHICULAR ACCESS WAYS, SHALL HAVE APPROVED DRIVEWAY OR ALL-WEATHER VEHICULAR ACCESSIBILITY, SHALL NOT CONFLICT WITH ROADWAY SIGHT VISIBILITY, AND SHALL BE LOCATED OUTSIDE OF FUTURE RIGHT-OF-WAY.
   E. SCREENING OF PAD-MOUNTED TRANSFORMERS FOR NON-RESIDENTIAL DEVELOPMENT SHALL CONSIST OF BARRIER FENCING OR SHRUB PLANTINGS LOCATED NO CLOSER THAN THREE FEET FROM THE TRANSFORMER, EXCEPT FOR THE ENTRY SIDE OF THE TRANSFORMER, WHICH SHALL HAVE A MINIMUM OF TEN FEET OF UNOBSTRUCTED CLEARANCE. THE ENTRY SIDE OF THE TRANSFORMER SHALL NOT FACE A PUBLIC STREET UNLESS LOCATED BEHIND THE FRONT FAÇADE OF THE PRIMARY BUILDING STRUCTURE. THE TRANSFORMER PAD SHALL BE LOCATED WITH ADEQUATE ROOM FOR THE REQUIRED LANDSCAPE SCREENING TO BE INSTALLED CONSISTENT WITH THESE PROVISIONS. TRANSFORMERS IN THE DOWNTOWN OVERLAY DISTRICT ARE EXEMPT FROM THESE REQUIREMENTS.
   F. ONCE UTILITY SERVICE LINES HAVE BEEN INSTALLED UNDERGROUND, THE INSTALLATION OF NEW ABOVE-GROUND LINES IN THAT LOCATION IS PROHIBITED.
   G. THE INSTALLATION OF PUBLIC STREET LIGHTS, AND CONNECTION OF ELECTRIC SERVICE THERETO, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AS PROVIDED IN CHAPTER 12 OF THIS CODE.
   H. INSTALLED OVERHEAD AND UNDERGROUND ELECTRIC SERVICE SHALL TAKE INTO ACCOUNT HERITAGE AND PROTECTED TREES WHEN LOCATING NEW SERVICE LINES.
   I. EXCEPTIONS OR ALTERNATIVES TO THE REQUIREMENTS OF THIS SECTION MAY BE CONSIDERED BY THE DEVELOPMENT ENGINEER OR THEIR DESIGNEE. AN APPEAL OF THE DECISION MADE BY THE DEVELOPMENT ENGINEER IN THIS REGARD SHALL BE HEARD BY THE CITY COUNCIL.
6. 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.
7. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
8. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
9. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
10. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
11. DRIVEWAYS WILL REQUIRE APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
12. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
13. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 06/22/2022. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
14. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
15. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
16. 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.

EXISTING UTILITIES NOTES:

1. CONTRACTOR IS FULLY RESPONSIBLE FOR FIELD LOCATING ALL EXISTING UTILITIES, PRIVATE AND PUBLIC, WITHIN WORK AREA. NEITHER OWNER NOR ENGINEER HAS AS-BUILT INFORMATION FOR UNDERGROUND UTILITIES AND MAKES NO GUARANTEE AS TO THEIR LOCATION. CONTRACTOR WILL EMPLOY CONSTRUCTION METHODS NECESSARY TO ENSURE UNDERGROUND UTILITIES ARE NOT DAMAGED (IE. HAND DIGGING ETC.) THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES, PRIVATE OR PUBLIC, AND SHALL REPAIR ANY UTILITIES DAMAGED TO THE OWNER'S SPECIFICATIONS AT NO COST TO HIM.
2. ACCORDING TO UDC 13.06.B. FOR ALL NONRESIDENTIAL DEVELOPMENT WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC LINES SHALL BE REQUIRED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD LINES ARE TO BE RELOCATED, THEY SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER. ALL ELECTRIC AND COMMUNICATION LINES MUST FOLLOW ALL REQUIREMENTS OF THE UDC 13.06.

SUBMITTED BY: SOUTHWEST ENGINEERS, INC.
DATE: May 21, 2024

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:

FOR WILLIAMSON COUNTY

TEXAS ONE CALL SYSTEM
811

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

CORRECTION / REVISION

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL SHEETS IN PLAN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED DATE	IMAGED DATE
NO.	DESCRIPTION							

5/21/2024

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON
THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

LEGAL DESCRIPTION

BEING 38.15 acres (1,661,776 sq. ft.) of land situated in the John Berry Survey, Abstract Number 51, in Williamson County, Texas, and being that same tract of land called 38.1134 acres of land described by Special Warranty Gift Deed to Curtis E. Stabeno, Danny R. Stabeno, and Patsy F. Chambers, recorded in Document Number 2010018186, Official Public Records, Williamson County, Texas; said 38.15 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron pipe found in the easterly right-of-way line of Interstate Highway 35 (IH-35) (variable width right-of-way), as described by deed to the State of Texas, recorded in Volume 454, Page 50, Deed Records, Williamson County, Texas for the southwest corner of that certain called 5.81 acre tract of land described by deed to Sun Development, Inc., recorded in Document Number 34864, Volume 2206, Page 691, Official Records, Williamson County, Texas, same being the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 70°10'32" East, with the north line of the herein described tract and the south line of said 5.81 acre tract of land, and the south line of that certain called 14.63 acre tract of land described by deed to Speedy Stop Foods Stores, LTD, recorded in Document Number 2005027452, Official Public Records, Williamson County, Texas, and the south line of that certain called 10.35 acre tract of land described by deed to Gayle McElhanon and James McElhanon, recorded in Document Number 9911922, Official Records, Williamson County, Texas, and the south line of that certain called 5.00 acre tract of land described by deed to James McElhanon and wife, Gayle McElhanon, recorded in Document Number 2007028160, Official Public Records, Williamson County, Texas, passing at a distance of 832.98 feet a 1/2-inch iron rod found for the southeast corner of said 5.81 acre tract of land and the southwest corner of said 14.63 acre tract of land, and continuing on said course, passing at a distance of 2,696.69 feet, a 5/8-inch iron rod with plastic cap stamped "Landpoint" set for reference, and continuing on said course a total distance of 2,738.71 feet to the approximate centerline of Dry Berry Creek for the northeast corner of the herein described tract;

THENCE with the approximate centerline of said creek and east line of the herein described tract, the following Six (6) courses and distances:

1. South 35°49'03" East, a distance of 404.48 feet;
2. South 51°41'06" East, a distance of 167.73 feet;
3. South 64°15'35" East, a distance of 131.12 feet;
4. South 86°11'17" East, a distance of 202.00 feet;
5. South 61°56'02" East, a distance of 100.74 feet;
6. South 49°55'02" East, a distance of 33.48 feet to a point in the centerline of said Dry Berry Creek for the northeast corner of that certain called 38.1297 acre tract of land described in Exhibit 'C' by Decree Confirming Partition to Leroy Homeyer and Alice Homeyer, recorded in Volume 609, Page 82, Deed Records, Williamson County, Texas and the southeast corner of the herein described tract;

THENCE South 68°57'50" West, with the south line of the herein described tract common to the north line of said Homeyer 38.1297 acre tract of land, passing at a distance of 32.11 feet, a 5/8-inch iron rod with cap stamped "Landpoint" set for reference, and continuing on said course for a total distance of 2,164.31 feet to a 10-inch fence post found for the southwest corner of the herein described tract and the interior northwest corner of said Homeyer 38.1297 acre tract of land, and being in the east line of that certain called 8.03 acre tract of land described by deed to Mario Gonzalez and Nancy Gonzalez, recorded in Document Number 2009072545, Official Public Records, Williamson County, Texas, from which a 1/2-inch iron rod found for an interior ell corner of said Homeyer 38.1297 acre tract of land and being the southeast corner of said 8.03 acre tract of land, bears S39°14'38"E, a distance of 120.80 feet;

THENCE North 39°14'38" West, with a westerly line of the herein described tract and the east line of said 8.03 acre tract of land, and with the east line of that certain called 11.02 acre tract of land described by deed to Petroleum Wholesale of Texas, Inc., recorded in Document Number 41333, Volume 2230, Page 123, Official Records, Williamson County, Texas, passing at a distance of 114.49 feet, a concrete monument found for the northeast corner of said 8.03 acre tract of land and the southeast corner of said 11.02 acre tract of land, and continuing on said course for a total distance of 865.50 feet to a point for the northernmost corner of said 11.02 acre tract of land and interior northwest corner of the herein described tract from which a fence corner post bears South 28°43'52" West, a distance of 3.65 feet;

THENCE South 70°10'32" West, with a southerly line of the herein described tract and the northerly line of said 11.02 acre tract of land, a distance of 884.58 feet to a 5/8-inch iron rod found in the easterly right-of-way line of said IH-35, from which said 1/2-inch iron rod found for the westernmost corner of said 11.02 acre tract of land and the northernmost corner of said 8.03 acre tract of land bears an arc length of 123.30 feet along a tangential curve to the left, having a radius of 2,814.80 feet, a central angle of 02°30'35", and a long chord which bears S21°12'10"W, a chord distance of 123.29 feet;

THENCE with the easterly right-of-way line of said IH-35, an arc length of 53.35 feet along a curve to the right, having a radius of 2,814.80 feet, a central angle of 01°05'09", and a chord bearing of North 23°02'05" East, a chord distance of 53.35 feet to the **POINT OF BEGINNING** and containing 38.15 acres (1,661,776 sq.ft.) of land in Williamson County, Texas.

EXCEPTIONS LISTED IN SCHEDULE B OF THE TITLE COMMITMENT LISTED UNDER GENERAL NOTE 1

10 a-e. Exceptions [Surveyor's remark: These are not survey items.]

10 f. Easement,terms,conditions,and stipulations in that certain Reciprocal Easement Agreement,by and between Berry Creek Partners,LP,and Honaha Advanced Materials America LLC,as recorded in Document No. 2024010204, of the Official Public Records of Williamson County, Texas. [Surveyor's remark: applies as shown.]

10 g. Easement granted to City of Georgetown,recorded in Document No.2022087570,of the Official Public Records of Williamson County,Texas [Surveyor's remark: does not apply.]

10 h. Easement granted to City of Georgetown,recorded in Document No.2022087571,of the Official Public Records of Williamson County,Texas. [Surveyor's remark: does not apply.]

10 i-m. Exceptions [Surveyor's remark: These are not survey items.]

10 n. Easement executed by____to the City of Georgetown, dated_____2024,recorded in Document No._____of the Official Public Records of Williamson County, Texas [Surveyor's remark: Unrecorded document.]

10 o. Exceptions [Surveyor's remark: These are not survey items.]

GENERAL NOTES

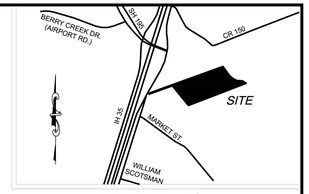
1. This survey reflects boundary and easement information as per a commitment for title insurance issued by First American Title Insurance Company G.F. Number 24-0682-CH, effective April 02, 2024, issued April 12, 2024; no additional research regarding the existence of easements or restrictions of record has been performed by Landpoint.

2. Bearing based on Texas State Plane Coordinates, Central Zone, 4203, NAD83-US Survey feet, derived from GPS observations.

3. All "CIRS" are 5/8-inch iron rod with plastic cap stamped "Landpoint" unless otherwise noted.

4. This original work is protected under copyright laws, Title 17 United States Code Sections 101 and 102. All violators will be prosecuted to the fullest extent of the law. This survey is being provided solely for the use of the recipients named and no license has been created, express or implied, to copy the survey except as is necessary in conjunction with the original transaction, which shall take place within thirty (30) days from the date adjacent to the signature line herein.

5. Flood Statement: This site is situated in Non-shaded Zone "X" and Shaded Zone "A" in The City of Georgetown, Williamson County, Texas according to FEMA map number 48491C0285F, dated DECEMBER 20, 2019. Warning: This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
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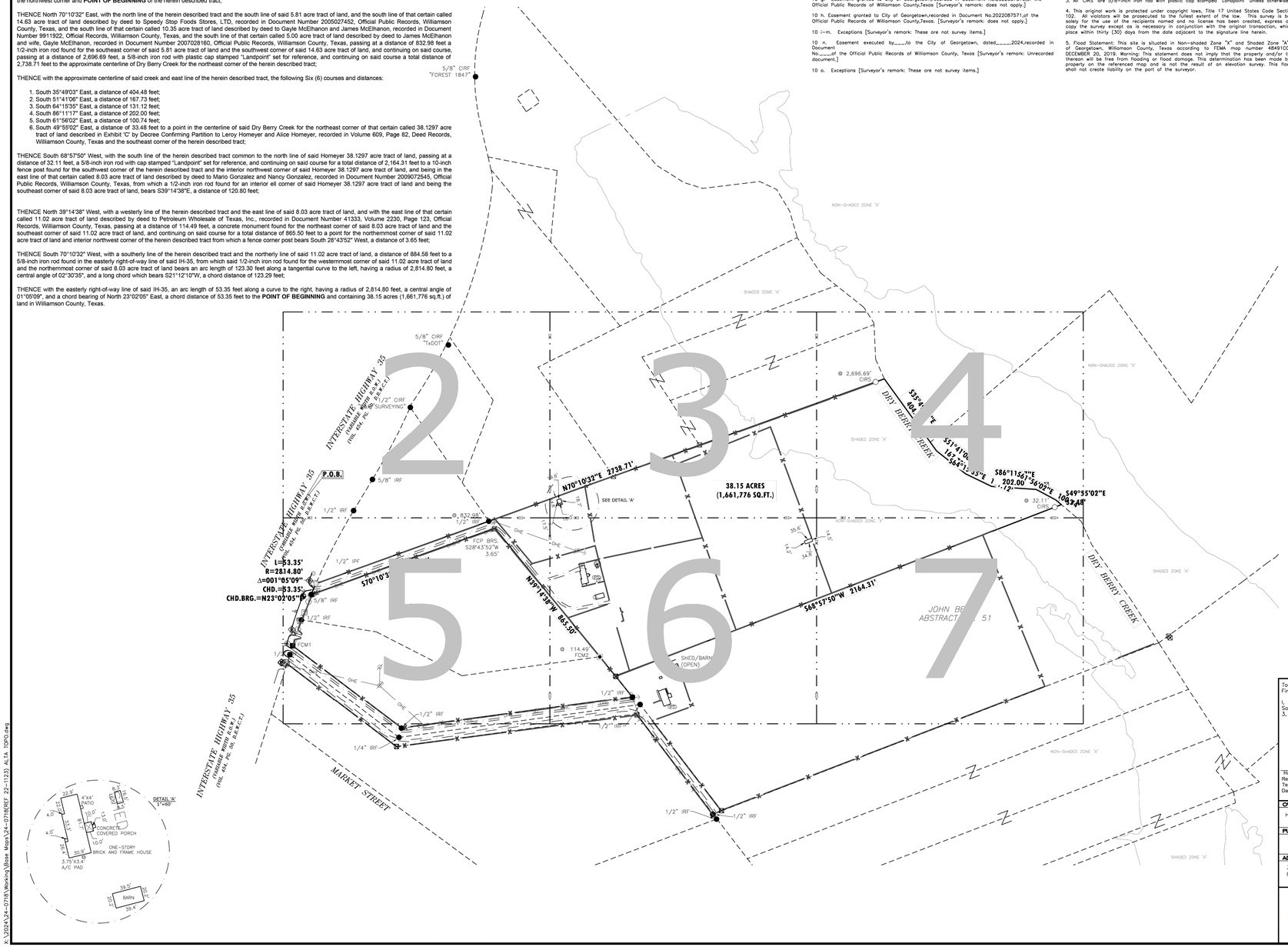
1 INCH = 200 FT.



LEGEND / ABBREVIATIONS

	ADJOINER LINE
	BOUNDARY LINE
	CENTERLINE
	ASPHALT
	GRAVEL
x x x	WIRE FENCE
OHE	OVERHEAD ELEC LINE
■	CONC MON FOUND (TYPE 1)
●	CONC MON FOUND (TYPE 2)
●	IRON ROD FOUND
⊙	IRON PIPE FOUND
○	CAPPED IRON ROD SET
⊠	FENCE CORNER POST
E	ELECTRIC METER
☼	LIGHTPOLE
⌀	POWER POLE
⟵	GUY WIRE
LPG	PROPANE TANK
S	STORM MANHOLE
T	UNDERGROUND TELEPHONE MARKER
T	TELEPHONE PEDESTAL
W	WATER WELL
SIGN	SIGN
MB	MAILBOX
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IPF	IRON PIPE FOUND

REFERENCE BENCHMARK
NGS MONUMENT: BM0719
ELEV. 700.26' (NAVD88)

0.7 MI N FROM GEORGETOWN 0.2 MILE EAST ALONG A PAVED STREET FROM THE INTERNATIONAL AND GREAT NORTHERN RAILROAD STATION AT GEORGETOWN, THENCE 0.5 MILE NORTH ALONG U.S. HIGHWAY 81, 30 FEET EAST OF THE CENTER LINE OF THE HIGHWAY, SET IN THE TOP OF THE EAST END OF THE NORTH CONCRETE ABUTMENT OF A BRIDGE OVER THE NORTH FORK OF THE SAN GABRIEL RIVER.

SITE BENCHMARK
BOX CUT ON INLET ELEV.= 698.68'

A BOX CUT IN THE A CONCRETE INLET ALONG THE EAST LINE OF HIGHWAY 35 AND THE WEST LINE OF THE SUBJECT PROPERTY JUST SOUTH OF THE MAIN PROPERTY ENTRANCE AS SHOWN HEREON.

LAND TITLE SURVEY
38.15 ACRES (1,661,776 SQ.FT.)
SITUATED IN
THE JOHN BERRY SURVEY, ABSTRACT NO. 51,
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

To: Ward and Burke Tunneling Inc., Berry Creek Partners LP,a Texas limited partnership, and First American Title Guaranty Company.

I, Harold L. Moyer, certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title and Topographic Survey.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS AS FINAL SURVEY DOCUMENT.

Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656
Date: April 19, 2024

OWNER	FIELD BOOK	N/A
HEADWATER CAPITAL PARTNERS LLC	FIELD WORK	TC
	DATE	04/15/2024
	DRAFTING	M. COX
PURCHASER	DATE	04/18/2024
	CHECKED	KS
	DATE	04/19/2024
ADDRESS	MTGE. CO.	N/A
	TITLE CO.	OLD REPUBLIC NATIONAL
3600 S IH 35 SERVICE RD	G.F. NO.	21-5268-C
GEORGETOWN, TX 78626	SCALE	1"=200'
	KEY MAP	N/A
	JOB. NO.	24-0718

LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 1 OF 7

FOR REFERENCE ONLY (N.T.S)

NO.	REVISION	DATE

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

SURVEY (1 OF 7)

WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

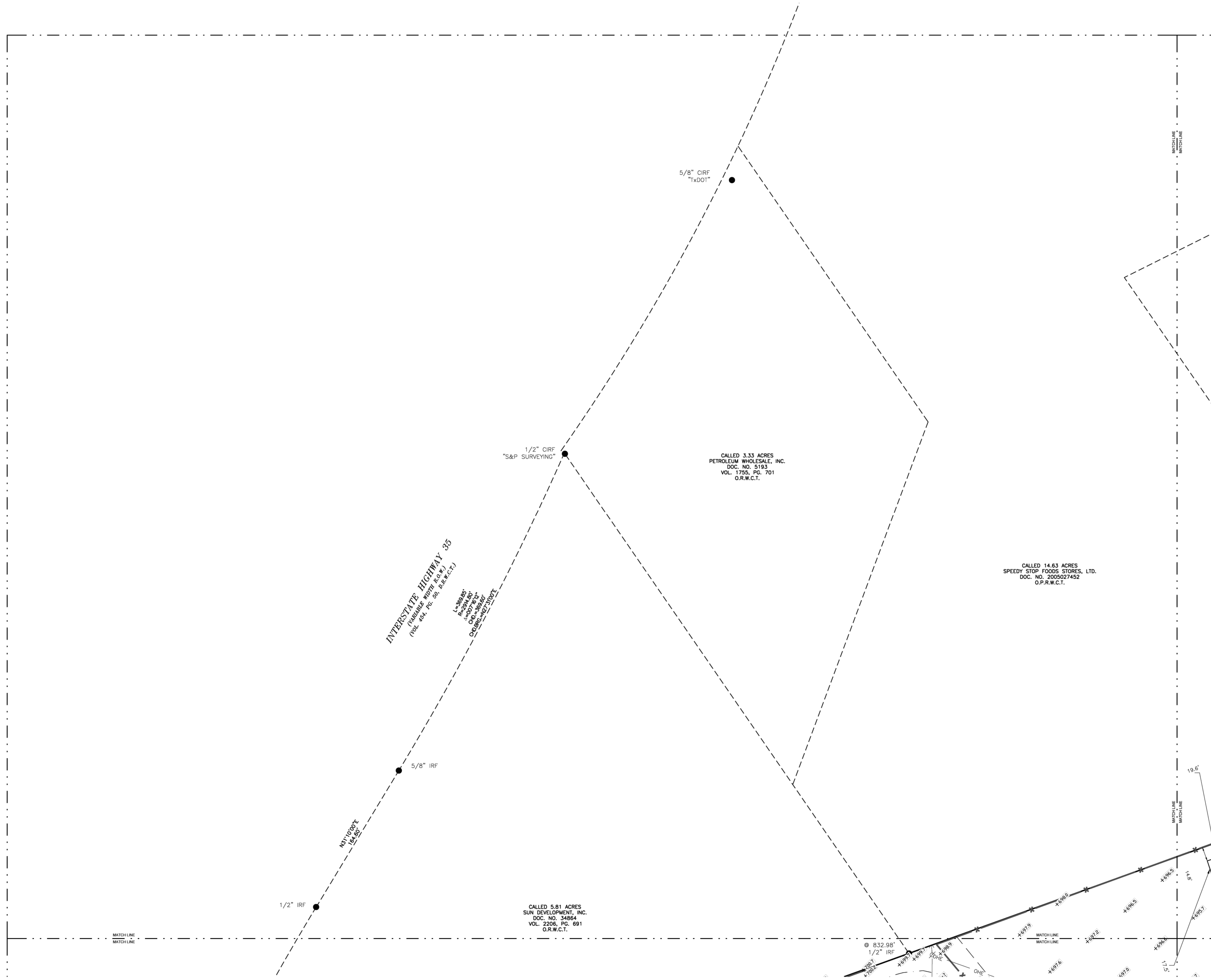
PROJECT NO. 1173-001

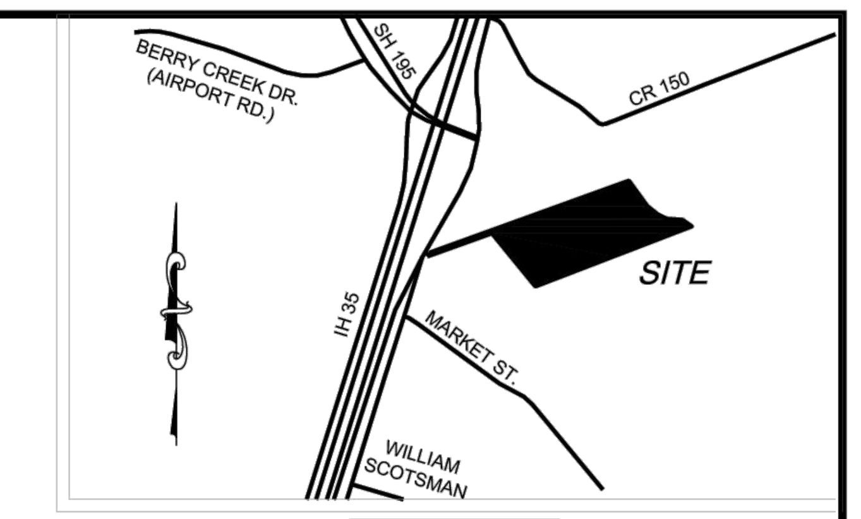
DRAWING NO.

SHEET 2 OF 52

X:\2024\24-0718\Working\Base Maps\24-0718(REF 22-1123) ALTA TOPO.dwg

O:\Company\Data\Clients\1173 - Ward and Burke\001-24 Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_SURVEY.dwg ~ Layout: "1" ~ Tue, May 21, 2024, 3:12pm, By: RyllBrace





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
0 50 100
1 INCH = 50 FT.

LEGEND / ABBREVIATIONS

ADJOINER LINE
BOUNDARY LINE
CENTERLINE
ASPHALT
GRAVEL
WIRE FENCE
OVERHEAD ELEC LINE
CONC MON FOUND (TYPE 1)
CONC MON FOUND (TYPE 2)
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IRON PIPE FOUND
CAPPED IRON ROD SET
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ELECTRIC METER
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D.R.W.C.T. DEED RECORDS, WILLIAMSON COUNTY, TEXAS
IRF IRON ROD FOUND
CIRF CAPPED IRON ROD FOUND
CIRS CAPPED IRON ROD SET
IPF IRON PIPE FOUND

ALTA/NSPS TITLE SURVEY
OF
38.15 ACRES (1,661,776 SQ.FT.)
SITUATED IN
THE JOHN BERRY SURVEY, ABSTRACT NO. 51,
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

CERTIFICATION: Headwater Capital Partners LLC; Old Republic National Title Insurance Company

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 7, 2022, that this plat correctly represents the facts found at the time of said survey and that this professional service was made in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6, 7(a), 7(b1), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof.

Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656
Date: April 19, 2024

OWNER		FIELD BOOK	N/A
HEADWATER CAPITAL PARTNERS LLC		FIELD WORK	TC
		DATE	04/15/2024
		DRAFTING	M. COX
PURCHASER		DATE	04/18/2024
		CHECKED	KS
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		MTGE. CO.	N/A
ADDRESS		TITLE CO.	OLD REPUBLIC NATIONAL
3600 S IH 35 SERVICE RD		G.F. NO.	21-5268-C
GEORGETOWN, TX 78626		SCALE	1"=200'
		KEY MAP	N/A
		JOB. NO.	24-0718

LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
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SHEET 2 OF 7

X:\2024\24-0718\Working\Base Maps\24-0718(REF 22-1123) ALTA TOPO.dwg

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NO.	REVISION	DATE

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DRAWN BY: T.J.B.

CHECKED BY: C.K.

SURVEY (2 OF 7)

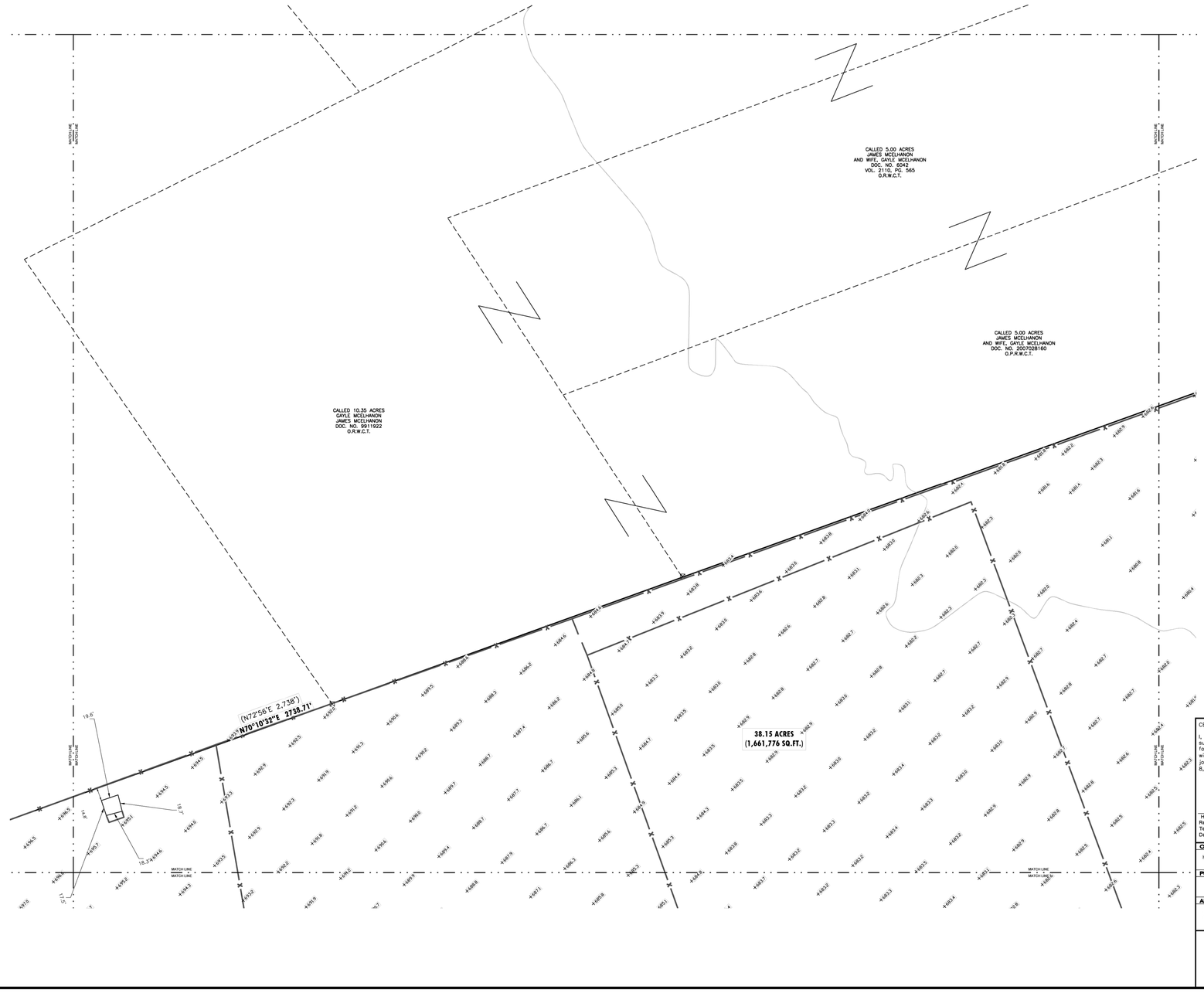
WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

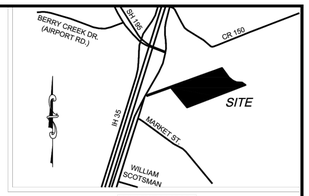
PROJECT NO. 1173-001

DRAWING NO.

SHEET 3 OF 52

O:\CompanyData\Clients\1173 - Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_SURVEY.dwg ~ Layout: "2" ~ Tue, May 21, 2024, 3:12pm, By: Ryli.Brace





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	POWER POLE
	GUY WIRE
LPG	PROPANE TANK
	STORM MANHOLE
	UNDERGROUND TELEPHONE MARKER
	TELEPHONE PEDESTAL
	WATER WELL
	SIGN
	MAILBOX
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
IPF	IRON PIPE FOUND

ALTA/NSPS TITLE SURVEY
OF
38.15 ACRES (1,661,776 SQ.FT.)
SITUATED IN
THE JOHN BERRY SURVEY, ABSTRACT NO. 51,
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

CERTIFICATION: Headwater Capital Partners LLC; Old Republic National Title Insurance Company

I, Robert Glen Maloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 7, 2022, that this plat correctly represents the facts found at the time of said survey and that this professional service was made in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 4, 6, 7(a), 7(b1), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof.

Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5606
Date: April 19, 2024

OWNER	FIELD BOOK	N/A
HEADWATER CAPITAL PARTNERS LLC	FIELD WORK	TC
	DATE	04/15/2024
PURCHASER	DRAFTING	M. COX
	DATE	04/18/2024
	CHECKED	KS
	DATE	04/19/2024
ADDRESS	MTGE. CO.	N/A
	TITLE CO.	OLD REPUBLIC NATIONAL
3600 S IH 35 SERVICE RD	G.F. NO.	21-5268-C
GEORGETOWN, TX 78626	SCALE	1"=200'
	KEY MAP	N/A
	JOB. NO.	24-0718

LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 3 OF 7

FOR REFERENCE ONLY (N.T.S)

NO.	REVISION	DATE

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1",
THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

SURVEY (3 OF 7)

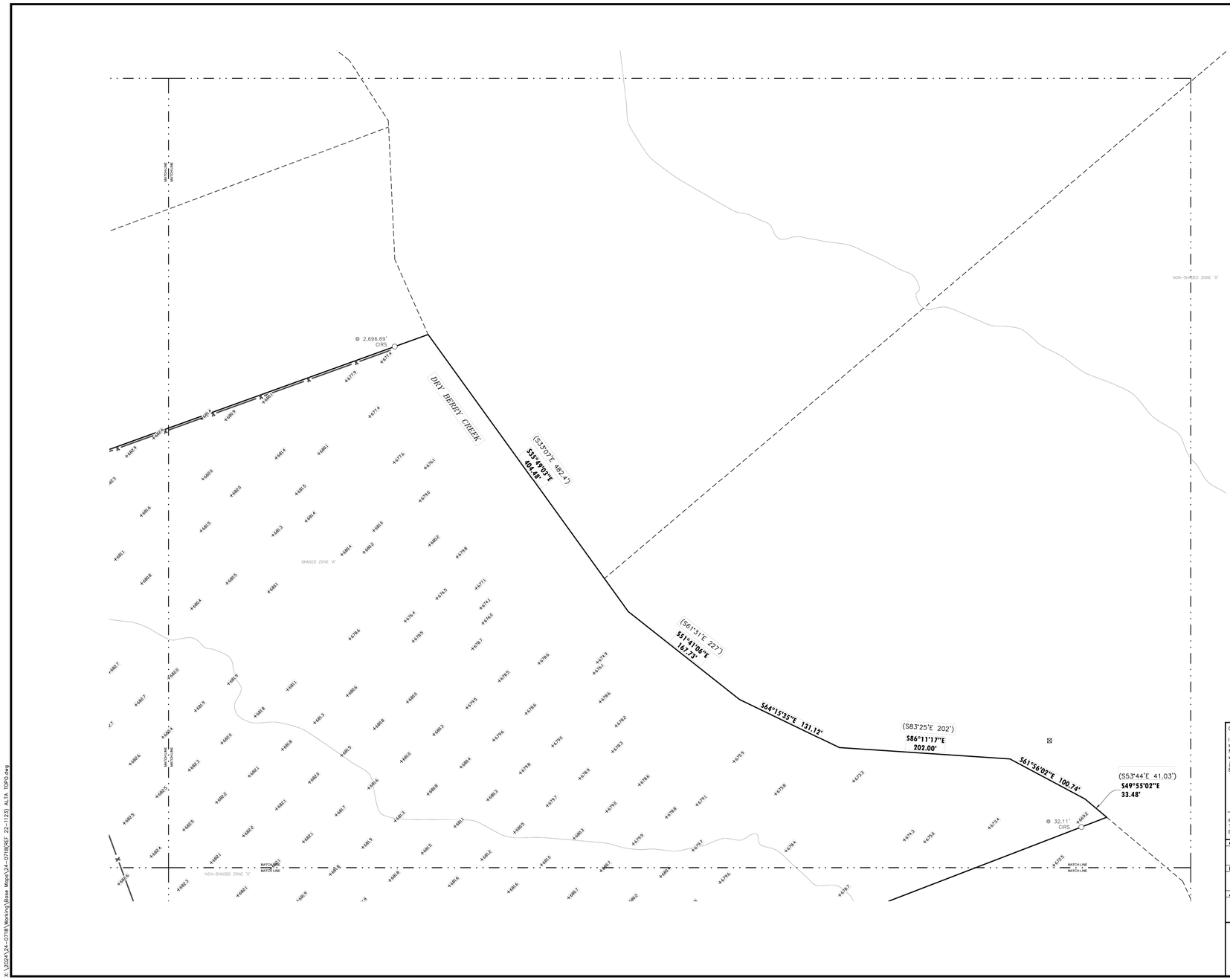
WARD & BURKE TEXAS YARD

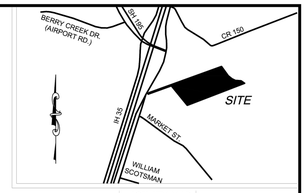
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 4 OF 52





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

0 50 100

1 INCH = 50 FT.

LEGEND / ABBREVIATIONS

	ADJOINER LINE
	BOUNDARY LINE
	CENTERLINE
	ASPHALT
	GRAVEL
	WIRE FENCE
OHP	OVERHEAD ELEC LINE
	CONC MON FOUND (TYPE 1)
	CONC MON FOUND (TYPE 2)
	IRON ROD FOUND
	IRON PIPE FOUND
	CAPPED IRON ROD SET
	FENCE CORNER POST
	ELECTRIC METER
	LIGHTPOLE
	POWER POLE
	GUY WIRE
LPG	PROPANE TANK
	STORM MANHOLE
	UNDERGROUND TELEPHONE MARKER
	TELEPHONE PEDESTAL
	WATER WELL
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	MAILBOX
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IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
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ALTA/NSPS TITLE SURVEY
OF
38.15 ACRES (1,661,776 SQ.FT.)
SITUATED IN
THE JOHN BERRY SURVEY, ABSTRACT NO. 51,
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

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Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656
Date: April 19, 2024

OWNER	FIELD BOOK	N/A
HEADWATER CAPITAL PARTNERS LLC	FIELD WORK	TC
	DATE	04/15/2024
	DRAFTING	M. COX
PURCHASER	DATE	04/18/2024
	CHECKED	KS
	DATE	04/19/2024
	MTGE. CO.	N/A
ADDRESS	TITLE CO.	OLD REPUBLIC NATIONAL
3600 S IH 35 SERVICE RD	G.F. NO.	21-3268-C
GEORGETOWN, TX 78626	SCALE	1"=200'
	KEY MAP	N/A
	JOB. NO.	24-0718

LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 4 OF 7

FOR REFERENCE ONLY (N.T.S)

NO.	REVISION	DATE

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1". THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

SURVEY (4 OF 7)

WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

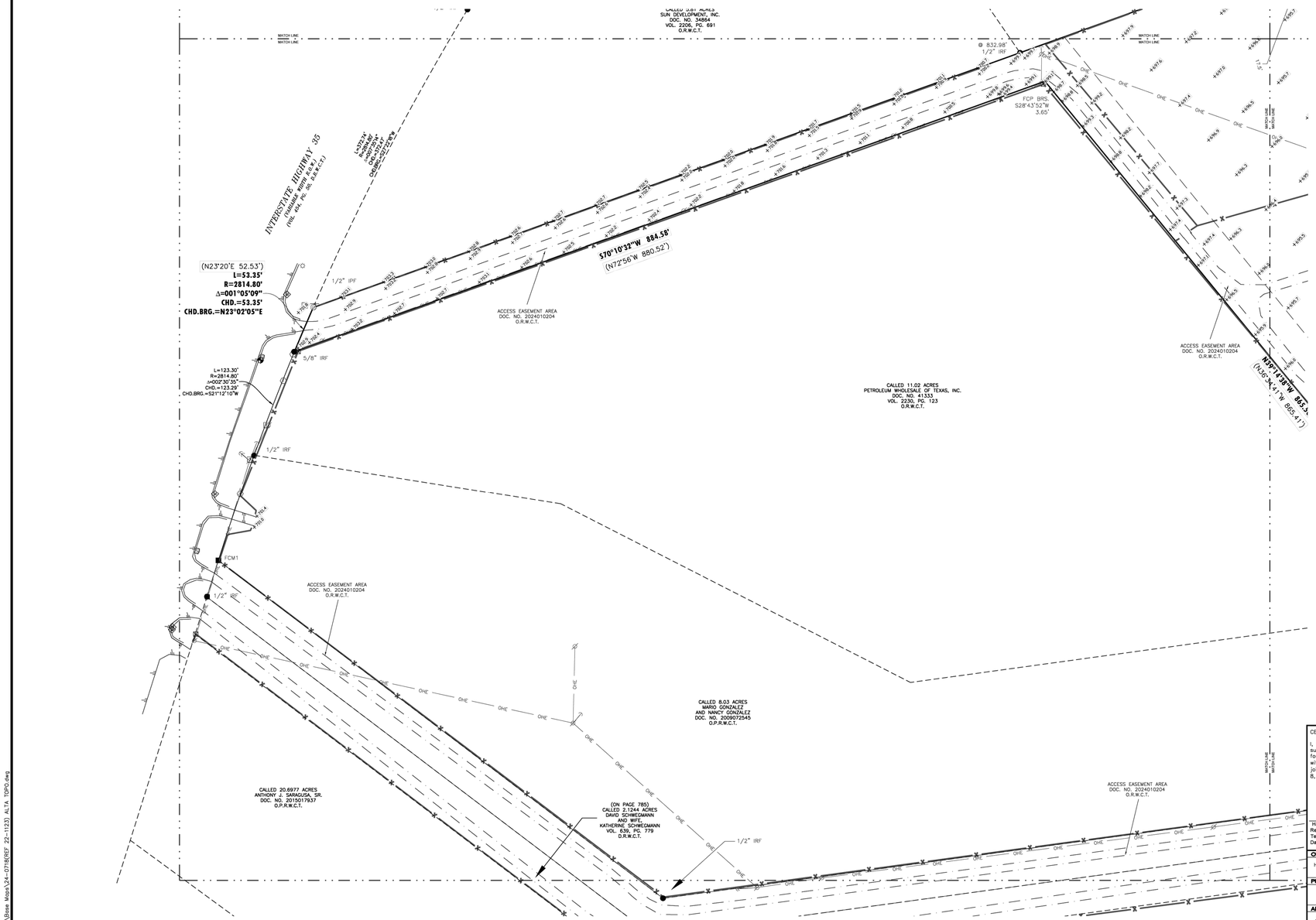
PROJECT NO. 1173-001

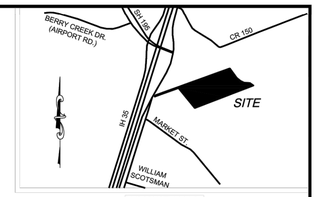
DRAWING NO.

SHEET 5 OF 52

O:\Company Data\Clients\1173 - Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_SURVEY.dwg ~ Layout: "4" ~ Tue, May 21, 2024, 3:12pm, By: Rul.Brace

X:\2022\24-0718\Working\Base Maps\24-0718(REF 22-1123) ALTA 1DPO.dwg





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

0 50 100

1 INCH = 50 FT.

LEGEND / ABBREVIATIONS

	ADJOINER LINE
	BOUNDARY LINE
	CENTERLINE
	ASPHALT
	GRAVEL
	WIRE FENCE
OHE	OVERHEAD ELEC LINE
■	CONC MON FOUND (TYPE 1)
◆	CONC MON FOUND (TYPE 2)
●	IRON ROD FOUND
○	IRON PIPE FOUND
⊙	CAPPED IRON ROD SET
⊠	FENCE CORNER POST
E	ELECTRIC METER
☼	LIGHTPOLE
⊗	POWER POLE
⊢	GUY WIRE
LPG	PROPANE TANK
S	STORM MANHOLE
UTM	UNDERGROUND TELEPHONE MARKER
T	TELEPHONE PEDESTAL
W	WATER WELL
SIGN	SIGN
M	MAILBOX
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS, WILLIAMSON COUNTY, TEXAS
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ALTA/NSPS TITLE SURVEY
OF
38.15 ACRES (1,661,776 SQ.FT.)
SITUATED IN
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CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

CERTIFICATION: Headwater Capital Partners LLC; Old Republic National Title Insurance Company

I, Robert Glen Moloy, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 7, 2022, that this plat correctly represents the facts found at the time of said survey and that this professional service was made in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6, 7(a), 7(b1), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof.

Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656
Date: April 19, 2024

OWNER	FIELD BOOK	N/A
HEADWATER CAPITAL PARTNERS LLC	FIELD WORK	TC
	DATE	04/15/2024
	DRAFTING	M. COX
PURCHASER	DATE	04/18/2024
	CHECKED	KS
	DATE	04/19/2024
ADDRESS	MTGE. CO.	N/A
	TITLE CO.	OLD REPUBLIC NATIONAL
3600 S IH 35 SERVICE RD	G.F. NO.	21-5268-C
GEORGETOWN, TX 78626	SCALE	1"=200'
	KEY MAP	N/A
	JOB. NO.	24-0718

LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 5 OF 7

FOR REFERENCE ONLY (N.T.S)

NO.	REVISION	DATE

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1". THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

SURVEY (5 OF 7)

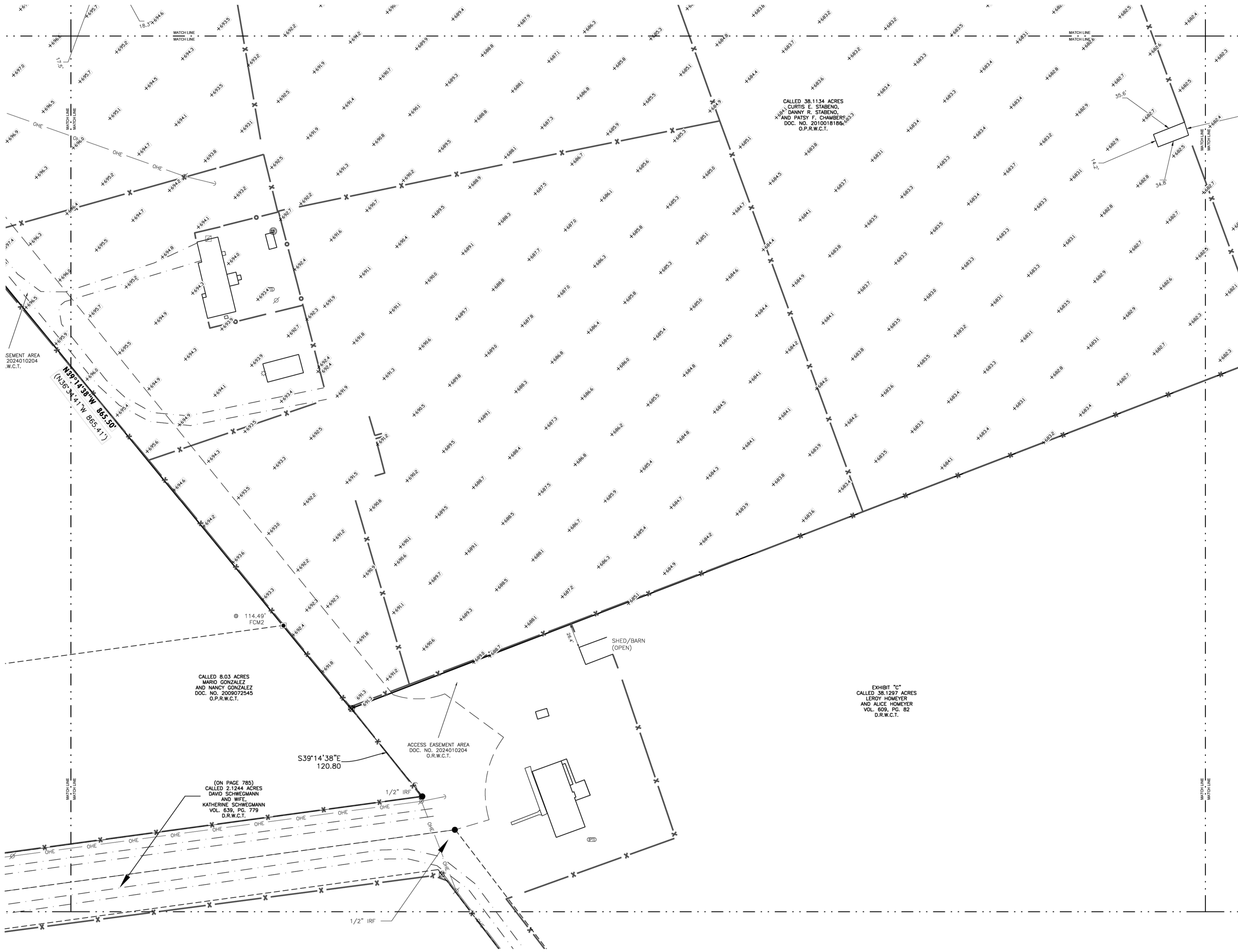
WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

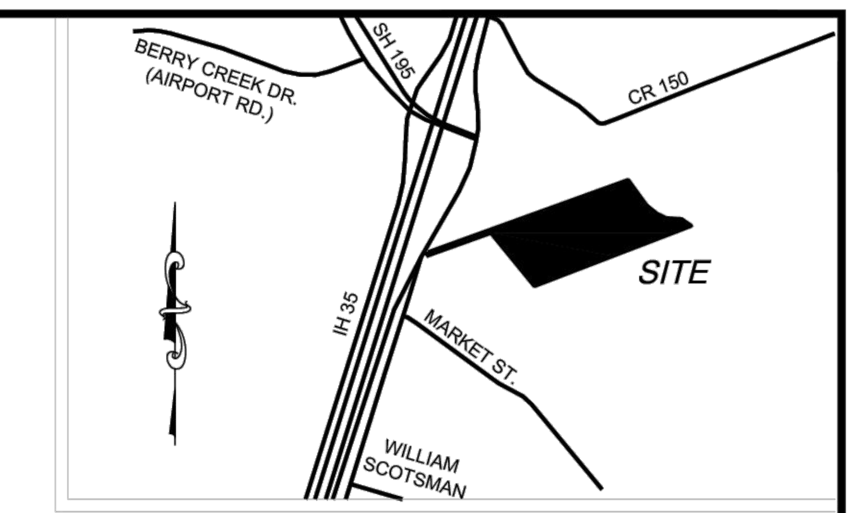
PROJECT NO. 1173-001

DRAWING NO.

SHEET 6 OF 52

O:\Company\Data\Clients\1173 - Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_SURVEY.dwg ~ Layout: "5" ~ Tue, May 21, 2024, 3:12pm, By: RyllBrace





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

0 50 100

1 INCH = 50 FT.

LEGEND / ABBREVIATIONS

- ADJOINER LINE
- BOUNDARY LINE
- CENTERLINE
- ASPHALT
- GRAVEL
- WIRE FENCE
- OHE — OVERHEAD ELEC LINE
- CONC MON FOUND (TYPE 1)
- CONC MON FOUND (TYPE 2)
- IRON ROD FOUND
- IRON PIPE FOUND
- CAPPED IRON ROD SET
- FENCE CORNER POST
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- MAILBOX
- O.P.R.W.C.T. — OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. — OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. — DEED RECORDS, WILLIAMSON COUNTY, TEXAS
- IRF — IRON ROD FOUND
- CIRF — CAPPED IRON ROD FOUND
- CIRS — CAPPED IRON ROD SET
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ALTA/NSPS TITLE SURVEY
OF
38.15 ACRES (1,661,776 SQ.FT.)
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WILLIAMSON COUNTY, TEXAS

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Harold L. Moyer
Registered Professional Land Surveyor
Texas Registration No. 5656
Date: April 19, 2024

OWNER	FIELD BOOK	N/A
HEADWATER CAPITAL PARTNERS LLC	FIELD WORK	TC
	DATE	04/15/2024
	DRAFTING	M. COX
PURCHASER	DATE	04/18/2024
	CHECKED	KS
	DATE	04/19/2024
	MTGE. CO.	N/A
ADDRESS	TITLE CO.	OLD REPUBLIC NATIONAL
3600 S IH 35 SERVICE RD GEORGETOWN, TX 78626	G.F. NO.	21-5268-C
	SCALE	1"=200'
	KEY MAP	N/A
	JOB. NO.	24-0718

LANDPOINT
4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 6 OF 7

FOR REFERENCE ONLY (N.T.S)

NO.	REVISION	DATE

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

SURVEY (6 OF 7)

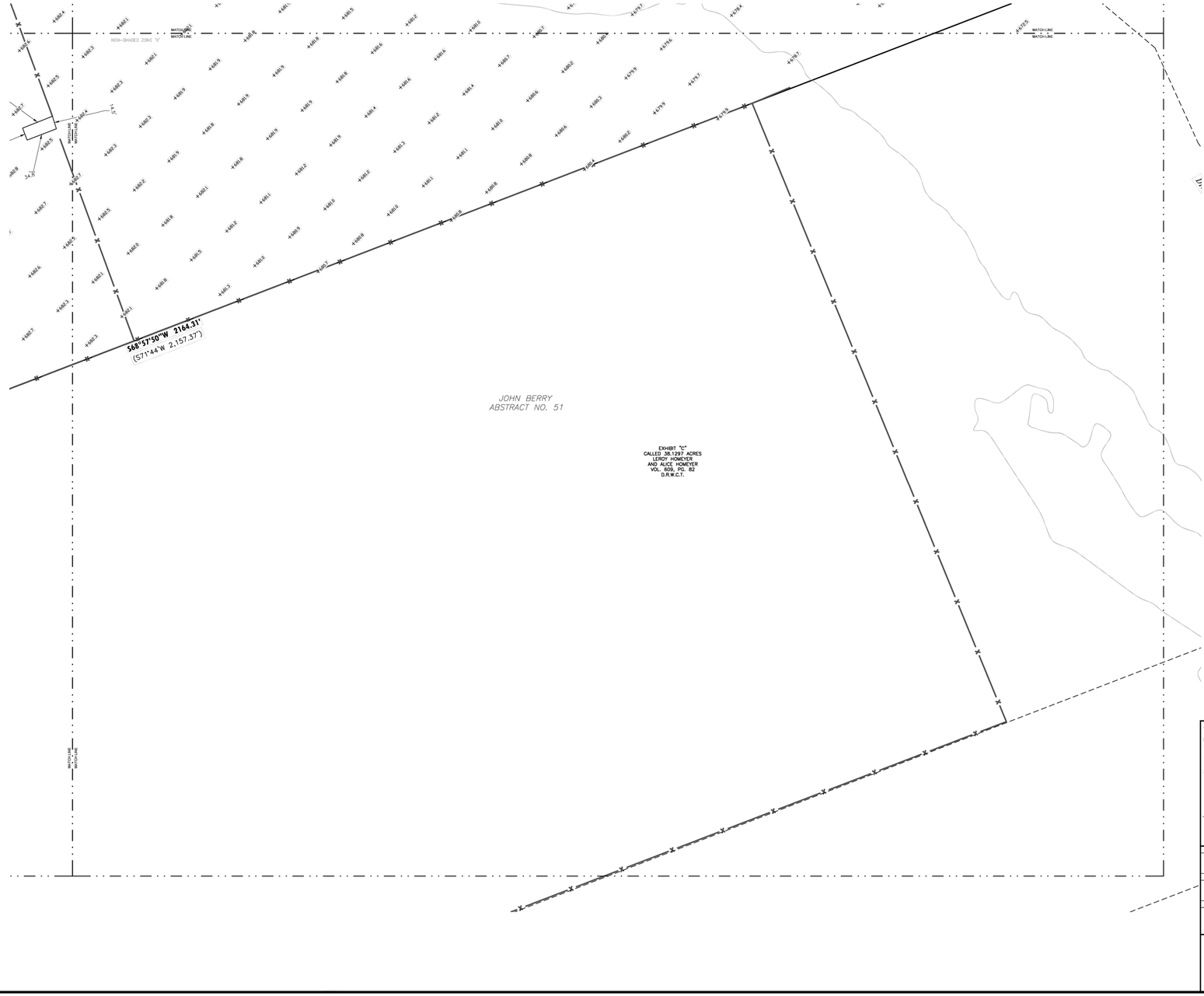
WARD & BURKE TEXAS YARD

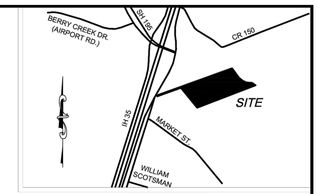
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 7 OF 52





VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

0 50 100

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LEGEND / ABBREVIATIONS

	ADJOINER LINE
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	DRAFTING	M. COX
PURCHASER	DATE	04/18/2024
	CHECKED	KS
	DATE	04/19/2024
	MTGE. CO.	N/A
ADDRESS	TITLE CO.	OLD REPUBLIC NATIONAL
3600 S IH 35 SERVICE RD GEORGETOWN, TX 78626	G.F. NO.	21-5268-C
	SCALE	1"=200'
	KEY MAP	N/A
	JOB. NO.	24-0718

LANDPOINT

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 354-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 7 OF 7

X:\2024\24-0718\Working\Base Maps\24-0718(REF 22-1123) ALTA TOPO.dwg

FOR REFERENCE ONLY (N.T.S)

NO.	REVISION	DATE

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
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P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1".
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DRAWN BY: T.J.B.

CHECKED BY: C.K.

SURVEY (7 OF 7)

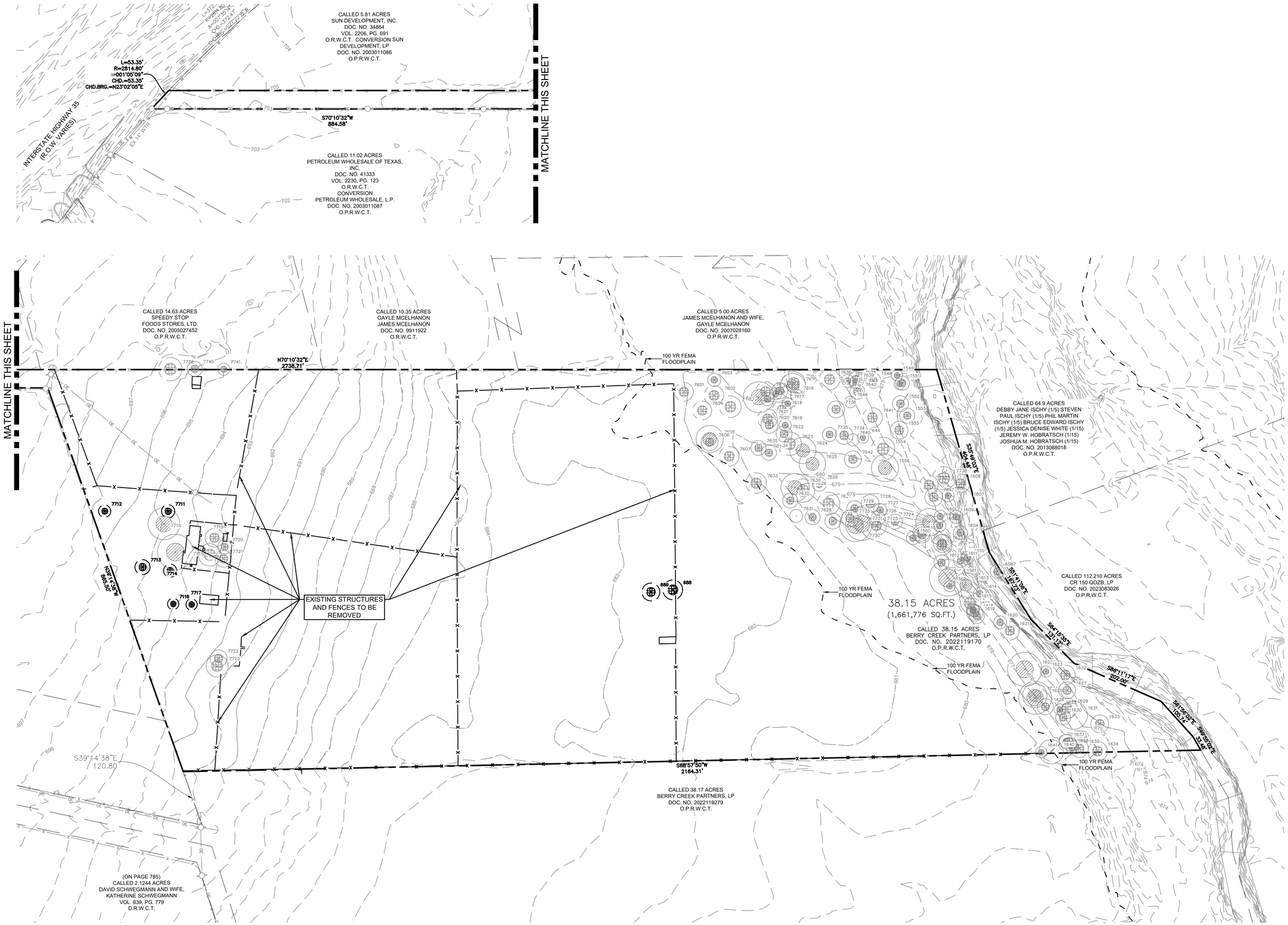
WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

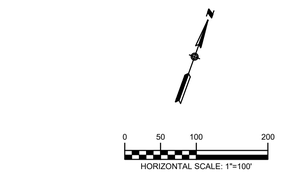
PROJECT NO. 1173-001

DRAWING NO.

SHEET 8 OF 52

O:\Company\Jobs\Clients\1173 - Ward and Burke\001-24 Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_SURVEY.dwg ~ Layout: "7" ~ Tue, May 21, 2024, 3:12pm, By: Ryl.Brace





TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES. GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER
5/21/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON
THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
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CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
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DRAWN BY: T.J.B.

CHECKED BY: C.K.

EXISTING CONDITIONS & DEMOLITION PLAN

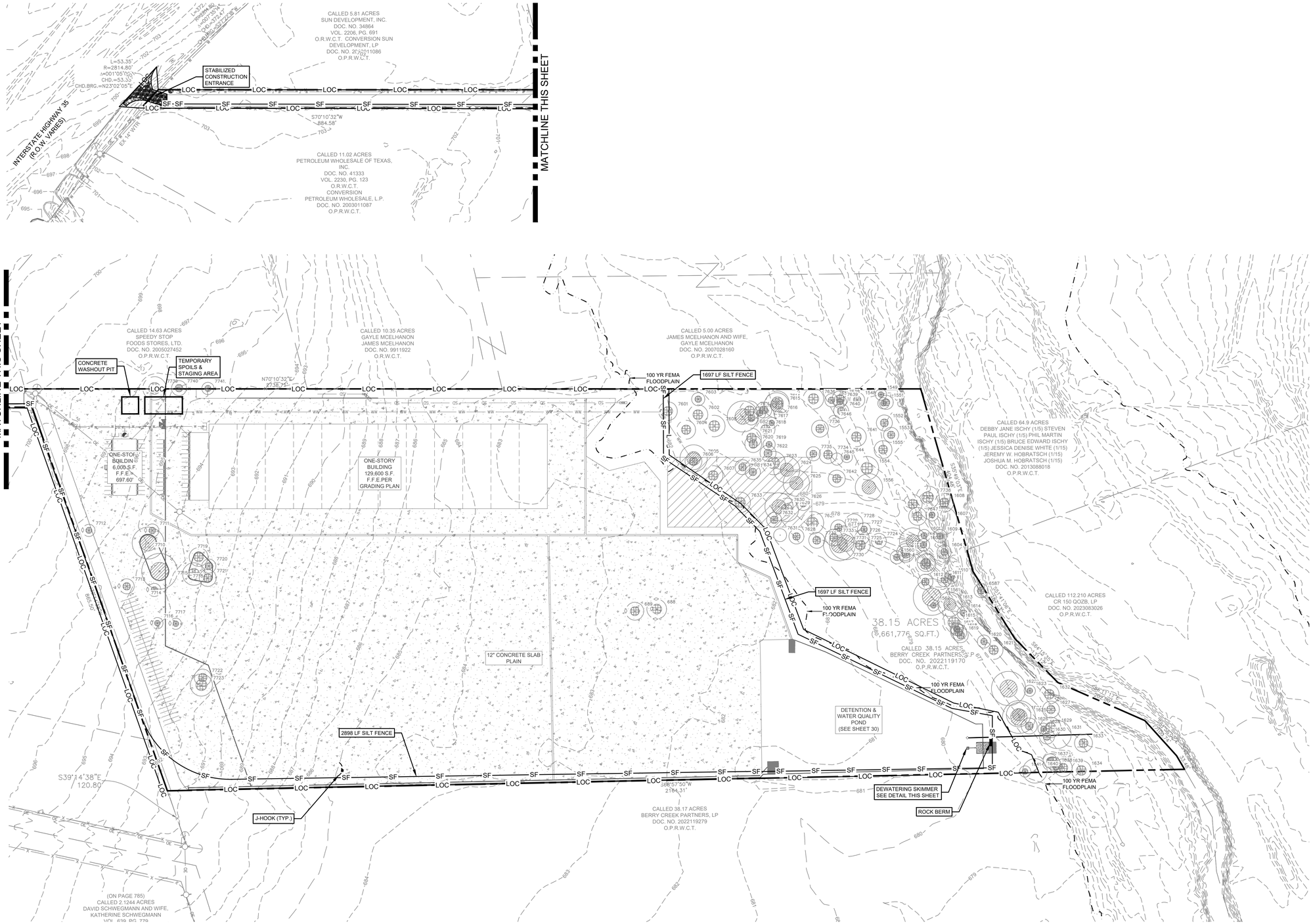
WARD & BURKE TEXAS YARD

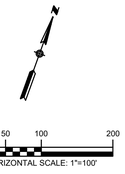
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 10 OF 52





LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION
- SILT FENCE
- LIMIT OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.
3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DRAINAGE IMPROVEMENTS, IF APPLICABLE.
5. CONSTRUCT CURB INLET PROTECTION AT THE TIME OF CURB INLET INSTALLATION.
6. CONSTRUCT DEVELOPMENT PER APPROVED PLANS.
7. INSTALL STREETSCAPE AND/OR LANDSCAPING IMPROVEMENTS.
8. CONTRACTOR TO VEGETATE ANY DISTURBED AREAS ONCE FINAL GRADING IS COMPLETE, AND ESTABLISH A MIN OF 70% VEGETATION PRIOR TO COMPLETION. PER TPDES REQUIREMENTS, DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY) SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES WITHIN 21 DAYS. SEEDING DOES NOT CONSTITUTE AS STABILIZATION.
9. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

NOTE

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DISTURBED AREAS ON WHICH CONSTRUCTION ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENT) AND SHALL BE STABILIZED WITHIN 14 DAYS UNLESS ACTIVITY RESUMES IN 21 DAYS, PER TPDES REQUIREMENTS.

LIMITS OF CONSTRUCTION:

±1,330,365 SF = ±30.5 AC

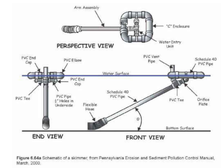


Figure 6.64a Schematic of a skimmer, from Pennsylvania Erosion and Sediment Pollution Control Manual, March, 2000.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED PROFESSIONAL ENGINEER
5/21/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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CENTRAL TEXAS
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P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN

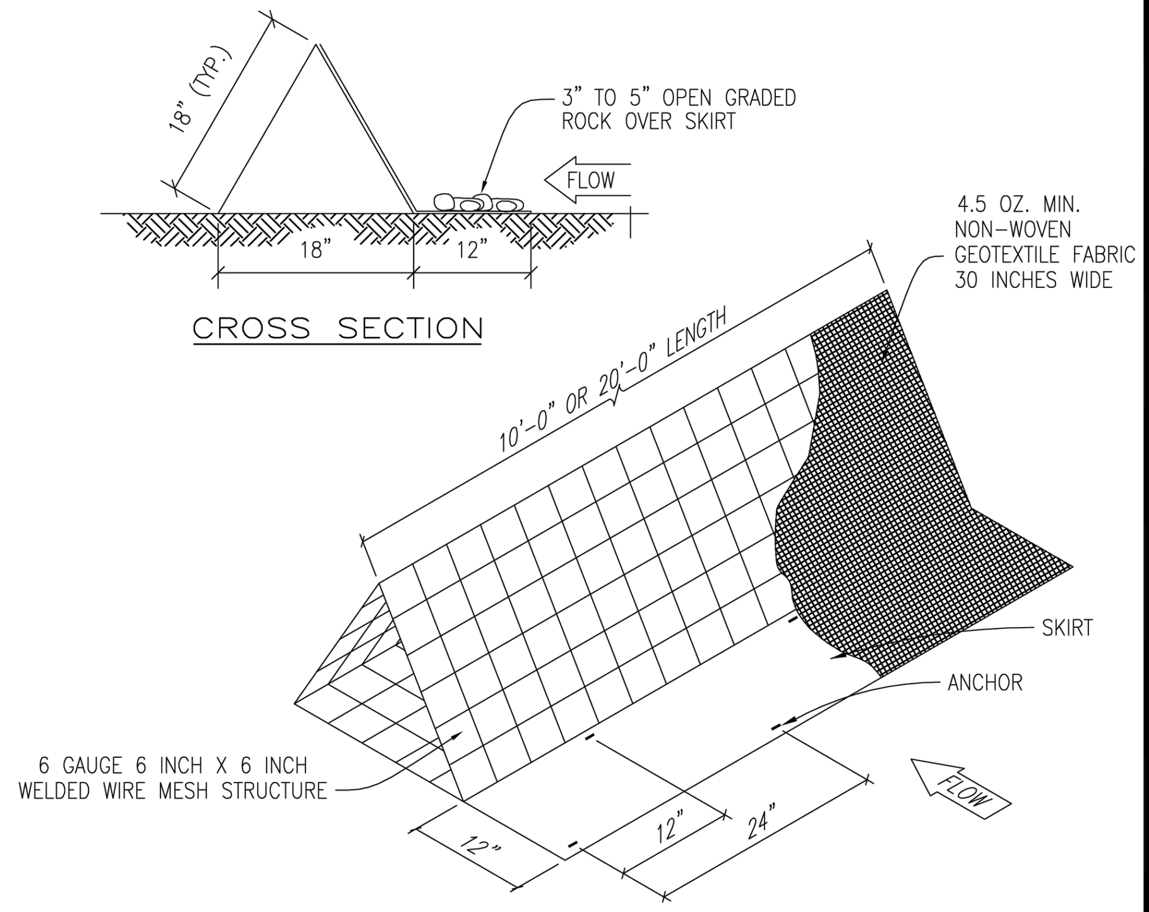
WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 11 OF 52



INSTALLATION:

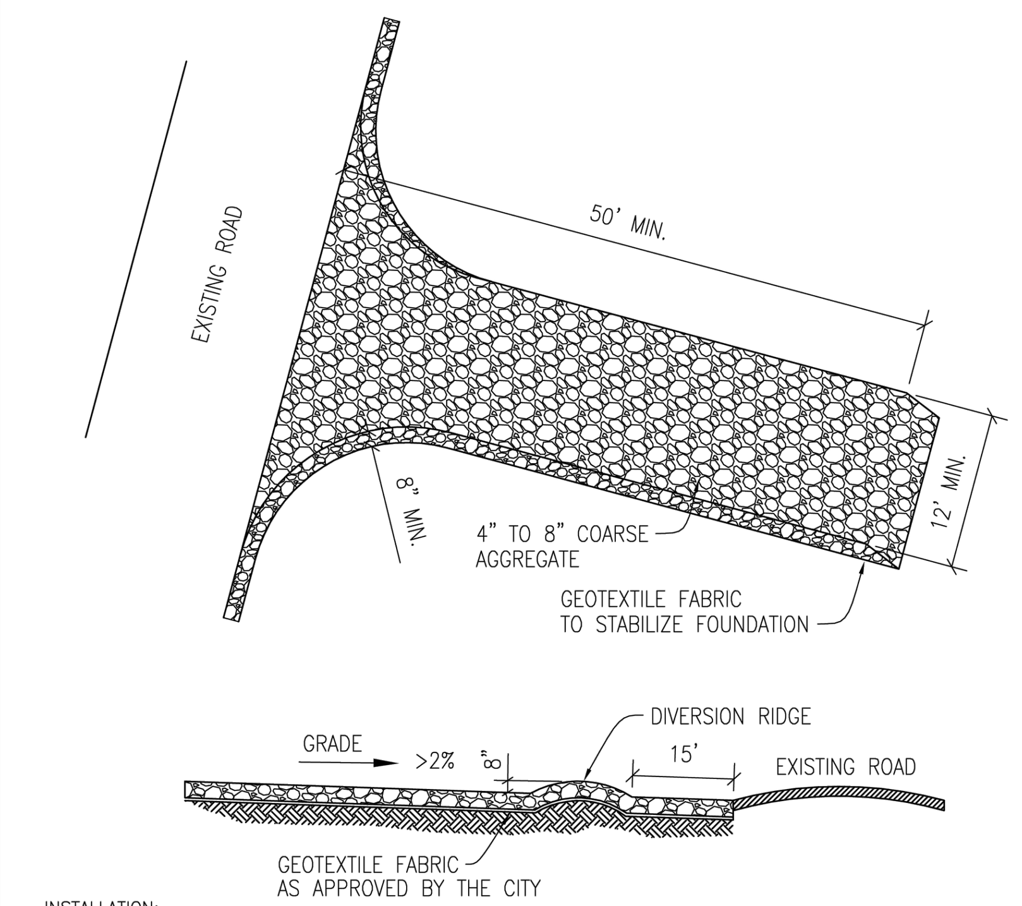
- LAYOUT THE FILTER DIKE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE THE FILTER DIKE SECTIONS ONE AT A TIME, WITH THE SKIRT ON THE UPHILL SIDE TOWARDS THE DIRECTION OF FLOW, ANCHORING EACH SECTION TO THE GROUND BEFORE THE NEXT SECTION IS PLACED.
- ANCHORS SHOULD BE PLACED ON 2'-0" CENTERS ALTERNATING FROM FRONT TO BACK SO THAT THERE IS ACTUALLY ONLY 1'-0" IN BETWEEN ANCHORS.
- SECURELY FASTEN THE SKIRT FROM ONE SECTION OF FILTER DIKE TO THE NEXT.
- FILTER DIKES MUST MAINTAIN CONTINUOUS CONTACT WITH THE GROUND.
- AFTER THE SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHOULD BE REMOVED. SILT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

INSPECTION AND MAINTENANCE GUIDELINES:

- INSPECTION SHOULD BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- INSPECT AND REALIGN BERMS AS NEEDED TO PREVENT GAPS BETWEEN THE SECTIONS.
- ACCUMULATED SILT SHOULD BE REMOVED AFTER EACH RAINFALL EVENT, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.

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

Georgetown Texas, Georgetown Utility Systems, Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TRIANGULAR FILTER DIKE	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC05	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



INSTALLATION:

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

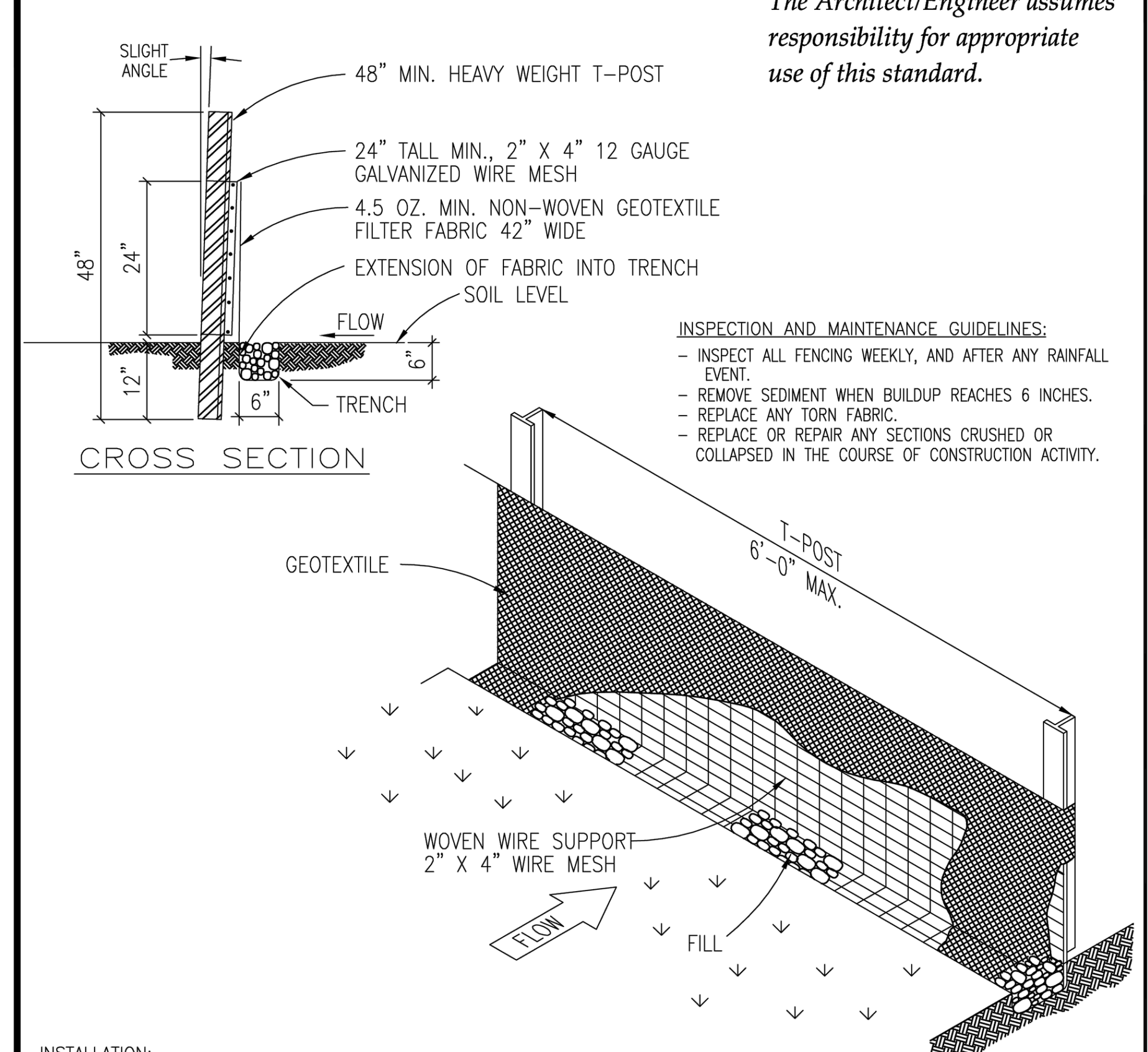
INSPECTIONS AND MAINTENANCE GUIDELINES:

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

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

Georgetown Texas, Georgetown Utility Systems, Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS STABILIZED CONSTRUCTION ENTRANCE	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC06	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB

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



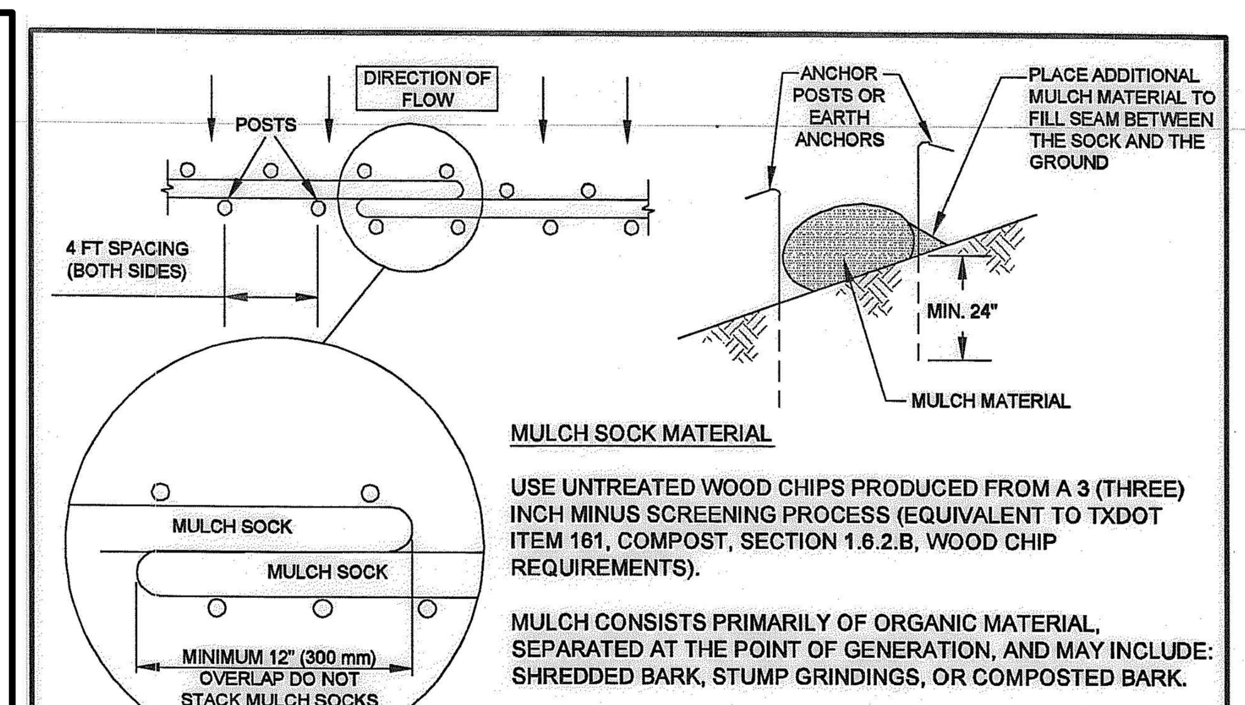
INSPECTION AND MAINTENANCE GUIDELINES:

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

INSTALLATION:

- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY T-POST AT LEAST 12 INCHES INTO THE GROUND AND AT A SLIGHT ANGLE TOWARDS THE FLOW.
- ATTACH THE 2" X 4" 12 GAUGE WELDED WIRE MESH TO THE T-POST WITH 11 1/2 GAUGE GALVANIZED T-POST CLIPS. THE TOP OF THE WIRE TO BE 24" ABOVE GROUND LEVEL. THE WELDED WIRE MESH TO BE OVERLAPPED 6" AND TIED AT LEAST 6 TIMES WITH HOG RINGS.
- THE SILT FENCE TO BE INSTALLED WITH A SKIRT A MINIMUM OF 6" WIDE PLACED ON THE UPHILL SIDE OF THE FENCE INSIDE EXCAVATED TRENCH. THE FABRIC TO OVERLAP THE TOP OF THE WIRE BY 1".
- ANCHOR THE SILT FENCE BY BACKFILLING WITH EXCAVATED DIRT AND ROCKS (NOT LARGER THAN 2").
- GEOTEXTILE SPLICES SHOULD BE A MINIMUM OF 18" WIDE ATTACHED IN AT LEAST 6 PLACES. SPLICES IN CONCENTRATED FLOW AREAS WILL NOT BE ACCEPTED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

Georgetown Texas, Georgetown Utility Systems, Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SILT FENCE DETAIL	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC02	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



MULCH SOCK MATERIAL

USE UNTREATED WOOD CHIPS PRODUCED FROM A 3 (THREE) INCH MINUS SCREENING PROCESS (EQUIVALENT TO TXDOT ITEM 161, COMPOST, SECTION 1.6.2.B, WOOD CHIP REQUIREMENTS).

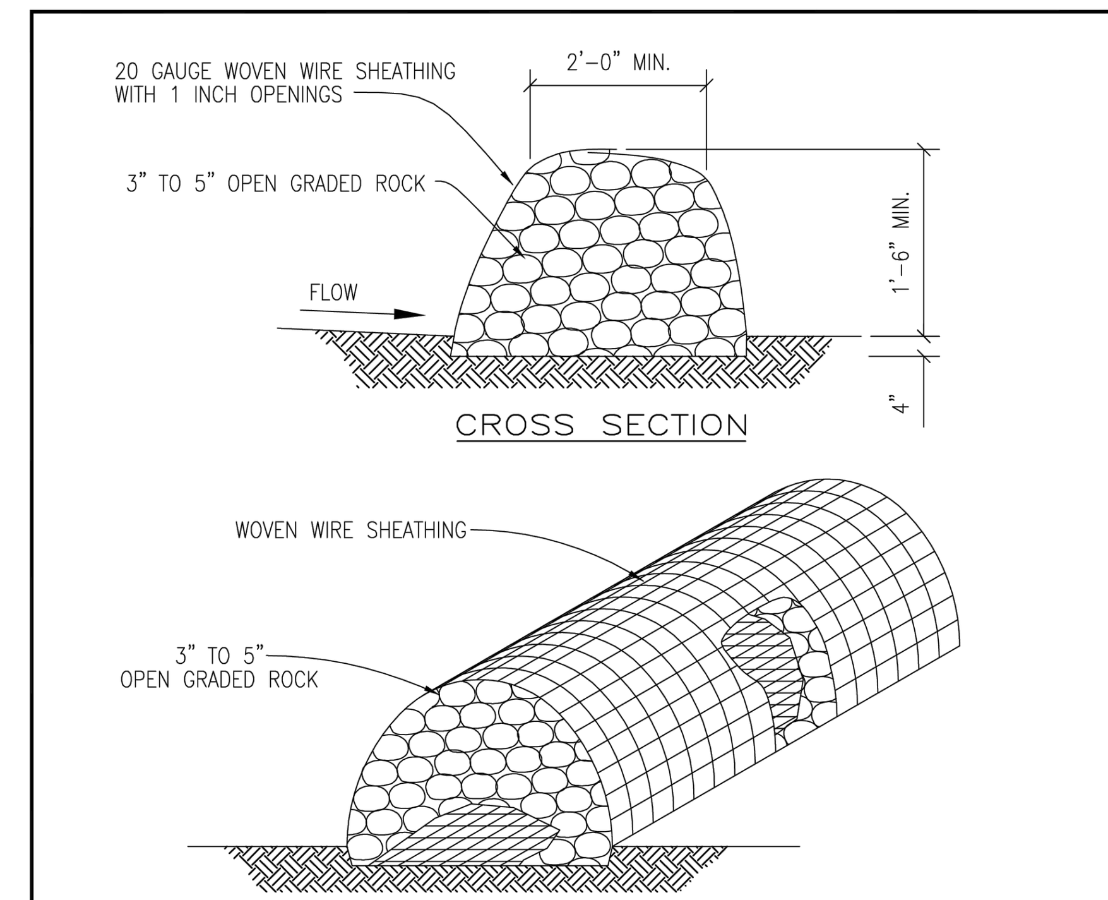
MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

LARGE PORTIONS OF SILT, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MULCH.

NOTES:

1. STEEL OR WOOD POSTS WHICH SUPPORT THE MULCH SOCK SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 600mm (24 inches). IF WOOD POSTS CANNOT ACHIEVE 600mm (24 inches) DEPTH, USE STEEL POSTS. EARTH ANCHORS ARE ALSO ACCEPTABLE.
2. THE TOE OF THE MULCH SOCK SHALL BE PLACED SO THAT THE MULCH SOCK IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. IN ORDER TO PREVENT WATER FROM FLOWING BETWEEN THE JOINTS OF ADJACENT ENDS OFMULCH SOCKS, LAP THE ENDS OF ADJACENT MULCH SOCKS A MINIMUM OF 300mm (12 inches).
3. MULCH MATERIAL MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH; IT IS NOT ACCEPTABLE FOR THE MULCH MATERIAL TO CONTAIN GROUND CONSTRUCTION DEBRIS, BIOSOLIDS, OR MANURE.
4. SOCK MATERIAL WILL BE 100% BIODEGRADABLE, PHOTODEGRADABLE, OR RECYCLABLE SUCH AS BURLAP, TWINE, UV PHOTOBIODEGRADABLE PLASTIC, POLYESTER, OR ANY OTHER ACCEPTABLE MATERIAL.
5. MULCH SOCKS SHOULD BE USED AT THE BASE OF SLOPES NO STEEPER THAN 2:1 AND SHOULD NOT EXCEED THE MAXIMUM SPACING CRITERIA PROVIDED IN CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL TABLE 1.4.5.F.1 FOR A GIVEN SLOPE CATEGORY.
6. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150mm (6 Inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	MULCH SOCK	
[illegible] 08/24/2010 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 648S-1



INSTALLATION:

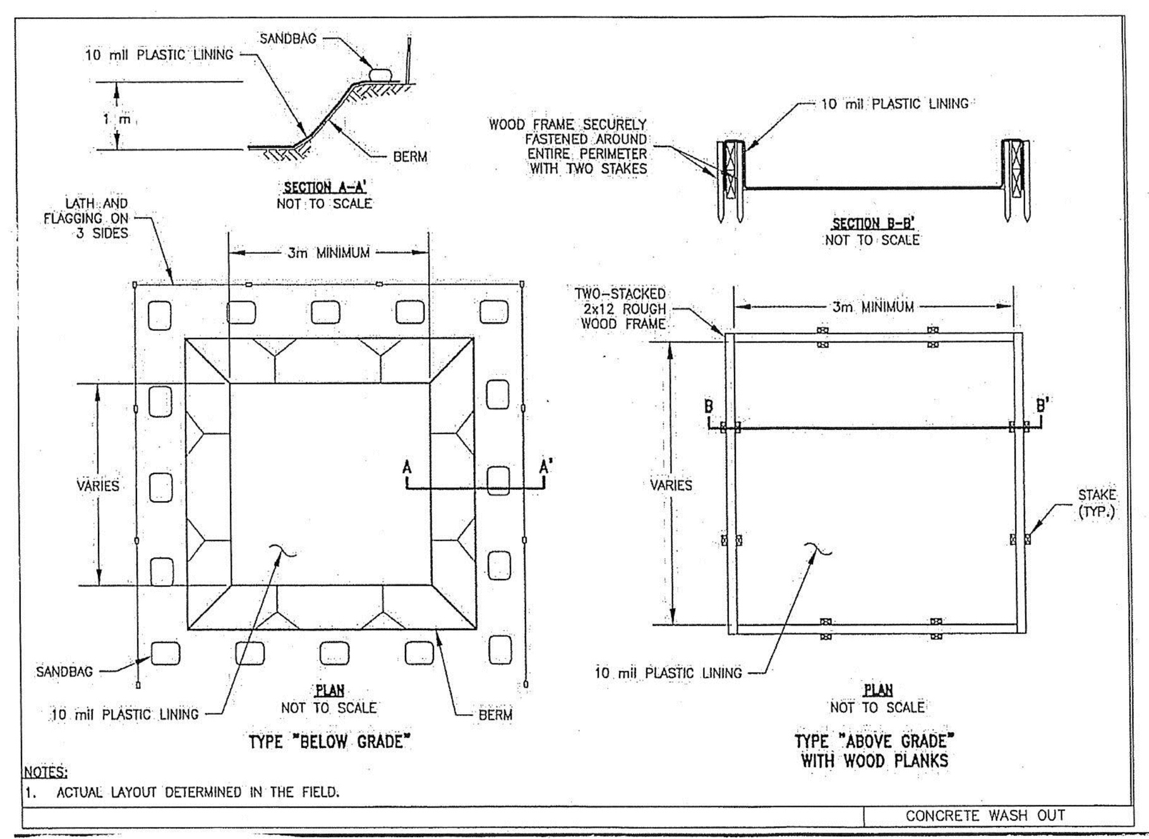
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE.
- SECURE WITH TIE WIRE.
- THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROX. 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

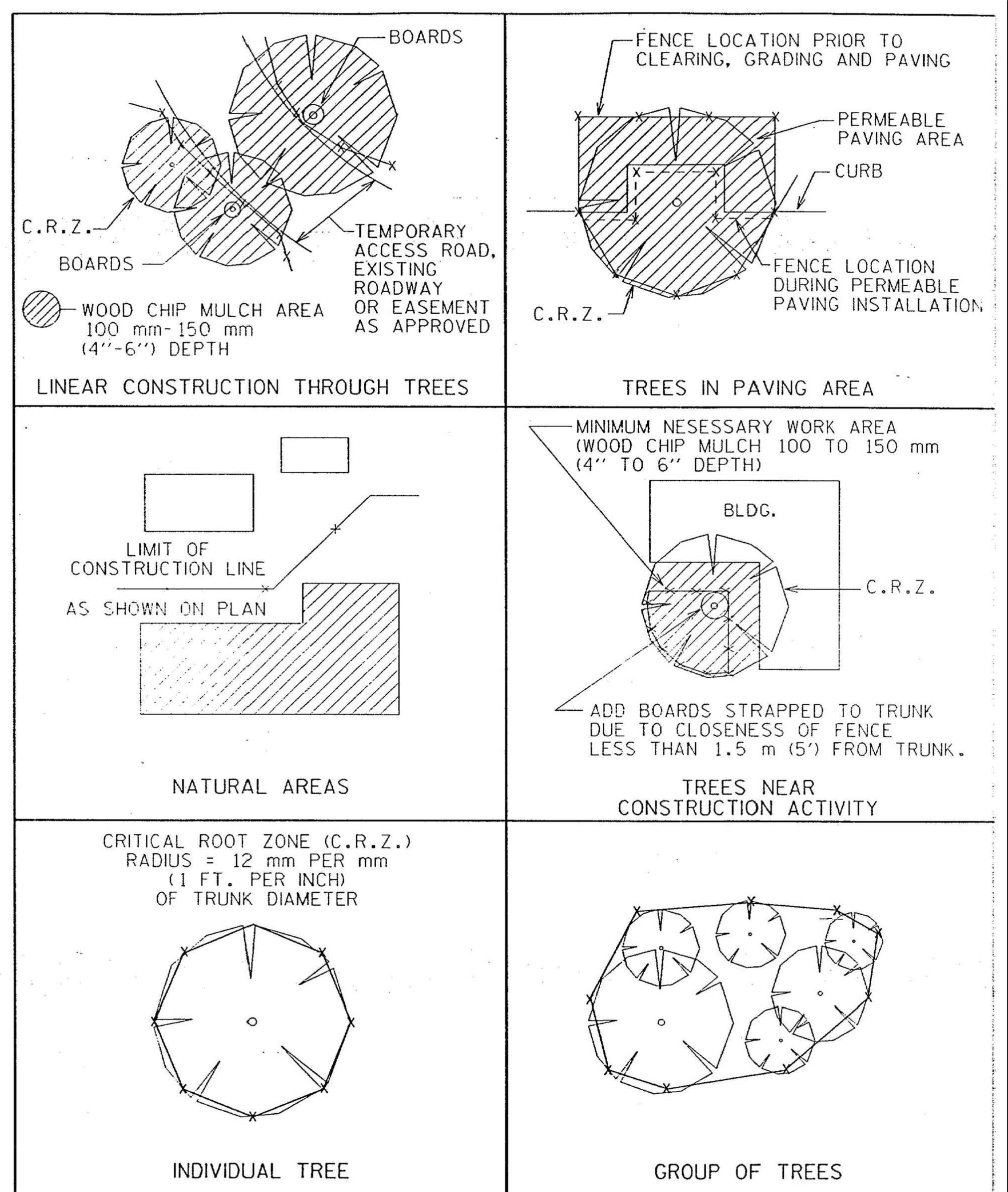
INSPECTION AND MAINTENANCE GUIDELINES:

- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

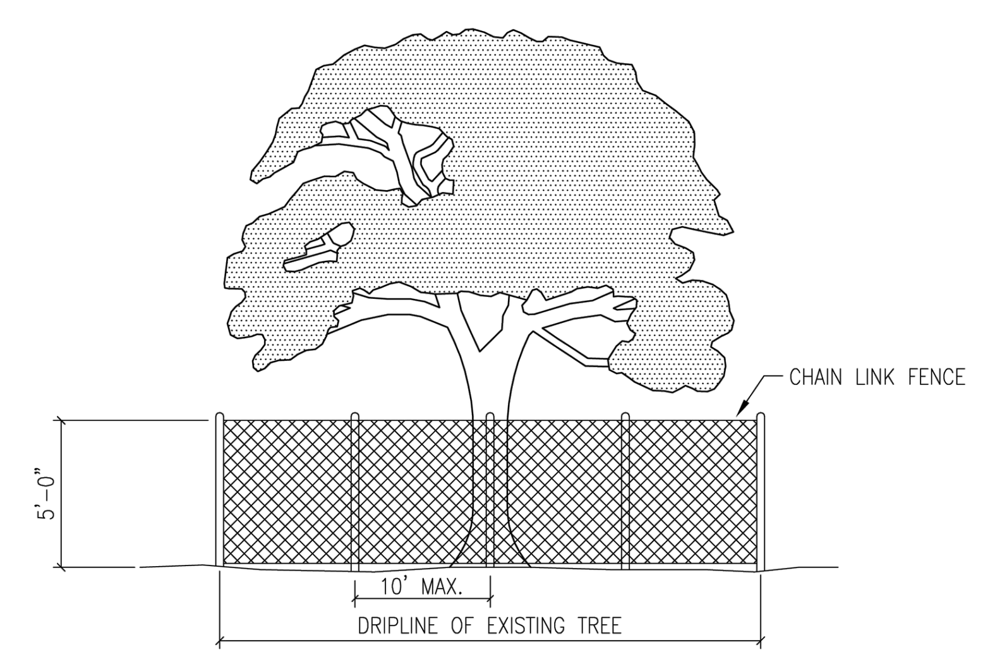
The Architect/Engineer assumes responsibility for appropriate use of this standard.

Georgetown Texas, Georgetown Utility Systems, Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS ROCK BERM DETAIL	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC03	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB





CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
[illegible] 11/15/22 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1

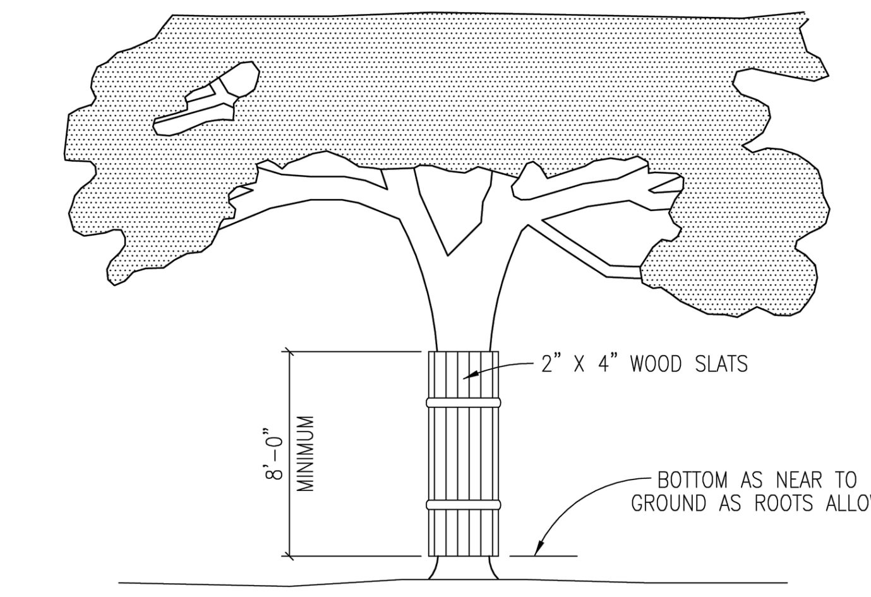


NOTES:

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

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

Georgetown Texas, Georgetown Utility Systems, Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TREE PROTECTION – CHAIN LINK FENCE	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC09	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



NOTES:

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

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

Georgetown Texas, Georgetown Utility Systems, Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TREE PROTECTION – WOOD SLATS	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC10	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

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NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER
[illegible]
5/21/2024

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P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

TEMPORARY EROSION CONTROL DETAILS

WARD & BURKE TEXAS YARD

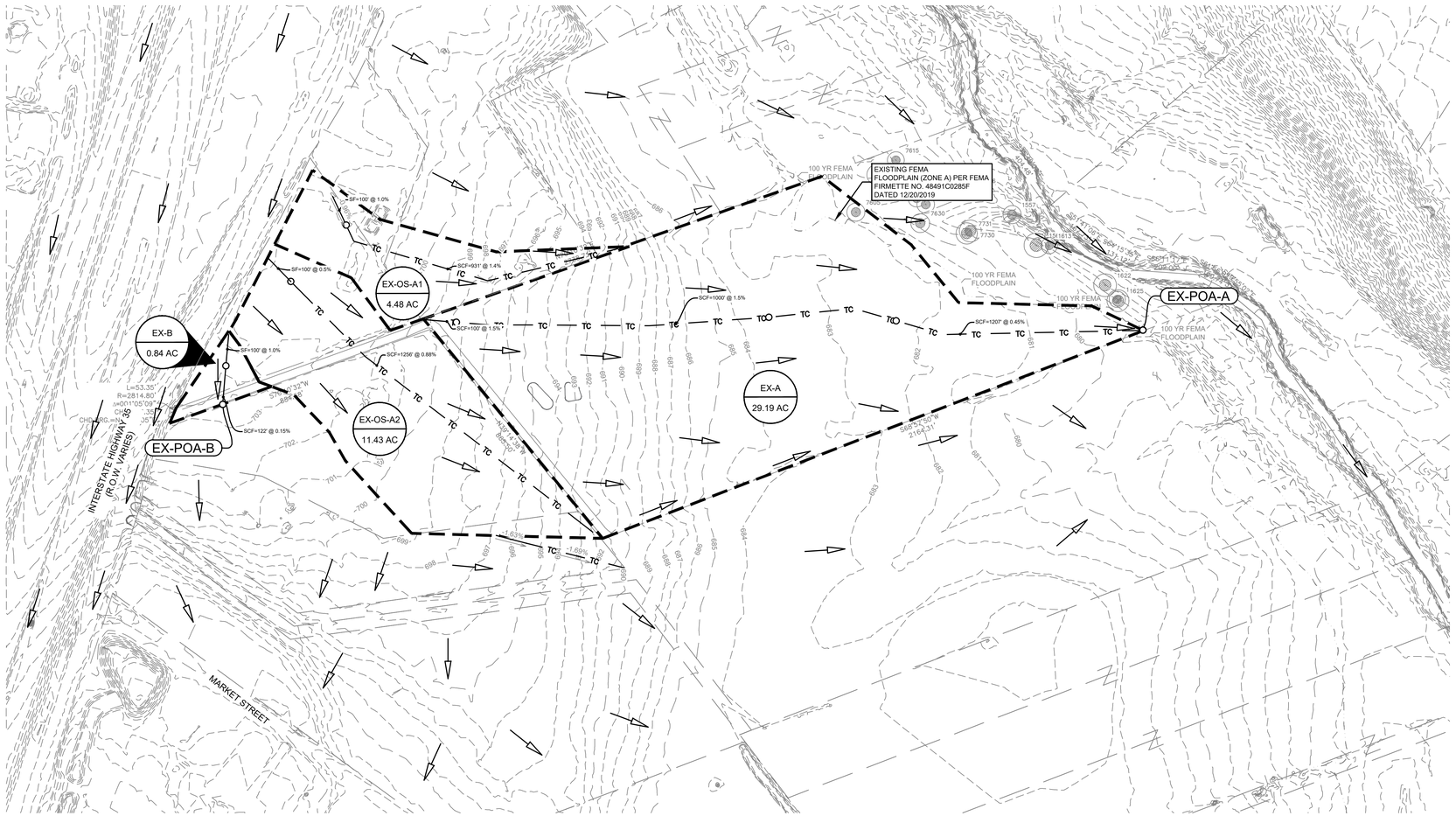
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 12 OF 52

O:\CompanyData\Clients\1173 - Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_EROS.dwg ~ Layout: "EROSION DETAILS" ~ Tue, May 21, 2024, 2:16pm, By: Ryli.Brace



N

0 50 100 200

HORIZONTAL SCALE: 1"=100'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- TC TC — TIME OF CONCENTRATION
- FEMA 100 YR FLOODPLAIN
- A–1 — POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DA / ACRES — DRAINAGE AREA LABEL

NOTES:

1. ON–SITE SURVEY TOPOGRAPHIC INFORMATION PROVIDED BY **LANDPOINT, LLC** OBTAINED ON **01, 08, 2024.**
2. OFF–SITE TOPOGRAPHIC INFORMATION OBTAINED FROM **TEXAS NATURAL RESOURCES INFORMATION SYSTEM.**
3. REFER TO **WATER QUALITY AND DETENTION** SHEETS FOR ADDITIONAL DRAINAGE CALCULATIONS AND DETAILS.

EXISTING TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW			Total Tc	Total Tc
	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Channel (MIN.)	(MIN.)	(Hr.)
EX-A	0.015	100.00	0.24	14.0	0.015	1000.0	N	8.6	0.005	1207	N	--	---	--	--	22.6	0.38
EX-B	0.010	100.00	0.24	16.5	0.002	122.0	N	3.3								19.7	0.33
EX-OS-A1	0.010	100.00	0.24	16.5	0.014	931.0	N	8.1	---	---	--	--	---	--	--	24.6	0.41
EX-OS-A2	0.005	100.00	0.24	21.7	0.009	1256.0	N	13.9	---	---	--	--	---	--	--	35.6	0.59

EXISTING ROUTING TIMES

DRAINAGE AREA	SHALLOW CONCENTRATED FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW			Total Tc	Total Tc
	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Channel (MIN.)	(MIN.)	(Hr.)
Ex-OS-A1	0.008	1000.000	N	11.8	---	---	--	--	2	683.00	5.69	17.5	0.29
EX-OS-A2	0.015	728.000	N	6.1	0.005	1237	N	18.1	---	--	--	24.2	0.40

EXISTINGDRAINAGE SUMMARY TABLE (SCS METHOD)

AREA NAME	EX-A	EX-OS-A1	EX-OS-A2	EX-OS-A3	EX-POA-A	EX-B
Drainage Area (ac.)	29.19	4.48	11.43		---	0.84
Base CN #	78.70	83.50	80.50		---	74.00
impervious Cover (ac)	1.20	0.14	0.5		---	0.28
% Impervious	3%	3%	4%		---	33%
Adjusted CN#	79.50	84.05	81.56		---	82.25
Tc (min)	22.6	24.6	35.6		---	19.7
Tc Lag (min)	13.5	14.8	21.4		---	11.8
2 year Discharge (cfs)	52.20	8.70	22.10		76.30	0.20
10 year Discharge (cfs)	97.60	16.80	41.20		142.60	0.30
25 year Discharge (cfs)	128.90	22.40	54.20		188.10	0.40
100 year Discharge (cfs)	182.10	31.70	75.30		265.20	0.60

Drainage calculations were performed using the U.S. Army Corps of Engineers HEC-HMS Version 4.11 software.
Drainage assumptions
(rainfall, depths, distribution, etc.) are based on NOAA Atlas-14 data.
*Adjusted CN values are the result of the Base CN values after accounting for proposed impervious cover.

TEXAS ONE CALL SYSTEM
1-800-245-4545

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NO.	REVISION	DATE

STATE OF TEXAS — A. CAMPBELL KEY IV — 147977 — LICENSED PROFESSIONAL ENGINEER — 5/21/2024

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Southwest Engineers
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CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
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DRAWN BY: T.J.B.

CHECKED BY: C.K.

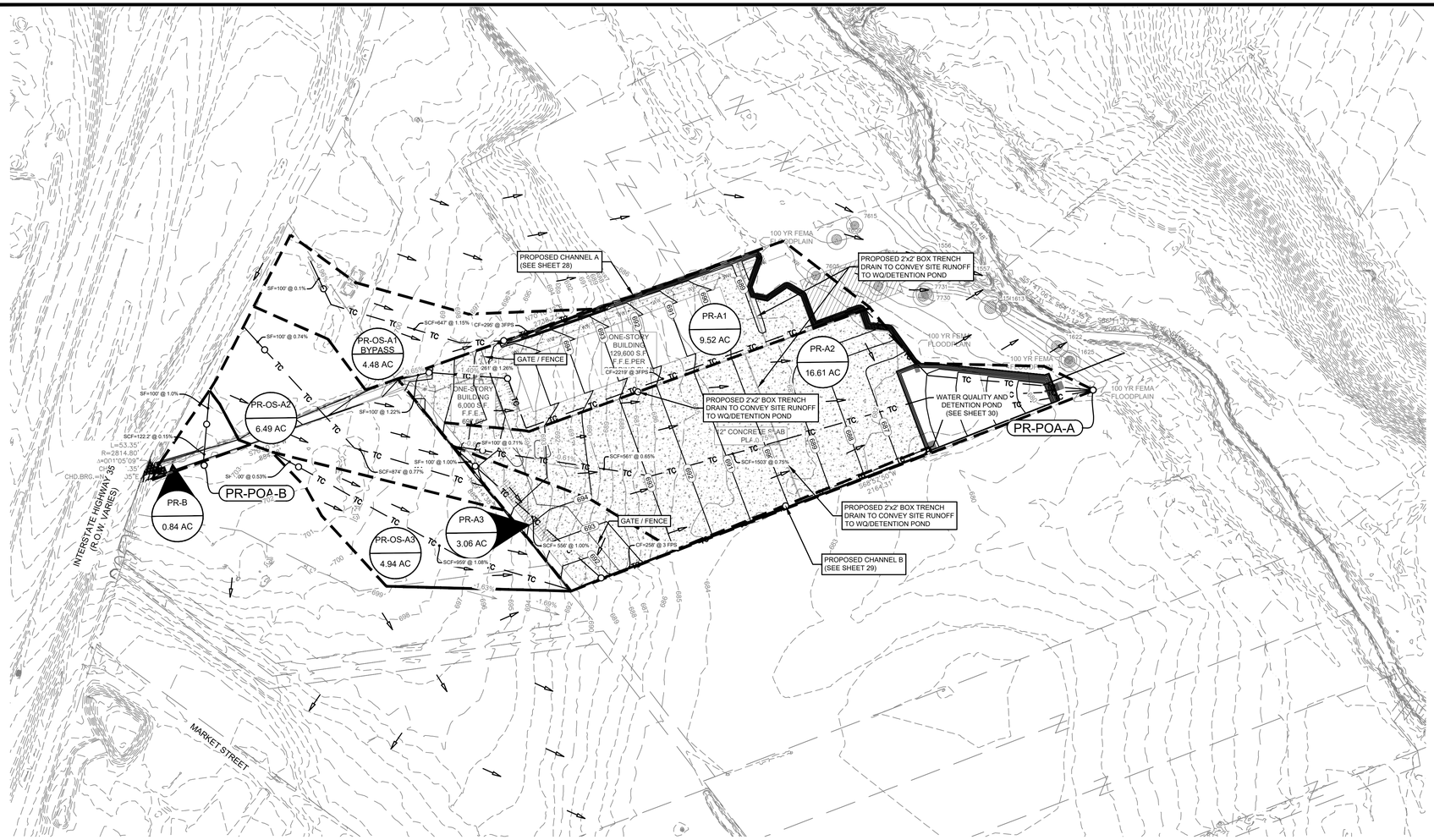
EXISTING DRAINAGE AREA MAP

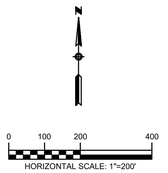
WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 13 OF 52





LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- TC — TC — TIME OF CONCENTRATION
- FEMA 100 YR FLOODPLAIN
- A–1 POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DA / ACRES DRAINAGE AREA LABEL

NOTES:

1. ON–SITE SURVEY TOPOGRAPHIC INFORMATION PROVIDED BY **LANDPOINT, LLC** OBTAINED ON **01, 08, 2024.**
2. OFF–SITE TOPOGRAPHIC INFORMATION OBTAINED FROM **TEXAS NATURAL RESOURCES INFORMATION SYSTEM.**
3. REFER TO **WATER QUALITY AND DETENTION** SHEETS FOR ADDITIONAL DRAINAGE CALCULATIONS AND DETAILS.

PROPOSED TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW			Total Tc	Total Tc
	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Channel (MIN.)	(MIN.)	(Hr.)
PR-A1	0.012	100.00	0.01	1.3	0.013	261.0	Y	1.9	---	---	--	--	3	2219.00	12.33	15.5	0.26
PR-A2	0.007	100.00	0.01	1.6	0.007	561.0	Y	5.7	0.008	1503	Y	14.2	3	0.00	0.00	21.5	0.36
PR A3	0.010	100.00	0.01	1.4	0.010	556.0	Y	4.6	---	---	--	--	3	258.00	1.43	7.4	0.12
PR-B	0.010	100.00	0.24	16.5	0.014	931.0	N	8.2	---	---	--	--	---	--	--	24.6	0.41
PR-OS-A1	0.010	100.00	0.24	16.5	0.012	647.0	N	6.2	---	---	--	--	3	295.00	1.64	24.3	0.41
PR-OS-A2	0.007	100.00	0.24	18.6	0.008	891.0	N	10.5	---	---	--	--	3	0.00	0.00	29.1	0.49
PR-OS-A3	0.005	100.00	0.24	21.2	0.010	982.0	N	10.0	---	---	--	--	3	0.00	0.00	31.2	0.52

PROPOSED ROUTING TIMES

DRAINAGE AREA	SHALLOW CONCENTRATED FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW			Total Tc	Total Tc
	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Channel (MIN.)	(MIN.)	(Hr.)
PR-OS-A1	---	---	--	--	---	---	--	--	3	927.00	5.15	5.2	0.09
PR-OS-A2	0.000	0.0	N	0.0	---	---	--	--	3	2286.70	12.70	12.7	0.21
PR-OS-A3	0.000	0.0	N	0.0	---	---	--	--	3	1879.00	10.44	10.4	0.17
PR-A3	---	---	--	--	---	---	--	--	3	1529.00	8.49	8.5	0.14

PROPOSED DRAINAGE SUMMARY TABLE (SCS METHOD)

AREA NAME	PROPOSED								EXISTING
	PR-A1	PR-A2	PR-A3	PR-OS-A1 (BYPASS)	PR-OS-A2	PR-OS-A3	PR-OS-A4	DETENTION POND WSE	PR. POA-A
Drainage Area (ac.)	9.52	16.61	3.06	4.48	6.49	4.94	1.07	---	---
Base CN #	78.70	78.70	78.70	83.50	79.00	81.85	69	---	---
impervious Cover (ac)	8.31	14.02	3.06	0.14	0.50	0.46	1.07	---	---
% Impervious	87%	84%	100%	3%	8%	9%	100%	---	---
Adjusted CN#	94.21	90.10	98.00	83.50	79.25	83.15	98.00	---	---
Tc (min)	15.5	21.5	7.4	24.3	29.1	31.2	4.2	---	---
Tc Lag (min)	9.3	12.9	4.4	14.6	17.5	18.7	2.5	---	---
2 year Discharge (cfs)	32.90	57.30	15.60	8.8	11.5	9.70		684.1	76
10 year Discharge (cfs)	49.10	85.30	23.20	16.8	22.2	17.90		684.5	136.6
25 year Discharge (cfs)	59.70	103.70	28.30	22.3	29.6	23.50		684.8	178.4
100 year Discharge (cfs)	77.70	135.40	36.30	31.2	41.9	32.80		685.2	245.9

Drainage calculations were performed using the U.S. Army Corps of Engineers HEC-HMS Version 4.11 software. Drainage assumptions (rainfall, depths, distribution, etc.) are based on NOAA Atlas-14 data.

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A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER
5/21/2024

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CENTRAL TEXAS
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P: 512.312.4336

WARNING
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DRAWN BY: T.J.B.

CHECKED BY: C.K.

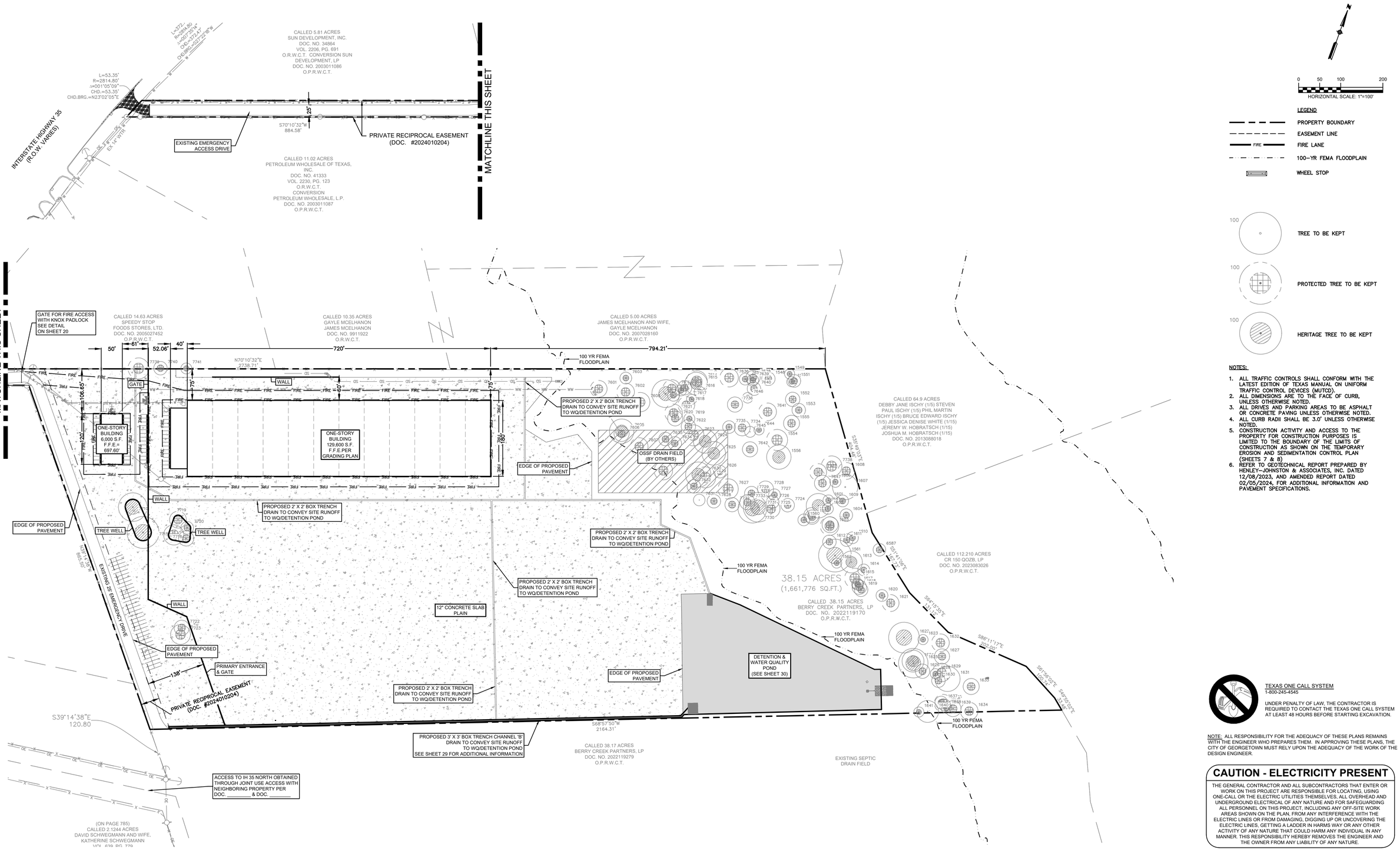
PROPOSED DRAINAGE AREA MAP

WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 14 OF 52



NOTES:

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CENTRAL TEXAS
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P: 512.312.4336

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DRAWN BY: T.J.B.

CHECKED BY: C.K.

OVERALL SITE & DIMENSION CONTROL PLAN

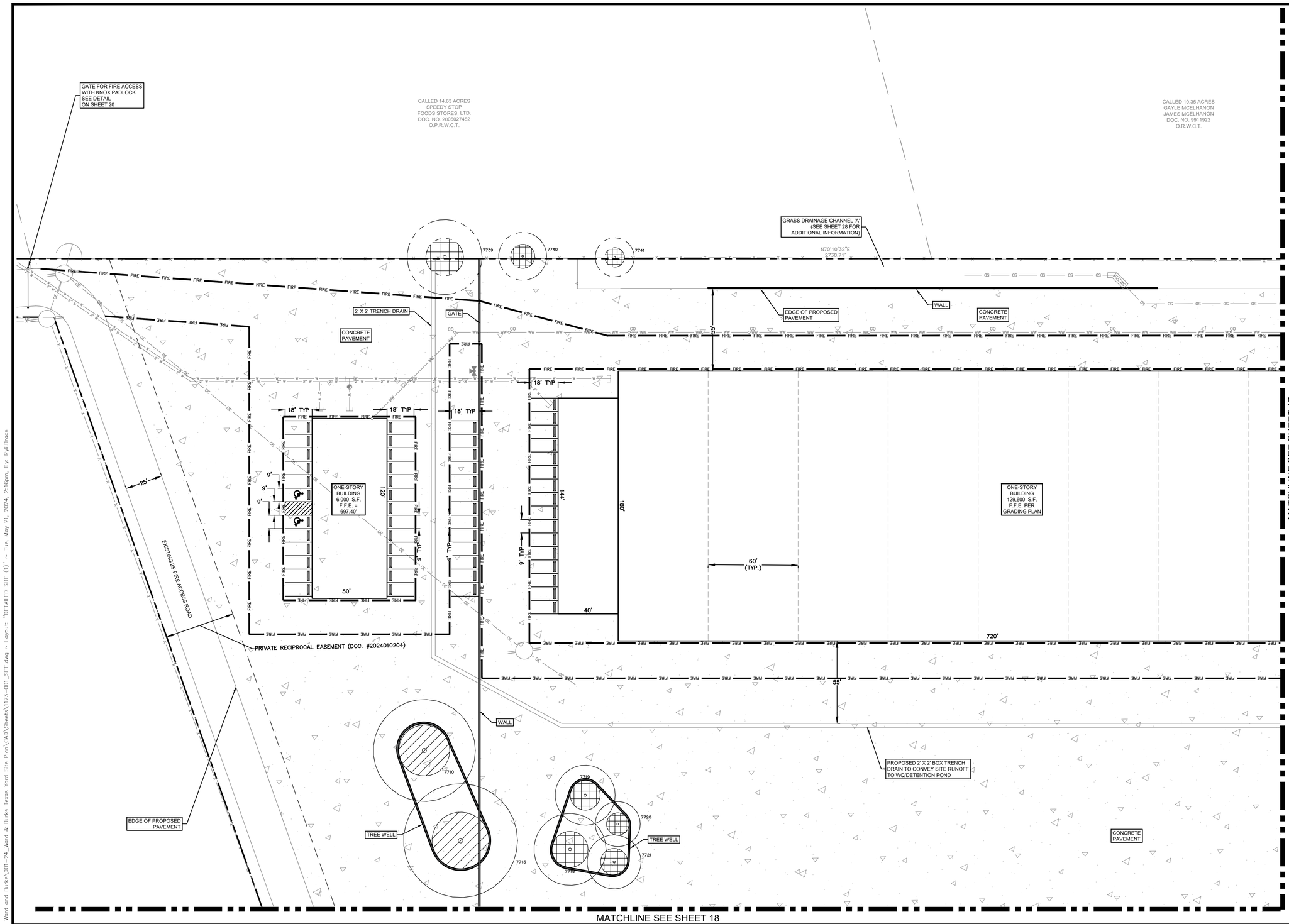
WARD & BURKE TEXAS YARD

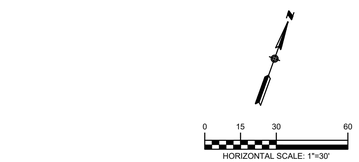
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO. _____

SHEET 15 OF 52





LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- FIRE LANE
- 100-YR FEMA FLOODPLAIN
- WHEEL STOP

100 TREE TO BE KEPT

100 PROTECTED TREE TO BE KEPT

100 HERITAGE TREE TO BE KEPT

NOTES:

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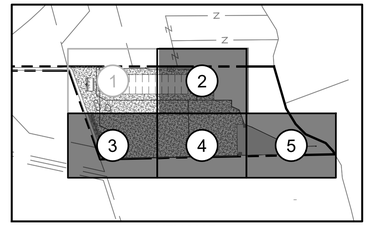

KEY MAP
N.T.S.

TEXAS ONE CALL SYSTEM
1-800-245-4545

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DRAWN BY: T.J.B.

CHECKED BY: C.K.

DETAILED SITE & DIMENSION CONTROL PLAN (1 OF 5)

WARD & BURKE TEXAS YARD

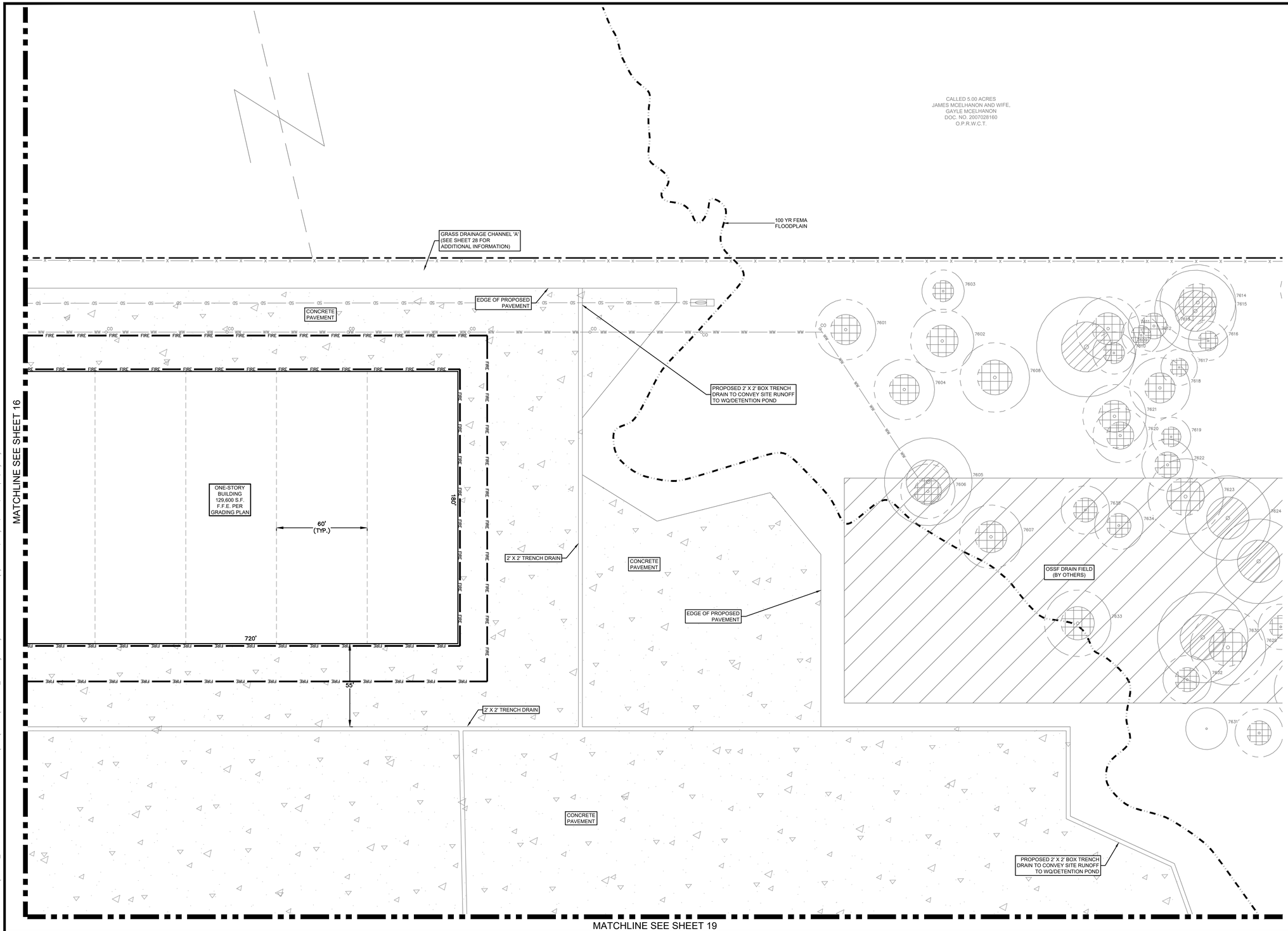
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 16 OF 52

O:\Compon\Data\Clients\1173 - Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_SITE.dwg ~ Layout: "DETAILED SITE (1)" ~ Tue, May 21, 2024, 2:16pm, By: RylBrace



MATCHLINE SEE SHEET 19

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- FIRE LANE
- 100-YR FEMA FLOODPLAIN
- WHEEL STOP

100 TREE TO BE KEPT

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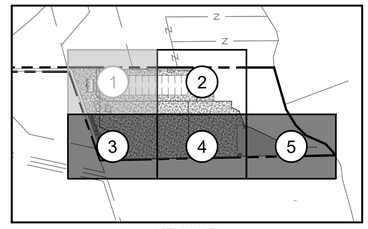

KEY MAP
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CHECKED BY: C.K.

DETAILED SITE & DIMENSION CONTROL PLAN (2 OF 5)

WARD & BURKE TEXAS YARD

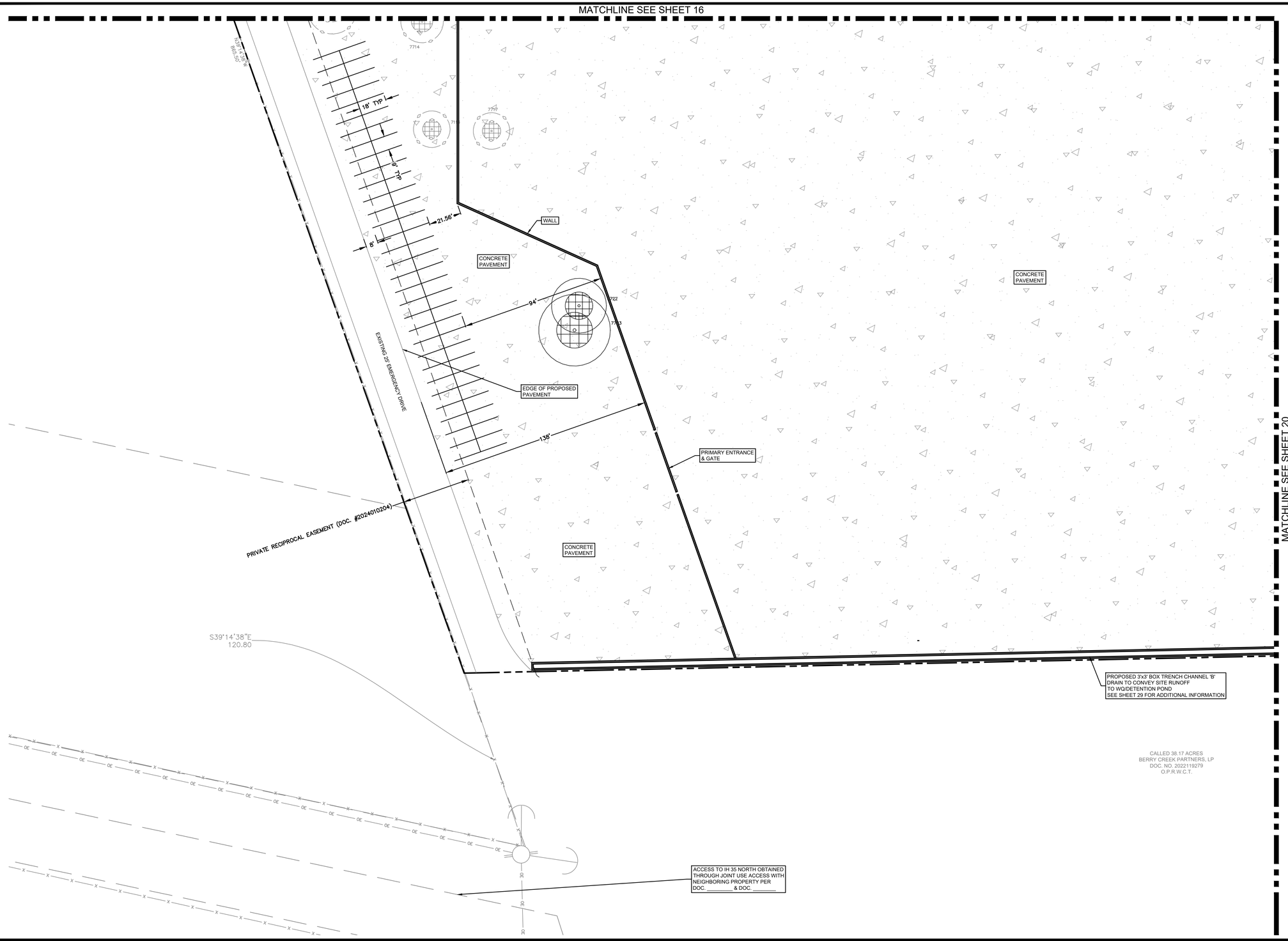
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 17 OF 52

MATCHLINE SEE SHEET 16



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PROFESSIONAL ENGINEER
5/21/2024

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Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

HEADQUARTERS
307 Saint Lawrence Street, Gonzales TX 78629
P: 830.672.7546 F:830.672.2034

CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

DETAILED SITE & DIMENSION CONTROL PLAN (3 OF 5)

WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

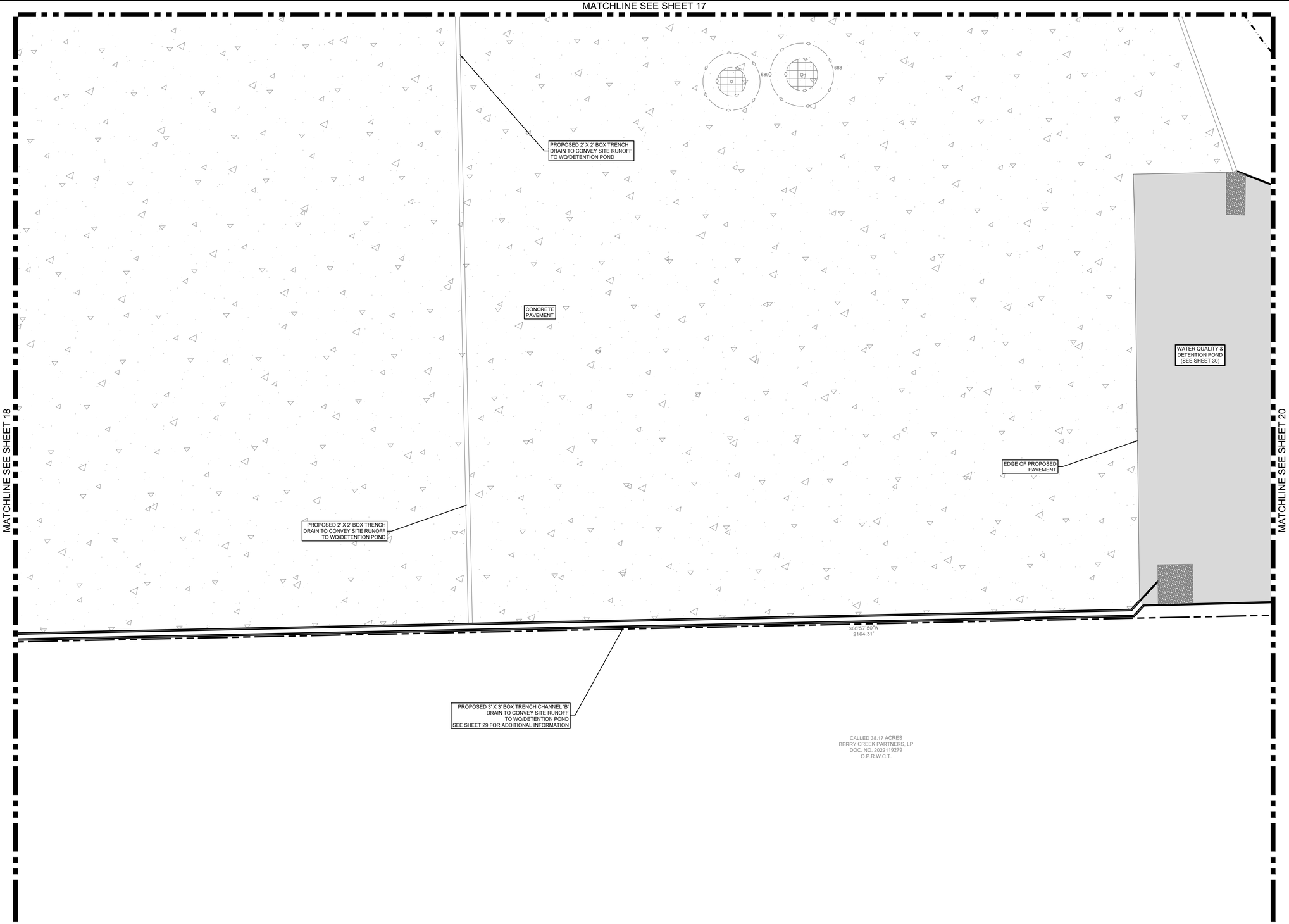
DRAWING NO. _____

SHEET 18 OF 52

MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 18

MATCHLINE SEE SHEET 20



0 15 30 60

HORIZONTAL SCALE: 1"=30'

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- FIRE LANE (FIRE)
- 100-YR FEMA FLOODPLAIN
- WHEEL STOP

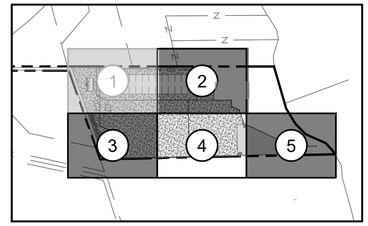
100 TREE TO BE KEPT

100 PROTECTED TREE TO BE KEPT

100 HERITAGE TREE TO BE KEPT

NOTES:

1. ALL TRAFFIC CONTROLS SHALL CONFORM WITH THE LATEST EDITION OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. ALL DRIVES AND PARKING AREAS TO BE ASPHALT OR CONCRETE PAVING UNLESS OTHERWISE NOTED.
4. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
5. CONSTRUCTION ACTIVITY AND ACCESS TO THE PROPERTY FOR CONSTRUCTION PURPOSES IS LIMITED TO THE BOUNDARY OF THE LIMITS OF CONSTRUCTION AS SHOWN ON THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (SHEETS 7 & 8).
6. REFER TO GEOTECHNICAL REPORT PREPARED BY HENLEY-JOHNSTON & ASSOCIATES, INC. DATED 12/08/2023, AND AMENDED REPORT DATED 02/05/2024, FOR ADDITIONAL INFORMATION AND PAVEMENT SPECIFICATIONS.



KEY MAP
N.T.S.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER
5/21/2024

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CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
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DRAWN BY: T.J.B.

CHECKED BY: C.K.

DETAILED SITE & DIMENSION CONTROL PLAN (4 OF 5)

WARD & BURKE TEXAS YARD

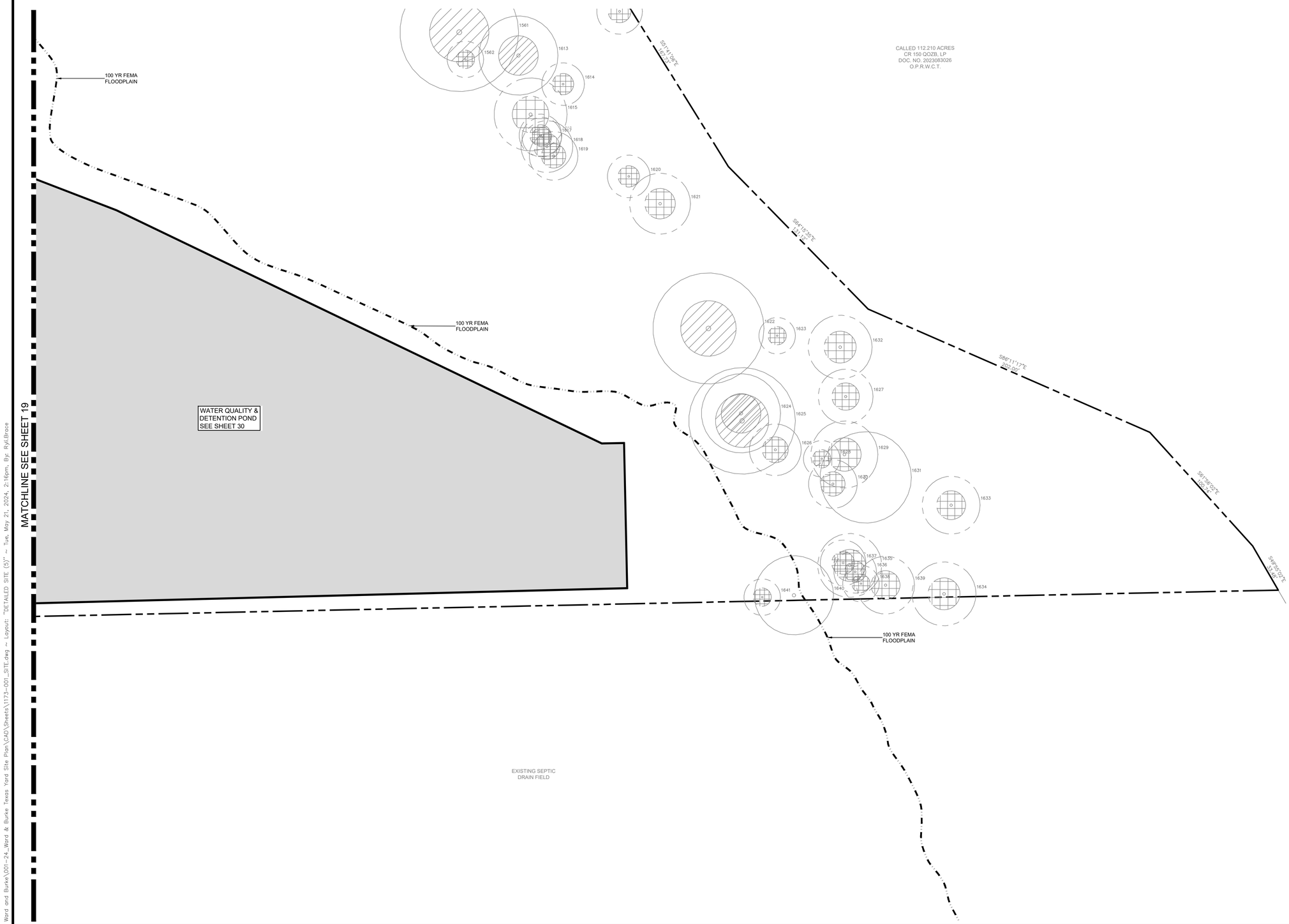
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 19 OF 52

O:\Company Data\Clients\1173 - Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_SITE.dwg ~ Layout: "DETAILED SITE (4)" ~ Tue, May 21, 2024, 2:16pm, Byr, Ryli.Brace



0 15 30 60
HORIZONTAL SCALE: 1"=30'

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- FIRE LANE
- 100-YR FEMA FLOODPLAIN
- WHEEL STOP

100 TREE TO BE KEPT

100 PROTECTED TREE TO BE KEPT

100 HERITAGE TREE TO BE KEPT

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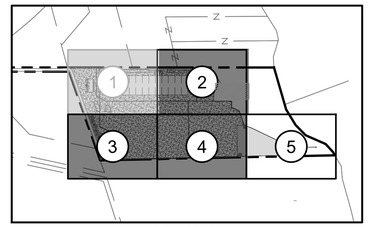

KEY MAP
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NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER
5/21/2024

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P: 512.312.4336

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DRAWN BY: T.J.B.

CHECKED BY: C.K.

DETAILED SITE & DIMENSION CONTROL PLAN (5 OF 5)

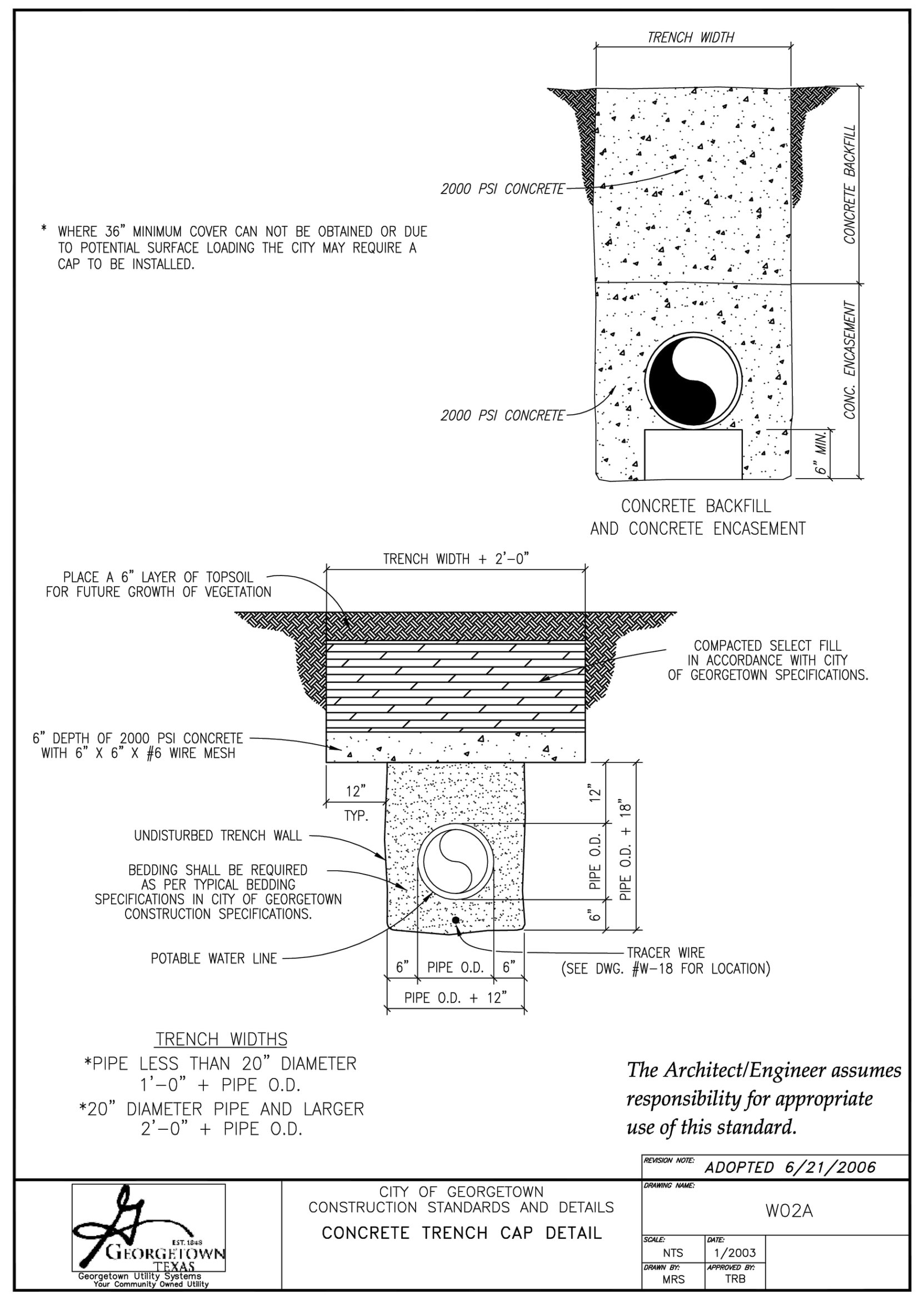
WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

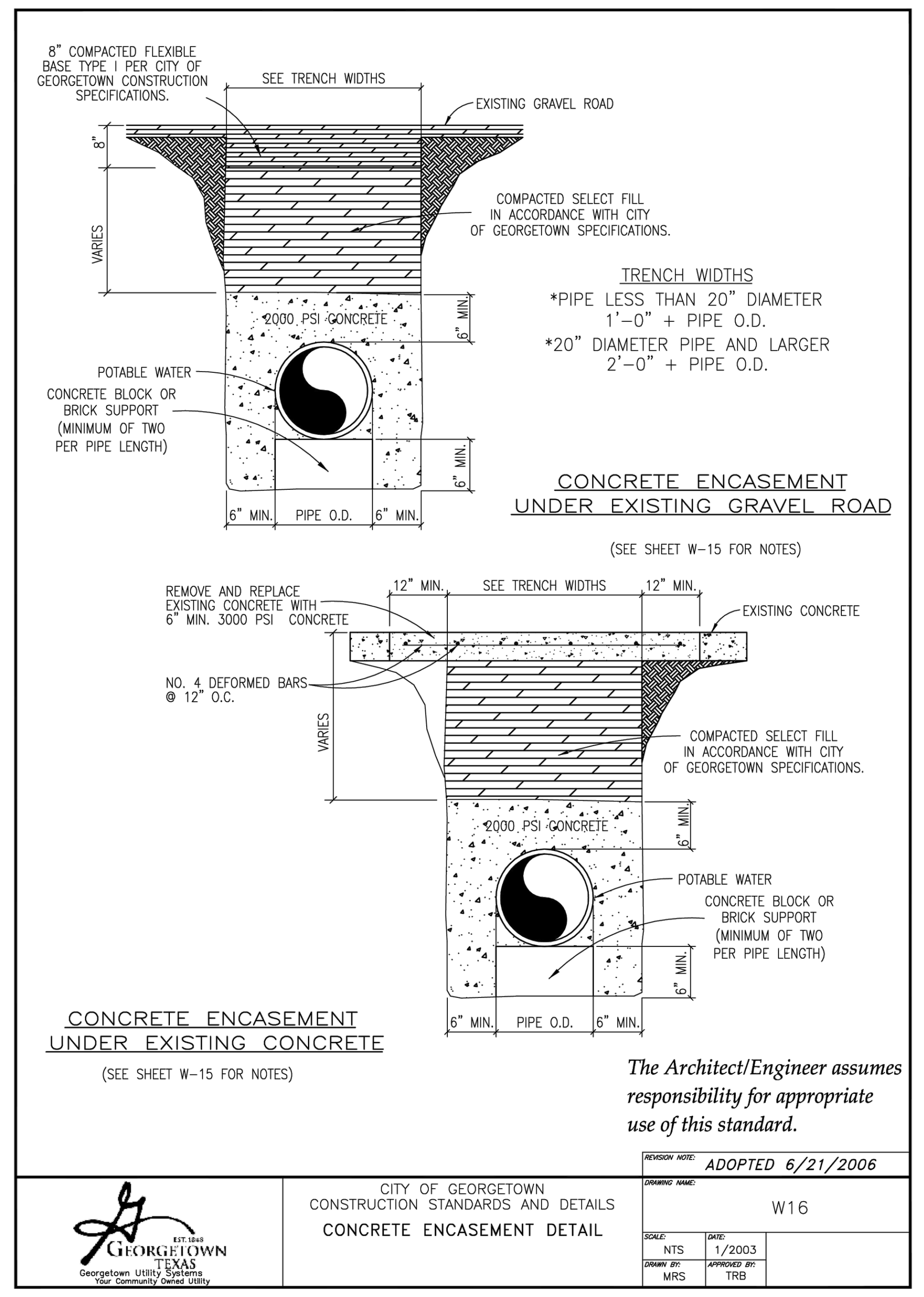
PROJECT NO. 1173-001

DRAWING NO.

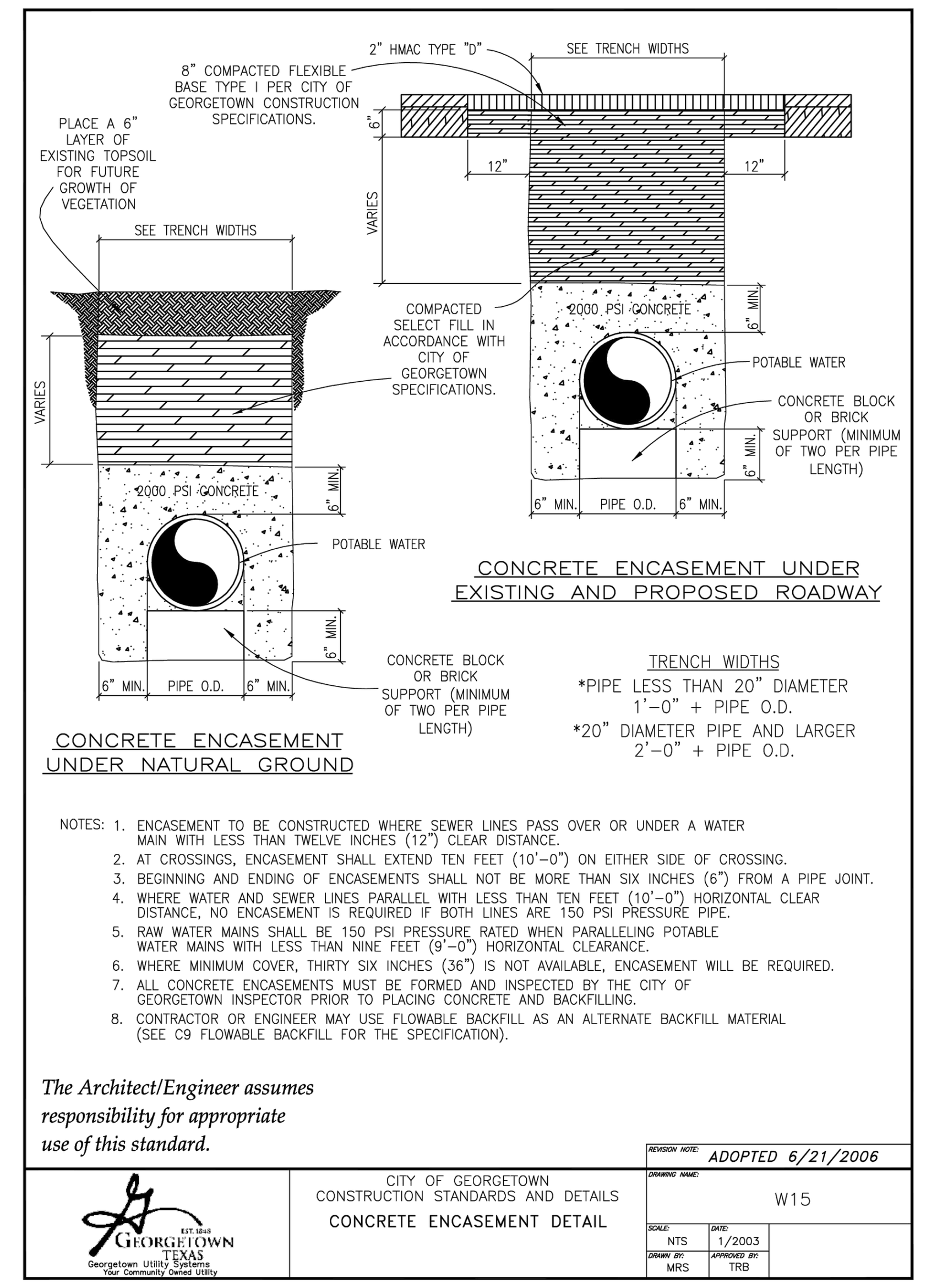
SHEET 20 OF 52



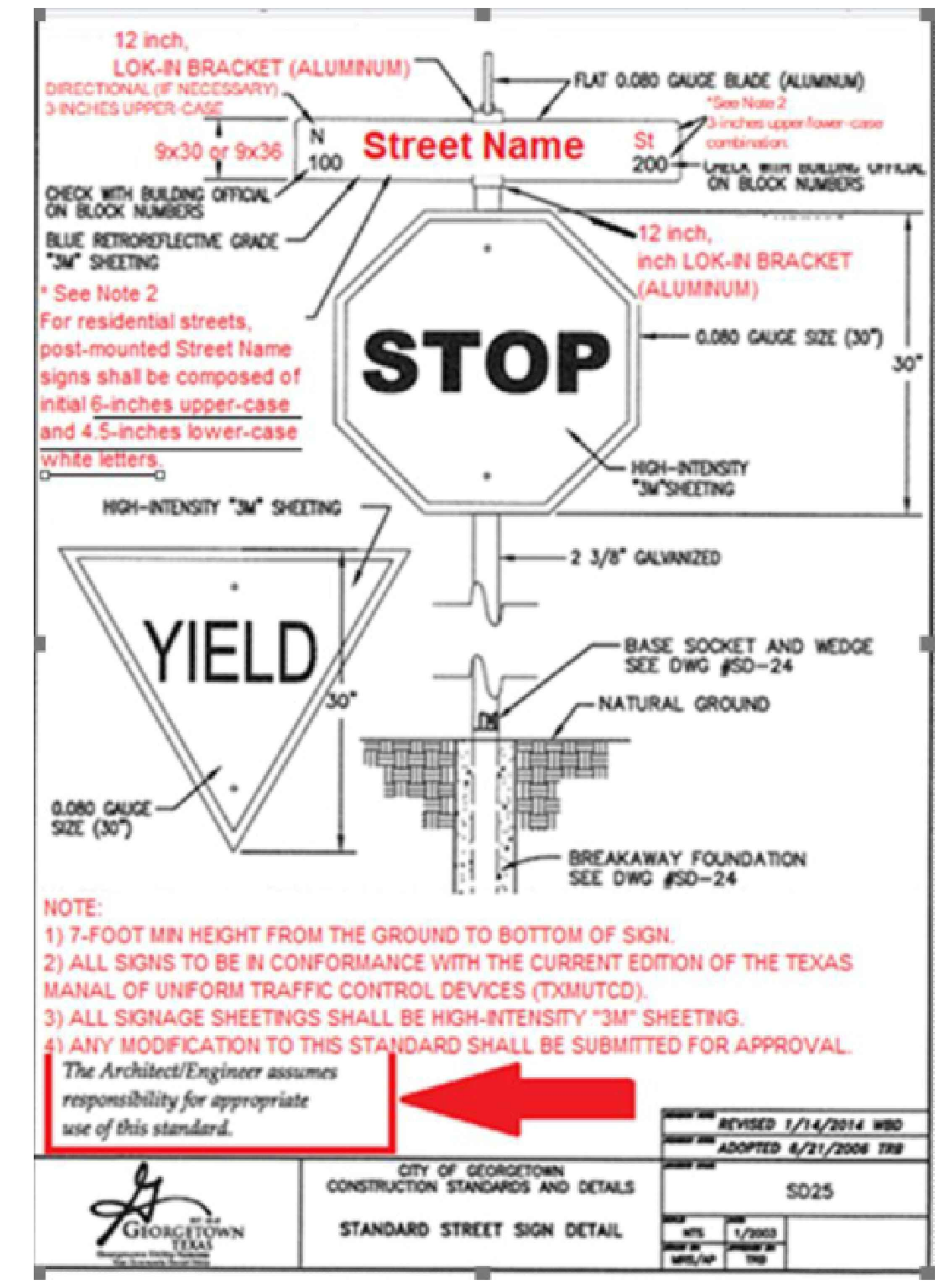
TRENCH WIDTH
2000 PSI CONCRETE
* WHERE 36" MINIMUM COVER CAN NOT BE OBTAINED OR DUE TO POTENTIAL SURFACE LOADING THE CITY MAY REQUIRE A CAP TO BE INSTALLED.
CONCRETE BACKFILL AND CONCRETE ENCASEMENT
TRENCH WIDTH + 2'-0"
PLACE A 6" LAYER OF TOPSOIL FOR FUTURE GROWTH OF VEGETATION
COMPACTED SELECT FILL IN ACCORDANCE WITH CITY OF GEORGETOWN SPECIFICATIONS.
6" DEPTH OF 2000 PSI CONCRETE WITH 6" X 6" X #6 WIRE MESH
UNDISTURBED TRENCH WALL
POTABLE WATER LINE
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER 1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER 2'-0" + PIPE O.D.
The Architect/Engineer assumes responsibility for appropriate use of this standard.
ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CONCRETE TRENCH CAP DETAIL
W02A



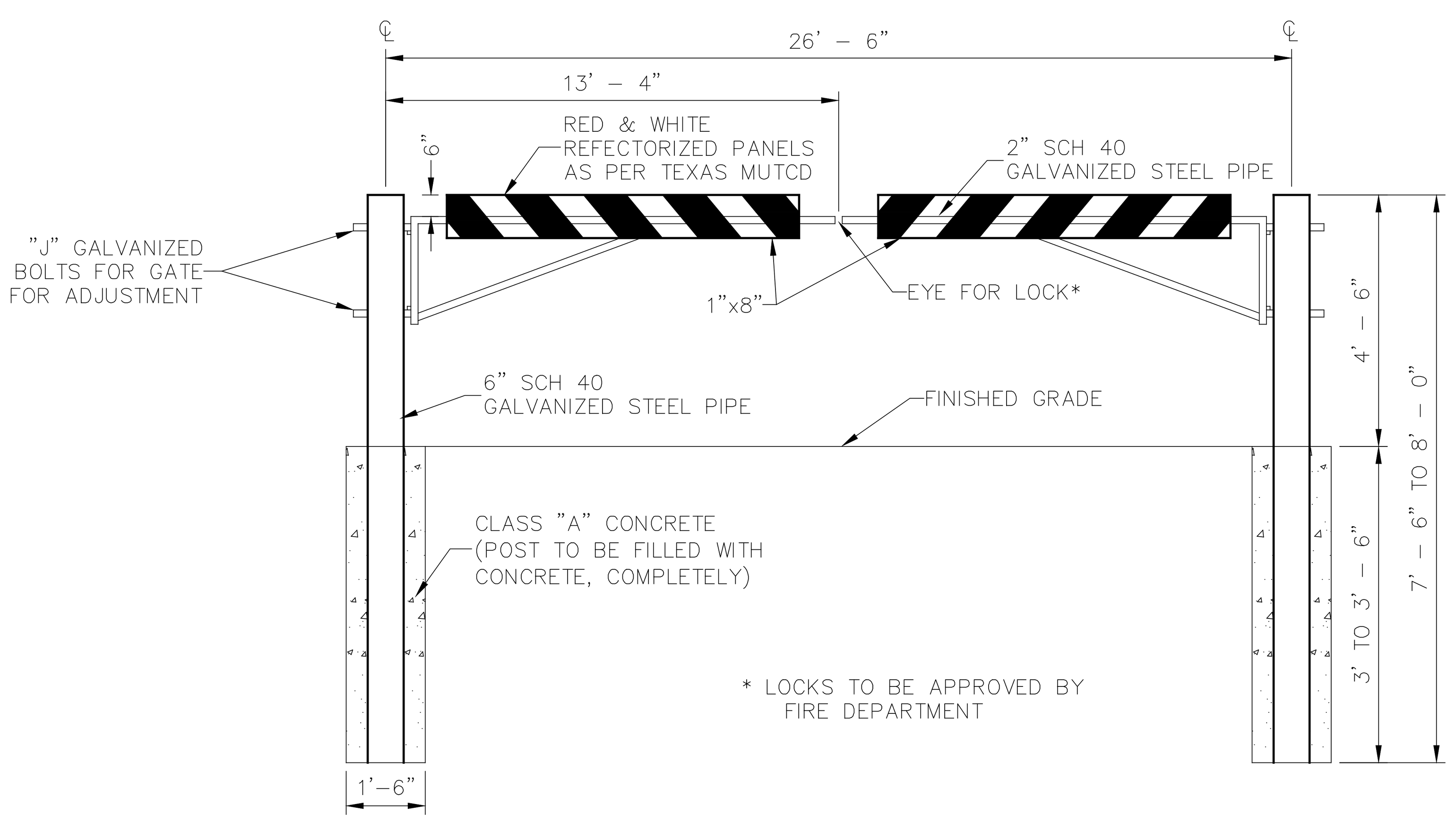
8" COMPACTED FLEXIBLE BASE TYPE I PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
SEE TRENCH WIDTHS
EXISTING GRAVEL ROAD
COMPACTED SELECT FILL IN ACCORDANCE WITH CITY OF GEORGETOWN SPECIFICATIONS.
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER 1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER 2'-0" + PIPE O.D.
POTABLE WATER
CONCRETE ENCASEMENT UNDER EXISTING GRAVEL ROAD
(SEE SHEET W-15 FOR NOTES)
EXISTING CONCRETE
CONCRETE ENCASEMENT UNDER EXISTING CONCRETE
(SEE SHEET W-15 FOR NOTES)
The Architect/Engineer assumes responsibility for appropriate use of this standard.
ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CONCRETE ENCASEMENT DETAIL
W16



SEE TRENCH WIDTHS
CONCRETE ENCASEMENT UNDER EXISTING AND PROPOSED ROADWAY
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER 1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER 2'-0" + PIPE O.D.
CONCRETE ENCASEMENT UNDER NATURAL GROUND
POTABLE WATER
The Architect/Engineer assumes responsibility for appropriate use of this standard.
ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CONCRETE ENCASEMENT DETAIL
W15



Street Name
STOP
YIELD
12 inch, LOK-IN BRACKET (ALUMINUM)
FLAT 0.080 GAUGE BLADE (ALUMINUM)
0.080 GAUGE SIZE (30")
HIGH-INTENSITY "3M" SHEETING
2 3/8" GALVANIZED
BASE SOCKET AND WEDGE SEE DWG #SD-24
NATURAL GROUND
BREAKAWAY FOUNDATION SEE DWG #SD-24
NOTE:
1) 7-FOOT MIN HEIGHT FROM THE GROUND TO BOTTOM OF SIGN.
2) ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANAL OF UNIFORM TRAFFIC CONTROL DEVICES (TXMUTCD).
3) ALL SIGNAGE SHEETINGS SHALL BE HIGH-INTENSITY "3M" SHEETING.
4) ANY MODIFICATION TO THIS STANDARD SHALL BE SUBMITTED FOR APPROVAL.
The Architect/Engineer assumes responsibility for appropriate use of this standard.
REVISED 1/14/2014
ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STANDARD STREET SIGN DETAIL
SD25



26' – 6"
13' – 4"
RED & WHITE REFECTORIZED PANELS AS PER TEXAS MUTCD
2" SCH 40 GALVANIZED STEEL PIPE
"J" GALVANIZED BOLTS FOR GATE FOR ADJUSTMENT
1"x8"
EYE FOR LOCK*
6" SCH 40 GALVANIZED STEEL PIPE
FINISHED GRADE
CLASS "A" CONCRETE (POST TO BE FILLED WITH CONCRETE, COMPLETELY)
* LOCKS TO BE APPROVED BY FIRE DEPARTMENT
4' – 6"
8' – 0"
3' TO 3' – 6"
7' – 6" TO 8' – 0"
1'–6"

FIRE ACCESS GATE

N.T.S.

TEXAS ONE CALL SYSTEM
1-800-245-4545

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STATE OF TEXAS — A. CAMPBELL KEY IV — 147977 — LICENSED PROFESSIONAL ENGINEER — 5/21/2024

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P: 512.312.4336

WARNING
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DRAWN BY: T.J.B.

CHECKED BY: C.K.

SITE DETAILS

WARD & BURKE TEXAS YARD

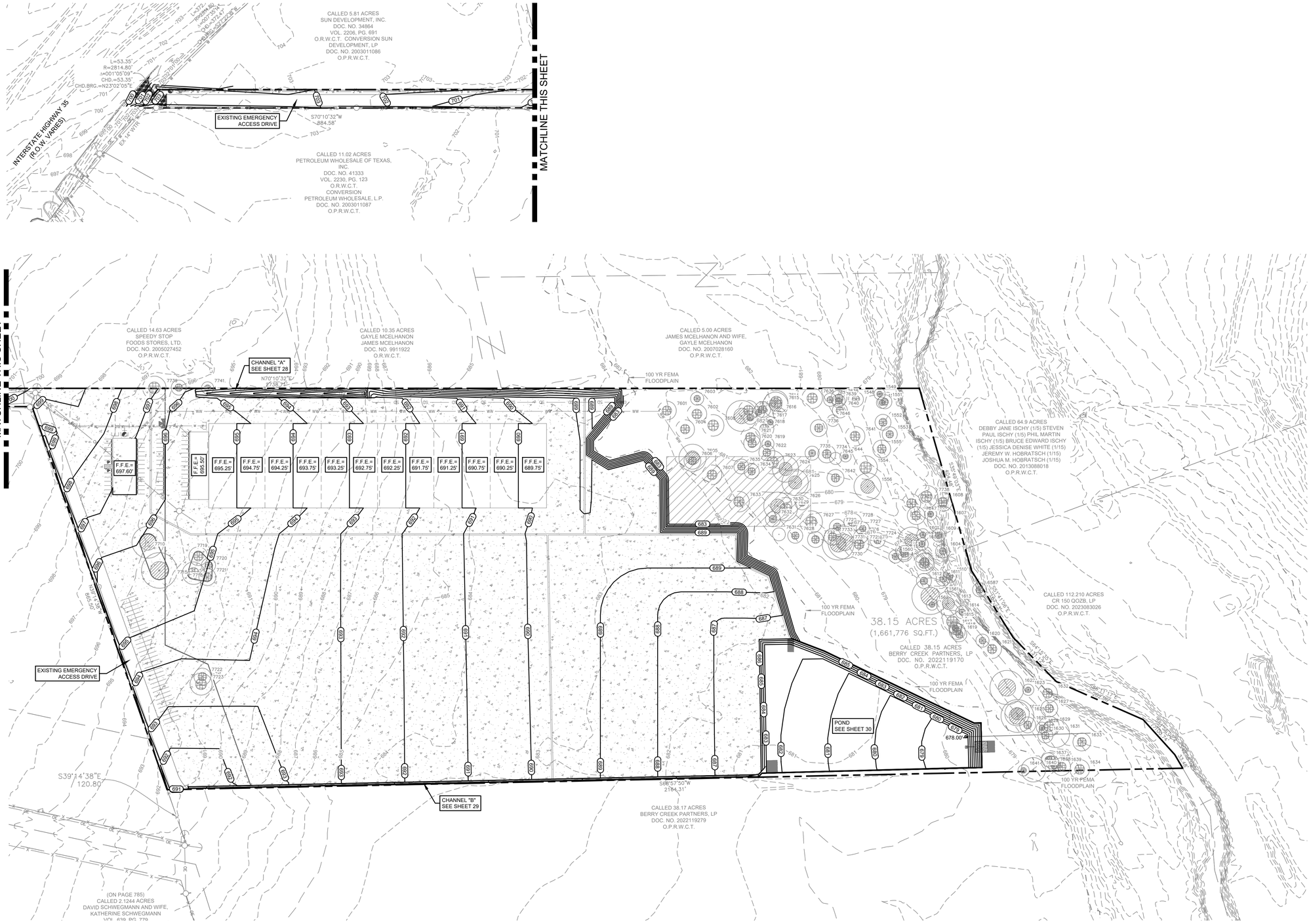
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 21 OF 52

O:\CompanyData\Clients\1173 – Ward and Burke\001–24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173–001_SITE.dwg ~ Layout: "SITE DETAILS" ~ Tue, May 21, 2024, 2:16pm, By: Ryl.Brace



0 50 100 200

HORIZONTAL SCALE: 1"=100'

LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- 700.00' ⊙ — PROPOSED SPOT ELEVATION

NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER
5/21/2024

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CHECKED BY: C.K.

OVERALL GRADING PLAN

WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 22 OF 52

CALLED 14.63 ACRES
SPEEDY STOP
FOODS STORES, LTD.
DOC. NO. 2005027452
O.P.R.W.C.T.

CALLED 10.35 ACRES
GAYLE MCELHANON
JAMES MCELHANON
DOC. NO. 9911922
O.R.W.C.T.

CHANNEL "A"
SEE SHEET 28

N70°10'32"E
2738.74'

MATCHLINE SEE SHEET 24

MATCHLINE SEE SHEET 25

F.F.E.= 697.60'

F.F.E.= 695.50'

F.F.E.= 695.25'

F.F.E.= 694.75'

F.F.E.= 694.25'

F.F.E.= 693.75'

F.F.E.= 693.25'

F.F.E.= 692.75'

F.F.E.= 692.25'

2'x2' BOX TRENCH DRAIN

0 15 30 60
HORIZONTAL SCALE: 1"=30'

LEGEND

700 EXISTING CONTOURS

700 PROPOSED CONTOURS

700.00' PROPOSED SPOT ELEVATION

KEY MAP
N.T.S.

NO.	REVISION	DATE

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CHECKED BY: C.K.

DETAILED GRADING PLAN (1 OF 5)

WARD & BURKE TEXAS YARD

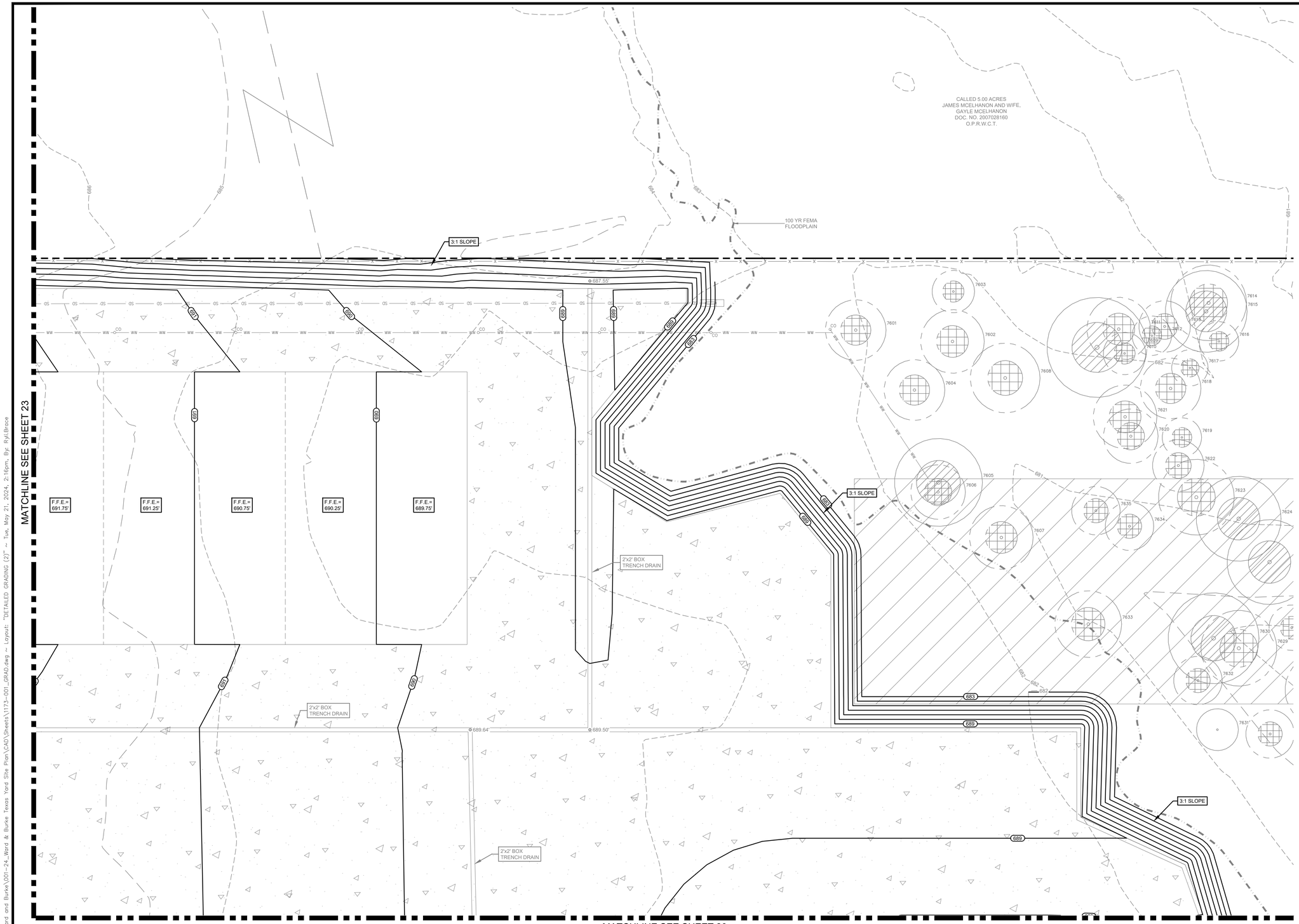
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 23 OF 52

O:\Company\Data\Clients\1173 - Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_GRAD.dwg ~ Layout: "DETAILED GRADING (1)" ~ Tue, May 21, 2024, 2:16pm, By: RylBrace

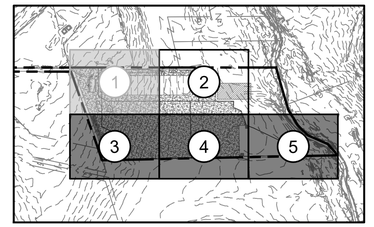


0 15 30 60

HORIZONTAL SCALE: 1"=30'

LEGEND

- 700 — EXISTING CONTOURS
- 700 — PROPOSED CONTOURS
- 700.00' ⊙ PROPOSED SPOT ELEVATION



KEY MAP
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CHECKED BY: C.K.

DETAILED GRADING PLAN (2 OF 5)

WARD & BURKE TEXAS YARD

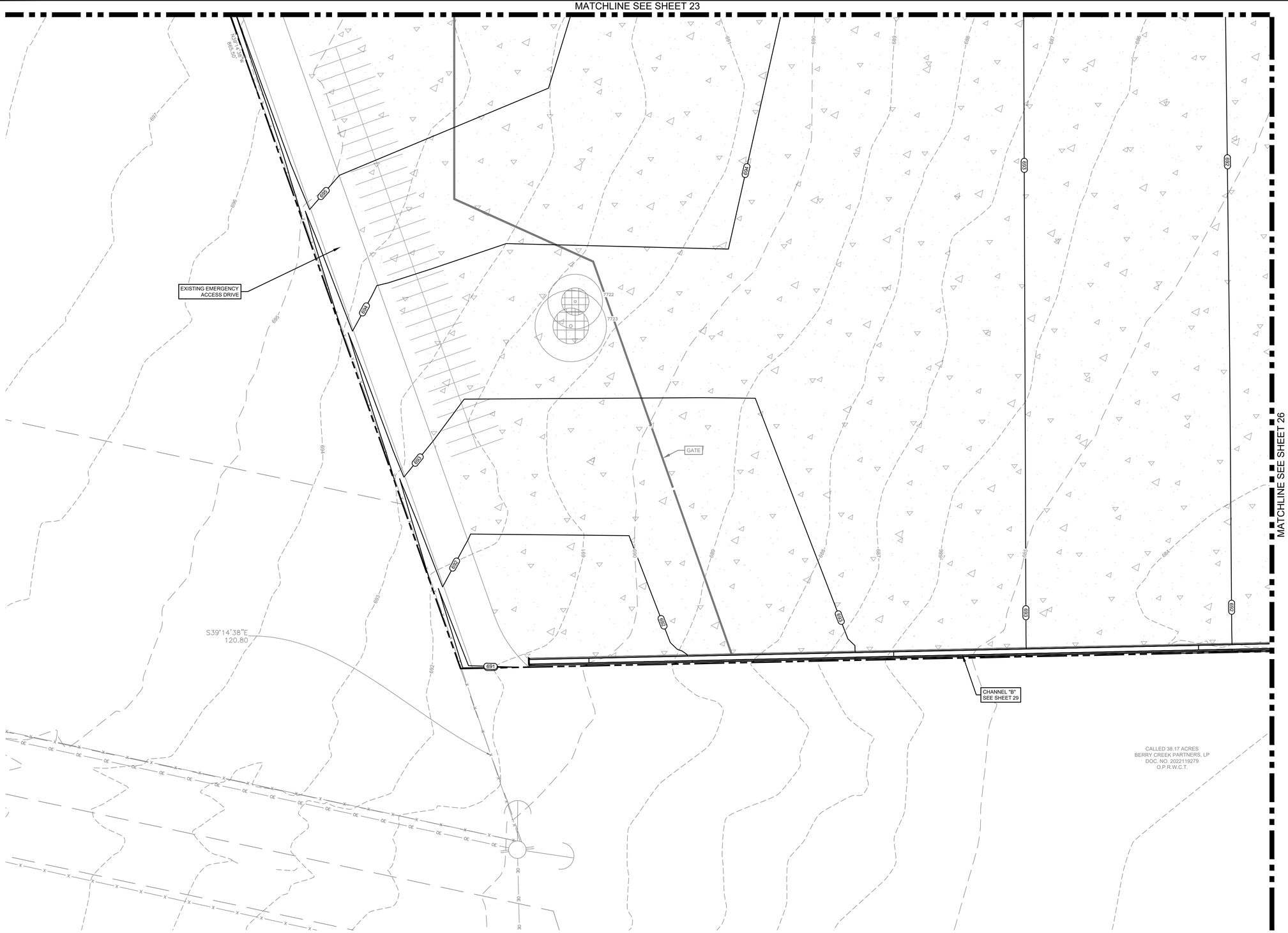
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 24 OF 52

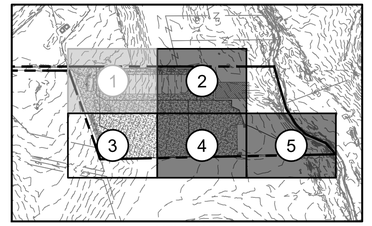
MATCHLINE SEE SHEET 23



MATCHLINE SEE SHEET 26

0 15 30 60
HORIZONTAL SCALE: 1"=30'

LEGEND
- 700 EXISTING CONTOURS
- 700 PROPOSED CONTOURS
- 700.00' PROPOSED SPOT ELEVATION



KEY MAP
N.T.S.

NO.	REVISION	DATE

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P: 512.312.4336

WARNING
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DETAILED GRADING PLAN (3 OF 5)

WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

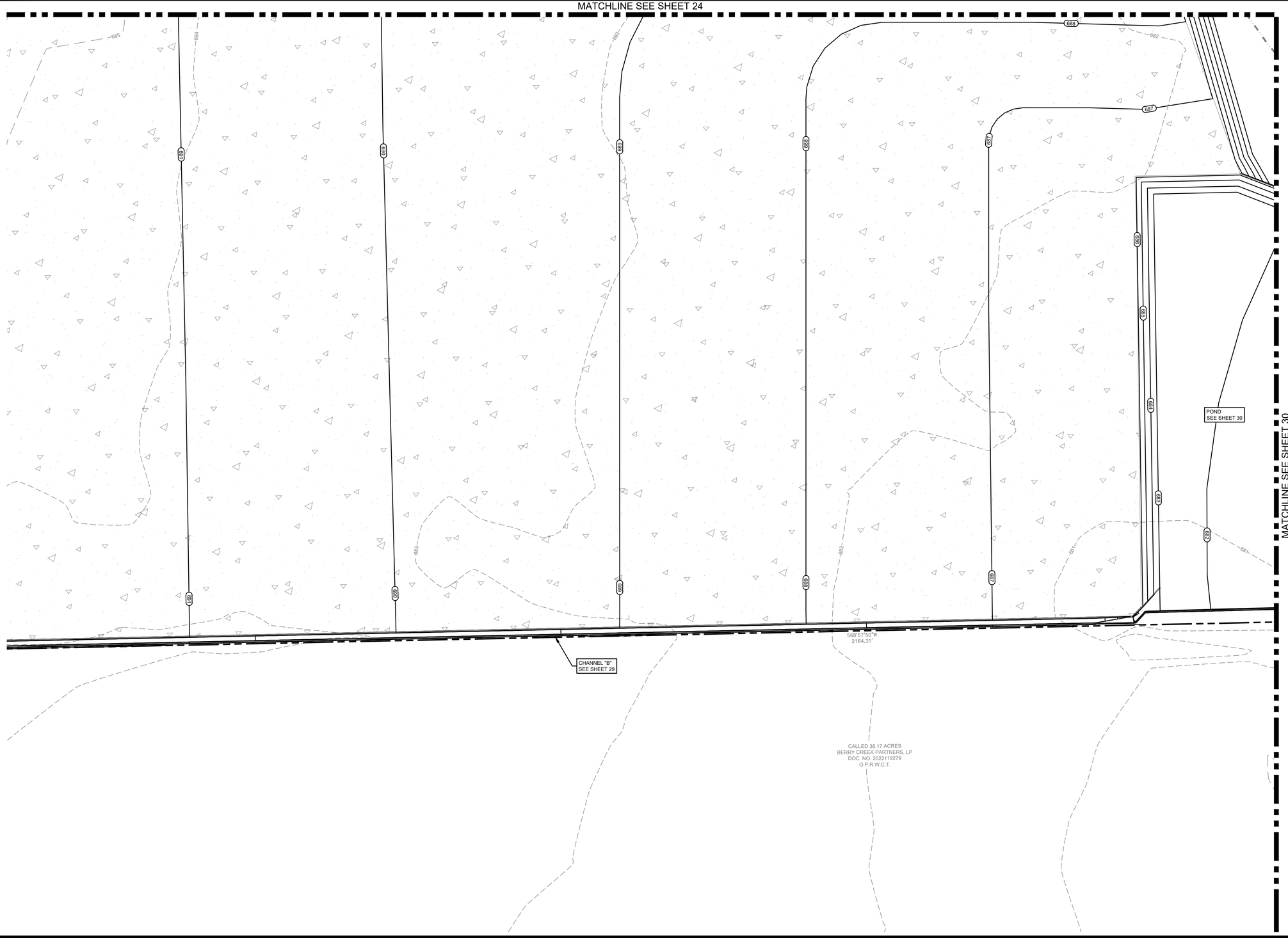
PROJECT NO. 1173-001

DRAWING NO.

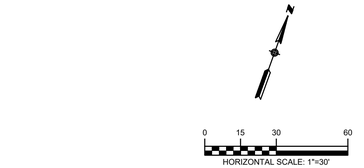
SHEET 25 OF 52

O:\Company\Jobs\Clients\1173 – Ward and Burke\001–24 Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173–001_GRAD.dwg ~ Layout: "DETAILED GRADING (3)" ~ Tue, May 21, 2024, 2:16pm, By: RyLBrace

MATCHLINE SEE SHEET 24



MATCHLINE SEE SHEET 30

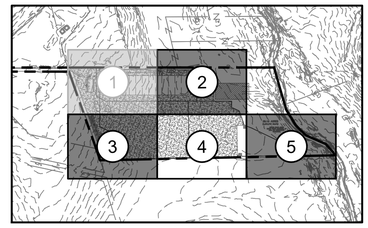


LEGEND

700 EXISTING CONTOURS

700 PROPOSED CONTOURS

700.00' o PROPOSED SPOT ELEVATION



KEY MAP
N.T.S.

NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER
5/21/2024

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DETAILED GRADING PLAN (4 OF 5)

WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 26 OF 52

O:\Company\Data\Clients\1173 - Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_GRAD.dwg ~ Layout: "DETAILED GRADING (4)" ~ Tue, May 21, 2024, 2:17pm, By: RyLBrace

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DETAILED GRADING PLAN (5 OF 5)

WARD & BURKE TEXAS YARD

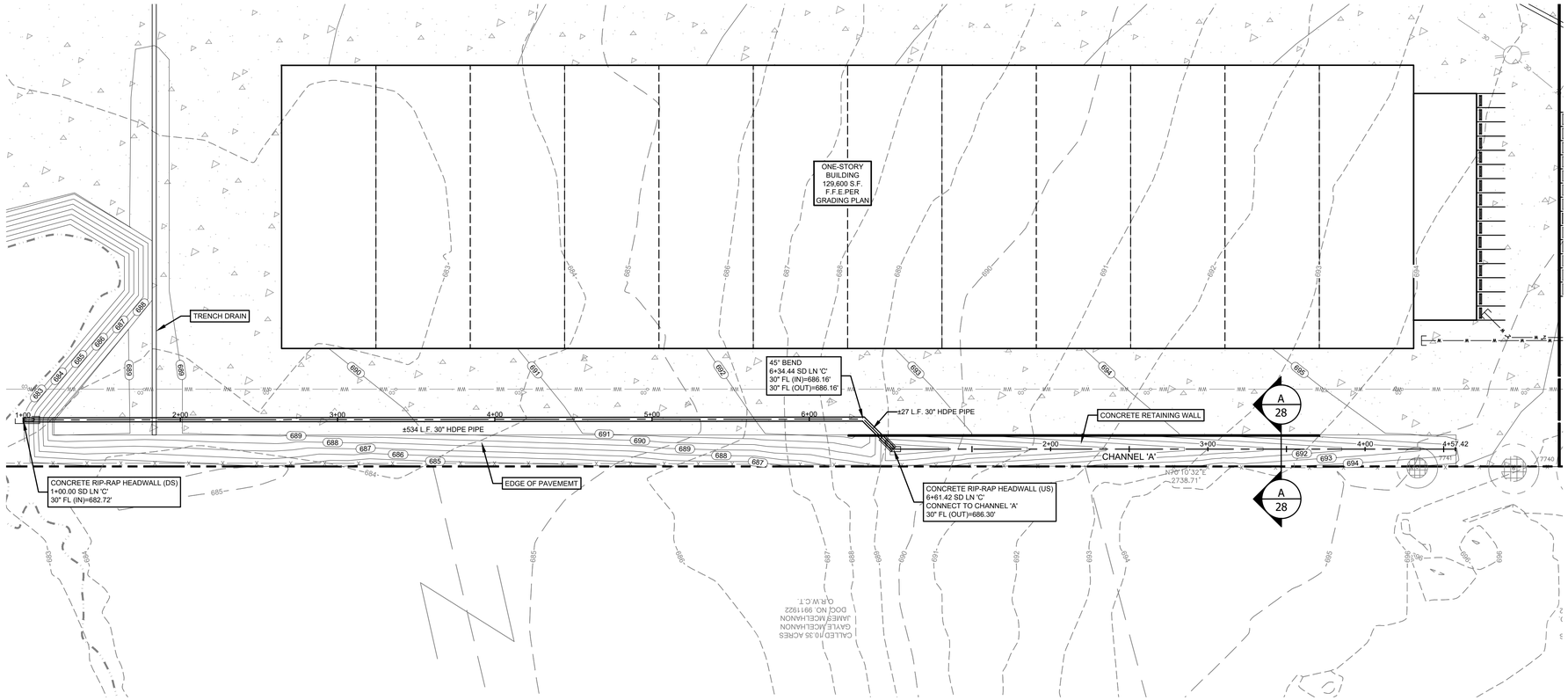
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 27 OF 52

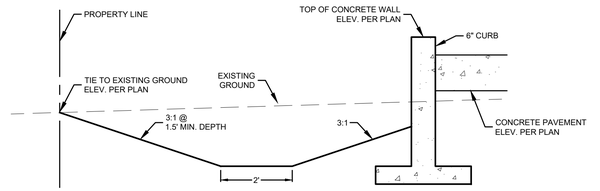
O:\CompanyData\Clients\1173 – Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_GRAD.dwg ~ Layout: "DETAILED GRADING (5)" ~ Tue, May 21, 2024, 2:17pm, By: Ryl.Brace



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- WATER LINE
- WASTEWATER LINE
- STORM DRAIN PIPE

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



A CHANNEL 'A' SECTION

N.T.S.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

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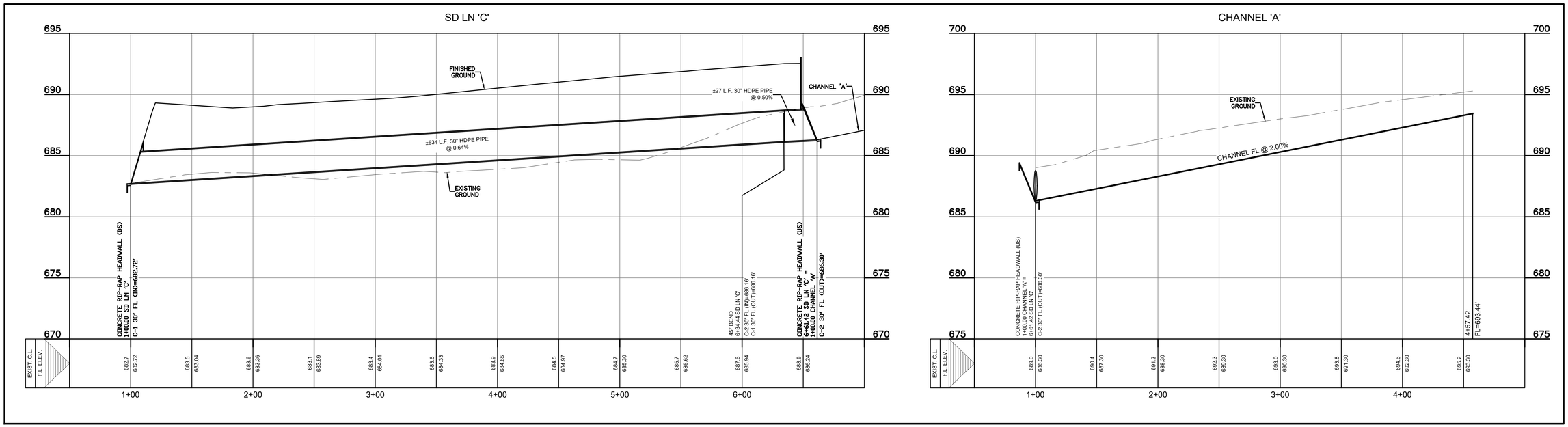

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CHANNEL 'A' & SD LN 'C'

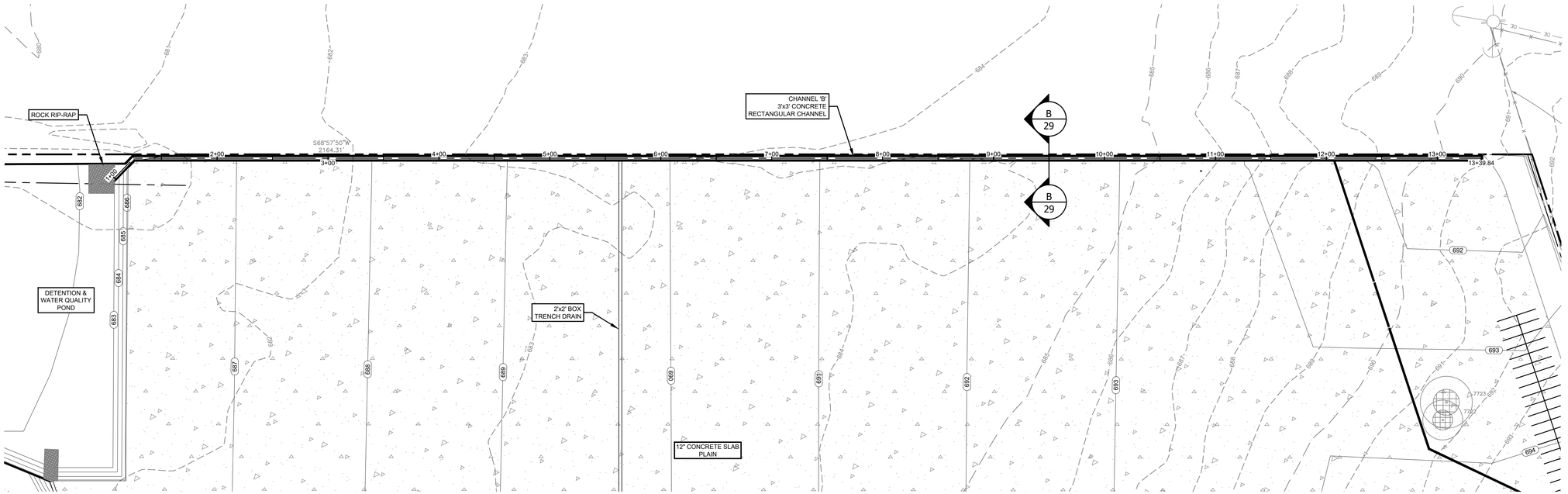
WARD & BURKE TEXAS YARD

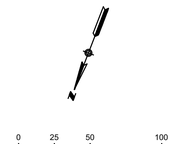
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

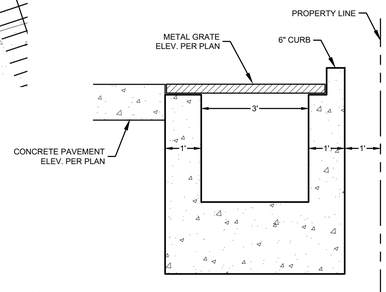
SHEET 28 OF 52

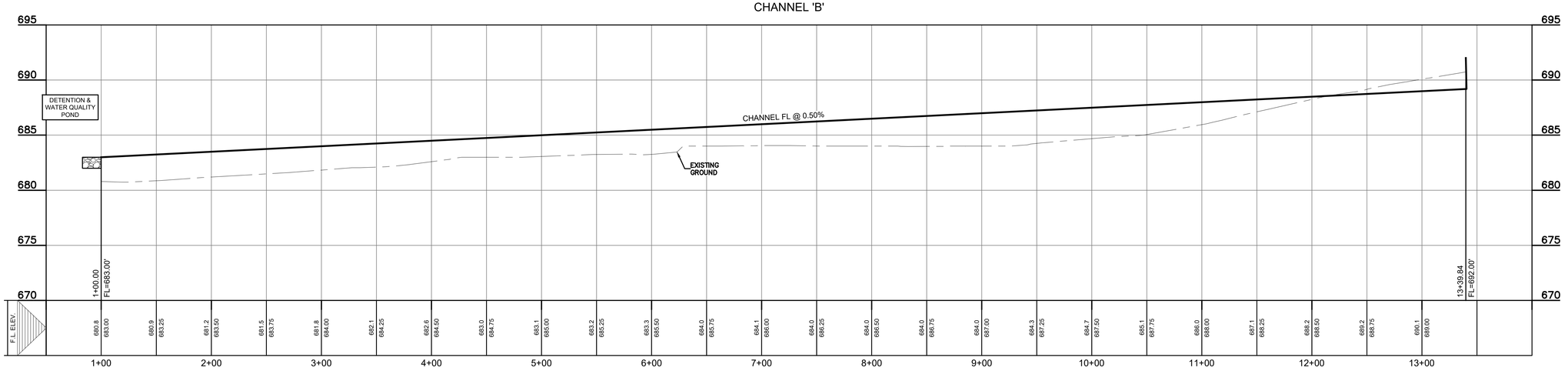




LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- WATER LINE
- WASTEWATER LINE
- STORM DRAIN PIPE





B CHANNEL 'B' SECTION

N.T.S.

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CHANNEL 'B'

WARD & BURKE TEXAS YARD

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PROJECT NO. 1173-001

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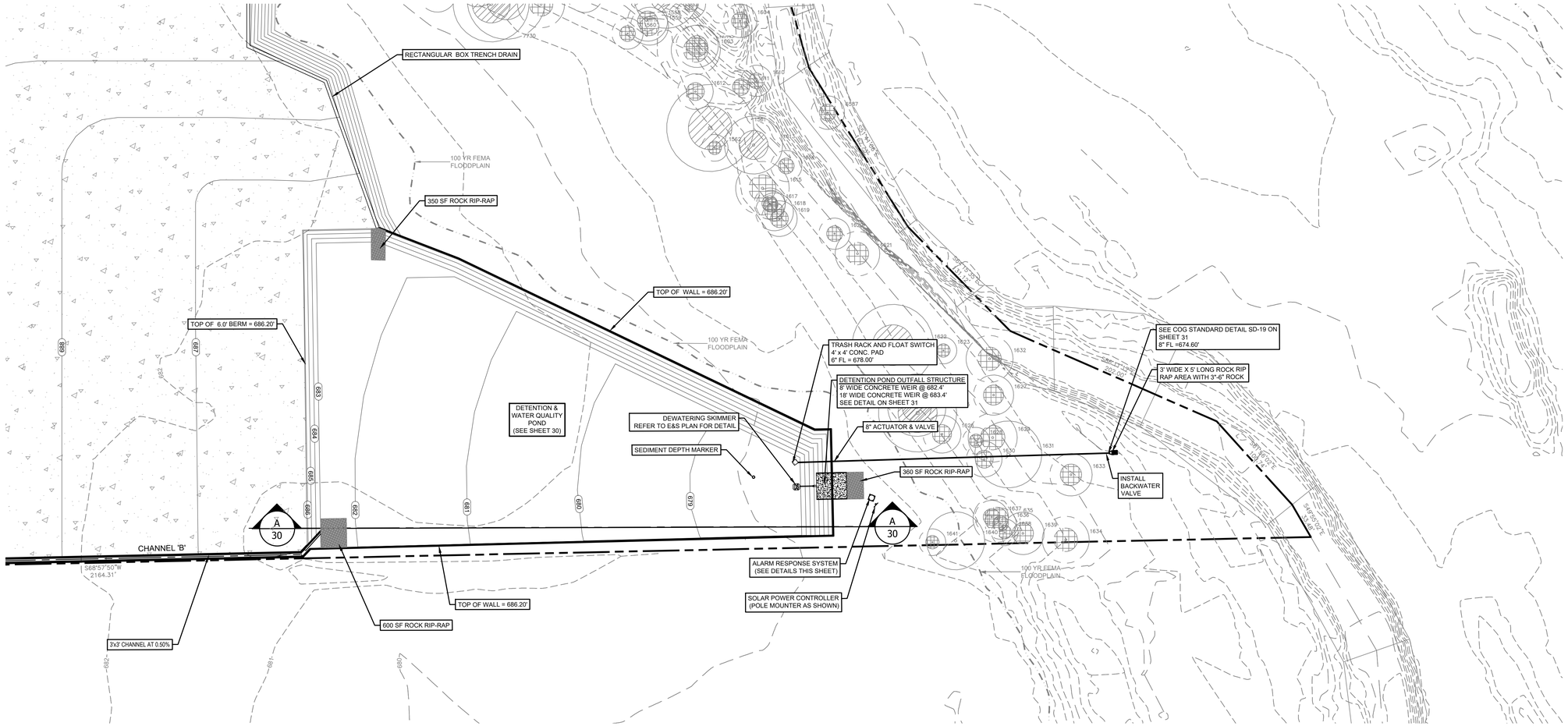
SHEET 29 OF 52



NOTES:

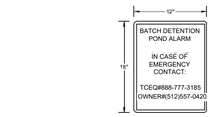
1. BATCH DETENTION POND SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RG-348 MANUAL (ADDENDUM).
2. THE BATCH DETENTION POND AND RISER PIPE/TRASH RACK WILL FUNCTION AS THE DEWATERING OUTLET AND SHALL BE INSTALLED AND FUNCTIONAL PRIOR TO ANY GENERAL GRADING AND UTILITY WORK.
3. SYSTEM SHALL BE 12 VDC WITH SOLAR CHARGED 12VDC BATTERY, ALTERNATIVE ELECTRICAL DESIGN MAY ALSO BE UTILIZED IN LIEU OF SOLAR POWER WITH ENGINEERS APPROVAL.
4. ACTUATOR SHALL BE ELECTRONIC QUATER-TURN WITH MANUAL OVERRIDE AND POSITION INDICATOR.
5. ACTUATOR SHALL BE "AVID 12V ACTUATOR, EPI-6" OR EQUIVALENT.
6. ACTUATOR VALVE TO BE SET AT "NORMALLY CLOSED" POSITION.
7. CONTROLLER SHALL BE SET TO OPEN VALVE 12 HOURS AFTER INITIAL RAINFALL DETECTION. VALVE TO REMAIN OPEN UNTIL 2HRS FOLLOWING BASIN EMPTY SIGNAL.
8. CONTROLLER SHALL HAVE TEST SEQUENCE, ON/OFF/RESET SWITCH AND THE PROGRAMMING SHALL BE FIELD UPLOADABLE.
9. CONTROLLER SHALL BE "MORNINGSTAR SOLAR CONTROLLER, 12V, 20 AMP" OR EQUIVALENT.
10. ALL WIRING SHALL BE INSTALLED IN CONDUIT AND BURIED. CONTACT ENGINEER FOR ADDITIONAL CONTROLER SCHEMATICS.
11. CONTRACTOR TO INSTALL LIBERTY ALARM MODEL ALM-2W OR EQUIVALENT AT A CONTROLLER PANEL.
12. ATTACH ALARM RESPONSE SIGN TO CONTROLLER POLE. REFERENCE ALARM SIGN.
13. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND ENSURE CONTINUITY OF SERVICES AS NECESSARY.
14. ALL POND BOTTOMS, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO NINETY-FIVE (95%) PERCENT MAXIMUM DENSITY IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS.
15. A CELLULAR BASED NOTIFICATION SYSTEM SHALL BE PROVIDED TO COMMUNICATE THE STATUS OF THE POND(VALVE OPERATION AND POWER STATUS.
16. EXPANSION JOINTS ON FREE STANDING WALLS SHALL HAVE WATER TIGHT SEALS AS NEEDED.
17. STRUCTURAL DETAILS FOR WALLS 4' AND GREATER IN HEIGHT, WATER QUALITY POND, AND DETENTION POND TO BE PROVIDED BY STRUCTURAL ENGINEER.

PROPOSED DRAINAGE SUMMARY TABLE (SCS METHOD)

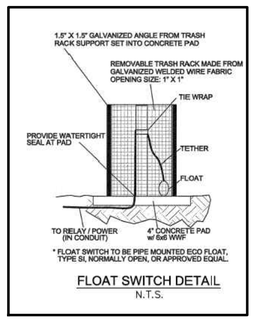
AREA NAME	PROPOSED								EXISTING
	PR-A1	PR-A2	PR-A3	PR-OS-A1 (BYPASS)	PR-OS-A2	PR-OS-A3	PR-OS-A4	DETENTION POND WSE	PR. POA-A
Drainage Area (ac.)	9.52	16.61	3.06	4.48	6.49	4.94	1.07	---	---
Base CN #	78.70	78.70	78.70	83.50	79.00	81.85	69	---	---
impervious Cover (ac)	8.31	14.02	3.06	0.14	0.50	0.46	1.07	---	---
% Impervious	87%	84%	100%	3%	8%	9%	100%	---	---
Adjusted CN#	94.21	90.10	98.00	83.50	79.25	83.15	98.00	---	---
Tc (min)	15.5	21.5	7.4	24.3	29.1	31.2	4.2	---	---
Tc Lag (min)	9.3	12.9	4.4	14.6	17.5	18.7	2.5	---	---
2 year Discharge (cfs)	32.90	57.30	15.60	8.8	11.5	9.70		684.1	76
10 year Discharge (cfs)	49.10	85.30	23.20	16.8	22.2	17.90		684.5	136.6
25 year Discharge (cfs)	59.70	103.70	28.30	22.3	29.6	23.50		684.8	178.4
100 year Discharge (cfs)	77.70	135.40	36.30	31.2	41.9	32.80		685.2	245.9

Drainage calculations were performed using the U.S. Army Corps of Engineers HEC-HMS Version 4.11 software. Drainage assumptions (rainfall, depths, distribution, etc.) are based on NOAA Atlas-14 data.
*Adjusted CN values are the result of the Base CN values after accounting for proposed impervious cover.

STAGE	BATCH DETENTION/WQ POND				
Elevation (ft msl)	Weir Coefficient	Discharge (cfs)	Surface Area (ft^2)	Volume (ft^3)	Volume (ac-ft)
678.00	--	--	0	0	0
679.00	--	--	8727	4363	0.10
680.00	--	--	23602	20528	0.47
680.50	--	--	34002	37529	0.86
681.00	--	--	44402	63734	1.46
682.00	2.655	--	70820	129662	2.98
683.00	2.655	8.11	87453	210504	4.83
684.00	2.655	59.34	90865	301188	6.91
685.00	2.655	180.00	93914	394924	9.07
686.00	2.655	342.38	96607	441881	10.14



ALARM RESPONSE SIGN
N.T.S.



FLOAT SWITCH DETAIL
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WATER QUALITY AND DETENTION POND PLAN

WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 30 OF 52

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Ward and Burke
Date Prepared: 4/24/2024

1. The Required Load Reduction for the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 28.93(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 85% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	**Williamson**	
Total project area included in plan * =	**38.15**	acres
Predevelopment impervious area within the limits of the plan * =	**1.08**	acres
Total post-development impervious area within the limits of the plan* =	**25.70**	acres
Total post-development impervious cover fraction * =	**0.67**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**22792**	lbs.

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

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

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

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

Total drainage basin/outfall area =	**40.61**	acres	41.7
Predevelopment impervious area within drainage basin/outfall area =	**1.22**	acres	
Post-development impervious area within drainage basin/outfall area =	**26.02**	acres	
Post-development impervious fraction within drainage basin/outfall area =	**0.64**		
$L_{M\ THIS\ BASIN}$ =	**22959**	lbs.	

3. Indicate the proposed BMP Code for this basin.

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

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	**29.19**	acres
A_I =	**25.06**	acres
A_P =	**4.13**	acres
L_R =	**25314**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **22792** lbs.

F = **0.90**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	**1.70**	inches
Post Development Runoff Coefficient =	**0.70**	
On-site Water Quality Volume =	**126288**	cubic feet

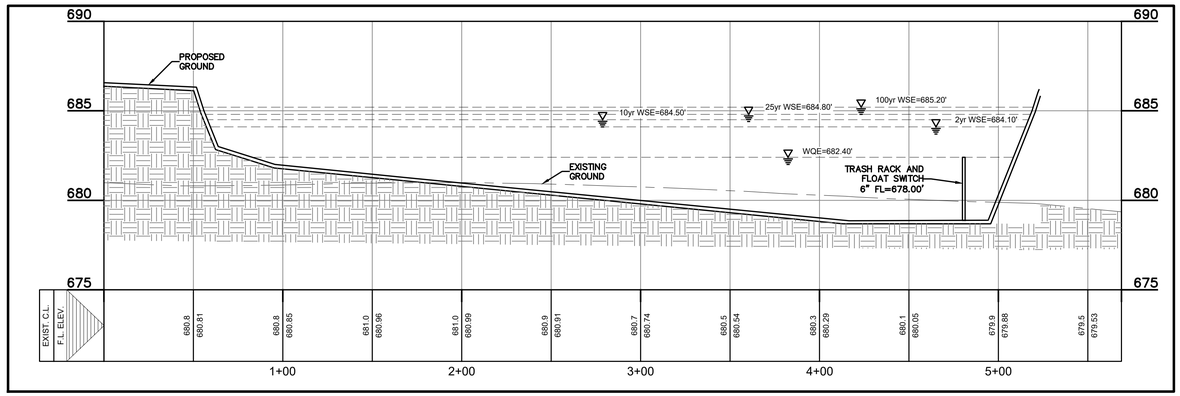
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP =	**11.43**	acres
Off-site Impervious cover draining to BMP =	**0.64**	acres
Impervious fraction of off-site area =	**0.06**	
Off-site Runoff Coefficient =	**0.08**	
Off-site Water Quality Volume =	**5854**	cubic feet
Storage for Sediment =	**26428**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**158571**	cubic feet

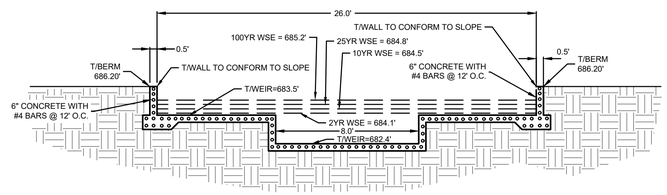
The following sections are used to calculate the required water quality volume(s) for the selected BMP.
The values for BMP Types not selected in cell C45 will show NA.

22. Batch Detention Basin Designed as Required in RG-348 Pg. 28, Addendum

Required Water Quality Volume for batch detention basin = **158571** cubic feet

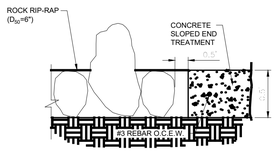


A DETENTION POND CROSS SECTION
Scale: 1:40



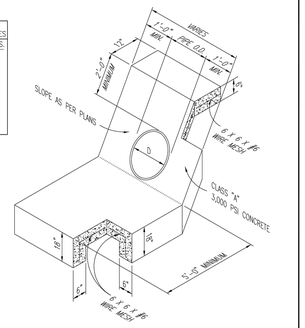
B DETENTION POND OUTFALL CROSS SECTION
N.T.S

*NOTE: 26.0' WIDTH OF OPENING AT ELEVATION 683.40' CORRESPONDS TO A 18.0' WEIR AT THAT ELEVATION, SINCE THIS OPENING IS "STACKED" ON TOP OF THE 8.0' OPENING AT ELEVATION 682.40'



ROCK RIP-RAP DETAIL
SCALE: N.T.S.

MINIMUM RIP-RAP QUANTITIES	
PIPE	SQ. YDS.
18"	6.2
24"	6.9
27"	7.8
30"	9.5
36"	10.4
42"	12.0
48"	14.3
54"	16.4



NOTES:
1. WHEN HEADWALLS AND WINGWALLS ARE REQUIRED, THEY SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS, OR AS DIRECTED BY THE CITY.
2. ENERGY DISSIPATERS SHALL BE REQUIRED IF PIPE VELOCITY IS GREATER THAN 5.0 F.P.S. OR AS DIRECTED BY THE CITY OF GEORGETOWN.
3. SUPPORT REINFORCING WIRE MESH REQUIRED AS SUPPORT FOR APPROACH SLAB AND SHALL BE SUPPORTED BY REBAR CHAIRS OR OTHER APPROVED METHODS.

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL CONCRETE RIP-RAP AT PIPE

REVISION DATE	ADOPTED 6/21/2006
STANDARD NUMBER	SD19
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

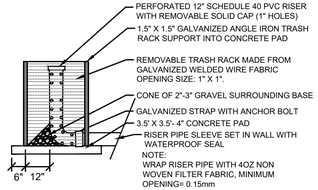
THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH OR INCLUDE A COOL SEASON COVER CROP. (WESTERN WHEATGRASS (PASCOPYRUM SMITHII) AT 5.6 POUNDS PER ACRE, OATS (AVENA SATIVA) AT 4.0 POUNDS PER ACRE. CEREAL RYE GRAIN (SECALE CEREALE) AT 45 POUNDS PER ACRE. CONTRACTOR MUST ENSURE THAT ANY SEED APPLICATION REQUIRING A COOL SEASON COVER CROP DOES NOT UTILIZE ANNUAL RYEGRASS (LOLIUM MULTIFLORUM) OR PERENNIAL RYEGRASS (LOLIUM PERENNE). COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE OF 45 POUNDS PER ACRE OR A NATIVE PLANT SEED MIX CONFORMING TO ITEM 604S OR 609S. A. FERTILIZER SHALL BE APPLIED ONLY IF WARRANTED BY A SOIL TEST AND SHALL CONFORM TO ITEM NO. 606S, FERTILIZER. FERTILIZATION SHOULD NOT OCCUR WHEN RAINFALL IS EXPECTED OR DURING SLOW PLANT GROWTH OR DORMANCY. CHEMICAL FERTILIZER MAY NOT BE APPLIED IN THE CRITICAL WATER QUALITY ZONE. B. HYDROMULCH SHALL COMPLY WITH TABLE 1, BELOW. C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1½ INCHES HIGH WITH A MINIMUM OF 95% TOTAL COVERAGE SO THAT ALL AREAS OF A SITE THAT RELY ON VEGETATION FOR TEMPORARY STABILIZATION ARE UNIFORMLY VEGETATED, AND PROVIDED THERE ARE NO BARE SPOTS LARGER THAN 10 SQUARE FEET. D. WHEN REQUIRED, NATIVE PLANT SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL, AND STANDARD SPECIFICATION 604S OR 609S.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATE
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS, 10% TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2,500 TO 4,000 LBS PER ACRE
FIBER REINFORCED MATRIX (FRM)	65% ORGANIC DEFIBRATED FIBERS, 25% REINFROCED FIBERS OR LESS, 10 % TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3,000 TO 4,500 LBS PER ACRE (SEE MANUFACTURERS RECOMMENDATIONS)



TRASH RACK/ RISER PIPE DETAIL
N.T.S.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES. GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED PROFESSIONAL ENGINEER
5/21/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
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CENTRAL TEXAS
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P: 512.312.4336

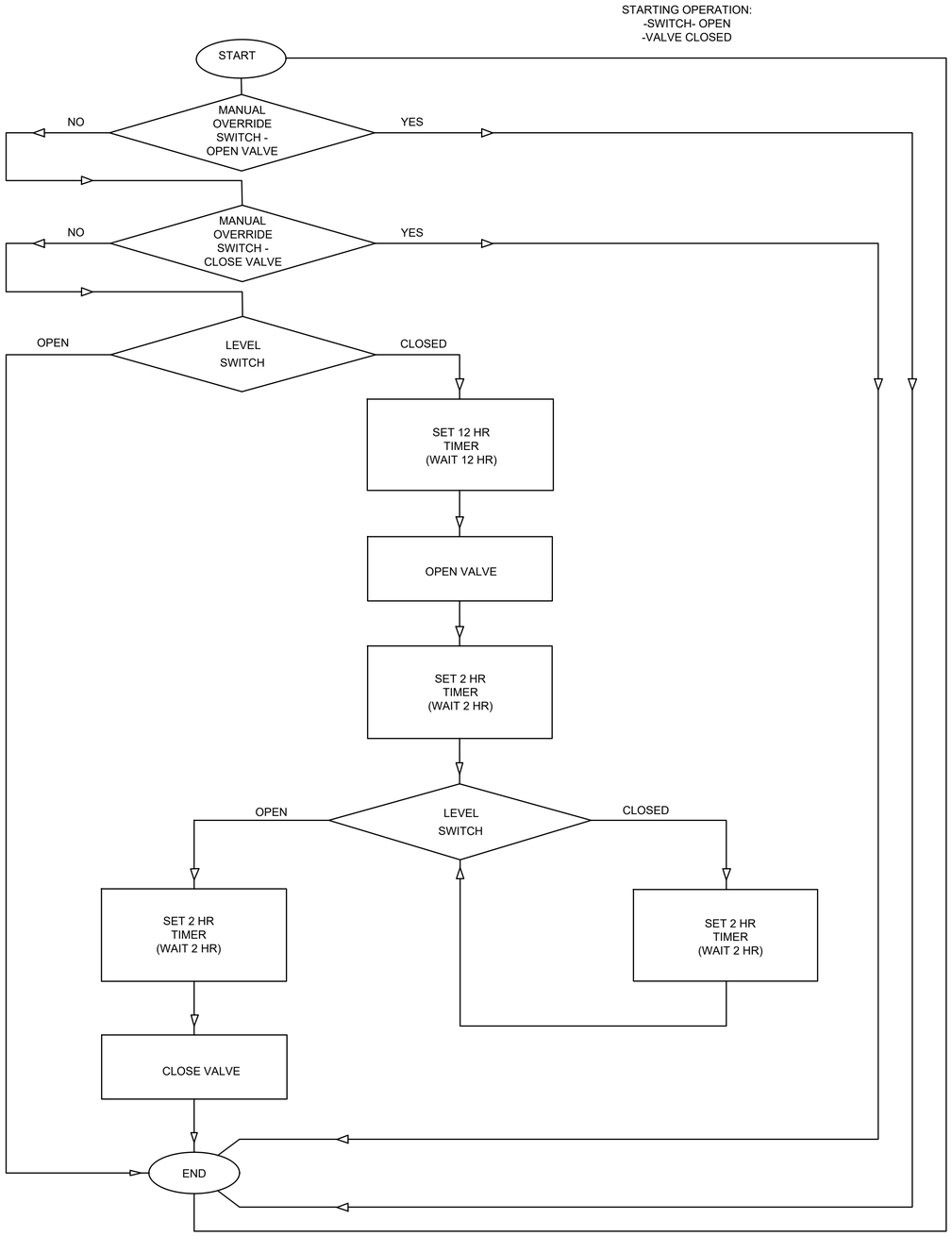
WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.
CHECKED BY: C.K.

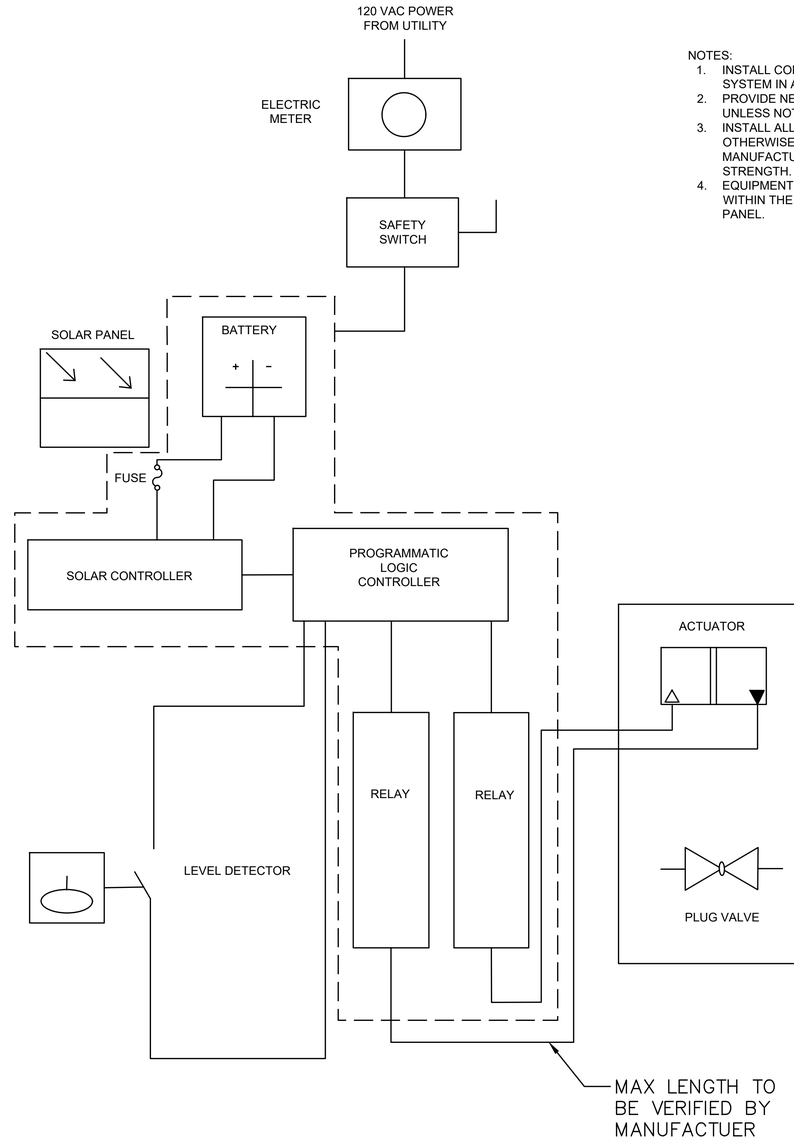
WATER QUALITY AND DETENTION POND DETAILS

WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001
DRAWING NO.
SHEET 31 OF 52



LOGIC DIAGRAM



BLOCK DIAGRAM

NOTES:

1. INSTALL COMPONENTS FOR SOLAR PHOTOVOLTAIC SYSTEM IN ACCORDANCE WITH NEC.
2. PROVIDE NEMA 3R CABINETS FOR ALL EQUIPMENT, UNLESS NOTED OTHERWISE.
3. INSTALL ALL CABLES IN RIGID CONDUIT UNLESS OTHERWISE SPECIFICALLY IDENTIFIED BY THE MANUFACTURER AS DETRIMENTAL TO SIGNAL STRENGTH.
4. EQUIPMENT WITHIN DASHED LINES IS CONTAINED WITHIN THE SOLAR UPS AND BLOCK VALVE CONTROL PANEL.

TEXAS ONE CALL SYSTEM
1-800-245-4545

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DRAWN BY: T.J.B.

CHECKED BY: C.K.

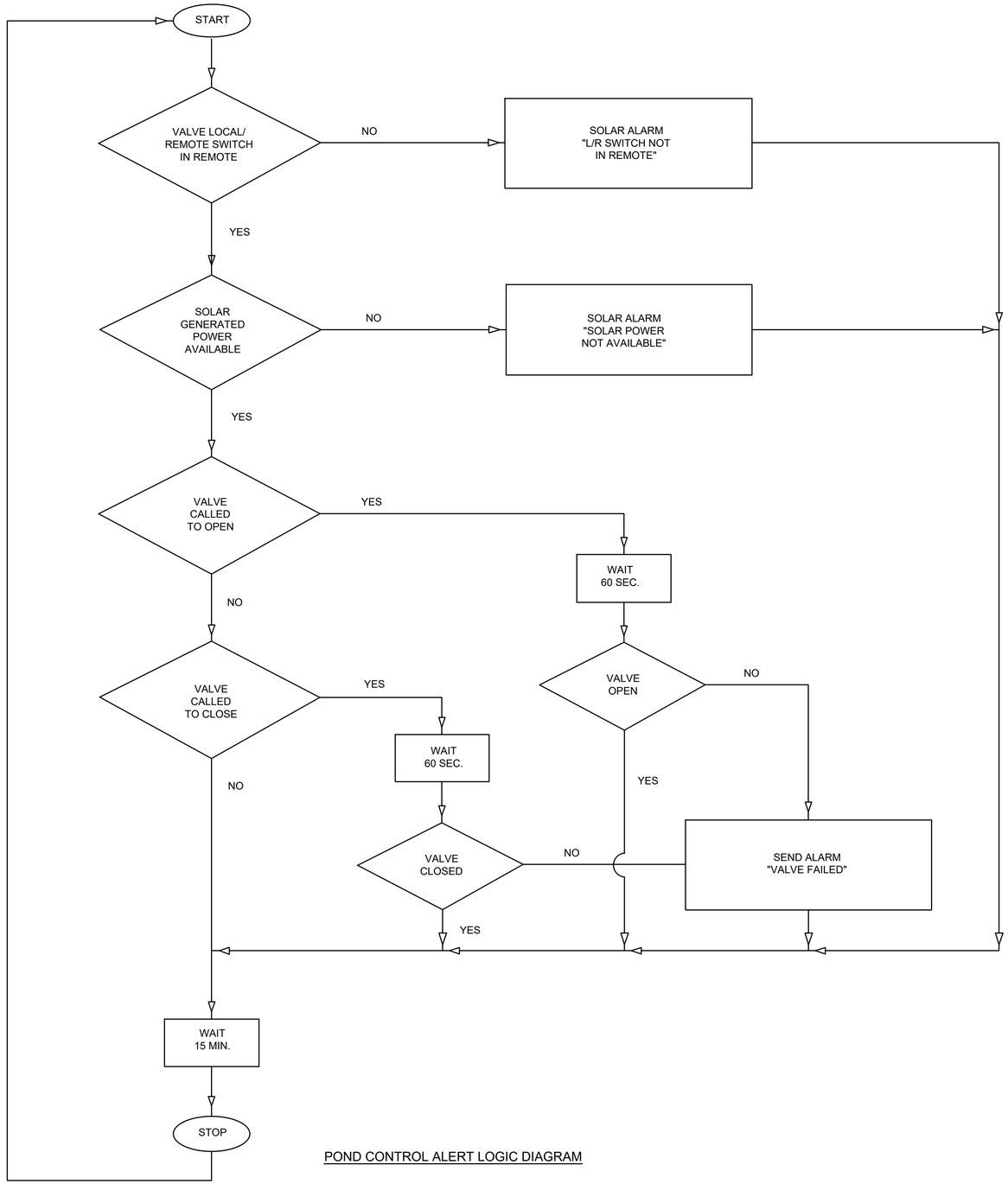
POND LOGIC DIAGRAM

WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 32 OF 52



POND CONTROL ALERT LOGIC DIAGRAM

TEXAS ONE CALL SYSTEM
1-800-245-4545

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DRAWN BY: T.J.B.

CHECKED BY: C.K.

CONTROL ALARM LOGIC DIAGRAM

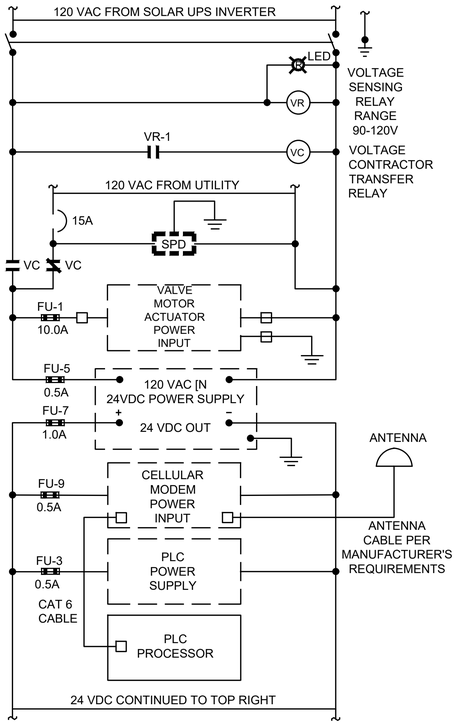
WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

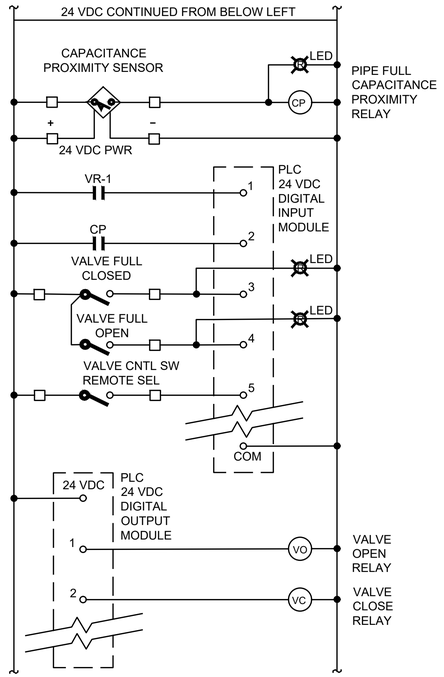
PROJECT NO. 1173-001

DRAWING NO.

SHEET 33 OF 52

NOTES:
1. INSTALL COMPONENTS FOR SOLAR PHOTOVOLTAIC SYSTEM IN ACCORDANCE WITH NEC.
2. PROVIDE NEMA 3R CABINETS FOR ALL EQUIPMENT, UNLESS NOTED OTHERWISE.
3. INSTALL ALL CABLES IN RIGID CONDUIT UNLESS OTHERWISE SPECIFICALLY IDENTIFIED BY THE MANUFACTURER AS DETRIMENTAL TO SIGNAL STRENGTH.





LEGEND

CX — RELAY CONTACT

CX — RELAY COIL

LED — LED INDICATING LIGHT

POSITION LIMIT SWITCH

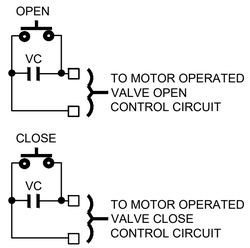
SELECTOR SWITCH CONTACT

FU-X 0.5A — FUSE

15A — AC CIRCUIT BREAKER

SPD — SURGE PROTECTIVE DEVICE

MOMENTARY PUSH BUTTON



NOTES;
1. CONNECT VALVE PER MANUFACTURER'S REQUIREMENTS. PROVIDE ADDITIONAL WIRING AT VALVE AS REQUIRED.

POND LEVEL CONTROL ELEMENTARY DIAGRAM

TEXAS ONE CALL SYSTEM
1-800-245-4545

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STATE OF TEXAS
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147977
LICENSED PROFESSIONAL ENGINEER
5/21/2024

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DRAWN BY: T.J.B.

CHECKED BY: C.K.

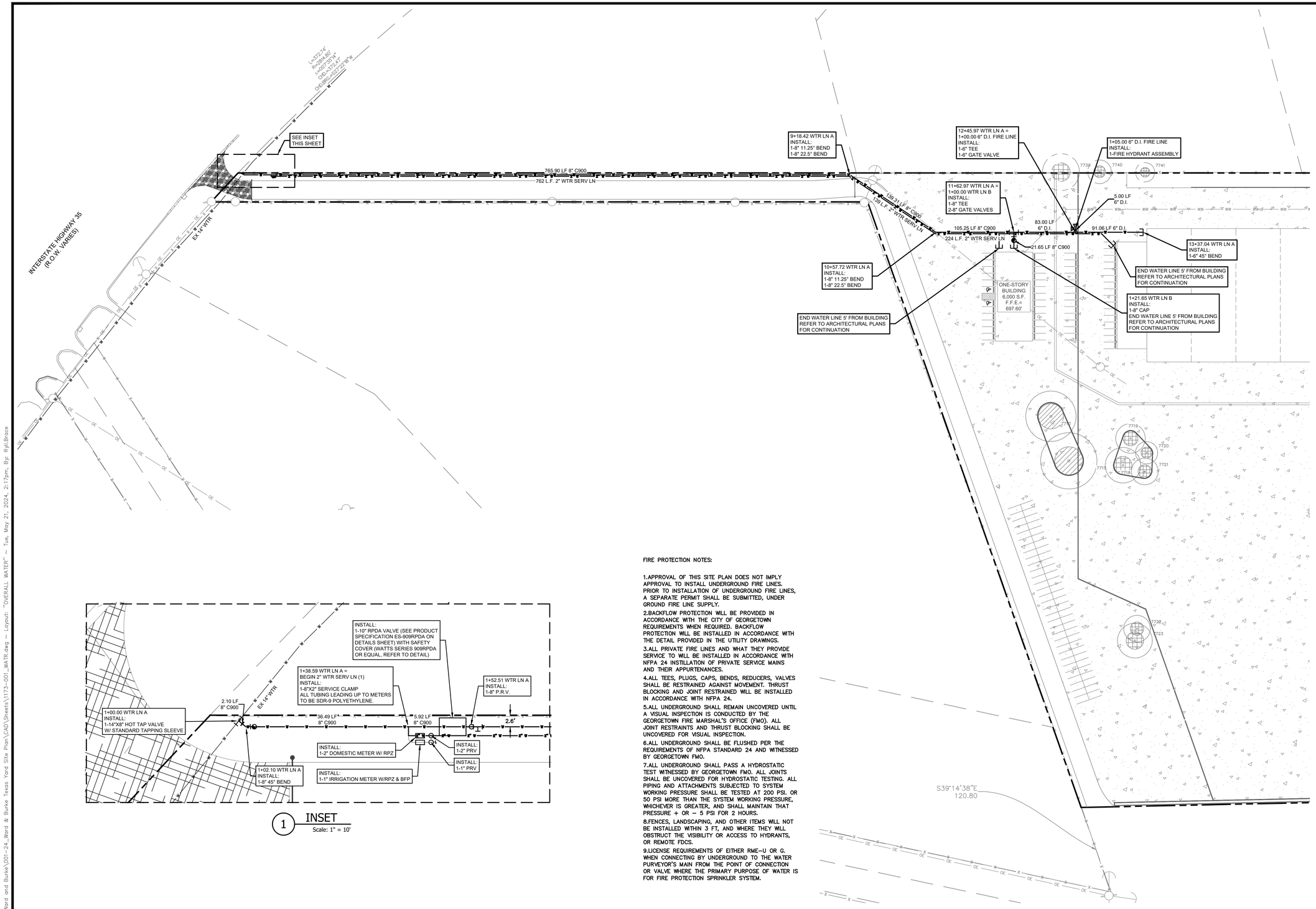
LEVEL CONTROL ELEMENTARY DIAGRAM

WARD & BURKE TEXAS YARD
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 34 OF 52



1 INSET
Scale: 1" = 10'

FIRE PROTECTION NOTES:

1. 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 LINE SUPPLY.
2. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY 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 APPURTENANCES.
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.
5. ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO). ALL JOINT RESTRAINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION.
6. ALL UNDERGROUND SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND WITNESSED BY GEORGETOWN FMO.
7. ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. ALL JOINTS SHALL BE 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 HOURS.
8. 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 FDCS.
9. LICENSE REQUIREMENTS OF EITHER RME–U OR G. WHEN CONNECTING BY UNDERGROUND TO THE WATER PURVEYOR'S MAIN FROM THE POINT OF CONNECTION OR VALVE WHERE THE PRIMARY PURPOSE OF WATER IS FOR FIRE PROTECTION SPRINKLER SYSTEM.

0 50 100 200
HORIZONTAL SCALE: 1"=100'

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- 700 EXISTING GROUND CONTOUR
- 700 PROPOSED GROUND CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- 100 TREE TO BE KEPT
- 100 PROTECTED TREE TO BE KEPT

GENERAL NOTES:

1. ALL FIRE DEPARTMENT CONNECTIONS (FDCS) SHALL BE MARKED AS APPROVED BY THE FIRE CODE OFFICIAL. TWO RED STREET LANE REFLECTORS (STIMSONITE MODEL 88AB OR SIMILAR) SHALL BE INSTALLED SIX INCHES FROM CENTERLINE OF THE FIRE APPARATUS ACCESS ROADWAY ON THE SIDE CLOSEST TO THE FDC. MARKERS SHALL BE PARALLEL TO THE FDC HAVING THE REFLECTIVE ENDS OF THE STREET MARKERS FACING THE DIRECTION OF TRAFFIC. 2012 IFC 912.7.

2. AT THE CONCLUSION OF CONSTRUCTION AND AS PART OF THE PROCESS FOR THE CITY TO ACCEPT THIS PHASE. THE FIRE HYDRANTS SHALL BE FLOWED AND TESTED A COPY OF THE REPORT SHALL BE EMAILED INTO THE FIRE DEPARTMENT AND THE HYDRANTS SHALL BE PAINTED AND COLOR CODED.

*** CAUTION IF PRESSURE REDUCING VALVES WERE INSTALLED IN THIS PHASING THEY MUST BE SET PRIOR TO FIRE HYDRANT FLOW TESTING.***

3. FLOW COLOR:

GREATER THAN 1500 GPM BLUE
1000 TO 1500 GPM GREEN
500 TO 999 GPM ORANGE
LESS THAN 500 GPM RED
NOT WORKING BLACK OR BAGGED

TEXAS ONE CALL SYSTEM
1-800-245-4545

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147977
LICENSED
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5/21/2024

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DRAWN BY: T.J.B.

CHECKED BY: C.K.

OVERALL WATER PLAN

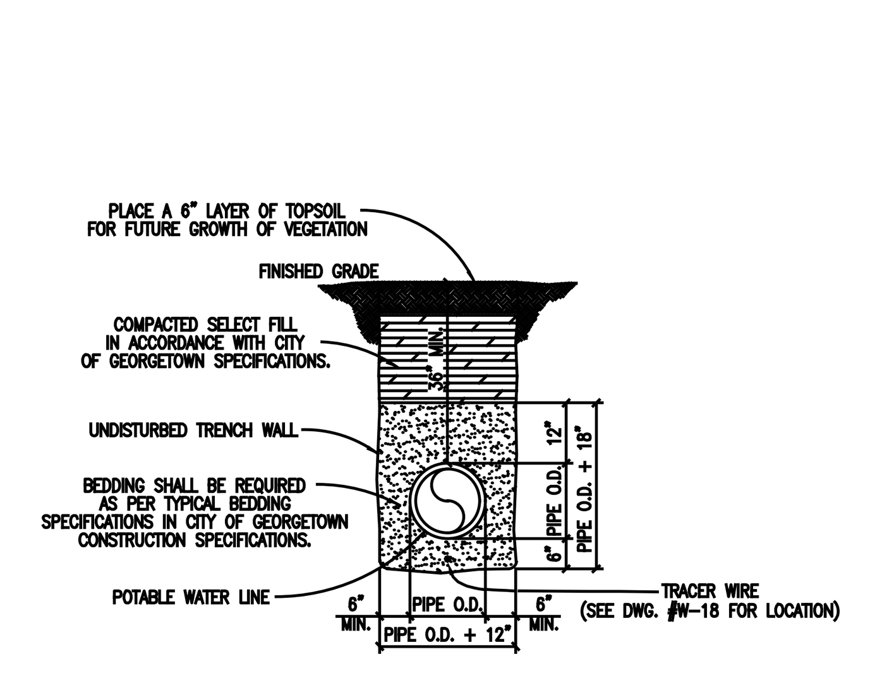
WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.

SHEET 35 OF 52

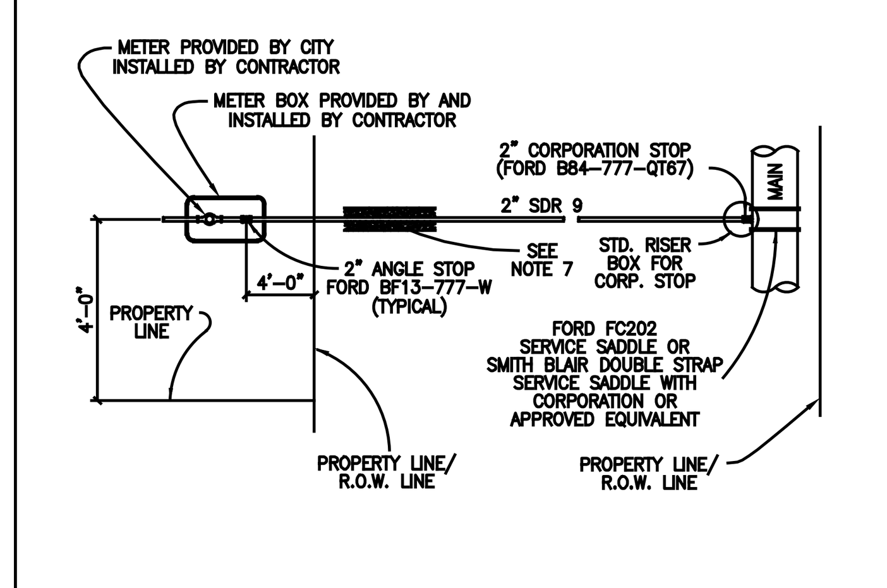


PLACE A 6" LAYER OF TOPSOIL FOR FUTURE GROWTH OF VEGETATION
FINISHED GRADE
COMPACTED SELECT FILL IN ACCORDANCE WITH CITY OF GEORGETOWN SPECIFICATIONS.
UNDISTURBED TRENCH WALL
BEDDING SHALL BE REQUIRED AS PER TYPICAL BEDDING SPECIFICATIONS IN CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
POTABLE WATER LINE
TRACER WIRE (SEE DWG. #W-18 FOR LOCATION)
PIPE O.D. + 12"

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

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

ADOPTED 6/21/2006 — CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS — W02

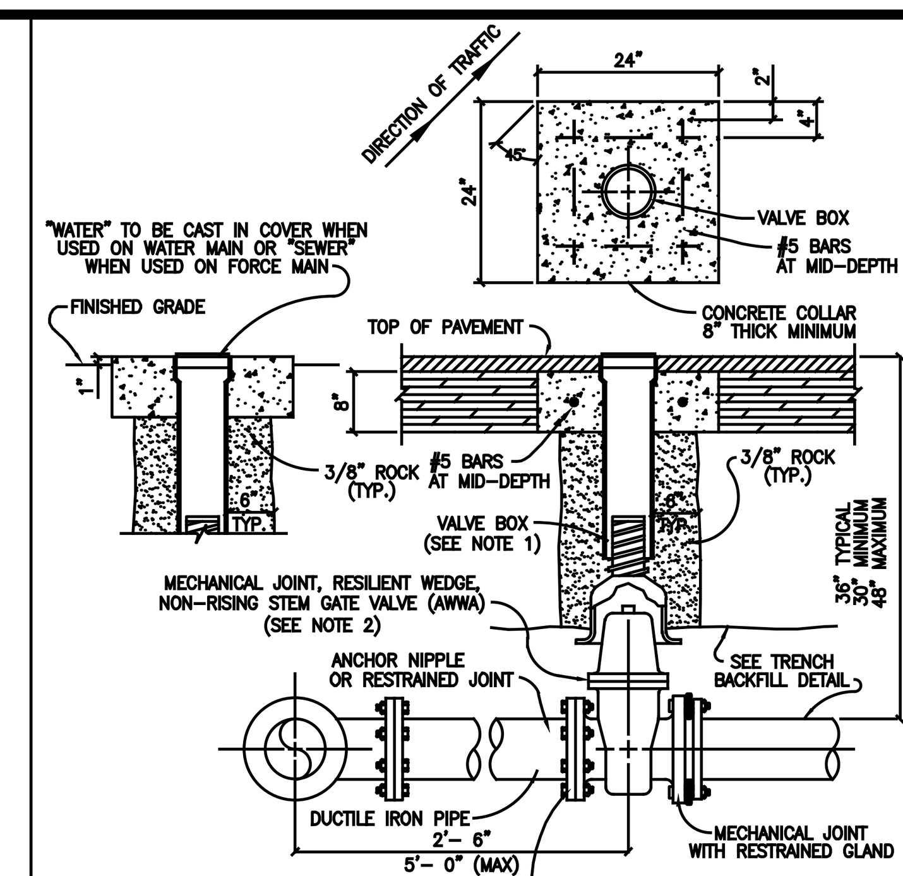


METER PROVIDED BY CITY INSTALLED BY CONTRACTOR
METER BOX PROVIDED BY AND INSTALLED BY CONTRACTOR
2" CORPORATION STOP (FORD B44-777-QT67)
2" SDR 9
2" ANGLE STOP FORD BF13-777-W (TYPICAL)
SEE NOTE 7
STD. RISER BOX FOR CORP. STOP
FORD FC202 SERVICE SADDLE OR SMITH BLAIR DOUBLE STRAP SERVICE SADDLE WITH CORPORATION OR APPROVED EQUIVALENT
PROPERTY LINE
PROPERTY LINE/ R.O.W. LINE
MAIN

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

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

ADOPTED 01/23/2013 — CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — SINGLE WATER SERVICE PLAN — W04 — NTS — 1/2013 — MH

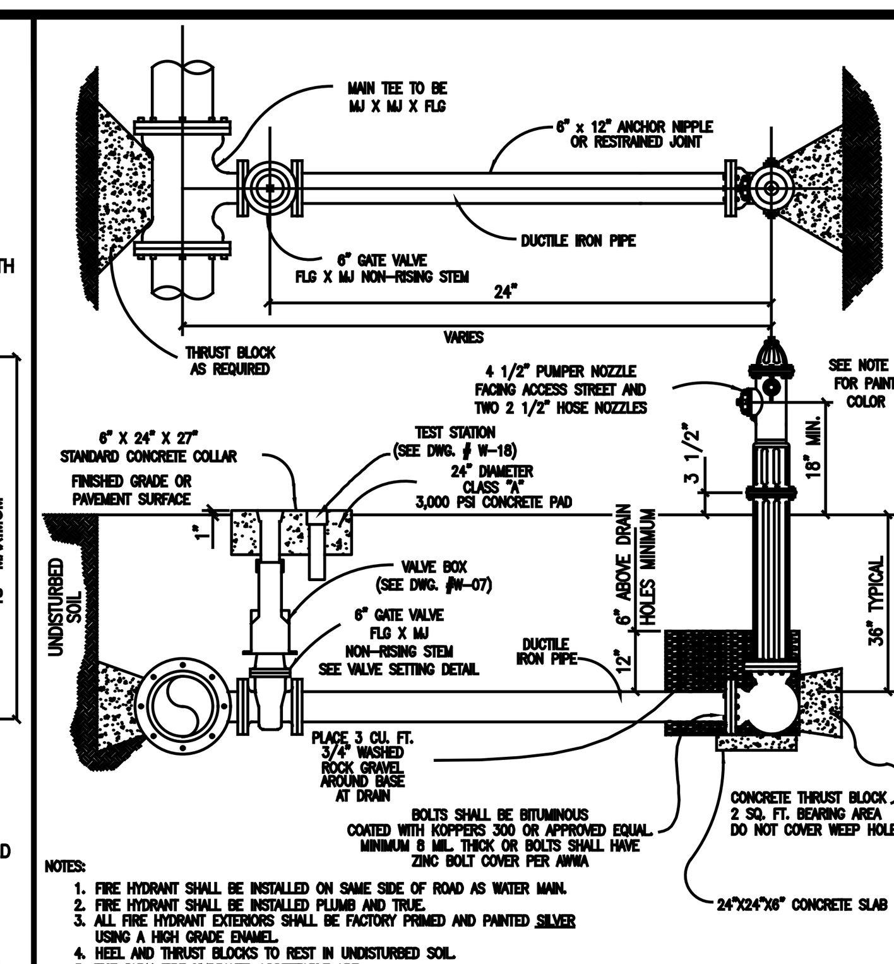


DIRECTION OF TRAFFIC
"WATER" TO BE CAST IN COVER WHEN USED ON WATER MAIN OR "SEWER" WHEN USED ON FORCE MAIN
VALVE BOX
#5 BARS AT MID-DEPTH
FINISHED GRADE
TOP OF PAVEMENT
CONCRETE COLLAR 8" THICK MINIMUM
3/8" ROCK (TYP.)
#5 BARS AT MID-DEPTH
VALVE BOX (SEE NOTE 1)
MECHANICAL JOINT, RESILIENT WEDGE, NON-RISING STEM GATE VALVE (AWWA) (SEE NOTE 2)
36" TYPICAL 30" MINIMUM 48" MAXIMUM
ANCHOR NIPPLE OR RESTRAINED JOINT
SEE TRENCH BACKFILL DETAIL
DUCTILE IRON PIPE
2'- 6"
5'- 0" (MAX)
MECHANICAL JOINT WITH RESTRAINED GLAND
BOLTS SHALL BE BITUMINOUS COATED WITH KOPPERS 300 OR APPROVED EQUAL (MIN. 8 MIL. THICK) OR BOLTS SHALL HAVE ZINC COVER PER AWWA.

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

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

ADOPTED 6/21/2006 — CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — TYPICAL VALVE SETTING — W07 — NTS — 1/2003 — MRS — TRB

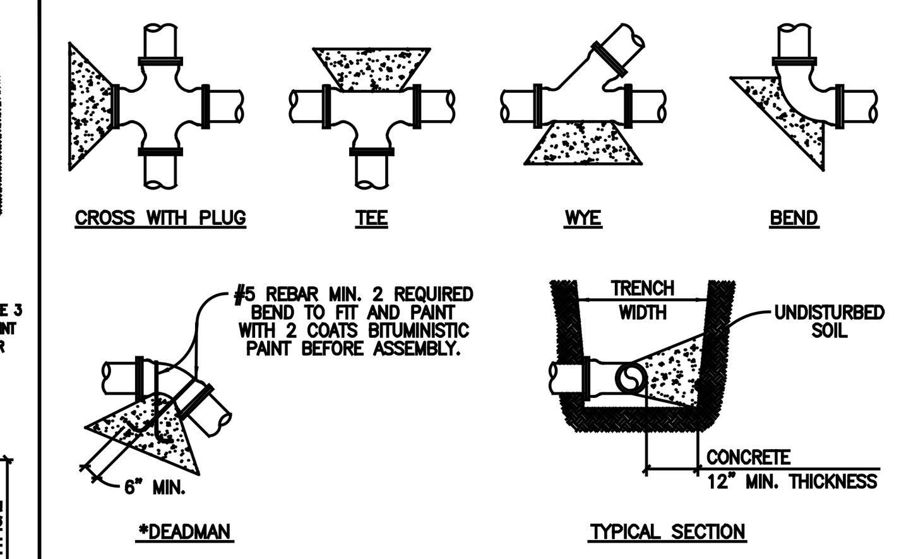


MAIN TEE TO BE MJ X MJ X FLG
6" X 12" ANCHOR NIPPLE OR RESTRAINED JOINT
6" GATE VALVE FLG X MJ NON-RISING STEM
DUCTILE IRON PIPE
THRUST BLOCK AS REQUIRED
4 1/2" PUMPER NOZZLE FACING ACCESS STREET AND TWO 2 1/2" HOSE NOZZLES
SEE NOTE 3 FOR PAINT COLOR
TEST STATION (SEE DWG. # W-18)
6" X 24" X 27" STANDARD CONCRETE COLLAR
24" DIAMETER CLASS "A" 3,000 PSI CONCRETE PAD
FINISHED GRADE OR PAVEMENT SURFACE
UNDISTURBED SOIL
VALVE BOX (SEE DWG. #W-07)
6" GATE VALVE FLG X MJ NON-RISING STEM SEE VALVE SETTING DETAIL
DUCTILE IRON PIPE
6" ABOVE DRAIN HOLES MINIMUM
36" TYPICAL
18" MIN.
PLACE 3 CU. FT. 3/4" WASHED ROCK GRAVEL AROUND BASE AT DRAIN
BOLTS SHALL BE BITUMINOUS COATED WITH KOPPERS 300 OR APPROVED EQUAL. MINIMUM 8 MIL. THICK OR BOLTS SHALL HAVE ZINC BOLT COVER PER AWWA
CONCRETE THRUST BLOCK 2 SQ. FT. BEARING AREA DO NOT COVER WEEP HOLES
24"X24"X6" CONCRETE SLAB

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

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

ADOPTED 6/21/2006 — CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — TYPICAL FIRE HYDRANT INSTALLATION — W10 — NTS — 1/2003 — MRS — TRB



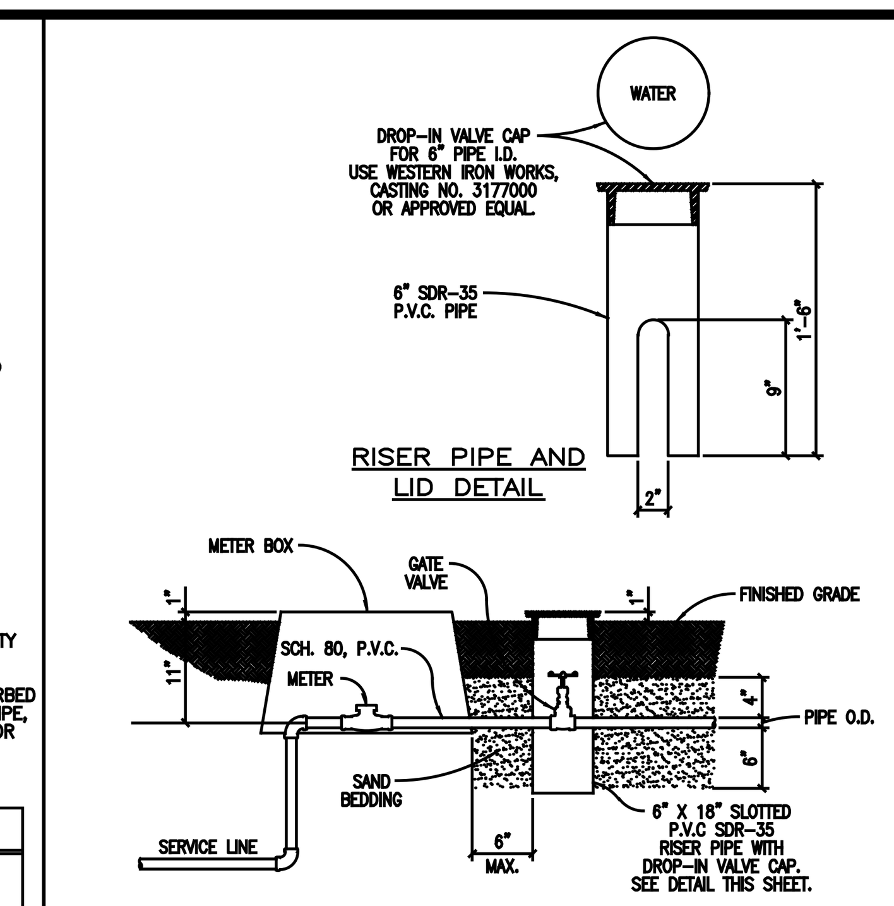
ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND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

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

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

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

ADOPTED 6/21/2006 — CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN — W11 — NTS — 1/2003 — MRS — TRB

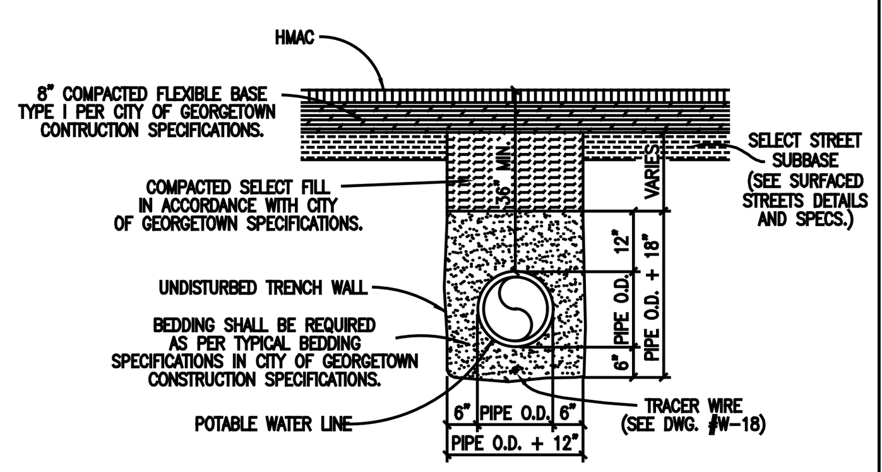


WATER
DROP-IN VALVE CAP FOR 6" PIPE I.D. USE WESTERN IRON WORKS, CASTING NO. 3177000 OR APPROVED EQUAL
6" SDR-35 P.V.C. PIPE
RISER PIPE AND LID DETAIL
METER BOX
GATE VALVE
FINISHED GRADE
SCH. 80, P.V.C.
METER
PIPE O.D.
SAND BEDDING
SERVICE LINE
6" MAX.
6" X 18" SLOTTED P.V.C SDR-35 RISER PIPE WITH DROP-IN VALVE CAP. SEE DETAIL THIS SHEET.

NOTES:
1. GATE VALVE SHALL BE A HAMMOND IB645, CLASS 125, BRONZE GATE, SCREWED BONNET, NON-RISING STEM, SOLID WEDGE DISC WITH THREADED ENDS OR APPROVED EQUAL.
2. DROP-IN VALVE CAP SHALL BE CAST WITH THE WORD "WATER" ON TOP.
3. USE SCHEDULE 80, M.I.P. ADAPTER AS REQUIRED.

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

ADOPTED 6/21/2006 — CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — CUSTOMER'S CUT-OFF — W20 — NTS — 1/2003 — MRS — TRB



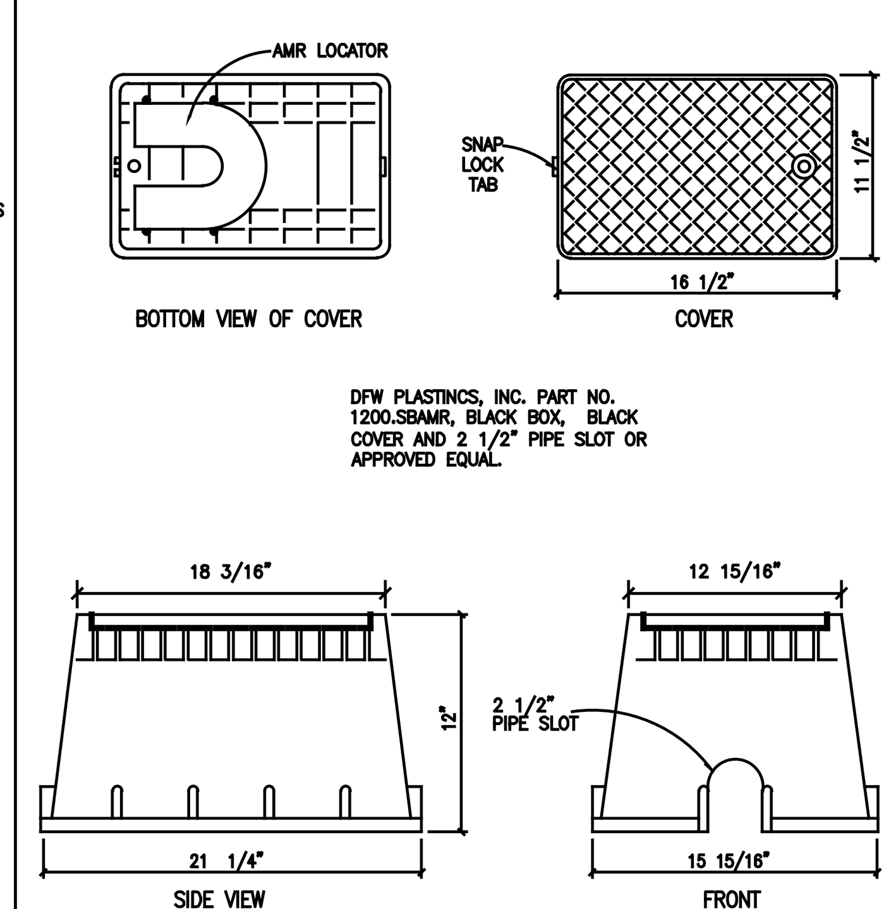
HMAC
8" COMPACTED FLEXIBLE BASE TYPE I PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
SELECT STREET SUBBASE (SEE SURFACED STREETS DETAILS AND SPECS.)
COMPACTED SELECT FILL IN ACCORDANCE WITH CITY OF GEORGETOWN SPECIFICATIONS.
UNDISTURBED TRENCH WALL
BEDDING SHALL BE REQUIRED AS PER TYPICAL BEDDING SPECIFICATIONS IN CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
POTABLE WATER LINE
TRACER WIRE (SEE DWG. #W-18)
PIPE O.D. + 12"

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

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

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

ADOPTED 6/21/2006 — CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY — W22 — NTS — 1/2003 — MRS — TRB

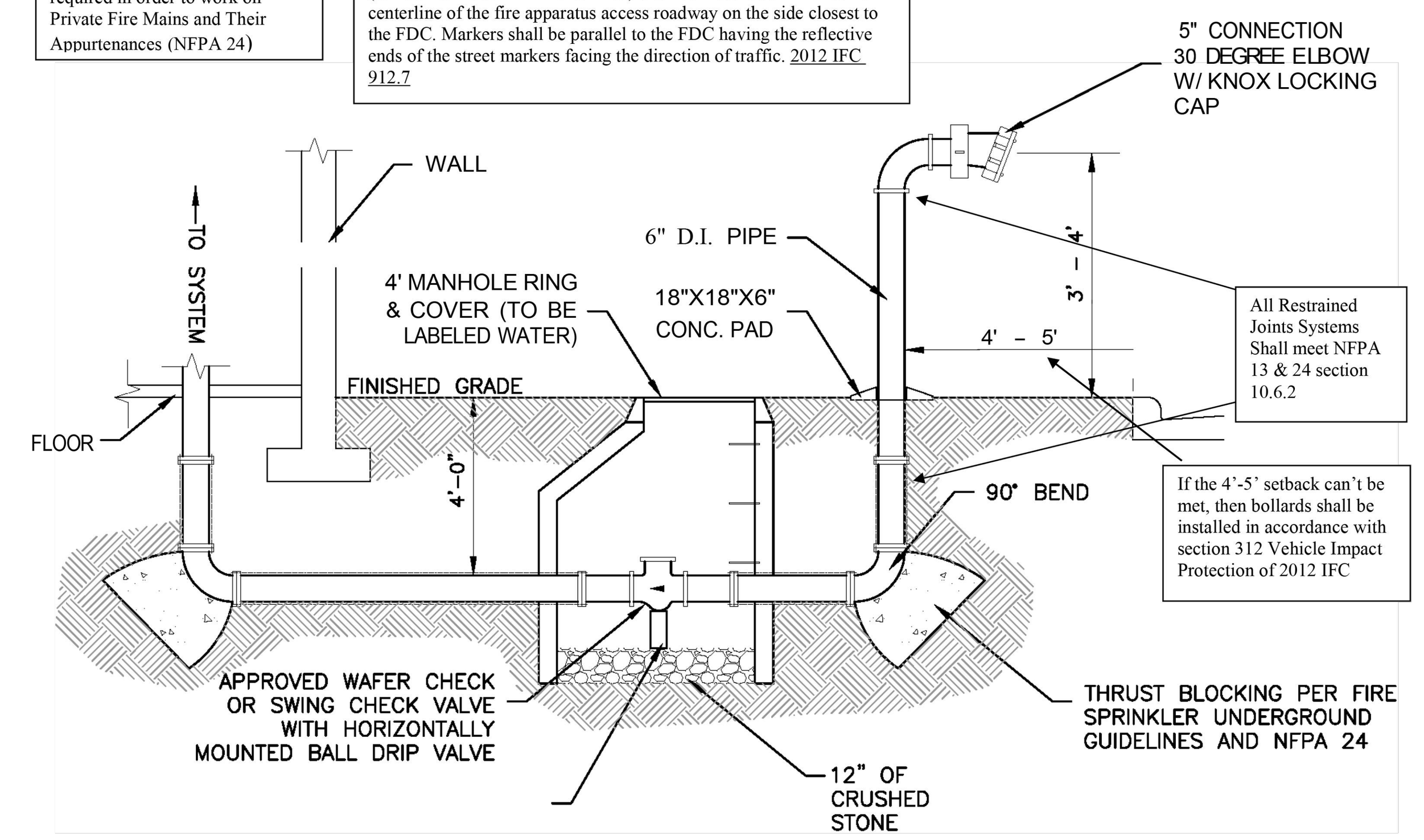


The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTED 6/21/2006 — CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — METER BOX (NON-TRAFFIC AREAS) — W23 — NTS — 1/2003 — MRS — TRB

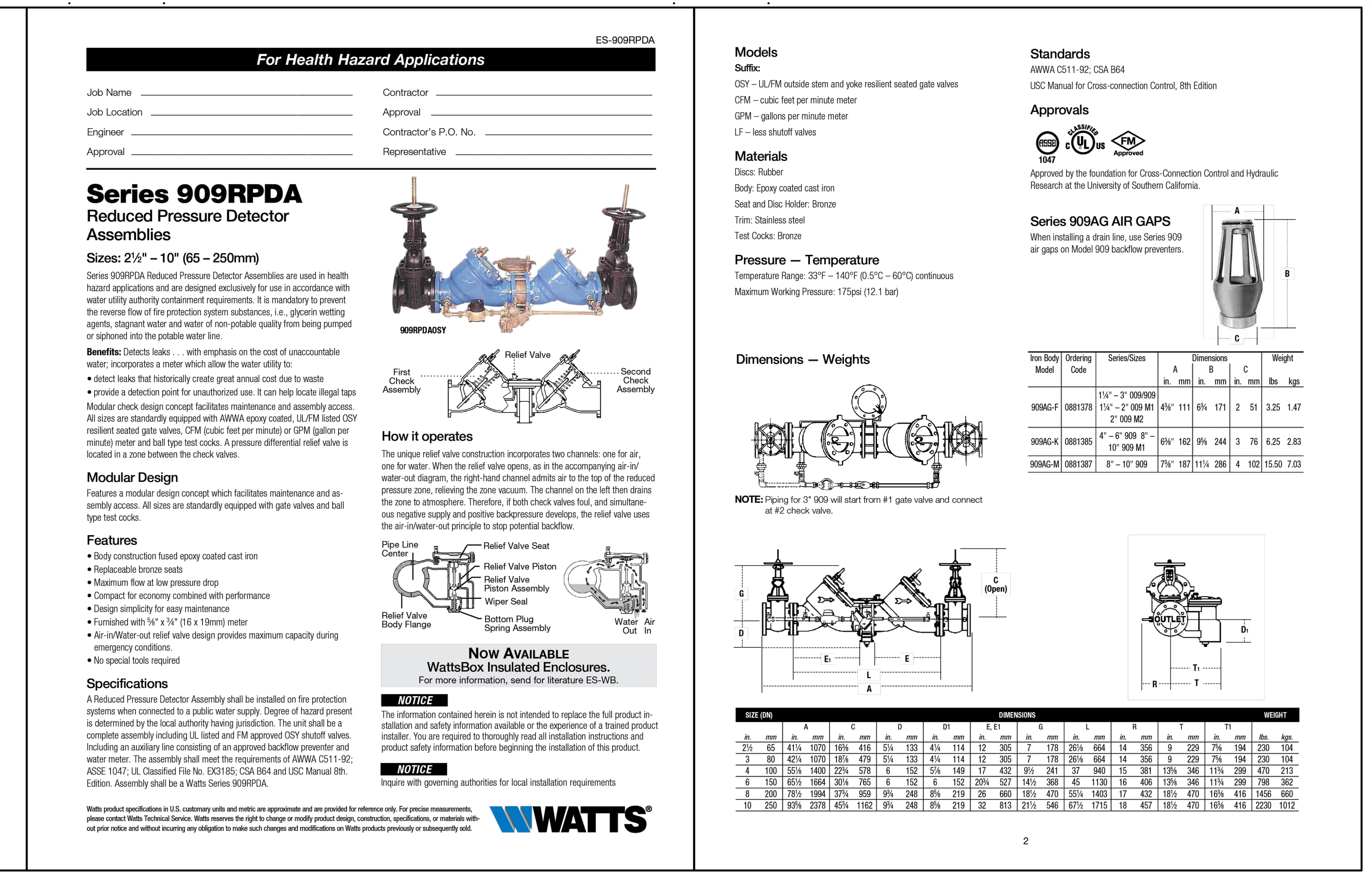
Per State Fire Marshall's Office an RME-G or U License is required in order to work on Private Fire Mains and Their Appurtenances (NFPA 24)

All Fire Department Connections (FDCs) shall be marked as approved by the Fire Code Official. Two red street lane reflectors (stimsonite model 88AB or similar) shall be installed six inches from centerline of the fire apparatus access roadway on the side closest to the FDC. Markers shall be parallel to the FDC having the reflective ends of the street markers facing the direction of traffic. 2012 IFC 912.7

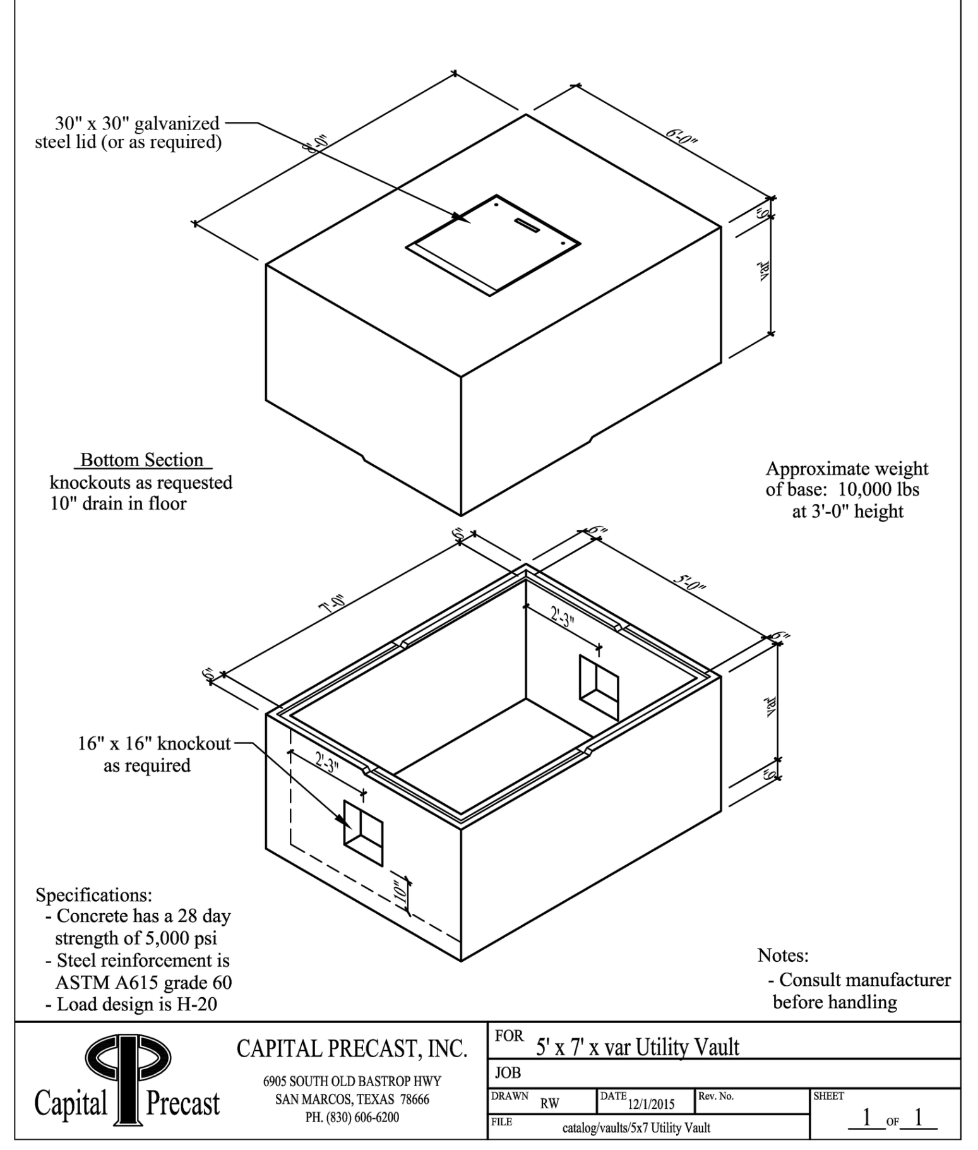


5" CONNECTION 30 DEGREE ELBOW W/ KNOX LOCKING CAP
WALL
TO SYSTEM
6" D.I. PIPE
4' MANHOLE RING & COVER (TO BE LABELED WATER)
18"X18"X6" CONC. PAD
3' - 4'
4' - 5'
All Restrained Joints Systems Shall meet NFPA 13 & 24 section 10.6.2
FINISHED GRADE
FLOOR
4'-0"
90° BEND
If the 4'-5' setback can't be met, then bollards shall be installed in accordance with section 312 Vehicle Impact Protection of 2012 IFC
APPROVED WAFER CHECK OR SWING CHECK VALVE WITH HORIZONTALLY MOUNTED BALL DRIP VALVE
THRUST BLOCKING PER FIRE SPRINKLER UNDERGROUND GUIDELINES AND NFPA 24
12" OF CRUSHED STONE
CMU SUPPORT OR PIPE STAND

FIRE DEPARTMENT CONNECTION
NOT TO SCALE



ES-909RPDA
For Health Hazard Applications
Job Name
Job Location
Engineer
Approval
Contractor
Approval
Contractor's P.O. No.
Representative
Series 909RPDA
Reduced Pressure Detector Assemblies
Sizes: 2½" – 10" (65 – 250mm)
Modular Design
Features
Specifications
How it operates
Now Available WattsBox Insulated Enclosures.
NOTICE
WATTS
Models
Suffix:
OSY – UL/FM outside stem and yoke resilient seated gate valves
CFM – cubic feet per minute meter
GPM – gallons per minute meter
Materials
Standards
AWWA C511-92; CSA B64
USC Manual for Cross-connection Control, 8th Edition
Approvals
Pressure – Temperature
Dimensions – Weights
Series 909AG AIR GAPS



5' x 7' x var Utility Vault
30" x 30" galvanized steel lid (or as required)
Bottom Section
knockouts as requested
10" drain in floor
Approximate weight of base: 10,000 lbs at 3'-0" height
16" x 16" knockout as required
Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20
Notes:
- Consult manufacturer before handling
CAPITAL PRECAST, INC.
5' x 7' x var Utility Vault

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS — A. CAMPBELL KEY IV — 147977 — LICENSED PROFESSIONAL ENGINEER — 5/21/2024

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Southwest Engineers
TBPE NO. F-1909
www.swengineers.com

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CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

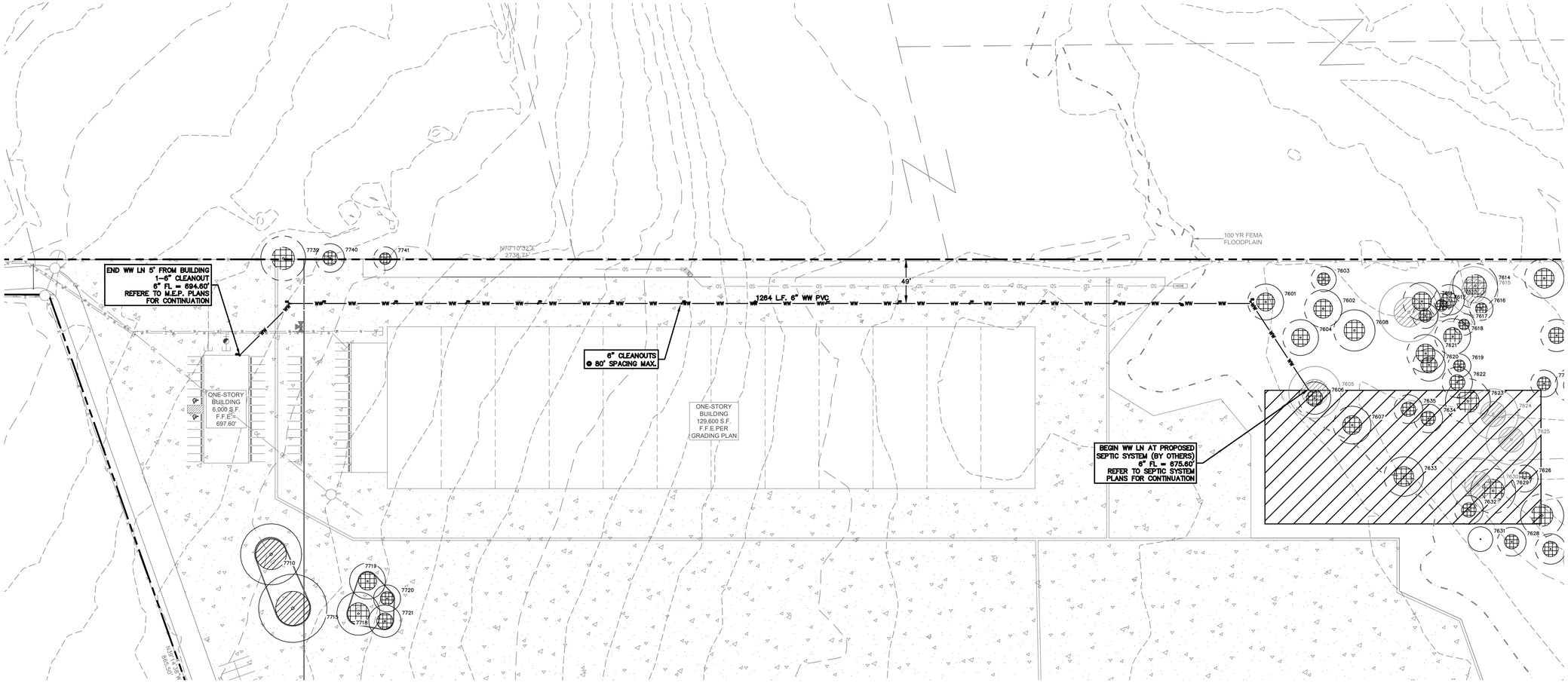
DRAWN BY: T.J.B.
CHECKED BY: C.K.

WATER DETAILS

WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001
DRAWING NO.
SHEET 36 OF 52



0 30 60 120

HORIZONTAL SCALE: 1"=60'

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- 700 EXISTING GROUND CONTOUR
- 700 PROPOSED GROUND CONTOUR
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- TREE TO BE KEPT
- PROTECTED TREE TO BE KEPT
- HERITAGE TREE TO BE KEPT

WASTEWATER NOTES:

1. WASTEWATER SERVICE IS NOT PROPOSED WITH THIS PLAN. A SEPTIC DESIGN AND PERMIT WILL BE OBTAINED BY THE OWNER.

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

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NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER
5/21/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

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WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

OVERALL WASTEWATER PLAN

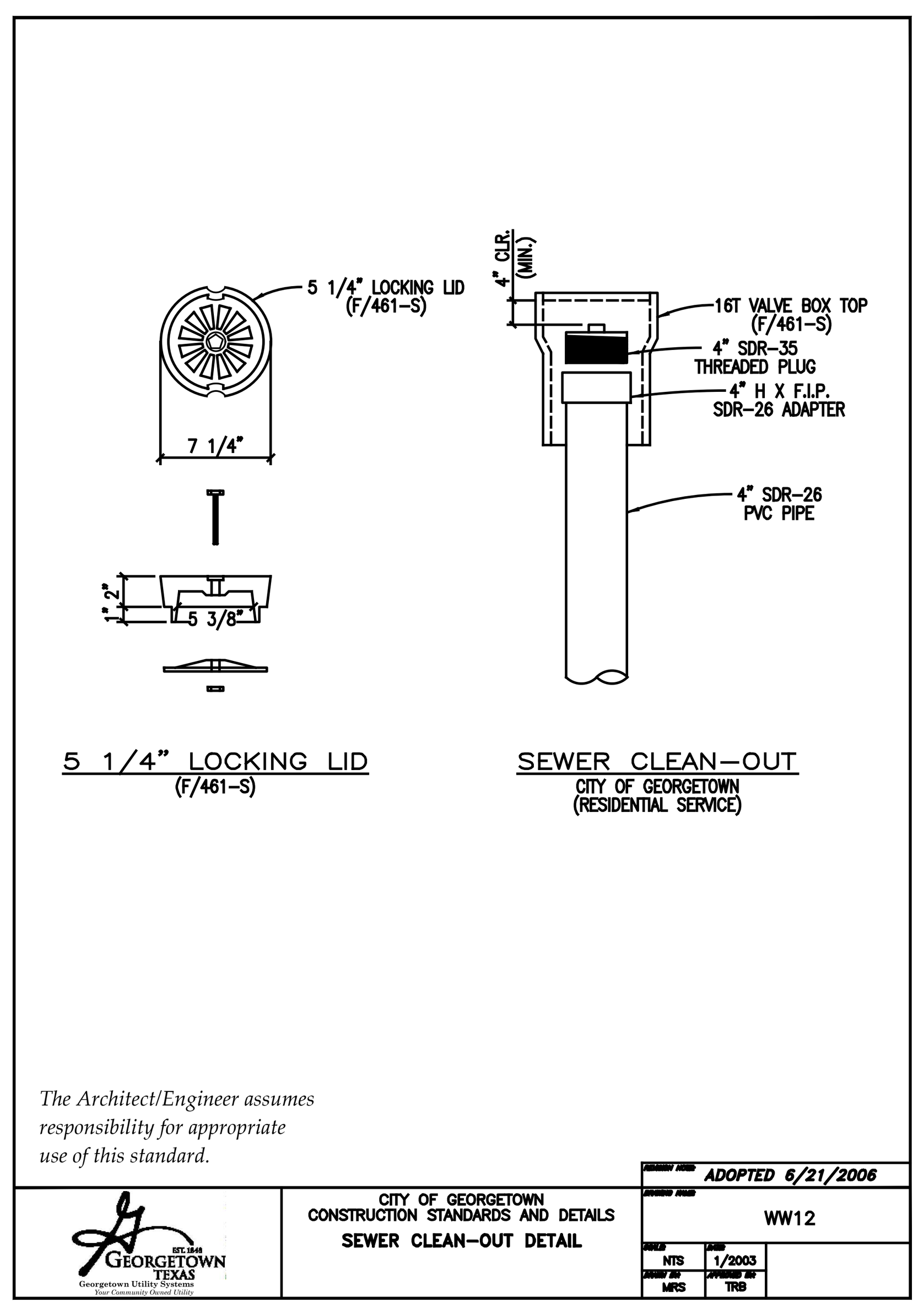
WARD & BURKE TEXAS YARD

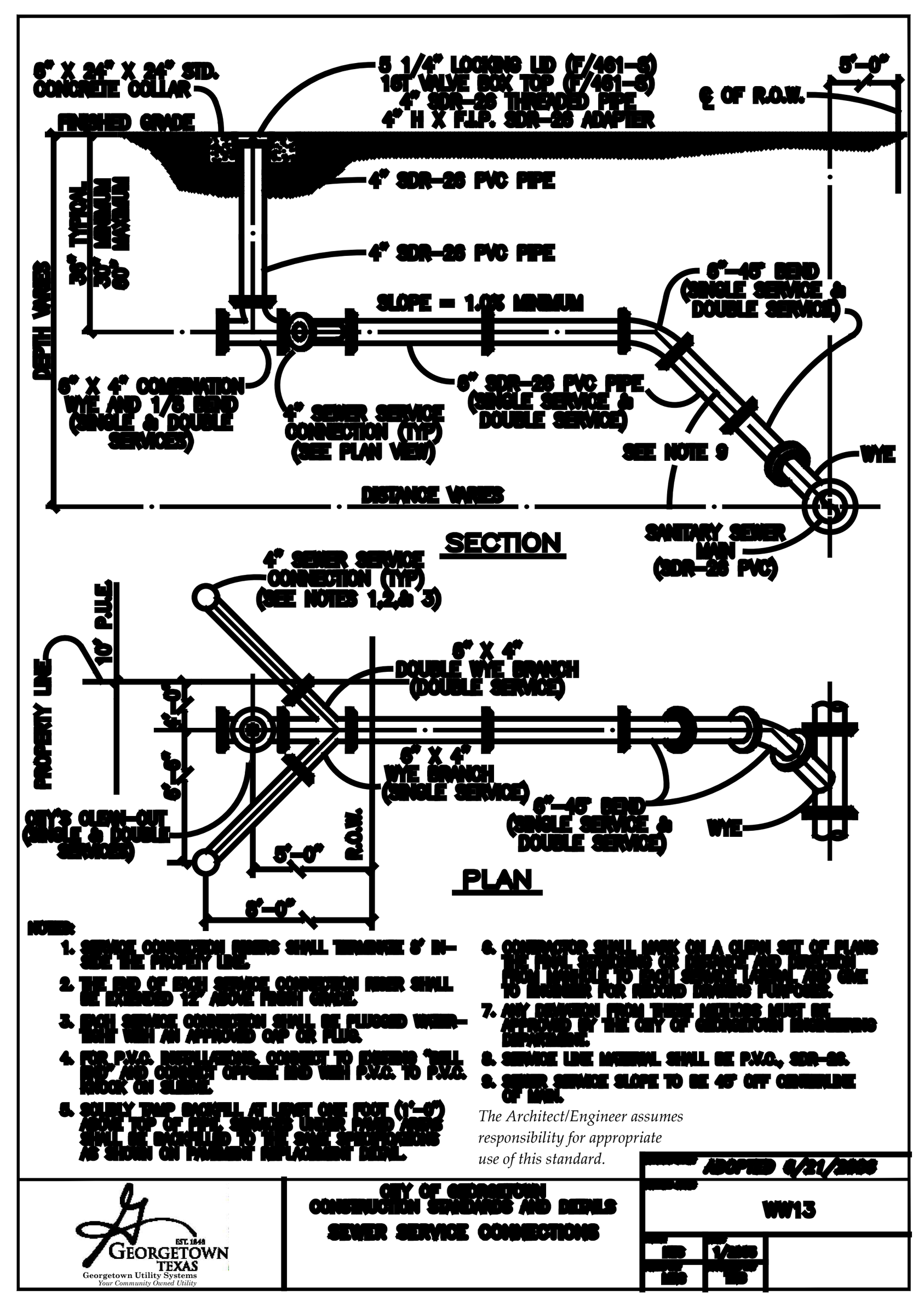
3600 IH 35 N, GEORGETOWN, TX 78626

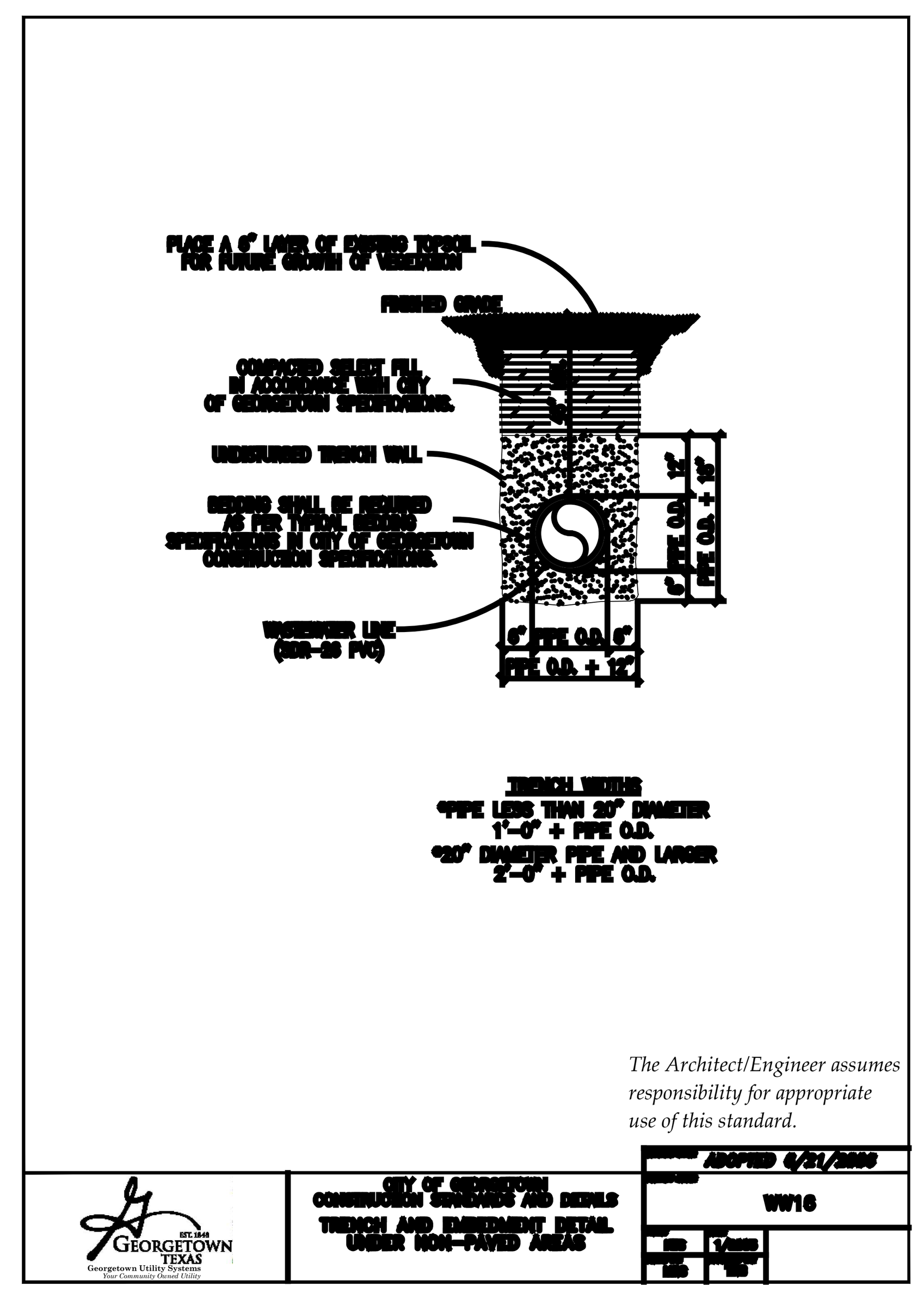
PROJECT NO. 1173-001

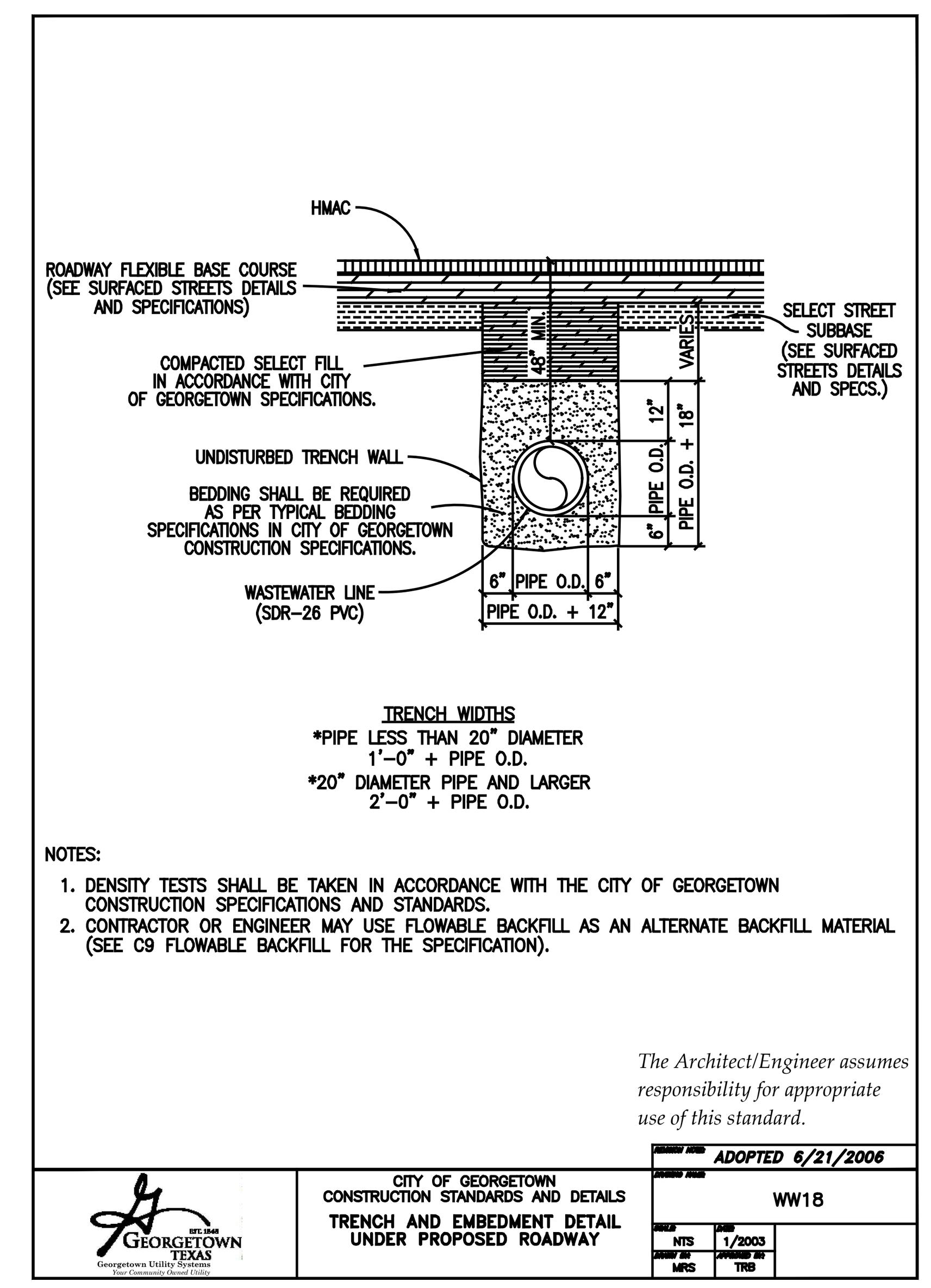
DRAWING NO.

SHEET 37 OF 52


5 1/4" LOCKING LID
(F/461-S)
7 1/4"
2"
1"
5 3/8"
4" CLR. (MIN.)
16T VALVE BOX TOP
(F/461-S)
4" SDR-35
THREADED PLUG
4" H X F.I.P.
SDR-26 ADAPTER
4" SDR-26
PVC PIPE
5 1/4" LOCKING LID
(F/461-S)
SEWER CLEAN-OUT
CITY OF GEORGETOWN
(RESIDENTIAL SERVICE)
The Architect/Engineer assumes responsibility for appropriate use of this standard.
ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SEWER CLEAN-OUT DETAIL
WW12
NTS
1/2003
MRS
TRB
GEORGETOWN TEXAS
EST. 1848
Georgetown Utility Systems
Your Community Owned Utility


6" X 24" X 24" STD.
CONCRETE COLLAR
5 1/4" LOCKING LID (F/461-S)
16T VALVE BOX TOP (F/461-S)
4" SDR-26 THREADED PIPE
4" H X F.I.P. SDR-26 ADAPTER
℄ OF R.O.W.
5'-0"
FINISHED GRADE
4" SDR-26 PVC PIPE
4" SDR-26 PVC PIPE
DEPTH VARIES
SLOPE = 1.0% MINIMUM
6"-45° BEND
(SINGLE SERVICE &
DOUBLE SERVICE)
6" X 4" COMBINATION
WYE AND 1/8 BEND
(SINGLE & DOUBLE
SERVICES)
4" SEWER SERVICE
CONNECTION (TYP)
(SEE PLAN VIEW)
6" SDR-26 PVC PIPE
(SINGLE SERVICE &
DOUBLE SERVICE)
SEE NOTE 9
WYE
DISTANCE VARIES
SANITARY SEWER
MAIN
(SDR-26 PVC)
SECTION
4" SEWER SERVICE
CONNECTION (TYP)
(SEE NOTES 1,2,& 3)
10' P.U.E.
PROPERTY LINE
6" X 4"
DOUBLE WYE BRANCH
(DOUBLE SERVICE)
6" X 4"
WYE BRANCH
(SINGLE SERVICE)
6"-45° BEND
(SINGLE SERVICE &
DOUBLE SERVICE)
WYE
CITY'S CLEAN-OUT
(SINGLE & DOUBLE
SERVICES)
5'-0"
R.O.W.
5'-0"
PLAN
NOTES:
8. SERVICE LINE MATERIAL SHALL BE P.V.C., SDR-26.
The Architect/Engineer assumes responsibility for appropriate use of this standard.
WW13
SEWER SERVICE CONNECTIONS


FINISHED GRADE
UNDISTURBED TRENCH WALL
WASTEWATER LINE
6" PIPE O.D. 6"
PIPE O.D. + 12"
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.
The Architect/Engineer assumes responsibility for appropriate use of this standard.
WW16


HMAC
ROADWAY FLEXIBLE BASE COURSE
(SEE SURFACED STREETS DETAILS
AND SPECIFICATIONS)
SELECT STREET
SUBBASE
(SEE SURFACED
STREETS DETAILS
AND SPECS.)
COMPACTED SELECT FILL
IN ACCORDANCE WITH CITY
OF GEORGETOWN SPECIFICATIONS.
48" MIN.
VARIES
UNDISTURBED TRENCH WALL
BEDDING SHALL BE REQUIRED
AS PER TYPICAL BEDDING
SPECIFICATIONS IN CITY OF GEORGETOWN
CONSTRUCTION SPECIFICATIONS.
12"
PIPE O.D.
6"
PIPE O.D. + 18"
WASTEWATER LINE
(SDR-26 PVC)
6" PIPE O.D. 6"
PIPE O.D. + 12"
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.
NOTES:
1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).
The Architect/Engineer assumes responsibility for appropriate use of this standard.
ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL
UNDER PROPOSED ROADWAY
WW18
NTS
1/2003
MRS
TRB

TEXAS ONE CALL SYSTEM
1-800-245-4545

UNDER PENALTY OF LAW, THE CONTRACTOR IS REQUIRED TO CONTACT THE TEXAS ONE CALL SYSTEM AT LEAST 48 HOURS BEFORE STARTING EXCAVATION.

NOTE: ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARES THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION - ELECTRICITY PRESENT

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS THAT ENTER OR WORK ON THIS PROJECT ARE RESPONSIBLE FOR LOCATING, USING ONE-CALL OR THE ELECTRIC UTILITIES THEMSELVES, ALL OVERHEAD AND UNDERGROUND ELECTRICAL OF ANY NATURE AND FOR SAFEGUARDING ALL PERSONNEL ON THIS PROJECT, INCLUDING ANY OFF-SITE WORK AREAS SHOWN ON THE PLAN, FROM ANY INTERFERENCE WITH THE ELECTRIC LINES OR FROM DAMAGING, DIGGING UP OR UNCOVERING THE ELECTRIC LINES, GETTING A LADDER IN HARMS WAY OR ANY OTHER ACTIVITY OF ANY NATURE THAT COULD HARM ANY INDIVIDUAL IN ANY MANNER. THIS RESPONSIBILITY HEREBY REMOVES THE ENGINEER AND THE OWNER FROM ANY LIABILITY OF ANY NATURE.

NO.	REVISION	DATE

STATE OF TEXAS
A. CAMPBELL KEY IV
147977
LICENSED
PROFESSIONAL ENGINEER
5/21/2024

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY A. CAMPBELL KEY IV, PE #147977 ON THE DATE INDICATED. ANY ALTERATIONS OF THIS SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

Southwest Engineers
TBPE NO. F-1909
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CENTRAL TEXAS
205 Cimarron Park Loop, Ste. B, Buda TX 78610
P: 512.312.4336

WARNING
IF THIS BAR DOES NOT MEASURE 1", THE DRAWING IS NOT TO SCALE

DRAWN BY: T.J.B.

CHECKED BY: C.K.

WASTEWATER DETAILS

WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO.