WATER POLLUTION ABATEMENT PLAN

For

The Prep School of Morningstar Ranch
2063 Kauffman Loop
Georgetown, Texas 78628

Prepared for:
TR4 Holding 1 LLC
22701 Mary Nell Lane
Spicewood, TX 78669

Prepared by:

505 East Huntland Drive, Suite 485
Austin, Texas 78752
Texas Registration No. F-4115

May 2024

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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: **The Prep School of Morningstar Ranch**							**2. Regulated Entity No.:**			
3. Customer Name: TR4 Holding 1 LLC							**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification				Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST		EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential				**8. Site (acres):**			1.86
9. Application Fee:	$4,000		**10. Permanent BMP(s):**				Yes - Jellyfish			
11. SCS (Linear Ft.):	0		**12. AST/UST (No. Tanks):**				0			
13. County:	Williamson		**14. Watershed:**				Middle Fork of San Gabriel River			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	___
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.
Joel Beck, project manager with Sunland Group Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent 5-10-24 Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Joel Bock

Date: 5-20-24

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: The Prep School of Morningstar Ranch
2. County: Williamson
3. Stream Basin: Middle Fork San Gabriel River
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

Contact Person: Vasili Triant
Entity: TR4 Holding 1 LLC
Mailing Address: 22701 Mary Nell Lane
City, State: Spicewood, TX Zip: 78669
Telephone: 512 461 7972 FAX: _____
Email Address: orangevas@gmail.com

8. Agent/Representative (If any):

Contact Person: Joel Bock
Entity: Sunland Group
Mailing Address: 505 E Huntland Drive Suite 484
City, State: Austin, TX Zip: 78752
Telephone: 512 590 7963 FAX: _____
Email Address: jbock@sunlandgrp.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 Liberty Hill.
☐ 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.

Located on the south side of Kauffman Loop, north of the regional detention pond. Additionally, the site is directly across the street from the existing daycare called The Goddard School

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 Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **General Information Form (TCEQ-0587)**

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

- **Geologic Assessment Form (TCEQ-0585)**

  Attachment A - Geologic Assessment Table (TCEQ-0585-Table)
  Attachment B - Stratigraphic Column
  Attachment C - Site Geology
  Attachment D - Site Geologic Map(s)

- **Water Pollution Abatement Plan Application Form (TCEQ-0584)**

  Attachment A - Factors Affecting Surface Water Quality
  Attachment B - Volume and Character of Stormwater
  Attachment C - Suitability Letter from Authorized Agent (if OSSF is proposed)
  Attachment D - Exception to the Required Geologic Assessment (if requested)
  Site Plan

- **Temporary Stormwater Section (TCEQ-0602)**

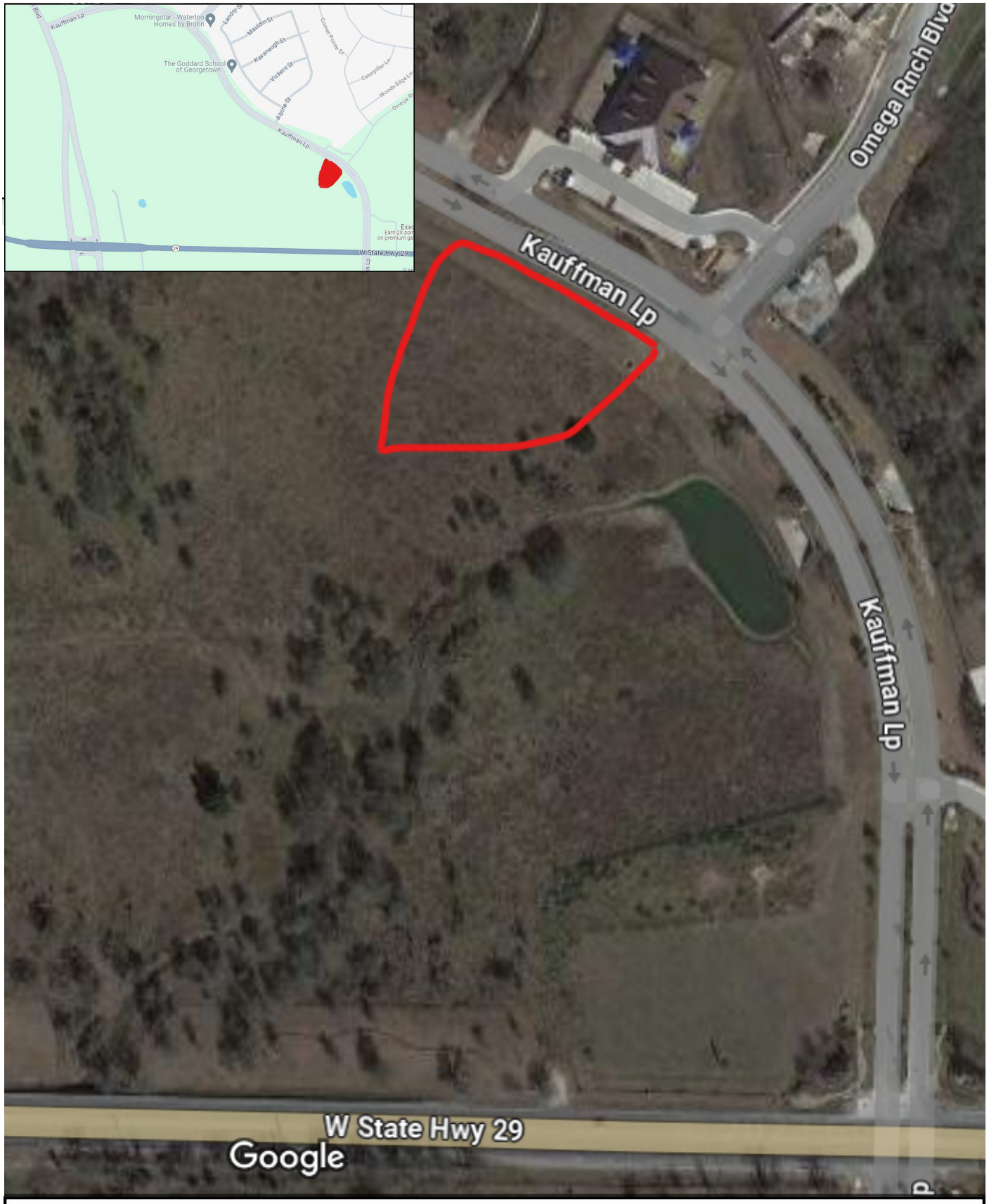
  Attachment A - Spill Response Actions
  Attachment B - Potential Sources of Contamination
  Attachment C - Sequence of Major Activities
  Attachment D - Temporary Best Management Practices and Measures
  Attachment E - Request to Temporarily Seal a Feature (if requested)
  Attachment F - Structural Practices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

- **Permanent Stormwater Section (TCEQ-0600)**

  Attachment A - 20% or Less Impervious Cover Waiver (if requested for multi-family, school, or small business site)
  Attachment B - BMPs for Upgradient Stormwater
  Attachment C - BMPs for On-site Stormwater
  Attachment D - BMPs for Surface Streams
  Attachment E - Request to Seal Features (if sealing a feature)
  Attachment F - Construction Plans
  Attachment G - Inspection, Maintenance, Repair and Retrofit Plan
  Attachment H - Pilot-Scale Field Testing Plan (if proposed)
  Attachment I -Measures for Minimizing Surface Stream Contamination

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

Attachment A



Sunland GROUP

PREP SCHOOL
MORNINGSTAR
LIBERTY HILL

| Attachment A |
ROAD MAP

Attachment B

PROPERTY BOUNDARY

Edwards Aquifer Contributing Zone

Project Location

Santa Rita Ranch

LEANDER

Produced by the United States Geological Survey

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

Imagery.....NAIP, August 2016 - November 2016
Roads.....U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2021
Contours.....National Elevation Dataset, 2004
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

0 0.5 1 Kilometers

0 2,000 4,000 Feet

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

ADJOINING QUADRANGLES
1 Mahomet
2 Florence
3 Cobbs Cavern
4 Liberty Hill
5 Georgetown
6 Nameless
7 Leander
8 Round Rock

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

LEANDER NE, TX
2022

Sunland GROUP

THE PREP
Morningstar Ranch

| ATTACHMENT B |
USGS QUADRANGLE MAP

Attachment C

WATER POLLUTION ABATEMENT PLAN
GENERAL INFORMATION

ATTACHMENT C

PROJECT NARRATIVE

This project area is situated within the Middle San Gabriel River Watershed which is within the Brazos River Basin. This area is within the Edwards Aquifer Recharge Zone. No development will occur in the FEMA floodplain and no part of the property area is within the FEMA 100-year floodplain per Flood Insurance Rate Map (FIRM) Panel No. 48491C0489F for Williamson County, Texas, effective date December 20, 2019.

The customer, *TR4 Holding 1 LLC* is developing a 1.86-acre undeveloped commercial site on Lot 5 of 12 Oaks Village Final Plat and is referred to as "The Prep School at Morningstar Ranch". The project is located at southwest corner of Kauffman Loop and Omega Ranch Road in Georgetown, Texas. The project site is bound to the south and the west by other commercial sites. See Attachments A and B for location overview maps. The development is being completed in one phase for the 13,700 square foot building for a daycare consisting of building rooftops, parking, sidewalks, and other impervious cover. The additional cover this project creates triggers this WPAP. A Jellyfish stormwater quality vault is proposed to treat the stormwater runoff for this site and is sized and located at the low point of the project for connection to an existing 24" stormpipe that is stubbed to the Prep School property as part of the 12 Oaks Village project that has a WPAP and SCS approved as Edwards Aquifer Program ID 11003650 and 11003650 dated November 10, 2023. The Geologic Assessment was completed in September 2014 and we have permission to utilize it for this project per an email on May 18, 2023 between Vasili Triant (Owner of Lot 5 and Owner of TR4 Holding LLC), Joel Bock at Sunland Group and Tom Mote at JW Development (Seller of Lot 5 that The Prep School is on) and also a phone conversation on June 14, 2024 between Joel Bock at Sunland Group and James Killian at Horizon Environmental (the Geologist that prepare the Assessment).

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: Joel Bock, Project Manager with Sunland Group

Date: May 20, 2024

Signature of Customer/Agent:

Regulated Entity Name: The Prep School of Morningstar Ranch

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):1.86

3. Estimated projected population:20 Employees and 80 Students

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	13,700	÷ 43,560 =	0.314
Parking	18,100	÷ 43,560 =	0.416
Other paved surfaces	25,110	÷ 43,560 =	0.576
Total Impervious Cover	56,910	÷ 43,560 =	1.31

Total Impervious Cover 1.31 **÷ Total Acreage** 1.80 **X 100 =** 73**% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100% Domestic	500 Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 500	

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 City of Liberty Hill WWTP (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48491C0275E Dated Sept 26, 2008 for Williamson County

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

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

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

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

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

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

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

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

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

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

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

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

26. ☐ Surface waters (including wetlands).

    ☒ N/A

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

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

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

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

Attachment A

WATER POLLUTION ABATEMENT PLAN

ATTACHMENT A

FACTORS AFFECTING SURFACE WATER QUALITY

Certain factors that could affect the surface water quality are the suspended solids, such as oil, grease, gas, transmission fluids, concrete washout water, and/or other car fluids forming from the construction activity taking place. Also, when construction is complete, motorists entering the site could also be responsible for the same suspended solids mentioned on the concrete pavement. Drainage from this site starts at the northernwestern edge of the property and flows southeast.

Attachment B

WATER POLLUTION ABATEMENT PLAN

ATTACHMENT B

VOLUME AND CHARACTER OF STORMWATER

Below is a summary of the existing and proposed runoff calculations for the project site. The calculations were performed using HEC HMS.

This section summarizes the existing and proposed drainage characteristics proposed across the project site.

Existing Drainage Characteristics

There is 1 offsite drainage area that flows though the project area for The Prep School on Lot 5, 12 Oaks Village Final Plat. This offsite drainage area is the ROW ditch area of the south side of Kauffman Loop road. Within the site, the existing undeveloped 1.86-acre site drains into a 4 sided area inlet and into a 30" RCP stormpipe to a regional detention pond installed by the 12 Oaks Village project.

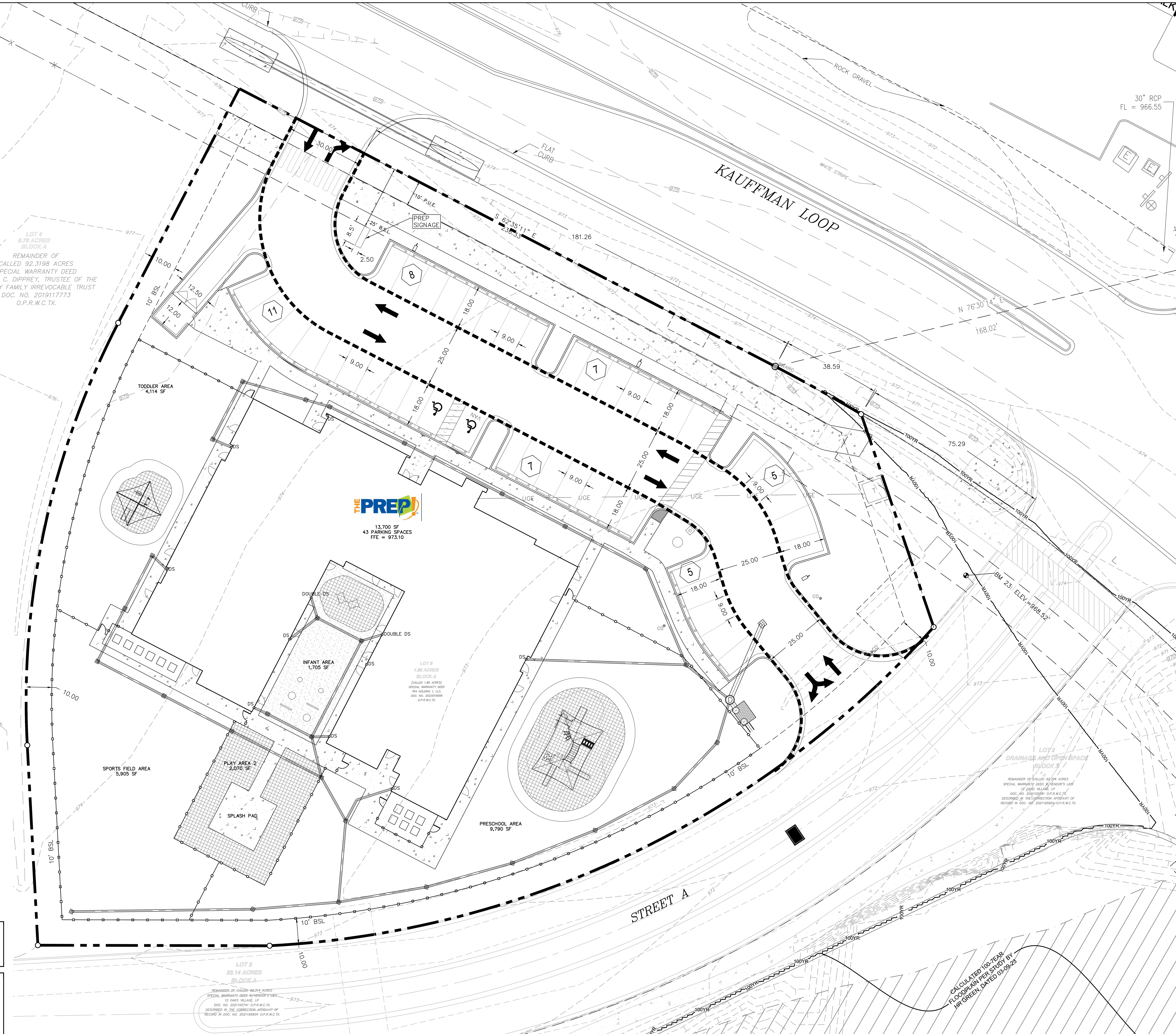
Proposed Drainage Characteristics

The project proposing development on Lot 5, 12 Oaks Village, will add 1.31 acres of impervious cover, and the proposed water quality system is designed to treat the required amount of stormwater to remove enough TSS for the new development. To be able to utilize the site to its potential, stormwater treatment does not happen at the regional detention pond on Lot 3, rather at a Jellyfish system that will be installed at the southeast corner of Lot 5, the Prep School land.

For water quality purposes, the Prep School project is calculated at 73% impervious cover, it's actual and final amount.

For detention purposes, the Prep School project is calculated at 80% impervious cover, and the regional pond is sized for this amount.

See Proposed Prep School site development plans for the Proposed Drainage Sheet for additional hydrologic/hydraulic information.



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

CAUTION:

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ANY UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

P:\2023042_Liberty Hill_Prep School Daycare\Design\02_Sheets\2023042-SI01

N

SCALE: 1:20 (0 — 20 — 120 Feet)

LEGEND

- (S60°00'E 331.65') RECORD INFORMATION
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT/ SETBACK
- EXISTING GRAVEL WALKING PATH
- EXISTING LIGHT POLE & ELECTRICAL BOX
- PEDERNALES ELECTRIC TRANSFORMER
- BUILDING, DOOR, AWNING & COLUMNS
- A/C UNITS WITH SCREEN WALL
- BUTTERSTICK LIMESTONE BLOCKS
- FIRE LANE STRIPING
- TYPICAL 6" CURB TRANSITIONED TO ZERO CURB
- ACCESSIBLE PARKING, SIGNAGE, WHEEL STOP & PAVEMENT STRIPING
- PARKING COUNT
- ADA ROUTE
- 48" IRON FENCING
- 10' GATE ON 48" IRON FENCING
- DUMPSTER & ENCLOSURE
- CONCRETE SIDEWALK

ISSUED FOR	REV	DATE

Sunland GROUP
TBPE Registration #F-4115
505 E Huntland Dr, Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

THE PREP! SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

SITE PLAN

STATE OF TEXAS
JOEL R. BOCK
98441
LICENSED
PROFESSIONAL ENGINEER
5-7-24

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

Geologic Assessment

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

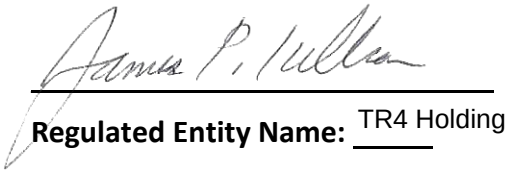
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

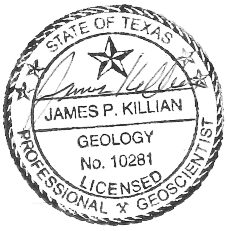
Print Name of Geologist: James Killian Telephone: 512 328 2430

Date: 17 June 2024 Fax: 512 328 1804

Representing: _____ (Name of Company and TBPG or TBPE registration number)

Signature of Geologist: Horizon Environmental Services and TBPG Form Registration No. 50679





Regulated Entity Name: TR4 Holding 1 LLC

Project Information

Date(s) Geologic Assessment was performed: 10, 13, and 23 June 2014; 6 and 7 August 2014; and 17 September 2014

2. Type of Project:

- [X] WPAP
- [ ] SCS
- [ ] AST
- [ ] UST

3. Location of Project:

- [X] Recharge Zone
- [ ] Transition Zone
- [ ] Contributing Zone within the Transition Zone

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

5. [X] 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 Units, Infiltration Characteristics & Thickness		
Soil Name	Group*	Thickness (feet)
CfB - Crawford clay, 1-3% slopes	D	1 - 2
FaA - Fairlie clay, 0-1% slopes	D	1 - 2
FaB - Fairlie clay, 1-2% slopes	D	1 - 2
GeB - Georgetown clay loam, 0-2% slopes	D	2 - 3
GsB - Georgetown stony clay loam, 1-3% slopes	D	1 - 2

** 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. [X] **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. [X] **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. [X] **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" = 400 '
   Site Geologic Map Scale: 1" = 400 '
   Site Soils Map Scale (if more than 1 soil type): 1" = 1100 '

9. Method of collecting positional data:

   [X] Global Positioning System (GPS) technology.
   [ ] Other method(s). Please describe method of data collection: _____

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

11. [X] 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. "This statement is specific to Lot 5, The Prep School of Morningstar Ranch"

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.

Horizon™
Environmental Services, Inc.

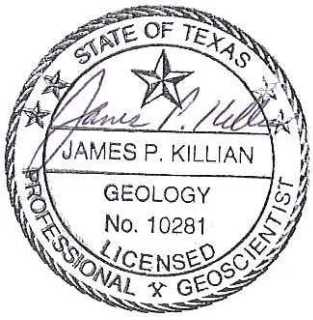
GEOLOGIC ASSESSMENT
MORNINGSTAR RANCH (DIPPREY TRACT)
LEANDER, WILLIAMSON COUNTY, TEXAS
HJN 140011 GA

PREPARED FOR:

MARLIN ATLANTIS GROUP
DALLAS, TEXAS

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES, INC.
TBPG FIRM REGISTRATION NO. 50488



SEPTEMBER 2014

CORPORATE HEADQUARTERS
1507 South IH 35 ★ Austin, Texas 78741 ★ 512.328.2430 ★ Fax 512.328.1804 ★ www.horizon-esi.com
Certified WBE/HUB/DBE/SBE

Horizon
Environmental Services, Inc.

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Horizon
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TCEQ GEOLOGIC ASSESSMENT FORM

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

REGULATED ENTITY NAME: Morningstar Ranch; Leander, Williamson County, Texas

TYPE OF PROJECT: X WPAP _ AST X SCS _ UST

LOCATION OF PROJECT: X Recharge Zone __ Transition Zone __ Contributing Zone

PROJECT INFORMATION

Figure 1 shows the Site Location and Edwards Aquifer Recharge Zone.

1. X Geologic or manmade features are described and evaluated using the attached **GEOLOGIC ASSESSMENT TABLE** provided in Appendix C.

2. X Soil cover on the project site is summarized in the table below (Table 1) and uses the Soil Conservation Service (SCS) Hydrologic Soil Groups* (*Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A*, SCS, 1986) (NRCS, 1975, and Werchan et al., 1983).

TABLE 1 – SURFACE SOILS

Soil Units, Infiltration Characteristics & Thickness		
Soil Name	Group*	Thickness (feet)
CfB - Crawford clay, 1-3% slopes	D	1 - 2
FaA - Fairlie clay, 0-1% slopes	D	1 - 2
FaB - Fairlie clay, 1-2% slopes	D	1 - 2
GeB - Georgetown clay loam, 0-2% slopes	D	2 - 3
GsB - Georgetown stony clay loam, 1-3% slopes	D	1 - 2

* 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.

3. X A **STRATIGRAPHIC COLUMN** is attached at the end of this form in the additional comments section and shows formations, members, and thicknesses. The

outcropping unit should be at the top of the stratigraphic column (Appendix A, Figure 5).

4. X A **NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY** is attached at the end of this form. The description must include a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure, and karst characteristics of the site.

5. X Appropriate **SITE GEOLOGIC MAP(S)** are attached in Appendix B:

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" = 400'
Site Geologic Map Scale	1" = 400'
Site Soils Map Scale (if more than 1 soil type)	1" = 1100'

6. Method of collecting positional data:
X Global Positioning System (GPS) technology.
_ Other method(s).

7. X The project site is shown and labeled on the Site Geologic Map (Appendix B).

8. X Surface geologic units are shown and labeled on the Site Geologic Map (Appendix B).

9. X Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map (Appendix B) and are described in the attached Geologic Assessment Table (Appendix C).

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

10. X The Recharge Zone boundary is shown and labeled, if appropriate (Appendix A, Figure 2).

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

_ There are ___ (#) wells and ___ test wells present on the project site, and the locations are shown and labeled. (Check all of the following that apply.)
  _ The test well is not in use and has 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.

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

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Environmental Services, Inc.

ADMINISTRATIVE INFORMATION

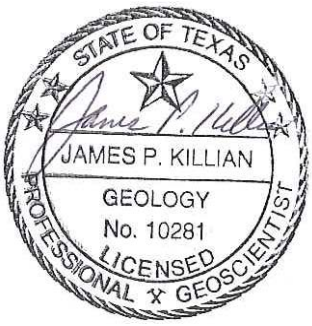
12. X Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies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

Date(s) Geologic Assessment was performed: 10, 13, and 23 June 2014; 6 and 7 August 2014; and 17 September 2014
Date(s)

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 213.

For Horizon Environmental Services, Inc.

James Killian, PG[1]
Print Name of Geologist



(512) 328-2430, Ext. 112
Telephone

(512) 328-2633
Fax

Signature of Geologist

18 September 2014
Date

Representing: Horizon Environmental Services, Inc., Austin, Texas

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

[1] Registered Professional Geologist, State of Texas

Horizon
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APPENDIX A

SITE GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Morningstar Ranch; SH 29; 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)	DIM	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	
F-1	30.65743	-97.80857	SH	20	Ked	7	7	1.5	--		--	--	C,F,O	12	32	X		X		Drainage
F-2	30.642261	97.818755	SC	20	Ked	2	1.5	0.5	--		--	--	C,F,O	10	30	X		X		Hillside
F-3	30.64369	-97.82655	SH	20	Ked	11	9	2	--		--	--	C,F,O	28	48		X	X		Hilltop
F-4	30.64388	-97.82603	SH	20	Ked	9	6	2	--		--	--	C,F,O	10	30	X		X		Hilltop
M-1	30.475226	-97.687841	MB	30	Ked	300	60	7	--		--	--	C,F,O	5	35	X		X		Drainage
M-2	30.64997	-97.82309	MB	30	Ked	300	50	6					C,F,O	5	35	X		X		Drainage
M-3	30.65704	-97.81167	MB	30	Ked	100	60	5					C,F,O	5	35	X		X		Drainage
M-4	30.65154	-97.81226	MB	30	Ked	50	50	4					C,F,O	5	35	X		X		Drainage
M-5	30.64884	-97.8171	MB	30	Ked	75	50	4					C,F,O	5	35	X		X		Drainage

* DATUM:_____

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

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

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

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

Date : August 15, 2014

Sheet 1 of 1

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

Horizon
Environmental Services, Inc.

APPENDIX B

STRATIGRAPHIC COLUMN

TCEQ GEOLOGIC ASSESSMENT
ADDITIONAL COMMENTS

1.0 INTRODUCTION AND METHODOLOGY

This report and the planned abatement measures are intended to fulfill Texas Commission on Environmental Quality (TCEQ) reporting requirements (TCEQ, 1999). This geologic assessment includes a review of the site for potential aquifer recharge and documentation of general geologic characteristics for the subject site. Horizon conducted the necessary field and literature studies according to TCEQ Instructions to Geologists for completing Geologic Assessments within the Edwards Aquifer Recharge Zone (TCEQ, 2004).

Horizon walked transects spaced less than 50 feet apart and mapped the location of features using a subfoot accurate Trimble GeoHX handheld GPS and post-processed data utilizing aerial photographs, topographic maps, and GPS Pathfinder Office software. Horizon also searched the area around any potential recharge features that were encountered to look for any additional features.

The Geologic Assessment Table in Appendix C provides a description of any features that meet the TCEQ definition of potential recharge features (TCEQ, 2004). Features that do not meet the TCEQ definition, which include surface weathering, karren, or animal burrows, were evaluated in the field and omitted from this report. While walking transects, Horizon removed loose rocks and soil (by hand), when necessary, to preliminarily assess each feature's subsurface extent. However, labor-intensive excavation was not conducted.

The results of this survey do not preclude the possibility of finding subsurface voids or abandoned test or water wells during the clearing or construction phases of the proposed project. If a subsurface void is encountered during any phase of the project, construction should be halted until the TCEQ (or appropriate agency) is contacted and a geologist can investigate the feature.

2.0 ENVIRONMENTAL SETTING

2.1 LAND USE

The current use of the subject site is undeveloped rangeland, woodlands, and agricultural land with local electrical and water utilities. The subject site consists of approximately ±530 acres that are currently used to raise beef cattle in west-central Williamson County, Texas. Access to the site is along State Highway 29 (Appendix A, Figure 1). Surrounding land use is predominantly undeveloped rangeland and/or rural residential.

2.2 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently to moderately sloping terrain within the Middle Fork of the San Gabriel River watershed (Appendix A, Figures 2 and 3). Surface elevations on the subject site vary from a minimum of approximately 940 feet above mean sea level (amsl) at the northeastern portion of the property corner to a maximum of approximately 1020 feet amsl at the western limits of the proposed right-of-way (ROW) connector (Kauffman Loop) to Ronald Reagan Boulevard. Drainage on most of the site occurs primarily by overland sheet flow in multiple directions based on location near several unnamed tributaries of the Middle Fork of the San Gabriel River.

2.3 EDWARDS AQUIFER ZONE

As shown in Appendix A, Figure 2, the subject site is found within the Edwards Aquifer Recharge Zone, as mapped by TCEQ Recharge Zone Boundary Maps (TCEQ, 2014).

2.4 SURFACE SOILS

Mapping by the Natural Resources Conservation Service (NRCS, 2014) shows approximately 5 soil mapping units within the subject site (Appendix A, Figure 4) associated with the soil series described below.

Crawford clay, 1 to 3% slopes (CfB): This gently sloping soil is on mesas, foot slopes, and at the head of drainage ways on uplands. Typically, the uppermost layer is neutral clay about 27 inches thick. It is brown in the upper 6 inches and dark reddish brown below that. The underlying material is whitish, fractured hard limestone. This soil is well drained, and the available water capacity is low. When the soil is dry and cracked, permeability is rapid; but when the soil is wet and the cracks are closed, permeability is very slow. Runoff is medium.

Fairlie clay, 0 to 1% slopes (FaA) and 1 to 2% slopes (FaB): This nearly level soil is on broad plateaus, slightly depressed areas near the head of drains, and in shallow valleys on uplands. Typically, this soil has a dark gray clay upper layer about 36 inches thick. The layer below that, which extends to about 46 inches, is gray clay. The underlying material to a depth of 55 inches is weakly cemented limestone interbedded with limy material. This soil is calcareous and moderately alkaline. This soil is moderately well drained. When dry, it has wide cracks, and water enters it rapidly. However, when this soil is wet and the cracks are sealed, water enters it very slowly. Surface runoff is slow when this soil is dry and cracked. The available water capacity is high and erosion is a slight hazard.

Fairlie clay, 1 to 2% slopes (FaB): This gently sloping soil is along broad flats and on the edges of drainageways on uplands. Typically, this soil has a dark gray clay upper layer about 21 inches thick. The layer below that, to 46 inches, is clay that is gray in the upper part and dark grayish brown in the lower part. The underlying material is weakly cemented limestone interbedded with limy material. This soil is calcareous and moderately alkaline throughout. This soil is moderately well drained. When dry, this soil cracks extensively, and water enters it rapidly. When this soil is wet and

the cracks are closed, water enters the soil very slowly. Runoff is medium. The available water capacity is high. Erosion is a slight hazard.

Georgetown clay loam, 0 to 2% slopes (GeB): This nearly level to gently sloping soil is on uplands. Most areas are irregular in shape and range from 10 to 50 acres. Typically, the surface layer is slightly acidic, brown clay loam about 7 inches thick. The subsoil extends to about 35 inches; it is neutral to slightly acidic, reddish brown clay in the upper part and cobbly clay in the lower part. The underlying material is indurated limestone that has limy earth imbedded in the crevices. This soil is well drained. Permeability is slow. Surface runoff is medium. The available water capacity is low.

Georgetown stony clay loam, 1 to 3% slopes (GsB). This gently sloping soil is mostly on the higher parts of uplands. Typically, this soil has a slightly acidic, brown stony clay loam surface layer about 7 inches thick and few to common stones on or near the surface. The subsoil, which extends down to a depth of about 35 inches, is neutral, reddish brown clay in the upper part and slightly acidic, reddish brown cobbly clay in the lower part. The underlying material is indurated, fractured limestone that has clay loam in crevices and fractures. This soil is well drained. Permeability is slow, and surface runoff is medium. The available water capacity is low. Reaction is neutral to slightly acidic. The erosion hazard ranges to slight.

2.5 GEOLOGY

A review of existing literature shows most of the subject site is underlain by the undifferentiated Edwards Limestone Formation (Ked) (Bureau of Economic Geology [UT-BEG, 1995]) with an estimated maximum thickness of about 40 feet at higher elevations located along the west-southwest side. In addition, Quaternary-age terrace deposits (terraces along streams [Qt]) occur at the highest elevations located near the west and central portions of the subject site with an estimated thickness of less than 20 feet. In general, the rock strata beneath the site dip to the southeast at about 10 to 30 feet per mile.

The subject site is located several miles west of the Balcones Fault Zone, and available geologic reports indicate the immediate area has not been affected by geologically inactive, normal faulting. A normal fault is an inclined fault in which the hanging wall appears to have slipped downward relative to the footwall. The nearest mapped fault is about 2 miles west of the site, and strikes N30°E (UT-BEG, 1995).

Table 2 depicts the stratigraphic relationship and approximate thicknesses of the uppermost geologic unit found at the subject site.

TABLE 2 – GEOLOGIC STRATIGRAPHIC COLUMN

Geologic Period	Hydrologic Unit	Geologic Unit	Geologic Member	Approximate Thickness (feet)	Description
Quaternary	--	Terraces along streams (Qt)	--	Up to 20	Gravel, sand, silt, and clay in various proportions with gravel more prominent in the older, higher terraces. Eroded fragments of dolomite, limestone, and chert from the Edwards Plateau; sand mostly quartz. No cave development.
Lower Cretaceous	Edwards Aquifer	Edwards Formation (Ked)	--	40	Gray to light brownish-gray, thin to medium-bedded, dense, dolomite, dolomitic limestone, and limestone containing rudists (long, conical bivalves). Gray to black chert is common. Low to moderate cave development.
Lower Cretaceous	Edwards Aquifer	Comanche Peak Formation (Kc)	--	50	Gray to very light brown, fine-grained, nodular limestone, marly limestone, and marl. No cave development.
Lower Cretaceous	Confining Unit	Walnut Formation (Kwa)	--	175	Composed of 4 thinly bedded limestone and marl members (Keys Valley Marl, Cedar Park Limestone, Bee Cave Marl, and Bull Creek Limestone). Uppermost member is Keys Valley Marl, fine- to very fine-grained, cream colored, fossiliferous marl with some thin interbeds of soft limestone. Low cave development.

2.6 WATER WELLS

A search was made for water wells on and within 0.5 miles of the subject site. A review of the records of the TCEQ and the Texas Water Development Board (TWDB) revealed no water wells at the subject site or within 0.5 miles from the subject site (TWDB, 2014). No evidence of water wells was present on the subject site during the field investigation. The results of this survey do not preclude the existence of an abandoned well.

Abandoned wells must be capped or properly abandoned according to the Administrative Rules of the Texas Department of Licensing and Regulation, 16 Texas Administrative Code (TAC), Chapter 76, effective 3 January 1999. A plugging report must be submitted (by a licensed water well driller) to the Texas Department of Licensing and Regulation, Water Well Driller's Program, Austin, Texas. If a well is intended for use, it must comply with 16 TAC §76.

2.7 GEOLOGIC AND MANMADE FEATURES

Field surveys of the subject site were conducted by a licensed Horizon geologist on 10, 13, and 23 June 2014; 6 and 7 August 2014; and 17 September 2014. Four natural geologic features (F-1 to F-4) were identified within the subject site. Five manmade features (M-1 to M-5) (all are stock

ponds) were observed at the subject site. These stock ponds appear to have been constructed over several years ago and are located within various unnamed tributaries of the Middle Fork of the San Gabriel River. Based on the presence of thick deposits of predominately very fine-grained (clay) fluvial sediments, all of the manmade features have very low relative infiltration rates.

Geologic Feature F-1: Sinkhole measuring approximately 7 feet in diameter x 1.5 feet deep with 2 drainage portal openings (1 foot in diameter x 1 to 1.5 feet deep) located along its clay and rock-laden floor. No air flow conductivity was noted at the openings. Probing with a steel rod encountered clay soil and cobbles about 2 feet below the feature's floor. On 6 August 2014, Horizon staff excavated an area about 6 feet long x 4 feet wide x 5 feet deep near the center of the sinkhole. No voids and/or drainage portals were observed along its floor or walls, and probing with a steel rod encountered very dense, weathered soil and rock about 2 feet below the lowest point of the excavation. Excavation was partially refilled due to the presence of livestock on the site. This feature has a low infiltration rate and a surface runoff catchment of less than 0.1 acres.

Geologic Feature F-2: Solution cavity measuring approximately 2 feet long x 1.5 feet wide x 0.5 feet deep with a semi-open drainage portal amongst loose rocks and soil. No air flow conductivity was noted at the opening. Probing with a steel rod encountered loose clay soil and cobbles about 1 foot below the feature's floor. On 6 August 2014, Horizon staff excavated an area about 5 feet long x 2 feet wide x 5.5 feet deep near the center of the feature. No voids and/or drainage portals were observed along its floor or walls, and probing with a steel rod encountered very dense, weathered soil and rock about 2 feet below the lowest point of the excavation. Excavation was refilled to existing grade due to the presence of livestock on the site. This feature has a low infiltration rate and a surface runoff catchment of less than 0.1 acres.

Geologic Feature F-3: Upland sinkhole measuring approximately 11 feet long x 9 feet wide x 2 feet deep with 2 drainage portal openings located along the edge of a rock headwall. Slight air flow conductivity was noted at the openings. Probing with a steel rod encountered loose cobbles and soil about 3 feet below the feature's floor. On 6 and 7 August 2014, Horizon staff excavated an area (6 feet long x 3 feet wide x 4.5 feet deep) along the north side of the rock headwall and discovered a low, horizontal bedding plane void (4 feet long x 3 feet wide x 1 to 0.3 feet high) about 2 feet below the surface that slopes down toward the south. No other voids and/or drainage portals were observed along the excavated floor or walls. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature F-4: Upland sinkhole measuring approximately 9 feet long x 6 feet wide x 2 feet deep with 2 semi-open drainage portal openings (0.8 feet in diameter and 0.9 feet in diameter x 1 foot deep) amongst loose clay and cobbles. No air flow conductivity was noted. Probing with a steel rod encountered firm clay soil and cobbles about 2 feet below the feature's floor. On 6 August 2014, Horizon staff excavated an area about 5 feet long x 3 feet wide x 3 feet deep near the center of the sinkhole. No voids and/or drainage portals were observed along its floor or walls, and probing with a steel rod encountered very dense, weathered soil and rock about 2 feet below the lowest point of the excavation. Excavation was partially refilled due to the presence of livestock on the site. This feature has a low infiltration rate and a surface runoff catchment of less than 0.1 acres.

A map detailing site geology and the location of the geologic features is provided in Appendix B. Further information pertaining to the geologic features is provided in the Geologic Assessment Table (Appendix C). Photographs of the geologic features are also provided in Appendix D.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Four natural geologic features and 5 manmade features were identified at the subject site. All of the features were evaluated for their potential to be significant pathways for fluid movement into the Edwards Aquifer. The Geologic Assessment Table (Appendix C) summarizes this evaluation and assigns each feature's sensitivity a total point value. Those with a point value of 40 or higher are deemed to be sensitive groundwater recharge features and should be protected during site development pursuant to TCEQ rules for protection of the Edwards Aquifer (30 TAC 213).

One geologic feature (F-3) has been evaluated as sensitive for groundwater recharge capability and would therefore require a TCEQ protective setback buffer. In general, a protective buffer encompassing a sensitive feature is recommended to meet the TCEQ guidance for a setback of at least 50 feet in all directions from the feature's areal extent (perimeter), plus its watershed catchment up to 200 feet from the perimeter of the feature. Three geologic features (F-1, F-2, and F-4) have been evaluated as non-sensitive for groundwater recharge capability and would therefore not require TCEQ protective setback buffers. No further action is recommended for these non-sensitive geologic features.

Five manmade features (M-1 to M-5) have been evaluated as non-sensitive for groundwater recharge capability and would therefore not require TCEQ protective setback buffers. No further action is recommended for these non-sensitive manmade features.

The site appears generally well-suited to development prospectus. It should be noted that soil and drainage erosion would increase with ground disturbance. Native grasses and the cobbly content of the soil aid to prevent erosion. Soil and sedimentation fencing should be placed in all appropriate areas prior to any site construction activities.

Because the project site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. The nature of the sub-grade is fault-influenced, which can result with variable-sized voids in materials that may otherwise not be noted as void or cave forming. If any subsurface voids are encountered during the proposed development, construction should halt immediately so that a geologist may assess potential for the void(s) to provide meaningful recharge to the Edwards Aquifer.

4.0 REFERENCES

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(USGS) US Geological Survey. 7.5-minute series topographic maps, Leander, Texas, quadrangle, 1987.

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(Werchan et al.) Werchan, L. E., and J. L. Coker. Soil survey of Williamson County, Texas. Soil Conservation Service, US Department of Agriculture, Washington, D.C. 1983.

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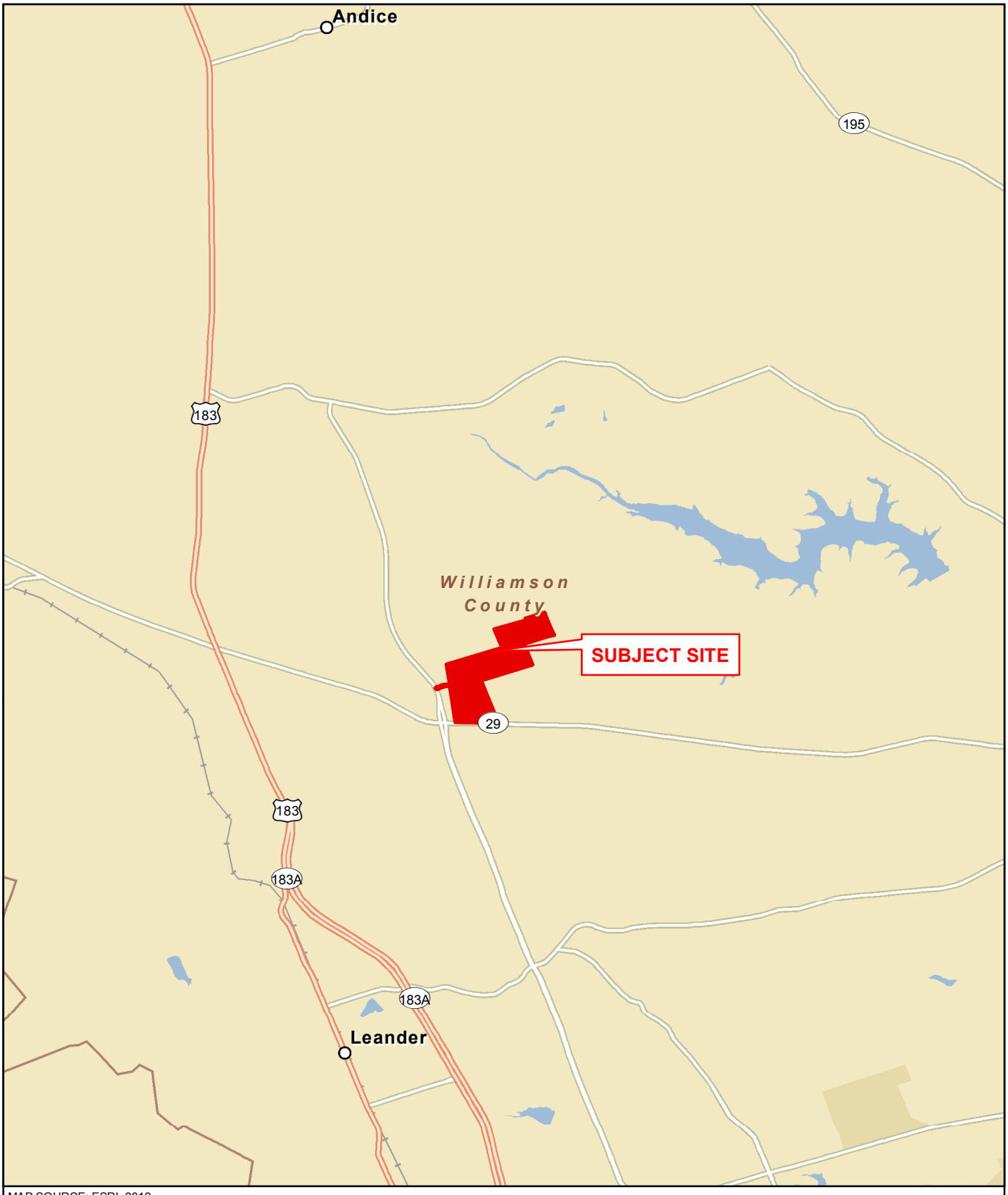
APPENDIX C

SITE GEOLOGY



140011 - 530-Acre Dipprey Tract Pl\Graphics\GA\140011A01GA_Vicinity Map.mxd | REM | 07-15-2014 | CEC | 9-17-2014

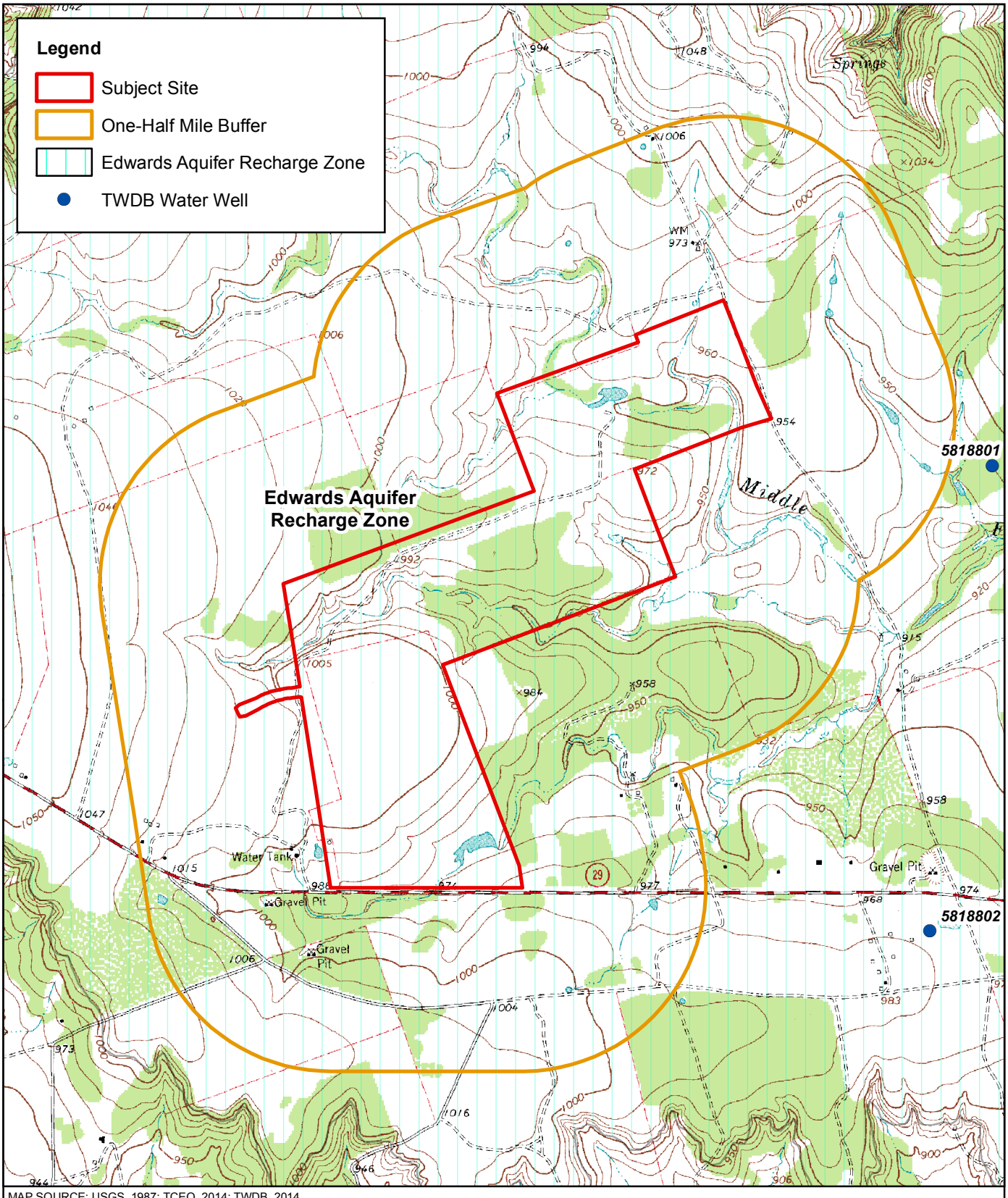
MAP SOURCE: ESRI, 2012.

0 1 2
Miles

Horizon
Environmental Services, Inc.

APPENDIX C, FIGURE 1

VICINITY MAP
MORNINGSTAR RANCH
GEORGETOWN,
WILLIAMSON COUNTY, TEXAS



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MAP SOURCE: USGS, 1987; TCEQ, 2014; TWDB, 2014.

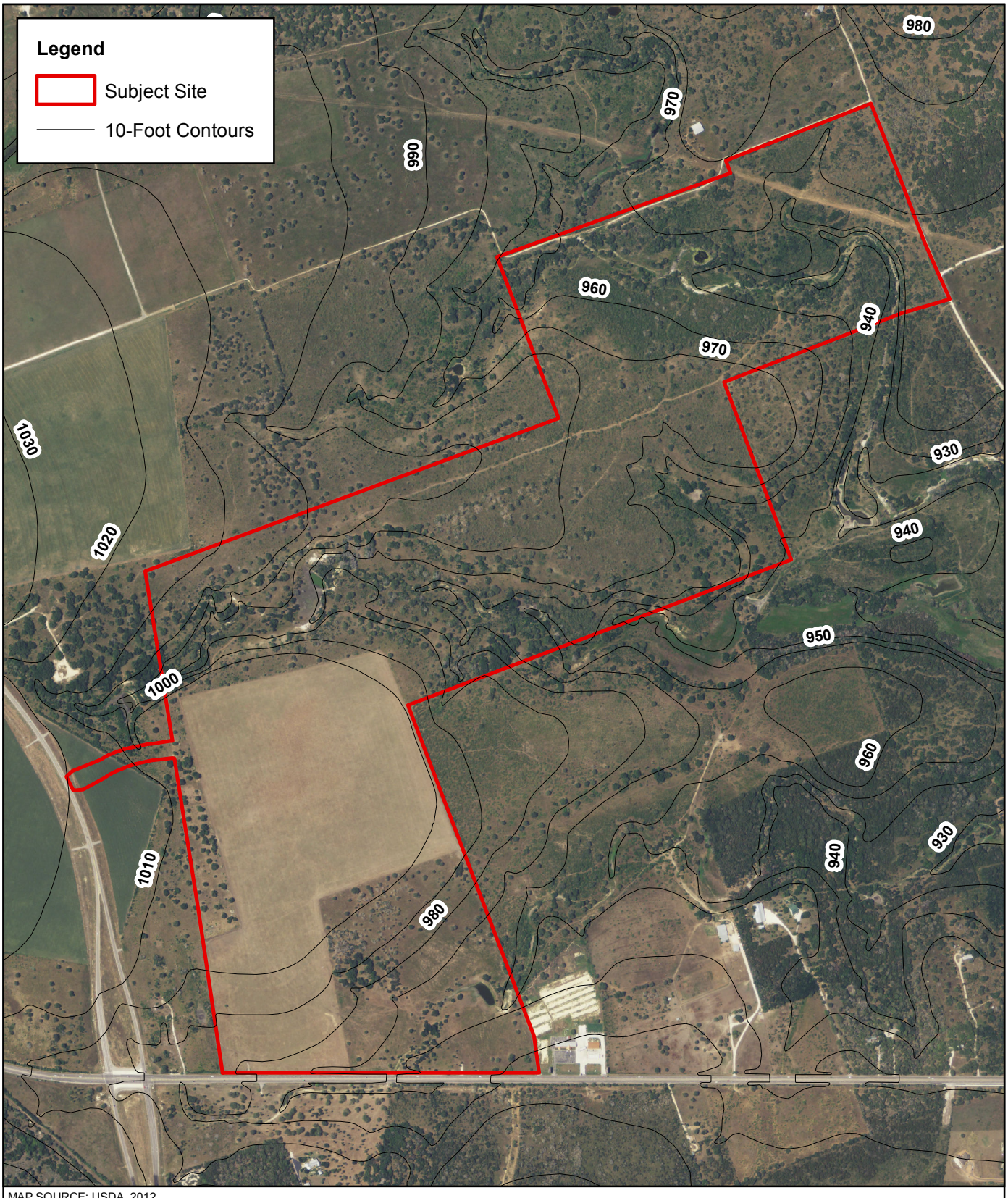
0 1,000 2,000
Feet

Horizon Environmental Services, Inc.

APPENDIX C, FIGURE 2

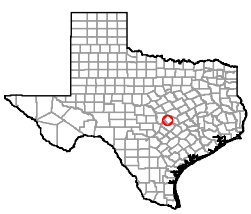
TOPOGRAPHY AND
HYDROGEOLOGY MAP
MORNINGSTAR RANCH
GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

140011 - 530-Acre Dipprey Tract P\Graphics\GA\140011A03GA_Topo.mxd | REM | 07-15-2014 | CEC | 9-15-2014



MAP SOURCE: USDA, 2012.

0 550 1,100
Feet



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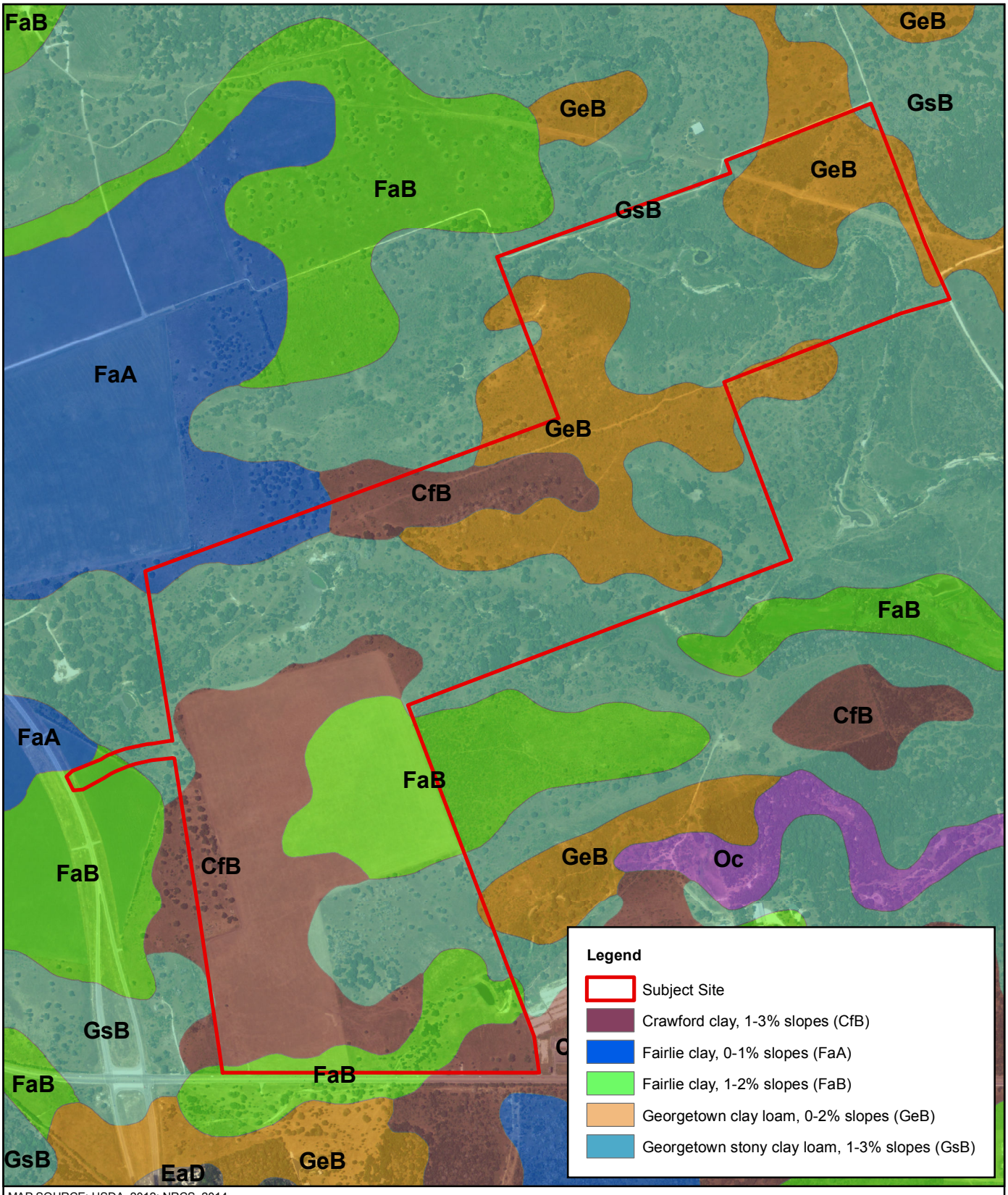
APPENDIX C, FIGURE 3

SITE TOPOGRAPHY MAP
MORNINGSTAR RANCH
GEORGETOWN,
WILLIAMSON COUNTY, TEXAS



140011 - 530-Acre Dipprey Tract PI\Graphics\GA\140011A04GA_Soils.mxd | REM | 07-15-2014 | CEC | 9-15-2014

MAP SOURCE: USDA, 2012; NRCS, 2014.

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

0 550 1,100
Feet

Horizon
Environmental Services, Inc.

APPENDIX C, FIGURE 4

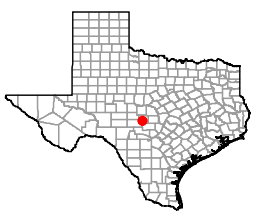
SURFACE SOILS MAP
MORNINGSTAR RANCH
GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

Geologic Unit	Hydrologic Unit	Approx. Thickness at Project Site (ft)	Elevation (ft msl)	Depth (ft)
			1020	0
Terraces along streams (Qt)	-	20		
			1000	20
Edwards Formation (Ked)	Edwards Aquifer	40		
			960	60
Comanche Peak Formation (Kc)		50		
			910	110
Walnut Formation (Kwa)	Confining Unit	175		
			735	285

Note: Unit elevation and thickness given with respect to a ground surface elevation of 1020 ft on the western limit of proposed ROW connector (Kauffman Loop) at the project site.

Horizon Environmental Services, Inc.

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST



APPENDIX C, FIGURE 5

STRATIGRAPHIC COLUMN
APPROXIMATELY 530-ACRE
MORNINGSTAR RANCH
GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

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Environmental Services, Inc.

APPENDIX D

SITE GEOLOGIC MAP

140011 - 530-Acre Dipprey Tract PI\Graphics\GA\140011D01GA_SGM.mxd | REM | 07-21-2014

Qt

Qt

Ked

Qt

Ked

F-1

M-3

M-4

M-2

M-5

F-4

F-3

F-2

M-1

Legend

- Geologic Features
- Subject Site
- ROW Connector
- Manmade Features
- Terraces along streams (Qt)
- Edwards Formation (Ked)

MAP SOURCE: UT-BEG, 1974; USDA, 2012.

STATE OF TEXAS
JAMES P. KILLIAN
GEOLOGY
No. 10281
LICENSED
PROFESSIONAL GEOSCIENTIST

0 200 400
Feet

Scale: 1" = 400'

APPENDIX D, FIGURE 1

SITE GEOLOGIC MAP
MORNINGSTAR RANCH
GEORGETOWN,
WILLIAMSON COUNTY, TEXAS

Horizon
Environmental Services, Inc.

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APPENDIX E

SITE PHOTOGRAPHS

PHOTO 1
View of geologic feature F-1 (sinkhole), facing southwest

PHOTO 2
Close up view of F-1, after excavation

PHOTO 3
View of geologic feature F-2 (solution cavity), facing east

PHOTO 4
Close up view of F-2, after excavation

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PHOTO 5
View of geologic feature F-3 (sinkhole), facing north

PHOTO 6
View of F-3 after excavation, facing southeast

PHOTO 7
View of geologic feature F-4 (sinkhole), with two partially open drainage portals, facing down

PHOTO 8
Close up view of F-4, after excavation

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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: Joel Bock, Project Manager with Sunland Group

Date: May 20, 2024

Signature of Customer/Agent:

Regulated Entity Name: The Prep School of Morningstar Ranch

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: Middle Fork San Gabriel River

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Attachment A

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

ATTACHMENT A

SPILL RESPONSE ACTIONS

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

Due to the size of the project, with approximately 1.5 acres of site disturbance, minor spills may occur. 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 by using absorbent materials on small spills rather than hosing down or burying the spill.

The site superintendent will be informed that absorbent materials should be promptly removed and disposed of properly.

Should a spill occur, the following 3 steps will be followed: (1) Contain the spread of the spill. (2) Recover spilled materials. (3) Clean the contaminated area and properly dispose of contaminated materials.

Additionally, the superintendent will clean up leaks and spills immediately and they will 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.

To report an environmental emergency, discharge, spill, or air release, contact:

State Level

- State of Texas Spill-Reporting Hotline and the **SERC: 1-800-832-8224**—24 hours a day
- TCEQ Regional Office, Monday-Friday, 8:00 a.m.–5:00 p.m.

Federal Level

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

The TCEQ Table on the next page, will determine if a spill must be reported and under what rule.

ATTACHMENT A, continued

Spills: Reportable Quantities

Kind of Spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in 40 CFR 302.4	30 TAC 327
	into water	"Final RQ" or 100 lbs, whichever is less	
Any oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	30 TAC 327
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	as required by the Railroad Commission of Texas
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	Railroad Commission of Texas
Industrial solid waste or other substances	into water	100 lbs	30 TAC 327
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	30 TAC 334.75-81
	onto land	25 gallons or equal to the RQ under 40 CFR 302	30 TAC 327
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	30 TAC 327

Attachment B

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Potential sources of contamination at the site include:

1. Construction vehicles tracking mud onto the roadway.
2. Fueling of construction vehicles.
3. Short-term storage and use of fertilizers for use in establishing vegetation.
4. Placement of asphaltic products on the road.
5. Possible littering around the construction site.

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

Attachment C

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

Sequence of major activities:

1. Install temporary erosion controls and tree protection fencing prior to any clearing and grubbing. – 0.1 acres of disturbance

2. Rough grade site. – 1.5 acres of disturbance

3. Install roof drain storm sewer lines from building to existing inlet. – 1.5 acres of disturbance

4. Grade parking and pad to subgrade. – 1.5 acres of disturbance

5. Install first course base material. – 1.5 acres of disturbance

6. Install curb and gutter and lay final base course on all parking areas. – 1.5 acres of disturbance

7. Lay asphalt. – 1.5 acres of disturbance

8. Complete all underground installations and complete final grading. – 1.5 acres of disturbance

9. Complete permanent erosion control and plant trees, shrubs and other ground vegetation and remove temporary erosion controls. – 1.5 acres of disturbance

Attachment D

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

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

Stabilized Construction Entrance

Stabilized construction entrance constructed of open graded rock. See City of Georgetown Standard Detail on the Construction Plans for details on construction and installation.

Silt Fence

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

Tree Protection

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

Dust Control

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

Disturbed Area Minimization

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

Attachment E

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

ATTACHMENT E

REQUEST TO TEMPORARILY SEAL A FEATURE

NOT APPLICABLE to this project. No features are part of this site per the Geologic Assessment and any features discovered during construction will be properly coordinated with the TCEQ per the WPAP requirements.

Attachment F

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

ATTACHMENT F

STRUCTURAL PRACTICES

The site will be graded to allow storm water runoff to reach inlets and conveyed to the Jellyfish filter, designed as a permanent water quality feature.

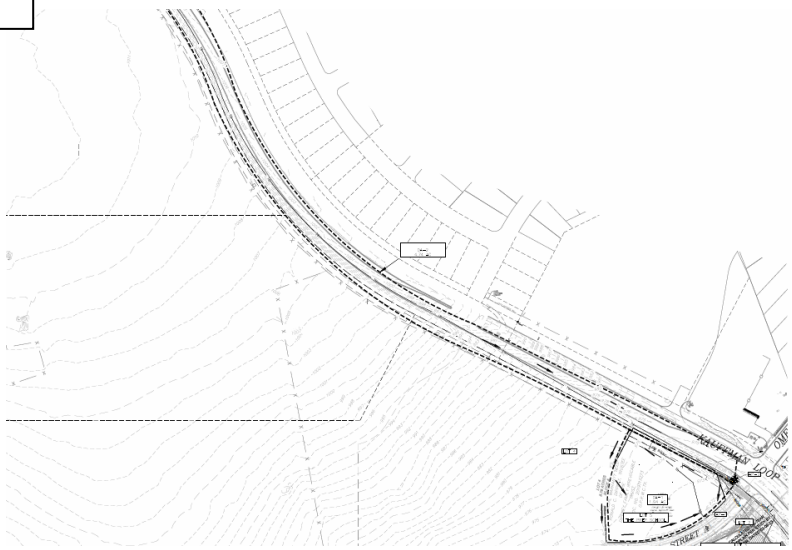
Attachment G

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

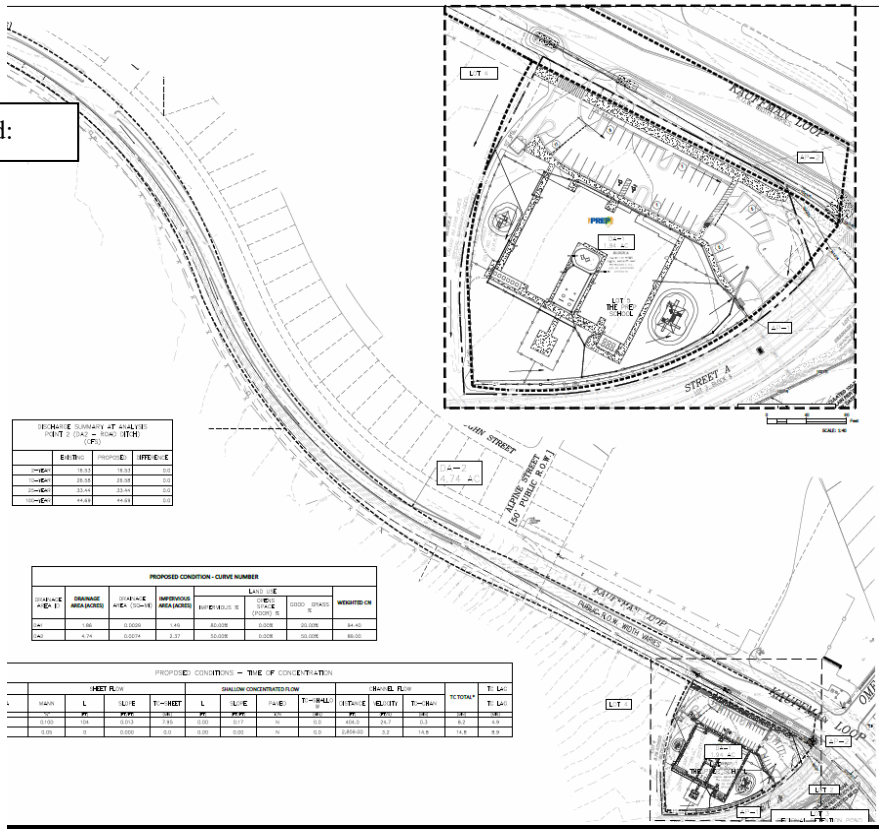
ATTACHMENT G

DRAINAGE AREA MAP

Existing:



Proposed:



Attachment H

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

ATTACHMENT H

TEMPORARY SEDIMENT POND(S) PLANS AND CALCULATIONS

No sedimentary ponds are proposed as there are less than 1 acre of contributing area per any drainage area. Proposed erosion controls (silt fence and inlet protections) will suffice for this project.

Attachment I

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

ATTACHMENT I

TEMPORARY BEST MANAGEMENT INSPECTION PRACTICES

Temporary Erosion and Sediment Control Best Management Practices (BMPs) shall be inspected per TCEQ requirements. The temporary BMPs shall be installed prior to any site preparation work (clearing, grubbing, or excavation).

Stabilized Construction Entrance

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

Silt Fence

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

Temporary Inlet Protection

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

Tree Protection

(1) If the soil has become compacted over the root zone of any tree, the ground should be aerated by punching holes with an iron bar. The bar should be driven 1- foot deep and then moved back and forth until the soil is loosened. This procedure should be repeated every 18 inches until all of the compacted soil beneath the crown of the tree has been loosened.
(2) Any damage to the crown, trunk, or root system of any tree retained on the site should be repaired immediately.
(3) Whenever major root or bark damage occurs, remove some foliage to reduce the demand for water and nutrients.
(4) Damaged roots should immediately be cut off cleanly inside the exposed or damaged area. Cut surfaces should be painted with approved tree paint, and moist peat moss, burlap, or topsoil should be spread over the exposed area.
(5) To treat bark damage, carefully cut away all loosened bark back into the undamaged area, taper the cut at the top and bottom, and provide drainage at the base of the wound.
(6) All tree limbs damaged during construction or removed for any other reason should be cut off above the collar at the preceding branch junction.
(7) Care for serious injuries should be prescribed by a forester or a tree specialist.
(8) Broadleaf trees that have been stressed or damaged should receive a heavy application of fertilizer to aid their recovery. Trees should be fertilized in the late fall (after November 1) or the early spring (until April 1). Fall applications are preferred, as the nutrients will be made available over a longer period of time. Fertilizer should be applied to the soil over the feeder roots. In no case should it be applied closer than 3 feet to the trunk. Fertilizer should be applied using approved fertilization methods and equipment.
(9) Maintain a ground cover of organic mulch around trees that is adequate to prevent erosion, protect roots, and hold water.

Attachment J

WATER POLLUTION ABATEMENT PLAN
TEMPORARY STORMWATER

ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

The following is a schedule of interim and permanent soil stabilization practices and the steps that include revegetation and installation of plantings and trees:

Prior to site disturbance	Install all tree protection fencing, inlet protection, temporary erosion. Install all sedimentation control features.
During construction	Maintain all temporary erosion and sedimentation control structures. Inspect all temporary erosion and sedimentation control structures on a weekly basis and after all rain events.
After completion of construction	Revegetate per plan and install all trees and plantings. Install all permanent erosion and sedimentation controls. Soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has ceased for more than 21 days.
After completion of permanent erosion and sedimentation	Remove all temporary erosion and sedimentation control features.

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: Joel Bock, PE

Date: May 20, 2024

Signature of Customer/Agent

Regulated Entity Name: The Prep School of Morningstar Ranch

Permanent Best Management Practices (BMPs)

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

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

   [ ] N/A

2. [X] 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.

   [X] 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.
- [X] 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. [X] **Attachment C - BMPs for On-site Stormwater**.

   - [X] 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.

   [X] N/A

9. [X] 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.

   - [X] 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. [X] **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:

    - [X] Design calculations (TSS removal calculations)
    - [X] TCEQ construction notes
    - [X] All geologic features
    - [X] All proposed structural BMP(s) plans and specifications

    [ ] N/A

11. [X] **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:

    [X] Prepared and certified by the engineer designing the permanent BMPs and measures
    [X] Signed by the owner or responsible party
    [X] Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
    [X] 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.

    [X] N/A

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

    [ ] N/A

Attachment A

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER

ATTACHMENT A

20% OR LESS IMPERVIOUS COVER

NOT APPLICABLE TO THIS SITE

Attachment B

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER

ATTACHMENT B

PERMANENT BMPs FOR UPGRADIENT STORMWATER

No upgradient stormwater enters the site in existing or proposed conditions.

Attachment C

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER

ATTACHMENT C

PERMANENT BMPs FOR ON-SITE STORMWATER

Permanent BMPs, for Water Quality only, will be utilized for The Prep School land, to treat runoff from the 1.86 acre drainage area of Lot 5 12 Oaks Village Final Plat, as there is an existing detention system on Lot 3 to the south, sized for regional detention of all of Lots 1-5 of 12 Oaks Village Final Plat at 80% impervious cover.

The site plan for The Prep School of Morningstar Ranch proposes a total of 1.314 acres of impervious cover over 1.80 acres of drainage area, for 73% impervious cover. Per the TCEQ RG348 spreadsheet, the TSS load created by the proposed project is 1,144 lbs.

The proposed Water Quality system treats enough storm runoff to remove 1,258 lbs of TSS within Lot 5, which is greater than required. This load removal will be achieved by a Jellyfish located at the south east corner of the site. As a TCEQ-approved BMP, the Jellyfish system is capable of 86% TSS load reduction and it was selected to exceed the minimum of 80% TSS load removal within the Edwards Aquifer.

The peak stormwater flowrate was calculated to be 1.39 cfs and the Jellyfish design parameters have been designed to pass a design flow of 1.43 cfs through an 18” stormwater pipe to a 30” stormwater pipe connection the drains to the existing detention pond on Lot 3, 12 Oaks Village.

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: The Prep School of Morningstar Ranch
Date Prepared: 5/14/2024

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: $L_M = 27.2(A_N \times P)$

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	1.800	acres
Predevelopment impervious area within the limits of the plan * =	0.000	acres
Total post-development impervious area within the limits of the plan* =	1.314	acres
Total post-development impervious cover fraction * =	0.73	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	1144	lbs.
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 =	1.800	acres
Predevelopment impervious area within drainage basin/outfall area =	0.000	acres
Post-development impervious area within drainage basin/outfall area =	1.314	acres
Post-development impervious fraction within drainage basin/outfall area =	0.73	
$L_{M\ THIS\ BASIN}$ =	1144	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	JF	abbreviation
Removal efficiency =	86	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:
$LR = (BMP\ efficiency) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

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 =	1.800	acres
A_I =	1.314	acres
A_P =	0.49	acres
L_R =	1258	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ =	1144	lbs.
F =	0.91	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres

Calculations from RG-348
Pages Section 3.2.22

Rainfall Intensity =	1.15	inches per hour
Effective Area =	1.20	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	1.39	cubic feet per second

7. Jellyfish
Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size	Vault	
Jellyfish Size for Flow-Based Configuration =	JFPD0806-7-2	
Jellyfish Treatment Flow Rate =	1.43	cfs

1

Attachment D

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER

ATTACHMENT D

BMPs FOR SURFACE STREAMS

Runoff from developed and/or disturbed areas will be treated before being released. No untreated storm water from a developed area will be allowed to enter a surface stream.

Attachment E

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER

ATTACHMENT E

REQUEST TO SEAL FEATURES

NOT APPLICABLE TO THIS SITE

Attachment F

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER

ATTACHMENT F

CONSTRUCTION PLANS

Construction plans for this project have been prepared and have been submitted with this application and shall be considered part of this plan.

APPROVED BY:

DAVID THOMISON, PUBLIC WORKS DIRECTOR — DATE

PAUL BRANDENBURG, CITY MANAGER — DATE

LIZ BRANIGAN, MAYOR — DATE

ELAINE SIMPSON, CITY SECRETARY — DATE

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:

DOUG WOODALL, PE, WILLIAMSON COUNTY ENGINEER — DATE

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ARCHITECT
RANDALL-PAULSON ARCHITECTS
JANET ELLIS
85-A MILL STREET, SUITE 200
ROSWELL, GA 30075
770.650.7558x110

LEGAL DESCRIPTION

BEING LOT 5, BLOCK A, FINAL PLAT OF 12 OAKS VILLAGE, RECORDED IN WILLIAMSON COUNTY, TEXAS AS DOCUMENT, SHEETS 3&4

BENCHMARK DESCRIPTION AND ELEVATION

THE BENCHMARKS USED FOR CONTROL OF THIS PROJECT ARE:

BENCHMARK: NAVD88 (GEOID12B) OPUS

BM 1386_9:

SQUARE W/ X ETCHED ON CONCRETE TRANSFORMER PAD LOCATED ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF KAUFFMAN LOOP, APPROXIMATELY 80 FEET SOUTHEAST OF MORNINGSTAR BLVD.

ELEVATION=1008.58'

BM 1386_12:

SQUARE W/ X ETCHED ON CONCRETE TRANSFORMER PAD LOCATED ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF KAUFFMAN LOOP, AT THE "T" OF OMEGA RANCH RD.

ELEVATION=968.52'

FLOODPLAIN INFORMATION

NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

NOTES

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY THE CITY ENGINEER(S).

THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

BIDDING NOTES:

FOR BIDDING PURPOSES, THE CONTRACTOR/OWNER IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES OF MATERIALS SHOWN ON PLANS. THE CONTRACTOR/OWNER SHALL REQUEST AUTOCAD DRAWINGS TO VERIFY QUANTITIES OF MATERIALS FOR CONSTRUCTION, AND/OR REQUEST QUANTITIES OF MATERIALS FOR CONSTRUCTION FROM ENGINEER.

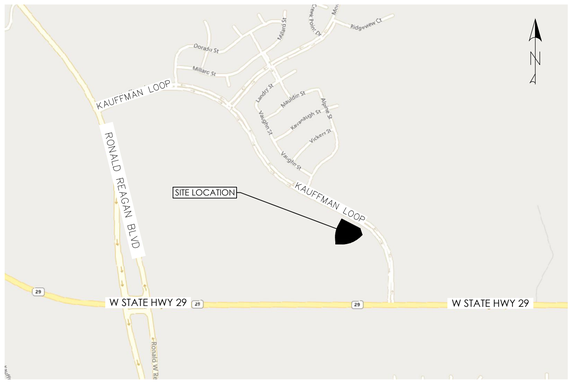
ATTENTION:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES VERTICALLY AND HORIZONTALLY SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "TEXAS ONE CALL" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.

SITE DEVELOPMENT PLANS
FOR

THE PREP SCHOOL OF MORNINGSTAR RANCH

2063 KAUFFMAN LOOP
GEORGETOWN, TEXAS 78628



LOCATION MAP
1:1000

LAND USE SUMMARY:

PROPOSED USE: DAYCARE

ACREAGE: 1.860

TOTAL IMPERVIOUS COVER: 42,895.07 SF/52.95%

BUILDING IMPERVIOUS COVER: 13,713.03 SF

FUTURE LAND USE: COMMERCIAL

CERTIFICATE OF COMPLIANCE

THE PREP COC: _____

12 OAKS SUBDIVISION: 2024-42-COC

DRIVEWAY PERMITS

THE PREP: *APPLICATION IN PROGRESS # 2238950*

12 OAKS SUBDIVISION TEMPORARY: 2024-348-DP

12 OAKS SUBDIVISION PERMANENT: 2023-1935-DP

WATER QUALITY NOTES

THIS SITE IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE PER TCEQ, USGS QUAD NUMBER #####X#, LIBERTY HILL, TEXAS.

TCEQ WPAP EAPP ID NO._____
APPROVAL DATE: _____XX/XX/2023

THIS PROJECT IS PROVIDING DETENTION VIA THE 12 OAKS SUBDIVISION POND.

SUBMITTAL DATE: 05/04/2024

REVISIONS / CORRECTIONS

NUMBER	DESCRIPTION	Revise (R) Add (A) Void (V) Sheet No.'s	Sheets in Plan Set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)/%	City Approval Date	Date Imaged

CIVIL INDEX

ACCEPTED FOR CONSTRUCTION

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEERS WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF **LIBERTY HILL** MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

05-07-2024
JOEL R. BOCK, P.E. — DATE
LICENSED PROFESSIONAL ENGINEER NO. 98441
SUNLAND GROUP
505 E HUNTLAND DRIVE, SUITE 484
AUSTIN, TEXAS 78752
512.590.7963

STATE OF TEXAS
JOEL R. BOCK
98441
LICENSED
PROFESSIONAL ENGINEER

Sunland GROUP
TBPE Registration #F-4115
505 E Huntland Drive, Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

SHEET
01 OF 28

23-027SDP

THE PREP! SCHOOL- KAUFFMAN LOOP, LIBERTY HILL, TX

P:\2023042_Liberty Hill_Prep School_Daycare\Design\02 Sheets\2023042-COS01

GENERAL CONSTRUCTION NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF LIBERTY HILL MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (811) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.)
4. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
5. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE "RELEASED SITE PLAN". ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE CITY OF LIBERTY HILL; MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF BUILDING PERMIT.
6. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL.
7. WATER SERVICE WILL BE PROVIDED BY THE CITY OF LIBERTY HILL.
8. CITY GARBAGE PICKUP IS PROPOSED WITH THIS SITE PLAN.
9. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 5% UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
10. ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 2%. [TAS 4.3.7]
11. NO WORK SHALL BE PERFORMED OUTSIDE THE LIMIT OF CONSTRUCTION.
12. BEFORE REMOVING ANY UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE UTILITY TO BE REMOVED IS NOT SERVING ANY OTHER SITE.
13. FURNISH AND INSTALL HIGH VISIBILITY SAFETY FENCING AT ALL LEVEL CHANGES, DITCHES, AND OTHER HAZARDS WHICH RESULT FROM THE DEMOLITION.
14. CONTRACTOR SHALL COORDINATE WITH AND ALLOW ACCESS TO THE SITE FOR THE VARIOUS UTILITY PROVIDERS TO OBSERVE AND COORDINATE THE REMOVAL OF THEIR ABANDONED SERVICES WITHIN THE PROJECT FENCE.
15. CONTRACTOR SHALL ARRANGE FOR AND COORDINATE THE DISCONNECTION AND REMOVAL/RELOCATION OF OVERHEAD AND UNDERGROUND ELECTRIC SERVICES, ELECTRIC LINES, ELECTRIC VAULTS/MANHOLES, TRANSFORMERS, AND POLES WITHIN THE LIMIT OF CONSTRUCTION WITH PEDERNALES ELECTRIC AND THE OWNER.
16. CONTRACTOR TO FURNISH AND INSTALL APPROPRIATE EROSION CONTROLS.
17. ALL EXISTING TREES ON SITE NOT SCHEDULED TO BE REMOVED ARE TO BE PROTECTED.
18. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "ONE-CALL" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER. FOR PRIVATE UTILITIES, THE DESIGN ENGINEER AND CONTRACTOR SHALL AGREE ON THE APPROPRIATE REMEDIAL ACTION. FOR PUBLIC UTILITIES, THE CITY ENGINEER, ASSISTANT DIRECTOR OF PUBLIC WORKS AND THE DESIGN ENGINEER SHALL AGREE ON THE APPROPRIATE REMEDIAL ACTION.
19. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
20. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
21. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
22. CONTRACTOR SHALL SUBMIT ELECTRONIC RECORD DRAWINGS (PDF AND CAD FORMAT) TO THE CITY WITHIN 30 DAYS OF PROJECT COMPLETION. RECORD DRAWINGS SHALL REFLECT ANY CHANGES OR COMPLETED CONSTRUCTION THAT DIFFERS FROM APPROVED DRAWINGS.

DRAINAGE & DETENTION FACILITIES NOTES:

THE MAINTENANCE OF ALL DRAINAGE AND DETENTION FACILITIES IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

811®

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

CAUTION:

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

GENERAL NOTES:

1. CONTRACTOR SHALL SUBMIT ELECTRONIC RECORD DRAWINGS (PDF AND CAD FORMAT) TO THE CITY WITHIN 30 DAYS OF PROJECT COMPLETION. RECORD DRAWINGS SHALL REFLECT ALL ATTENDANT CHANGES, MODIFICATIONS AND DETAILS OF CONSTRUCTION AS BUILT AND INSTALLED, COMPLETED CONSTRUCTION THAT DIFFERS FROM APPROVED DRAWINGS. SETS OF RECORD DRAWINGS WILL BE FURNISHED AS REQUIRED TO THE CITY FOR FUTURE REFERENCE, MAINTENANCE, AND CONSTRUCTION ON THE FACILITY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OF EXISTING INFRASTRUCTURE DURING CONSTRUCTION.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED PER OSHA REQUIREMENTS.
4. CONTRACTOR SHALL COMPLY WITH THE CITY OF LIBERTY HILL NPS ORDINANCE.
5. THE CONTRACTOR SHALL NOTIFY THE CITY OF LIBERTY HILL BEFORE BEGINNING ANY CONSTRUCTION IN CITY RIGHT OF WAY (ROW) OR EASEMENT.
6. CONTRACTOR IS RESPONSIBLE IN ACQUIRING ALL PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED IN COMPLETION OF PROPOSED IMPROVEMENTS.
7. IF ANY CONSTRUCTION OCCURS IN CITY ROW, HAS DIRECT OR INDIRECT IMPACT THEREOF, THE CONTRACTOR SHALL SUBMIT SEQUENCE OF CONSTRUCTION TO THE CITY FOR REVIEW.

SEQUENCE OF CONSTRUCTION:

1. INSTALL EROSION CONTROLS AND TREE PROTECTION PER APPROVED PLANS.
2. EROSION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
3. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS AND AFTER RAINFALL EVENTS, AS NEEDED.
4. BEGIN DEMOLITION, REMOVE ANY ASSOCIATED DEBRIS AND DISPOSE ALL DEMOLITION MATERIAL TO AN APPROVED OFF-SITE FACILITY. LOCATE ALL EXISTING UTILITIES AND REMOVE AND CAP-OFF.
5. BEGIN SITE CLEARING.
6. ROUGH-CUT PARKING AREAS, BUILDING AREAS, AND UTILITY CUTS AS REQUIRED PER PLAN.
7. CONSTRUCT UTILITIES, BUILDING AND PARKING AREAS PER PLAN.
8. COMPLETE CONSTRUCTION AND INSTALL LANDSCAPING.
9. PERMANENT CONTROLS WILL BE CLEANED OUT PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
10. REVEGETATE DISTURBED AREA.
11. PROJECT ENGINEER CONDUCTS WALK THRU AND SUBMITS CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF LETTER AND PRIOR TO THE REMOVAL OF EROSION CONTROLS.
12. COMPLETE AND CLEAN OUT PERMANENT EROSION CONTROL. REVEGETATE DISTURBED AREAS INCLUDING REMOVAL OF TEMPORARY EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION. RESTORE ANY AREAS DISTURBED DURING REMOVAL OF EROSION/SEDIMENTATION CONTROLS.

AMERICANS WITH DISABILITIES ACT:

THE CITY OF LIBERTY HILL HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

UTILITY CONTACTS:

WATER SERVICE:
CITY OF GEORGETOWN
CONTACT: 512-930-3640

WASTEWATER SERVICE:
CITY OF LIBERTY HILL
CONTACT: DAVID THOMISON
PUBLIC WORKS DIRECTOR
512-673-6002
DTHOMISON@LIBERTYHILLTX.GOV

ELECTRIC SERVICE:
PEDERNALES ELECTRIC COOP, INC.
PRE-CONSTRUCTION MEETINGS:
512.219.2602 (EXT 7420)
UTILITY LINE LOCATION:
800.344.8377

FIRE DEPARTMENT:
CITY OF LIBERTY HILL FIRE DEPARTMENT
CONTACT: FIRSTNAME LASTNAME
BUILDING OFFICIAL
XXX.XXX.XXXX
XXX.XXX.XXXX

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION/SEDIMENTATION CONTROL PLAN.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH APPROVED EROSION/SEDIMENTATION CONTROL PLAN
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF LIBERTY HILL AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
6. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
7. PERMANENT EROSION CONTROL:
   ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

- A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.
- THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION.

8. OWNER'S REPRESENTATIVE FOR PLAN ALTERATIONS:
   ADDRESS: SUNLAND GROUP
   505 E. HUNTLAND DR, STE 485
   AUSTIN, TX 78752
   PHONE: 512.494.0208

GEORGETOWN UTILITY SYSTEMS
CITY OF GEORGETOWN

CONSTRUCTION GENERAL NOTES

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 200 PSI FOR 15 MINUTES AND 150 PSI FOR 2 HOURS.
13. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
15. R LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
16. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.
18. HOT MIX ASPHALT CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.
19. ALL SIDEWALK RAMPS ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.
20. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 2 YEARS IN THE AMOUNT OF 10% OF THE COST OF PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE A PDF EMAILED TO THE CITY DEVELOPMENT ENGINEER.

CITY OF GEORGETOWN UTILITY SYSTEM:

WATER NOTES:
1. THESE WATER SYSTEM PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER.
2. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR 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.
3. THIS WATER PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
4. THAT THE PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
5. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED ACCORDING TO CITY DETAILS.
6. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
7. ALL WATER LINES SHALL BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
8. WATER AND WASTEWATER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.

CITY OF GEORGETOWN GENERAL NOTES:

WATER AND WASTEWATER NOTES:
1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, CLASS 200). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26), DUCTILE IRON (AWWA C-100, MIN. CLASS 200).
3. UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER, DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42" MIN., AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MIN. OF 30" BELOW SUBGRADE.
4. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR AT (512) 778-5449 TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
8. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
9. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE WATER & WASTEWATER SUPERINTENDENT, TELEPHONE (512) 778-5449
10. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL APPROVAL BY THE CITY .
11. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY , TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY FEE AMOUNTS MAY BE OBTAINED BY CALLING THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT AT (512) 778-5449.
12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY PERSONNEL.

WATER & WASTEWATER NOTES CONTINUED:
13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
14. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY.
15. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
    WATER SERVICE "W" ON TOP OF CURB
    WASTEWATER SERVICE "S" ON TOP OF CURB
    VALVE "V" ON FACE OF CURB
    TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND APPROVED BY THE CITY.
17. CONTACT CITY ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT AT 218-5555 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
18. THE CITY FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE FIRE DEPARTMENT MAY MONITOR SUCH TESTING.
19. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:
20. SIEVE SIZE PERCENT RETAINED BY WEIGHT

1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

21. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 P.M.
22. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

UTILITY REVIEW

THE PREP SCHOOL WW UTILITY EVALUATION WAS APPROVED BY STEGER BIZZELL ENGINEERING ON 2-21-24 ON BEHALF OF THE CITY OF LIBERTY HILL. THE HR GREEN PLANS FOR THIS GRAVITY WW EXTENSION THAT THE PREP SCHOOL WILL CONNECT TO WERE APPROVED ON 3-4-24 BY DOUG WOODALL, PE AND CONSTRUCTION IS UNDERWAY, USING THE APPROVED TCEQ SCS APPROVAL LETTER DATED 11-10-23.

TCEQ WATER POLLUTION ABATEMENT PLAN GENERAL CONSTRUCTION NOTES

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME ONTRACTOR
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
5. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
6. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
7. SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
8. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
9. ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14^{TH} DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21^{ST} DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14^{TH} DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
    - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
    - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
    - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENt structure(s), including BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
    B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
    C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE,
BLDG A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS
78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

FIRE DEPARTMENT - SITE PLAN NOTES:

1. AN ALL-WEATHER DRIVING SURFACE MUST BE INSTALLED IN LOCATIONS SHOWN ON THE SITE PLAN TO BE FIRE LANES, PRIOR TO ANY BUILDING CONSTRUCTION BEYOND THE FOUNDATION. WATERLINE AND FIRE HYDRANTS MUST BE ACCEPTED BY THE CITY OF LIBERTY HILL PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE EXCEPT AS APPROVED BY THE FIRE MARSHAL.
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR AND ONE-HALF INCH STEAMER OPENING AT LEAST 18" ABOVE FINISHED GRADE. THE FOUR AND ONE-HALF INCH STEAMER OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE TO SIX-FOOT SETBACKS FROM THE CURB LINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT, AND THE FOUR AND ON-HALF INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET/DRIVEWAY. HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF BLUE REFLECTIVE MARKERS.
3. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000-LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
4. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
5. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR THE FULL WIDTH OF ACCESS DRIVES AND ROUTES FOR INTERNAL CIRCULATION. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 100' IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS.
6. THE MARKINGS OF FIRE ZONES MUST BE RED WITH WHITE LETTERING READING "FIRE LANE/NO PARKING/TOW AWAY ZONE" FOUR INCHES IN HEIGHT. THE LETTERING SHALL BE AT INTERVALS OF 15 FEET OR LESS. ALL AREAS WHERE FIRE LANES ARE REQUIRED, BUT NO CONTINUOUS CURB IS AVAILABLE, SHALL BE MARKED WITH ONE CONTINUOUS EIGHT INCH RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES AND ALL ADJOINING CURBS. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "FIRE LANE-NO PARKING-TOW AWAY ZONE" PAINTED IN FOUR INCH WHITE LETTERS.
7. THE OWNER SHALL FURNISH THE FIRE DEPARTMENT AN 8½" X 11" COPY OF THE BUILDING FLOOR PLANS AND SITE PLAN PRIOR TO ACCEPTANCE OF THE PROJECT FOR OCCUPANCY.
8. A "MASTER KEY BOX" (KNOX ACCESS SYSTEM) SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE BUILDING PLANS AND APPROVED BY THE FIRE DEPARTMENT. CONTACT THE FIRE DEPARTMENT FOR ORDERING OF THE BOX. THE BUILDING WILL NOT BE ACCEPTED FOR OCCUPANCY UNTIL THE BOX IS INSTALLED.
9. THE F.D.C./SIAMESE CONNECTION SHALL BE INSTALLED WHERE SHOWN ON THE SITE PLAN.
10. THE MAXIMUM ALLOWABLE DRIVEWAY, DRIVE AISLE OR FIRE LANE GRADE IS 6% OR AS APPROVED BY THE FIRE MARSHAL.
11. CONTRACTOR SHALL INSTALL BLUE HYDRANT MARKERS IN THE PAVEMENT PER FIRE DEPARTMENT SPECIFICATIONS. THE PROJECT WILL NOT BE ACCEPTED FOR OCCUPANCY UNTIL THE MARKERS ARE INSTALLED.
12. ALL PLANS (SITE, BUILDING, ALARM, SPRINKLER, ETC.) WILL BE SUBMITTED FOR REVIEW. PLANS WILL NOT BE REVIEWED UNTIL THE FEES ARE PAID.
13. A CERTIFIED OR WITNESSED PRESSURE TEST IS REQUIRED FOR ALL WATER MODELS, REQUIRED HYDRANT FLOW TESTS OR SPRINKLER SYSTEM DESIGNS.
14. A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE OCCUPYING THE STRUCTURE.
15. HYDRANTS SHALL BE PAINTED RED MACHINERY ENAMEL.
16. CONTRACTOR SHALL FOLLOW CITY SPECIFICATION IN THE TCSS REFERENCING THE FIRE HYDRANTS.
17. DESIGNS FOR SITE IMPROVEMENTS SHALL MEET THE CURRENT DESIGN CRITERIA AS REQUIRED BY THE CITY LIBERTY HILL.
18. FIRE HYDRANTS SHALL HAVE NATIONAL PIPE THREADS.

ISSUED FOR	REV	DATE

THE PREP! SCHOOL- KAUFFMAN LOOP, LIBERTY HILL, TX

Sunland
GROUP
TBPE Registration #F-4115
505 E Huntland Dr, Suite 484, Austin, TX 78752
www.sunlandgrp.com •(512) 494-0208

THE PREP!

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

GENERAL NOTES

JOEL R. BOCK
98441
5-7-24

DEVELOPER:
MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
02 OF 28

23-027SDP

P:\2023042. Liberty Hill. Prep School Daycare\Design\02 Sheets\2023042-GN01

Doc # 2023087407

FINAL PLAT
12 OAKS VILLAGE

OWNERS: TR4 HOLDING 1, LLC.
22701 MARY NELL LANE
SPICEWOOD, TEXAS 78669

TWELVE OAKS PROFESSIONAL PARK COMMERCIAL LP,
14205 N. MOPAC EXPRESSWAY
SUITE 450
AUSTIN, TEXAS 78728

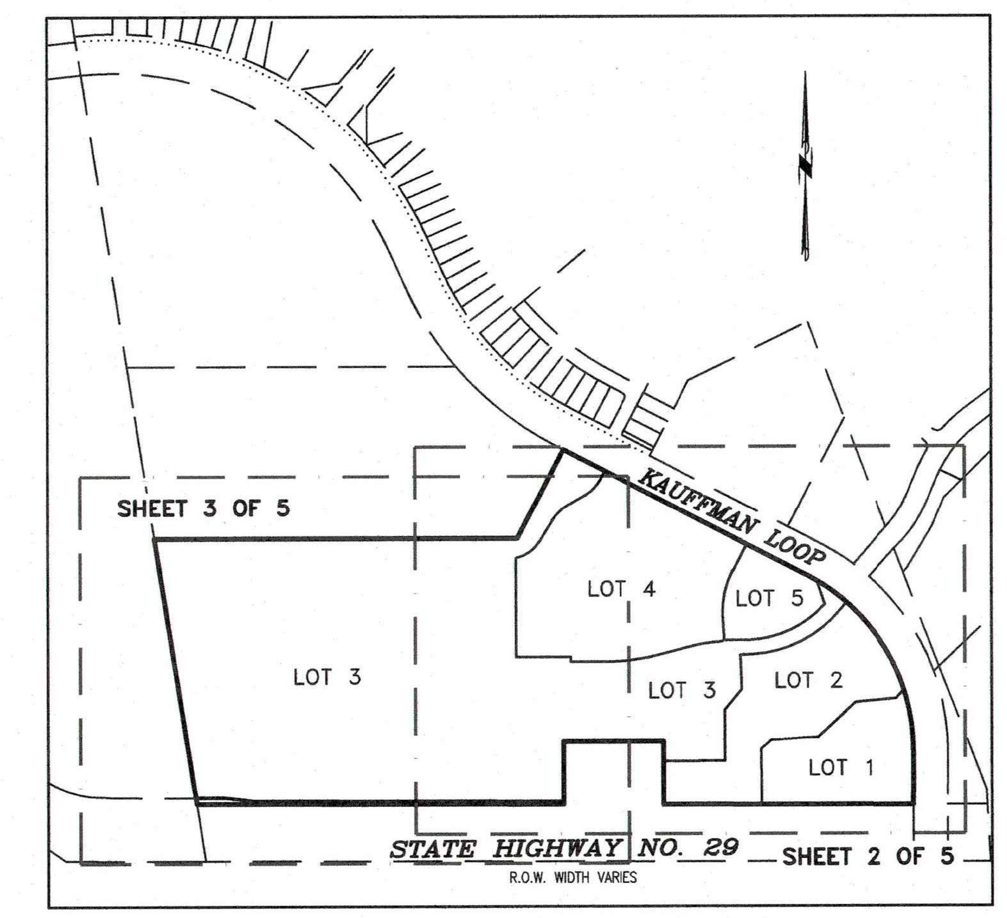
12 OAKS VILLAGE, L.P.
7801 N. CAPITAL OF TEXAS HWY,
SUITE 390
AUSTIN, TEXAS 78731

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 – STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@HRGREEN.COM
TBPLS FIRM NO. 10194101

ENGINEER: XAVIER GARZA–ROBLEDO, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 135174– STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
XAVIER.GARZA@HRGREEN.COM
TBPE FIRM NO. F–16384

SURVEY: GREENLEAF FISK SURVEY, ABSTRACT NO. 5

VICINITY MAP
1" = 3000'



SHEET INDEX
N.T.S.

ACREAGE: 53.19 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 5
RIGHT–OF–WAY ACREAGE: 0.338 OF ONE ACRE (14,725 SQ. FT.)
LINEAR FEET OF NEW STREET: 0'
PATENT SURVEY: GREENLEAF FISK SURVEY, ABST. A–5

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9998532817.
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), GRID.

BENCHMARK: NAVD88 GEOID12B – OPUS

BM 1386_9: SQUARE W/ X ETCHED ON CONCRETE TRANSFORMER PAD LOCATED ALONG THE SOUTHWEST RIGHT–OF–WAY LINE OF KAUFFMAN LOOP, APPROXIMATELY 80 FEET SOUTHEAST OF MORNINGSTAR BLVD.
ELEVATION = 1008.58'

BM 1386_12: SQUARE W/ X ETCHED ON CONCRETE TRANSFORMER PAD LOCATED ALONG THE SOUTHWEST RIGHT–OF–WAY LINE OF KAUFFMAN LOOP, AT THE "T" OF OMEGA RANCH RD.
ELEVATION = 968.52'

NOTES:

THE FOLLOWING DOCUMENTS OF RECORD AFFECT THE SUBJECT TRACT AS SHOWN HEREON:

TERMS, CONDITIONS, AND STIPULATIONS IN THE DEVELOPMENT AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2006035818, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

TERMS, CONDITIONS, AND STIPULATIONS IN THE PETITION FOR CREATION OF A MUNICIPAL UTILITY DISTRICT, AS RECORDED IN DOCUMENT NUMBER 2006096636, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

ACCESS EASEMENT AGREEMENT, BY INSTRUMENT DATED 7/2/2021, RECORDED IN/UNDER DOCUMENT NO. 2021100747, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN MEMORANDUM OF DEVELOPMENT AGREEMENT, DATED 7/2/2021, FILED 7/6/2021, RECORDED IN/UNDER DOCUMENT NO. 2021100749, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

STREET INDEX
NO NEW STREETS

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

CAUTION:
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WARNING!
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P:\2023042_Liberty Hill_Prep School Daycare\Design\02 Sheets\2023042-PL01

SUBMITTED: OCTOBER 04, 2022

CITY PROJECT NUMBER 22–039MPL

FILE No: 1386

No:	REVISION:	BY:	DATE:
	PLAT PREPARATION DATE		SEPTEMBER, 2022
	APPLICATION SUBMITTAL DATE		
2	ACCESS EASEMENT ADDED	M.B.	01–05–23
3	STAFF REVIEW COMMENTS	M.B.	02–16–23
4	LOT REVISIONS & R.O.W. DEDICATION	M.B.	05–19–23
5	STAFF REVIEW COMMENTS	E.N.	07–10–23

HRGreen
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

SHEET 1 OF 5

FINAL PLAT
12 OAKS VILLAGE
GREENLEAF FISK SURVEY, A–5
WILLIAMSON COUNTY, TEXAS

Sunland GROUP
TBPE Registration #F-4115
505 E Huntland Dr, Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

THE PREP! SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

PLAT PAGE 1

STATE OF TEXAS
JOEL R. BOCK
LICENSED PROFESSIONAL ENGINEER
5-7-24

ISSUED FOR	REV	DATE

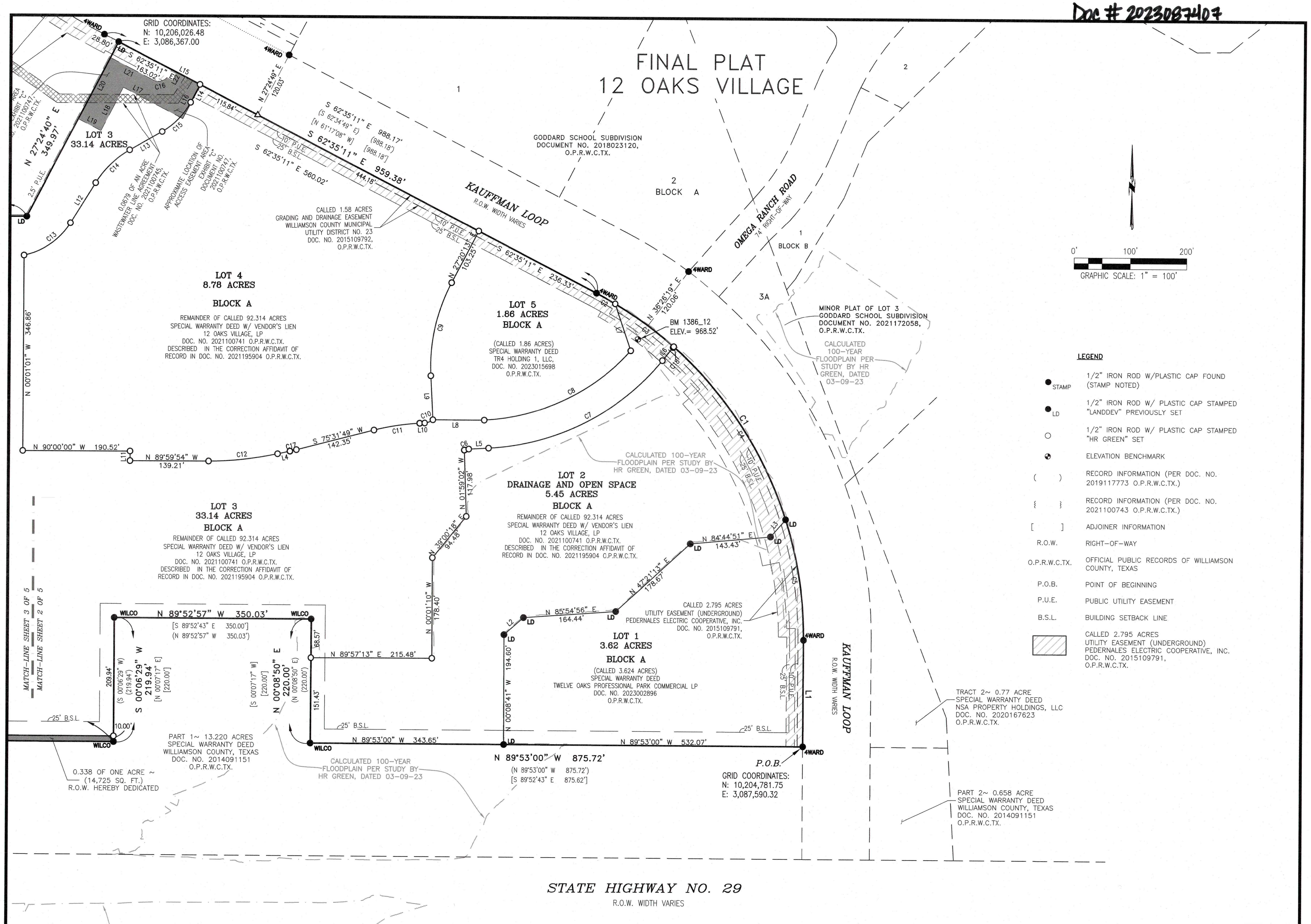
DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
03 OF 28

23-027SDP

Doc # 2023087407

FINAL PLAT
12 OAKS VILLAGE



LEGEND

- 1/2" IRON ROD W/PLASTIC CAP FOUND (STAMP NOTED)
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" PREVIOUSLY SET
- 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
- ELEVATION BENCHMARK
- ( ) RECORD INFORMATION (PER DOC. NO. 2019117773 O.P.R.W.C.TX.)
- | | RECORD INFORMATION (PER DOC. NO. 2021100743 O.P.R.W.C.TX.)
- [ ] ADJOINER INFORMATION
- R.O.W. RIGHT-OF-WAY
- O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- CALLED 2.795 ACRES UTILITY EASEMENT (UNDERGROUND) PEDERNALES ELECTRIC COOPERATIVE, INC. DOC. NO. 2015109791, O.P.R.W.C.TX.

SHEET 2 OF 5

FILE No: 1386

No:	REVISION:	BY:	DATE:
	PLAT PREPARATION DATE		SEPTEMBER, 2022
	APPLICATION SUBMITTAL DATE		
2	ACCESS EASEMENT ADDED	M.B.	01-05-23
3	STAFF REVIEW COMMENTS	M.B.	02-16-23
4	LOT REVISIONS & R.O.W. DEDICATION	M.B.	05-19-23
5	STAFF REVIEW COMMENTS	E.N.	07-10-23

SUBMITTED: OCTOBER 04, 2022

CITY PROJECT NUMBER 22-039MPL

HRGreen. DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
12 OAKS VILLAGE
GREENLEAF FISK SURVEY, A-5
WILLIAMSON COUNTY, TEXAS

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

CAUTION:
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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P:\2023042_Liberty Hill_Prep School Daycare\Design\02_Sheets\2023042-PL01

Sunland GROUP
TBPE Registration #F-4115
505 E. Huntland Dr. Suite 484, Austin, TX 78752
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THE PREP! SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

PLAT PAGE 2

ISSUED FOR	REV	DATE

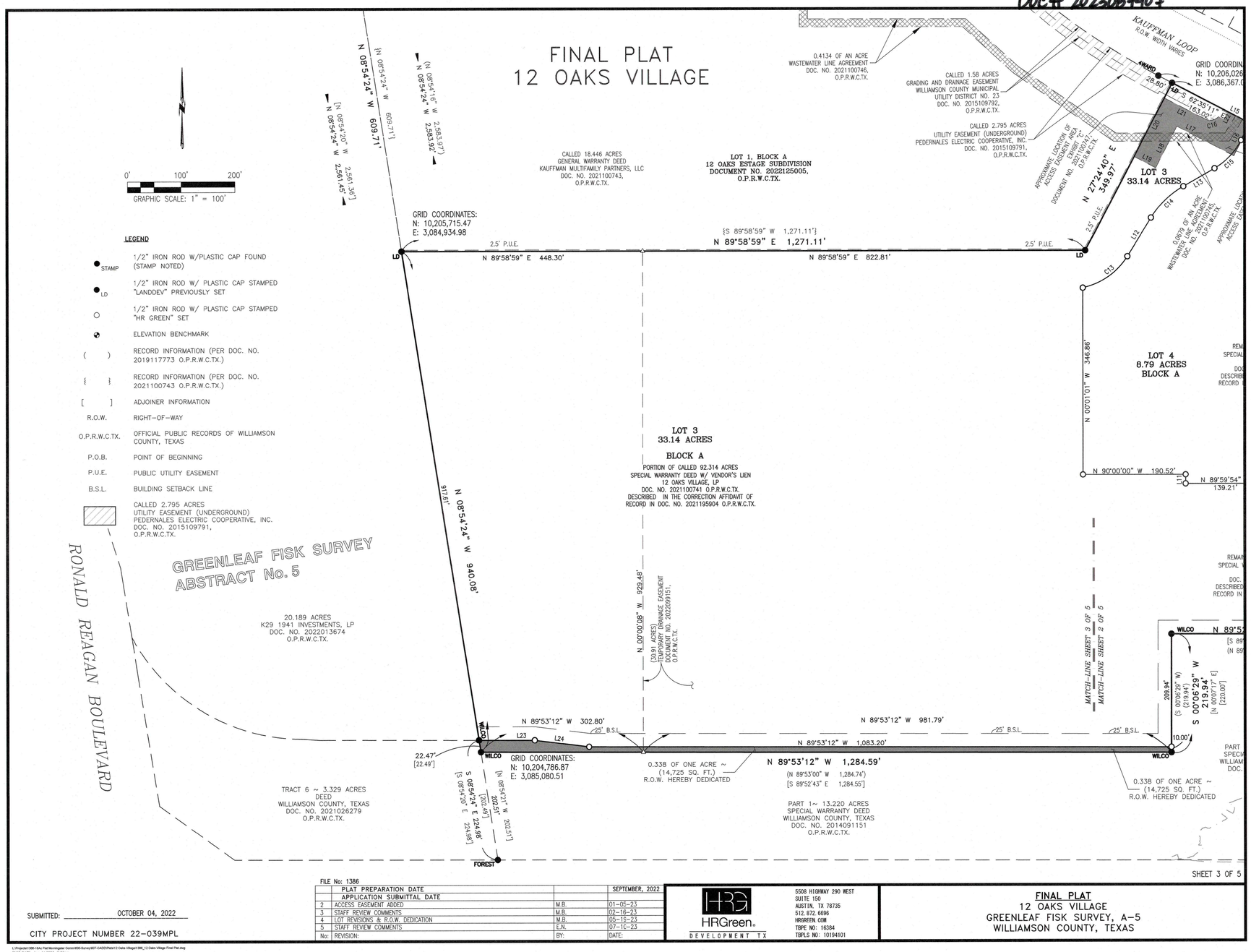
DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT # 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET 04 OF 28

23-027SDP

Doc# 20230874O7

FINAL PLAT
12 OAKS VILLAGE



0' 100' 200'
GRAPHIC SCALE: 1" = 100'

LEGEND

● STAMP	1/2" IRON ROD W/PLASTIC CAP FOUND (STAMP NOTED)
● LD	1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" PREVIOUSLY SET
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
⊗	ELEVATION BENCHMARK
( )	RECORD INFORMATION (PER DOC. NO. 2019117773 O.P.R.W.C.TX.)
{ }	RECORD INFORMATION (PER DOC. NO. 2021100743 O.P.R.W.C.TX.)
[ ]	ADJOINER INFORMATION
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
	CALLED 2.795 ACRES UTILITY EASEMENT (UNDERGROUND) PEDERNALES ELECTRIC COOPERATIVE, INC. DOC. NO. 2015109791, O.P.R.W.C.TX.

SUBMITTED: OCTOBER 04, 2022

CITY PROJECT NUMBER 22-039MPL

FILE No: 1386

No:	REVISION:	BY:	DATE:
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	APPLICATION SUBMITTAL DATE		
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HRGreen. DEVELOPMENT TX
5508 HIGHWAY 290 WEST
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AUSTIN, TX 78735
512.872.6696
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TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
12 OAKS VILLAGE
GREENLEAF FISK SURVEY, A-5
WILLIAMSON COUNTY, TEXAS

SHEET 3 OF 5

L:\Projects\395-18A\ Plat Morningstar Comm\600-Survey\607-CADD\Plats\12 Oaks Village\395_12 Oaks Village Final Plat.dwg
PLOT DATE: Aug 14,2023 - 2:32pm

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THE PREP! SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

PLAT PAGE 3

ISSUED FOR	REV	DATE

STATE OF TEXAS
JOEL R. BOCK
97734
REGISTERED
PROFESSIONAL
ENGINEER

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
05 OF 28

23-027SDP

Doc # 20230834107

FINAL PLAT
12 OAKS VILLAGE

FIELD NOTES DESCRIPTION

DESCRIPTION OF 53.19 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 92.314 ACRE TRACT OF LAND CONVEYED IN THE SPECIAL WARRANTY DEED W./VENDOR'S LIEN TO 12 OAKS VILLAGE, LP OF RECORD IN DOCUMENT NO. 2021100741, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN THE CORRECTION AFFIDAVIT OF RECORD IN DOCUMENT NO. 2021195904, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 53.19 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with a plastic cap stamped "4WARD BOUNDARY" found in the intersecting north right-of-way line of State Highway No. 29, a variable width right-of-way and the west right-of-way line of Kauffman Loop, a variable width right-of-way, and also in the west line of a certain called 12.35 acre tract described in the Deed to Williamson County, Texas, of record in Document No. 2016016908, Official Public Records of Williamson County, Texas, same being the most easterly northeast corner of that certain called 13.220 acre tract of land designated as Part 1 and described in the Special Warranty Deed to Williamson County, Texas, of record in Document No. 2014091151, Official Public Records of Williamson County, Texas, at the southerly southeast corner of the said 92.314 acre tract, for the southeast corner and POINT OF BEGINNING of the tract described herein, from which the approximate southwest corner of the said Greenleaf Fisk Survey, Abstract No. 5, bears approximately S 00°27'20" E, a distance of 10,733 feet;

THENCE leaving the west right-of-way line of said Kauffman Loop and the west line of the said 12.35 acre tract, with the north right-of-way line of said State Highway No. 29 and the north line of the said 13.220 acre tract, with the south line of the said 92.314 acre tract, with the south line of the tract described herein, the following five (5) courses and distances:

1. N 89°53'00" W, a distance of 875.72 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILCO ROW" found at an angle point,

2. N 00°08'50" E, a distance of 220.00 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILCO ROW" found at an angle point,

3. N 89°52'57" W, a distance of 350.03 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILCO ROW" found at an angle point,

4. S 00°06'29" W, a distance of 219.94 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILCO ROW" found at an angle point, and

5. N 89°53'12" W, a distance of 1,284.59 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILCO ROW" found in the east line of a certain called 3.329 acre tract of land designated as Tract 6 and described in the Deed to Williamson County, Texas, of record in Document No. 2021026279, Official Public Records of Williamson County, Texas, at the southwest corner of the said 92.314 acre tract, same being the westerly northwest corner of the said 13.220 acre tract, for the southwest corner of the tract described herein;

THENCE N 08°54'24" W, leaving the westerly northwest corner of the said 13.220 acre tract, with the east line of the said 3.329 acre tract and the west line of the said 92.314 acre tract, with the west line of the tract described herein, a distance of 22.47 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILCO ROW" found at the northeast corner of the said 3.329 acre tract, same being the southeast corner of a certain called 20.189 acre tract conveyed in the deed to K29 1941 Investments, LP of record in Document No. 2021168915, Official Public Records of Williamson County, Texas, and described in the Correction Affidavit as to Deed of record in Document No. 2022013674, Official Public Records of Williamson County, Texas, for a point-on-line in the west line of the said 92.314 acre tract and in the west line of the tract described herein;

THENCE N 08°54'24" W, leaving the northeast corner of the said 3.329 acre tract, continuing with the west line of the said 92.314 acre tract, with the east line of the said 20.189 acre tract, with the west line of the tract described herein, a distance of 917.61 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the southwest corner of a certain called 18.446 acre tract described in the General Warranty Deed to Kauffman Multifamily Partners, LLC of record in Document No. 2021100743, Official Public Records of Williamson County, Texas, for the northwest corner of the tract described herein;

THENCE leaving the east line of the said 20.189 acre tract, crossing the said 92.314 acre tract, with the south line of the said 18.446 acre tract, with the north line of the tract described herein, the following two (2) courses and distances:

1. N 89°58'59" E, a distance of 1,271.11 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the southeast corner of the said 18.446 acre tract, for an angle point in the north line of the tract described herein, and

2. N 27°24'40" E, a distance of 349.97 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the southwest right-of-way line of said Kauffman Loop and the southwest line of the said 12.35 acre tract, same being the east line of the said 92.314 acre tract, for an east corner of the said 18.446 acre tract, for a north corner of the tract described herein, from which a 1/2-inch iron rod with a plastic cap stamped "4WARD BOUNDARY" found at a point-of-curvature in the southwest right-of-way line of said Kauffman Loop and the southwest line of the said 12.35 acre tract, same being the east line of the said 92.314 acre tract and the east line of the said 18.446 acre tract bears N 62°35'11" W, a distance of 28.80 feet;

THENCE with the southwest and west right-of-way line of said Kauffman Loop and the southwest and west line of the said 12.35 acre tract, with the east line of the said 92.314 acre tract, with the east line of the tract described herein, the following three (3) courses and distances:

1. S 62°35'11" E, a distance of 959.38 feet to a 1/2-inch iron rod with a plastic cap stamped "4WARD BOUNDARY" found at a point-of-curvature,

2. With the arc of a curve to the right, having a radius of 690.00 feet, an arc distance of 755.30 feet, and a chord which bears S 31°13'11" E, a distance of 718.15 feet to a 1/2-inch iron rod with a plastic cap stamped "4WARD BOUNDARY" found at a point-of-tangency, and

3. S 00°07'00" W, a distance of 189.05 feet to the POINT OF BEGINNING and containing 53.19 acres of land, more or less.

Bearing Basis: Texas Coordinate System, Central Zone, NAD83, Grid.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 00°07'00" W	189.05'
L2	S 48°42'08" W	46.32'
L3	S 41°11'01" W	40.34'
L4	S 77°39'44" W	22.37'
L5	N 86°57'58" E	34.98'
L6	N 38°55'18" E	29.95'
L7	S 18°47'25" E	88.08'
L8	N 89°52'31" W	90.74'
L9	N 03°02'02" W	78.42'
L10	S 86°57'58" W	8.93'
L11	N 00°00'00" W	17.00'
L12	N 31°44'59" E	84.08'
L13	N 60°03'39" E	66.39'
L14	N 27°25'11" E	35.69'
L15	S 62°35'11" E	58.43'
L16	S 27°43'01" W	67.74'
L17	N 62°35'10" W	118.99'
L18	S 27°03'43" W	86.48'
L19	N 62°29'16" W	45.49'
L20	N 27°24'40" E	122.64'
L21	S 62°34'13" E	85.69'
L22	N 27°22'47" E	11.35'
L23	S 89°52'43" E	103.98'
L24	S 83°00'29" E	101.66'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	690.00'	755.30'	S 31°13'11" E	718.15'
C2	690.00'	38.48'	N 60°58'53" W	38.47'
C3	690.00'	129.33'	N 54°00'51" W	129.14'
C4	690.00'	370.56'	N 33°15'35" W	366.12'
C5	690.00'	216.94'	N 08°52'04" W	216.04'
C6	24.50'	8.05'	S 77°33'26" W	8.01'
C7	425.00'	356.38'	N 62°56'38" E	346.03'
C8	375.00'	295.98'	N 64°21'17" E	288.36'
C9	323.00'	171.21'	S 12°09'06" W	169.22'
C10	25.00'	16.09'	N 68°31'52" E	15.81'
C11	413.50'	82.50'	S 81°15'00" W	82.37'
C12	587.00'	123.76'	N 83°42'17" E	123.53'
C13	128.50'	103.22'	N 54°45'42" E	100.47'
C14	171.50'	84.74'	S 45°54'19" W	83.88'
C15	128.50'	73.21'	N 43°44'25" E	72.22'
C16	20.00'	31.78'	N 72°26'55" E	28.54'
C17	313.50'	11.66'	N 76°35'46" E	11.66'
C18	24.50'	1.66'	S 40°52'00" W	1.66'

GENERAL NOTES:

1. IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY WILLIAMSON COUNTY, TEXAS. THE CITY NOR THE COUNTY ASSUME ANY OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN THE CONNECTION THEREWITH. NEITHER THE CITY NOR THE COUNTY ASSUME ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

2. IT IS THE RESPONSIBILITY OF THE OWNER(S), NOT THE COUNTY OR THE CITY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE CITY OF LIBERTY HILL NOR WILLIAMSON COUNTY ASSUME RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE WCMUD #23.

3. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

4. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF LIBERTY HILL, WILLIAMSON COUNTY, TEXAS.

5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.

6. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LIBERTY HILL.

7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

8. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

9. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

10. UTILITY PROVIDERS:
WATER SERVICE – GEORGETOWN UTILITY SYSTEMS
WASTEWATER SERVICE – CITY OF LIBERTY HILL

11. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

12. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BASE FLOOD ELEVATION. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BASE FLOOD ELEVATION.

13. NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

14. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

15. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

16. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AND EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.

17. ALL SIDEWALKS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

18. THE PURPOSE OF THIS PLAT IS TO SHOW THE PROPOSED IMPROVEMENTS TO THE OWNER'S PROPERTY, INCLUDING THE EXISTING TOPOGRAPHY, TO EVALUATE THE EXISTING AND PROPOSED DRAINAGE PATTERNS. THERE ARE NO IMPROVEMENTS OR SUBDIVISION OF LOTS 1-5, BLOCK A PROPOSED WITH THIS PLAT. A REVISED PRELIMINARY PLAT SHALL BE SUBMITTED AND APPROVED PRIOR TO ANY DIVISION OF LOTS 1-5, BLOCK A INTO TWO OR MORE PARTS TO LAY OUT (1) A SUBDIVISION OF THE TRACT, INCLUDING AN ADDITION; (2) LOTS; OR (3) STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THE TRACT INTENDED TO BE DEDICATED TO PUBLIC USE OR FOR THE USE OF PURCHASERS OR OWNERS OF LOTS FRONTING ON OR ADJACENT TO THE STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS. A LOT IS ANY PARCEL OR TRACT OF LAND EXCLUSIVE OF ANY ADJOINING ROAD OR ROAD RIGHT-OF-WAY THAT IS SEPARATED FROM OTHER PARCELS BY A LEGAL DESCRIPTION, A SUBDIVISION OF RECORD, OR SURVEY MAP. THE TERMS "STREET" OR "ROAD" ARE INTERCHANGEABLE AND ARE USED TO DESCRIBE ALL VEHICULAR WAYS, REGARDLESS OF ANY OTHER DESIGNATION THEY MAY CARRY OR WHETHER THE STREET OR ROAD WILL BE PUBLIC OR PRIVATELY OWNED.

19. NO OBSTRUCTION, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

20. A TEN (10') P.U.E. ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

21. RECIPROCAL JOINT ACCESS AND PARKING BETWEEN ALL LOTS DEPICTED ON THIS FINAL PLAT IS HEREBY GRANTED. THE JOINT ACCESS MUST ALLOW PEDESTRIAN AND/OR VEHICULAR TRAFFIC/PARKING TO MOVE FREELY TO THE ADJACENT PUBLIC RIGHT-OF-WAY, OR BETWEEN THE TRACTS, OR BOTH. EACH OWNER MUST MAINTAIN ITS TRACT, AND THAT PORTION OF THE ACCESS AND PARKING AREA LOCATED ON ITS TRACT IF ANY, AND ALL IMPROVEMENTS, TO ALLOW CONTINUOUS FREE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS.

22. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

23. A FLOODPLAIN DEVELOPMENT PERMIT MAY BE REQUIRED FOR BLOCK A LOT 2 PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. THE NEED FOR A FLOODPLAIN DEVELOPMENT PERMIT WILL BE DETERMINED BY WILLIAMSON COUNTY UPON REVIEW OF THE PROPOSED STRUCTURE LOCATION.

24. BASED ON THE CONDUCTED FLOODPLAIN STUDY PERFORMED BY HR GREEN, DATED MARCH 9, 2023, THE MINIMUM FINISHED FLOOR ELEVATION (FFE) WILL BE SET AT 972 FEET FOR LOTS ADJACENT TO THE FLOODPLAIN.

25. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.

26. THIS SUBDIVISION WAS EXEMPT FROM PROVIDING STORM-WATER MANAGEMENT CONTROLS (DETENTION) AT THE TIME OF FILING THIS PLAT BASED ON WILLIAMSON COUNTY SUBDIVISION REGULATION B11.1.4. PRIOR TO ANY DEVELOPMENT WITHIN THIS SUBDIVISION, STORM-WATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY THE OWNER IN ACCORDANCE WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF DEVELOPMENT. CONTACT THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR FOR REVIEW AND APPROVAL OF THE PROPOSED STORM-WATER MANAGEMENT CONTROLS PRIOR TO ANY DEVELOPMENT WITHIN THIS SUBDIVISION.

Know what's below.
Call before you dig.

CAUTION:

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

P:\2023042 Liberty Hill Prep School Daycare\Design\02 Sheets\2023042-PL01

SUBMITTED: OCTOBER 04, 2022

CITY PROJECT NUMBER 22-039MPL

FILE No: 1386

	PLAT PREPARATION DATE		SEPTEMBER, 2022
	APPLICATION SUBMITTAL DATE		
2	ACCESS EASEMENT ADDED	M.B.	01-05-23
3	STAFF REVIEW COMMENTS	M.B.	02-16-23
4	LOT REVISIONS & R.O.W. DEDICATION	M.B.	05-19-23
5	STAFF REVIEW COMMENTS	E.N.	07-10-23
No:	REVISION:	BY:	DATE:

L:\Projects\386-10Ac Plat Morningstar Comm\600-Survey\607-CAD\DWGs\12 Oaks Village\1386_12 Oaks Village Final Plat.dwg
PLOT DATE: Aug 14,2023-2:32pm

HRGreen. DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
12 OAKS VILLAGE
GREENLEAF FISK SURVEY, A-5
WILLIAMSON COUNTY, TEXAS

SHEET 4 OF 5

Sunland GROUP
TBPE Registration #F-4115
505 E Huntland Dr, Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

THE PREP! SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

PLAT PAGE 4

ISSUED FOR	REV	DATE

JAE R. BOCK
97324
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
06 OF 28

23-027SDP

Doc# 2023087407

FINAL PLAT
12 OAKS VILLAGE

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

WE, 12 OAKS VILLAGE, LP, OWNER OF 47.37 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF THAT CALLED 92.314 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO 12 OAKS VILLAGE, LP OF RECORD IN DOCUMENT NO. 2021100741, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CORRECTED IN THE CORRECTION AFFIDAVIT OF RECORD IN DOCUMENT NO. 2021195904, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 47.37 ACRES OF LAND AS SHOWN HEREON, AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATED TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES. THIS SUBDIVISION IS TO BE KNOWN AS:

12 OAKS VILLAGE

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15th DAY OF August, 2023.

PRINT: JOE WILLIAMS, MANAGER
12 OAKS VILLAGE, L.P.
7801 N. CAPITAL OF TEXAS HWY,
SUITE 390
AUSTIN, TEXAS 78731

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF August, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 3/16/26

CANDACE KUXHOUSE
My Notary ID # 133648392
Expires March 16, 2026

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

THAT, FRONTIER BANK OF TEXAS, LIEN HOLDER OF A PORTION OF 47.37 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2021100741, AND CORRECTED IN DOCUMENT NO. 2021195904, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID 47.37 ACRES AS SHOWN HEREON, AND DOES FURTHER HEREBY, JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF LIBERTY HILL THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF LIBERTY HILL MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

12 OAKS VILLAGE

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16th DAY OF August, 2023
Jennifer Mauck

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 16 DAY OF August, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: October 19, 2024

MARILYN Y FERRARIS
Notary ID #130868621
My Commission Expires
October 19, 2024

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

WE, TR4 HOLDING 1, LLC, OWNER OF 1.86 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 1.86 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO TR4 HOLDING 1, LLC, OF RECORD IN DOCUMENT NO. 2023015698, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 1.86 ACRES OF LAND AS SHOWN HEREON, AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATED TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES. THIS SUBDIVISION IS TO BE KNOWN AS:

12 OAKS VILLAGE

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15th DAY OF August, 2023.

VASILI TRIANT
TR4 HOLDING 1, LLC.
22701 MARY NELL LANE
SPICEWOOD, TEXAS 78669

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF August, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 3/16/26

CANDACE KUXHOUSE
My Notary ID # 133648392
Expires March 16, 2026

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

WE, TWELVE OAKS PROFESSIONAL PARK COMMERCIAL LP, OWNER OF 3.624 ACRES OF LAND IN THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, WILLIAMSON COUNTY, TEXAS; BEING ALL OF A CALLED 3.624 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO TWELVE OAKS PROFESSIONAL PARK COMMERCIAL LP, OF RECORD IN DOCUMENT NO. 2023002896, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 3.624 ACRES OF LAND AS SHOWN HEREON, AND DO CONSENT TO ALL PLAT REQUIREMENTS SHOWN HEREON, AND HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATED TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES. THIS SUBDIVISION IS TO BE KNOWN AS:

12 OAKS VILLAGE

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15 DAY OF August, 2023.

PRINT: RONALD EVANS
TWELVE OAKS PROFESSIONAL PARK COMMERCIAL LP,
14205 N. MOPAC EXPRESSWAY
SUITE 450
AUSTIN, TEXAS 78728

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF August, 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 3/16/26

CANDACE KUXHOUSE
My Notary ID # 133648392
Expires March 16, 2026

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

THAT, CADENCE BANK, A MISSISSIPPI STATE CHARTERED BANK, LIEN HOLDER OF 3.624 ACRES OF LAND SHOWN HEREON AND DESCRIBED IN DOCUMENT NO. 2023002896, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID 3.624 ACRES AS SHOWN HEREON, AND DOES FURTHER HEREBY, JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF LIBERTY HILL THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF LIBERTY HILL MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

12 OAKS VILLAGE

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 15th DAY OF August, 2023.
Sara Lackey, Sara Lackey

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

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF August, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 3/16/26

CANDACE KUXHOUSE
My Notary ID # 133648392
Expires March 16, 2026

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATION WITHIN IT.

Adam D. Boatright — 09/06/2023
ADAM D. BOATRIGHT, P.E. COUNTY ENGINEER — DATE
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

I, JERRY L. MILLARD, JR., DIRECTOR OF PLANNING, DESIGNEE, OF THE CITY OF LIBERTY HILL, TEXAS, UNDER THE AUTHORITY GRANTED ME IN SECTION 3.09.02 OF THE UNIFIED DEVELOPMENT CODE, IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE, DO HEREBY CERTIFY THIS PLAT AS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

10/18/2023
~~JERRY L. MILLARD, JR., DIRECTOR OF PLANNING~~ — DATE
Paul Brandenburg, City Manager

ROAD NAMES AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 7th DAY OF September, 2023 A.D.,

Cindy Bridges
CINDY BRIDGES, ~~ENP~~
WILLIAMSON COUNTY ADDRESSING COORDINATOR
512-943-3708
CBRIDGES@WILCO.ORG

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, ERNESTO NAVARRETE, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT. LOT CORNERS WILL BE SET AFTER THE PLAT IS RECORDED AND SITE GRADING IS COMPLETE. ALL EASEMENTS OF RECORDS ARE SHOWN OR NOTED ON THE PLAT, AND ARE BASED ON THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY, GF NO. 1594366, EFFECTIVE DATE FEBRUARY 15, 2022.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS 18th DAY OF AUGUST, 2023.

ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ERNESTO.NAVARRETE@HRGREEN.COM
TBPLS FIRM NO. 10194101

STATE OF TEXAS — REGISTERED — ERNESTO NAVARRETE — 6642 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS
COUNTY OF TRAVIS §

I, XAVIER GARZA-ROBLEDO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF LIBERTY HILL, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS, COUNTY TEXAS, THIS 18TH DAY OF AUGUST, 2023.

XAVIER GARZA-ROBLEDO, P.E.
REGISTERED PROFESSIONAL ENGINEER
NO. 135174 - STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
XAVIER.GARZA@HRGREEN.COM
TBPE FIRM NO. F-16384

STATE OF TEXAS — XAVIER GARZA-ROBLEDO — 135174 — LICENSED — PROFESSIONAL ENGINEER

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 19th DAY OF October, 2023 A.D., AT 3:25 O'CLOCK, P.M., AND DULY RECORDED THIS THE 19th DAY OF October, 2023, A.D., AT 3:43 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2023087407.

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

COUNTY COURT — WILLIAMSON COUNTY, TEXAS

BY: Diana Lam - Deputy
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

SHEET 5 OF 5

FILE No: 1386

No:	REVISION:	BY:	DATE:
	PLAT PREPARATION DATE		SEPTEMBER, 2022
	APPLICATION SUBMITTAL DATE		
2	ACCESS EASEMENT ADDED	M.B.	01-05-23
3	STAFF REVIEW COMMENTS	M.B.	02-16-23
4	LOT REVISIONS & R.O.W. DEDICATION	M.B.	05-19-23
5	STAFF REVIEW COMMENTS	E.N.	07-10-23

SUBMITTED: OCTOBER 04, 2022

CITY PROJECT NUMBER 22-039MPL

HRGreen.
DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

FINAL PLAT
12 OAKS VILLAGE
GREENLEAF FISK SURVEY, A-5
WILLIAMSON COUNTY, TEXAS

L:\Projects\1386-18Ac Plat Morningstar Comm\600-Survey\607-CADD\Plats\12 Oaks Village\1386_12 Oaks Village Final Plat.dwg
PLOT DATE: Aug 14,2023-2:52pm

P:\2023042. Liberty Hill. Prep School Daycare\Design\02 Sheets\2023042-PL01

Know what's below. Call before you dig.

CAUTION:

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

ISSUED FOR	REV	DATE

Sunland GROUP
TBPE Registration #F-4115
505 E Huntland Dr, Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

THE PREP! SCHOOL- KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP!
THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

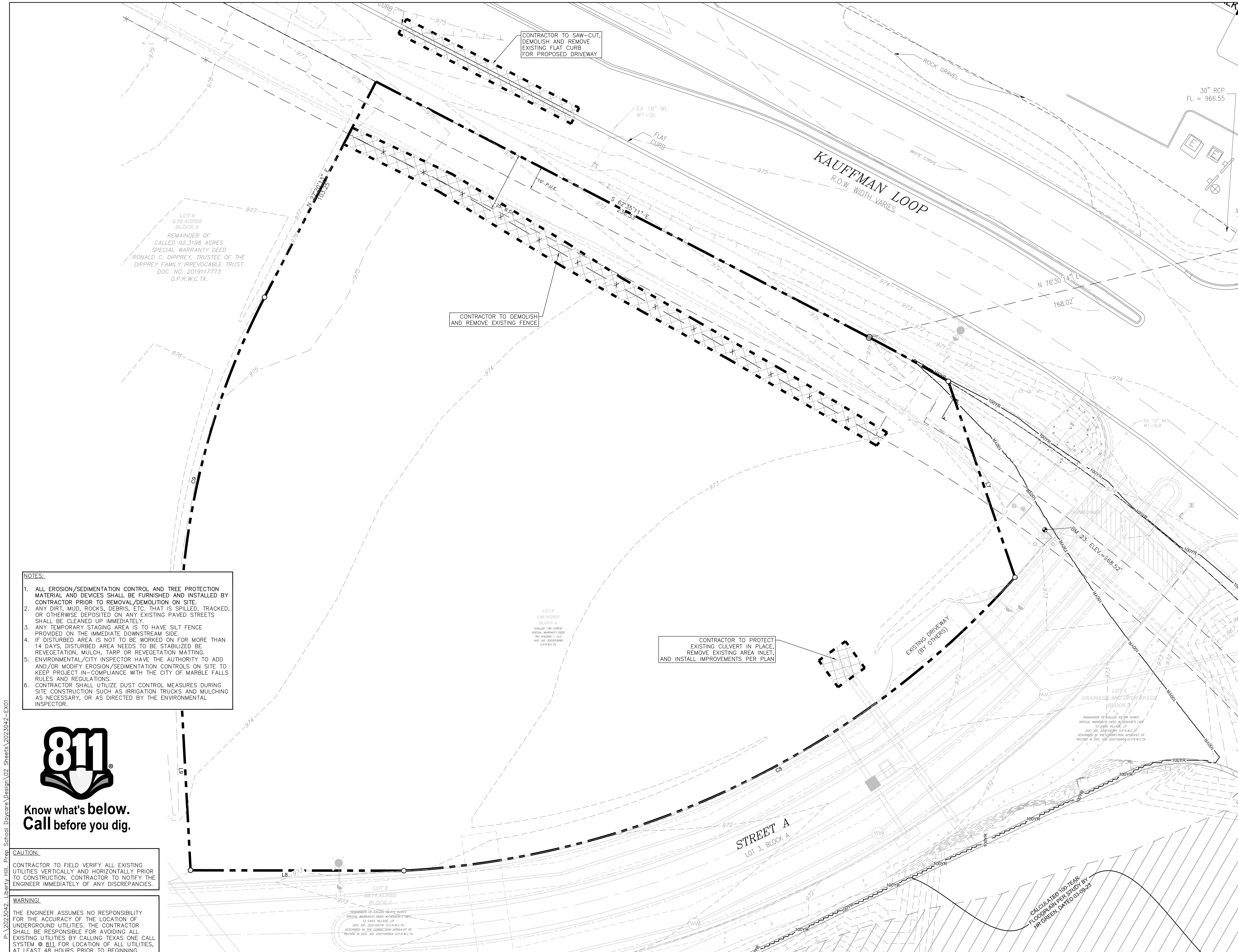
PLAT PAGE 5

STATE OF TEXAS — JOEL R. BOCK — 98441 — LICENSED PROFESSIONAL ENGINEER — 5-7-24

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
07 OF 28

23-027SDP



NOTES:

1. ALL EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION MATERIAL AND DEVICES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR PRIOR TO REMOVAL/DEMOLITION ON SITE.
2. ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.
3. ANY TEMPORARY STAGING AREA IS TO HAVE SILT FENCE PROVIDED ON THE IMMEDIATE DOWNSTREAM SIDE.
4. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BE REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
5. ENVIRONMENTAL/CITY INSPECTOR HAVE THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF MARBLE FALLS RULES AND REGULATIONS.
6. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS NECESSARY, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.

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

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P:\2023042_Liberty Hill_Prep School Daycare\Design\02 Sheets\2023042-EX01

N

0 60 120 Feet

SCALE: ####

LEGEND- EXISTING

- (S60°00'E 331.65') RECORD INFORMATION
- POB POINT OF BEGINNING
- 1/2" IRON ROD FOUND/SET
- EG EXISTING GRADE
- TW/BW TOP OF WALL/ BOTTOM OF WALL
- TEMPORARY BENCHMARK
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- 750 EXISTING CONTOUR
- EASEMENT/ SETBACK
- FULL CRZ, 1/2 CRZ, 1/4 CRZ — EXISTING TREE & TAG NUMBER (☒=PROTECTED TREE) (☒=HERITAGE TREE)
- EXISTING HOUSE
- EXISTING OVERHANG
- EXISTING WALL
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING IRON FENCE
- EXISTING WOOD FENCE
- EXISTING HOGWIRE FENCE
- EXISTING WATER TANK
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- OE EXISTING OVERHEAD ELECTRIC
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC METER
- EXISTING CABLE TV PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING ELECTRIC PAD WITH TRANS
- EXISTING GAS METER
- EXISTING WASTEWATER MANHOLE
- EXISTING WASTEWATER CLEANOUT
- WW 8WW EXISTING WASTEWATER LINES
- WL 8WL 12WL EXISTING WASTEWATER LINES
- ITEMS TO BE DEMOLISHED
- TP TREE PROTECTION

ISSUED FOR	REV	DATE

Sunland GROUP
TBPE Registration #F-4115
505 E. Huntland Dr. Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

THE PREP! SCHOOL- KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP
THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

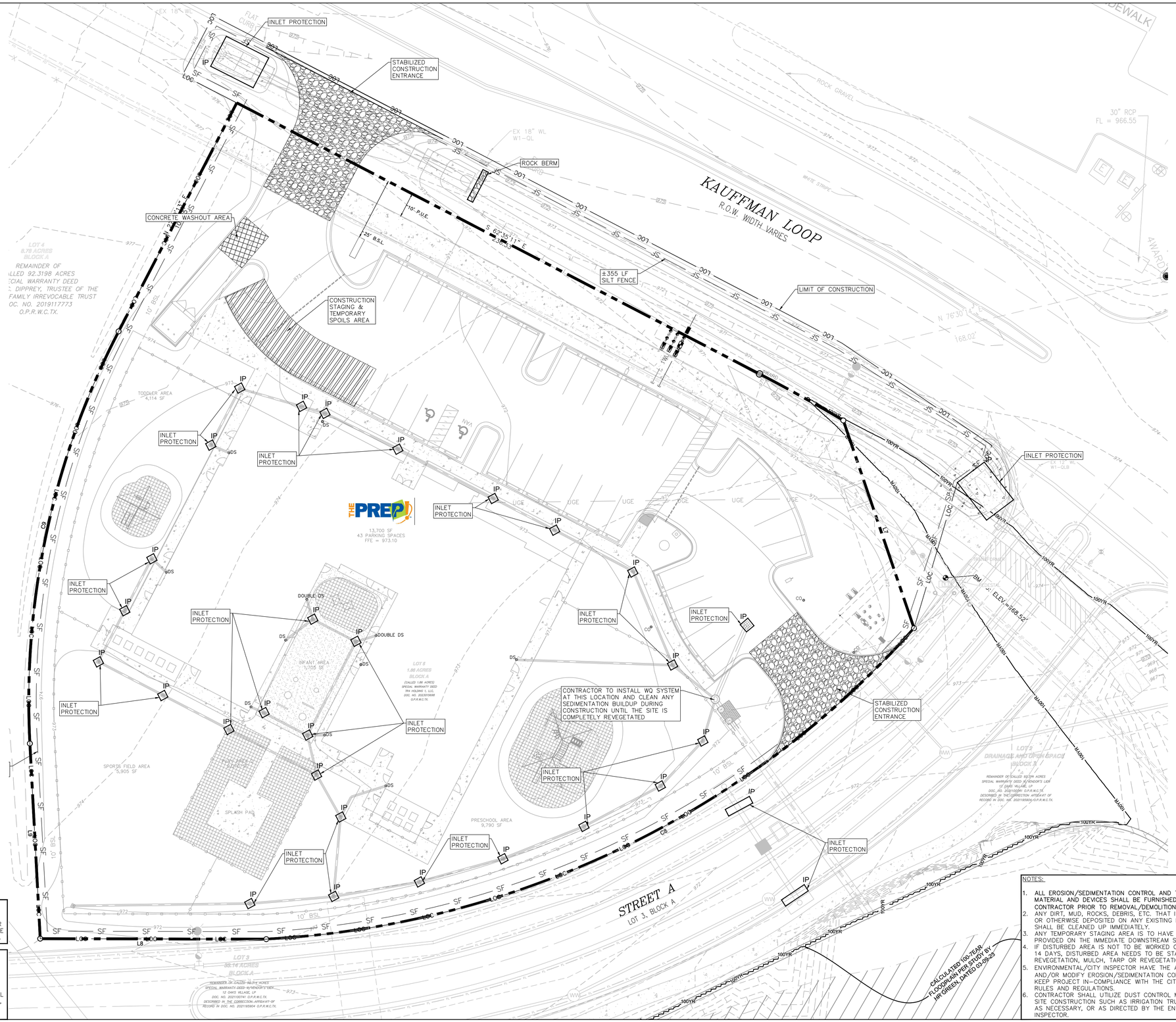
EXISTING CONDITIONS & DEMOLITION PLAN

STATE OF TEXAS
R. BOCK
5-7-24

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
08 OF 28

23-027SDP



LEGEND

- (S60°00'E 331.65') RECORD INFORMATION
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT/ SETBACK
- 750 EXISTING CONTOUR
- 750 PROPOSED CONTOUR
- GRAVEL WALKING PATH
- LIGHT POLE & ELECTRICAL BOX
- BUILDING, DOOR, AWNING & COLUMNS
- A/C UNITS WITH SCREEN WALL
- BUTTERSTICK LIMESTONE BLOCKS
- TYPICAL 6" CURB TRANSITIONED TO ZERO CURB
- ACCESSIBLE PARKING, SIGNAGE, WHEEL STOP & PAVEMENT STRIPING
- 48" IRON FENCING
- 10' GATE ON 48" IRON FENCING
- DUMPSTER & ENCLOSURE
- STORM STRUCTURES
- STORM PIPE
- CONCRETE SIDEWALK
- CONCRETE WASHOUT AREA
- CONSTRUCTION STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- IP INLET PROTECTION
- LOC LIMITS OF CONSTRUCTION
- SF SILT FENCE
- FLOW ARROW

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

CAUTION:

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!

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ISSUED FOR	REV	DATE

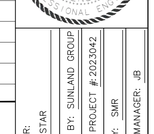
Sunland GROUP
TBPE Registration #F-4115
505 E Huntland Dr, Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

THE PREP! SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

EROSION & SEDIMENTATION CONTROL PLAN

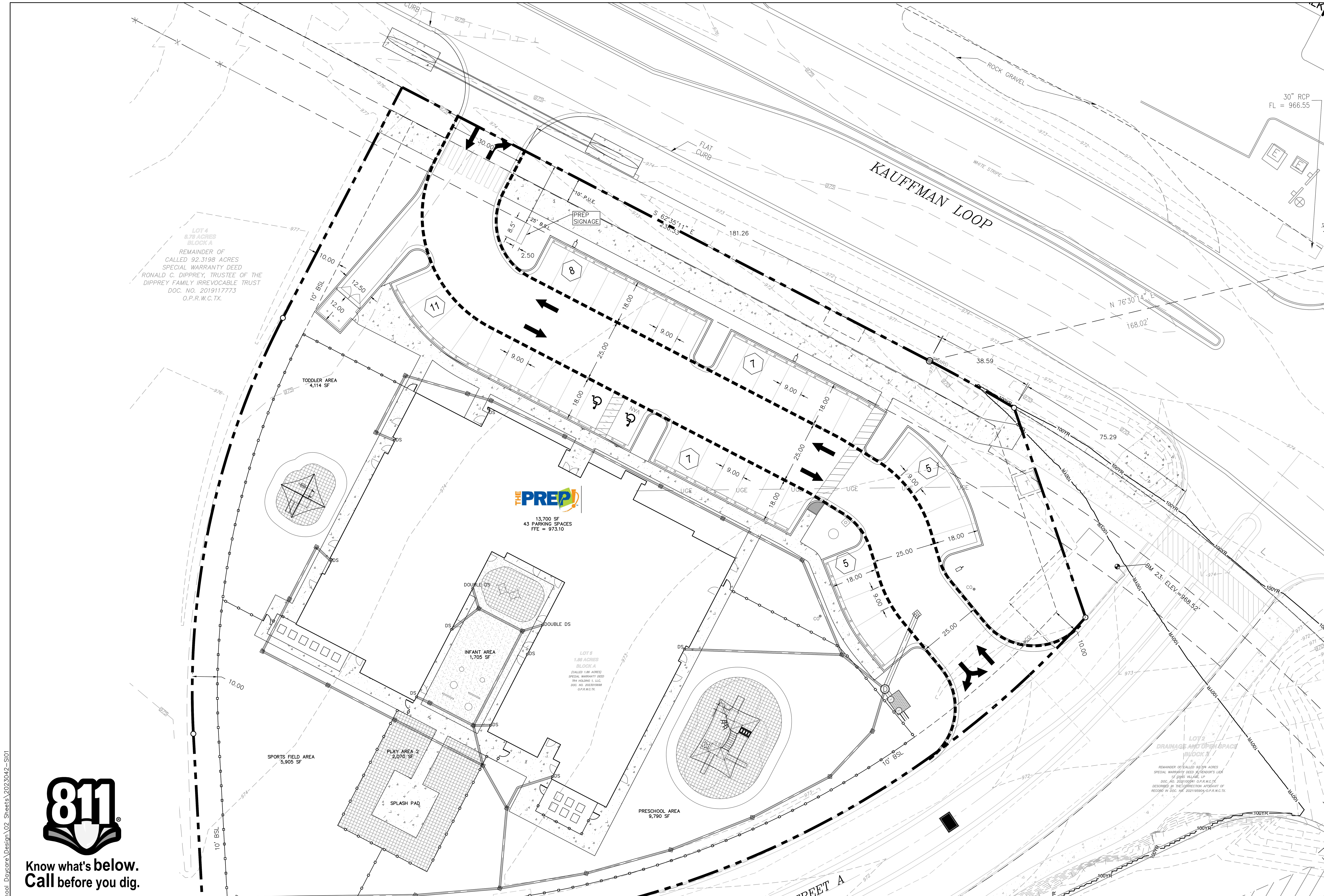


DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #:2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET 09 OF 28

23-027SDP

P:\2023042_Liberty Hill_Prep School Daycare\Design\02 Sheets\2023042_ESC01



CAUTION:

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P:\2023042. Liberty Hill. Prep School Daycare\Design\02 Sheets\2023042-SI01

SCALE: 1:20

LEGEND

(S60°00'E 331.65')	RECORD INFORMATION
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	EASEMENT/ SETBACK
	EXISTING GRAVEL WALKING PATH
	EXISTING LIGHT POLE & ELECTRICAL BOX
	PEDERNALES ELECTRIC TRANSFORMER
	BUILDING, DOOR, AWNING & COLUMNS
	A/C UNITS WITH SCREEN WALL
	BUTTERSTICK LIMESTONE BLOCKS
	FIRE LANE STRIPING
	TYPICAL 6" CURB TRANSITIONED TO ZERO CURB
	ACCESSIBLE PARKING, SIGNAGE, WHEEL STOP & PAVEMENT STRIPING
#	PARKING COUNT
	ADA ROUTE
	48" IRON FENCING
	10' GATE ON 48" IRON FENCING
	DUMPSTER & ENCLOSURE
	CONCRETE SIDEWALK

ISSUED FOR	REV	DATE

Sunland GROUP
TBPE Registration #F-4115
505 E Huntland Dr, Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

THE PREP! SCHOOL- KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

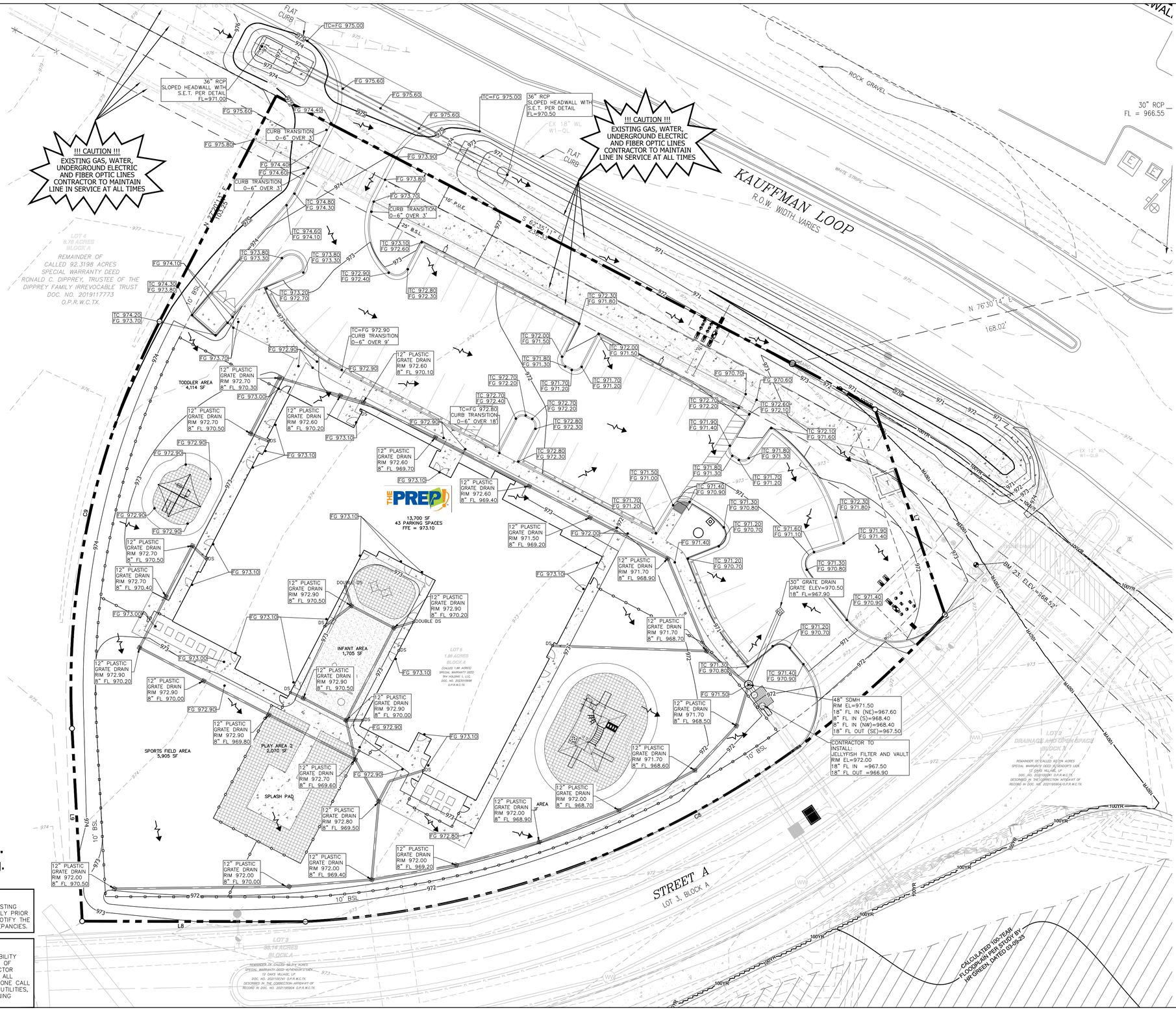
SITE DEVELOPMENT PLANS

SITE PLAN

STATE OF TEXAS — JOEL R. BOCK — LICENSED PROFESSIONAL ENGINEER — 5-7-24

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

23-027SDP



N

0 20 40 Feet

SCALE: 1:20

LEGEND- IMPROVEMENTS

- 750 — PROPOSED CONTOUR
- WW — WASTEWATER MANHOLE
- 1,000 SF UNDISTURBED NATURAL AREA: C.O.A. INNOVATIVE WATER MANAGEMENT AREA
- UNIT 9 / FFE LEVEL 1: 670.00 / FFE BASEMENT: 662.00 — BUILDING WITH GARAGE &/OR CARPORT SPACE & UNIT #
- STRUCTURAL WALL
- TYPICAL 6" CURB TRANSITIONED TO ZERO CURB
- VAN — ACCESSIBLE PARKING, SIGNAGE, WHEEL STOP & PAVEMENT STRIPING
- BICYCLE PARKING
- ADA ROUTE
- 6' WOOD PRIVACY FENCE
- 42" IRON HAND RAIL
- DUMPSTER & ENCLOSURE
- SIDEWALK– PERMEABLE PAVEMENT
- SIDEWALK– CONCRETE
- WW — WW MANHOLE
- CO — WW CLEANOUT
- 6WW — 6" WW LINE
- 6WL — 6" WATERLINE
- 4" SCH 40 IRRIGATION SLEEVING
- FIRE HYDRANT ASSEMBLY
- BACKFLOW PREVENTER
- WATER METER & GATE VALVE
- 6" BULL ROCK, 12" DEPTH
- STORM GRATE INLET
- STORM FLOW

MEG	MATCH EXISTING GRADE
FG	FINISHED GRADE
TC	TOP OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
FL	FLOW LINE

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

CAUTION:

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P:\2023042 Liberty Hill Prep School Daycare\Design\02 Sheets\2023042-GR01

Sunland GROUP
TBPE Registration #F-4115
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THE PREP! SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

GRADING PLAN

ISSUED FOR	REV	DATE

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #:2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

STATE OF TEXAS — J. R. BOCK — 92734 — LICENSED PROFESSIONAL ENGINEER

SHEET
11 OF 28

23-027SDP

EXISTING CONDITION - CURVE NUMBER							
DRAINAGE AREA ID	DRAINAGE AREA (ACRES)	DRAINAGE AREA (SQ-MI)	IMPERVIOUS AREA (ACRES)	LAND USE			WEIGHTED CN
				IMPERVIOUS %	OPEN SPACE (POOR) %	GOOD - GRASS %	
EX1	1.86	0.0029	0.00	**0.00%**	**0.00%**	**100.00%**	84.00
EX2	4.74	0.0074	2.37	50.00%	**0.00%**	50.00%	89.00

EXISTING CONDITIONS - TIME OF CONCENTRATION													
	SHEET FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW			TC TOTAL*	TC LAG
AREA	MANN	L	SLOPE	TC-SHEET	L	SLOPE	PAVED	TC-SHALLOW	DISTANCE	VELOCITY	TC-CHAN		
NO.	"N"	(FT)	(FT/FT)	(MIN)	(FT)	(FT/FT)	Y/N	(MIN)	(FT)	(FT/S)	(MIN)	(MIN)	(MIN)
EX1	0.2	87	0.014	11.5	240	0.01	N	2.5	0	0.0	0.0	14.0	8.4
EX2	0.05	0	0.000	0.0	0.00	0.00	N	0.0	2,859.00	3.2	14.8	14.8	8.9

N

0 100 200 Feet

SCALE: 100

LEGEND- EXISTING

- (S60°00'E 331.65') — RECORD INFORMATION
- POB — POINT OF BEGINNING
- 1/2" IRON ROD FOUND/SET
- EG — EXISTING GRADE
- TW/BW — TOP OF WALL/ BOTTOM OF WALL
- TEMPORARY BENCHMARK
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- 750 — EXISTING CONTOUR
- EASEMENT/ SETBACK
- FULL CRZ, 1/2 CRZ, 1/4 CRZ — EXISTING TREE & TAG NUMBER (P=PROTECTED TREE) (H=HERITAGE TREE)
- EXISTING HOUSE
- EXISTING OVERHANG
- EXISTING WALL
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING IRON FENCE
- EXISTING WOOD FENCE
- EXISTING HOGWIRE FENCE
- EXISTING WATER TANK
- EXISTING WATER METER
- OE — OE — EXISTING OVERHEAD ELECTRIC
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING WASTEWATER MANHOLE
- CO — EXISTING WASTEWATER CLEANOUT
- WW — WW / 8WW — EXISTING WASTEWATER LINES
- WL — WL / 8WL / 12WL — EXISTING WASTEWATER LINES

NOTES:

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3. ANY TEMPORARY STAGING AREA IS TO HAVE SILT FENCE PROVIDED ON THE IMMEDIATE DOWNSTREAM SIDE.
4. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BE REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
5. ENVIRONMENTAL/CITY INSPECTOR HAVE THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY OF LIBERTY HILL RULES AND REGULATIONS.
6. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS NECESSARY, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.

ISSUED FOR	REV	DATE

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

CAUTION:

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!

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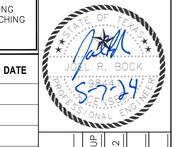
THE PREP SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

EXISTING DRAINAGE AREA MAP



DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
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23-027SDP

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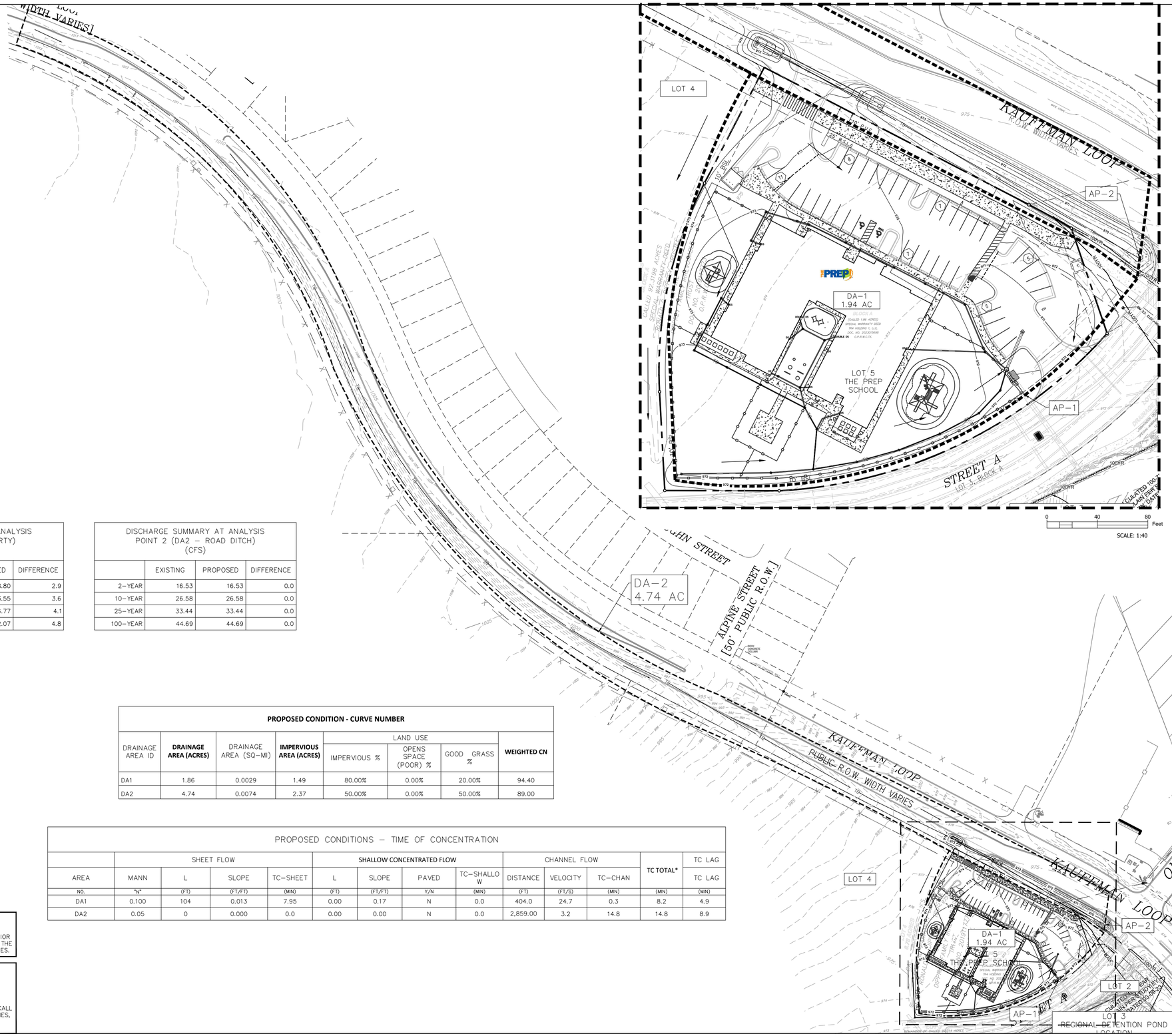

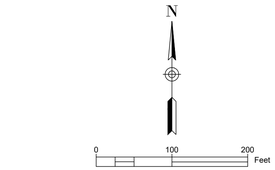

LEGEND- EXISTING

(S60°00'E 331.65')	RECORD INFORMATION
POB	POINT OF BEGINNING
	1/2" IRON ROD FOUND/SET
EG	EXISTING GRADE
TW/BW	TOP OF WALL/ BOTTOM OF WALL
	TEMPORARY BENCHMARK
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
750	EXISTING CONTOUR
	EASEMENT/ SETBACK
FULL CRZ, 1/2 CRZ, 1/4 CRZ	EXISTING TREE & TAG NUMBER (=PROTECTED TREE) (=HERITAGE TREE)
	EXISTING HOUSE
	EXISTING OVERHANG
	EXISTING WALL
	EXISTING CONCRETE
	EXISTING GRAVEL
	EXISTING IRON FENCE
	EXISTING WOOD FENCE
X	EXISTING HOGWIRE FENCE
	EXISTING WATER TANK
WM	EXISTING WATER METER
OE	EXISTING OVERHEAD ELECTRIC
EM	EXISTING ELECTRIC METER
GM	EXISTING GAS METER
WW	EXISTING WASTEWATER MANHOLE
	EXISTING WASTEWATER CLEANOUT
WW 8WW	EXISTING WASTEWATER LINES
WL 8WL 12WL	EXISTING WASTEWATER LINES

DISCHARGE SUMMARY AT ANALYSIS POINT 1 (DA1– PROPERTY) (CFS)

	EXISTING	PROPOSED	DIFFERENCE
2–YEAR	5.89	8.80	2.9
10–YEAR	9.91	13.55	3.6
25–YEAR	12.69	16.77	4.1
100–YEAR	17.31	22.07	4.8

DISCHARGE SUMMARY AT ANALYSIS POINT 2 (DA2 – ROAD DITCH) (CFS)

	EXISTING	PROPOSED	DIFFERENCE
2–YEAR	16.53	16.53	0.0
10–YEAR	26.58	26.58	0.0
25–YEAR	33.44	33.44	0.0
100–YEAR	44.69	44.69	0.0

PROPOSED CONDITION - CURVE NUMBER

DRAINAGE AREA ID	**DRAINAGE AREA (ACRES)**	DRAINAGE AREA (SQ–MI)	**IMPERVIOUS AREA (ACRES)**	LAND USE: IMPERVIOUS %	LAND USE: OPENS SPACE (POOR) %	LAND USE: GOOD GRASS %	**WEIGHTED CN**
DA1	1.86	0.0029	1.49	80.00%	0.00%	20.00%	94.40
DA2	4.74	0.0074	2.37	50.00%	0.00%	50.00%	89.00

PROPOSED CONDITIONS – TIME OF CONCENTRATION

AREA	SHEET FLOW: MANN	L	SLOPE	TC–SHEET	SHALLOW CONCENTRATED FLOW: L	SLOPE	PAVED	TC–SHALLOW	CHANNEL FLOW: DISTANCE	VELOCITY	TC–CHAN	**TC TOTAL***	TC LAG
NO.	"N"	(FT)	(FT/FT)	(MIN)	(FT)	(FT/FT)	Y/N	(MIN)	(FT)	(FT/S)	(MIN)	(MIN)	(MIN)
DA1	0.100	104	0.013	7.95	0.00	0.17	N	0.0	404.0	24.7	0.3	8.2	4.9
DA2	0.05	0	0.000	0.0	0.00	0.00	N	0.0	2,859.00	3.2	14.8	14.8	8.9

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THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

PROPOSED DRAINAGE AREA MAP

ISSUED FOR	REV	DATE

STATE OF TEXAS
JOEL R. BOCK
REGISTERED PROFESSIONAL ENGINEER
97734

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #:2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
13 OF 28

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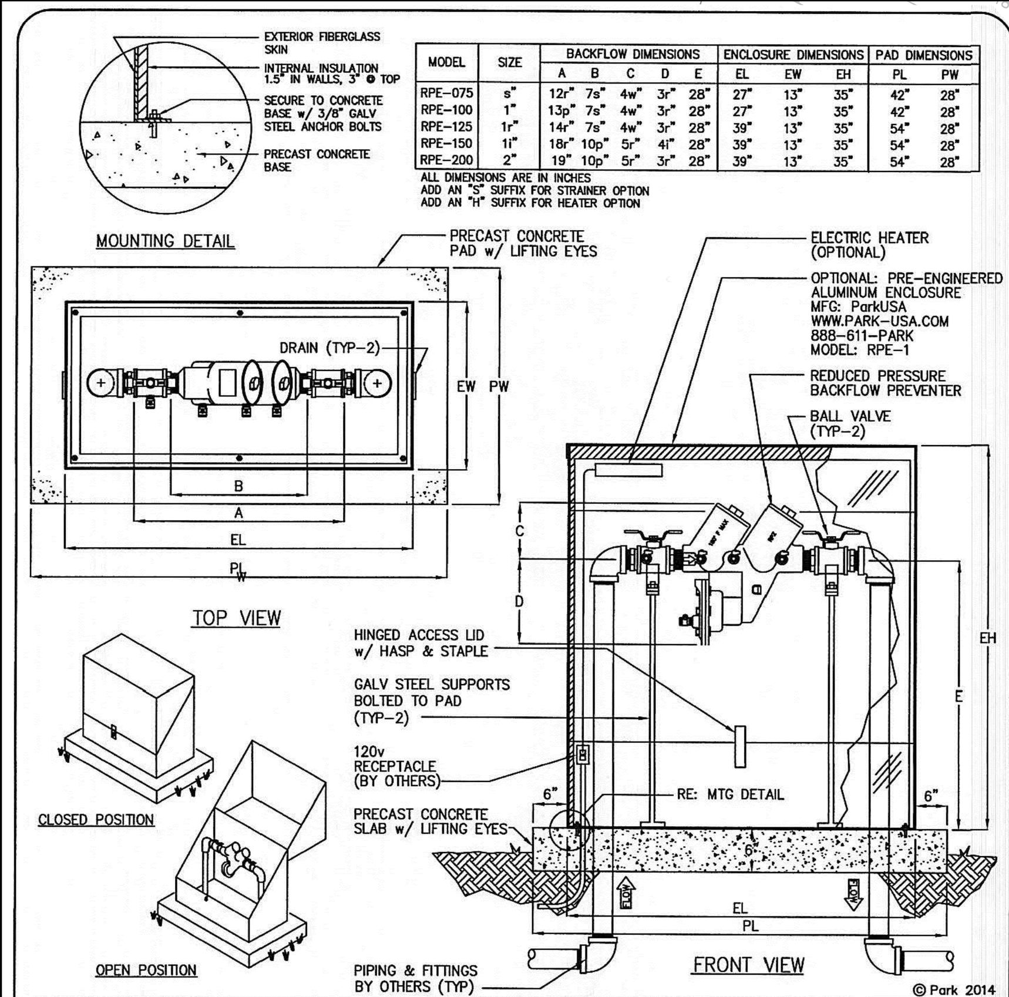


Specifications

CONCRETE : Class II concrete with design strength of 4500 PSI at 28 days.

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

Typical Applications

RP devices are used to protect against high hazard (toxic) fluids in water services to industrial plants, hospital facilities, morgues, mortuaries, and chemical plants. They are also used in irrigation systems, boiler feed, water lines and other installations requiring maximum protection.

Engineering Data

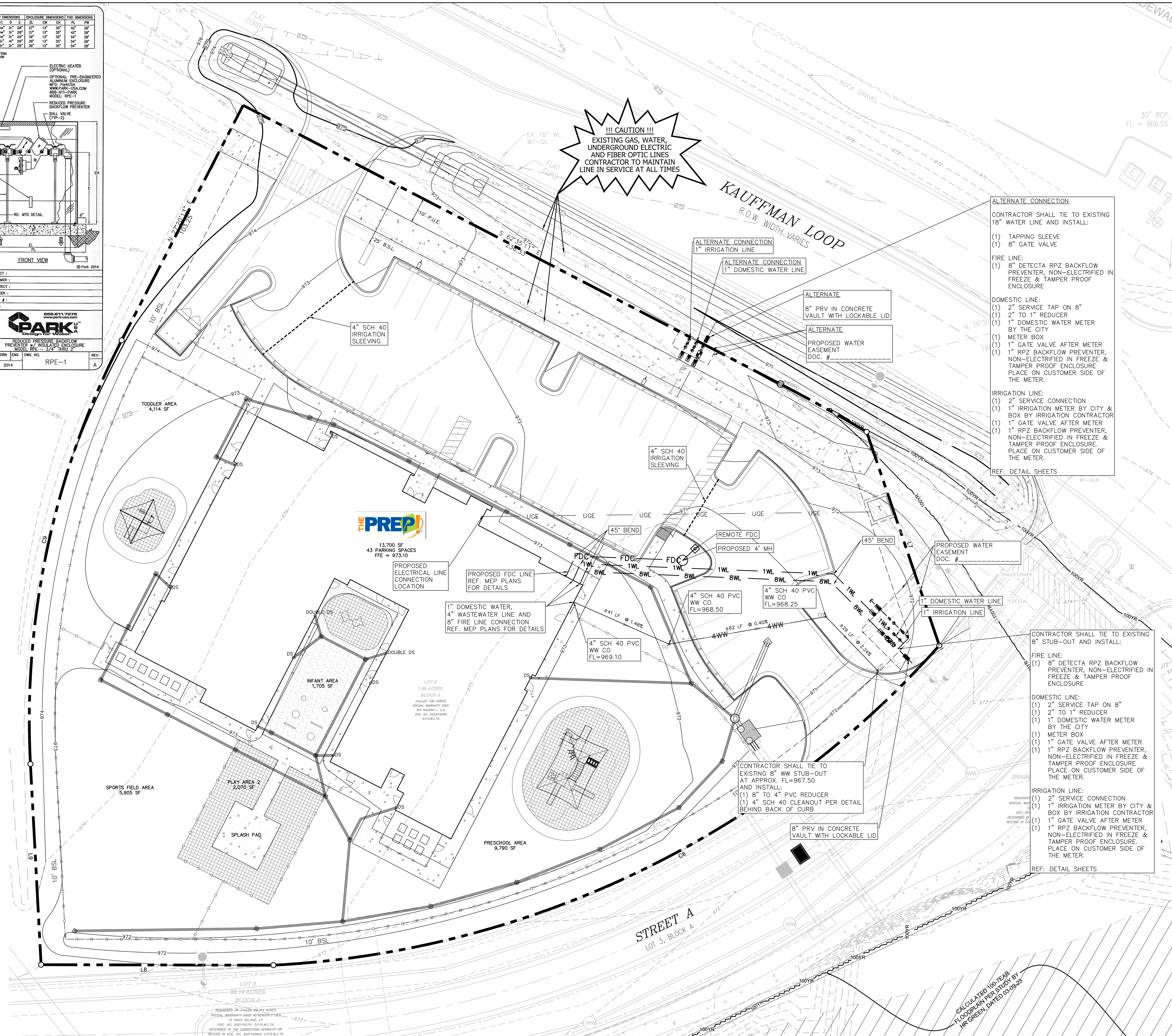
The backflow assembly shall be factory assembled on pad & hydrostatically tested prior to delivery. Field excavation & preparation shall be complete prior to delivery. Pipe, valves and fittings of the assembly shall be approved by one or more of the following associations:

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

PARK Design for Water — 888.611.7275 www.park-usa.com

REDUCED PRESSURE BACKFLOW PREVENTER w/ INSULATED ENCLOSURE MODEL RPE - 3/4" THRU 2"

PM	DRN	ENG	DWG. NO.	REV.
DATE	2014		RPE-1	A



ALTERNATE CONNECTION

CONTRACTOR SHALL TIE TO EXISTING 18" WATER LINE AND INSTALL:

(1) TAPPING SLEEVE
(1) 8" GATE VALVE

FIRE LINE:
(1) 8" DETECTA RPZ BACKFLOW PREVENTER, NON-ELECTRIFIED IN FREEZE & TAMPER PROOF ENCLOSURE

DOMESTIC LINE:
(1) 2" SERVICE TAP ON 8"
(1) 2" TO 1" REDUCER
(1) 1" DOMESTIC WATER METER BY THE CITY
(1) METER BOX
(1) 1" GATE VALVE AFTER METER
(1) 1" RPZ BACKFLOW PREVENTER, NON-ELECTRIFIED IN FREEZE & TAMPER PROOF ENCLOSURE PLACE ON CUSTOMER SIDE OF THE METER.

IRRIGATION LINE:
(1) 2" SERVICE CONNECTION
(1) 1" IRRIGATION METER BY CITY & BOX BY IRRIGATION CONTRACTOR
(1) 1" GATE VALVE AFTER METER
(1) 1" RPZ BACKFLOW PREVENTER, NON-ELECTRIFIED IN FREEZE & TAMPER PROOF ENCLOSURE. PLACE ON CUSTOMER SIDE OF THE METER.

REF: DETAIL SHEETS

CONTRACTOR SHALL TIE TO EXISTING 8" STUB-OUT AND INSTALL:

FIRE LINE:
(1) 8" DETECTA RPZ BACKFLOW PREVENTER, NON-ELECTRIFIED IN FREEZE & TAMPER PROOF ENCLOSURE

DOMESTIC LINE:
(1) 2" SERVICE TAP ON 8"
(1) 2" TO 1" REDUCER
(1) 1" DOMESTIC WATER METER BY THE CITY
(1) METER BOX
(1) 1" GATE VALVE AFTER METER
(1) 1" RPZ BACKFLOW PREVENTER, NON-ELECTRIFIED IN FREEZE & TAMPER PROOF ENCLOSURE PLACE ON CUSTOMER SIDE OF THE METER.

IRRIGATION LINE:
(1) 2" SERVICE CONNECTION
(1) 1" IRRIGATION METER BY CITY & BOX BY IRRIGATION CONTRACTOR
(1) 1" GATE VALVE AFTER METER
(1) 1" RPZ BACKFLOW PREVENTER, NON-ELECTRIFIED IN FREEZE & TAMPER PROOF ENCLOSURE. PLACE ON CUSTOMER SIDE OF THE METER.

REF: DETAIL SHEETS

N

SCALE: 1:20 (0 — 20 — 40 Feet)

LEGEND- IMPROVEMENTS

- 750 — PROPOSED CONTOUR
- WASTEWATER MANHOLE
- 1,000 SF UNDISTURBED NATURAL AREA: C.O.A. INNOVATIVE WATER MANAGEMENT AREA
- BUILDING WITH GARAGE &/OR CARPORT SPACE & UNIT # (UNIT 9, FFE LEVEL 1: 670.00, FFE BASEMENT: 662.00)
- STRUCTURAL WALL
- TYPICAL 6" CURB TRANSITIONED TO ZERO CURB
- ACCESSIBLE PARKING, SIGNAGE, WHEEL STOP & PAVEMENT STRIPING
- BICYCLE PARKING
- 6' WOOD PRIVACY FENCE
- 42" IRON HAND RAIL
- DUMPSTER & ENCLOSURE
- SIDEWALK- PERMEABLE PAVEMENT
- SIDEWALK- CONCRETE
- WW MANHOLE
- WW CLEANOUT
- 6WW — 6" WW LINE
- 6WL — 6" WATERLINE
- 4" SCH 40 IRRIGATION SLEEVING
- FIRE HYDRANT ASSEMBLY
- BACKFLOW PREVENTER
- WATER METER & GATE VALVE
- STORM GRATE INLET

NOTE: THIS SITE IS ON THE GEORGETOWN WATER UTILITY 1187 PRESSURE PLANE. AS EXISTING STATIC PRESSURE IS GREATER THAN 80 PSI (APPROXIMATELY 100 PSI), CONTRACTOR TO SET PRV OPERATING PRESSURE AT 60 PSI PRIOR TO CONNECTING TO BUILDING PLUMBING AND SITE IRRIGATION SYSTEMS.

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

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THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

UTILITY PLAN

STATE OF TEXAS — J. R. BOCK — LICENSED PROFESSIONAL ENGINEER — 5-7-24

ISSUED FOR	REV	DATE

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET 14 OF 28

23-027SDP

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

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

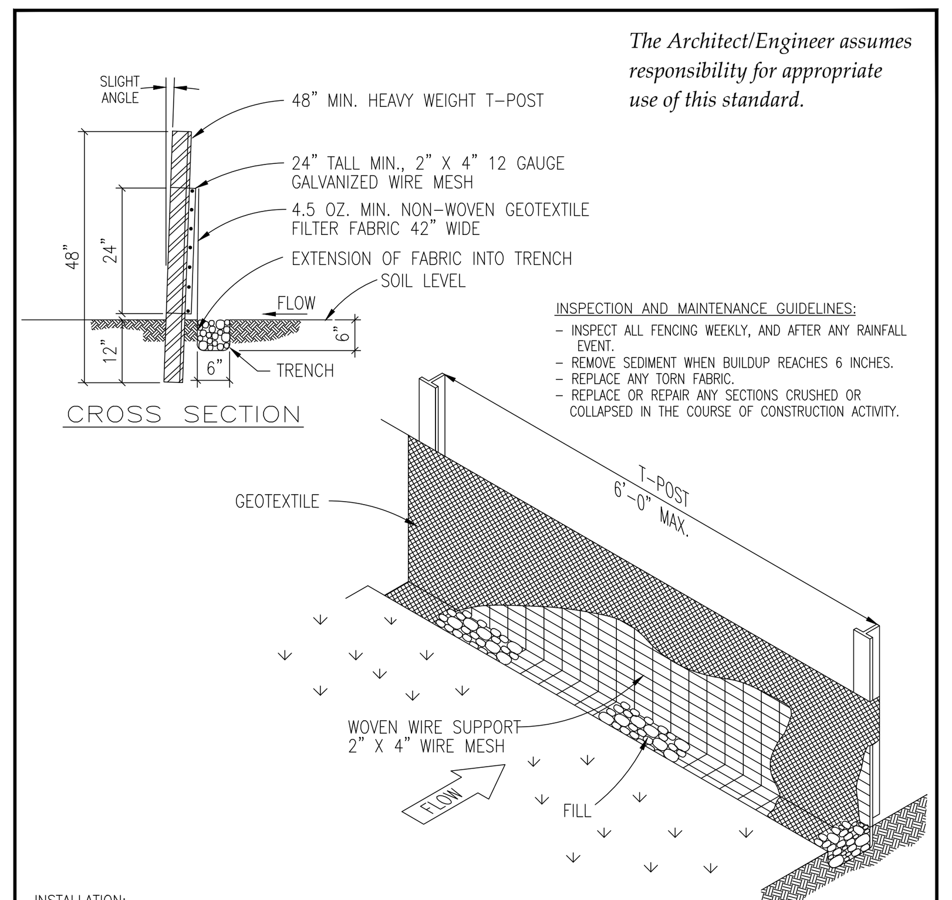
NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WPAP) OR STORM WATER POLLUTION PREVENTION PLANS (SW3P) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL STORM WATER REGULATIONS.

1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100lb/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 82% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP, RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
9. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
17. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
19. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

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

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

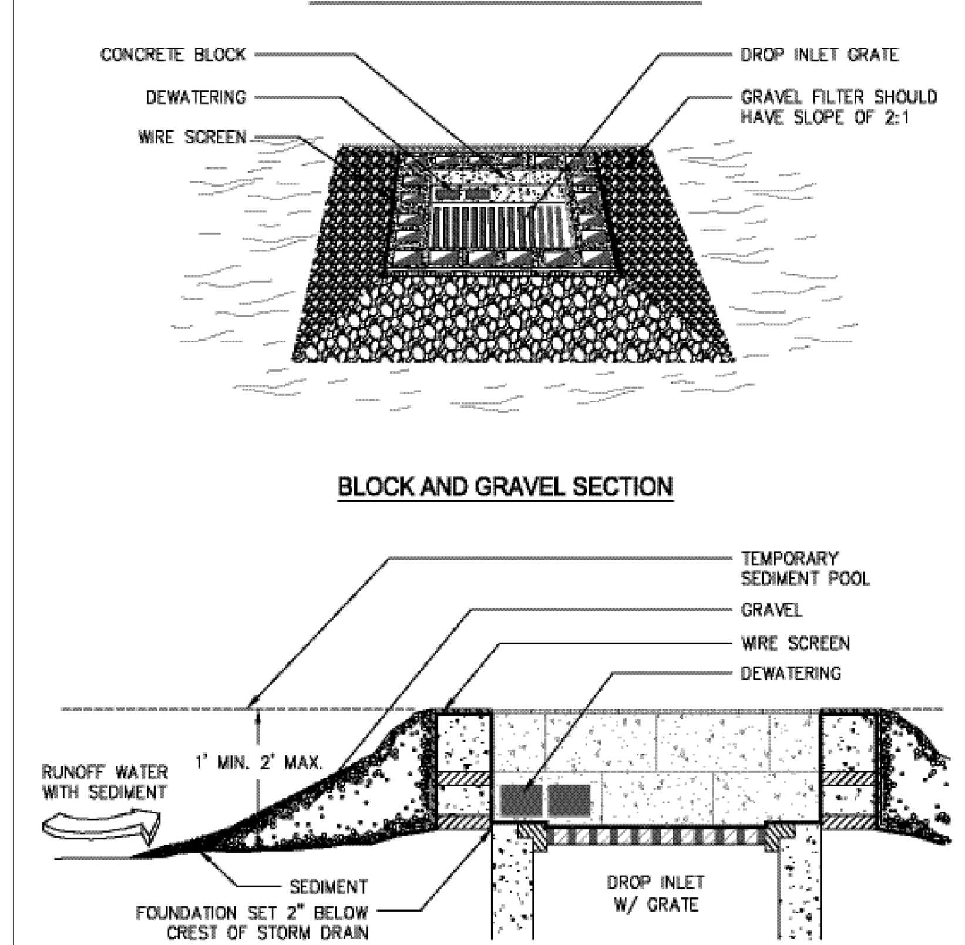
The Architect/Engineer assumes responsibility for appropriate use of this standard.



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

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

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



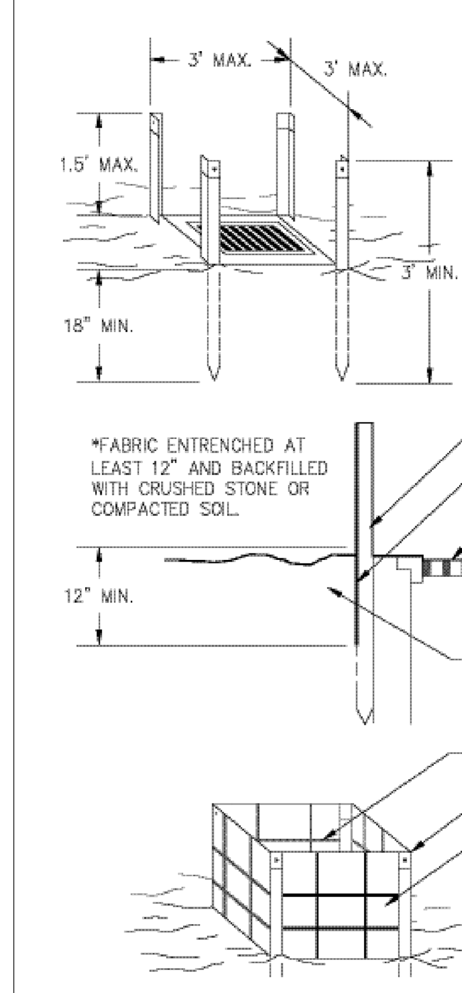
NOTE:
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
2. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
3. ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

Figure 6-28.3 Block and Gravel Drop Inlet Protections

GSWCC 2016 Edition — 6-151

FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

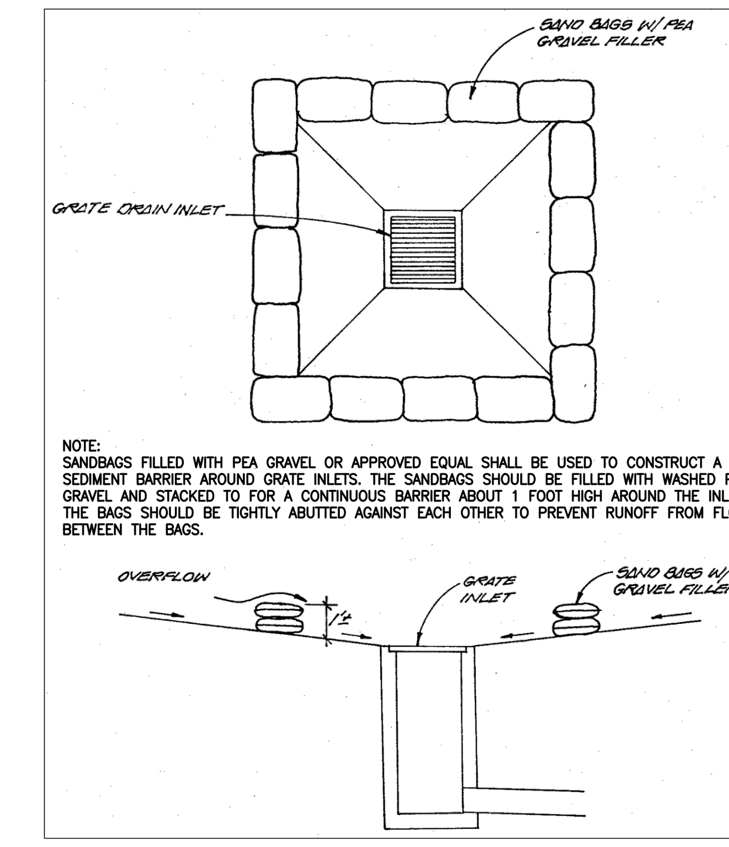
STEEL FRAME AND SILT FENCE INSTALLATION



NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

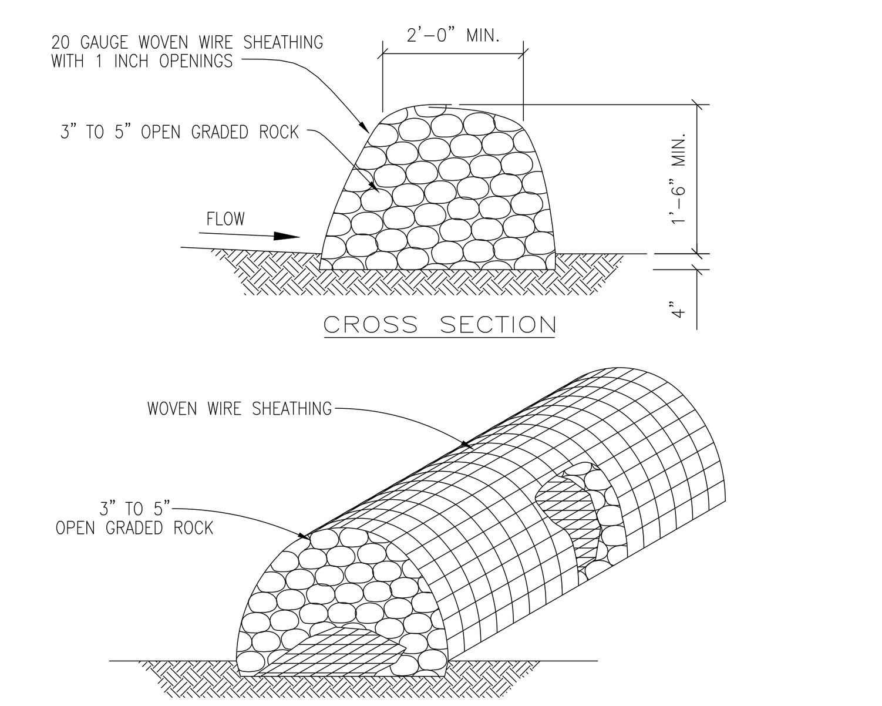
Figure 6-28.1 - Fabric and Supporting Frame For Inlet Projection

GSWCC 2016 Edition — 6-149



NOTE:
SANDBAGS FILLED WITH PEA GRAVEL OR APPROVED EQUAL SHALL BE USED TO CONSTRUCT A SEDIMENT BARRIER AROUND GRATE INLETS. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FOR A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND THE INLETS. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

TCEQ GRATE INLET PROTECTION
N.T.S.

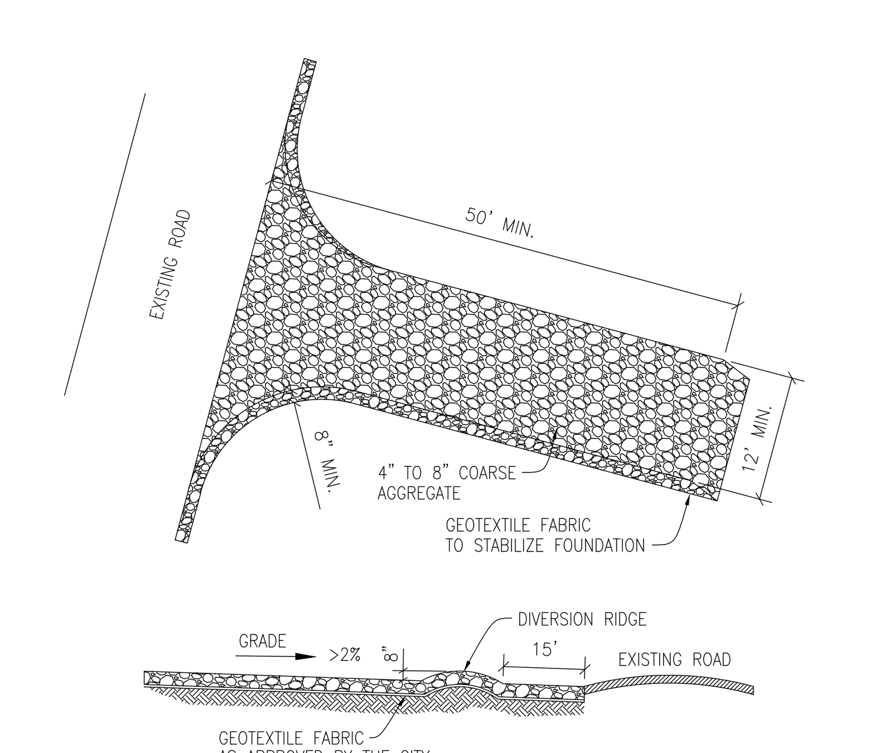


INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE 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.

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
ROCK BERM DETAIL
DRAWING NAME: EC03 — SCALE: NTS — DATE: 1/2003 — DRAWN BY: MRS — APPROVED BY: TRB

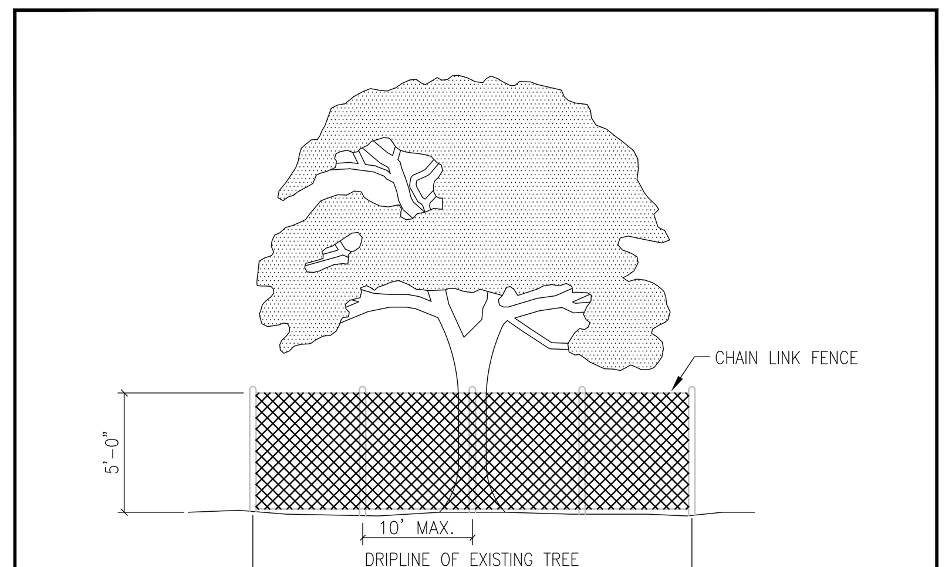


INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

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

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

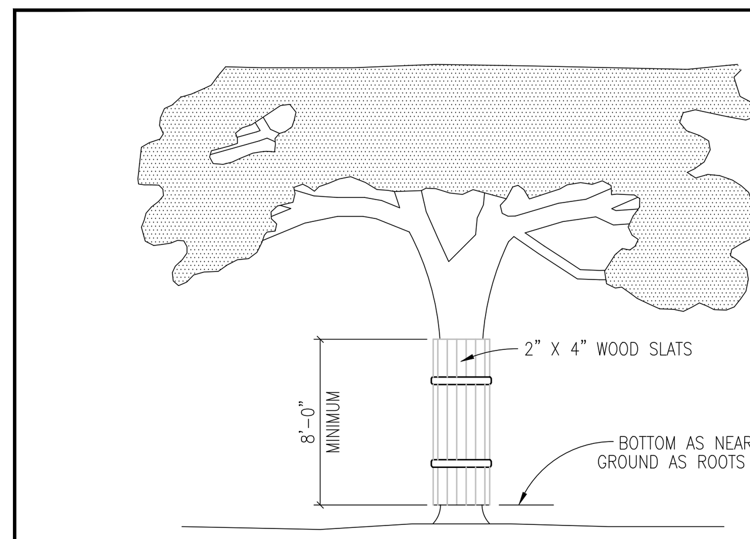
REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE
DRAWING NAME: EC06 — SCALE: NTS — DATE: 1/2003 — DRAWN BY: MRS — APPROVED BY: TRB



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.

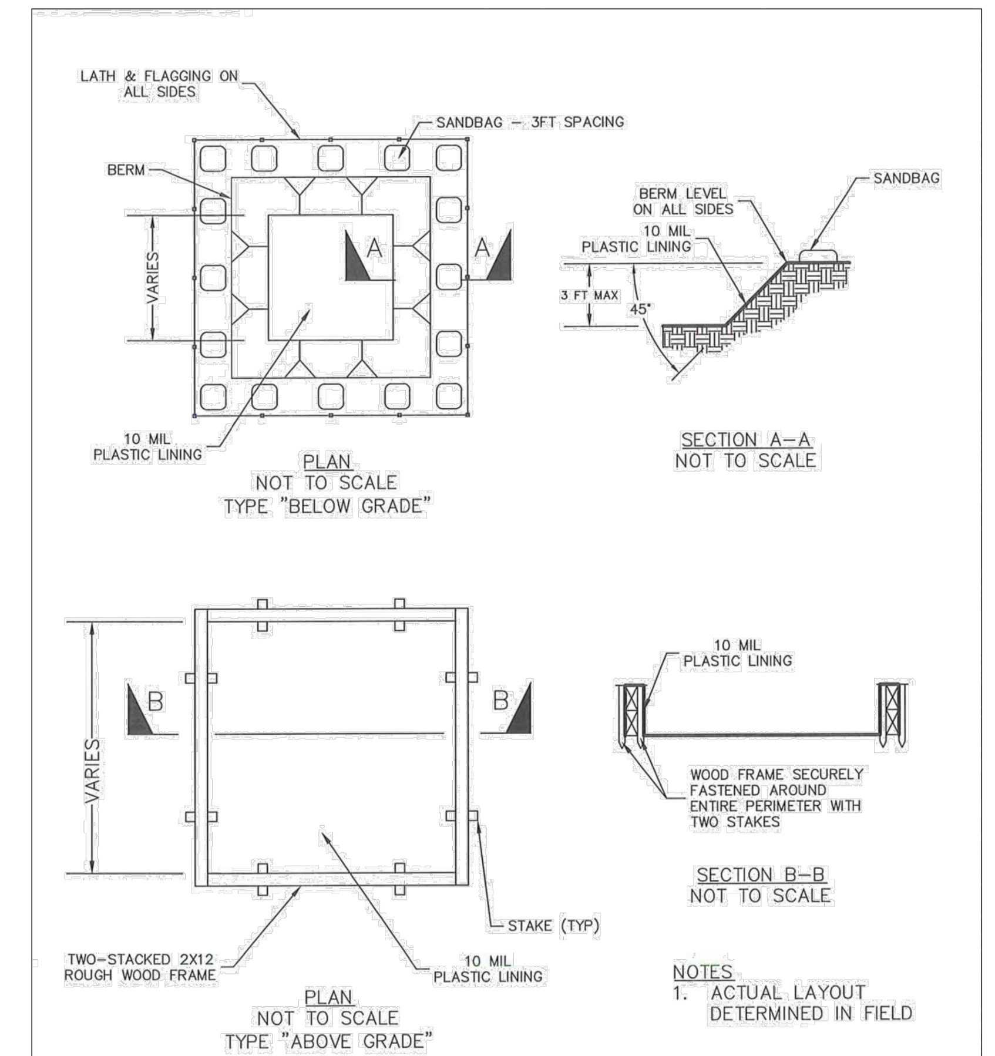
REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – CHAIN LINK FENCE
DRAWING NAME: EC09 — SCALE: NTS — DATE: 1/2003 — DRAWN BY: MRS — APPROVED BY: TRB



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.

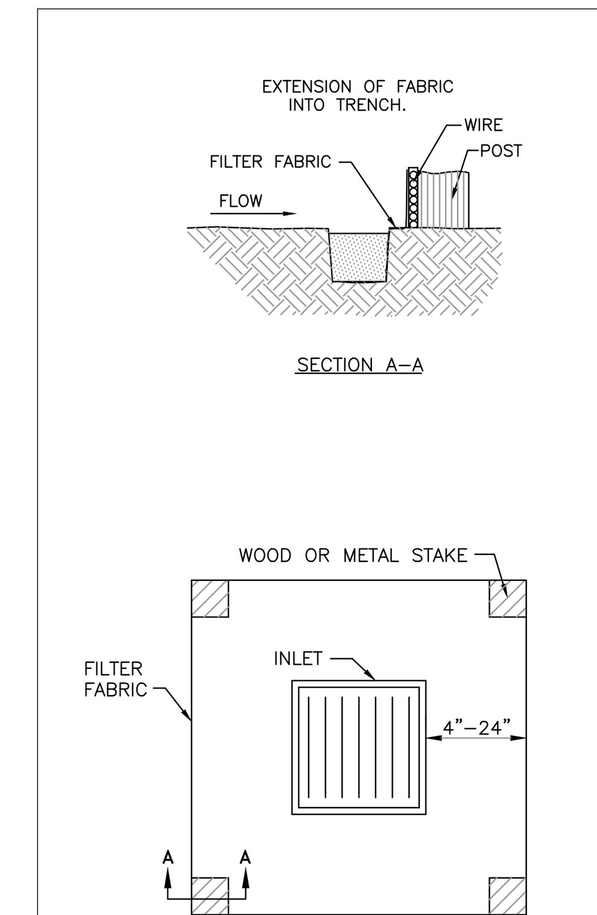
The Architect/Engineer assumes responsibility for appropriate use of this standard.

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



NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD

CONCRETE WASHOUT
N.T.S.



AREA INLET PROTECTION
N.T.S.

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

CAUTION:
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

P:\2023042 Liberty Hill Prep School Daycare\Design\02 Sheets\2023042-C001

ISSUED FOR	REV	DATE

Sunland GROUP
TBPE Registration #F-4115
505 E. Huntland Dr., Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

THE PREP! SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

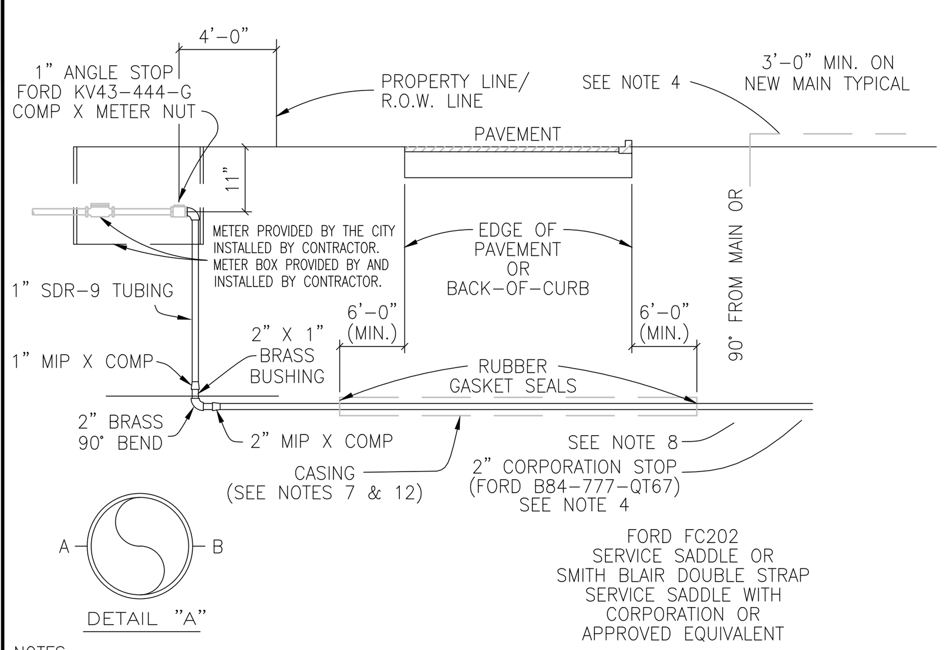
CIVIL DETAILS 01

STATE OF TEXAS — R. BOCK — LICENSED PROFESSIONAL ENGINEER — 5-7-24

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
15 OF 28

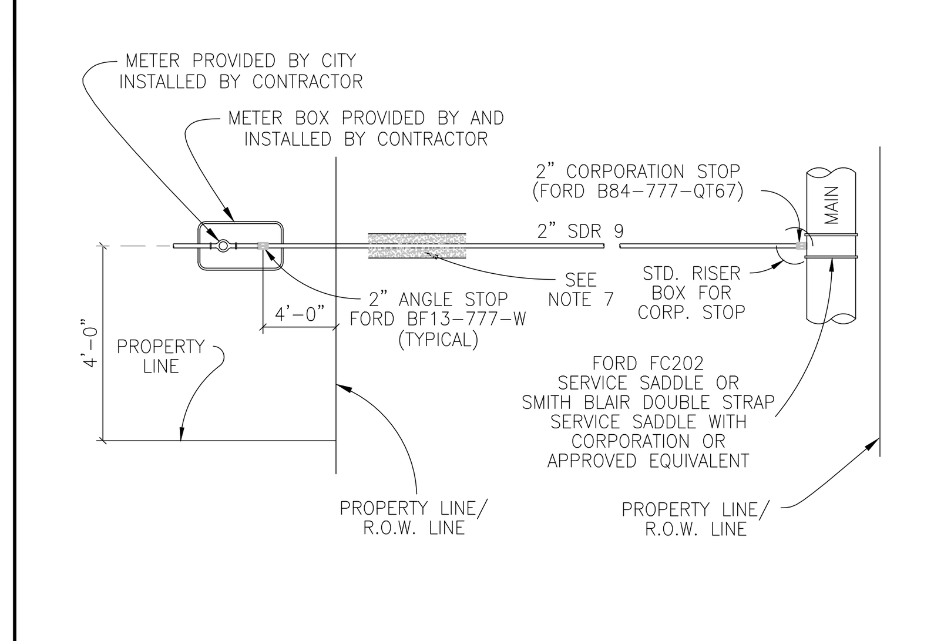
23-027SDP



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

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

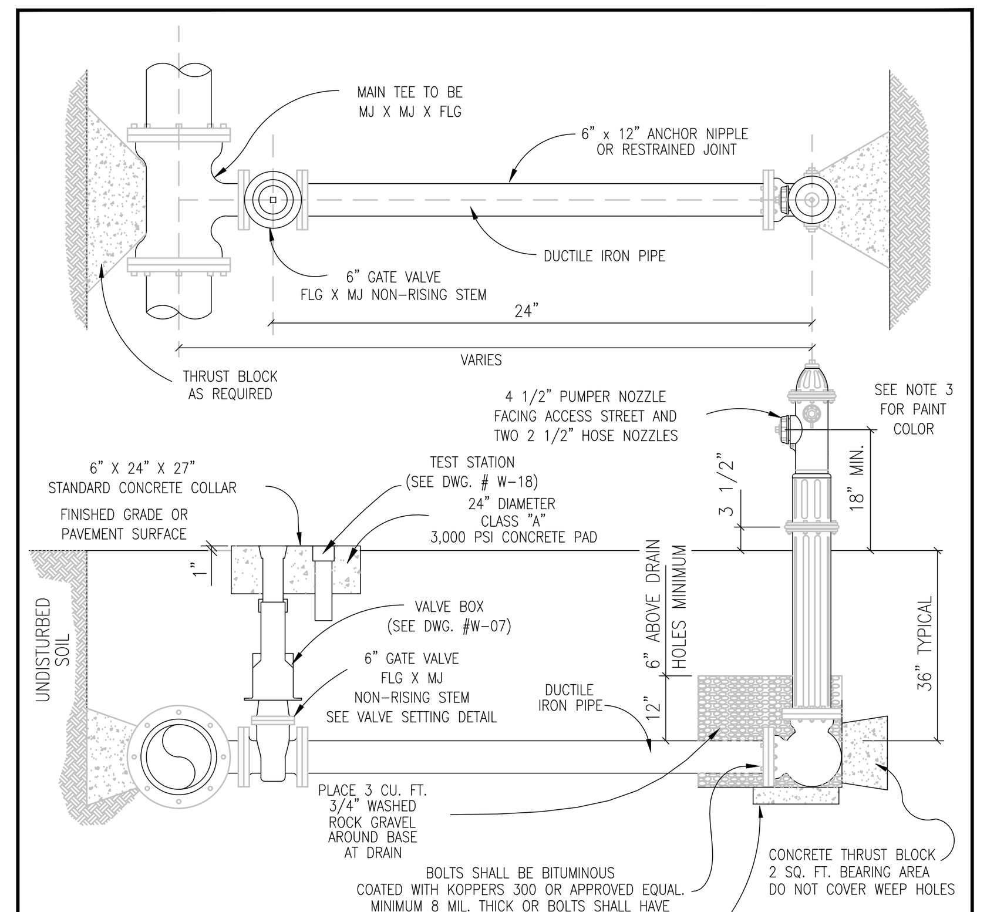
REVISION NOTE: ADOPTED 01/23/2013
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL WATER SERVICE–ELEVATION
DRAWING NAME: W03 — SCALE: NTS — DATE: 1/2013 — DRAWN BY: – — APPROVED BY: MH



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.

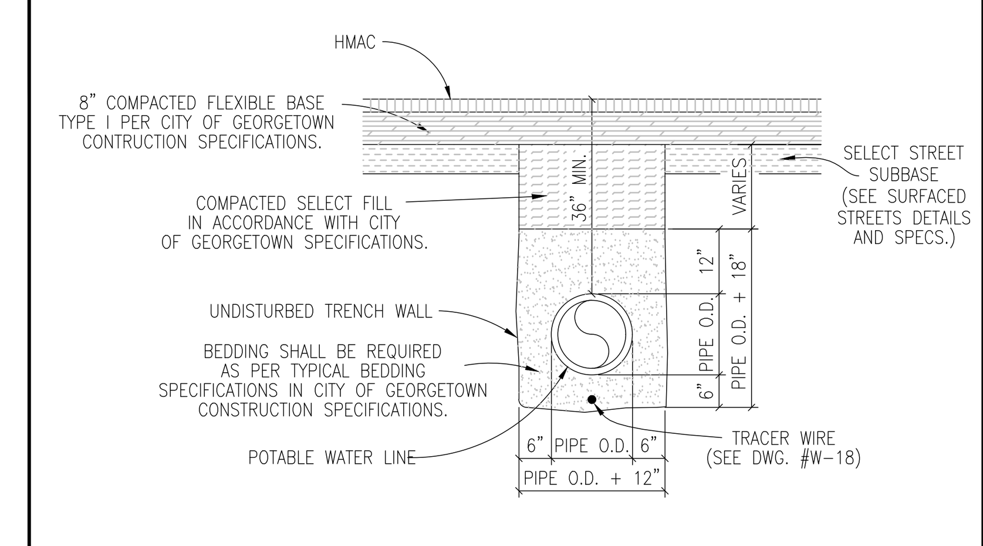
REVISION NOTE: ADOPTED 01/23/2013
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SINGLE WATER SERVICE PLAN
DRAWING NAME: W04 — SCALE: NTS — DATE: 1/2013 — DRAWN BY: – — APPROVED BY: MH



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.

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL FIRE HYDRANT INSTALLATION
DRAWING NAME: W10 — SCALE: NTS — DATE: 1/2003 — DRAWN BY: MRS — APPROVED BY: TRB



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

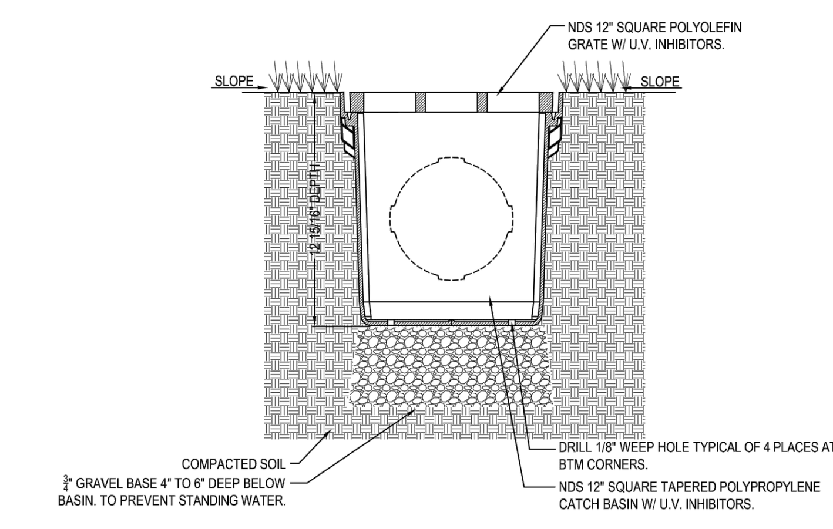
NOTES:
1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT AND PAVEMENT REPLACEMENT DETAIL UNDER EXISTING ROADWAY
DRAWING NAME: W17 — SCALE: NTS — DATE: 1/2003 — DRAWN BY: MRS — APPROVED BY: TRB

NDS
We put water in its place

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



SECTION

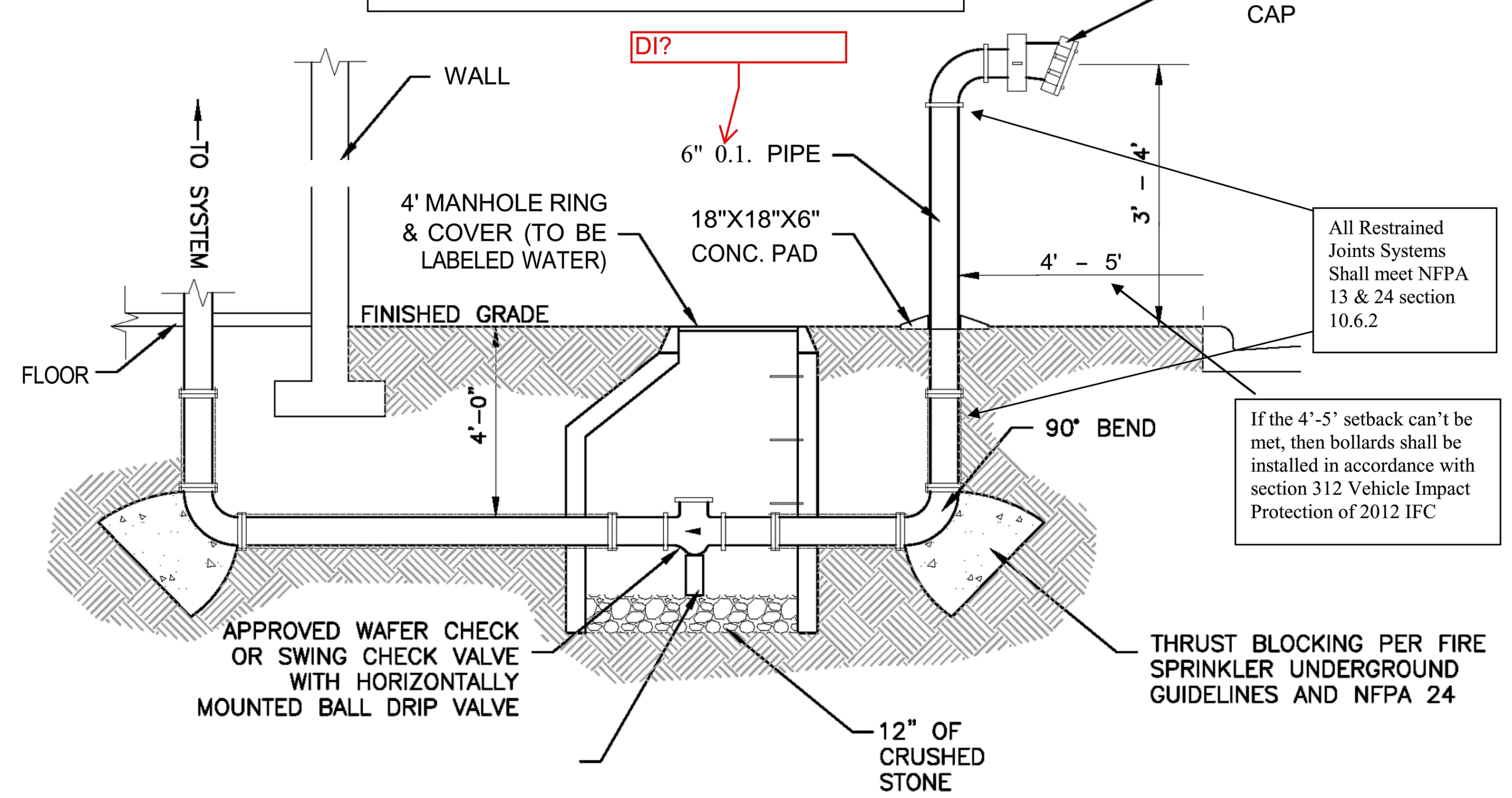
NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
3. DO NOT USE OVER 5 RISERS WITH CATCH BASIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

SQUARE CATCH BASIN
12" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR LANDSCAPE APPLICATIONS

KEY COMPONENT www.ndspro.com/s5
REVISION DATE 8-24-2015

Per State Fire Marshall's Office an RME-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



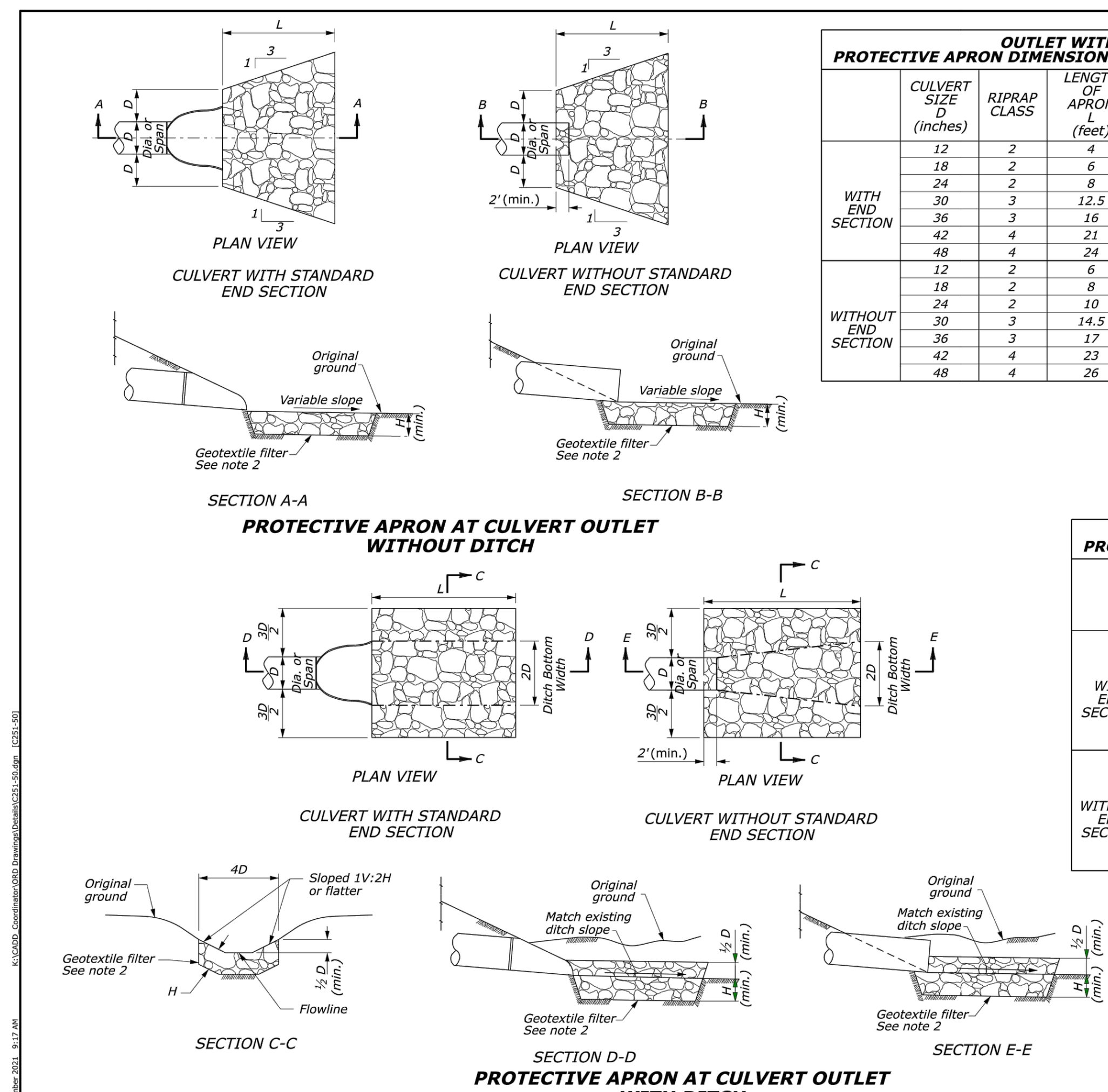
All Restrained Joints Systems Shall meet NFPA 13 & 24 section 10.6.2

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

FIRE DEPARTMENT CONNECTION
NOT TO SCALE

NPS PMIS No. 456 Drawing No.: 123

STATE	PROJECT	SHEET NUMBER
ST	PROJECT NUMBER PROJECT NAME	



OUTLET WITHOUT DITCH
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	RIPRAP CLASS	LENGTH OF APRON L (feet)	DEPTH OF APRON H (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	2	4	1.5	1	5
	18	2	6	1.5	2.2	9
	24	2	8	1.5	3.9	14
	30	3	12.5	2	10.9	28
	36	3	16	2	15.6	37
	42	4	21	2.5	34.1	63
	48	4	24	2.5	44.5	79
WITHOUT END SECTION	12	2	6	1.5	1.7	8
	18	2	8	1.5	3.2	12
	24	2	10	1.5	5.2	17
	30	3	14.5	2	13.3	33
	36	3	17	2	18.5	43
	42	4	23	2.5	38.7	70
	48	4	26	2.5	49.8	87

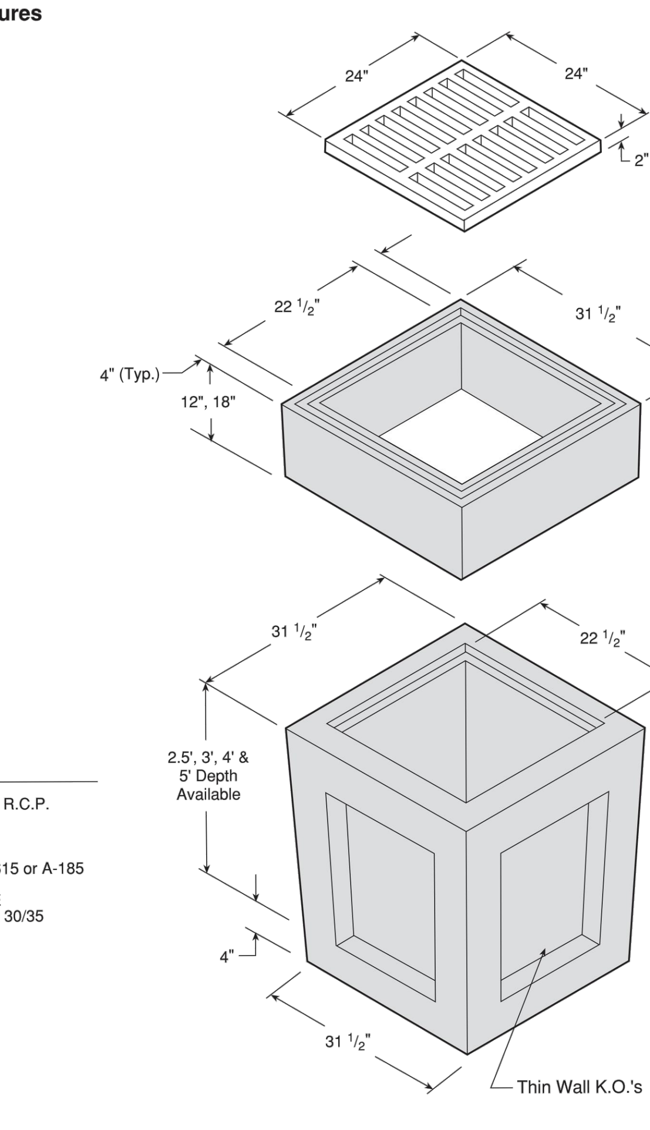
NOTE:
1. *Use for aprons serving culverts with slopes of less than 10%.*
2. *Furnish geotextile filter conforming to subsection 714.01(a). See summary tables for class and type.*
3. *Excavation for placement of riprap will not be measured for payment.*

OUTLET WITH DITCH
PROTECTIVE APRON DIMENSIONS AND ESTIMATED QUANTITIES

	CULVERT SIZE D (inches)	RIPRAP CLASS	LENGTH OF APRON L (feet)	DEPTH OF APRON H (feet)	ESTIMATED RIPRAP QUANTITY (CY)	ESTIMATED GEOTEXTILE QUANTITY (SY)
WITH END SECTION	12	2	4	1.5	0.9	5
	18	2	6	1.5	2	8
	24	2	8	1.5	3.6	13
	30	3	12.5	2	9.3	24
	36	3	15	2	13.4	32
	42	4	21	2.5	27.3	53
	48	4	24	2.5	35.6	65
WITHOUT END SECTION	12	2	6	1.5	1.4	6
	18	2	8	1.5	2.7	10
	24	2	10	1.5	4.5	15
	30	3	14.5	2	10.8	27
	36	3	17	2	15.2	36
	42	4	23	2.5	29.9	57
	48	4	26	2.5	38.6	70

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION
CENTRAL FEDERAL LANDS HIGHWAY DIVISION
CFLHD DETAIL
PLACED RIPRAP AT CULVERT OUTLETS
NO SCALE
DETAIL C251-50

Precast Drainage Structures



Materials & Features

MAXIMUM PIPE SIZE: 18" I.D. R.C.P.
CONCRETE: 5,000 PSI
REINFORCING: per ASTM A-615 or A-185
CAST IRON FRAME & GRATE per ASTM A 48; Class 30/35
GRATE WEIGHT: 100 Lbs.
CATCH BASIN WEIGHT:
2.5' .... 1,580 Lbs.
3' .... 2,500 Lbs.
4' .... 3,420 Lbs.
5' .... 4,350 Lbs.
EXTENSION WEIGHT:
12" .... 500 Lbs.
18" .... 750 Lbs.

-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION/PAGE	DATE
#24 Catch Basin	Grand Prairie Houston	TX	B.5	01-25-10

Hanson HEIDELBERGCEMENT Group

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

CAUTION:
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

P:\2023042 Liberty Hill Prep School Daycare\Design\02 Sheets\2023042-C001

ISSUED FOR	REV	DATE

Sunland GROUP
TBPE Registration #F-4115
505 E. Huntland Dr. Suite 484, Austin, TX 78752
www.sunlandgrp.com • (512) 494-0208

THE PREP! SCHOOL- KAUFFMAN LOOP, LIBERTY HILL, TX

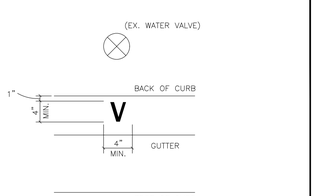
THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

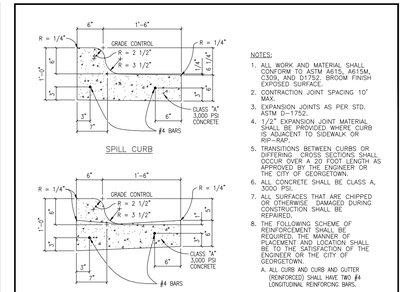
SITE DEVELOPMENT PLANS
CIVIL DETAILS 02

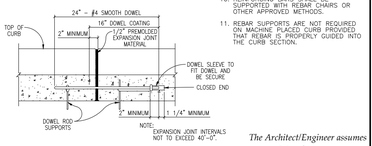
DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

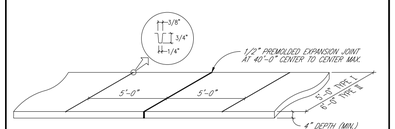
SHEET 16 OF 28

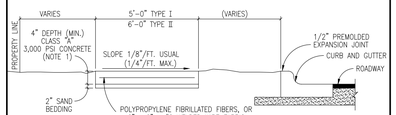
23-027SDP

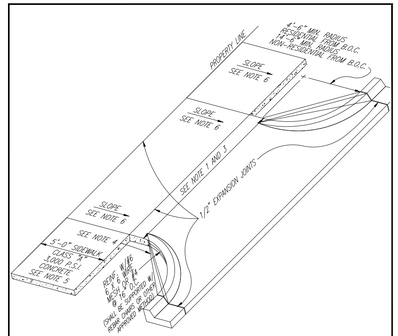












PLAN VIEW
(TYPICAL)

NOTES:

1. ALL WATER SERVICE, WASTE WATER SERVICE AND VALVE LOCATIONS SHALL BE APPROXIMATLEY MARKED AS FOLLOWS:

WATER SERVICE	"W"	TOP OF CURB
WASTE WATER SERVICE	"S"	TOP OF CURB
VALVE	"V"	TOP OF CURB

2. LETTERS SHALL HAVE A 1/2" MAX. WIDTH.

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

		REVISION NOTE: ADOPTED 6/21/2006	
GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CURB STAMP DETAIL	DRAWING NAME: SD05	
		SCALE: NTS	DATE: 1/2003
		DRAWN BY: MRS	APPROVED BY: TRB

NOTE:
EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0".

CURB DOWEL DETAIL

NOTES:

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

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

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

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

NOTES:

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

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

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

NOTES:

1. MAXIMUM WIDTH OF APPROACH SHALL BE 24'-0" FOR RESIDENTIAL, 30'-0" FOR NON-RESIDENTIAL UNDIVIDED AND 45'-0" FOR NON-RESIDENTIAL DIVIDED.
2. DRIVEWAY PERMITS SHALL BE ACQUIRED FROM CITY INSPECTION OFFICE.
3. MINIMUM WIDTH OF APPROACH SHALL BE 10'-0" FOR RESIDENTIAL AND 15'-0" FOR NON-RESIDENTIAL.
4. LINEAR "RADIUS" AT CORNERS, PERMITTED FOR "SINGLE FAMILY" OR "TWO FAMILY" RESIDENTIAL DRIVEWAY APPROACH.
5. SIDEWALK LOCATION SHALL BE APPROVED BY CITY ENGINEER PRIOR TO FINAL DESIGN.
6. SLOPE 1/8" PER FOOT USUAL, SHALL NOT EXCEED 2.0%.
7. DRIVEWAY APPROACH THICKNESS SHALL BE A MIN. OF 6".

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

		REVISION NOTE: ADOPTED 6/21/2006 TRB	
GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CONCRETE DRIVEWAY APPROACH TYPICAL	DRAWING NAME: SD15	
		SCALE: NTS	DATE: 1/2003
		DRAWN BY: MRS	APPROVED BY: TRB

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* PLASTING INSERT MUST BE USED WITH 1/16 " THIN WALL TUBING.

** FOOTING SHALL BE REMOVED AND BACKFILLED WHEN BARRICADE IS REMOVED.

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

		REVISION NOTE: ADOPTED 6/21/2006	
GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS UNIVERSAL ANCHOR SYSTEM	DRAWING NAME: SD23	
		SCALE: NTS	DATE: 1/2003
		DRAWN BY: MRS	APPROVED BY: TRB

NOTE: LANDING LENGTH VARIES PER CURB ~~RAMP. CITY'S~~ DISCRETION TO MAKE ALL CONSISTENT OR VARY PER TYPE.

NOTE: 4' MINIMUM RAMP WIDTH, TYPE I OR II.

PARALLEL CURB RAMPS

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

		REVISION NOTE: ADOPTED 6/21/2006 TRB	
GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SIDEWALK RAMP DETAILS TYPE 1-3	DRAWING NAME: SD31	
		SCALE: NTS	DATE: 1/2003
		DRAWN BY: MRS	APPROVED BY: TRB

TRUNCATED DOME PATTERN CURB RAMP

CONCRETE PAVER WITH TRUNCATED DOME SURFACE

GENERAL NOTES

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

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

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

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

SECTION A-A

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

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

TYPICAL ASSEMBLY

SIGN POST

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

		REVISION NOTE: ADOPTED 6/21/2006	
GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS POZ-LOC (BREAKAWAY FOUNDATION)	DRAWING NAME: SD24	
		SCALE: NTS	DATE: 1/2003
		DRAWN BY: MRS	APPROVED BY: TRB

NOTES:
1. 7-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF SIGN.
2. ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
3. ALL SIGNAGE SHEETINGS SHALL BE HIGH-INTENSITY "3M" SHEETING.

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

		REVISION NOTE: REVISED 1/14/2014 WBD	
		REVISION NOTE: ADOPTED 6/21/2006 TRB	
GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS STANDARD STREET SIGN DETAIL	DRAWING NAME: SD25	
		SCALE: NTS	DATE: 1/2003
		DRAWN BY: MRS/AP	APPROVED BY: TRB

WOOD FENCE NOTES:

1. THE FENCE IS TO BE CONSTRUCTED MATCHING EXISTING MATERIALS AND CONSTRUCTION TECHNIQUES AS CONSTRUCTION PROGRESSES THROUGH FUTURE PHASES.
2. TOP OF FENCE IS TO REMAIN LEVEL BETWEEN COLUMNS.
3. ALL POSTS ARE TO BE 4 X 4 #2 OR BETTER.
4. ALL NAILERS ARE TO BE P.T. PINE.
5. ALL PICKETS ARE TO BE 1"X6"X6' CEDAR #2 OR BETTER (NO HOLES).
6. ALL FASTENERS TO BE 12D ALUMINUM RINK SHANK.
7. NO USED MATERIALS ARE PERMITTED.
8. AFTER FENCE IS CONSTRUCTED APPLY ONE COAT OF "READY SEAL" OIL BASED STAIN & SEALER TO FRONT FACE EXPOSED WOOD SURFACES. COLOR TO BE DETERMINED.

Know what's below.
Call before you dig.

CAUTION:

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

P:\2023042. Liberty Hill. Prep School Daycare\Design\02 Sheets\2023042-CD01

ISSUED FOR	REV	DATE

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505 E Huntland Dr, Suite 484, Austin, TX 78752
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THE PREP! SCHOOL- KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP!
THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

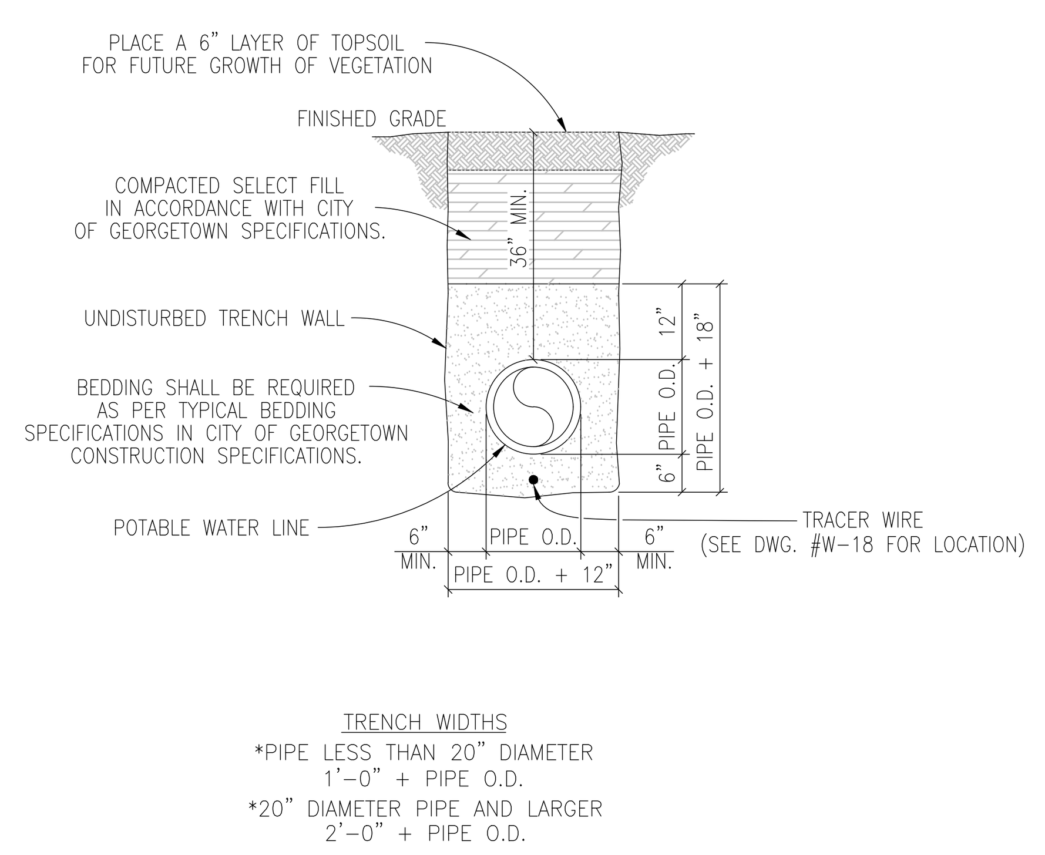
CIVIL DETAILS 03

STATE OF TEXAS
JOEL R. BOCK
98441
LICENSED
PROFESSIONAL ENGINEER
5-7-24

DEVELOPER:
MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #:2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
17 OF 28

23-027SDP



TRENCH WIDTHS

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

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

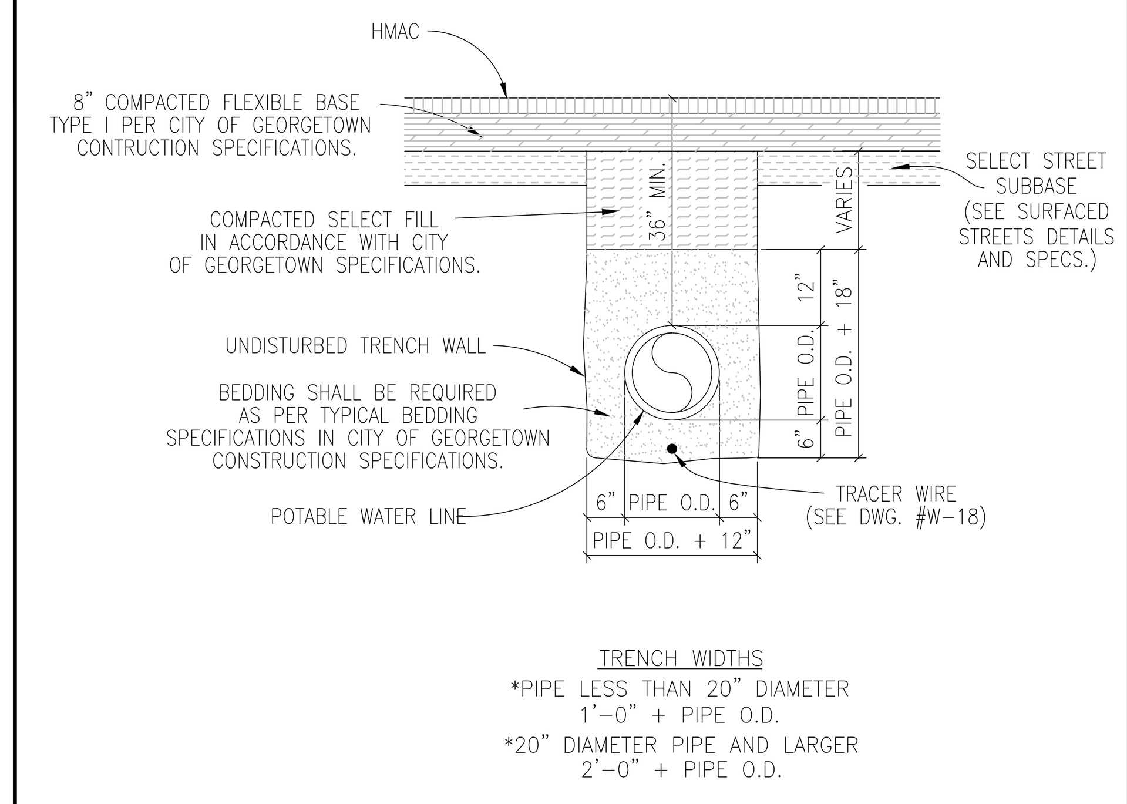
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS

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



TRENCH WIDTHS

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

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

NOTES:

1. 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).

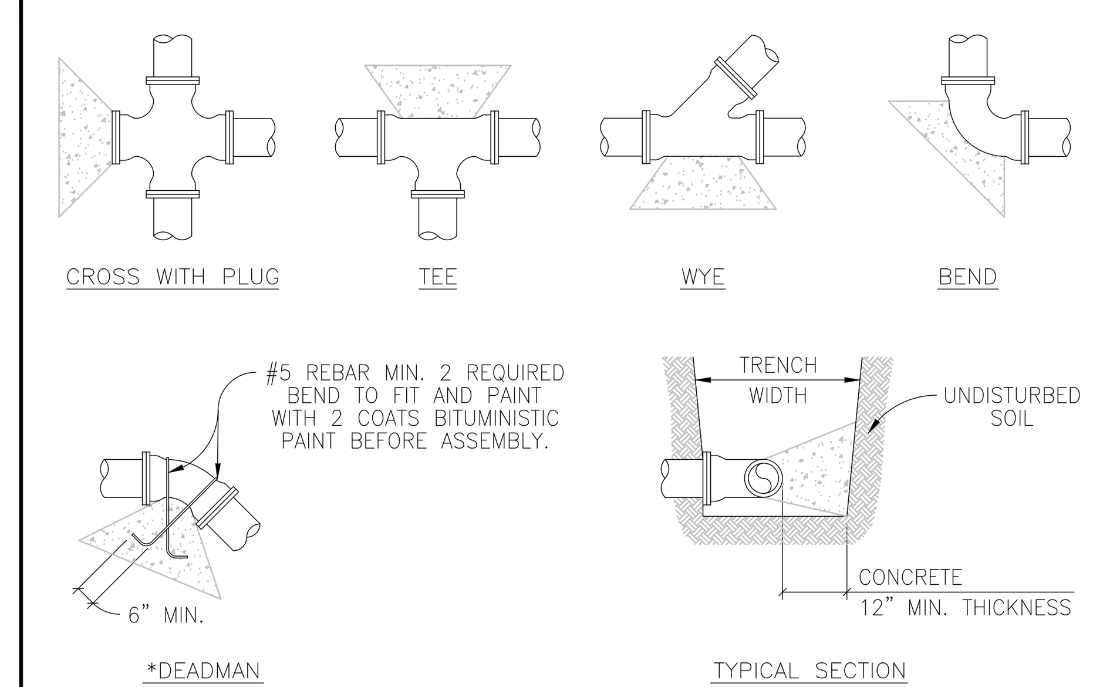
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY

DRAWING NAME: W22 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: 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.

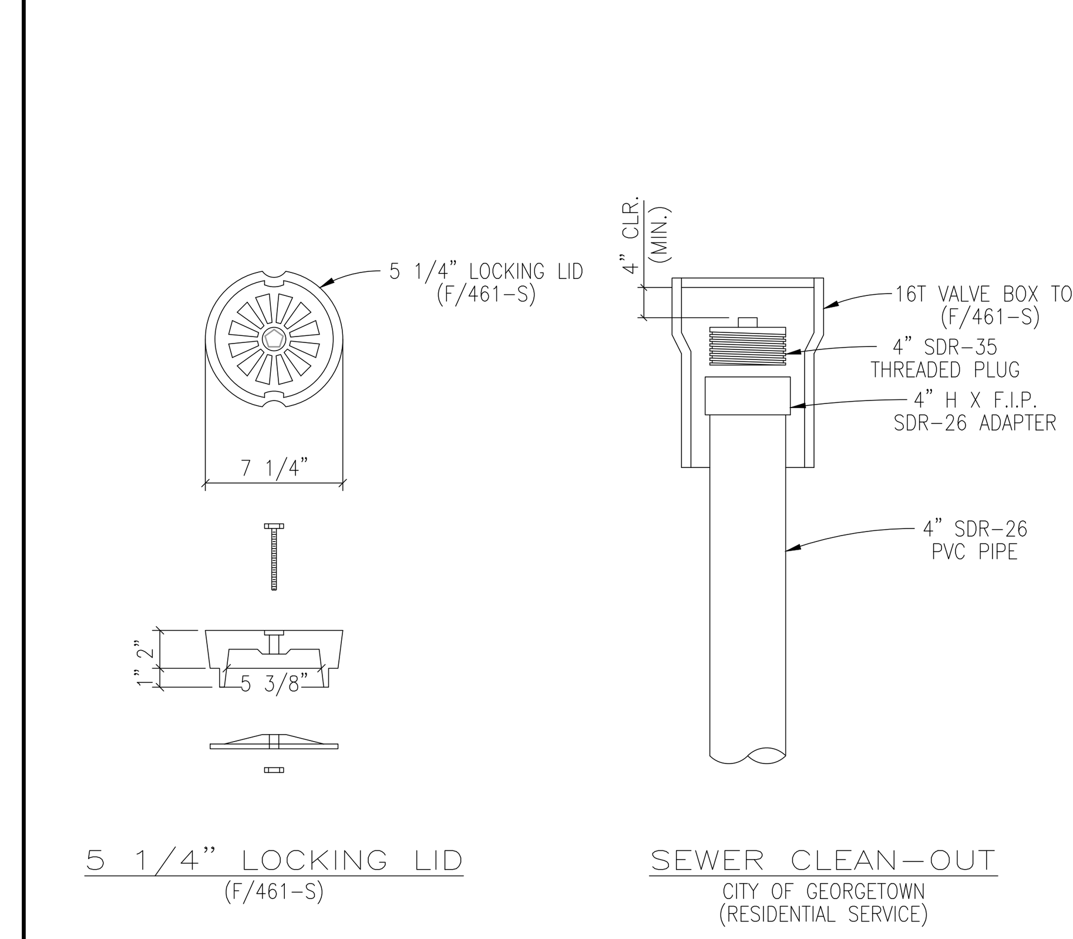
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN

DRAWING NAME: W11 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



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

SEWER CLEAN-OUT CITY OF GEORGETOWN (RESIDENTIAL SERVICE)

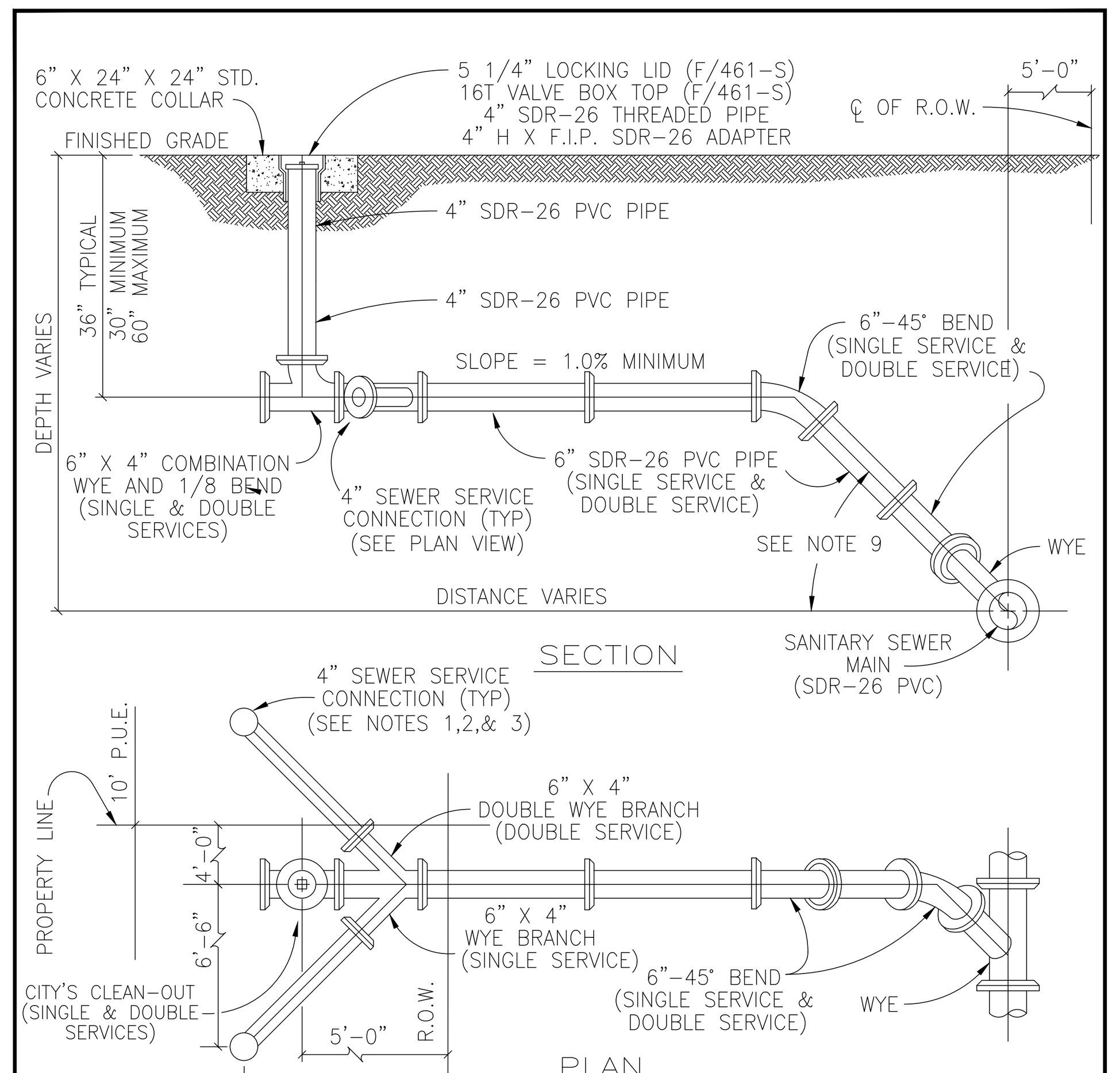
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

SEWER CLEAN-OUT DETAIL

DRAWING NAME: WW12 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



NOTES:

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

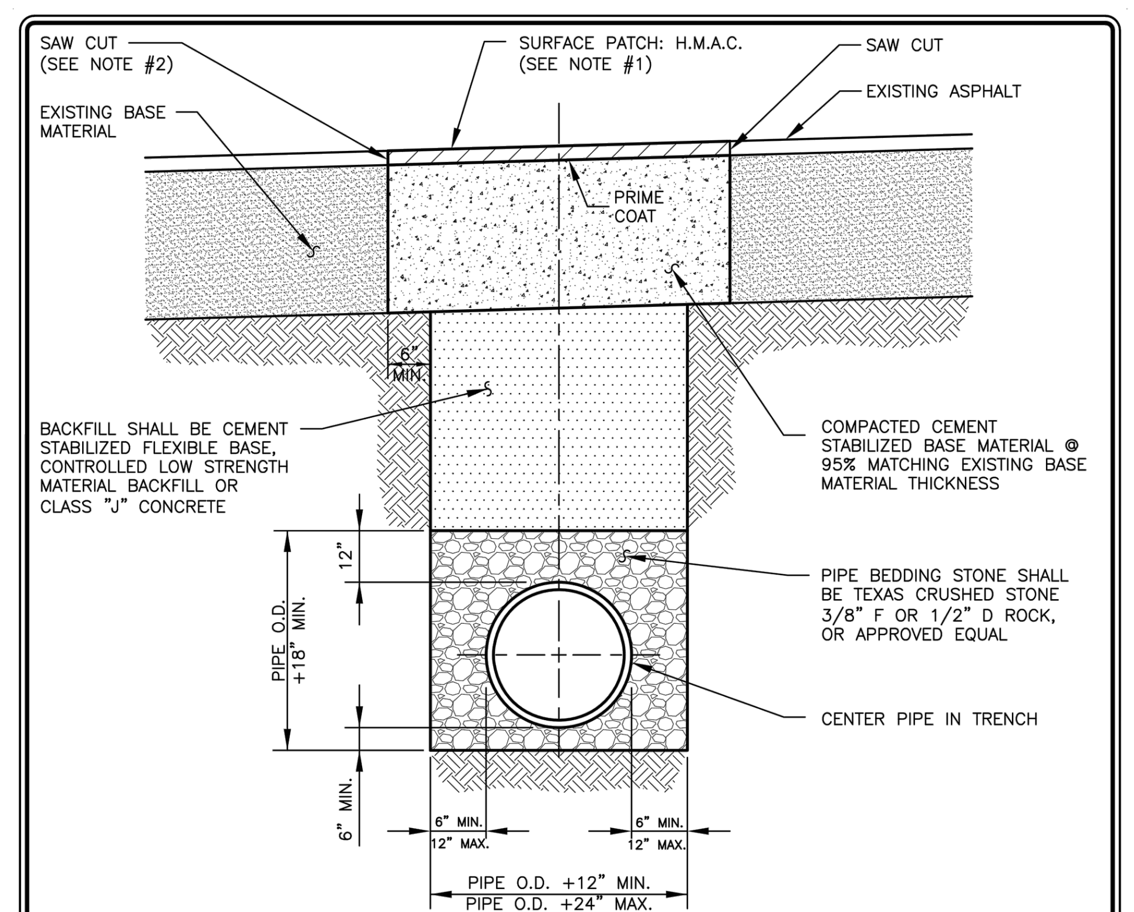
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS

SEWER SERVICE CONNECTIONS

DRAWING NAME: WW13 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



NOTES:

1. H.M.A.C. THICKNESS SHALL MATCH EXISTING ASPHALT THICKNESS AND NO LESS THAN 2".
2. THE CONTRACTOR SHALL SAW CUT, REMOVE AND REPLACE EXISTING PAVEMENT AND FLEXIBLE BASE A MINIMUM OF 6" BEYOND EITHER THE EDGE OF THE WASTEWATER LINE TRENCH OR THE POINT WHERE EXISTING PAVEMENT IS DAMAGED DUE TO TRENCHING OPERATIONS, WHICHEVER IS GREATER. FINISHED PATCH SHALL BE NEAT AND UNIFORM.
3. INSTALLATION OF BACKFILL, SAW CUTTING AND REMOVAL OF EXISTING PAVEMENT AND SURFACE PATCH SHALL NOT BE PAID FOR SEPARATELY. COSTS FOR THESE ITEMS SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
4. THE CONTRACTOR SHALL PROVIDE STEEL PLATES TO SPAN THE TRENCH AS NECESSARY OR TO ALLOW BACKFILL TO CURE. SUCH PLATES SHALL BE SUITABLE FOR VEHICLE PASSAGE OVER THE TRENCH AND SHALL BE SATISFACTORILY ANCHORED IN PLACE. COSTS FOR THIS ITEM SHALL BE INCLUDED IN UNIT PRICE BID FOR WASTEWATER PIPE.
5. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT

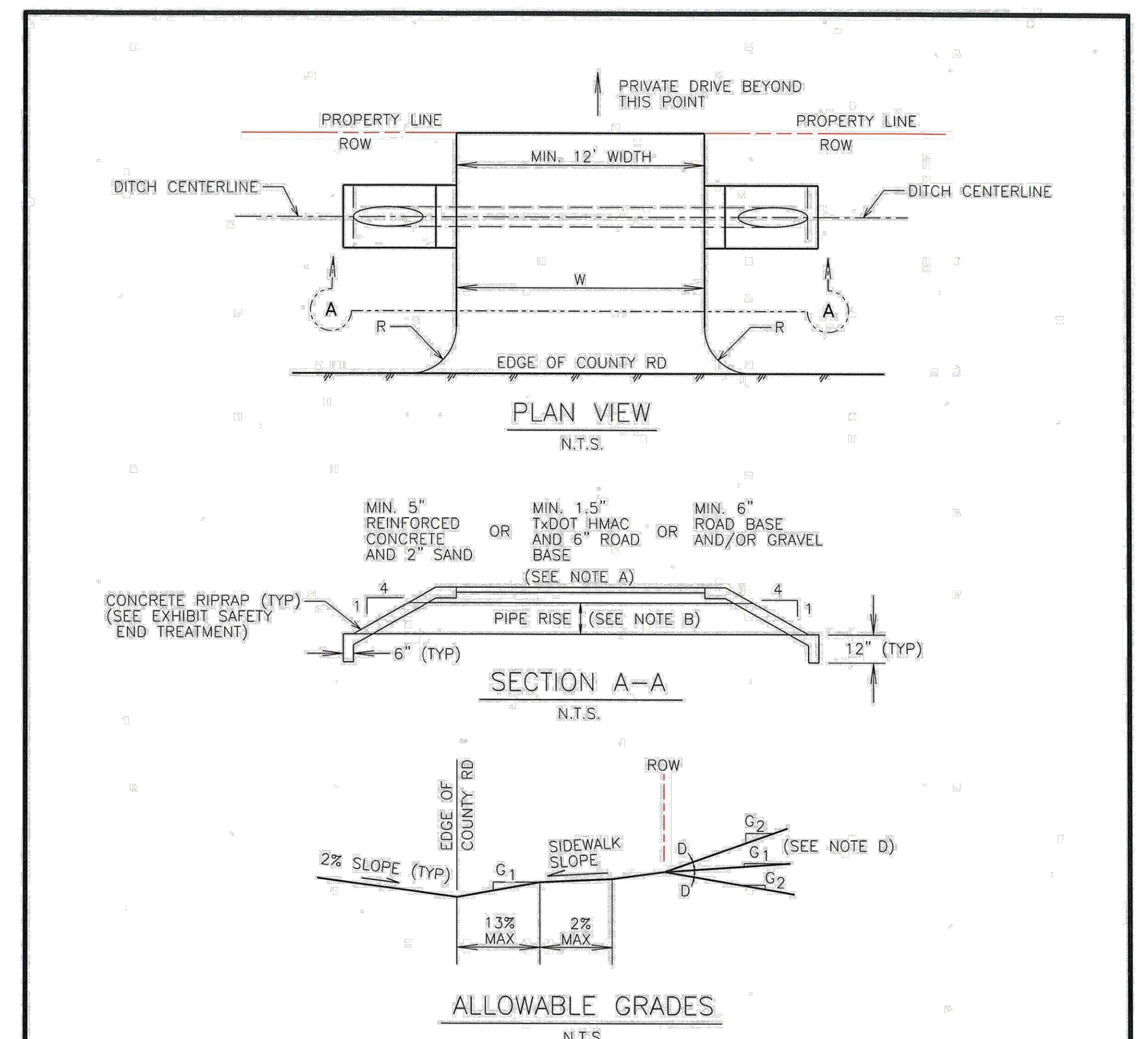
APPROVED 03-01-18 DATE

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

CITY OF ROUND ROCK

WASTEWATER LINE BEDDING AND SURFACE REPAIR DETAIL (EXISTING PAVED SURFACE)

DRAWING NO: WW-17



NOTES:

A) MATERIAL DEPTHS SHOWN ABOVE ARE RECOMMENDED.

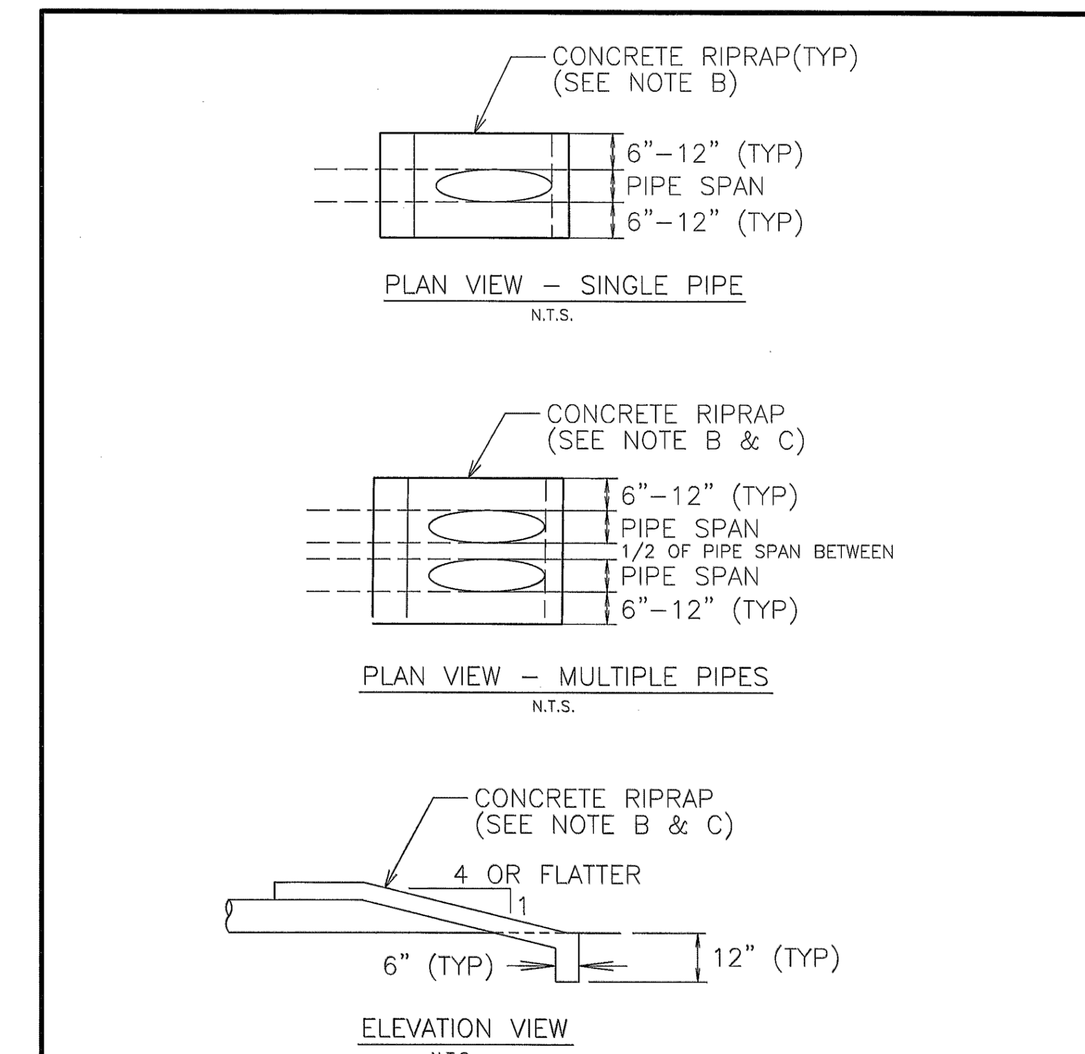
B) INSTALL CULVERT PIPE TO MATCH DITCH CENTERLINE AND FLOWLINE.

C) ENGINEERED DRAWINGS MUST BE SUBMITTED FOR MULTIFAMILY OR COMMERCIAL/INDUSTRIAL DRIVEWAYS.

D) WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHOULD BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS. "D" IS THE ALGEBRAIC DIFFERENCE OF "G2" AND "G1" AND SHOULD NOT EXCEED THE MAXIMUM PERCENT STATED IN THE TABLES FOR DRIVEWAY CRITERIA.

WILLIAMSON COUNTY 1848 — WILLIAMSON COUNTY DEPT. OF INFRASTRUCTURE

EXHIBIT DRIVEWAY WITH CULVERT PIPE



NOTES:

A) PIPE SIZE TO BE DETERMINED OR AS APPROVED BY WILLIAMSON COUNTY.

B) CONCRETE RIPRAP SHALL BE NORMAL 4" THICK REINFORCED WITH MIN. 6x6x1.5x1.5 WELDED WIRE MESH IN ACCORDANCE WITH CURRENT TxDOT SAFETY END TREATMENT STANDARDS.

C) SPECIAL CONDITIONS MAY APPLY TO ARCH PIPES LARGER THAN DES 4 OR ROUND PIPES LARGER THAN 30" IN DIAMETER IN ACCORDANCE WITH CURRENT TxDOT SAFETY END TREATMENT STANDARDS.

D) ENGINEERED DRAWINGS MUST BE SUBMITTED FOR MULTIFAMILY OR COMMERCIAL/INDUSTRIAL DRIVEWAYS.

WILLIAMSON COUNTY 1848 — WILLIAMSON COUNTY DEPT. OF INFRASTRUCTURE

EXHIBIT SAFETY END TREATMENT FOR DRIVEWAY CULVERT

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

CAUTION:

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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P:\2023042_Liberty Hill_Prep School Daycare\Design\02_Sheets\2023042-C001

ISSUED FOR	REV	DATE

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THE PREP! SCHOOL- KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

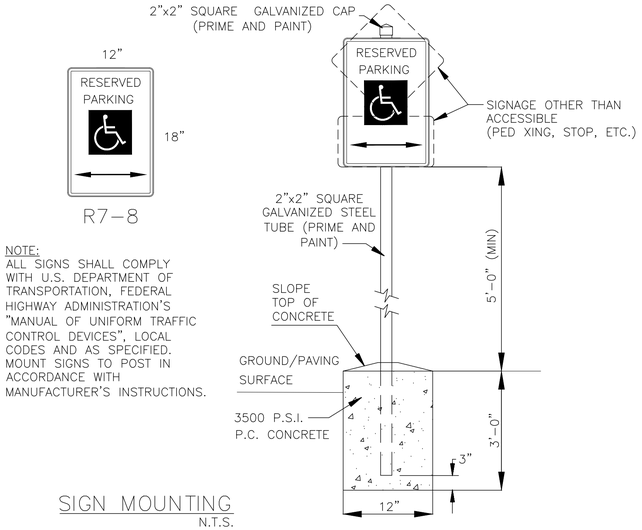
SITE DEVELOPMENT PLANS

CIVIL DETAILS 04

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT # 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

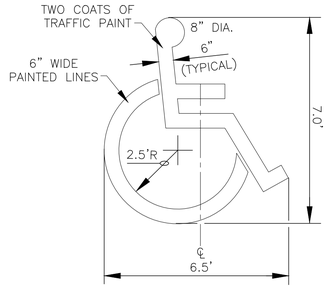
SHEET 18 OF 28

23-027SDP



NOTE:
ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

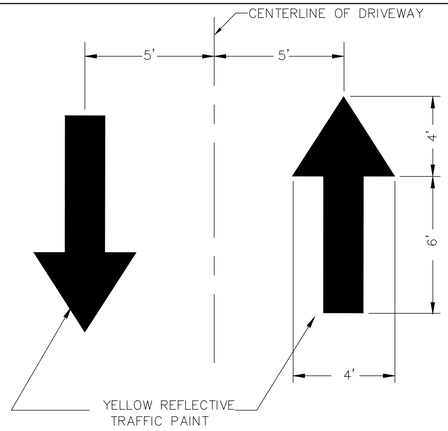
SIGN MOUNTING
N.T.S.



LOCATE AT EDGE OF PARKING SPACE

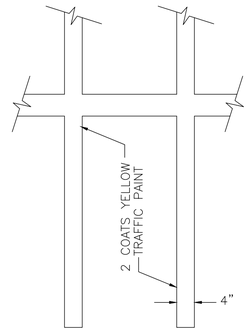
NOTES:
1. SEE SITE PLAN FOR TOTAL LAYOUT
2. THESE DETAILS ARE FOR REFERENCE AND DIMENSION CONTROL ONLY
3. ALL DIMENSIONS ARE TO ℄ OF STRIPE UNLESS OTHERWISE INDICATED

ACCESSIBLE PARKING SYMBOL
N.T.S.



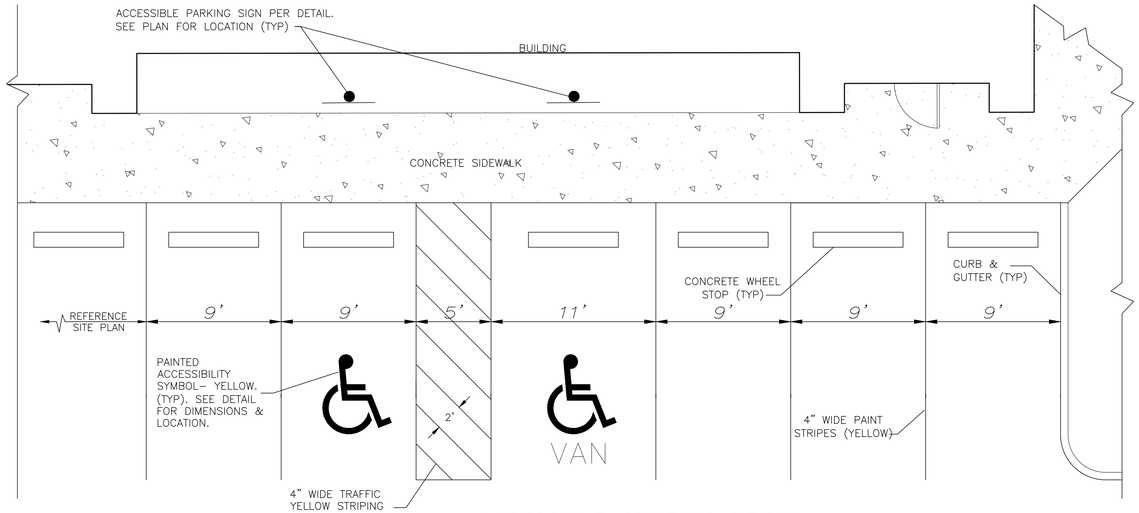
TEMPLATE AVAILABLE FROM SOUTHWEST SIGNS. CONTACT THE PREP SCHOOL CONSTRUCTION PROJECT MANAGER FOR MORE INFO.

DIRECTIONAL ARROW DETAIL
N.T.S.

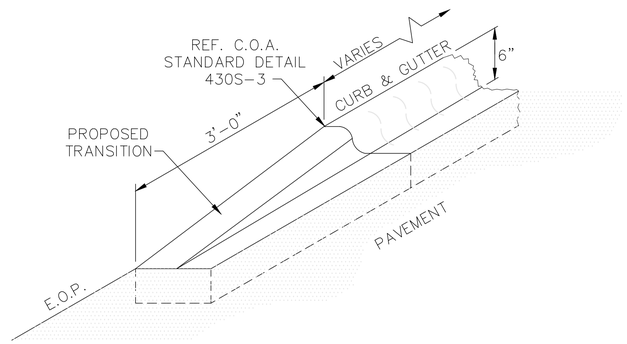


NOTE: SEE SITE DEVELOPMENT PLAN FOR PARKING DIMENSIONS & LAYOUT

PAVEMENT STRIPING DETAIL
N.T.S.



ACCESSIBLE STRIPING DETAIL
N.T.S.



CURB TRANSITION
N.T.S.

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

CAUTION:
CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING:
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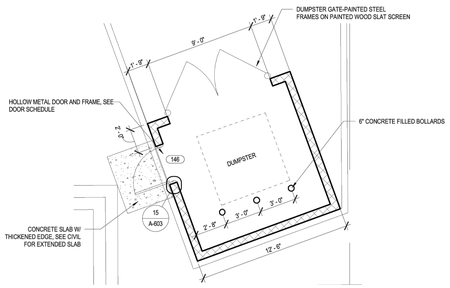
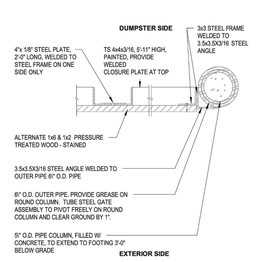
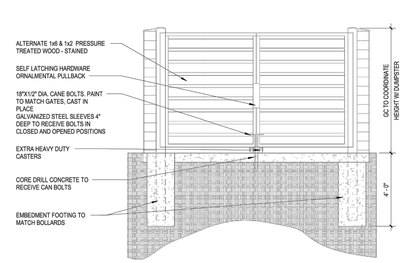


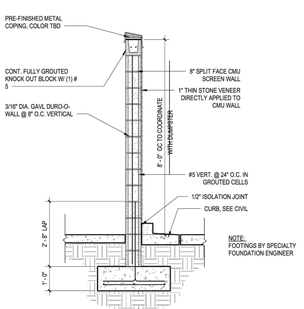
DUMPSTER ENCLOSURE PLAN
N.T.S.



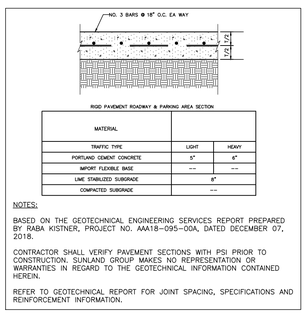
DUMPSTER GATE DETAIL
N.T.S.



DUMPSTER ELEVATION
N.T.S.



DUMPSTER SECTION
N.T.S.



MATERIAL		
TRAFFIC TYPE	LIGHT	HEAVY
PORTLAND CEMENT CONCRETE	5"	6"
IMPORT FLEXIBLE BASE	---	---
LIME STABILIZED SUBGRADE	8"	
COMPACTED SUBGRADE	---	

NOTES:

BASED ON THE GEOTECHNICAL ENGINEERING SERVICES REPORT PREPARED BY RABA KISTNER, PROJECT NO. AA418-095-00A, DATED DECEMBER 07, 2018.

CONTRACTOR SHALL VERIFY PAVEMENT SECTIONS WITH PSI PRIOR TO CONSTRUCTION. SUNLAND GROUP MAKES NO REPRESENTATION OR WARRANTIES IN REGARD TO THE GEOTECHNICAL INFORMATION CONTAINED HEREIN.

REFER TO GEOTECHNICAL REPORT FOR JOINT SPACING, SPECIFICATIONS AND REINFORCEMENT INFORMATION.

PAVEMENT DETAIL
N.T.S.

ISSUED FOR	REV	DATE

Sunland GROUP
TBPE Registration #F-4115
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THE PREP! SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

CIVIL DETAILS 05

STATE OF TEXAS
J. R. BOCK
97734
REGISTERED PROFESSIONAL ENGINEER

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #:2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
19 OF 28

23-027SDP

P:\2023042 Liberty Hill Prep School Daycare\Design\02 Sheets\2023042-C001

Contech Engineered Solutions Calculations for Texas Commission on Environmental Quality
TSS Removal Calculations

Project Name: The Prep School of Morningstar Ranch
Date Prepared: 5/14/2024

1. The Required Load Reduction for the total project:

Calculations from RG-348 Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$
Pages 3-27 to 3-30

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	1.800	acres
Predevelopment impervious area within the limits of the plan * =	0.000	acres
Total post-development impervious area within the limits of the plan* =	1.314	acres
Total post-development impervious cover fraction * =	0.73	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	1144	lbs.
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 =	1.800	acres
Predevelopment impervious area within drainage basin/outfall area =	0.000	acres
Post-development impervious area within drainage basin/outfall area =	1.314	acres
Post-development impervious fraction within drainage basin/outfall area =	0.73	
$L_{M\ THIS\ BASIN}$ =	1144	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	JF	abbreviation
Removal efficiency =	86	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:
LR = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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 =	1.800	acres
A_I =	1.314	acres
A_P =	0.49	acres
L_R =	1258	lbs.

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

Desired $L_{M\ THIS\ BASIN}$ =	1144	lbs.
F =	0.91	

6. Calculate Treated Flow required by the BMP Type for this drainage basin / outfall area.

Offsite area draining to BMP =	0.00	acres
Offsite impervious cover draining to BMP =	0.00	acres

Calculations from RG-348
Pages Section 3.2.22

Rainfall Intensity =	1.15	inches per hour
Effective Area =	1.20	acres
Cartridge Length =	54	inches
Peak Treatment Flow Required =	1.39	cubic feet per second

7. Jellyfish
Designed as Required in RG-348
Section 3.2.22

Flow Through Jellyfish Size	Vault	
Jellyfish Size for Flow-Based Configuration =	JFPD0806-7-2	
Jellyfish Treatment Flow Rate =	1.43	cfs

1

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

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THE PREP SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

WATER QUALITY TCEQ CALCULATIONS

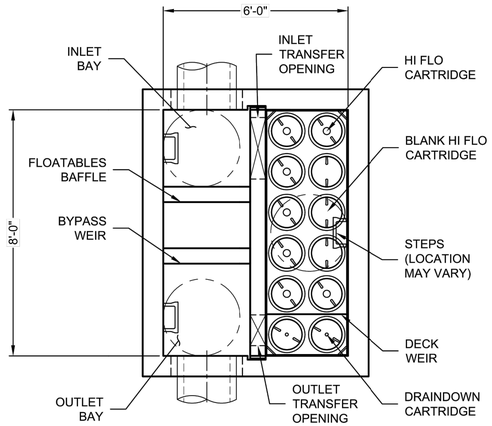
STATE OF TEXAS
JOEL R. BOCK
87241
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR	REV	DATE

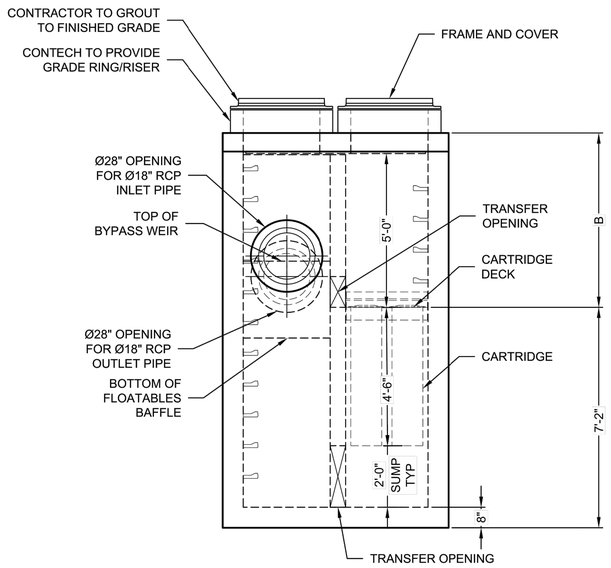
DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #:2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
20 OF 28

23-027SDP



PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

RIM
ELEV. = 972.60'

TOP OF STRUCTURE
ELEV. = 972.60'

WEIR ELEV. =968.40'

INLET INV. ELEV. = 967.50'

OUTLET INV. ELEV. = 966.90'

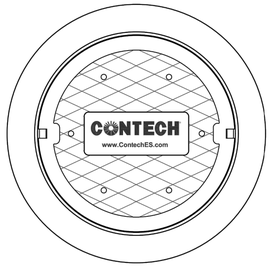
STRUCTURE INV.
ELEV. = 960.40'

BOTTOM OF STRUCTURE
ELEV. = 959.73'

JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE LENGTH	54"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089
MAX. TREATMENT (CFS)	1.96
DECK TO INSIDE TOP (MIN) (B)	5.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WQU
WATER QUALITY FLOW RATE (cfs)	1.39
PEAK FLOW RATE (cfs)	25
RETURN PERIOD OF PEAK FLOW (yrs)	100
# OF CARTRIDGES REQUIRED (HF / DD)	7 / 2
CARTRIDGE LENGTH	54"

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	HGL
INLET #1	967.50'	RCP	18"	*	*
INLET #2	*	*	*	*	*
OUTLET	966.90'	RCP	18"	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	972.60'

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter

CONTECH®
ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

8' x 6' JELLYFISH - 804447- 010
THE PREP SCHOOL OF MORNINGSTAR RANCH
GEORGETOWN, TX
SITE DESIGNATION: WQU

ISSUED FOR	REV	DATE

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THE PREP SCHOOL– KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

WATER QUALITY SYSTEM DETAILS

STATE OF TEXAS
J. R. BOCK
5724
PROFESSIONAL ENGINEER

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #:2023042
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PROJECT MANAGER: JB

SHEET
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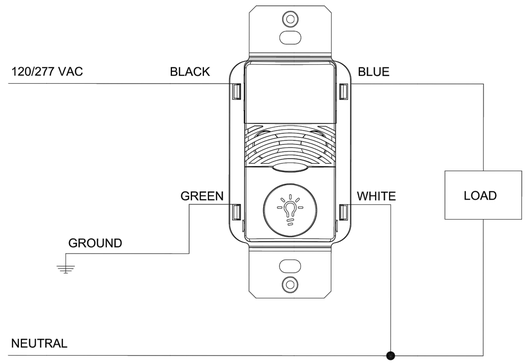

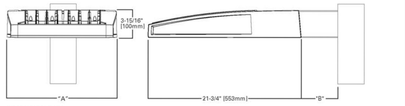

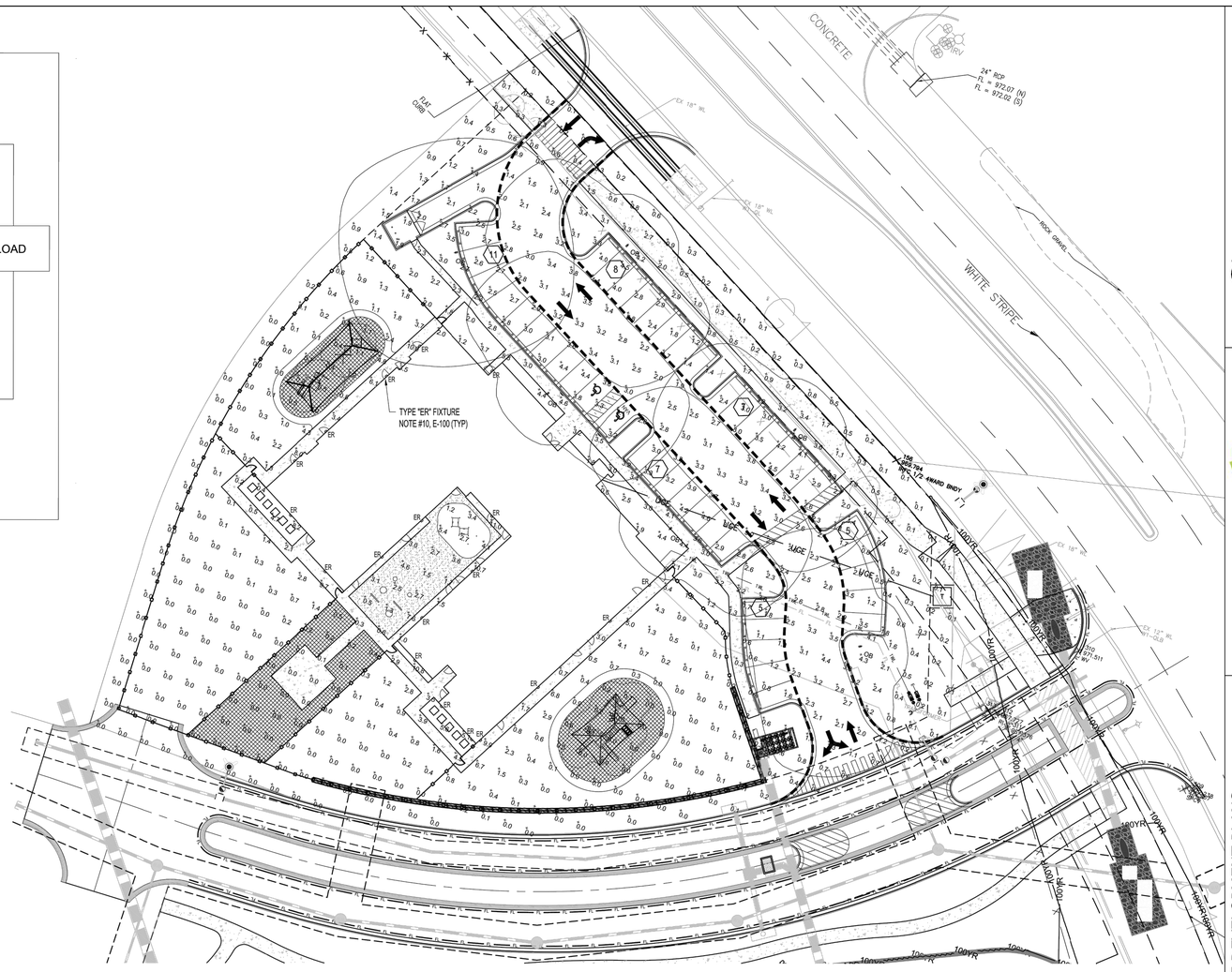

ONW MANUAL MODE

1. SWITCH IS REQUIRED TO TURN LOAD ON.
2. LOAD TURNS OFF WHEN SENSOR TIMES OUT OR WITH SWITCH.
3. IF DAYLIGHT SENSOR IS ENABLED AND LIGHT LEVEL IS ABOVE SETPOINT, LOAD WILL NOT TURN ON.

ONW AUTOMATIC MODE

1. WHEN SENSOR ACTIVATES LOAD TURNS ON.
2. SWITCH CAN BE USED TO TURN LOAD ON OR OFF.
3. IF DAYLIGHT SENSOR IS ENABLED AND LIGHT LEVEL IS ABOVE SETPOINT, LOAD WILL NOT TURN ON.

NOTES:
1. SENSOR TYPE INCLUDE ONW-D-1001-MV-N.

LIGHTING CONTRLOL DETAIL #3

Scale: No Scale

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		**Type**	
Project			
Comments		**Date**	
Prepared by			

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS

DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"

CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

EATON
Powering Business Worldwide

*www.designlights.org

TD500020EN
2016-09-28 15:31:55

TYPE "A" & "B" POLE MTD FIXTURE

SITE PLAN - PHOTOMETRIC

1
E-100A

Building Height: 20'-0"
Mounting Height: AXCS: 8'-0" AFG to bottom of fixture
GLEON: 18'-0" AFG to top of fixture
Calculation Height: 0'-0"

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LLF	Lum Lumens	Description	Total Watts
ER	19	AXCS	Single	0.900	2164	AXCS2A-W	393.3
OB	5	GLEON-SA2C-T4W	Single	0.900	14371	GLEON-SA2C-740-U-T4W SNGL	565
OC	1	GLEON-SA2C-T5	Single	0.900	14797	GALN-SA2C-740-U-5WQ-SNGL	108

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
Prep MorningStar Parking (blue)	Illuminance	Fc	2.78	4.6	0.5	5.56	9.20	10	10
Prep MorningStar Site_Grade	Illuminance	Fc	1.11	11.0	0.0	N.A.	N.A.	10	10

Rev.: P1 7-10-23

The calculations provided in this report are predicted lighting levels based on the above described input data and characteristics. All information should be reviewed for accuracy, understanding and agreement with all information. Any discrepancies should be noted and the preparer of this report immediately advised to clarify or change as required.

Actual lighting levels may vary from this report due to a variety of circumstances, such as: reflectances, voltage variations, objects blocking or redirecting light, different mounting heights, installation, lamp and ballast tolerances, etc. Room is considered completely empty unless noted otherwise above. Unless specifically stated otherwise, predicted foot candles are not a recommendation of lighting levels.

Paulson Baudry and Associates, Inc. assumes no responsibility for any such variances and will not be held responsible for lighting levels different from predicted levels in this report. Recipient of this report, or someone designated by recipient, must verify that lighting fixtures will physically fit within the specified location(s). Catalog numbers of lighting fixtures may not be complete as all conditions may not be known.

Where backgrounds are shown, these are typically used for reference purposes only, unless noted otherwise.
Additional details available upon request.

SITE LIGHTING FIXTURE SCHEDULE NOTES

1. VERIFY POLE AND LUMINAIRE FINISH WITH OWNER AND ARCHITECT PRIOR TO BID/ROUGH-IN.
2. VERY EXACT LOCATION AND REQUIREMENTS OF ALL LIGHTING FIXTURES WITH FIELD, UTILITIES, CIVIL AND LANDSCAPE DWGS PRIOR TO BID/ROUGH-IN.
3. POLES SHALL BE FACTORY PAINTED TO MATCH LUMINAIRES. POLE THICKNESS SHALL MEET LOCAL AREA EPA RATING.
4. LUMINAIRES SHALL BE MOUNTED ON A 4" DIAMETER, 11 GAGE WELDABLE GRADE CARBON STEEL, 15FT TALL POLE MOUNTED ON 3FT HIGH CONCRETE BASE. MAXIMUM FIXTURE MOUNTING HEIGHT SHALL BE 18'-0"AFF (CONCRETE BASE PLUS POLE). CATALOG NUMBER: LYTE POLE # 401-4011 SERIES. SEE POLE BASE DETAIL FOR ADDITIONAL REQTS.
5. ALL SITE LIGHTING FIXTURES SHALL BE FULLY SHIELDED WITH FULL CUT-OFF MEETING "DARK SKY" REQTS.

Know what's below.
Call before you dig.

CAUTION:

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

P:\2023042. Liberty Hill. Prep School Daycare\Design\02 Sheets\2023042-PH01

Sunland
GROUP
TBPE Registration #F-4115
505 E Huntland Dr, Suite 484, Austin, TX 78752
www.sunlandgrp.com •(512) 494-0208

THE PREP! SCHOOL- KAUFFMAN LOOP, LIBERTY HILL, TX

THE PREP!
THE PREP SCHOOL
2036 KAUFFMAN LOOP
GEORGETOWN, TX 78628

SITE DEVELOPMENT PLANS

PHOTOMETRICS

JOEL R. BOCK
98441
5-7-24

ISSUED FOR	REV	DATE

DEVELOPER: MORNING STAR
DESIGNED BY: SUNLAND GROUP
SUNLAND PROJECT #: 2023042
DRAWN BY: SMR
PROJECT MANAGER: JB

SHEET
27 OF 28

Attachment G

Inspection, Maintenance, Repair and Retrofit Schedule for Best Management Practices

Project Name: "The Prep School of Morningstar Ranch" 1.86 acres with construction of a proposed Jellyfish system for Stormwater Quality.

Project Address: 2063 Kauffman Loop Georgetown, Texas 78628

The Best Management Practices for the above-mentioned project are outlined below:

Jellyfish system for Stormwater Quality:

Inspections. Storage vaults should be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. When possible, inspections should be conducted during wet weather to determine if the vault is meeting the target detention times. In particular, the vault's flow control device should be regularly inspected for evidence of clogging, or conversely, for too rapid a release. If the design drawdown times are exceeded by more than 24 hours, then repairs should be scheduled immediately.

Debris and Litter Removal. Debris and litter will accumulate near the vault's flow control device. Particular attention should be paid to floating debris that can eventually clog the control device or riser or orifice.

Structural Repairs and Replacement. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, etc.) should be identified and repaired immediately.

Nuisance Control. Standing water within the bottom of the basin can create nuisance conditions for nearby residents. Odors, mosquitoes, and litter are all occasionally perceived to be problems. Most of these problems are generally a sign that regular inspections and maintenance are not being performed.

Sediment Removal. When properly designed, storage vaults will accumulate quantities of sediment over time. Sediment accumulation is a serious maintenance concern in vaults for several reasons. First, the sediment gradually reduces available stormwater management storage capacity within the vault. Second sediment tends to accumulate around the control device. Sediment deposition increases the risk that the orifice will become clogged, and gradually reduces storage capacity reserved for pollutant removal. Sediment can also be resuspended if allowed to accumulate over time. For these reasons, accumulated sediment needs to be removed from the lower stage when sediment buildup fills 20% of the volume of the vault or at least every 10 years.

Inspection, Maintenance, Repair and Retrofit Schedule for Best Management Practices, Continued

Permanent Vegetation:

1. Permanent vegetation should be inspected every 14 days after installation for the first 180 days to locate and repair any damaged plant material or eroded soil. Once established, vegetation shall be regularly watered, inspected every 180 days and maintained to maintain a minimum 80% growth. An Integrated Pest Management Plan shall be implemented as necessary to address problem insects and weeds without the use of insecticides and fertilizers.
2. Erosion from storms or other incidental damage should be repaired as soon as practically possible by the reapplication of seed per plans.
3. If the permanent vegetative cover is less than 80% then seed must be reapplied per plans.

Signature of Responsible Party Below:

Signature

Vasili Triant, Owner of TR4 Holding 1, LLC
Print Name/Organization

THE STATE OF Texas §
County of Travis §

Before me, the undersigned notary, on this day personally appeared Vasili Triant known to me through valid identification to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration therein expressed.

Given under my hand and seal of office on this 17th day of June, 2024

HEATHER NAVARRO WHITE
Notary ID #124891723
My Commission Expires
December 6, 2025

Notary Public, State of Texas

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER

ATTACHMENT H

PILOT SCALE FIELD TESTING PLAN

NOT APPLICABLE TO THIS SITE.

Attachment H

Attachment I

WATER POLLUTION ABATEMENT PLAN
PERMANENT STORMWATER

ATTACHMENT I

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The measures that will be taken to ensure that no surface streams will be contaminated by runoff water from our site include proper erosion and sedimentation controls and maintenance of erosion controls. Any runoff from the site will be conveyed to an existing water quality pond to be treated before being released at pre-developed rates.

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

☐ Renewal *(Core Data Form should be submitted with the renewal 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)	06-12-2024

☒ 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:*
TR4 Holding 1 LLC	

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
804764091	32086705186	88-4196704	

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

12. Number of Employees	**13. Independently Owned and Operated?**
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☒ **Yes** ☐ **No**

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

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:	TR4 Holding 1 LLC Attention: Vasili Triant						
	22701 mary nell lane						
	City	spicewood	**State**	TX	**ZIP**	78669	**ZIP + 4**

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

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** *(if applicable)*

(512) 461-7972		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

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

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core 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.)*

The Prep School of Morningstar Ranch

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	2063 Kauffman Loop							
	City	georgetown	**State**	TX	**ZIP**	78628	**ZIP + 4**	
24. County	williamson							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**
liberty hill			tx		78628

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	38	25.3	-97	49	9.1

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)
8351		624410	

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

Childcare Facility

34. Mailing Address:	**The Prep School of Morningstar Ranch Attention: Vasili Triant**							
	City	**spicewood**	**State**	**TX**	**ZIP**	**78669**	**ZIP + 4**	
35. E-Mail Address:	**orangevas@gmail.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 461-7972		( ) -

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	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Sunland Group: joel bock	41. Title:	project manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 590-7963		( ) -	jbock@sunlandgrp.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:	Sunland Group	Job Title:	Project manager
Name *(In Print)*:	Joel Bock	Phone:	(512) 590-7963
Signature:	Joel Bock	Date:	5-7-24

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

I Vasili Triant,
Print Name

Owner,
Title - Owner/President/Other

of TR4 Holding 1 LLC,
Corporation/Partnership/Entity Name

have authorized Joel Bock
Print Name of Agent/Engineer

of Sunland Group
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

June 14, 2024 Date

THE STATE OF Texas §

County of Travis §

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

GIVEN under my hand and seal of office on this 14th day of June, 2024

Heather Navarro White
NOTARY PUBLIC

HEATHER NAVARRO WHITE
Notary ID #124891723
My Commission Expires
December 6, 2025

Heather White
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: December 6, 2025

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: The Prep School of Morningstar Ranch
Regulated Entity Location: 2063 Kauffman Loop Georgetown, TX 78628
Name of Customer: TR4 Holding 1 LLC Attention: Vasili Triant
Contact Person: Joel Bock, Project Manager Phone: 512 590 7963
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	1.86 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 6-12-24

TCEQ-0574 (Rev. 02-24-15)

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