



Outlook

RE: Williams Drive Storage SCS - Administrative NOD

From EAdmin <EAdmin@tceq.texas.gov>
Date Mon 10/7/2024 11:44 AM
To Amador Rojas <arojas@austincivil.com>
Cc Team H <TeamH@austincivil.com>; Oscar Herrera <OH@austincivil.com>

Good Morning,

During the administrative review of the **Williams Drive Storage – SCS** the following deficiencies were noted:

Edwards Aquifer Application Cover Page (TCEQ-20705)

1. Line 2. Regulated Entity Number does not match WPAP approval letter included with the application, please review and revise.

General Information Form (TCEQ-0587)

2. Line 13. Please provide a date survey staking will be completed by.

Organized Sewage Collection System Plan (TCEQ-0582)

3. Line 37. Please provide a date.

Core Data Form (TCEQ-10400)

4. Line 27-28. Please provide information.

Plan Sheets

5. The following sheets are not applicable to our review, please remove them:
 - All landscaping sheets
 - Exterior Elevations
 - Williams Drive Site Lighting

Please ensure all documents and attachments are in order according to checklists found here

<https://www.tceq.texas.gov/permitting/eapp/material.html> and upload the complete revised application to the TCEQ ftp site and share with EAdmin@tceq.texas.gov. EAPP staff will review the revisions within two weeks and notify you of any deficiencies not addressed or to request payment.

Regards,

Franklin Anciano

License & Permit Specialist | Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

Office: 512-239-7017

Email: Franklin.Anciano@tceq.texas.gov

From: EAdmin
Sent: Monday, September 23, 2024 7:38 AM
To: Amador Rojas <arojas@austincivil.com>
Cc: Team H <TeamH@austincivil.com>; Oscar Herrera <OH@austincivil.com>
Subject: RE: Williams Drive Storage SCS

Good Morning,

The application has been received.

We will review the application for administrative completeness within two weeks and will reach out with any comments after our administrative review.

A summary of the application review process is included below for your reference.

Once you have put together a complete application and are ready to submit for administrative and technical review, please follow the steps listed below.

1. Email EAdmin@tceq.texas.gov and state you have an application ready for submittal and have uploaded the application to the ftp site and shared.
2. Go to <https://ftp.tceq.texas.gov/> and upload your **one (1)** electronic file of your application and share the file to EAdmin@tceq.texas.gov. Please name your file accordingly.
3. The administrative staff should acknowledge your correspondence and will relay an administrative review will take place within 2 weeks.
4. Once the administrative review has been completed you will either receive a set of deficiencies to address or an acknowledgement your application is ready to be accepted.
5. Payment will be requested once an application is deemed admin complete. Payment can be made through <https://www3.tceq.texas.gov/epay/> additional instructions will be provided

Application accepted for Technical Review

1. The application will be uploaded to the TCEQ Webpage for the 30-day public comment period at <https://www.tceq.texas.gov/permitting/eapp/eapp-applications-review>
2. The application will also be assigned to a technical reviewer. You are welcome to email EAdmin@tceq.texas.gov for any status update of your application. At that point, your email will be forwarded to your assigned technical reviewer to respond.
3. Technical review can include up to, two (2) deficiency comment periods and responses.
4. The program has 90-calendar days to determine if the application is approved or denied. A good quality application can usually be approved within 60 days.

Things to consider

1. Again, a poor-quality application will cause delays in technical review. Please make sure all attachments are provided and information describing the project is accurate. In addition, do not provide more information than what is requested resulting in a significantly large file.
2. Authorization issues (applicants are leases), permanent best management practices not sized accordingly, and proper authorization for construction activity outside the legal boundaries can all cause significant delays and possible denials of applications.
3. If during technical review a significant change takes place to the design, for example a new PBMP, changes to the layout resulting in revised drainage, or the type of activity proposed is altered (bank to gas station) can result in a mid-review modification and the application will be asked to be withdrawn.

Regards,

Franklin Anciano

License & Permit Specialist | Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

Office: 512-239-7017

Email: Franklin.Anciano@tceq.texas.gov

From: Amador Rojas <arojas@austincivil.com>

Sent: Friday, September 20, 2024 11:24 AM

To: Oscar Herrera <OH@austincivil.com>; Colin Gearing <Colin.Gearing@tceq.texas.gov>; EAdmin <EAdmin@tceq.texas.gov>

Cc: Team H <TeamH@austincivil.com>

Subject: 21-035 4402 Williams Drive - Re: SCP
Importance: High

Good morning Colin,

I hope you are doing well.

We would like to notify you that the Organized Sewage Collection System Plan package has been submitted. See screenshot.

Notify Recipients

Files have been shared successfully and will be available until 09/28/2024.
A sample email text is provided that can be edited and sent to the selected recipients for notification.



☒ eaadmin@tceq.texas.gov

name: service eaadmin phone: 512-23-9-00

One or more files have been shared with you from projects@austincivil.com.
Login to <https://ftps.tceq.texas.gov> to retrieve the files. Files will be available until 09/27/2024.

OK

Cancel

Thank you.

Amador Rojas
Civil Designer/Permit Coordinator, Independent Contractor

Austin Civil Engineering, Inc.

9501B Menchaca Rd #220 | Austin, TX 78748

Office | 512.306.0018

Direct | 512.465.2006

Email | arojas@austincivil.com





October 8, 2024

Texas Commission on Environmental Quality
12100 Park 35 Cir,
Austin, TX 78753
Telephone: (512) 239-6175
Office: 512-239-7017
Email: Franklin.Anciano@tceq.texas.gov

Re: Williams Drive Storage SCS - Administrative NOD

Name of Project: Williams Drive Storage; Located at 3700 D B Wood Rd Georgetown, Texas 78628
Type of Plan: Organized Sewage Collection System Plan

Dear Franklin Anciano:

Thank you kindly for your review of the subject Organized Sewage Collection System Plan. The following comments were received **10/07/2024**. The application has been revised, updated and corrected accordingly to address your comments. Only revised sheets are included in this response. Responses to the comments are as follows **(in blue)**:

Edwards Aquifer Application Cover Page (TCEQ-20705)

1. Line 2. Regulated Entity Number does not match WPAP approval letter included with the application, please review and revise.

ACE Response: The Regulated Entity Number has been revised.

General Information Form (TCEQ-0587)

2. Line 13. Please provide a date survey staking will be completed by.

ACE Response: it was originally understood that only a WPAP was required and not an SCS permit. While getting clarification from TCEQ for a different project, it was determined that an SCS would be required after all. This SCS permit process was started as soon as we were notified.

Construction is in progress according to the approved plans.

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: Construction is in progress

2 of 4

TCEQ-0587 (Rev. 02-11-15)





Organized Sewage Collection System Plan (TCEQ-0582)

3. Line 37. Please provide a date.

ACE Response: it was originally understood that only a WPAP was required and not an SCS permit. While getting clarification from TCEQ for a different project, it was determined that an SCS would be required after all.

Construction is in progress according to the approved plans.

37. ☒ All proposed sewer lines will be sufficiently surveyed/staked to allow an assessment prior to TCEQ executive director approval. If the alignments of the proposed sewer lines are not walkable on that date, the application will be deemed incomplete and returned.
- ☒ Survey staking was completed on this date: Construction is in progress

Core Data Form (TCEQ-10400)

4. Line 27-28. Please provide information.

ACE Response: The information has been provided. See revised form.

Plan Sheets

5. The following sheets are not applicable to our review, please remove them:
- All landscaping sheets
 - Exterior Elevations
 - Williams Drive Site Lighting

ACE Response: The sheets indicated were removed from civil set. See update civil set.

Sincerely,

Oscar Herrera, PE
Project Manager
Austin Civil Engineering



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: WILLIAMS DRIVE STORAGE				2. Regulated Entity No.: 103171476			
3. Customer Name: 10FSS 4402 WILLIAMS DR GEORGETOWN TX LLC				4. Customer No.: Not issued			
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification		Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	<input checked="" type="radio"/> SCS	UST	AST	EXP	EXT
7. Land Use: (Please circle/check one)	Residential		<input checked="" type="radio"/> Non-residential		8. Site (acres):		6.248
9. Application Fee:	\$650		10. Permanent BMP(s):		2 - Retention/Irrigation Ponds		
11. SCS (Linear Ft.):	481.98		12. AST/UST (No. Tanks):		N/A		
13. County:	Williamson		14. Watershed:		San Gabriel		

Application Distribution

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

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

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

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

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<u>—</u> Edwards Aquifer Authority <u>—</u> Trinity-Glen Rose	<u>—</u> Edwards Aquifer Authority	<u>—</u> Kinney	<u>—</u> EAA <u>—</u> Medina	<u>—</u> EAA <u>—</u> Uvalde
City(ies) Jurisdiction	<u>—</u> Castle Hills <u>—</u> Fair Oaks Ranch <u>—</u> Helotes <u>—</u> Hill Country Village <u>—</u> Hollywood Park <u>—</u> San Antonio (SAWS) <u>—</u> Shavano Park	<u>—</u> Bulverde <u>—</u> Fair Oaks Ranch <u>—</u> Garden Ridge <u>—</u> New Braunfels <u>—</u> Schertz	NA	<u>—</u> 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.

Oscar Herrera

Print Name of Customer/Authorized Agent



Signature of Customer/Authorized Agent

Date: 9/13/2024

****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: Oscar Herrera

Date: 9/16/2024

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: WILLIAMS DRIVE STORAGE
2. County: Williamson
3. Stream Basin: North Fork San Gabriel River
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:
☒ Recharge Zone
☐ Transition Zone
6. Plan Type:

<input type="checkbox"/> WPAP	<input type="checkbox"/> AST
<input checked="" type="checkbox"/> SCS	<input type="checkbox"/> UST
<input type="checkbox"/> Modification	<input type="checkbox"/> Exception Request

7. Customer (Applicant):

Contact Person: Brad Koch

Entity: 10FSS 4402 WILLIAMS DR GEORGETOWN TX LLC

Mailing Address: 3301 ATLANTIC AVE

City, State: Raleigh, NC

Zip: 27604-1658

Telephone: 301-741-0600

FAX: _____

Email Address: bkoch@10federal.com

8. Agent/Representative (If any):

Contact Person: Oscar Herrera

Entity: Austin Civil Engineering, Inc.

Mailing Address: 9501B Menchaca Rd #220

City, State: Austin, TX

Zip: 78748

Telephone: 737.471.1541

FAX: _____

Email Address: oh@austincivil.com

9. Project Location:

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

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

3700 D B Wood Rd, Georgetown, TX 78628

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: Construction is in progress

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.

Organized Sewage Collection System Application

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(c), 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.

Regulated Entity Name: WILLIAMS DRIVE STORAGE

1. ☒ **Attachment A – SCS Engineering Design Report.** This Engineering Design Report is provided to fulfill the requirements of 30 TAC Chapter 217, including 217.10 of Subchapter A, §§217.51 – 217.70 of Subchapter C, and Subchapter D as applicable, and is required to be submitted with this SCS Application Form.

Customer Information

2. The entity and contact person responsible for providing the required engineering certification of testing for this sewage collection system upon completion (including private service connections) and every five years thereafter to the appropriate TCEQ region office pursuant to 30 TAC §213.5(c) is:

Contact Person: Brad Koch

Entity: 10FSS 4402 WILLIAMS DR GEORGETOWN TX LLC

Mailing Address: 3301 ATLANTIC AVE

City, State: Raleigh, NC

Zip: 27604-1658

Telephone: 301-741-0600

Fax: _____

Email Address: bkoch@10federal.com

The appropriate regional office must be informed of any changes in this information within 30 days of the change.

3. The engineer responsible for the design of this sewage collection system is:

Contact Person: Oscar Herrera

Texas Licensed Professional Engineer's Number: 140029

Entity: Austin Civil Engineering, Inc.

Mailing Address: 9501B Menchaca Rd #220

City, State: Austin, TX

Zip: 78748

Telephone: 737.471.1541

Fax: _____

Email Address: oh@austincivil.com

Project Information

4. Anticipated type of development to be served (estimated future population to be served, plus adequate allowance for institutional and commercial flows):

- ☐ Residential: Number of single-family lots: _____
☐ Multi-family: Number of residential units: _____
☒ Commercial
☐ Industrial
☐ Off-site system (not associated with any development)
☐ Other: _____

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

100 % Domestic 426,600 gallons/day
_____% Industrial _____gallons/day
_____% Commingled _____gallons/day
Total gallons/day: 426,600

6. Existing and anticipated infiltration/inflow is 276 gallons/day. This will be addressed by:
Constructing the Wastewater lines in accordance with ASTM specifications.

7. A Water Pollution Abatement Plan (WPAP) is required for construction of any associated commercial, industrial or residential project located on the Recharge Zone.

- ☒ The WPAP application for this development was approved by letter dated November 4, 2022. A copy of the approval letter is attached.
☐ The WPAP application for this development was submitted to the TCEQ on _____, but has not been approved.
☐ A WPAP application is required for an associated project, but it has not been submitted.
☐ There is no associated project requiring a WPAP application.

8. Pipe description:

Table 1 - Pipe Description

Pipe Diameter(Inches)	Linear Feet (1)	Pipe Material (2)	Specifications (3)
Bldg: 1 - 6"	173.51	SDR 26 PVC	ASTM D3034
Bldg: 2 - 6"	311.00	SDR 26 PVC	ASTM D3034

Total Linear Feet: 484.51

(1) Linear feet - Include stub-outs and double service connections. Do not include private service laterals.

(2) Pipe Material - If PVC, state SDR value.

(3) Specifications - ASTM / ANSI / AWWA specification and class numbers should be included.

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

- ☒ Existing
☐ Proposed

10. All components of this sewage collection system will comply with:

- ☒ The City of Georgetown standard specifications.
☐ Other. Specifications are attached.

11. ☒ No force main(s) and/or lift station(s) are associated with this sewage collection system.
☐ A force main(s) and/or lift station(s) is associated with this sewage collection system and the **Lift Station/Force Main System Application** form (TCEQ-0624) is included with this application.

Alignment

12. ☒ There are no deviations from uniform grade in this sewage collection system without manholes and with open cut construction.
13. ☒ There are no deviations from straight alignment in this sewage collection system without manholes.
- ☐ **Attachment B - Justification and Calculations for Deviation in Straight Alignment without Manholes.** A justification for deviations from straight alignment in this sewage collection system without manholes with documentation from pipe manufacturer allowing pipe curvature is attached.
- ☐ For curved sewer lines, all curved sewer line notes (TCEQ-0596) are included on the construction plans for the wastewater collection system.

Manholes and Cleanouts

14. ☒ Manholes or clean-outs exist at the end of each sewer line(s). These locations are listed below: (Please attach additional sheet if necessary)

Table 2 - Manholes and Cleanouts

<i>Line</i>	<i>Shown on Sheet</i>	<i>Station</i>	<i>Manhole or Clean-out?</i>
Bldg: 1 - 6"	16 Of 29	0+00.00	EX. MH.
Bldg: 1 - 6"	16 Of 29	0+09.65	C.O.
Bldg: 1 - 6"	16 Of 29	0+31.16	C.O.
Bldg: 1 - 6"	16 Of 29	0+54.15	C.O.
Bldg: 1 - 6"	16 Of 29	1+54.29	C.O.
Bldg: 1 - 6"	16 Of 29	1+56.29	C.O.
Bldg: 2 - 6"	16 Of 29	0+00.00	EX. MH.

<i>Line</i>	<i>Shown on Sheet</i>	<i>Station</i>	<i>Manhole or Clean-out?</i>
Bldg: 2 - 6"	16 Of 29	0+43.95	C.O.
Bldg: 2 - 6"	16 Of 29	2+71.70	C.O.
Bldg: 2 - 6"	16 Of 29	3+01.77	C.O.

15. ☒ Manholes are installed at all Points of Curvature and Points of Termination of a sewer line.
16. ☒ The maximum spacing between manholes on this project for each pipe diameter is no greater than:

Pipe Diameter (inches)	Max. Manhole Spacing (feet)
6 - 15	500
16 - 30	800
36 - 48	1000
≥54	2000

- ☐ **Attachment C – Justification for Variance from Maximum Manhole Spacing.** The maximum spacing between manholes on this project (for each pipe diameter used) is greater than listed in the table above. A justification for any variance from the maximum spacing is attached, and must include a letter from the entity which will operate and maintain the system stating that it has the capability to maintain lines with manhole spacing greater than the allowed spacing.
17. ☐ All manholes will be monolithic, cast-in-place concrete.
- ☒ The use of pre-cast manholes is requested for this project. The manufacturer's specifications and construction drawings, showing the method of sealing the joints, are attached.

Site Plan Requirements

Items 18 - 25 must be included on the Site Plan.

18. ☒ The Site Plan must have a minimum scale of 1" = 400'.
Site Plan Scale: 1" = 30'.
19. ☒ The Site Plan must include the sewage collection system general layout, including manholes with station numbers, and sewer pipe stub outs (if any). Site plan must be overlain by topographic contour lines, using a contour interval of not greater than ten feet and showing the area within both the five-year floodplain and the 100-year floodplain of any drainage way.
20. Lateral stub-outs:
- ☐ The location of all lateral stub-outs are shown and labeled.
- ☒ No lateral stub-outs will be installed during the construction of this sewer collection system.

21. Location of existing and proposed water lines:

- ☒ The entire water distribution system for this project is shown and labeled.
- ☐ If not shown on the Site Plan, a Utility Plan is provided showing the entire water and sewer systems.
- ☐ There will be no water lines associated with this project.

22. 100-year floodplain:

- ☒ After construction is complete, no part of this project will be in or cross a 100-year floodplain, either naturally occurring or manmade. (Do not include streets or concrete-lined channels constructed above of sewer lines.)
- ☐ After construction is complete, all sections located within the 100-year floodplain will have water-tight manholes. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 3 - 100-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to
	of	to
	of	to
	of	to

23. 5-year floodplain:

- ☒ After construction is complete, no part of this project will be in or cross a 5-year floodplain, either naturally occurring or man-made. (Do not include streets or concrete-lined channels constructed above sewer lines.)
- ☐ After construction is complete, all sections located within the 5-year floodplain will be encased in concrete or capped with concrete. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 4 - 5-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to
	of	to
	of	to
	of	to

24. ☒ Legal boundaries of the site are shown.

25. ☒ The ***final plans and technical specifications*** are submitted for the TCEQ's review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.

Items 26 - 33 must be included on the Plan and Profile sheets.

26. ☒ All existing or proposed water line crossings and any parallel water lines within 9 feet of sewer lines are listed in the table below. These lines must have the type of pressure rated pipe to be installed shown on the plan and profile sheets. Any request for a variance from the required pressure rated piping at crossings must include a variance approval from 30 TAC Chapter 290.

☐ There will be no water line crossings.

☐ There will be no water lines within 9 feet of proposed sewer lines.

Table 5 - Water Line Crossings

<i>Line</i>	<i>Station or Closest Point</i>	<i>Crossing or Parallel</i>	<i>Horizontal Separation Distance</i>	<i>Vertical Separation Distance</i>
Bldg: 1 - 6"	0+69.82	-	-	2'
Bldg: 1 - 6"	1+01.284	-	-	2'
Bldg: 2 - 6"	2+93.61	-	-	3'

27. Vented Manholes:

☒ **No part** of this sewer line is within the 100-year floodplain and vented manholes are not required by 30 TAC Chapter 217.

☐ **A portion** of this sewer line is within the 100-year floodplain and vented manholes will be provided at less than 1500 foot intervals. These water-tight manholes are listed in the table below and labeled on the appropriate profile sheets.

☐ **A portion** of this sewer line is within the 100-year floodplain and an alternative means of venting shall be provided at less than 1500 feet intervals. A description of the alternative means is described on the following page.

☐ **A portion** of this sewer line is within the 100-year floodplain; however, there is no interval longer than 1500 feet located within. No vented manholes will be used.

Table 6 - Vented Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

28. Drop manholes:

- ☐ There are no drop manholes associated with this project.
- ☒ Sewer lines which enter new or existing manholes or "manhole structures" higher than 24 inches above the manhole invert are listed in the table below and labeled on the appropriate profile sheets. These lines meet the requirements of 30 TAC §217.55(l)(2)(H).

Table 7 - Drop Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>
Bldg: 1 - 6"	EX. MH.	0+00.00	16 of 29

29. Sewer line stub-outs (For proposed extensions):

- ☒ The placement and markings of all sewer line stub-outs are shown and labeled.
- ☐ No sewer line stub-outs are to be installed during the construction of this sewage collection system.

30. Lateral stub-outs (For proposed private service connections):

- ☐ The placement and markings of all lateral stub-outs are shown and labeled.
- ☒ No lateral stub-outs are to be installed during the construction of this sewage collection system.

31. Minimum flow velocity (From Appendix A)

- ☒ Assuming pipes are flowing full; all slopes are designed to produce flows equal to or greater than 2.0 feet per second for this system/line.

32. Maximum flow velocity/slopes (From Appendix A)

- ☒ Assuming pipes are flowing full, all slopes are designed to produce maximum flows of less than or equal to 10 feet per second for this system/line.
- ☐ **Attachment D – Calculations for Slopes for Flows Greater Than 10.0 Feet per Second.** Assuming pipes are flowing full, some slopes produce flows which are greater than 10 feet per second. These locations are listed in the table below. Calculations are attached.

Table 8 - Flows Greater Than 10 Feet per Second

<i>Line</i>	<i>Profile Sheet</i>	<i>Station to Station</i>	<i>FPS</i>	<i>% Slope</i>	<i>Erosion/Shock Protection</i>

33. Assuming pipes are flowing full, where flows are ≥ 10 feet per second, the provisions noted below have been made to protect against pipe displacement by erosion and/or shock under 30 TAC §217.53(l)(2)(B).

- ☐ Concrete encasement shown on appropriate Plan and Profile sheets for the locations listed in the table above.
- ☐ Steel-reinforced, anchored concrete baffles/retards placed every 50 feet shown on appropriate Plan and Profile sheets for the locations listed in the table above.
- ☒ N/A

Administrative Information

34. ☒ The final plans and technical specifications are submitted for TCEQ review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.
35. ☒ Standard details are shown on the detail sheets, which are dated, signed, and sealed by the Texas Licensed Professional Engineer, as listed in the table below:

Table 9 - Standard Details

<i>Standard Details</i>	<i>Shown on Sheet</i>
Lateral stub-out marking [Required]	of
Manhole, showing inverts comply with 30 TAC §217.55(l)(2) [Required]	16 of 29
Alternate method of joining lateral to existing SCS line for potential future connections [Required]	of
Typical trench cross-sections [Required]	28 of 29
Bolted manholes [Required]	of
Sewer Service lateral standard details [Required]	of
Clean-out at end of line [Required, if used]	28 of 29
Baffles or concrete encasement for shock/erosion protection [Required, if flow velocity of any section of pipe >10 fps]	of
Detail showing Wastewater Line/Water Line Crossing [Required, if crossings are proposed]	16 of 29
Mandrel detail or specifications showing compliance with 30 TAC §217.57(b) and (c) [Required, if Flexible Pipe is used]	of

Standard Details	Shown on Sheet
Drop manholes [Required, if a pipe entering a manhole is more than 24 inches above manhole invert]	16 of 29

36. ☒ All organized sewage collection system general construction notes (TCEQ-0596) are included on the construction plans for this sewage collection system.
37. ☒ All proposed sewer lines will be sufficiently surveyed/staked to allow an assessment prior to TCEQ executive director approval. If the alignments of the proposed sewer lines are not walkable on that date, the application will be deemed incomplete and returned.
- ☒ Survey staking was completed on this date: Construction is in progress
38. ☒ 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.
39. ☒ Any modification of this SCS application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

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 **Organized Sewage Collection System Application** is hereby submitted for TCEQ review and executive director approval. The system was designed in accordance with the requirements of 30 TAC §213.5(c) and 30 TAC §217 and prepared by:

Print Name of Licensed Professional Engineer: Oscar Herrera

Date: 9/19/2024

Place engineer's seal here:



09/20/2024

Signature of Licensed Professional Engineer:

Appendix A-Flow Velocity Table

Flow Velocity (Flowing Full) All gravity sewer lines on the Edwards Aquifer Recharge Zone shall be designed and constructed with hydraulic slopes sufficient to give a velocity when flowing full of not less than 2.0 feet per second, and not greater than 10 feet per second. The grades shown in the following table are based on Manning's formula and an n factor of 0.013 and shall be the minimum and maximum acceptable slopes unless provisions are made otherwise.

Table 10 - Slope Velocity

<i>Pipe Diameter(Inches)</i>	<i>% Slope required for minimum flow velocity of 2.0 fps</i>	<i>% Slope which produces flow velocity of 10.0 fps</i>
6	0.50	12.35
8	0.33	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.11	2.83
21	0.09	2.30
24	0.08	1.93
27	0.06	1.65
30	0.055	1.43
33	0.05	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*

**For lines larger than 39 inches in diameter, the slope may be determined by Manning's formula (as shown below) to maintain a minimum velocity greater than 2.0 feet per second when flowing full and a maximum velocity less than 10 feet per second when flowing full.*

$$v = \frac{1.49}{n} \times R_h^{0.67} \times \sqrt{S}$$

Figure 1 - Manning's Formula

Where:

v = velocity (ft/sec)

n = Manning's roughness coefficient (0.013)

R_h = hydraulic radius (ft)

S = slope (ft/ft)



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.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> 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 Not issue		RN 111966578

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		9/16/2024					
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)									
<i>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).</i>									
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>					
10FSS 4402 WILLIAMS DR GEORGETOWN TX LLC				ELI EDEN HOLDINGS 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)				
0805201637		32091374010		93-2619523					
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited				
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:					
12. Number of Employees				13. Independently Owned and Operated?					
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following									
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant									
15. Mailing Address:		3301 ATLANTIC AVE							
City		RALEIGH		State	NC	ZIP	27604	ZIP + 4	1658
16. Country Mailing Information (if outside USA)						17. E-Mail Address (if applicable)			
						bkoch@10federal.com			

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(301) 741-0600		() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)								
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information								
<i>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).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
WILLIAMS DRIVE STORAGE								
23. Street Address of the Regulated Entity: (No PO Boxes)	3700 D B Wood Rd							
	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	
<i>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).</i>										
27. Latitude (N) In Decimal:						28. Longitude (W) In Decimal:				
Degrees	Minutes		Seconds		Degrees	Minutes		Seconds		
30	40		50.4		97	43		5.9		
29. Primary SIC Code		30. Secondary SIC Code		31. Primary NAICS Code			32. Secondary NAICS Code			
(4 digits)		(4 digits)		(5 or 6 digits)			(5 or 6 digits)			
4225		4226		531130			531120			
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)										
Indoor Self Storage										
34. Mailing Address:	3301 ATLANTIC AVE									
	City	RALEIGH	State	NC	ZIP	27604	ZIP + 4	1658		
35. E-Mail Address:		bkoch@10federal.com								
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)				
(301) 741-600						() -				

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.

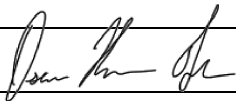
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

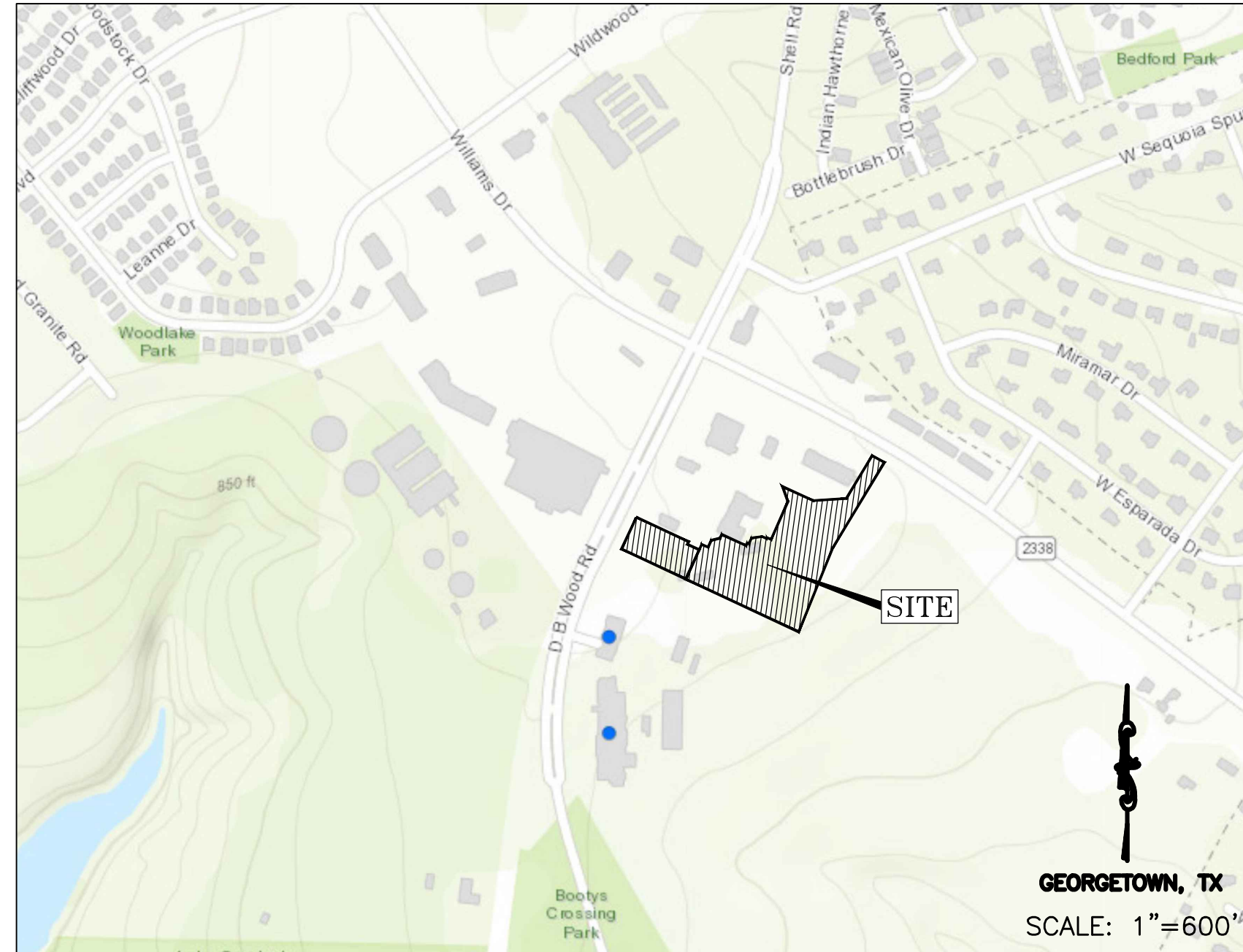
40. Name:	Oscar Herrera	41. Title:	P.E.
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(737) 471-1541		() -	TeamH@austincivil.com

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:	Austin Civil Engineering, Inc.	Job Title:	Project Manager
Name (In Print):	Oscar Herrera	Phone:	(737) 471- 1541
Signature:		Date:	9/13/2024

PROJECT DATA



OWNER

10 FEDERAL STORAGE
BRAD KOCH
3301 ATLANTIC AVE.
RALEIGH, NC 27604
PHONE: (301) -741-0600
EMAIL: BKoch@10FEDERAL.COM

UTILITIES

WATER/WASTEWATER

GEORGETOWN UTILITY SYSTEMS
300 INDUSTRIAL AVENUE
GEORGETOWN, TEXAS 78626
PHONE: (512) 930-3555
<https://gus.georgetown.org>

ELECTRIC

PEC
105 WILDWOOD DR. SUITE 216
GEORGETOWN, TEXAS 78633
PHONE: (512) 778-5470
<https://www.pec.coop/>

CONSULTANTS

CIVIL ENGINEER

AUSTIN CIVIL ENGINEERING, INC.
9501B MANCHACA RD. SUITE 220
AUSTIN, TEXAS 78748
PHONE: (512) 306-0018
EMAIL: projects@austincivil.com
<https://austincivil.com/>

ARCHITECT

DALLENBACH-COLE ARCHITECTURE
315 NINTH STREET, SUITE 1
SAN ANTONIO, TEXAS 78215
PHONE: (210) 493-2234
EMAIL: Cheryl@dallenbachcole.com
<https://dallenbachcole.com/>

SURVEYOR

TEXAS LAND SURVEYING INC.
3613 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628
PHONE: (512) 930-1600
EMAIL: nicole@texas-LS.com
www.texas-ls.com

LANDSCAPE

ECOLAND DESIGN GROUP
11183 CIRCLE DR.
AUSTIN, TEXAS 78736
PHONE: (512) 344-9204
EMAIL: cbledsoe@ecolanddesigngroup.com
<https://www.ecolanddesigngroup.com/>

CONTRACTORS



Parking Table:			
Required:		BUILDING	
	Self Storage Building	148,040 Sq. feet	
	Proposed Office 1: 300	1,200 Sq. feet	4
		Total Required =	4
Provided:			
	Regular Spaces	18.5x9'	6
	Handicap Spaces (van accessible)	18.5x9'	1
		Total Provided =	7

SHEET INDEX

1. COVER SHEET
2. GENERAL NOTES 1 of 2
3. GENERAL NOTES 2 of 2
4. PLAT 1 OF 2
5. PLAT 2 OF 2
6. EXISTING CONDITIONS AND DEMOLITION PLAN
7. EROSION & SEDIMENTATION CONTROL PLAN
8. OVERALL SITE PLAN
9. SITE PLAN
10. ARCHITECTURAL ELEVATIONS
11. ARCHITECTURAL ELEVATIONS
12. SITE PHOTOMETRIC
13. LANDSCAPE SUBMITTAL PLAN
14. LANDSCAPE SUBMITTAL PLAN
15. LANDSCAPE SUBMITTAL PLAN
16. UTILITY PLAN
17. GRADING PLAN
18. PRE-DEVELOPED DRAINAGE AREA MAP
19. DEVELOPED DRAINAGE AREA MAP
20. DRAINAGE CALCULATIONS
21. WATER QUALITY AND DETENTION POND PLAN
22. WATER QUALITY AND DETENTION DETAILS
- ~~23. IRRIGATION AREA FOR EXISTING AND PROPOSED WQ POND~~
24. RE-IRRIGATION PLAN
25. DETAILS: SITE
26. DETAILS: EROSION & SEDIMENTATION CONTROL
27. DETAILS: WATER
28. DETAILS: WASTEWATER
29. EXISTING NORTH WATER QUALITY POND AND IRRIGATION CALCULATIONS (REFERENCE)

STATE OF TEXAS

COUNTY OF WILLIAMSON

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF TEXAS ENGINEERING PRACTICES ACT, INCLUDING SECTION 131.152(e). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME, AS AUTHORIZED BY ACT.

HUNTER SHADBURNE, P.E.

[illegible]

GENERAL NOTES

- PROPOSED USE: INDOOR SELF STORAGE
- ZONING: C-1, LOCAL COMMERCIAL
- SUP CASE: 2021-8-SUP
- ACREAGE: 6.248 ACRES/272,163 SQ FEET
- SUBMITTAL DATE: 06/06/2022
- ALLOWABLE IMPERVIOUS COVER: 65%
- TOTAL IMPERVIOUS COVER: TOTAL - 48.93%
- LEGAL DESCRIPTION: LOT 6-A2 5.22 ACRES RE-PLAT OG GT CEDAR BREAKS SHOPPING CENTER. A RE-SUBDIVISION OF LOT 6-A, ECKERD'S AT CEDAR BREAKS, AMENDED PLAT OF LOTS 3, 6, 4 AND 5, ECKERD'S AT CEDAR BREAKS. (RECORD FINAL PLAT) DOC. # 2016052191. LOT 5 B-1 1.028 ACRES AMENDED PLAT OF LOT 5-A AND LOT 5-B, ECKERD'S AT CEDAR BREAKS DOC. # 2018045325.
- # GENERAL NOTES
1. THIS SITE IS LOCATED IN THE LAKE GEORGETOWN WATERSHED, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF GEORGETOWN WATERSHED DEVELOPMENT ORDINANCE.
 2. THIS SITE IS LOCATED IN THE EDWARD'S AQUIFER RECHARGE ZONE.
A WPAP HAS BEEN FILED WITH TCEQ. EDWARDS AQUIFER ID#11003193
 3. FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A 100 YEAR FLOOD PLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP PANEL NOS. 48491C0290 E. DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.
 4. THIS SITE IS COMPOSED OF 2 LOTS.
 5. ALL DETENTION BASINS, WATER QUALITY PONDS AND APPURTENANCES SHALL BE MAINTAINED BY THE RECORD OWNER IN ACCORDANCE WITH THE MAINTENANCE STANDARDS OF THE CITY OF GEORGETOWN AND THE TCEQ.
 6. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 7. NEITHER THE FLOOD PLAIN NOR THE WATER QUALITY ZONES FROM ANY WATERWAY ENCR OACH ON THE PROJECT AREA.
 8. THERE ARE NO KNOWN UNDERGROUND STORAGE TANKS ON THIS PROJECT.
 9. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
 10. THE CITY OF GEORGETOWN'S URBAN FORESTER (512) 930-6113 MUST BE CALLED FOR AN INSPECTION WHEN THE TREE PROTECTION FENCING IS INSTALLED PRIOR TO ANY GRADE WORK OR CLEARING.
 11. 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..
 12. UTILITY PROVIDERS ARE :
WATER (CITY OF GEORGETOWN)
WASTEWATER (CITY OF GEORGETOWN)
ELECTRIC (PEDERNALES ELECTRIC COOPERATIVE)

GENERAL SITE DEVELOPMENT PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
12. FIRE FLOW REQUIREMENTS OF 1,500 GPM FOR 2 HOURS ARE BEING MET BY THIS PLAN.
13. THE CONSTRUCTION PORTION OF THESE 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 PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
14. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
15. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
16. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
17. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITIES OF THE CITY OF GEORGETOWN. (FOR PROPERTIES LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE)
18. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON JULY 23, 2021. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.

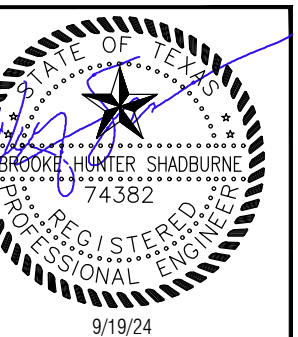
[illegible]COVER
SHEET

SITE CIVIL PLAN

3700 D B WOOD RD
GEORGETOWN, TEXAS 78628

WILLIAMS DRIVE STORAGE

**AUSTIN CIVIL
ENGINEERING, INC.**



FIRE PREVENTION:

1. THE FIRE DEPARTMENT REQUIRES AN 'ALL-WEATHER' DRIVING SURFACE PRIOR TO VERTICAL CONSTRUCTION.
2. HYDRANTS MUST BE INSTALLED ACCORDING TO "THE CITY" STANDARD DETAIL.
3. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 LB. LIVE VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100' 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 (10) FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
5. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION, WHERE ALTERNATIVE METHODS OF PROTECTIONS, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MUST BE MODIFIED OR WAIVED.
6. FIRE LANES DESIGNATED ON THE SITE PLAN SHALL BE INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 13' 6", FOR FULL WIDTH OF ACCESS DRIVE.
8. ALL CURB ENDS SHALL BE PAINTED TO RED WITH FOUR-INCH WHITE LETTERING STATING "NO PARKING-FIRE LANE-TOW AWAY ZONE" WORDING MAY NOT BE SPACED MORE THAN 15 FEET APART"

GENERAL NOTES

EXCEPT AS NOTED OTHERWISE.

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF GEORGETOWN STANDARDS.
2. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED, REVEGETATED, AND GRADED TO DRAIN.
3. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE SITE PRIOR TO ACCEPTANCE OF THE PROJECT.
4. ALL FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE ENGINEER OR OWNER PRIOR TO PLACING AND COMPACTING. THE PLASTICITY INDEX MUST BE LESS THAN 15.
5. ALL CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, EXCLUDING DRIVING SURFACES.
6. ALL REINFORCING STEEL SHALL BE ASTM A615, GRADE 60.
7. LAP ALL BAR SPLICES 24 BAR DIAMETERS OR 24 INCHES.
8. ALL CONCRETE SURFACES SHALL RECEIVE A HEAVY BROOM FINISH.
9. CONCRETE RIP RAP TO BE A MINIMUM 4 1/2" THICK CONCRETE WITH #3'S @ 12" O.C.E.W. OR AS APPROVED BY THE ENGINEER.
10. PROVIDE CONCRETE EXPANSION JOINTS AT 40 FEET O.C. ON ALL RIP RAP.
11. PROVIDE A MINIMUM CLEARANCE OF 2" BETWEEN OUTSIDE OF STEEL AND FACE OF CONCRETE.
12. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 301-72.
13. ALL EXPOSED CORNERS FOR CONCRETE WORK SHALL BE HAND TOOLED.
14. THE INFORMATION CONTAINED ON THESE DRAWINGS IN REGARDS TO EXISTING UTILITIES, TOPOGRAPHY, CONTOURS, HYDROGRAPHY, OR SUBSURFACE CONDITIONS IS FURNISHED SOLELY AS THE BEST INFORMATION AVAILABLE AT THIS TIME. ITS ACCURACY IS NOT GUARANTEED AND ITS USE IN NO WAY RELIEVES THE CONTRACTOR OF ANY RESPONSIBILITY FOR LOSSES DUE TO ANY INACCURACIES.
15. ALL REQUIRED RELOCATION'S OR ALTERATIONS OF TELEPHONE POLES, UNDERGROUND CONDUIT, POWER POLES, AND ANY OTHER FACILITIES SHALL BE DONE BY THE CONTRACTOR. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND UTILITY COMPANIES SO AS NOT TO DELAY THE PROJECT.
16. THE CONTRACTOR SHALL NOTIFY THE CITY OF GEORGETOWN UTILITY SERVICES PRIOR TO BEGINNING ANY UTILITY CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT. NO PIPE SHALL BE PLACED UNTIL THE ASSIGNED INSPECTOR HAS MET WITH THE CONTRACTOR OR HIS REPRESENTATIVE AT THE PROJECT SITE.
17. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES FOR EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
18. ALL TRASH COLLECTION FOR THIS SITE WILL BE PERFORMED BY PRIVATE CONTRACTOR HIRED BY THE CONTRACTOR.
19. THE GEOTECHNICAL REPORT FOR THE SITE SHALL GOVERN ALL CONSTRUCTION MATERIALS AND METHODS RELATED TO: PAVEMENT, BASE, FILL AND EXCAVATION, AND COMPACTON AND TREATMENT OF ON SITE SOILS.
20. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA, BLOWS AIR FROM WITHIN THE SUBSTRATE, AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT, AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF GEORGETOWN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.

SEQUENCE OF CONSTRUCTION

- (CONSTRUCTION MAY BE CONCURRENT WITH OTHER ELEMENTS BUT MUST BE COMPLETED IN THE ORDER SHOWN BELOW)
1. WRITTEN CONSTRUCTION NOTIFICATION MUST BE GIVEN TO TCEQ REGIONAL OFFICE NO LATER THAN 48 HOURS PRIOR TO COMMENCEMENT OF THE REGULATED ACTIVITY.
 2. INSTALL EROSION CONTROLS AS INDICATED ON APPROVED SITE PLAN.
 3. INSTALL TREE PROTECTION.
 4. THE CITY OF GEORGETOWN'S URBAN FORESTER (512) 930-6113 MUST BE CALLED FOR AN INSPECTION WHEN THE TREE PROTECTION FENCING IS INSTALLED PRIOR TO ANY WORK ON SITE
 5. CONTACT "THE CITY". SCHEDULE ON-SITE PRE-CONSTRUCTION COORDINATION MEETING.
 6. EVALUATION OF TEMPORARY EROSION CONTROL INSTALLATION. REVIEW CONSTRUCTION SCHEDULE WITH THE EROSION CONTROL PLAN.
 7. INSPECT AND MAINTAIN ALL CONTROLS AS PER GENERAL NOTES.
 8. CONSTRUCT SITE UTILITIES AND FIRE PROTECTION ELEMENTS, PAVING, PARKING AND BUILDINGS.
 9. REVEGETATE DISTURBED AREAS OR COMPLETE A DEVELOPERS CONTRACT FOR THE REVEGETATION ALONG WITH THE ENGINEERS CONCURRENCE LETTER.
 10. PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF LETTER.
 11. RECEIVE OPERATING PERMIT AND CITY CLEARANCE FOR OCCUPANCY.
 12. REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS UPON INSPECTOR'S APPROVAL OF ADEQUATE REVEGETATION.

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 MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY.
3. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO STARTING WORK IN THE RIGHT-OF-WAY.
4. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION. COPIES OF OSHA STANDARD MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.
5. OFF-SITE DISPOSAL: THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.
6. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE CITY, THE DESIGNING ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMITY OF THE APPROVED PLANS.
7. THIS SITE IS SUBJECT TO THE CODES IN EFFECT AS OF THE DATE OF SUBMITTAL.
8. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED WITHIN THE PROPOSED PARKING AREAS OUTSIDE OF ANY TREE DRILPLINES. ALL EXCESS MATERIAL WILL BE DISPOSED OF OFF SITE. CONTRACTOR SHALL NOT DISPOSE OF SURPLUS MATERIAL FROM THE SITE WITHOUT NOTIFYING THE INSPECTOR 48 HOURS PRIOR TO THE REMOVAL. THIS NOTIFICATION SHALL INCLUDE THE DISPOSAL LOCATION.
9. ALL SLOPES GREATER THAN 3 TO 1 SHALL BE STABILIZED BY MORTARED ROCK RIP RAP OR OTHER APPROVED METHODS.
10. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY AND ALL EXISTING BUILDINGS/STRUCTURES ON SITE AND UTILITY RELOCATION WORK.
11. PROVIDE CURB AND GUTTER AS NOTED ON THE PLANS.
12. ALL STORM SEWER 18" IN DIAMETER AND LARGER SHALL BE CLASS III RCP W/ O-RING GASKETS UNLESS NOTED OTHERWISE. IT IS RECOMMENDED THAT THE STORM SEWER LOCATED UNDER ENTRANCE BE AT LEAST CLASS IV OR AS APPROVED BY ENGINEER. NO ALTERNATES WILL BE ACCEPTED WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER. ALL STORM SEWER PIPE 12" AND SMALLER SHALL BE "HANCOR" POLYETHYLENE PIPE WITH GASKETS. ALL STORM SEWER PIPE AND FITTINGS MUST BE FACTORY MADE, NO FIELD FITTINGS WILL BE ALLOWED.
13. 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.
14. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.
15. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY ACCURATE "AS BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION, THESE "AS BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
16. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINIE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEANUP AND REVEGATION SHALL BE TO THE SATISFACTION OF THE ENGINEER AND THE CITY.
17. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE PROPER AUTHORITIES.
18. AVAILABLE BENCHMARKS THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

GPS DESC.=GTOP, MONUMENT #96-011
NAD 83 HARN HORIZONTAL COORDINATES
NORTHING 10220739.8172, EASTING 317531.5418, LONGITUDE 97°43'16.0956"
THE MONUMENT IS A 24" DIAMETER CONCRETE MONUMENT, POURED IN PLACE, THAT PROJECTS 1' ABOVE GROUND LEVEL WITH A 3" DIAMETER BRASS DISK SET IN THE TOP STAMPED "CITY OF GEORGETOWN 1996" "PT. NO. 96-011 SURVEY CONTROL MARK", WITH A PLUMB POINT IN THE CENTER ENCLOSED BY A TRIANGLE.

HUNTER SHADBURNE (512) 306-0018
19. THE NAME AND PHONE NUMBER OF THE OWNERS REPRESENTATIVE WHO IS RESPONSIBLE FOR PLAN ALTERATIONS.
HUNTER SHADBURNE (512) 306-0018
20. THE NAME AND PHONE NUMBER OF THE DESIGNATED REPRESENTATIVE FOR THE OWNER/DEVELOPER WHO WILL HAVE THE AUTHORITY TO MAKE APPROPRIATE CHANGES TO THE SEDIMENTATION/EROSION CONTROL PLAN IF IT IS DISCOVERED TO BE INADEQUATE:
CONTRACTOR TO BE SELECTED
21. THE IDENTITY OF THE PERSON OR FIRM WHO WILL BE RESPONSIBLE FOR THE EROSION/SEDIMENTATION CONTROL MAINTENANCE & TREE, NATURAL AREA PROTECTION MAINTENANCE.
CONTRACTOR TO BE SELECTED
22. FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A 100 YEAR FLOOD PLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP PANEL NO. 48491C0280E, AND 48491C0290E DATED SEPTEMBER 26 2008 FOR WILLIAMSON COUNTY, TEXAS

TCEQ WPAP 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 CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
3. IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
4. NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, , 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 BASINS 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 GRADINGS PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
10. IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
11. THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARLY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
12. THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
 - B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
 - C. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

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

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 480-3096
FAX (210) 545-4329

WATER AND WASTEWATER UTILITY CONSTRUCTION NOTES

1. "THE CITY" STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL COVER MATERIAL AND METHODS USED TO DO THIS WORK.
2. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT FROM TRANSPORTATION AND PUBLIC SERVICES DEPARTMENT BEFORE BEGINNING CONSTRUCTION WITHIN THE RIGHT-OF-WAY OF A PUBLIC STREET OR ALLEY.
3. AT LEAST 48 HOURS BEFORE BEGINNING ANY WATER AND WASTEWATER CONSTRUCTION IN PUBLIC R.O.W. OR PUBLIC EASEMENT, THE CONTRACTOR SHALL NOTIFY TXDOT AND CITY OF GEORGETOWN UTILITY DIVISION.
4. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN AREA 'ONE CALL' SYSTEM AT 1-800-344-8377 FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IN ADVANCE OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS. "THE CITY" OF GEORGETOWN WATER AND WASTEWATER MAINTENANCE RESPONSIBILITY ENDS AT R.O.W./EASEMENT LINES.
5. NO OTHER UTILITY SERVICE/APPURTENANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND WASTEWATER SERVICES.
6. "THE CITY" SPECIFICATION WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURES, CONTRACT DOCUMENTS WHICH INCLUDE A TRENCH SAFETY PLAN AND A PAY ITEM FOR TRENCH SAFETY MEASURES, IN COMPLIANCE WITH TEXAS HOUSE BILL 1569, MUST BE RECEIVED BY TRANSPORTATION AND PUBLIC SERVICES CONTRACT ADMINISTRATION OFFICE BEFORE BEGINNING WORK ON THE PROJECT.
7. ALL MATERIALS TEST, INCLUDING SOIL DENSITY TESTS AND DETAILED SOIL ANALYSIS, SHALL BE ACCOMPLISHED BY AN INDEPENDENT LABORATORY FUNDED BY THE DEVELOPER IN ACCORDANCE WITH CITY STANDARD SPECIFICATION.
8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION. THE CONTRACTOR SHALL DO ALL EXCAVATION ETC., AND SHALL FURNISH, INSTALL, AND AIR TEST THE SLEEVE AND VALVE. WHEN CONTRACTORS MAKE THE TAP, A CITY INSPECTOR MUST BE PRESENT AND 2 WORKING DAYS (MIN.) NOTICE MUST BE GIVEN, 'SIZE' OR 'SIZE' TAPS WILL NOT BE PERMITTED, UNLESS MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED UNDER ALL TAP SLEEVES 24 HOURS PRIOR TO MAKING THE WET TAP OR PRECAST BLOCKS USED TO HOLD THE TAP IN ITS CORRECT POSITION. THE BLOCKING BEHIND AND UNDER THE TAP SHALL HAVE A MINIMUM OF 24 HOURS CURING TIME BEFORE THE VALVE CAN BE RE-OPENED FOR SERVICE OF THAT TAP.
9. THROUST RESTRAINTS SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATION.
10. FIRE HYDRANTS SHALL BE SET IN ACCORDANCE WITH CITY STANDARD SPECIFICATION. FIRE HYDRANTS SHALL BE PAINTED FLYNT ALUMINUM OR EQUAL.
11. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATION SECTION CIP 12 FORCE MAIN TESTING SHALL BE CONDUCTED AS THE SAME AS WATER LINES OR AT THE PRESSURES SHOWN ON THE APPROVED PLANS.
12. ALL MATERIAL USED ON THE PROJECT MUST BE IN ACCORDANCE WITH THE CITY IF GEORGETOWN STANDARD SPECIFICATIONS.

PERMANENT EROSION CONTROL NOTES:

ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW:

1. 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.
2. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:

BROADCAST SEEDING:

 1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 2 POUNDS PER 1000 SQUARE FEET OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SQUARE FEET OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
 2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH HULLED BERMUDA AT A RATE 2 POUNDS PER 1000 SQUARE FEET WITH A PURITY OF 95% WITH 85% GERMINATION.
 - A) FERTILIZER SHALL BE SLOW RELEASE GRANULAR OR PELLETED TYPE AND SHALL HAVE AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF POUND PER 1000 SF.
 - B) MULCH TYPE USED SHALL BE HAY, STRAW, OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF.
3. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS FOLLOWS:

HYDRAULIC SEEDING:

 1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH A COMBINATION OF 1 POUND PER 1000 SQUARE FEET OF UNHULLED BERMUDA AND 7 POUNDS PER 1000 SQUARE FEET OF WINTER RYE WITH A PURITY OF 95% WITH 90% GERMINATION.
 - A) FERTILIZER SHALL BE A WATER SOLUBLE FERTILIZER WITH AN ANALYSIS OF 15-15-15 AT A RATE OF 1.5 POUNDS PER 1000 SF.
 - B) MULCH TYPE USED SHALL BE HAY, STRAW, OR MULCH APPLIED AT A RATE OF 45 POUNDS PER 1000 SF. WITH SOIL TACKIFIER AT A RATE OF 1.4 POUNDS PER 1000 SF.
 2. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
 3. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
 4. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH THE REQUIREMENTS IN CITY OF GEORGETOWN ENVIRONMENTAL CRITERIA MANUAL.
 5. ALL DISTURBED AREAS WITHIN EACH PHASE OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION / SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY E/S CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ISSUE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED.
6. ADDITIONALLY, ANY AREA WITHIN THE LIMIT OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.

GENERAL NOTES

1. THESE CONSTRUCTION PLANS WERE PREPARED, SCALED, 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 SPECIFICATION AND DETAILS IN EFFECT AT THE TIME OF SUBMITAL 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 MAIN 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 VACCUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAIN 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 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 150 PSI FOR 4 HOURS.
13. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAIN SHALL BE RESTRAINED AND TRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
16. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.
18. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHAL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE MINIMUM OF 2INCHES THICK ON PUBLIC STREETS AND ROADWAY.
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 YEAR IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF THE PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE ON MYLAR OR THE TFF OR PDF DISK (300DPI). IF A DISK IS SUBMITTED, A BOND SET SHALL BE INCLUDED WITH THE DISK.

ELECTRIC GENERAL NOTES

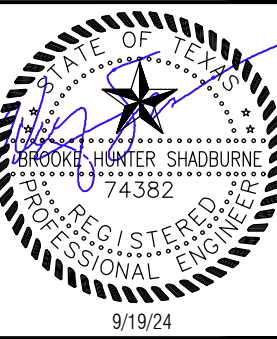
1. **GEORGETOWN UTILITY SYSTEM** HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE **GEORGETOWN UTILITY SYSTEM** WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES.
3. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE **GEORGETOWN UTILITY SYSTEM'S** WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. **GEORGETOWN UTILITY SYSTEM** WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER. CONTACT **GEORGETOWN UTILITY SYSTEM**, AT **512-930-3555** FOR QUESTIONS REGARDING REQUIRED CLEARANCES.
5. CONTACT **GEORGETOWN UTILITY SYSTEM**, AT **512-930-3555** TO DISCUSS PERMANENT SERVICE. HE WILL NEED A COPY OF THE RELEASED SITE PLAN/RECORDED PLAT FROM THE CUSTOMER TO RELEASE HIS DESIGN TO CONSTRUCTION.

NOTE

ANY MENTION OF "THE CITY" ON THIS PAGE IS IN REFERENCE TO THE CITY OF GEORGETOWN. ALL CODES & CODE REFERENCES SHALL BE IN ACCORDANCE WITH THE GUIDELINES SET FORTH BY THE CITY OF GEORGETOWN AT THE TIME OF APPROVAL.

AUSTIN CIVIL ENGINEERING, INC.

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WILLIAMS DRIVE STORAGE

**3700 D B WOOD RD
GEORGETOWN, TEXAS 78628**

REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 21-035 DATE: 9/19/24
CAD: DA CHK'D BY: HS
ENGINEER: HS CHK'D BY:
SCALE:

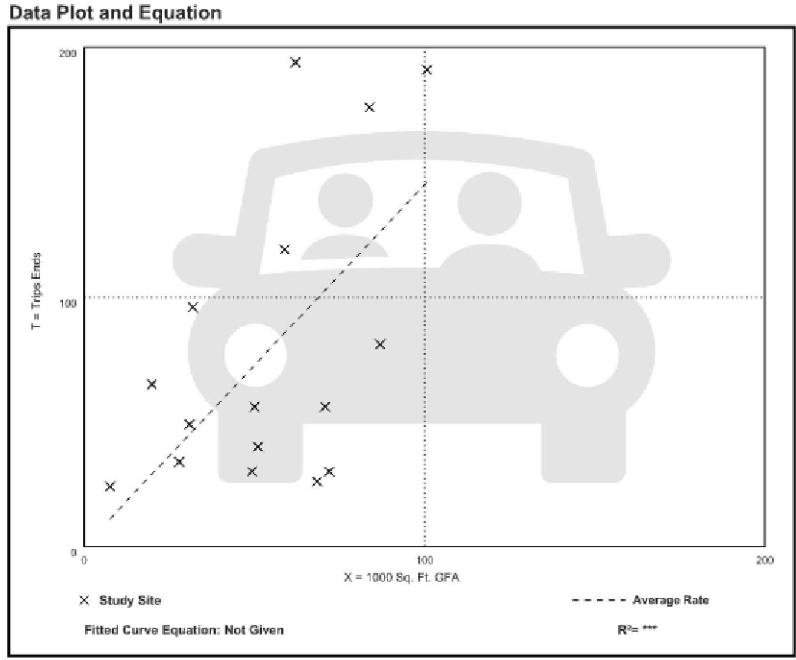
**GENERAL
NOTES | OF 2**

SITE CIVIL PLAN

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Mini-Warehouse (151)		
Vehicle Trip Ends vs. 1000 Sq. Ft. GFA		
On a Weekday		
Setting/Location: General Urban/Suburban		
Number of Studies: 16		
Avg. 1000 Sq. Ft. GFA: 55		
Directional Distribution: 50% entering, 50% exiting		
Vehicle Trip Generation per 1000 Sq. Ft. GFA		
Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92



118 Trip Generation Manual 11th Edition • Volume 3



Table 1 - Trip Generation									
Land Use	Size (sf)	ADT	AM Peak		Total	PM Peak		Total	
			Enter	Exit		Enter	Exit		
Mine Warehouse (151)	148,201	215	8	5	13	10	12	22	

*ITE Trip Generation, 11th edition

TEMPORARY EROSION & SEDIMENTATION CONTROL NOTES:

- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE COG CONSTRUCTION STANDARDS MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE W/ THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE COG CONSTRUCTION STANDARDS MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE W/ THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
- A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND THE CITY 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 AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
- 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. 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 C CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES. FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES. MAJOR REVISIONS MUST BE APPROVED BY THE CITY.
- ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS: ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY INSPECTOR FOR FURTHER INVESTIGATION.
- SPRINKLE SITE AS NEEDED TO CONTROL DUST OR USE OTHER ACCEPTABLE METHODS

EROSION AND SEDIMENTATION CONTROL:

- EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH "THE CITY" EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURE OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
- SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER AND THE CITY INSPECTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH EACH STRUCTURE AS APPROVED BY THE ENGINEER.

TRENCH SAFETY NOTES

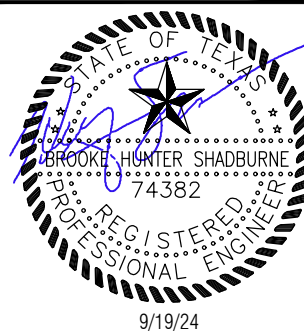
- IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FT. IN DEPTH IN EITHER HARD OR COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES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

FIRE PROTECTION NOTES

- APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY.
- BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS.
- ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 INSTILLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES.
- ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEMENT. THRUST BLOCKING AND JOINT RESTRAINED WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24.
- ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO). ALL JOINT RESTRAINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION.
- ALL UNDERGROUND SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND WITNESSED BY GEORGETOWN FMO.
- ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI. OR 50 PSI MORE THAN THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE + OR - 5 PSI FOR 2 HOURS.
- FENCES, LANDSCAPING, AND OTHER ITEMS WILL NOT BE INSTALLED WITHIN 3 FT. AND WHERE THEY WILL OBSTRUCT THE VISIBILITY OR ACCESS TO HYDRANTS, OR REMOTE FDOS.
- LICENSE REQUIREMENTS OF EITHER RME-U OR G. WHEN CONNECTING BY UNDERGROUND TO THE WATER PURVEYOR'S MAIN FROM THE POINT OF CONNECTION OR VALVE WHERE THE PRIMARY PURPOSE OF WATER IS FOR FIRE PROTECTION SPRINKLER SYSTEM.

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REVISIONS		APPROVED BY	
REV.	DATE	DESCRIPTION	

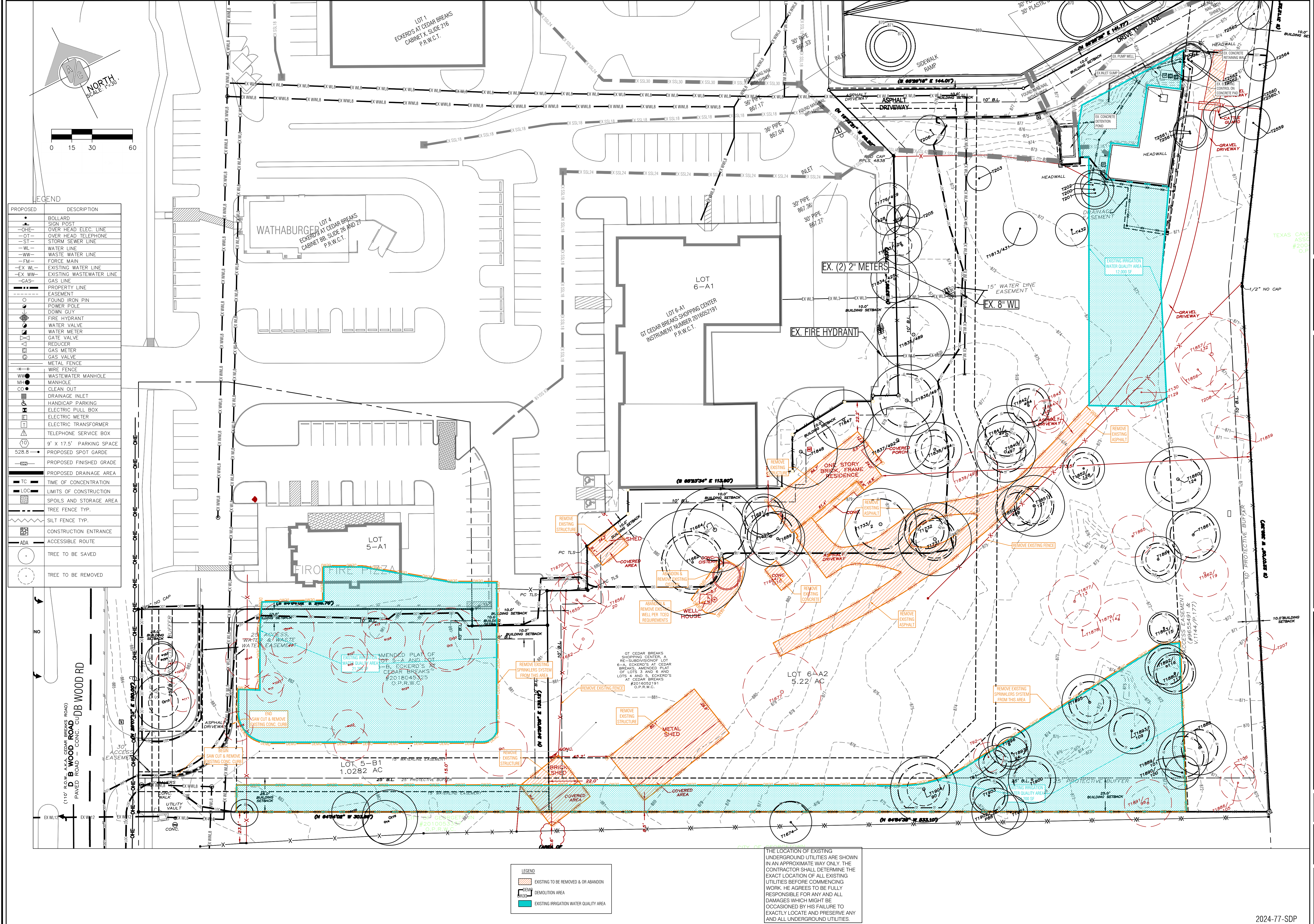
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SCALE:	

**GENERAL
NOTES 2 OF 2**

SITE CIVIL PLAN

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PROPOSED	DESCRIPTION
●	BOLLARD
—	SIGN POST
—OHE—	OVER HEAD ELEC. LINE
—OT—	OVER HEAD TELEPHONE
—ST—	STORM SEWER LINE
—W—	WATER LINE
—WW—	WASTE WATER LINE
—FM—	FORCE MAIN
—EX WL—	EXISTING WATER LINE
—EX WW—	EXISTING WASTEWATER LINE
—GAS—	GAS LINE
—	PROPERTY LINE
—	EASEMENT
○	FOUND IRON PIN
○	POWER POLE
○	DOWN GUY
○	FIRE HYDRANT
○	WATER VALVE
○	REDUCER
○	GAS METER
○	GAS VALVE
○	METAL FENCE
—	WIRE FENCE
—	WASTEWATER MANHOLE
—	MANHOLE
—	CLEAN OUT
—	DRAINAGE INLET
—	HANDICAP PARKING
—	ELECTRIC PULL BOX
—	ELECTRIC METER
—	ELECTRIC TRANSFORMER
—	TELEPHONE SERVICE BOX
—	9' X 17.5' PARKING SPACE
—	528.8' PROPOSED SPOT GARDE
—	PROPOSED FINISHED GRADE
—	PROPOSED DRAINAGE AREA
—	TIME OF CONCENTRATION
—	LIMITS OF CONSTRUCTION
—	SPOILS AND STORAGE AREA
—	TREE FENCE TYP.
—	SILT FENCE TYP.
—	CONSTRUCTION ENTRANCE
—	ACCESSIBLE ROUTE
—	TREE TO BE SAVED
—	TREE TO BE REMOVED

LEGEND

- EXISTING TO BE REMOVED & OR ABANDON
- DEMOLITION AREA
- EXISTING IRRIGATION WATER QUALITY AREA

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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REV.	DATE	DESCRIPTION

JOB: 21-035
DATE: 9/18/24
CAD: DA
ENGINEER: HS
SCALE: 1"=40'

DATE: 9/18/24
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EXISTING CONDITIONS AND DEMOLITION PLAN

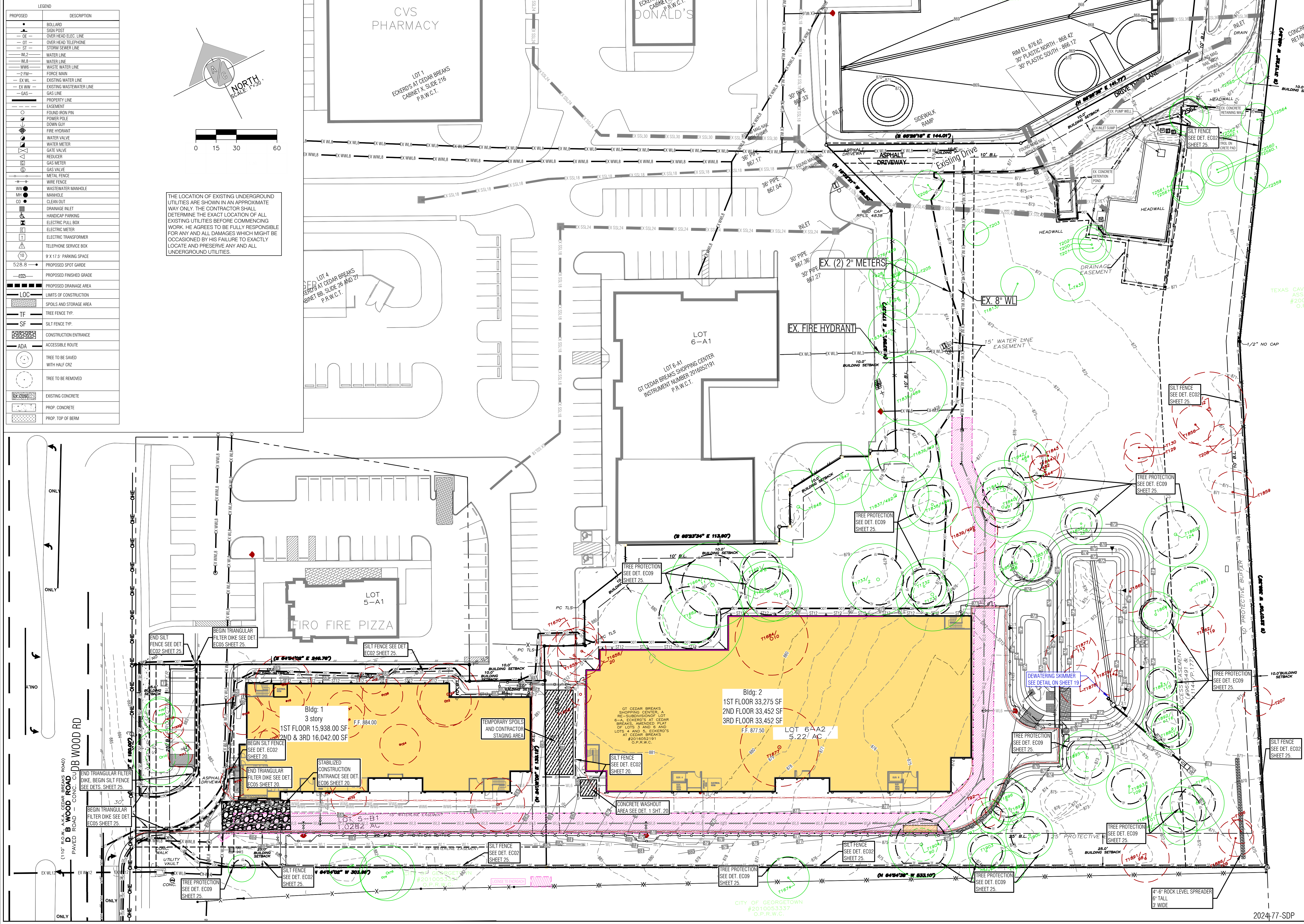
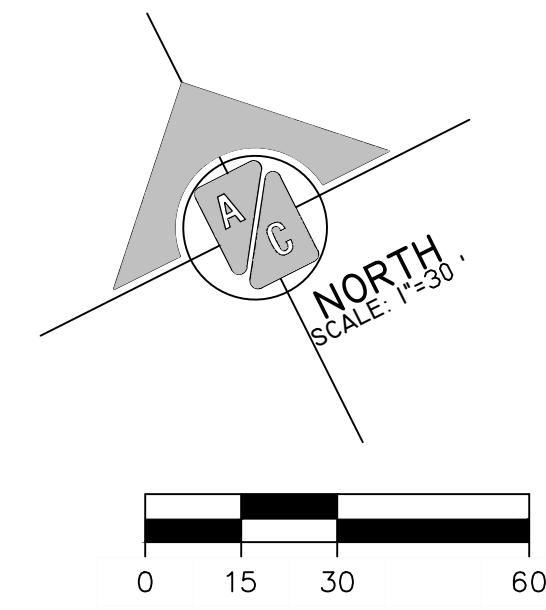
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SITE CIVIL PLAN

of 29


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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



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WILLIAMS DRIVE STORAGE

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REV. DATE	REVISIONS DESCRIPTION	APPROVED BY

JOB: 21-033

DRAWN BY: HS

ENGINEER: HS

SCALE:

DATE: 9/29/24

CHECK BY: HS

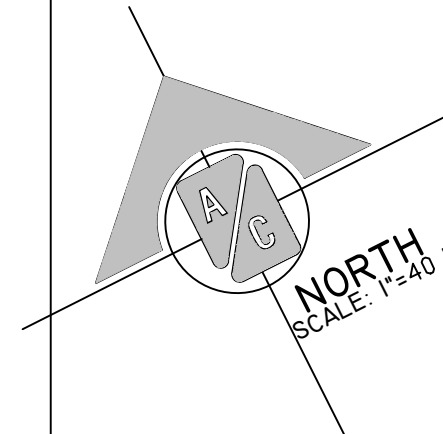
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**EROSION AND
SEDIMENTATION
CONTROL PLAN**

SITE CIVIL PLAN

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of 29



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EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

EXISTING DRIVEWAY

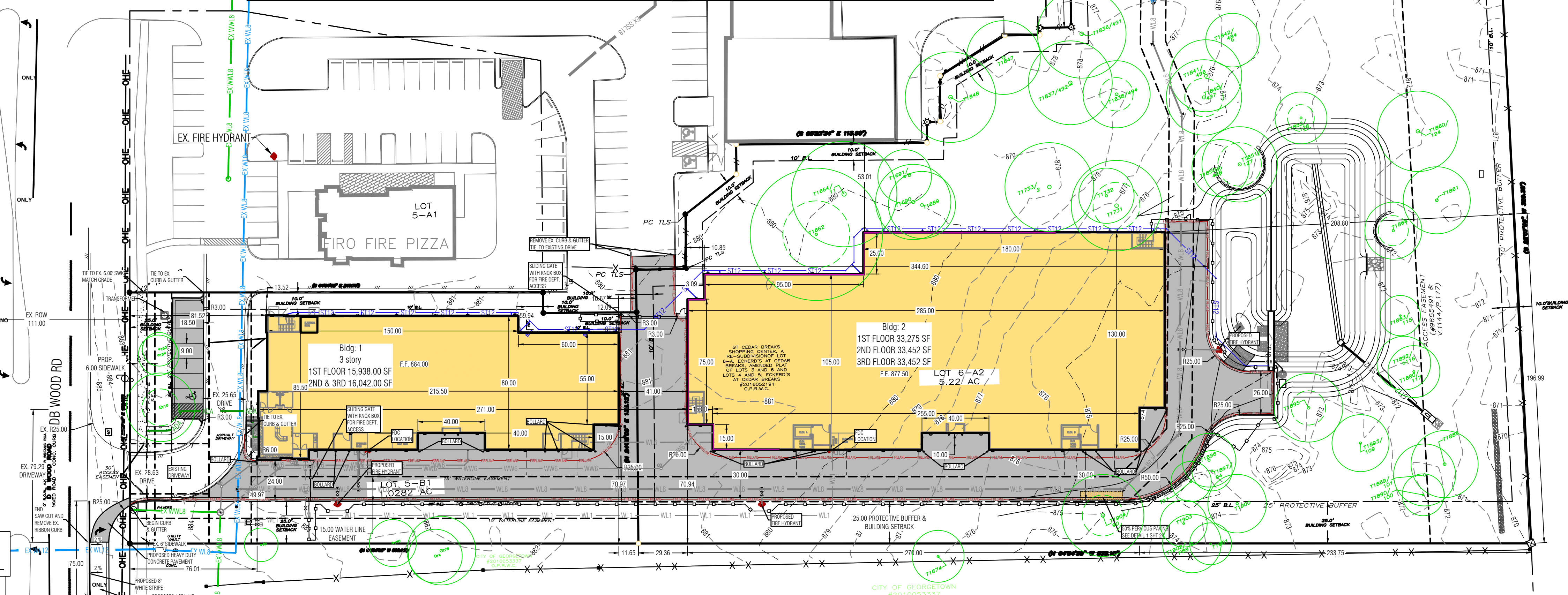
SEE SHEET 20
FOR DECEL DETAIL

EX. IMPROVEMENTS
TOTAL AREA
9,472 AC
412,609.30 SF
TOTAL IMPERVIOUS COVER
291,486.20 SF
70.64 %

3 Story - Bldg 1 - 48,022.00
3 Story - Bldg 2 - 100,179.00
TOTAL 148,201.00 SF

SITE PLAN CALCULATIONS		Zoning: C-1	
Impervious Cover Table:		Allowed Impervious Cover:	
0-5 Acres: 70%	5+ Acres: 55%	5+ Acres: 55%	
LOT 6-A1	1,028 Acres	44779.68	Sq. feet
LOT 6-A2	5,220 Acres	227383.20	Sq. feet
TOTAL AREA	6,248 Acres	272162.88	Sq. feet
Buildings (measured at overhang)			
Proposed Parking and Drives			
Sidewalk/other			
Total Proposed Impervious Cover =		35,645	13.10%

EXISTING	percent	PROPOSED	percent	EX. To Remain	percent	TOTAL	percent	MAX Allowable	percent
[Sq. feet]	[%]	[Sq. feet]	[%]	[Sq. feet]	[%]	[Sq. feet]	[%]	[Sq. feet]	[%]
7,255	2.67%	49,213	18.08%	0	0.00%	49,213	18.08%		
28,155	10.34%	28,818	10.59%	18,643	6.85%	47,461	17.44%		
235	0.09%	1,302	0.48%	0	0.00%	1,302	0.48%		
Total Proposed Impervious Cover =		79,333	29.15%	18,643	6.85%	97,976	36.00%	182,360	67.00%



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND	
PROPOSED	DESCRIPTION
●	BOLLARD
○	OVER HEAD ELEC. LINE
○	OVER HEAD TELEPHONE
—ST—	STORM SEWER LINE
—WL—	WATER LINE
—WW—	WASTE WATER LINE
—FM—	FORCE MAIN
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—EX WW—	EXISTING WASTEWATER LINE
—GAS—	GAS LINE
---	PROPERTY LINE
---	EASEMENT
○	FOUND IRON PIN
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○	DOWN GUY
○	FIRE HYDRANT
○	WATER VALVE
○	WATER METER
○	GATE VALVE
○	REDUCER
○	GAS METER
○	GAS VALVE
○	METAL FENCE
○	WIRE FENCE
○	WASTEWATER MANHOLE
○	MANHOLE
○	CLEAN OUT
○	DRAINAGE INLET
○	HANDICAP PARKING
○	ELECTRIC PULL BOX
○	ELECTRIC METER
○	ELECTRIC TRANSFORMER
○	TELEPHONE SERVICE BOX
○	9' X 17.5' PARKING SPACE
○	528.8' PROPOSED SPOT GARDE
---	PROPOSED FINISHED GRADE
---	PROPOSED DRAINAGE AREA
---	TIME OF CONCENTRATION
---	LIMITS OF CONSTRUCTION
---	SPOILS AND STORAGE AREA
---	TREE FENCE TYP.
---	SILT FENCE TYP.
---	CONSTRUCTION ENTRANCE
---	ACCESSIBLE ROUTE
○	TREE TO BE SAVED
○	TREE TO BE REMOVED

AUSTIN CIVIL ENGINEERING, INC.
TEPE FIRM # F-001018
9501 B MENCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018

WILLIAMS DRIVE STORAGE

3700 D B WOOD RD
GEORGETOWN, TEXAS 78628

REVISIONS

REV.	DATE	DESCRIPTION	APPROVED BY

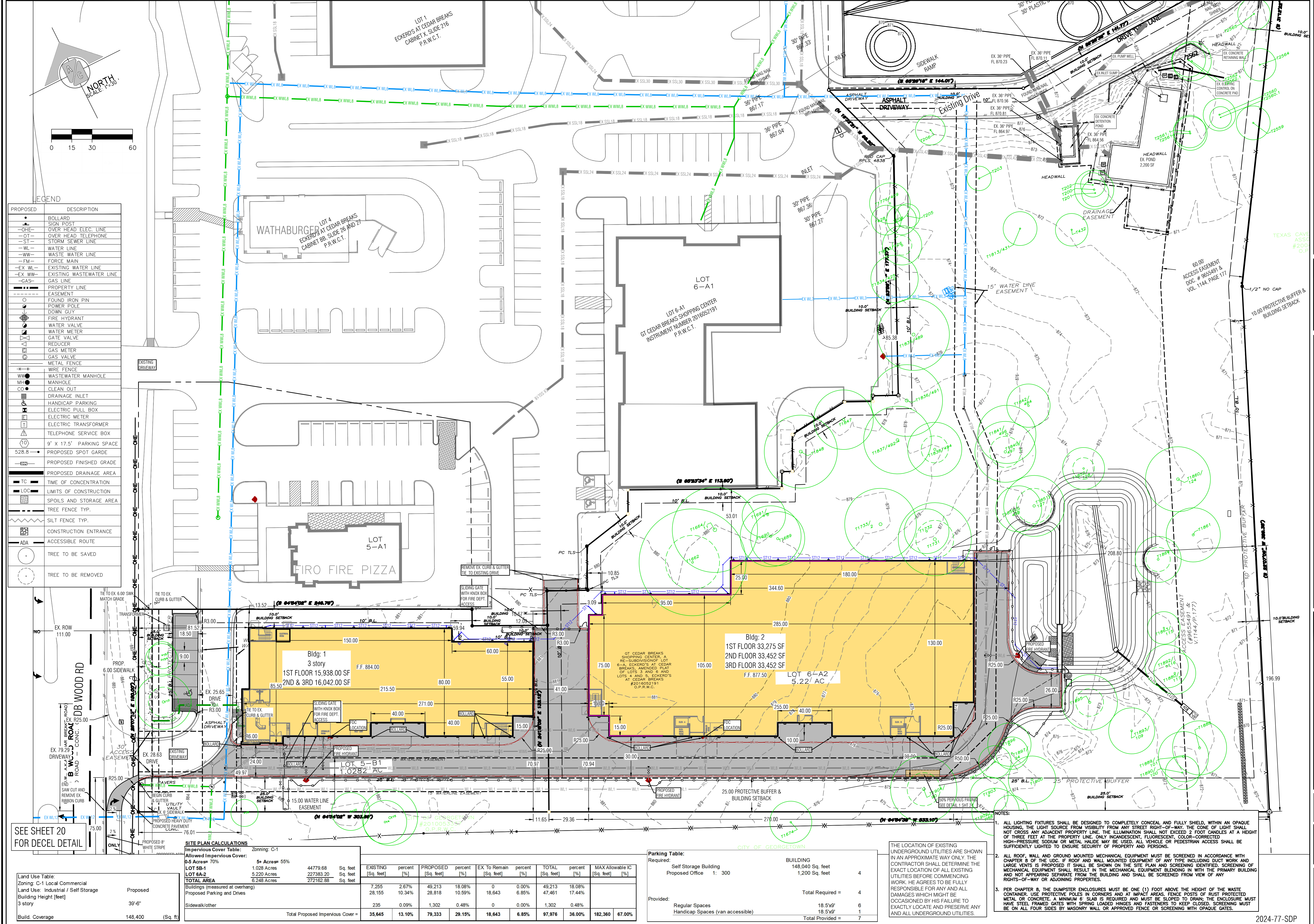
JOB: 21-035
SAD: DA
ENGINEER: HS
SCALE:

DATE: 9/29/24
CHK'D BY: HS
CHK'D BY:

OVERALL SITE PLAN

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of 29

2024-77-SDP



PROPOSED	DESCRIPTION
•	BOLLARD
—OHE—	OVER HEAD ELEC. LINE
—OT—	OVER HEAD TELEPHONE
—ST—	STORM SEWER LINE
—WL—	WATER LINE
—WW—	WASTE WATER LINE
—FM—	FORCE MAIN
—EX WL—	EXISTING WATER LINE
—EX WW—	EXISTING WASTEWATER LINE
—GAS—	GAS LINE
—	PROPERTY LINE
—	EASEMENT
○	FOUND IRON PIN
●	POWER POLE
▽	DOWN GUY
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER
⊕	GATE VALVE
⊕	REDUCER
⊕	GAS METER
⊕	GAS VALVE
⊕	METAL FENCE
—	WIRE FENCE
●	WASTEWATER MANHOLE
●	MANHOLE
●	CLEAN OUT
●	DRAINAGE INLET
●	HANDICAP PARKING
●	ELECTRIC PULL BOX
●	ELECTRIC METER
●	ELECTRIC TRANSFORMER
●	TELEPHONE SERVICE BOX
○	9' X 17.5' PARKING SPACE
528.8	PROPOSED SPOT GARDE
—	PROPOSED FINISHED GRADE
—	PROPOSED DRAINAGE AREA
—	TIME OF CONCENTRATION
—	LIMITS OF CONSTRUCTION
—	SPOILS AND STORAGE AREA
—	TREE FENCE TYP.
—	SILT FENCE TYP.
—	CONSTRUCTION ENTRANCE
—	ACCESSIBLE ROUTE
○	TREE TO BE SAVED
○	TREE TO BE REMOVED

Land Use Table: Zoning: C-1 Local Commercial Land Use: Industrial / Self Storage Building Height [feet] 3 story	Proposed 39'-6"
Build. Coverage	148,400 (sq. ft.)

Impervious Cover Table		Zoning: C-1	
Allowed Impervious Cover:	5+ Acres= 55%		
LOT 5B-1	1.028 Acres	44779.68	Sq. feet
LOT 6A-2	5.220 Acres	227383.20	Sq. feet
TOTAL AREA	6.248 Acres	272162.88	Sq. feet
Buildings (measured at overhang)			
Proposed Parking and Drives			
Sidewalk/other			
Total Proposed Impervious Cover =		35,845	13.10%
		79,333	29.15%
		18,643	6.85%
		97,976	36.00%
		182,360	67.00%

Parking Table:	
Required:	Self Storage Building Proposed Office 1: 300
Provided:	Regular Spaces Handicap Spaces (van accessible)
	18.5'x9' 6
	18.5'x9' 1
	Total Provided = 7

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- NOTES:
1. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2 FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
 2. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
 3. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER, USE PROTECTIVE FENCES IN CORNERS AND AT IMPACT AREAS, FENCE POSTS OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN. THE ENCLOSURE MUST BE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

2024-77-SDP

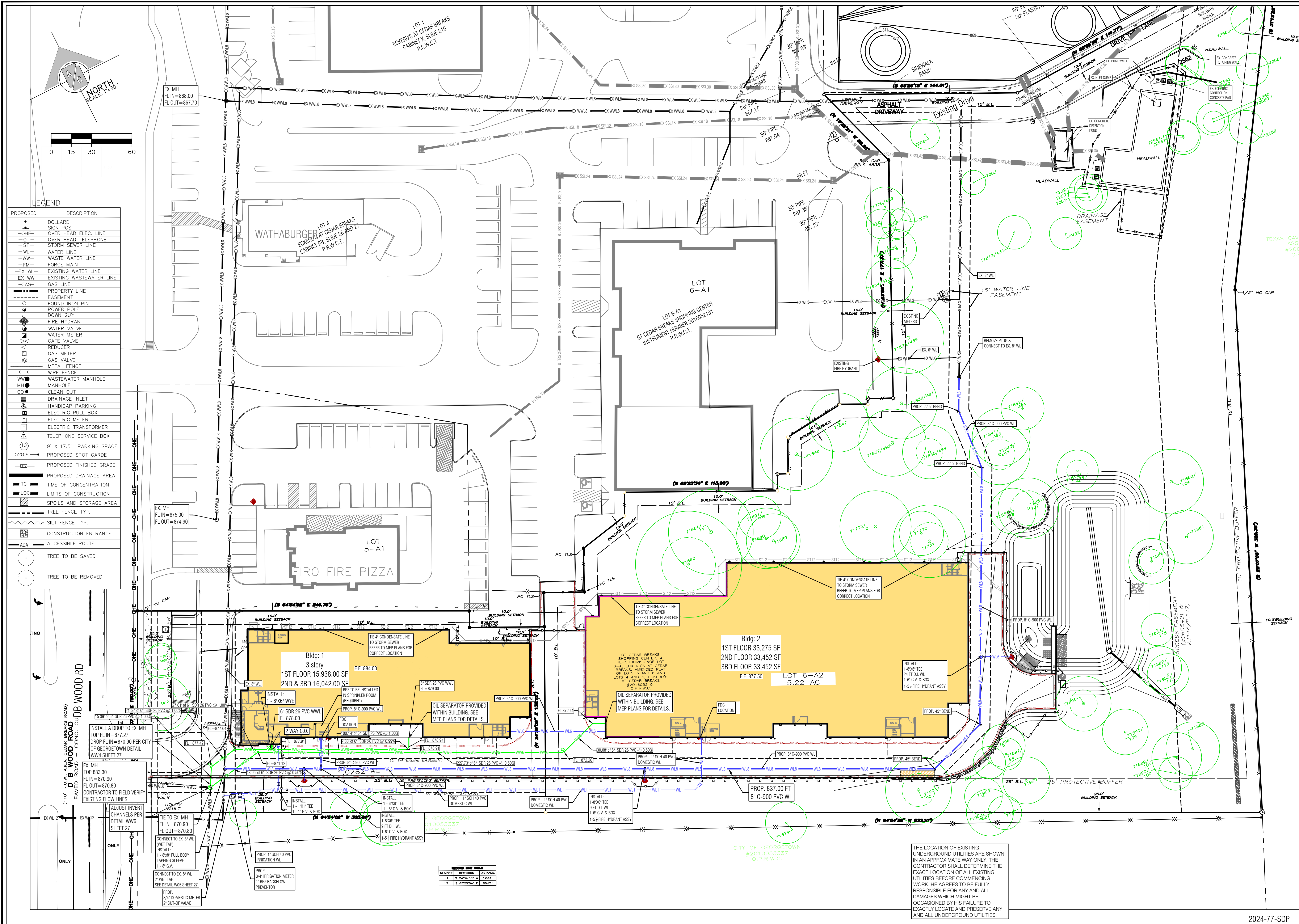
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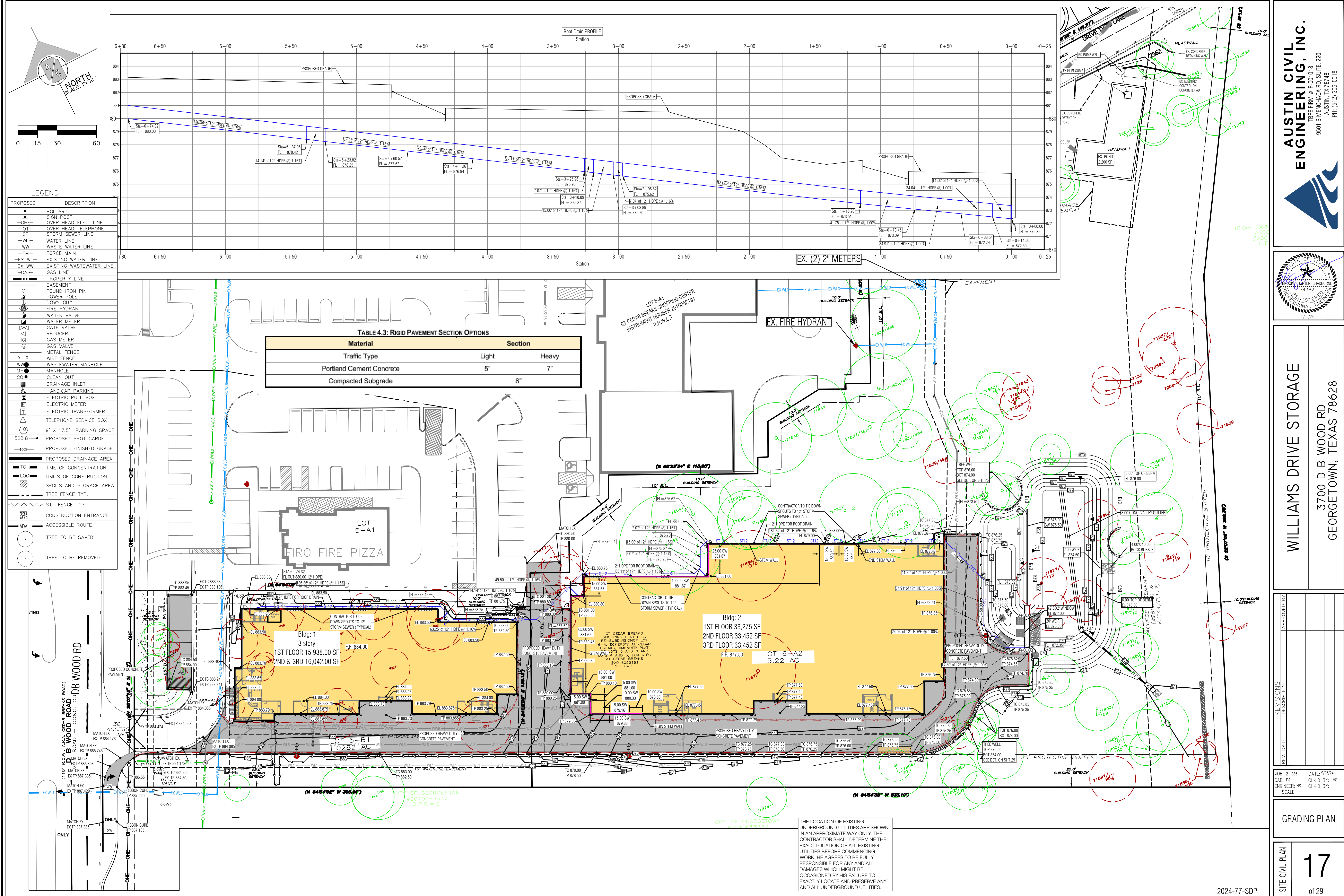
WILLIAMS DRIVE STORAGE
3700 D B WOOD RD
GEORGETOWN, TEXAS 78628

REVISIONS	DESCRIPTION	APPROVED BY
REV. DATE		

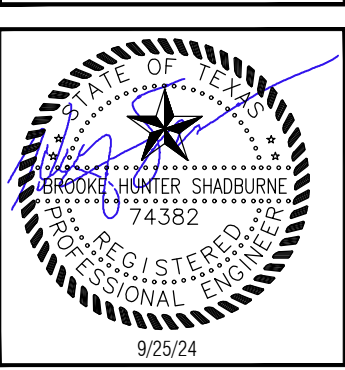
SITE PLAN

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AUSTIN CIVIL ENGINEERING, INC.
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WILLIAMS DRIVE STORAGE
3700 D B WOOD RD
GEORGETOWN, TEXAS 78628

REVISIONS	
REV. DATE	DESCRIPTION

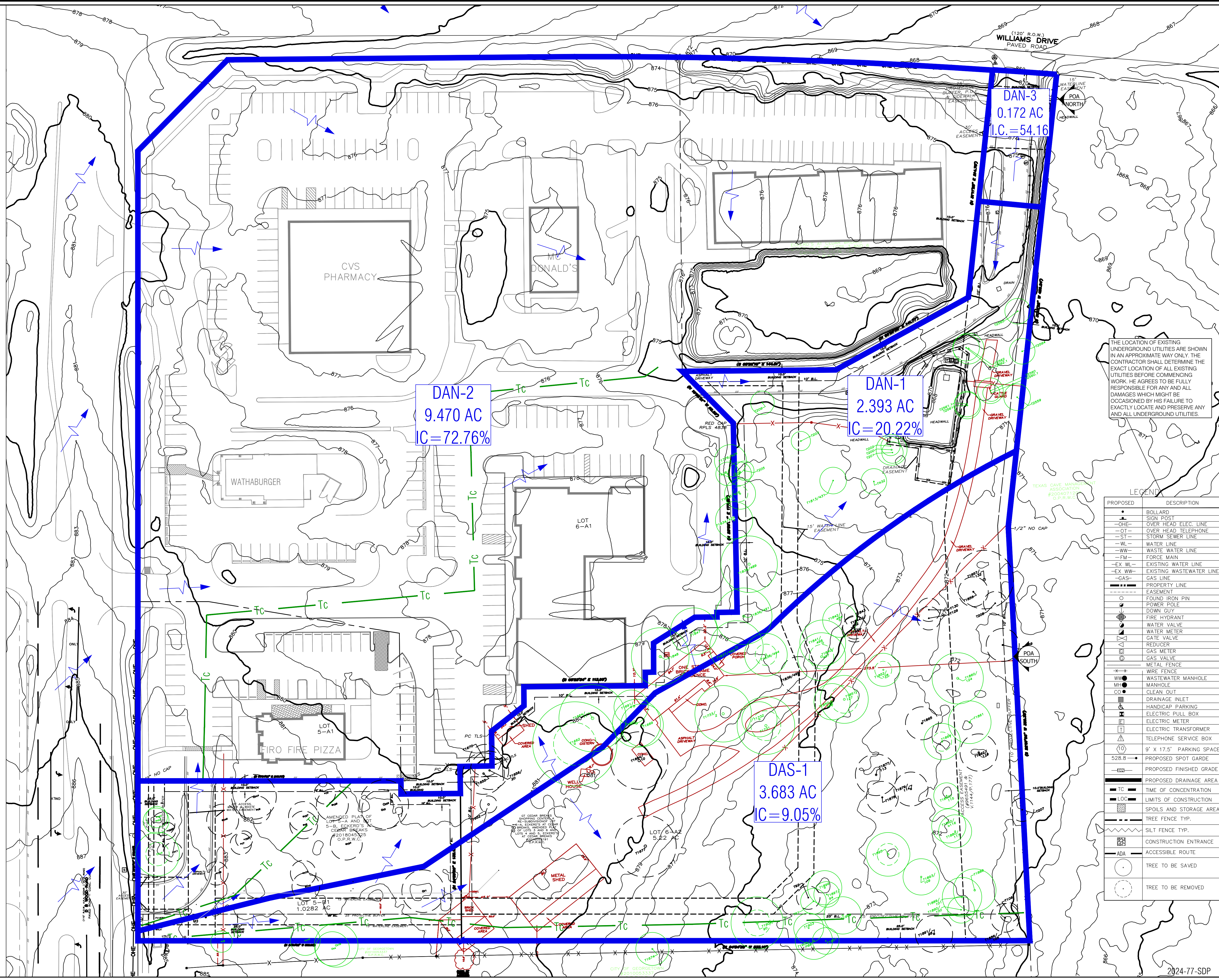
JOB: 21-033 DATE: 9/25/24
DRA: DA CHKD BY: HS
ENGINEER: HS CHKD BY: HS
SCALE: 1"=40'

GRADING PLAN

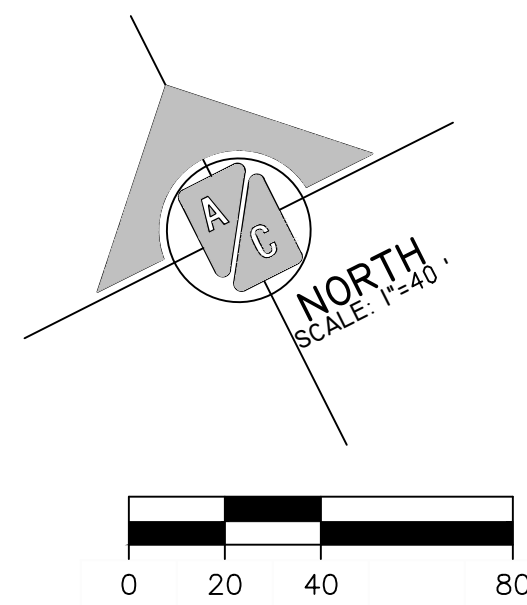
SITE CIVIL PLAN

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of 29



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of 29



OFF SITE
DAN 7
0.199 AC
I.C.=16.35%

OFF SITE
DAN 8
0.112 AC
I.C.=19.48%

ON SITE
DAN 9
0.061 AC
I.C.=21.49%

OFF SITE
DAN 2
8.173 AC
I.C.=81.87%

OFF SITE
DAN 3
0.08 AC

ON SITE DAN 10
0.523 AC
I.C.=19.72%

ON SITE DAS 1
1.902 AC
I.C.=92.02%

DAS 1.1
0.259 AC

ON SITE DAS 1.2
2.009 AC
I.C.=3.43%

OFF SITE
DAN 5
0.907 AC
I.C.=16%

ON SITE
DAN 6
0.186 AC
I.C.=50.087%

ON SITE
DAN 4
0.248 AC
I.C.=96.00%

ON SITE DAN 1
1.060 AC
I.C.=0.00%

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LEGEND	
PROPOSED	DESCRIPTION
—BOLLARD	BOLLARD
—SIGN POST	SIGN POST
—OHE—	OVER HEAD ELEC. LINE
—ST—	OVER HEAD TELEPHONE
—W—	STORM SEWER LINE
—WL—	WATER LINE
—WM—	WASTE WATER LINE
—FM—	FORCE MAIN
—EX WL—	EXISTING WATER LINE
—EX WM—	EXISTING WASTEWATER LINE
—GAS—	GAS LINE
—	PROPERTY LINE
—EASEMENT	EASEMENT
—FOUND IRON PIN	FOUND IRON PIN
—POWER POLE	POWER POLE
—DOWN GUY	DOWN GUY
—FIRE HYDRANT	FIRE HYDRANT
—WATER VALVE	WATER VALVE
—WATER METER	WATER METER
—GATE VALVE	GATE VALVE
—REDUCER	REDUCER
—GAS METER	GAS METER
—GAS VALVE	GAS VALVE
—METAL FENCE	METAL FENCE
—WIRE FENCE	WIRE FENCE
—WWMH	WASTEWATER MANHOLE
—MH	MANHOLE
—CO	CLEAN OUT
—DRAINAGE INLET	DRAINAGE INLET
—HANDICAP PARKING	HANDICAP PARKING
—ELECTRIC PULL BOX	ELECTRIC PULL BOX
—ELECTRIC METER	ELECTRIC METER
—ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
—TELEPHONE SERVICE BOX	TELEPHONE SERVICE BOX
—9' X 17.5' PARKING SPACE	9' X 17.5' PARKING SPACE
—528.8	PROPOSED SPOT GARDE
—	PROPOSED FINISHED GRADE
—	PROPOSED DRAINAGE AREA
—	TIME OF CONCENTRATION
—LOC	LIMITS OF CONSTRUCTION
—	SPOILS AND STORAGE AREA
—	TREE FENCE TYP.
—	SILT FENCE TYP.
—	CONSTRUCTION ENTRANCE
—ADA	ACCESSIBLE ROUTE
—	TREE TO BE SAVED
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REV.	DATE	DESCRIPTION	APPROVED BY

SITE CIVIL PLAN

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of 29

DEVELOPED DRAINAGE AREA MAP

2024-77-SDP

Williams Dr Storage

SCS TIME OF CONCENTRATION

Existing Conditions - PreDev

Drainage Areas	OVERLAND FLOW 2yr, 24hr rainfall (P) = 3.92 [inches]				Shallow Unpaved			Shallow Concentrated Paved			CONCENTRATED S.S. OR CHANNEL			CONCENTRATED FLOW MAIN CHANNEL			TOTAL Tc [hr]	LAG TIME (0.6 * Tc) [hr]	LAG TIME [min]
	n	L	S	Tt	L	s	Tt	L	s	Tt	L	V	Tt	L	V	Tt			
	[ft]	[ft]	[ft]	[hr]	[ft]	[ft/ft]	[hr]	[ft]	[ft/ft]	[hr]	[ft]	[fps]	[hr]	[ft]	[fps]	[hr]			
Off Site DAs																			
DA N 1	0.150	100	0.010	0.195	330	0.010	0.057	0	0.014	0.000	380	4	0.026	380	5.0	0.021	0.30	0.18	10.8
DA N 2	0.015	100	0.012	0.029	350	0.015	0.049	0	0.015	0.000	400	4	0.028	420	5.5	0.021	0.13	0.08	4.6
DA N 3	0.016	40	0.016	0.013	40	0.020	0.005	0	0.022	0.000	0	5.5	0.000	0	5.5	0.000	0.02	0.01	0.6
DA S 1	0.150	100	0.012	0.181	460	0.023	0.052	0	0.018	0.000	440	4	0.031	0	5.5	0.000	0.26	0.16	9.5

SCS TIME OF CONCENTRATION

Developed Conditions

Note: If Tc under 5 min then use 5 min as minimum and Tlag as 3 min

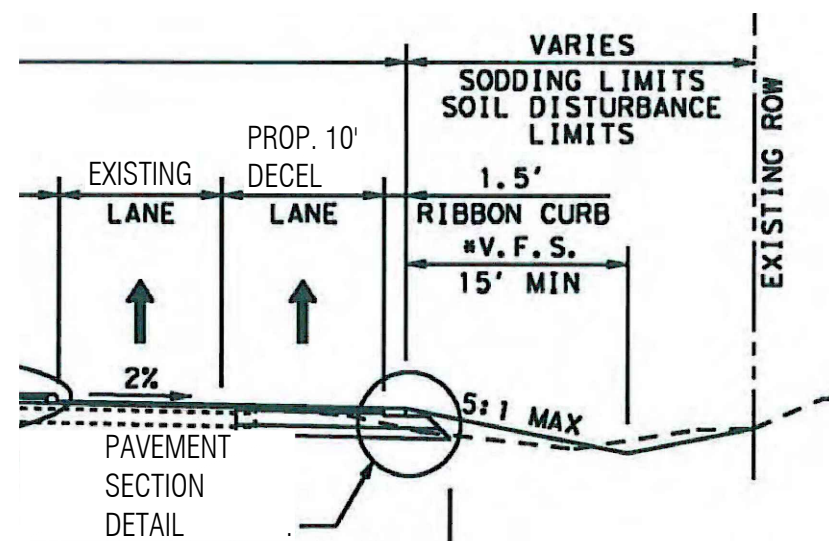
D.A.	OVERLAND FLOW 2yr, 24hr rainfall (P) = 3.92 [inches]				Shallow Unpaved			Shallow Concentrated Paved			CONCENTRATED S.S. OR CHANNEL			CONCENTRATED FLOW MAIN CHANNEL			TOTAL Tc [hr]	LAG TIME (0.6 * Tc) [hr]	LAG TIME [min]
	n	L	S	Tt	L	s	Tt	L	s	Tt	L	V	Tt	L	V	Tt			
	[ft]	[ft]	[ft]	[hr]	[ft]	[ft/ft]	[hr]	[ft]	[ft/ft]	[hr]	[ft]	[fps]	[hr]	[ft]	[fps]	[hr]			
DA N 1	0.150	100	0.012	0.181	300	0.015	0.042	0	0.015	0.000	280	4	0.019	0	5.5	0.000	0.24	0.15	8.7
DA N 2	0.011	100	0.010	0.024	50	0.010	0.009	250	0.014	0.029	300	4	0.021	350	5.0	0.019	0.10	0.06	3.7
DA N 3	0.150	40	0.016	0.078	40	0.020	0.005	0	0.022	0.000	0	5.5	0.000	0	5.5	0.000	0.08	0.05	3.0
DA N 4	0.011	50	0.010	0.014	0	0.020	0.000	80	0.010	0.011	0	4	0.000	200	5.5	0.010	0.03	0.02	1.3
DA N 5	0.150	20	0.010	0.054	20	0.021	0.002	0	0.018	0.000	0	4	0.000	0	5.5	0.000	0.06	0.03	2.0
DA N 6	0.011	50	0.010	0.014	0	0.020	0.000	80	0.010	0.011	0	4	0.000	200	5.5	0.010	0.03	0.02	1.3
DA N 7	0.150	20	0.010	0.054	20	0.021	0.002	0	0.018	0.000	0	4	0.000	0	5.5	0.000	0.06	0.03	2.0
DA N 8	0.150	30	0.014	0.065	30	0.016	0.004	0	0.018	0.000	0	4	0.000	0	5.5	0.000	0.07	0.04	2.5
DA N 9	0.150	30	0.014	0.065	30	0.016	0.004	0	0.018	0.000	0	4	0.000	0	5.5	0.000	0.07	0.04	2.5
DA N 10	0.150	50	0.010	0.112	35	0.021	0.004	0	0.018	0.000	50	4	0.003	0	5.5	0.000	0.12	0.07	4.3
DA S 1	0.011	100	0.014	0.021	0	0.020	0.000	240	0.018	0.024	240	4	0.017	300	5.5	0.015	0.08	0.05	2.8
DA S 1.1	0.150	30	0.014	0.065	30	0.016	0.004	0	0.018	0.000	0	4	0.000	0	5.5	0.000	0.07	0.04	2.5
DA S 1.2	0.150	30	0.014	0.065	30	0.016	0.004	0	0.018	0.000	0	4	0.000	0	5.5	0.000	0.07	0.04	2.5

*NOTE: METOD OF APPLYING IC TO CN IN HEC-HMS IS BEING USED

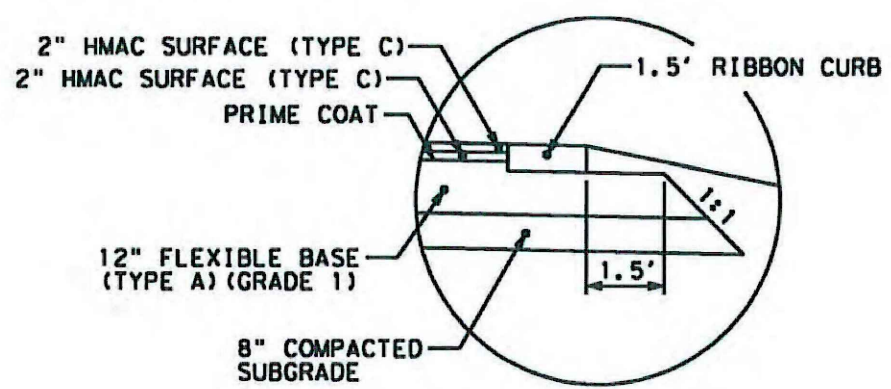
Pre-Developed Drainage Area									
	sft	ac.	sq.mi.	Tc	T lag	IC sft	IC ac	IC %	CN
DA N 1	104,239	2.393	0.00374	18.00	10.80	2429	0.056	2.33%	84
DA N 2	412,513	9.470	0.01480	16.83	10.10	300145	6.890	72.76%	84
DA N 3	7,492	0.172	0.00027	6.00	3.00	4058	0.093	54.16%	84
DA S 1	160,431	3.683	0.00575	15.83	9.50	27386	0.629	17.07%	84
	684,676	15.718	0.02456				7.668		

*NOTE: METOD OF APPLYING IC TO CN IN HEC-HMS IS BEING USED

Developed Drainage Area									
	sft	ac.	sq.mi.	Tc	T lag	IC sft	IC %	CN	
DA N 1	46,174	1.060	0.00166	14.50	8.70	0	0.000	0.00%	84
DA N 2	356,016	8.173	0.01277	6.67	4.00	291470	6.691	81.87%	98
DA N 3	3,485	0.080	0.00013	6.00	3.00	0	0.000	0.00%	84
DA N 4	10,803	0.248	0.00039	6.00	3.00	10371	0.238	96.00%	98
DA N 5	39,509	0.907	0.00142	6.00	3.00	6321	0.145	16.00%	84
DA N 6	8,102	0.186	0.00029	6.00	3.00	4058	0.093	50.09%	98
DA N 7	8,668	0.199	0.00031	6.00	3.00	1417	0.033	16.35%	84
DA N 8	4,879	0.112	0.00018	6.00	3.00	950	0.022	19.48%	84
DA N 9	2,657	0.061	0.00010	6.00	3.00	571	0.013	21.49%	84
DA N 10	22,782	0.523	0.00082	7.17	4.30	4493	0.103	19.72%	84
DA S 1	82,851	1.902	0.00297	6.00	3.00	76240	1.750	92.02%	98
DA S 1.1	11,260	0.259	0.00040	8.33	5.00	0	0.000	0.00%	84
DA S 1.2	87,490	2.009	0.00314	13.33	8.00	3001	0.069	3.43%	84

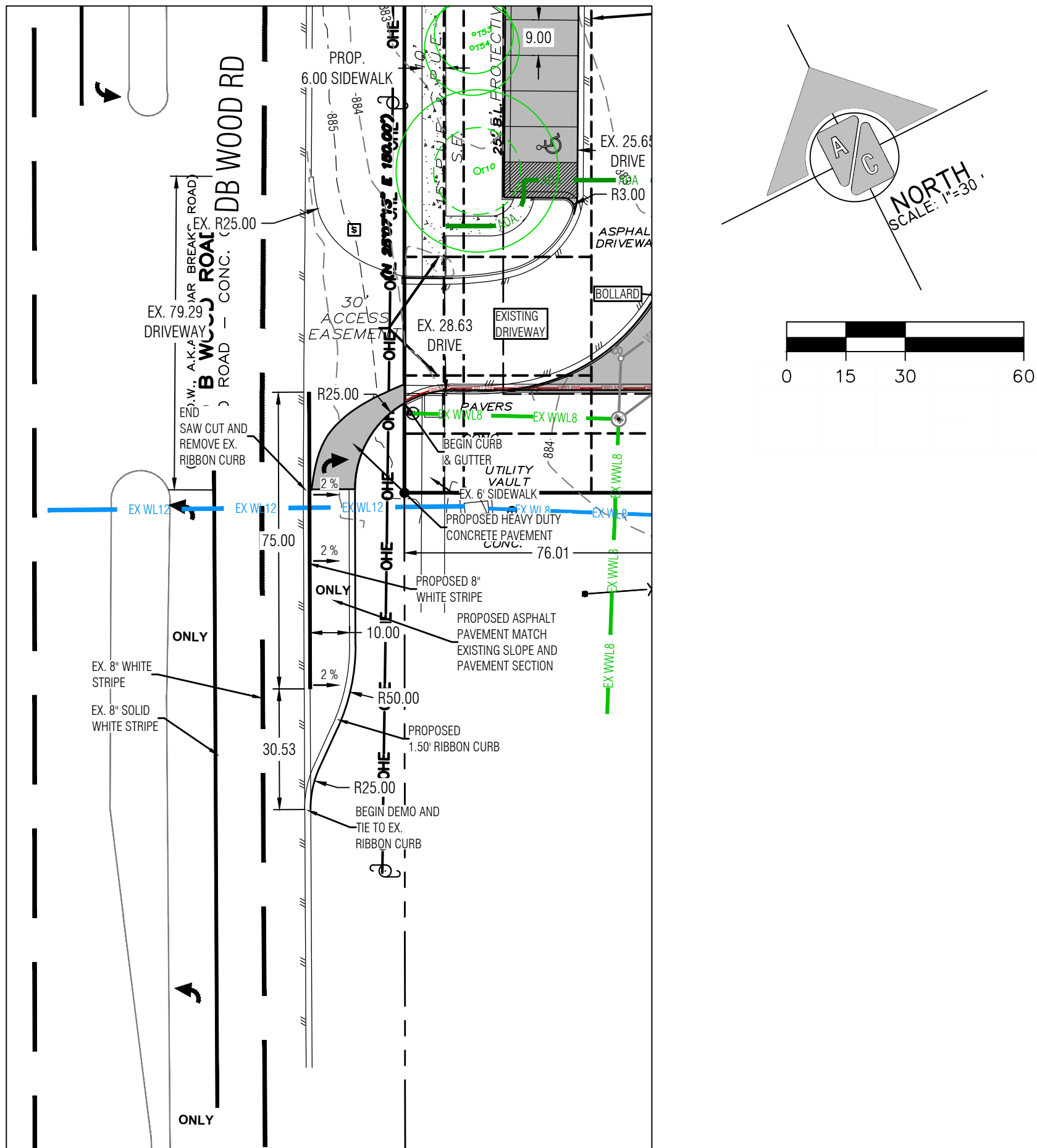


1 SHOULDER DETAIL
Scale: N.T.S.



2 PAVEMENT SECTION
Scale: N.T.S.

* PER PROJEC No. 09005.00
DB WOODS RD IMPROVEMENTS.

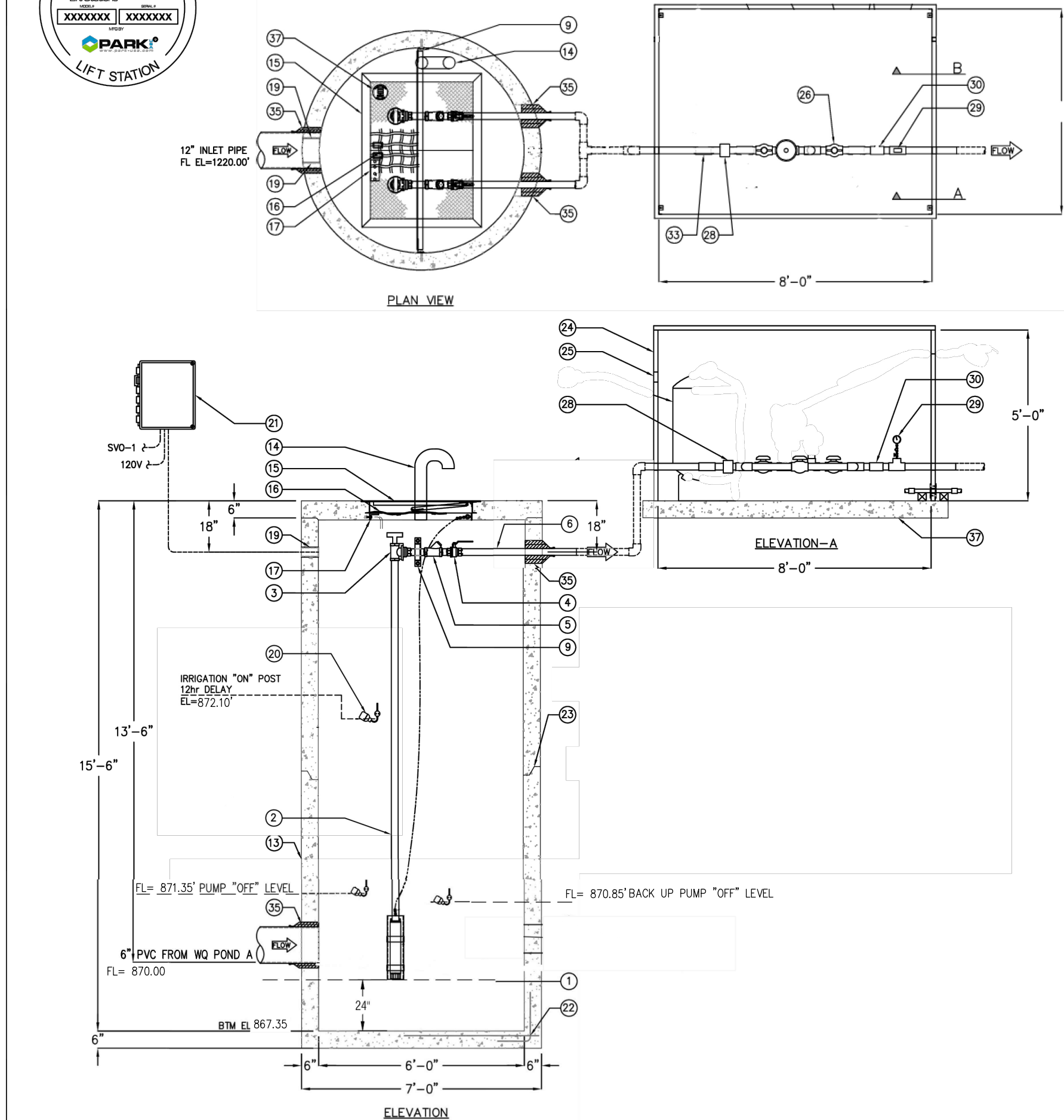
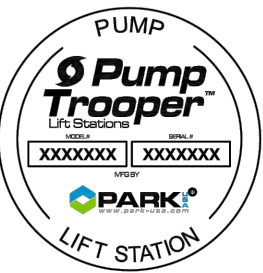


Project: Project 1 Simulation Run: Atlas 14 2 yr					
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)	
Dev DA N 1	0.00166	3.04	01Jan2011, 12:10	2.30	
Dev DA N 10	0.00082	2.06	01Jan2011, 12:05	2.62	
Dev DA N 2	0.01277	44.08	01Jan2011, 12:05	3.88	
Dev DA N 3	0.00013	0.33	01Jan2011, 12:04	2.30	
Dev DA N 4	0.00039	1.41	01Jan2011, 12:04	3.91	
Dev DA N 5	0.00142	3.84	01Jan2011, 12:04	2.56	
Dev DA N 6	0.00029	1.04	01Jan2011, 12:04	3.80	
Dev DA N 7	0.00031	0.84	01Jan2011, 12:04	2.57	
Dev DA N 9	0.0001	0.28	01Jan2011, 12:04	2.65	
Dev DA S 1	0.00297	10.72	01Jan2011, 12:04	3.90	
Dev DA S 1.1	0.0004	0.89	01Jan2011, 12:06	2.30	
Dev DA S 1.2	0.00314	6.02	01Jan2011, 12:09	2.35	
Dev North Pond	0.01398	9.17	01Jan2011, 12:24	3.79	
Dev POA North	0.01807	16.66	01Jan2011, 12:05	3.51	
Dev POA South	0.00651	10.47	01Jan2011, 12:09	3.06	
Dev South Pond	0.00297	3.76	01Jan2011, 12:14	3.90	
Dev DA N 8	0.00018	0.49	01Jan2011, 12:04	2.62	
Pre DA N 1	0.00374	6.29	01Jan2011, 12:13	2.34	
Pre DA N 2	0.0148	33.89	01Jan2011, 12:06	2.30	
Pre DA N 3	0.00027	0.78	01Jan2011, 12:03	2.30	
Pre DA S 1	0.00575	10.91	01Jan2011, 12:11	2.57	
Pre POA North	0.01881	38.76	01Jan2011, 12:06	2.31	
Pre POA South	0.00575	10.91	01Jan2011, 12:11	2.57	

Project: Project 1 Simulation Run: Atlas 14 25 yr					
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)	
Dev DA N 1	0.00166	7.12	01Jan2011, 12:10	6.24	
Dev DA N 10	0.00082	4.57	01Jan2011, 12:05	6.63	
Dev DA N 2	0.01277	81.42	01Jan2011, 12:05	8.12	
Dev DA N 3	0.00013	0.77	01Jan2011, 12:04	6.25	
Dev DA N 4	0.00039	2.60	01Jan2011, 12:04	8.15	
Dev DA N 5	0.00142	8.54	01Jan2011, 12:04	6.55	
Dev DA N 6	0.00029	1.93	01Jan2011, 12:04	8.04	
Dev DA N 7	0.00031	1.87	01Jan2011, 12:04	6.56	
Dev DA N 9	0.0001	0.61	01Jan2011, 12:04	6.66	
Dev DA S 1	0.00297	19.79	01Jan2011, 12:04	8.14	
Dev DA S 1.1	0.0004	2.09	01Jan2011, 12:06	6.25	
Dev DA S 1.2	0.00314	13.99	01Jan2011, 12:09	6.31	
Dev North Pond	0.01398	26.35	01Jan2011, 12:18	8.01	
Dev POA North	0.01807	38.20	01Jan2011, 12:11	7.68	
Dev POA South	0.00651	21.94	01Jan2011, 12:09	7.14	
Dev South Pond	0.00297	6.59	01Jan2011, 12:15	8.14	
Dev DA N 8	0.00018	1.09	01Jan2011, 12:04	6.62	
Pre DA N 1	0.00374	14.69	01Jan2011, 12:12	6.29	
Pre DA N 2	0.0148	78.88	01Jan2011, 12:06	6.25	
Pre DA N 3	0.00027	1.77	01Jan2011, 12:03	6.25	
Pre DA S 1	0.00575	24.32	01Jan2011, 12:11	6.57	
Pre POA North	0.01881	90.77	01Jan2011, 12:06	6.26	
Pre POA South	0.00575	24.32	01Jan2011, 12:11	6.57	

Project: Project 1		Simulation Run: Atlas 14 10 yr			
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)	
Dev DA N 1	0.00166	5.46	01Jan2011, 12:10	4.53	
Dev DA N 10	0.00082	3.55	01Jan2011, 12:05	4.89	
Dev DA N 2	0.01277	66.16	01Jan2011, 12:05	6.32	
Dev DA N 3	0.00013	0.59	01Jan2011, 12:04	4.53	
Dev DA N 4	0.00039	2.11	01Jan2011, 12:04	6.35	
Dev DA N 5	0.00142	6.62	01Jan2011, 12:04	4.83	
Dev DA N 6	0.00029	1.57	01Jan2011, 12:04	6.24	
Dev DA N 7	0.00031	1.45	01Jan2011, 12:04	4.83	
Dev DA N 9	0.0001	0.47	01Jan2011, 12:04	4.93	
Dev DA S 1	0.00297	16.08	01Jan2011, 12:04	6.34	
Dev DA S 1.1	0.0004	1.60	01Jan2011, 12:06	4.53	
Dev DA S 1.2	0.00314	10.75	01Jan2011, 12:09	4.59	
Dev North Pond	0.01398	16.15	01Jan2011, 12:21	6.22	
Dev POA North	0.01807	24.81	01Jan2011, 12:05	5.90	
Dev POA South	0.00651	17.06	01Jan2011, 12:09	5.39	
Dev South Pond	0.00297	5.24	01Jan2011, 12:15	6.34	
Dev DA N 8	0.00028	0.85	01Jan2011, 12:04	4.89	
Pre DA N 1	0.00374	11.27	01Jan2011, 12:12	4.57	
Pre DA N 2	0.0148	60.60	01Jan2011, 12:06	4.53	
Pre DA N 3	0.00027	1.37	01Jan2011, 12:03	4.53	
Pre DA S 1	0.00575	18.87	01Jan2011, 12:11	4.84	
Pre POA North	0.01881	69.63	01Jan2011, 12:06	5.4	
Pre POA South	0.00575	18.87	01Jan2011, 12:11	4.84	

2024-77-SDP



STATION OPERATION LEVELS		
WATER LEVEL ELEVATION	ACTION	CONDITION
872.1	12 HR DELAY TIMER BEGINS	IRRIGATION SYSTEM "ON" POST 12 HR DELAY
871.35	IRRIGATION PUMP "OFF" LEVEL	WATER QUALITY VOLUME HAS BEEN DISCHARGED
870.85	BACKUP PUMP "OFF" LEVEL	BACKUP IRRIGATION PUMP "OFF"

KEYED NOTES	
MRK QTY	DESCRIPTION
1 2	2" SUBMERSIBLE PUMP
2 2	2" FLEX HOSE
3 2	2" PITLESS ADAPTER w/ T-HANDLE
4 2	2" PUMP VALVE
5 2	2" BALL CHECK
6 3	2" SCH 80 PVC DISCHARGE PIPE
7 2	STAINLESS STEEL CHAIN
8 2	PUMP LIFT-OUT CRADLE
9 1	GALV PIPE SUPPORT
10 2	1" SCH 80 PVC 90° ELBOW
11 1	1" RPX BACKFLOW PREVENTER
12 1	1" SCH 80 PVC PIPE
13 1	12" DIA x 12'-6" DEEP PRECAST CONCRETE LIFT STATION
14 1	4" GALV VENT
15 1	36"X60" DOUBLE LEAF ALUMINUM HATCHWAY
16 1	SAFETY NET
17 1	ISS CABLE BRACKET
18 1	1" SOLIDINO VALVE "MOVY-1"
19 2	1" CONDUIT COUPLING
20 5	CONTROL FLOATS
21 1	SYSTEM CONTROL PANEL
22 1	REBAR AS REQUIRED
23 1	ALL JOINTS MADE WATER-TIGHT w/ PLASTIC FLEXIBLE CASSET (POM-NEO)
24 1	8'-0"x6'-0"x5'-0" ALUMINUM VALVE ENCLOSURE
25 1	1" PVC CONDUIT
26 3	2" PVC SCH 80 BALL VALVE
28 1	PRESSURE SWITCH
29 1	PRESSURE GAUGE
30 1	2"x2"x1" PVC SCH 80 REDUCING TEE
31 3	1" SCH 80 PVC TEE
32 2	1" PVC SCH 80 BALL VALVE
35 2	RESILIENT RUBBER BOOT
36 1	3" GALV SLEEVE FOR MAKE-UP WATER SUPPLY
37 1	CONCRETE PAD (BY OTHERS)
37 1	NAMEPLATE INDICATING: MFC: PARKS 886-611-PARK WWW.PARKS.COM MODEL: R-SYS DATE MANUFACTURED

NOTE:
ALL DASHED PIPING TO BE
FURNISHED BY CONTRACTOR

NOTE:
VERIFY ALL ELEVATIONS
PRIOR TO FABRICATION

NOTE:
VERIFY ALL INLET/OUTLET
ORIENTATIONS PRIOR TO
FABRICATION

Specifications

CONCRETE:
Class 1/1 concrete with design strength of 4500 PSI at 28 days. Unit is of monolithic construction at floor, first stage of well and baffle with sectional riser to required depth.

REINFORCEMENT:
Grade 60 reinforced with steel rebar conforming to ASTM A615 on required centers or equal.
DUCTILE IRON:
The access cover be minimum 24" diameter and be constructed of ductile iron. The cover shall be lockable and be hinged with a safety blocking system. The cover shall be H20 traffic duty.

ALUMINUM HATCH:
300 PSF rated, 1/4" aluminum skid-resistant floor plate, stainless steel tamperproof bolting & hinges & turnlock. (H-20 Rating Optional)

PUMPS:
Pumps shall be centrifugal type with integral non-clog unit and submersible type motor. Pumps shall have a capacity as follows:

PUMP No.	TYPE	GPM	PSI TDH	RPM	HP	V	PH	Hz
IP-1	NON CLOG	50	60 X	1750	X	X	X	60
IP-2	NON CLOG	50	60 X	1750	X	X	X	60

CONTROLS:
Pump controls shall be mounted inside a UL Listed NEMA-4X enclosure and include circuit breakers, alarm circuit fuse, IEC rated motor starter, pump stop, and alternator relay. Panel shall have a visual alarm beacon. Panel is designed for remote mounting.

Engineering Data
Field excavation and preparation shall be completed prior to delivery of assembly. Use dimensional data as shown. All pipe, valves and fittings of the assembly are approved by one of the following associations:



PUMP DETAIL FOR REFERENCE ONLY
FINAL DESIGN BY OTHERS
MEP AND ELECTRICAL
CONTACT PUMP DESIGNER FOR LIFT STATION
DESIGN ASSISTANCE.

1 PUMP & WET WELL

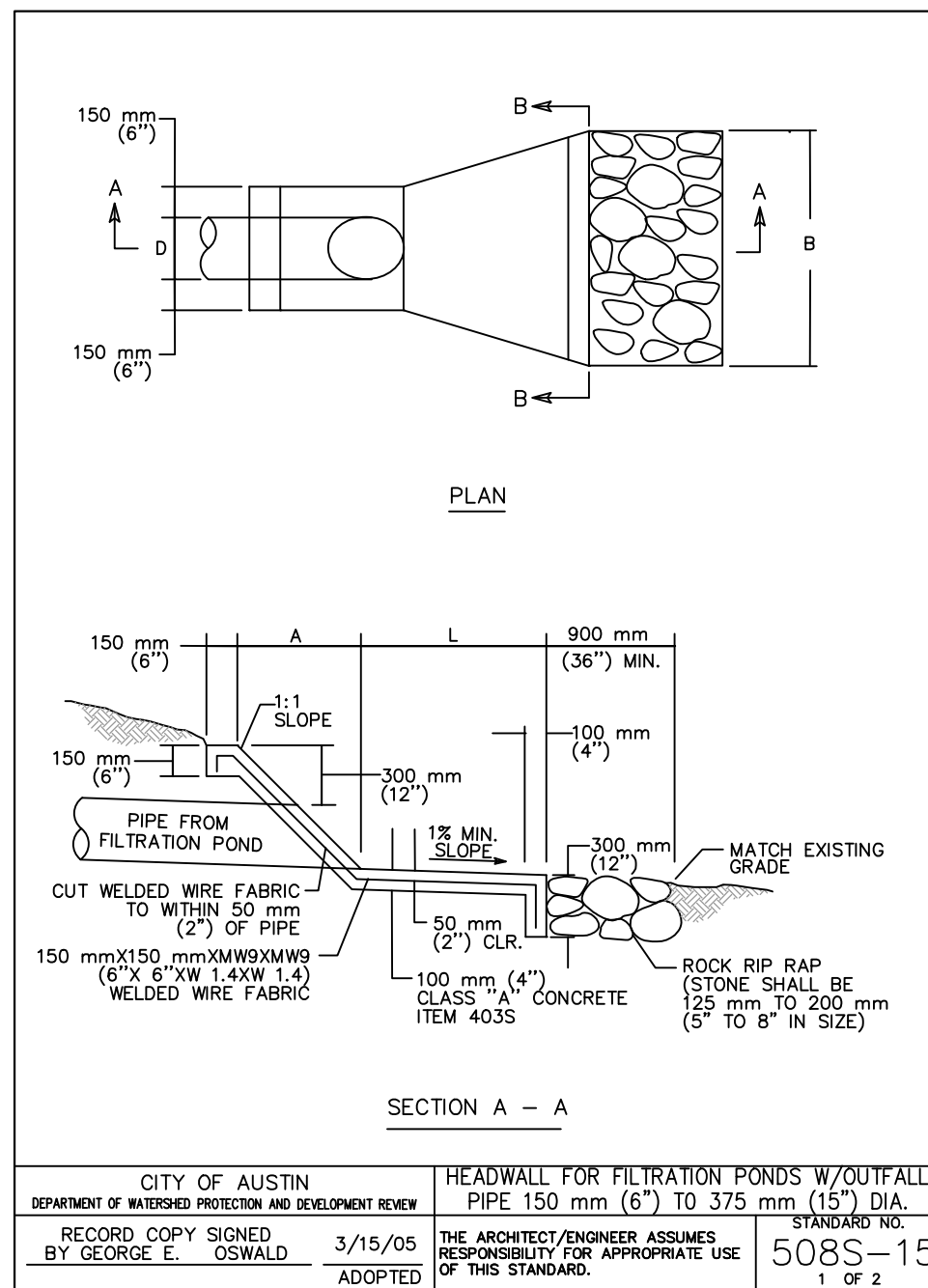
Scale: NTS

NOTES:

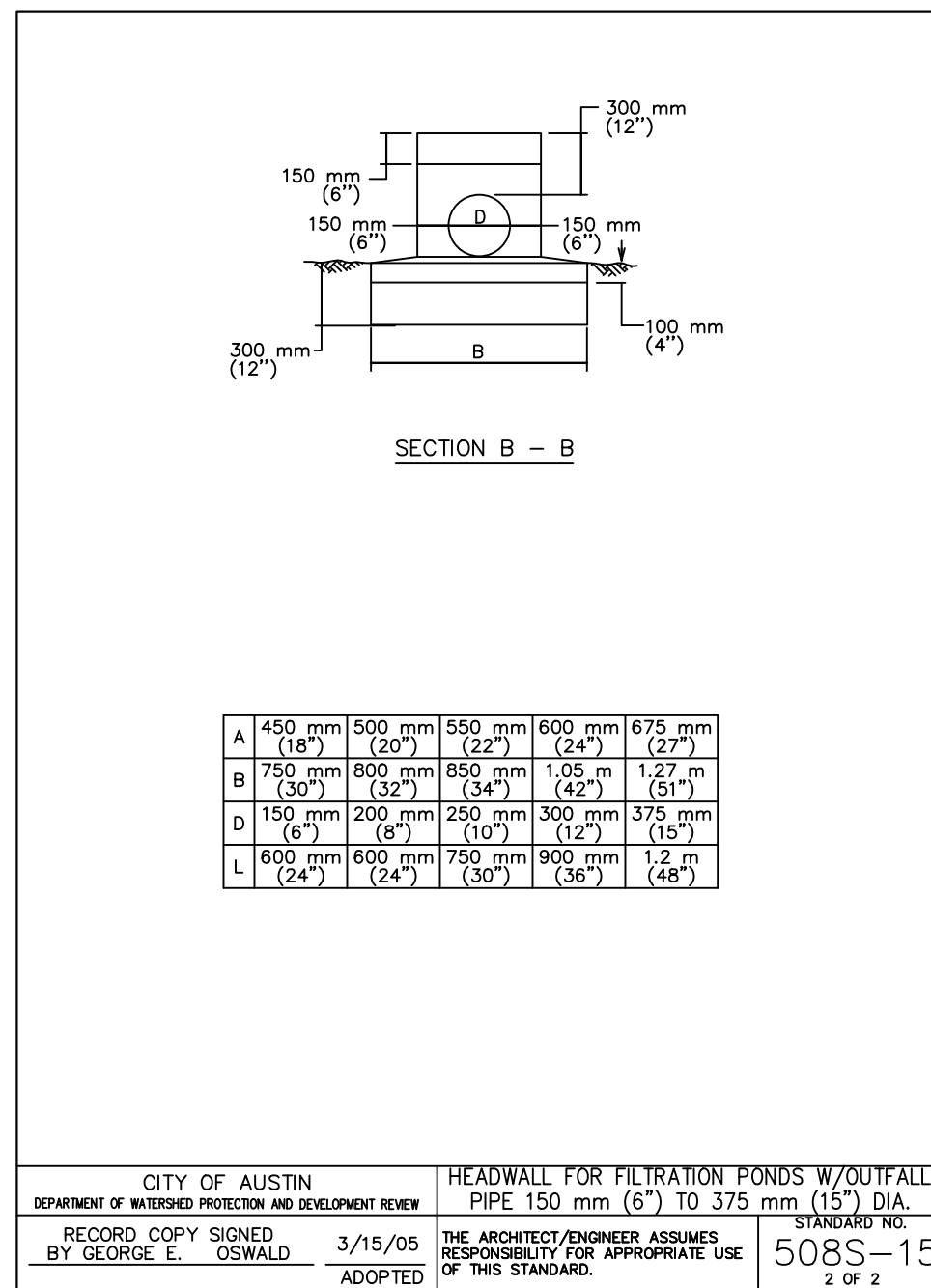
- CONTRACTOR TO PROVIDE LICENSED MASTER CONTRACTOR TO PROVIDE LICENSED MASTER ELECTRICIAN FOR ALL ELECTRICAL WORK. ELECTRICAL TO INSTALL SERVICE FOR LIFT STATION.
- CONTROL PANEL: CONTRACTOR TO COORDINATE WITH PUMP SUPPLIER.
- UPON COMPLETION, CONTRACTOR SHALL PROVIDE O&M UPON COMPLETION, CONTRACTOR SHALL PROVIDE O&M MANUAL FOR LIFT STATION AND PROVIDE MAINTENANCE AND OPERATION TRAINING TO OWNER'S STAFF.

PUMP REQUIREMENTS:

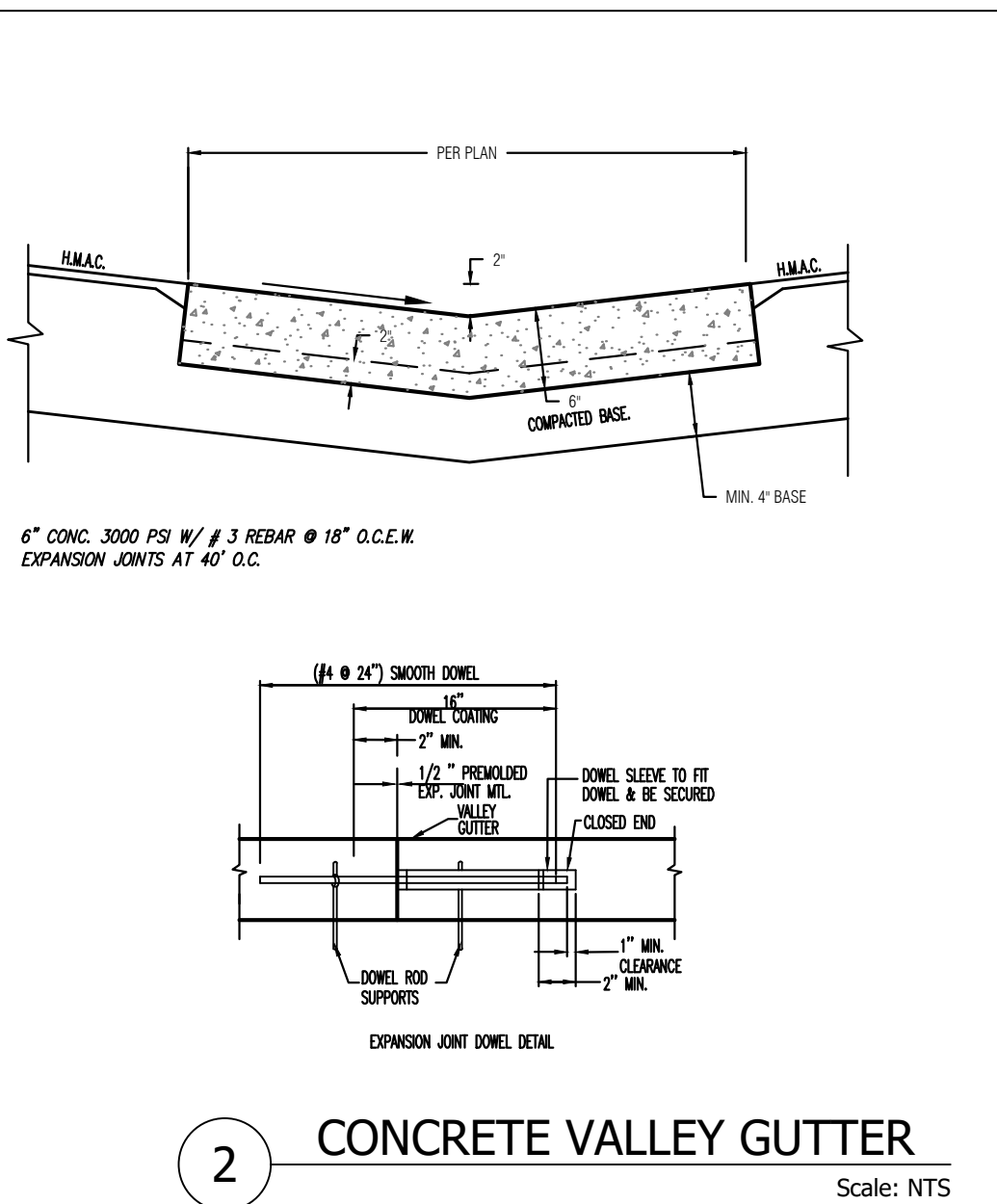
- PUMP CONTROL PANEL TO INCLUDE MOTOR STARTER AND RELAYS, AUTOMATIC AND MANUAL OVERRIDE CAPABILITIES, LIGHTING AND SURGE PROTECTION, SAFETY ALARM, LOW LEVEL FLOAT SWITCH, WITH TIME DELAY START AND 0-100 HR OPERATION WITH INDICATION LIGHT PLUS ALL OTHER APPURTENANCES AND EQUIPMENT AS SPECIFIED.
- THE CONTROL STATION IS EQUIPPED WITH FLOAT BULBS TO START AND TURN OFF THE PUMP. A SENSOR START WILL ACTIVATE THE CONTROLLER TO BEGIN THE IRRIGATION CYCLE. A DELAY OF 12 HOURS WILL BE ACCOMPLISHED WITH THE USE OF A PUMP DELAY SWITCH.
- THE CONTROLS LOCATED IN THE PUMP STATION ARE EQUIPPED WITH A MANUAL, OVER-RIDE SWITCH WHICH ALLOWS THE PUMP TO BE CONTROLLED APART FROM THE BULBS.
- THE PUMPING SYSTEM IS TO BE TESTED AFTER THE COMPLETION OF THE SYSTEM. THE POND SHOULD BE FILLED WITH WATER AND THE PUMP STATION WILL BE TESTED TO VERIFY ALL SYSTEM FUNCTION. THE ENGINEER AND OWNERS REPRESENTATIVE NEED TO BE PRESENT AT THE TIME OF THIS TEST.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE OBTAIN ALL PERMITS, INSPECTIONS AND APPROVAL BY PROPER AUTHORITIES.
- THE ELECTRICAL SYSTEM MUST BE GROUNDED AT THE SERVICE ENTRANCE IN ACCORDANCE WITH THE N.E.C. AND/OR LOCAL CODES AND A SUITABLE GROUND CONDUCTOR CARRIED TO THE GROUND CONNECTION IN THE CONTROL PANEL.
- PUMP CONTROL PANEL TO INCLUDE DRY CONTACT TO IRRIGATION CONTROLLER TO INDICATE PUMP RUN, 120VAC IRRIGATION PANEL, LOW PRESSURE FAIL WITH ALARM AND INDICATOR LIGHT, HIGH PRESSURE FAIL WITH ALARM AND INDICATOR LIGHT, UNITED ELECTRIC CONTROLS PRESSURE SWITCH, PRESSURE RESET BUTTON, TRIPPED ON GROUND FAULT INDICATOR LIGHT, PUMP RUN LIGHT, 1-0-A, OVERLOAD RESET BUTTON, EARLY START INDICATOR LIGHT AND RELAY, PRESSURE FAIL BYPASS TIMER (0-3 MINUTES), LOW LEVEL ALARM INDICATOR LIGHT, NEMA 4X ENCLOSURE. ALL CONTROLS AND INDICATOR LIGHTS TO BE MOUNTED ON INNER DOOR, RED FLASHING ALARM LIGHT TO BE MOUNTED ON THE TOP OF THE ENCLOSURE.
- IRRIGATION CONTROLLER SHOULD BE PROGRAMMED AS TO LIMIT THE MOTOR STARTS TO ONE(1) START PER HOUR.
- CONTRACTOR TO PROVIDE 20 AMP CIRCUIT BREAKER IN THE ELECTRICAL ROOM OF THE BUILDING AND RUN POWER TO THE CONTROL PANEL AND IRRIGATION CONTROLLER.



CITY OF AUSTIN		HEADWALL FOR FILTRATION PONDS W/OUTFALL	
DEPARTMENT OF WATER RESOURCES AND DEVELOPMENT REVIEW		PIPE 150 mm (6") TO 375 mm (15") DIA.	
RECORD COPY SIGNED BY GEORGE E. OSWALD	3/15/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	508S-15 1 of 2

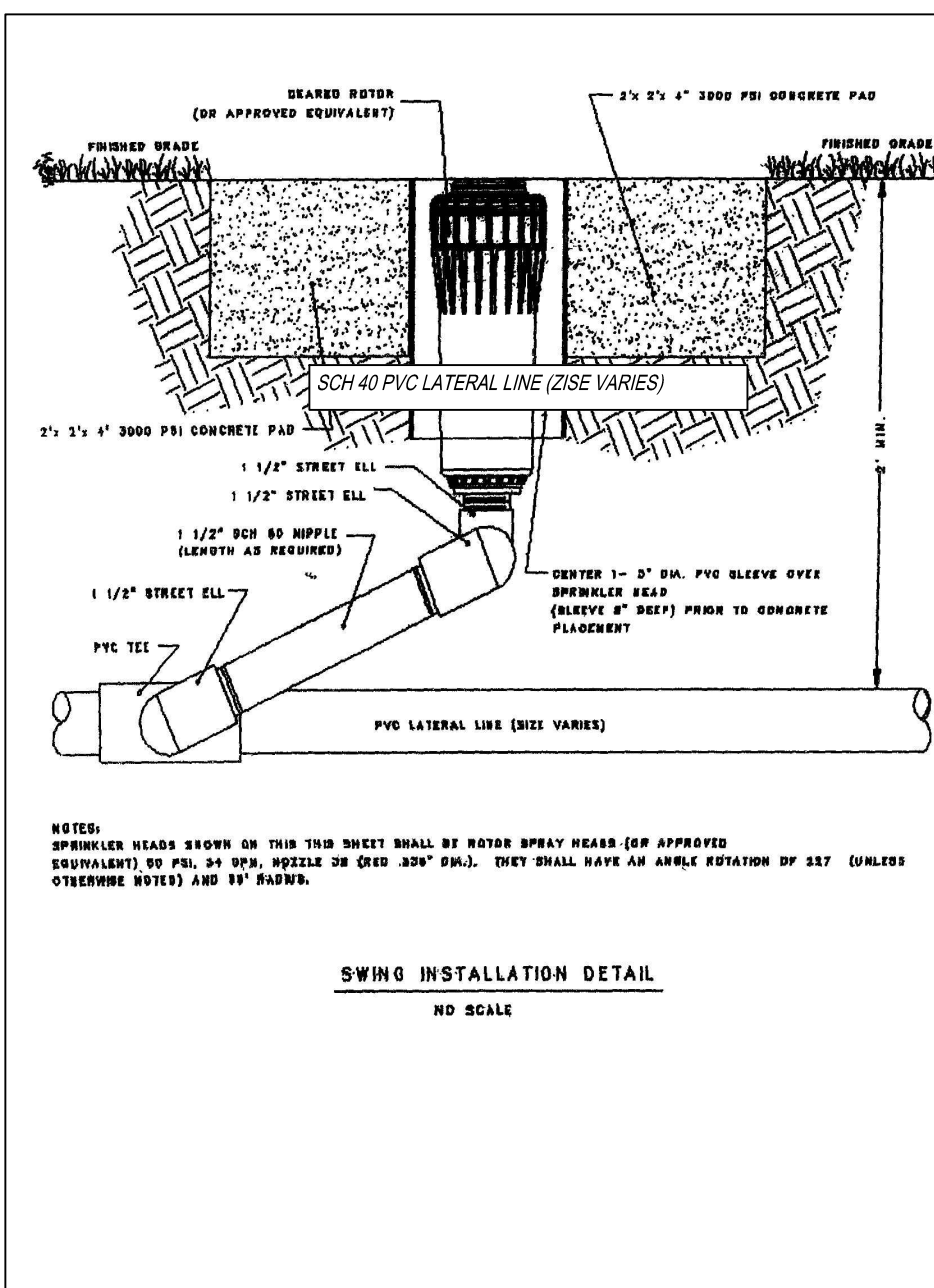


CITY OF AUSTIN		HEADWALL FOR FILTRATION PONDS W/OUTFALL	
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2 CONCRETE VALLEY GUTTER

Scale: NTS



SWING INSTALLATION DETAIL
NO SCALE

WET WELL ALARM REQUIREMENTS:
THE ALARM SHOULD ACTIVATE WHEN: (1) THE HIGH-WATER LEVEL HAS BEEN MAINTAINED IN EXCESS OF 72 HOURS. (2) THE WATER LEVEL IS BELOW THE SHUTOFF POINT AND THE PUMP HAS NOT TURNED OFF. OR (3) THE HIGH-LOW PRESSURE PUMP SHUT OFF SWITCH HAS BEEN ACTIVATED. THE ALARM SHOULD BE VANDAL AND WEATHER RESISTANT. A SIGN SHOULD BE PLACED AT THE WET WELL CLEARLY DISPLAYING THE NAME AND PHONE NUMBER OF A RESPONSIBLE PARTY THAT MAY BE CONTACTED IF THE ALARM IS ACTIVATED.

ADDITIONAL NOTES:

- PUMP VALVES MUST BE LOCATED OUTSIDE THE WET WELL ON THE DISCHARGE SIDE OF EACH PUMP TO ISOLATE THE PUMPS FOR MAINTENANCE AND FOR THROTTLING IF NECESSARY (BUTTERFLY VALVES AND GATE VALVES ARE PROHIBITED).
- A HIGH-LOW PRESSURE PUMP SHUT OFF SYSTEM (IN CASE OF LINE CLOGGING OR BREAKING) SHALL BE INSTALLED IN THE PUMP DISCHARGE PIPING.
- ALARM SYSTEM SHOWN SHALL CONSIST OF A RED LIGHT LOCATED AT THE WET WELL, AT LEAST FIVE FEET ABOVE GROUND LEVEL, SHALL BE VANDAL PROOF AND WEATHER RESISTANT. IT SHOULD BE ACTIVATED WHEN THE HIGH WATER LEVEL HAS BEEN MAINTAINED FOR AN EXCESS OF 72 HOURS. THE WATER LEVEL IS BELOW THE SHUTOFF POINT AND THE PUMP HAS NOT TURNED OFF. AND THE HIGH-LOW PRESSURE PUMP SHUT OFF SWITCH HAS BEEN ACTIVATED.
- PROVIDE AN APPROPRIATE SHUT OFF VALVE BETWEEN THE POND AND THE WET WELL FOR SERVICING OF THE PUMP UNDER POND FULL CONDITIONS.
- A SIGN IS REQUIRED TO BE POSTED AT THE WET WELL WHICH CLEARLY DISPLAYS THE NAME AND CONTACT INFORMATION FOR A RESPONSIBLE PARTY THAT MAY BE CONTACTED IF THE ALARM IS ACTIVATED.
- IRRIGATION PIPING:
 - ALL PIPING MUST BE AT LEAST SCHEDULE 40 PVC.
 - PIPING OR ELECTRICAL BUNDLES PASSING UNDER IMPERVIOUS COVER MUST BE SLEEVED WITH PVC CLASS 200 PIPE WITH SOLVENT WELDED JOINTS AND A DIAMETER TWICE THAT OF THE PIPING OR BUNDLE.
 - A FLOOD VALVE SHOULD BE PROVIDED AT THE END OF EVERY LINE TO ALLOW FLUSHING.
 - ALL PIPING MUST BE BURIED TO PROTECT IT FROM WEATHER AND VANDALISM.
 - PIPING SHOULD BE BURIED AT A SUFFICIENT DEPTH TO PREVENT DAMAGE FROM VEHICULAR TRAFFIC (TOLERANCE EQUIPMENT).
- VALVES:
 - ALL PIPES MUST BE MARKED TO INDICATE THEY CONTAIN NON-POTABLE WATER.
 - VALVES: ALL VALVES MUST BE DESIGNED SPECIFICALLY FOR SEDIMENT BEARING WATER, AND BE OF APPROPRIATE DESIGN FOR THE INTENDED PURPOSE.
 - ALL REMOTE CONTROL, GATE, AND QUICK COUPLING VALVES MUST BE LOCATED IN TEN-INCH OR LARGER PLASTIC VALVE BOXES.
 - ALL VALVES MUST BE MARKED TO INDICATE THEY CONTAIN NON-POTABLE WATER.
- A MINIMUM OF 12 INCHES OF SOIL, WITH THE IDENTIFIED PERMEABILITY RATES, MUST BE PRESENT IN THE IRRIGATION AREA. SOIL ENHANCEMENT IS ALLOWED TO ACHIEVE THIS REQUIREMENT.
- THE IRRIGATION AREA MUST HAVE NATIVE VEGETATION OR BE RESTORED OR RE-ESTABLISHED WITH NATIVE VEGETATION, UNLESS APPROVED BY THE DIRECTOR.
- CITY START MUST BE GIVEN AT LEAST 72 HOURS NOTICE OF WHEN BORINGS OR TRENCHES ARE TO BE BACKFILLED.
- A FIFTY (50) FOOT, NON-IRRIGATED, VEGETATED BUFFER MUST BE PROVIDED DOWNSTREAM OF THE IRRIGATION AREAS TO PROVIDE TREATMENT FOR ANY RUNOFF THAT MAY BE GENERATED DURING HEAVY STORM EVENTS OR FROM EXCESSIVE IRRIGATION. THIS BUFFER IS NOT NECESSARY IF RUNOFF FROM THE IRRIGATION AREAS WILL RETURN TO THE RETENTION BASIN.
- THIS IS A DUAL PUMP SYSTEM. EACH PUMP SHOULD BE CAPABLE OF DELIVERING 100% OF THE REQUIRED DESIGN CAPACITY. THE PUMPS SHOULD ALTERNATE ON START-UP. A MANUAL CONTROL MUST BE PROVIDED SO BOTH PUMPS CAN BE TURNED OFF, IF NECESSARY.

AUSTIN CIVIL ENGINEERING, INC.
TYPE FIRM # F-001018
9501 B MENCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018



WILLIAMS DRIVE STORAGE
3700 D B WOOD RD
GEORGETOWN, TEXAS 78628

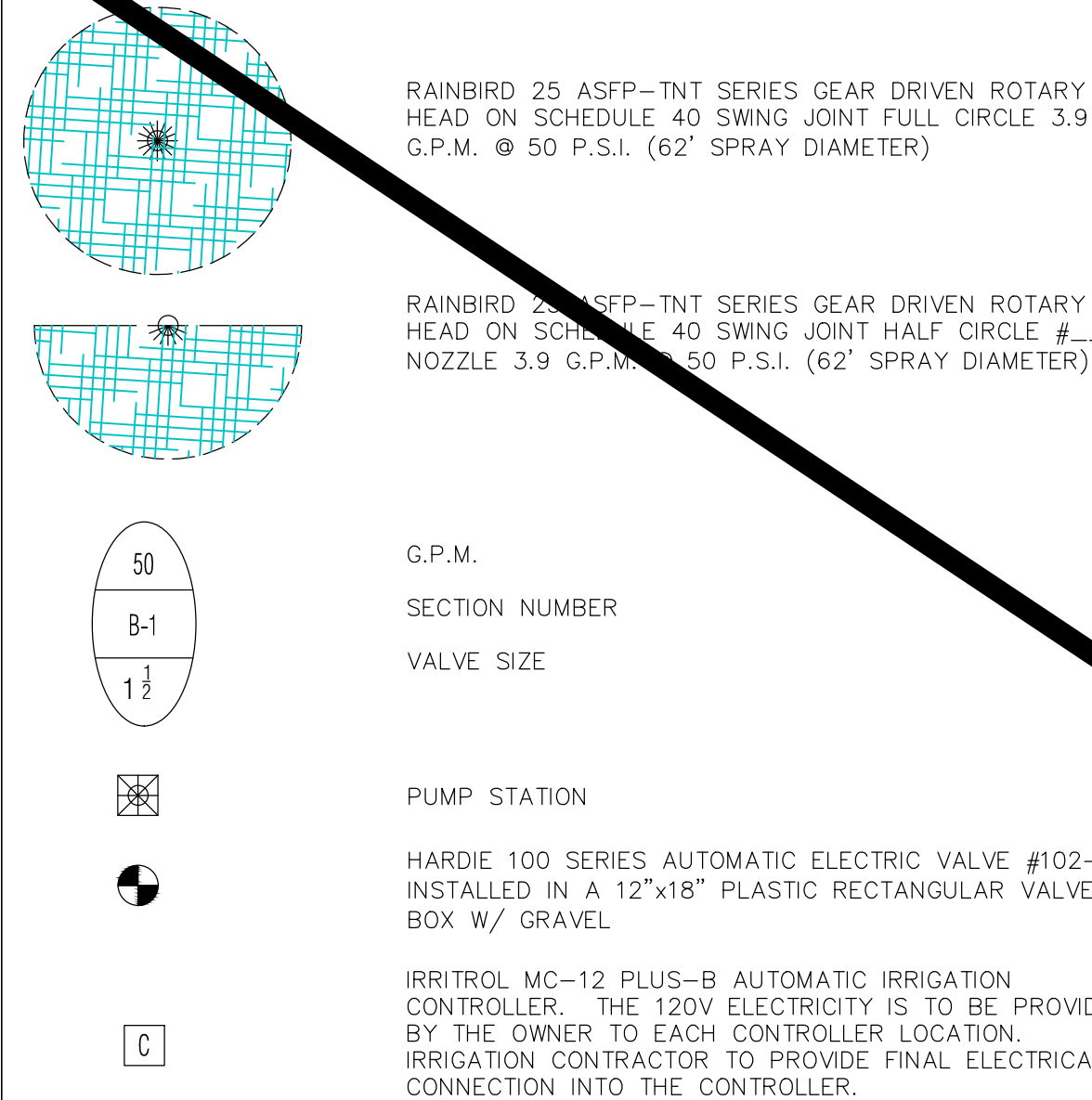
REVISIONS		APPROVED BY	
REV.	DATE	DESCRIPTION	

JOB: 21-033 DATE: 9/19/24
DRA: DA CHK'D BY: HS
ENGINEER: HS CHK'D BY: HS
SCALE:

WQ & DETENTION POND DETAILS

SITE CIVIL PLAN
22
of 29

IRRIGATION LEGEND



NOTE: WET WELL SIGNAGE TO INCLUDE NAME AND PHONE NUMBER OF RESPONSIBLE PARTY

ENTITY: _____
PHONE: _____

An alarm system shall be provided consisting of a red light located at a height of at least five feet above the ground level at the wet well. The alarm shall be activated when:

- The water level is below the primary shutoff float and the pump has not turned off.
- The high/low pressure pump shut off switch has been activated.
- Any other pump failures or system shut down indicated by control panel.

The alarm must be vandal proof and weather resistant. If the system is to be privately maintained, a sign must be placed at the wet well clearly displaying the name and phone number of a responsible party that may be contacted if the alarm is activated.

A green "pump run" light shall be provided which is activated any time a pump is running. The green light should be located directly adjacent to the red alarm light.

- IRRIGATION NOTES:
- ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVES. PRESSURE REGULATION COMPONENTS SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURER'S RECOMMENDED OPERATION RANGE.
 - SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT. SERVICEABLE CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENTIAL MAY CAUSE LOW HEAD DRAINAGE ADJACENT TO PAVING.
 - SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED PER MANUF. RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED FOR MINIMUM RUN-OFF AND MINIMUM OVERSPRAY ONTO NON-IRRIGATED AREAS (I.E. PAVING AND STRUCTURES).
 - ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PHASE PROGRAMMING. CONTROLLERS SHALL BE HAVE MULTIPLE CYCLE START CAPACITY OF BEING SET TO WATER EVERY FIVE (5) MINUTES.
 - ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE. IRRIGATION CONTROL PLANS INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:
 - ESTIMATED MONTHLY WATER USE (IN GALLONS PER APPLICATION) AND THE AREA (IN SQ.FT) IRRIGATED.
 - PRECIPITATION RATES FOR EACH VALVE CIRCUIT.
 - MONTHLY IRRIGATION SCHEDULE.
 - LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE.

- ADDITIONAL NOTES:
- PLUG VALVES MUST BE LOCATED OUTSIDE THE WET WELL ON THE DISCHARGE SIDE OF EACH PUMP TO ISOLATE THE PUMPS FOR MAINTENANCE AND FOR THROTTLING WHEN NECESSARY (BUTTERFLY VALVES AND GATE VALVES ARE PROHIBITED).
 - A HIGH LOW PRESSURE PUMP SHUT OFF SYSTEM (IN CASE OF LINE CLOGGING OR BREAKING) SHALL BE INSTALLED IN THE PUMP DISCHARGE PIPING.
 - ALARM SYSTEM SHOWN SHALL CONSIST OF A RED LIGHT LOCATED AT THE WET WELL, AT LEAST FIVE FEET ABOVE GROUND LEVEL, SHALL BE VANDAL PROOF AND WEATHER RESISTANT. IT SHOULD BE ACTIVATED WHEN: THE HIGH WATER LEVEL HAS BEEN MAINTAINED FOR AN EXCESS OF 12 HOURS, THE WATER LEVEL IS BELOW THE SHUTOFF FLOAT AND THE PUMP HAS NOT TURNED OFF, AND THE HIGH/LOW PRESSURE PUMP SHUT OFF SWITCH HAS BEEN ACTIVATED.
 - PROVIDE AN APPROPRIATE SHUT OFF VALVE BETWEEN THE POND AND THE WET WELL FOR SERVICING OF THE PUMP UNDER POND FULL CONDITIONS.
 - A SIGN IS REQUIRED TO BE POSTED AT THE WET WELL WHICH CLEARLY DISPLAYS THE NAME AND CONTACT INFORMATION FOR A RESPONSIBLE PARTY THAT MAY BE CONTACTED IF THE ALARM IS ACTIVATED.
 - IRRIGATION PIPING:
 - ALL PIPING MUST BE AT LEAST SCHEDULE 40 PVC.
 - PIPING OR ELECTRICAL BUNDLES PASSING UNDER IMPERVIOUS COVER MUST BE SLEEVED WITH PVC CLASS 200 PIPE WITH SOLVENT WELDED JOINTS AND A DIAMETER TWICE THAT OF THE PIPING OR BUNDLE.
 - A PLUG VALVE SHOULD BE PROVIDED AT THE END OF EVERY LINE TO ALLOW FLUSHING.
 - ALL PIPING MUST BE BURIED TO PROTECT IF FROM WEATHER AND VANDALISM.
 - PIPING SHOULD BE BURIED AT A SUFFICIENT DEPTH TO PREVENT DAMAGE FROM VEHICULAR TRAFFIC (I.E. MAINTENANCE EQUIPMENT).
 - ALL PIPES MUST BE MARKED TO INDICATE THEY CONTAIN NON-POTABLE WATER.
 - VALVES:
 - ALL VALVES MUST BE DESIGNED SPECIFICALLY FOR SEDIMENT BEARING WATER, AND BE OF APPROPRIATE DESIGN FOR THE INTENDED PURPOSE.
 - ALL REMOTE CONTROL, GATE, AND QUICK COUPLING VALVES MUST BE LOCATED IN TEN-INCH OR LARGER PLASTIC VALVE BOXES.
 - ALL VALVES MUST BE MARKED TO INDICATE THEY CONTAIN NON-POTABLE WATER.
 - A MINIMUM OF 12 INCHES OF SOIL, WITH THE IDENTIFIED PERMEABILITY RATES, MUST BE PRESENT IN THE IRRIGATION AREA. SOIL ENHANCEMENT IS ALLOWED TO ACHIEVE THIS REQUIREMENT.
 - THE IRRIGATION AREA MUST HAVE NATIVE VEGETATION OR BE RESTORED OR RE-ESTABLISHED WITH NATIVE VEGETATION, UNLESS APPROVED BY THE DIRECTOR.
 - CITY STAFF MUST BE GIVEN AT LEAST 72 HOURS NOTICE OF WHEN BORINGS OR TRENCHES ARE TO BE BACKFILLED.
 - A FIFTY (50) FOOT, NON-IRRIGATED, VEGETATED BUFFER MUST BE PROVIDED DOWNSTREAM OF THE IRRIGATION AREAS TO PROVIDE TREATMENT FOR ANY RUNOFF THAT MAY BE GENERATED DURING HEAVY STORM EVENTS OR FROM EXCESSIVE IRRIGATION. THIS BUFFER IS NOT NECESSARY IF RUNOFF FROM THE IRRIGATION AREAS WILL RETURN TO THE RETENTION BASIN.
 - THIS IS A DUAL PUMP SYSTEM. EACH PUMP SHOULD BE CAPABLE OF DELIVERING 100% OF THE REQUIRED DESIGN CAPACITY. THE PUMPS SHOULD ALTERNATE ON START-UP. A MANUAL CONTROL MUST BE PROVIDED SO BOTH PUMPS CAN BE TURNED OFF, IF NECESSARY.
- NOTES:
- ALL MJ FITTINGS TO HAVE RESTRAINTS.
 - PIPE BELL JOINT RESTRAINTS TO BE INSTALLED FOR THE REQUIRED LENGTH AT EACH FITTING AND VALVE.
 - ALL IRRIGATION SYSTEM DISTRIBUTION AND LATERAL PIPING (I.E. FROM THE PUMPS TO THE SPRAY HEADS) MUST BE SCHEDULE 40 PURPLE PVC. ALL PIPES AND ELECTRICAL BUNDLES PASSING BENEATH DRIVEWAYS OR PAVED AREAS MUST BE SLEEVED WITH PVC CLASS 200 PIPE WITH SOLVENT WELDED JOINTS. SLEEVE DIAMETER MUST EQUAL TWICE THAT OF THE PIPE OR ELECTRICAL BUNDLE. BURIED PIPING MUST BE MARKED WITH DETECTABLE MARKING TAPE LABELED "CAUTION: BURIED NON-POTABLE WATER LINE BELOW".
 - ALL SPRINKLER HEADS TO HAVE PURPLE CAPS.
 - PROVIDE VALVE BOXES WITH PURPLE CAPS.
 - ALL PIPES AND VALVES MUST BE MARKED TO INDICATE THAT THEY CONTAIN NON-POTABLE WATER.

MAINTENANCE NOTES:

Basins, structural integrity of basins shall be maintained at all times. Woody vegetation should be controlled/removed to prevent basin leakage. The ability of the basin to retain the water quality volume shall be evaluated by the CDA.

IRRIGATION AREAS. TO THE GREATEST EXTENT PRACTICABLE, IRRIGATION AREAS ARE TO REMAIN IN THEIR NATURAL STATE, HOWEVER, VEGETATION MUST BE MAINTAINED IN THE IRRIGATION AREA SUCH THAT IT DOES NOT IMPEDE THE SPRAY OF WATER FROM THE IRRIGATION HEADS. TREE AND SHRUB TRIMMINGS AND OTHER LARGE DEBRIS MUST BE REMOVED FROM THE IRRIGATION AREA. SEE REQUIREMENTS IN SECTION 1.6.7.A.3.(g) AND (h) REGARDING REQUIREMENTS FOR SOIL AND VEGETATION IN IRRIGATION AREAS.

PUMPS AND IRRIGATION SYSTEM. THE PUMPS AND IRRIGATION SYSTEM MUST BE INSPECTED OR TESTED A MINIMUM OF SIX (6) TIMES PER YEAR TO SHOW ALL COMPONENTS ARE OPERATING AS INTENDED. TWO (2) OF THESE SIX (6) INSPECTIONS SHOULD BE AFTER RAIN EVENTS TO ENSURE THAT THE IRRIGATION SYSTEM AND ALL OF ITS COMPONENTS PERFORM AS DESIGNED. THIS INCLUDES CONTROLS SUCH AS WEATHER STATIONS OR RAIN SENSORS, DELAYS, VALVES, ALARM SYSTEM, DISTRIBUTION LINES, OR OTHER COMPONENTS AS SPECIFIED IN THE SYSTEM DESIGN. SPRINKLER HEADS MUST BE CHECKED TO DETERMINE IF ANY ARE BROKEN, CLOGGED, OR NOT SPRAYING PROPERLY. ALL INSPECTION AND TESTING REPORTS MUST BE KEPT ON SITE AND ACCESSIBLE TO THE CITY OF AUSTIN.

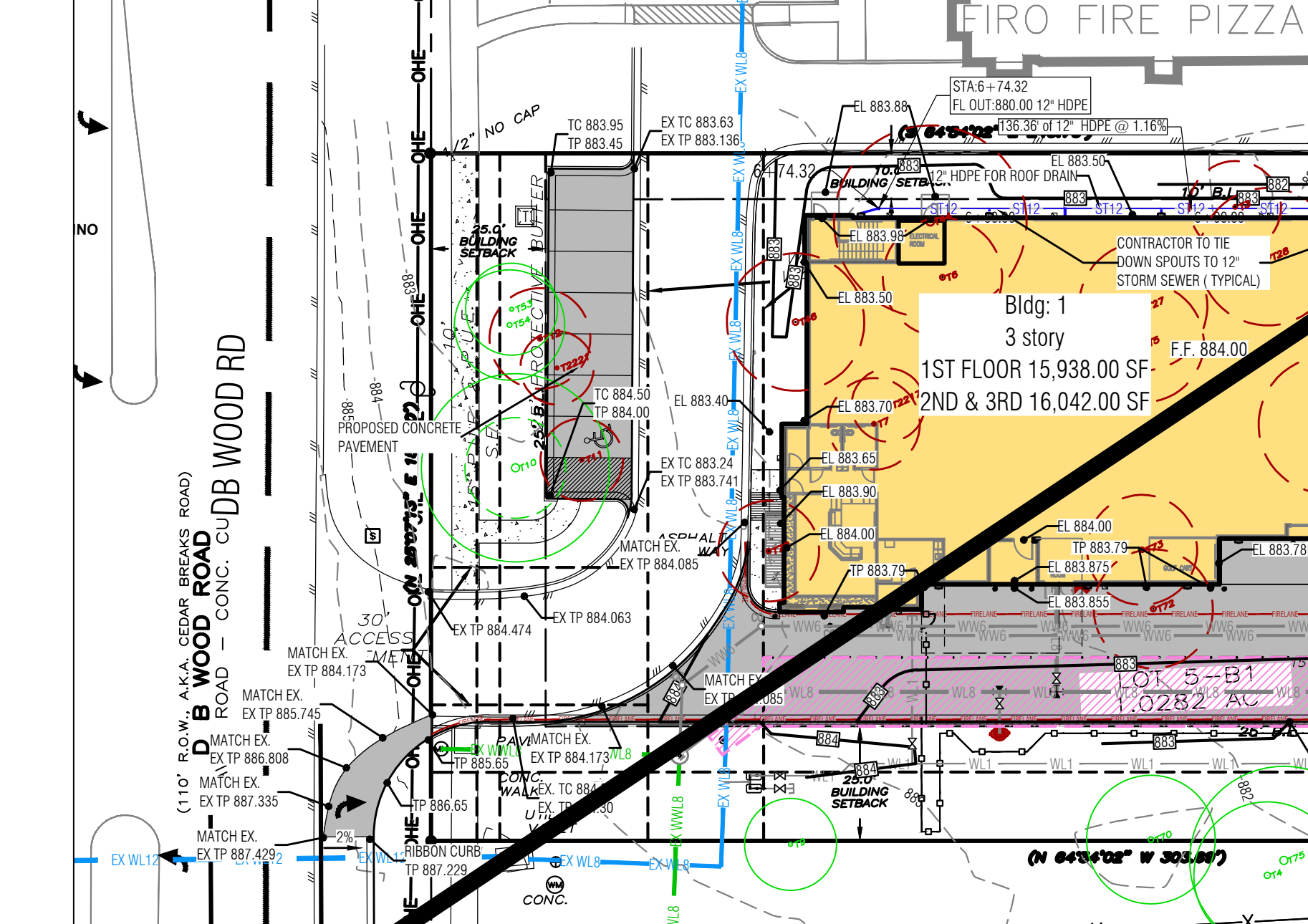
THE OVERALL SYSTEM SHALL BE INSPECTED FOR THE ABILITY TO RETAIN THE WATER QUALITY VOLUME ON SITE PER EDCM SECTION 1.6.7.A.

PUMP REQUIREMENTS:

- PUMP CONTROL PANEL TO INCLUDE MOTOR STARTER AND RELAYS, AUTOMATIC AND MANUAL OVERRIDE CAPABILITIES, LIGHTING AND SURGE PROTECTION, SAFETY ALARM, LOW LEVEL FLOAT SWITCH, WITH TIME DELAY START AND 0-100 HR OPERATION AS SPECIFIED.
- THE CONTROL STATION IS EQUIPPED WITH FLOAT BULBS TO START AND TURN OFF THE PUMP. A SENSOR START WILL ACTIVATE THE CONTROLLER TO BEGIN THE IRRIGATION CYCLE. A DELAY OF 12 HOURS WILL BE ACCOMPLISHED WITH THE USE OF A PUMP DELAY SWITCH.
- THE CONTROLS LOCATED IN THE PUMP STATION ARE EQUIPPED WITH A MANUAL OVER-RIDE SWITCH WHICH ALLOWS THE PUMP TO BE CONTROLLED APART FROM THE BULBS.
- THE PUMPING SYSTEM IS TO BE TESTED AFTER THE COMPLETION OF THE SYSTEM. THE POND SHOULD BE FILLED WITH WATER AND THE PUMP STATION WILL BE TESTED TO VERIFY ALL SYSTEM FUNCTION. THE ENGINEER AND OWNER'S REPRESENTATIVE NEED TO BE PRESENT AT THE TIME OF THIS TEST.
- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE OBTAIN ALL PERMITS, INSPECTIONS AND APPROVAL BY PROPER AUTHORITIES.
- THE ELECTRICAL SYSTEM MUST BE GROUNDED AT THE SERVICE ENTRANCE IN ACCORDANCE WITH THE N.E.C. AND/OR LOCAL CODES AND A SUITABLE GROUND CONDUCTOR CARRIED TO THE GROUND CONNECTION IN THE CONTROL PANEL.
- PUMP CONTROL PANEL TO INCLUDE DRY CONTACT TO IRRIGATION CONTROLLER TO INDICATE PUMP RUN, 120VAC TO IRRIGATION ELECTRIC CONTROLS PRESSURE FAIL WITH ALARM AND INDICATOR LIGHT, HIGH PRESSURE FAIL WITH ALARM AND INDICATOR LIGHT, UNITED ELECTRIC CONTROLS PRESSURE SWITCH, PRESSURE RESET BUTTON, TRIPPED ON GROUND FAULT INDICATOR LIGHT, PUMP RUN LIGHT, T-O-A, OVERLOAD RESET BUTTON, EARLY START INDICATOR LIGHT AND RELAY, PRESSURE FAIL BYPASS TIMER (0-3 MINUTES), LOW LEVEL ALARM INDICATOR LIGHT, NEMA 3P ENCLOSURE, ALL CONTROLS AND INDICATOR LIGHTS TO BE MOUNTED ON INNER DOOR, RED FLASHING ALARM LIGHT TO BE MOUNTED ON THE TOP OF THE ENCLOSURE.
- IRRIGATION CONTROLLER SHOULD BE PROGRAMMED AS TO LIMIT THE MOTOR STARTS TO ONE (1) START PER HOUR.
- CONTRACTOR TO PROVIDE 20 AMP CIRCUIT BREAKER IN THE ELECTRICAL ROOM OF THE BUILDING AND RUN POWER TO THE CONTROL PANEL AND IRRIGATION CONTROLLER.

NOTE: THE IRRIGATION FIELD MUST NOT RECEIVE ANY FERTILIZERS, PESTICIDES, OR HERBICIDES. (ECM 1.6.7.5.A.4.6)

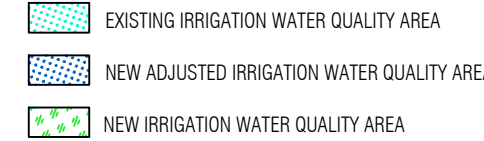
NOTE: AN ADJUSTABLE RAIN SENSOR MUST BE PROVIDED WHICH WILL NORMALLY BE SET TO TEMPORARILY HALT IRRIGATION DURING RAINFALLS EXCEEDING ONE HALF INCH. THE RAIN SENSOR MUST BE ABLE TO INTERRUPT IRRIGATION (STOP PUMPS) IN THE EVENT OF SUBSEQUENT RAIN EVENTS PRIOR TO EMPTYING BASIN. THE 12 HOUR PUMP DELAY MAY INITIATE AFTER THE RAIN SENSOR SENSES THE RAIN EVENT HAS TERMINATED.



CONTROLS FOR THE IRRIGATION SYSTEM

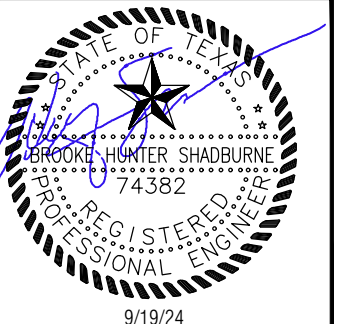
- ON THE SAME CONTROL PANEL:
- PUMP
 - HIGH PRESSURE CUT-OUT SENSOR AND LOW PRESSURE CUT-OUT SENSOR.
 - LOW FAILURE INDICATOR.
 - GROUND FAULT INDICATOR.
 - SECONDARY SWITCH TO TURN OFF PUMPS SHOULD THE POND'S BEGIN TO REILL.
 - WARNING LIGHT DUE TO FAILURE.
 - 12 HOUR DELAY SWITCH

LEGEND



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

AUSTIN CIVIL ENGINEERING, INC.
TYPE FIRM # F-001018
9501 B MENCHACA RD. SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018



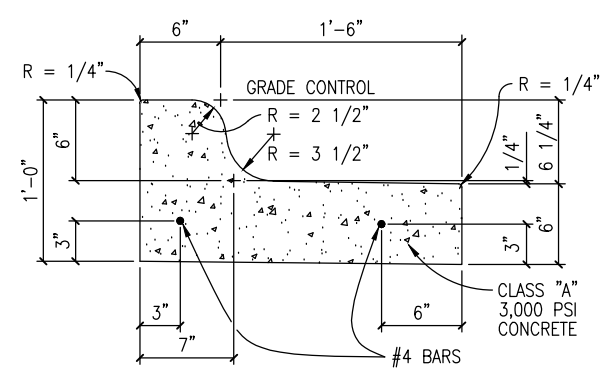
WILLIAMS DRIVE STORAGE
3700 D B WOOD RD
GEORGETOWN, TEXAS 78628

REV.	DATE	DESCRIPTION	APPROVED BY

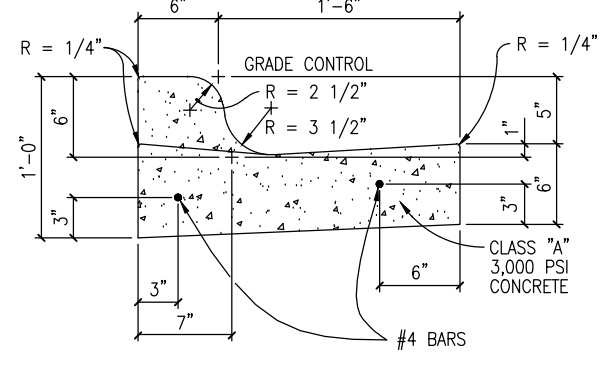
JOB: 21-033 DATE: 9/19/24
CAD: DA CHKD BY: HS
ENGINEER: HS CHKD BY: HS
SCALE:

IRRIGATION AREA FOR EXISTING AND PROPOSED WQ POND

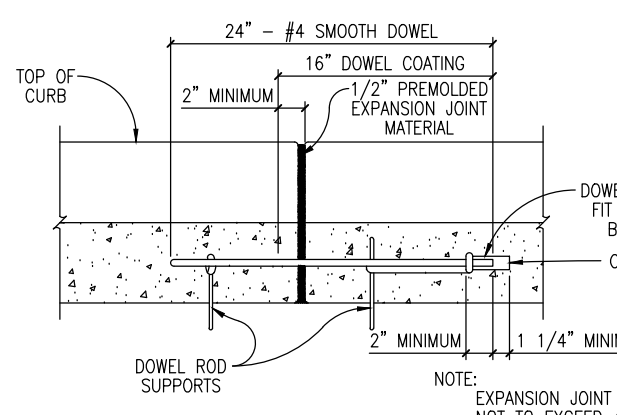
SITE CIVIL PLAN
23
of 29



SPILL CURB



CATCH AND LAYDOWN CURB



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 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.



CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB AND GUTTER DETAILS

DATE	REVISION	BY	APP'D
ADOPTED 6/21/2006			
DATE	NTS	DATE	DATE
DATE	DATE	DATE	DATE

NOTES:

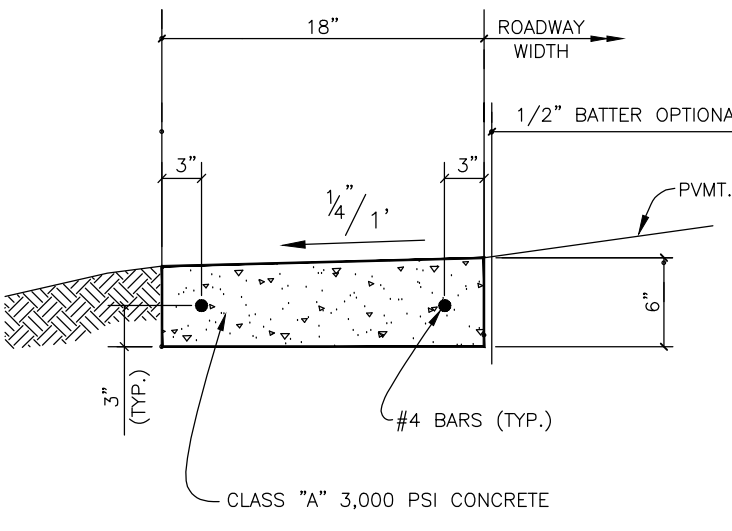
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS 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. ONE OF THE FOLLOWING SCHEMES OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
 - A. CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #4.
 - B. ALL TYPES OF CURB (REINFORCED) SHALL HAVE #4 BARS FOR LONGITUDINAL REINFORCEMENT.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

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

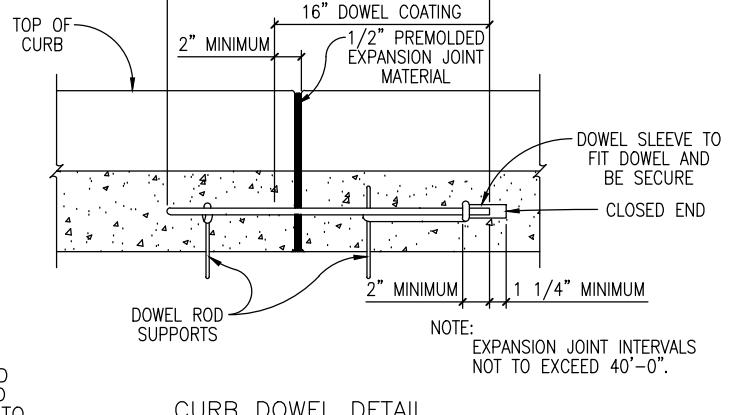


CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
RIBBON CURB DETAILS

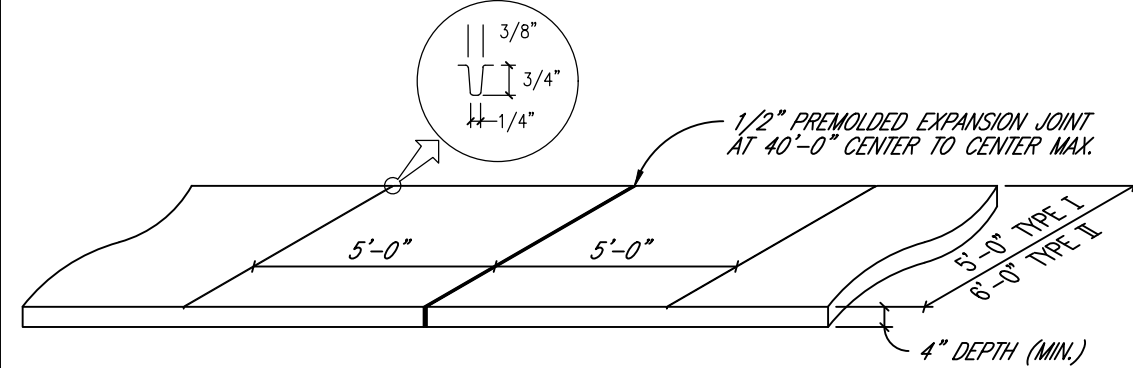
REVISION NOTE		ADOPTED 6/21/2006	
DRAWING NAME:		SD08	
SCALE	DATE		
NTS	1/2003		
DRAWN BY	APPROVED BY		
MRS	TRB		



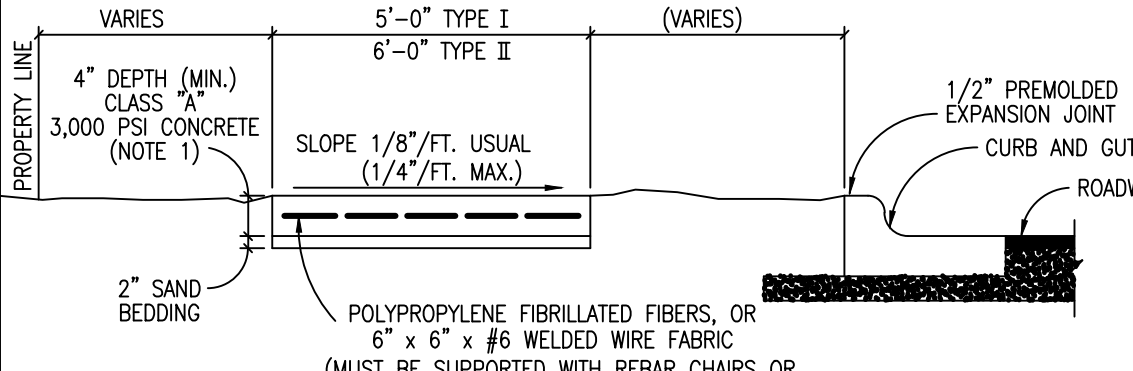
RIBBON CURB



CURB DOWEL DETAIL



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



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

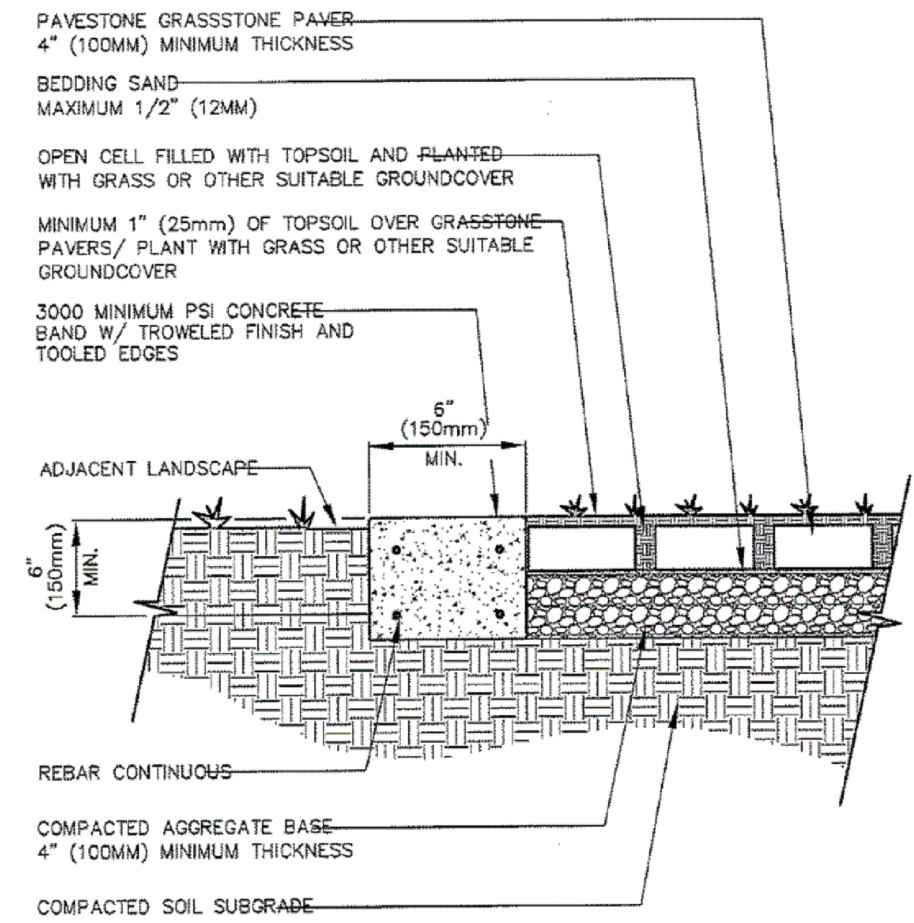
The Architect/Engineer assumes responsibility for appropriate use of this standard.



CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SIDEWALK SECTION AND JOINT DETAIL

REVISION NOTE: REVISED 6/25/2015 WBD	
REVISION NOTE: ADOPTED 6/21/2006 TRB	
ISSUING NAME: SD14	
SCALE: NTS	DATE: 1/2003
ISSUED BY: MRS	APPROVED BY: TRB

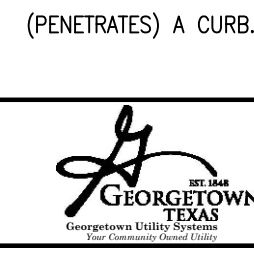
GRASSTONE PAVERS ON COMPACTED BASE WITH CONCRETE BAND EDGE RESTRAINT



SCALE: 1 1/2"=1'-0"

NOTES:

1. COMMERCIAL SIDEWALKS WIDTHS - 6'
2. RESIDENTIAL SIDEWALKS WIDTHS - 5'
3. ALL SLOPES ARE MAXIMUM ALLOWABLE. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY ARE ENCOURAGED.
4. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
5. FOR PURPOSES OF WARNING, THE CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
6. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
7. COLOR CONTRAST, FOR EXAMPLE, MAY BE ACCOMPLISHED WITH COLORED CONCRETE PAVERS THAT HAVE TRUNCATED DOMES WHICH WOULD PROVIDE A CONTRAST WITH TYPICALLY LIGHT COLORED CONCRETE.
8. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, VISIBILITY AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
9. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS IF THEY ARE UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. MEDIAN CROSSING SHALL BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
10. ALL SIDEWALK PLANS AND DETAILS SHALL BE SUBMITTED AND APPROVED BY REGISTERED ACCESSIBILITY SPECIALIST (RAS).
11. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL MEET THE REQUIREMENTS OF A RAMP PER TAS 405. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
12. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE OR ACT PROTRUDING OBJECTS.
13. ALL SIDEWALKS SHALL BE DOWELED INTO EXISTING SIDEWALKS, DRIVEWALKS, DRIVEWAYS, INLET BOXES, RETAINING WALLS, ETC.

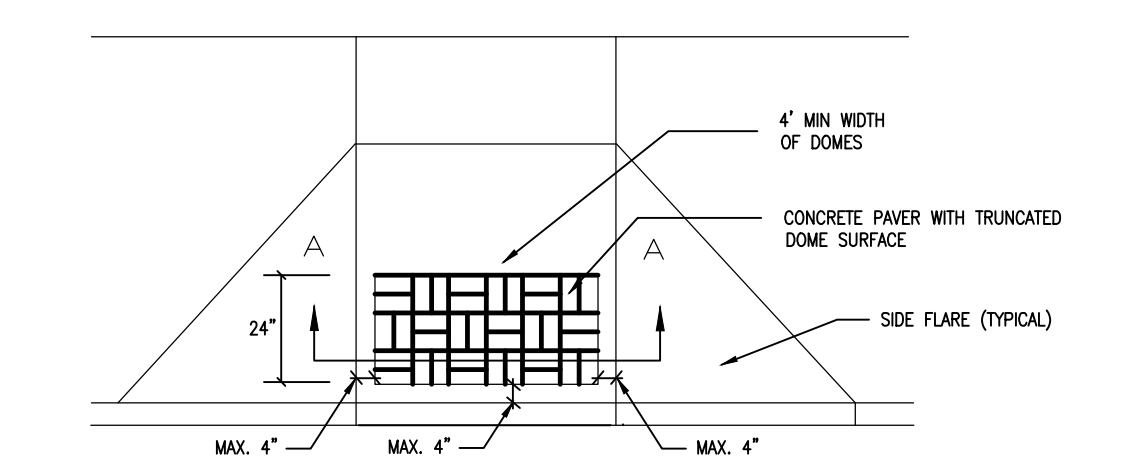


CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
PEDESTRIAN RAMPS GENERAL NOTES

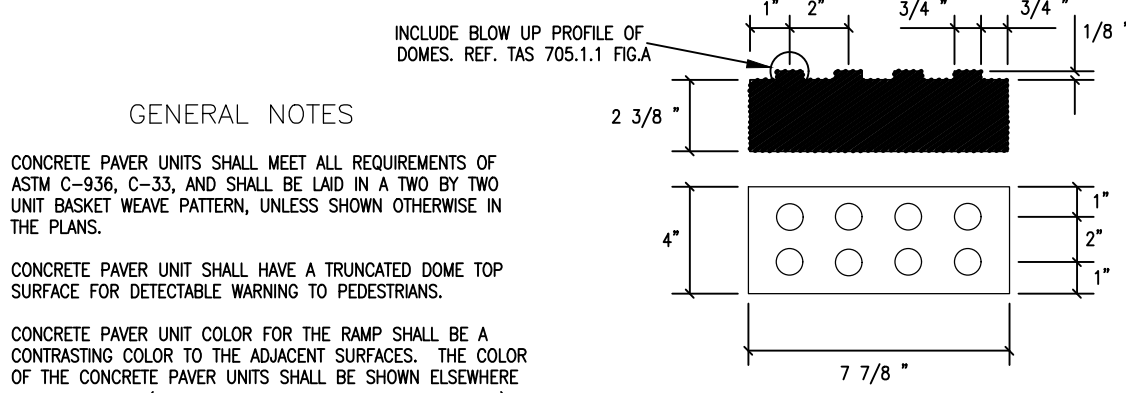
REVISION ADOPTED		REVISED 6/25/2015 WBD	
REVISION ADOPTED		ADOPTED 6/21/2006 TRB	
SPEAKER NAME:		SD28	
SCALE:	DATE:		
NTS	1/2003		
DATE BY	APPROVED BY		
MRS	TRB		

PAVER DETAIL

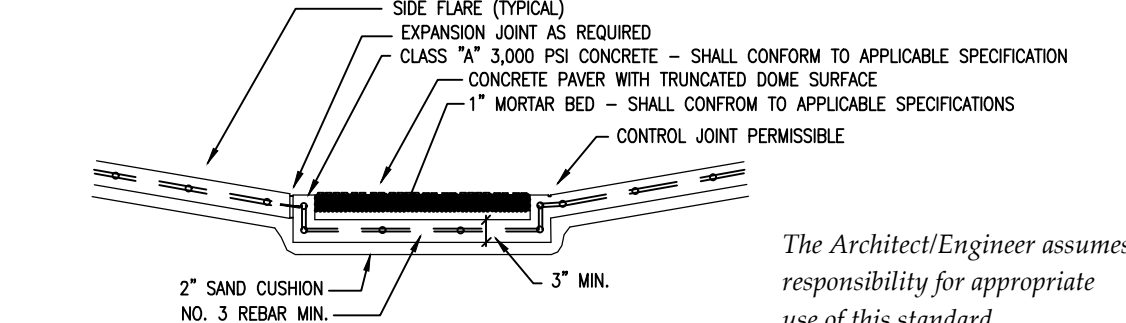
Scale: NTS



TRUNCATED DOME PATTERN CURB RAMP



CONCRETE PAVER WITH TRUNCATED DOME SURFACE



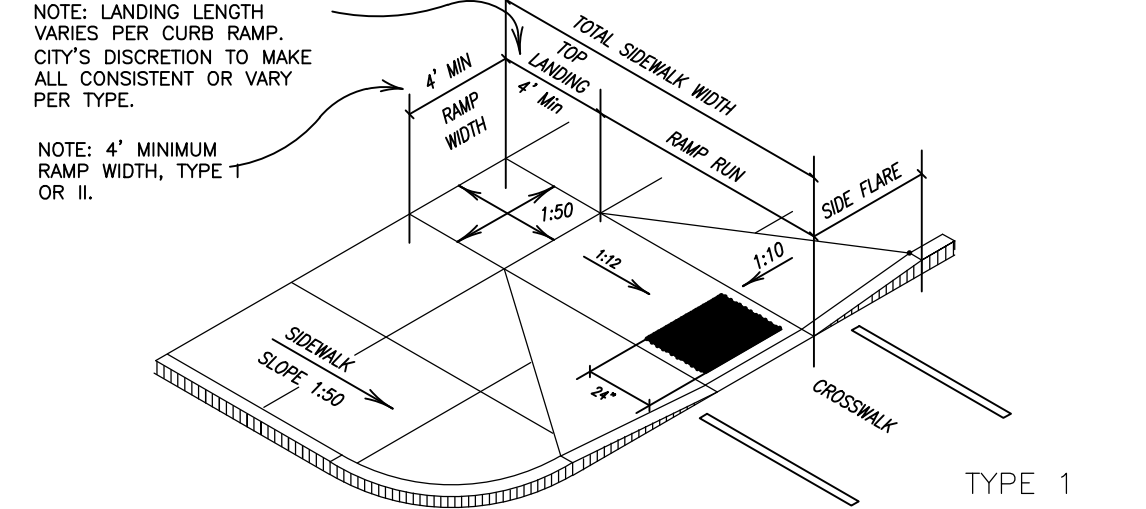
SECTION A-A

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

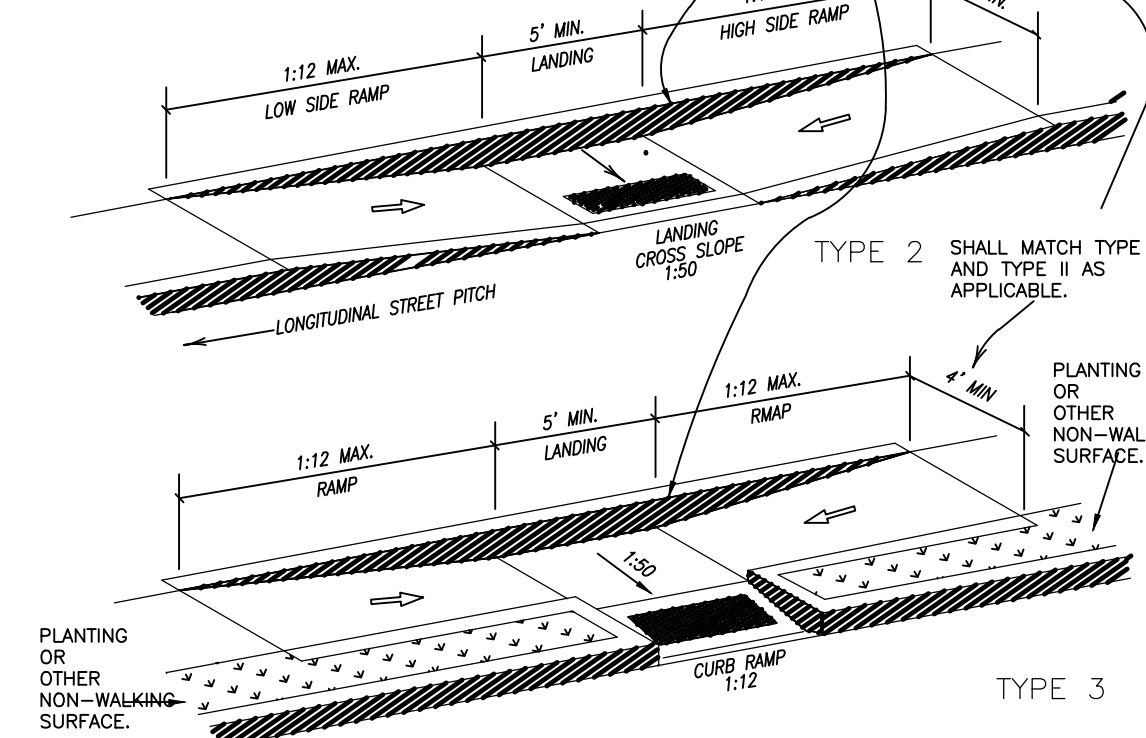


CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB RAMP TEXTURES TYPE A

REVISED 7/7/2015 WBD		
ADOPTED 6/21/2006 TRB		
SD37		
NTS	1/2003	
MRS/AP	TRB	



PERPENDICULAR CURB RAMPS



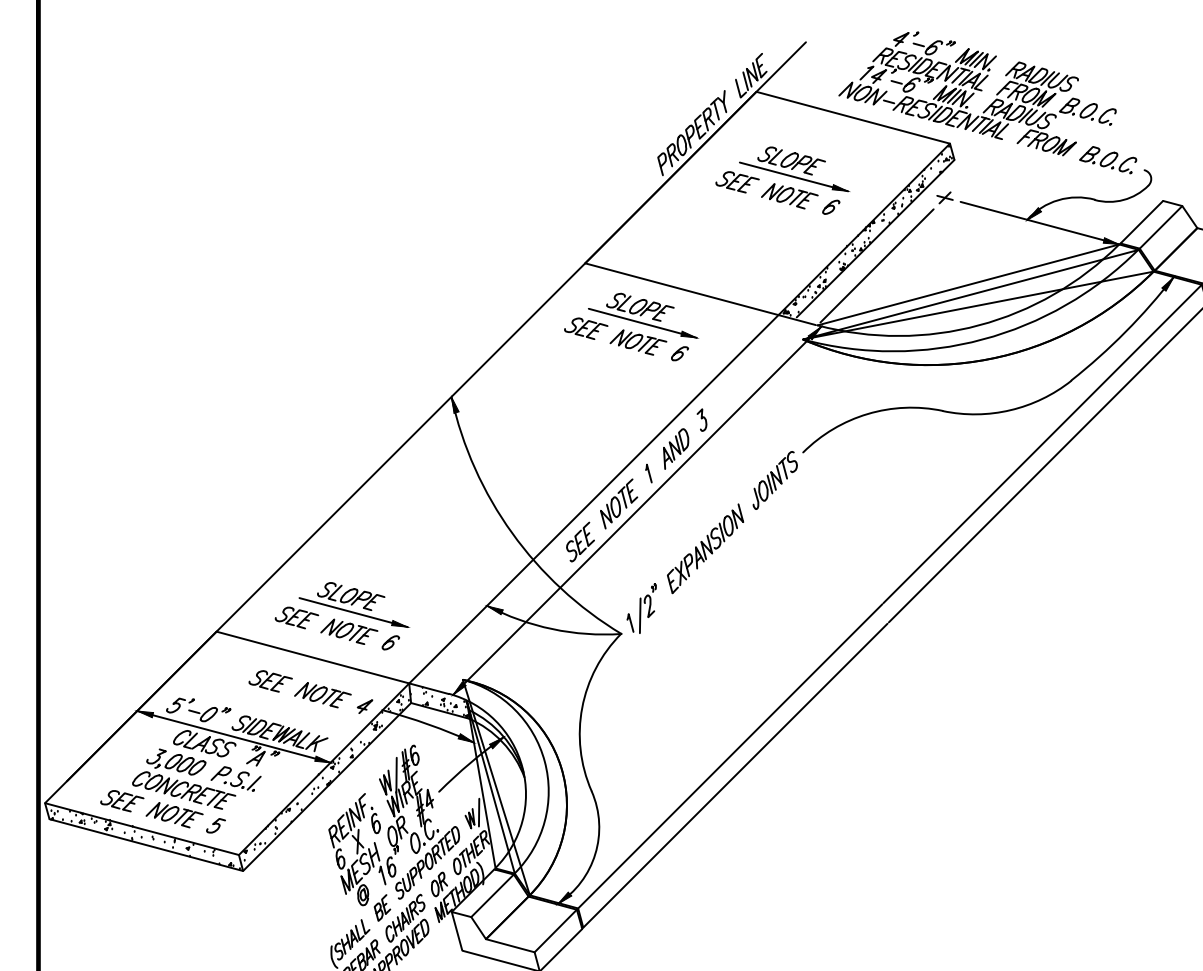
PARALLEL CURB RAMPS

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



CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SIDEWALK RAMP DETAILS TYPE 1-3

ADDITIONAL NOTES		REVISED 6/30/2015 W	
ADDITIONAL NOTES		ADOPTED 6/21/2006 TR	
DRAWING NAME		SD31	
SCALE	DATE		
NTS	1/2003		
Drawn BY	APPROVED BY		
MRS	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.

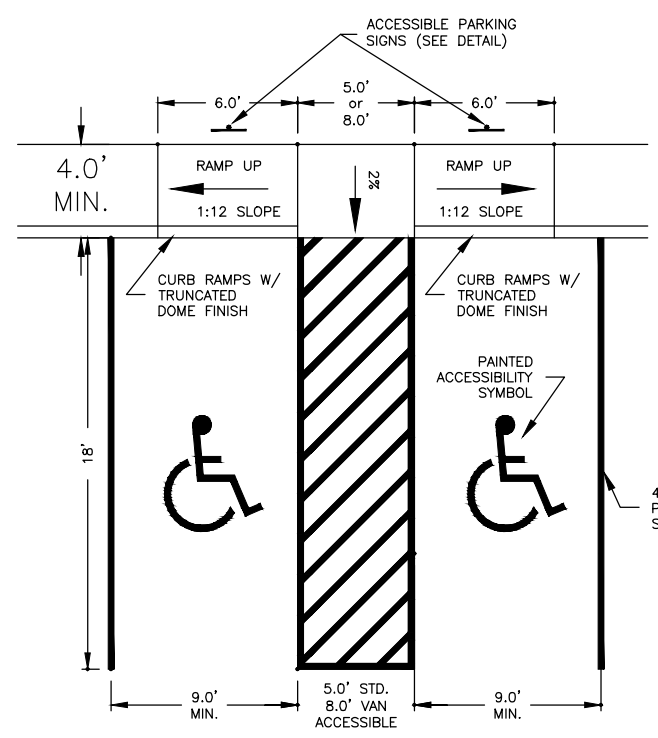


CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CONCRETE DRIVEWAY APPROACH TYPICAL

REVISION NO:		REVISED 6/25/2015	
REVISION NO:		ADOPTED 6/21/2006	
DRAWING NAME:		SD15	
SHEET NO:	NTS	DATE:	1/2003
DRAWN BY:	MRS	APPROVED BY:	TRB

HANDICAPPED PARKING SPACES

Scale: NTS



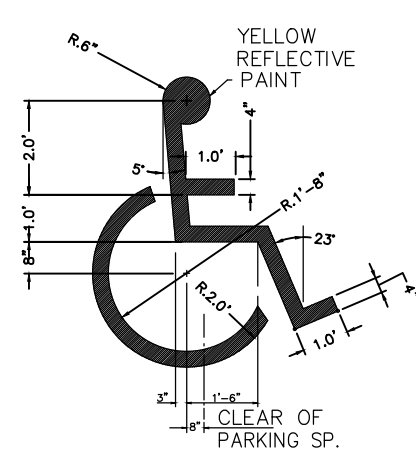
HANDICAP SIGN

Scale: NTS



INTERNATIONAL HANDICAP SYMBOL

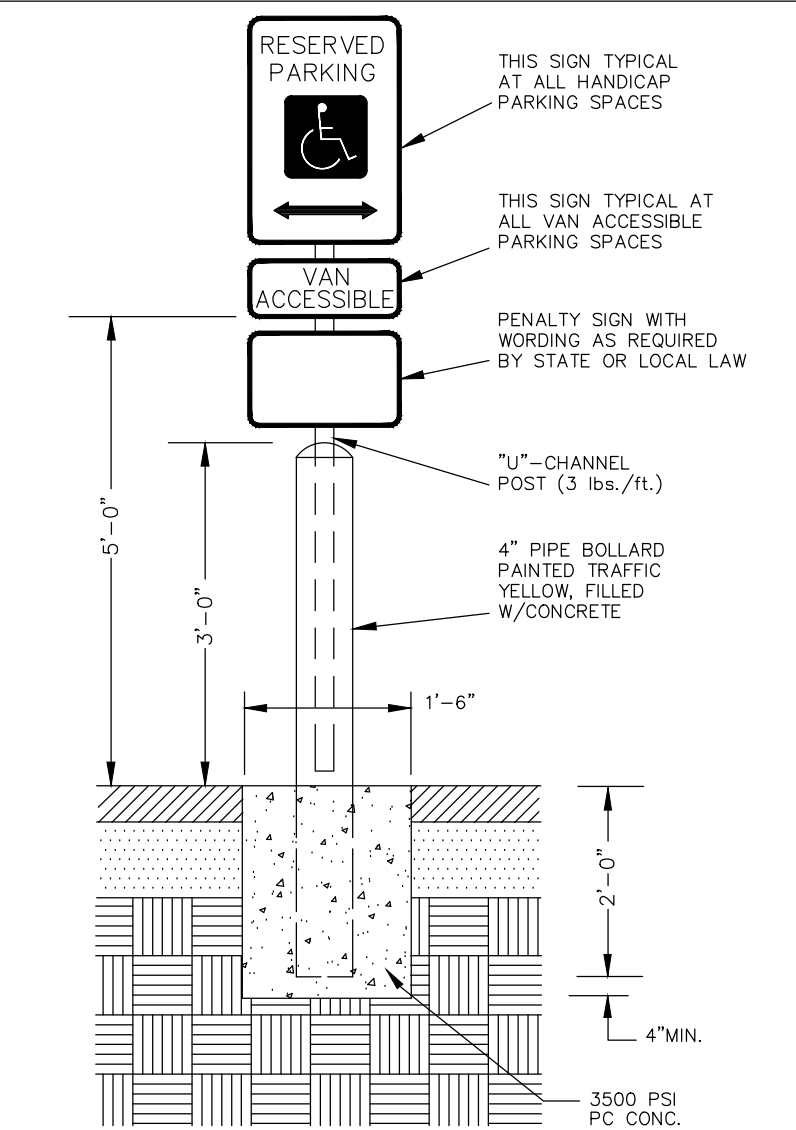
Scale: NTS



- ALL WALKWAYS, RAMPS, HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED A.D.A. STANDARDS

HANDICAP SIGN ASSEMBLY

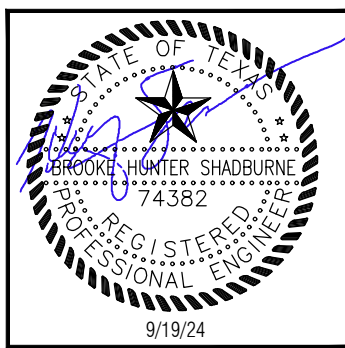
Scale: NTS



(OPTIONAL-MOUNT SIGN TO BUILDING IF DIRECTED BY OWNER)

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ENGINEERING, INC.

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AUSTIN, TX 78748
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WILLIAMS DRIVE STORAGE

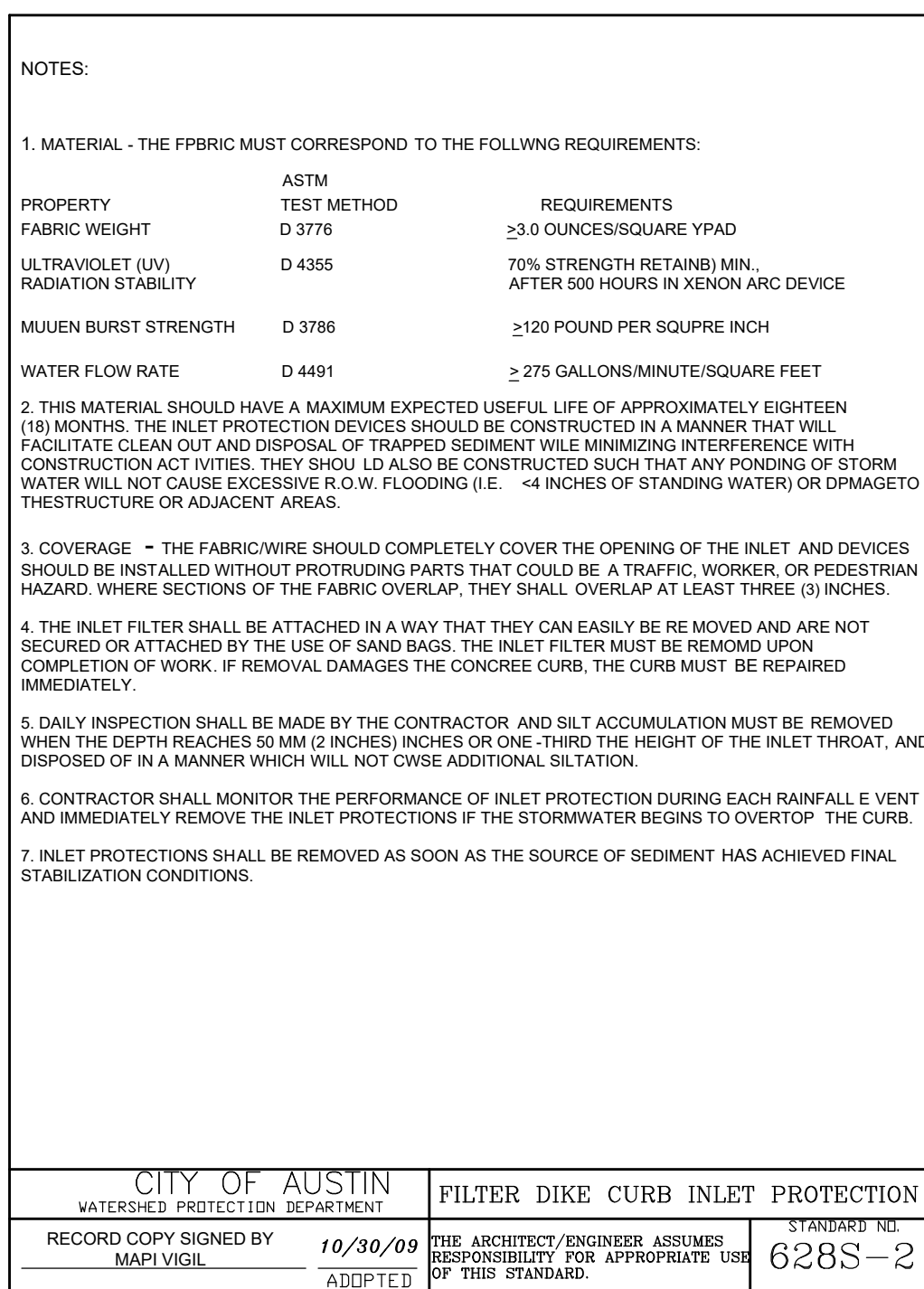
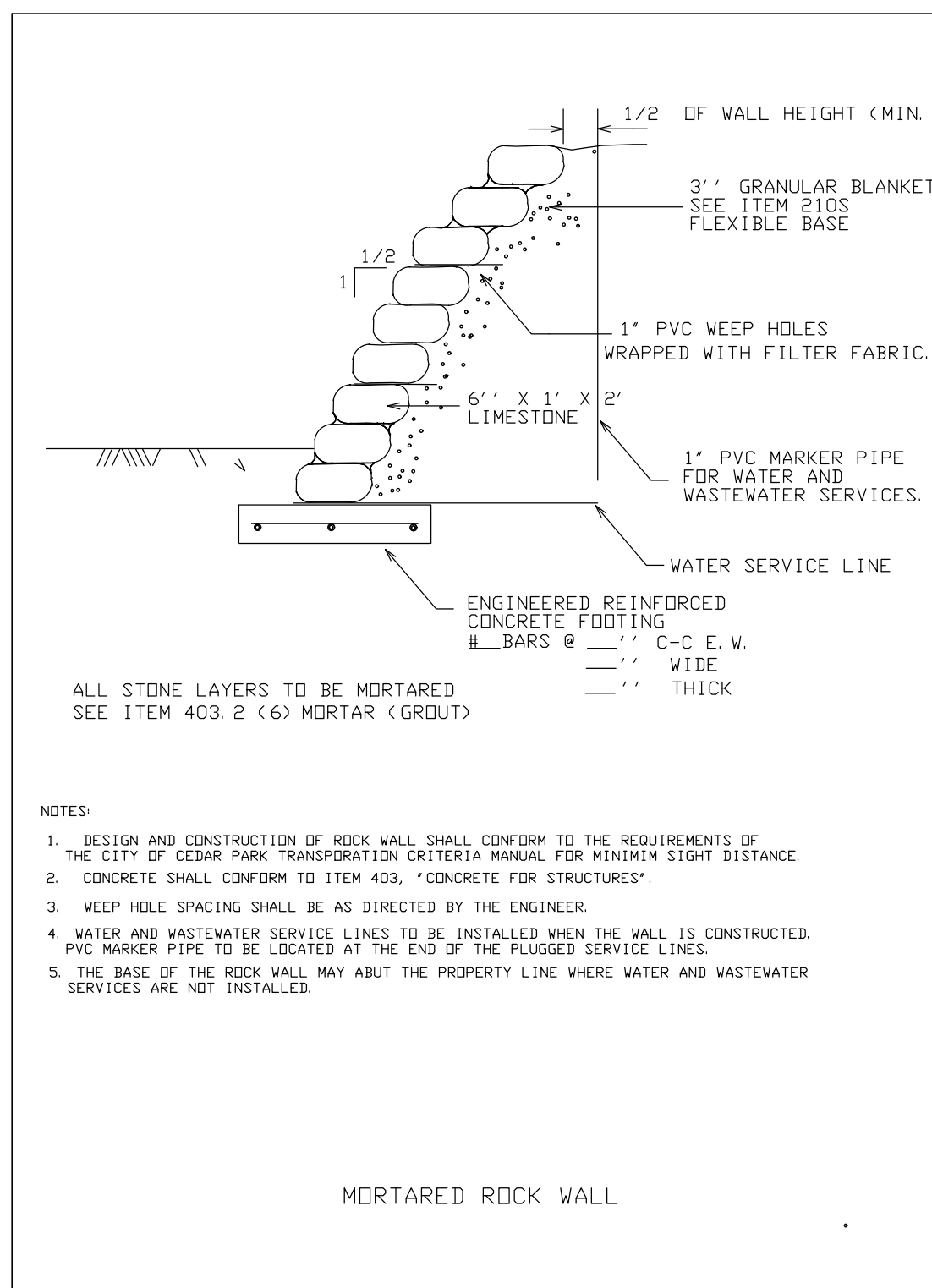
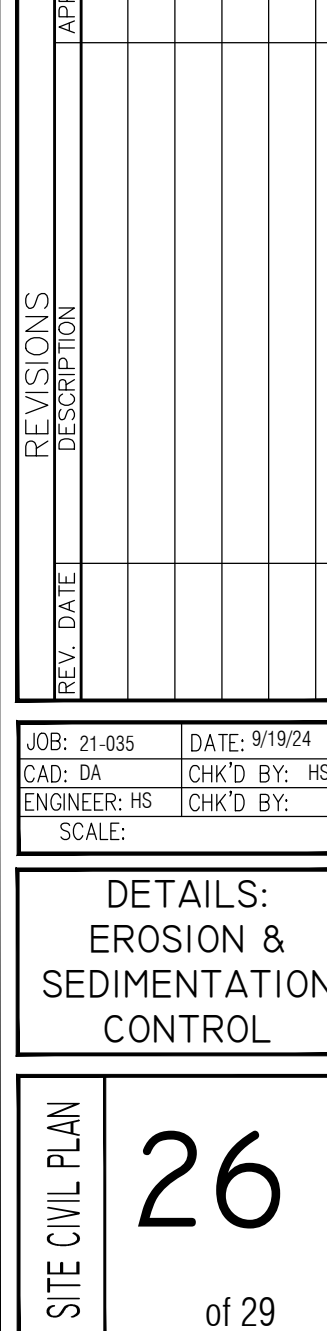
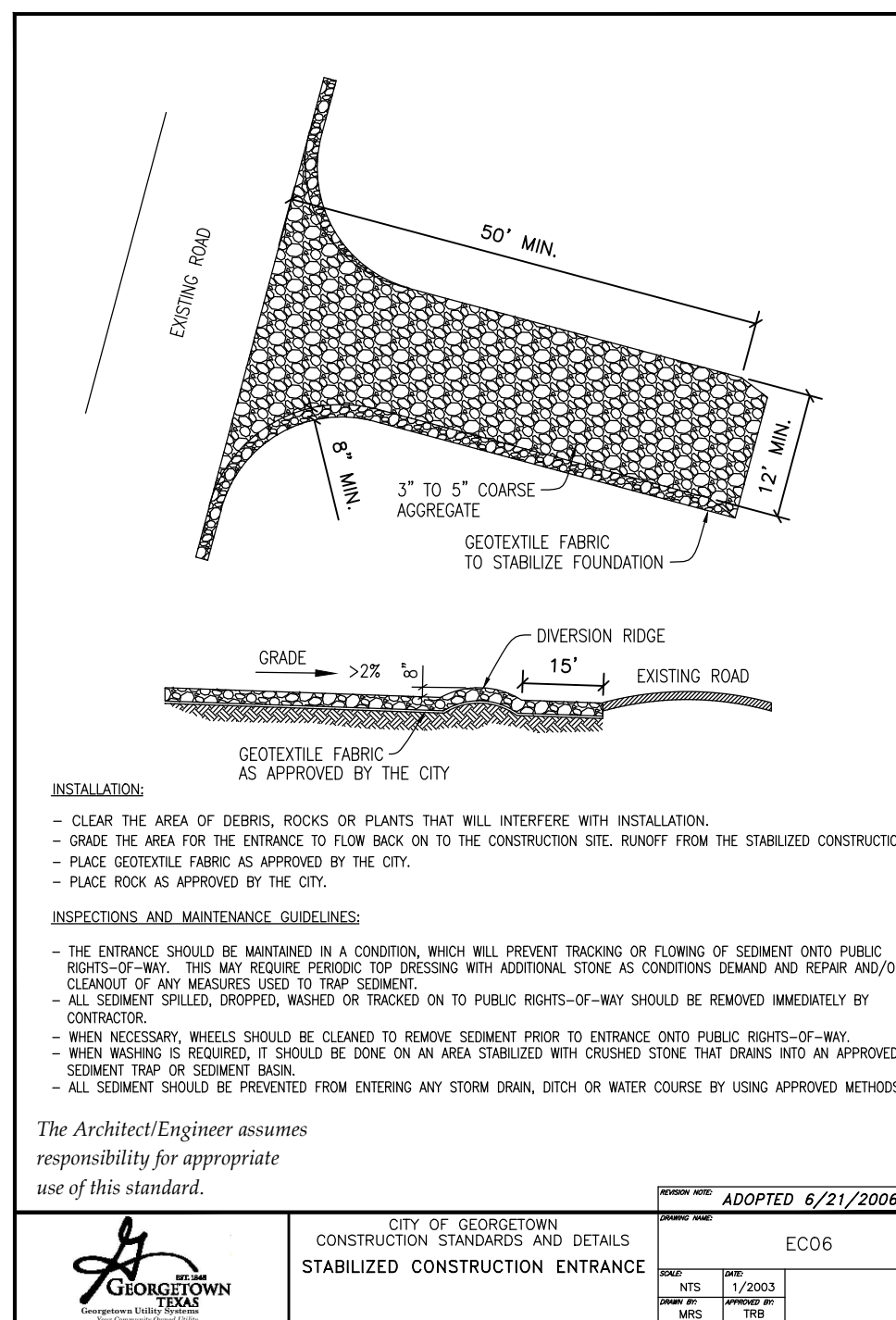
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GEORGETOWN, TEXAS 78628

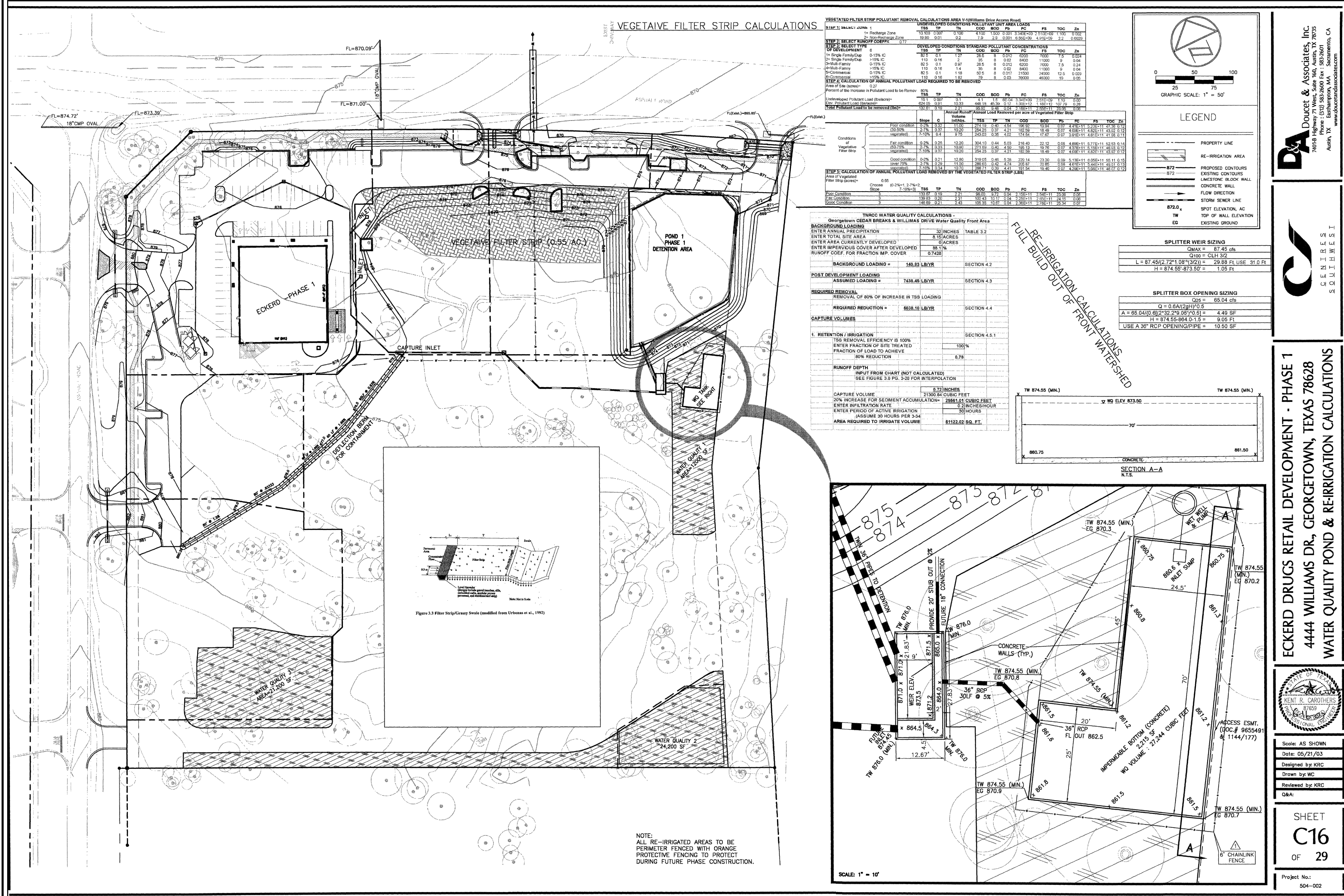
REV	DATE	DESCRIPTION	APPROVED BY

JOB: 21-035
DATE: 9/19/24
CAD: DA
CHK'D BY: HS
ENGINEER: HS
CHK'D BY: HS
SCALE:

DETAILS:
SITE

SITE CIVIL PLAN
25
of 29

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DA Doucet & Associates, Inc.
14018 Williams Drive
Austin, TX 78748
Phone: (512) 583-2600 Fax: (512) 583-2601
www.doucetandassociates.com

CS CENTRES SOUTHWEST

ECKERD DRUGS RETAIL DEVELOPMENT - PHASE 1
4444 WILLIAMS DR., GEORGETOWN, TEXAS 78628
WATER QUALITY POND & RE-IRRIGATION CALCULATIONS



Scale: AS SHOWN
Date: 05/21/03
Designed by: KRC
Drawn by: WC
Reviewed by: KRC
Q&A:

SHEET
C16
OF 29

Project No.: 504-002

AUSTIN CIVIL ENGINEERING, INC.
TEPE FIRM # F-001018
9501 B MENCHACA RD, SUITE 220
AUSTIN, TX 78748
PH: (512) 306-0018



WILLIAMS DRIVE STORAGE
3700 D B WOOD RD
GEORGETOWN, TEXAS 78628

REV.	DATE	DESCRIPTION	APPROVED BY

JOB: 21-035 DATE: 9/19/24
CAD: DA CHK'D BY: HS
ENGINEER: HS CHK'D BY: HS
SCALE:

EXISTING WATER
QUALITY &
IRRIGATION
CALCULATIONS

SITE CIVIL PLAN
29
of 29