JAB ENGINEERING, LLC.
4500 Williams Dr., Ste. 212-121
Georgetown, TX 78633
512-779-7414
josh.baran@jabeng.com

Water Pollution Abatement Plan

Application for

Stadium Plaza Center

at

510 Stadium Drive

Georgetown, Williamson County, Texas 78626

Prepared by:

JAB Engineering, LLC.

TBPE Firm No. F-14076

October 14, 2024

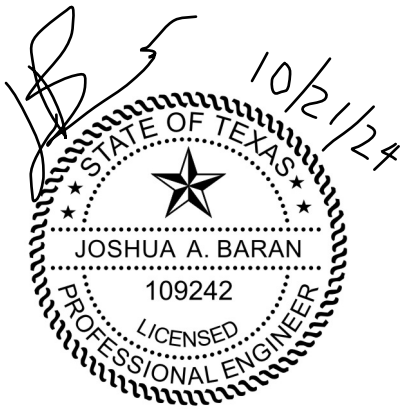


TABLE OF CONTENTS

I. Edwards Aquifer Application Cover Page

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: Stadium Plaza Center						2. Regulated Entity No.:			
3. Customer Name: Stadium Plaza Center, LLC						4. Customer No.:			
5. Project Type: (Please circle/check one)	New		Modification			Extension		Exception	
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential		Non-residential			8. Site (acres):			1.025
9. Application Fee:	$4,000		10. Permanent BMP(s):			Jellyfish, Permeable Pavers			
11. SCS (Linear Ft.):	0		12. AST/UST (No. Tanks):			0			
13. County:	Williamson		14. Watershed:			Pecan Branch			

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.

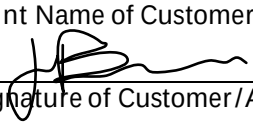
Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	__	__	_1_
Region (1 req.)	__	__	_1_
County(ies)	__	__	_1_
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence _1_Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Joshua A. Baran

Print Name of Customer/Authorized Agent



10/01/2024

Signature of Customer/Authorized Agent Date

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

II. Geologic Assessment

Narrative Description of Site-Specific Geology for Stadium Plaza Center Located at 510 Stadium Drive in Georgetown, Williamson County, Texas

Prepared for:

JAB Engineering, LLC

Prepared by:

Cambrian Environmental

July 8th, 2024

NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY FOR STADIUM PLAZA CENTER LOCATED AT 510 STADIUM DRIVE IN GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Prepared for:

JAB Engineering, LLC.
4500 Williams Drive
Suite 212-121
Georgetown, Texas 78633

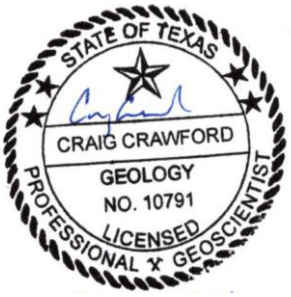
Prepared by:

Craig Crawford, P.G.

Cambrian Environmental
4422 Pack Saddle Pass
Suite 204
Austin, Texas 78745

TX Geoscience Firm Registration #50484

As a licensed professional geoscientist I attest that the contents of this report are complete and accurate to the best of my knowledge.



July 8th, 2024

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: Craig Crawford, P.G.

Telephone: (512) 705-5541

Fax: _____

Date: July 8, 2024

Representing: Cambrian Environmental, TBPG Firm #50484 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Regulated Entity Name: Stadium Plaza Center

Project Information

1. Date(s) Geologic Assessment was performed: March 15, 2024
2. Type of Project:

   ☒ WPAP ☐ AST
   ☐ SCS ☐ UST
3. Location of Project:

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

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Krum silty clay (KrB)	D	1-2
Crawford clay (CfB)	C	1-2

** Soil Group Definitions (Abbreviated)*

A. Soils having a high infiltration rate when thoroughly wetted.

B. Soils having a moderate infiltration rate when thoroughly wetted.

C. Soils having a slow infiltration rate when thoroughly wetted.

D. Soils having a very slow infiltration rate when thoroughly wetted.

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

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

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

   Applicant's Site Plan Scale: 1" = 30'
   Site Geologic Map Scale: 1" = 30'
   Site Soils Map Scale (if more than 1 soil type): 1" = 1000'

9. Method of collecting positional data:

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

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

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

12. ☐ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

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

13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.

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

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

Administrative Information

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

NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY FOR STADIUM PLAZA CENTER LOCATED AT 510 STADIUM DRIVE IN GEORGETOWN, WILLIAMSON COUNTY, TEXAS

INTRODUCTION

This narrative Geologic Assessment accompanies the Texas Commission on Environmental Quality (TCEQ) Geologic Assessment Form TCEQ-0585 completed for Stadium Plaza Center located at 510 Stadium Drive in Georgetown, Williamson County, Texas (see Site Location Map). The tract is located in the southeastern corner of the Stadium Drive and NE Inner Loop intersection. At the time of the pedestrian survey the property was undeveloped vacant land.

METHODOLOGY

A Cambrian Environmental Registered Professional Geoscientist (License #10791) conducted a field survey for a Geologic Assessment on the 15th of March 2024. The pedestrian survey was completed by walking parallel transects spaced approximately 50 feet apart as directed by the TCEQ in the *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (Rev. 10-01-04). Closer spacing was used where vegetation inhibited clear observation. All potential karst features, including depressions, holes, and animal burrows, were carefully evaluated for evidence of subsurface extent. A number of techniques were used for this effort, including probing with a digging implement to determine the thickness and consistency of infilling material and feeling for the presence of air flow, which may indicate the presence of a sub-surface void space. Other techniques included making observations of any notable characteristics of the feature site such as the presence of various types of vegetation or a semi-circular burrow mound produced by the activities of small mammals. We also conducted due diligence activities as called for under the City of Georgetown Edwards Aquifer Recharge Zone Water Quality Ordinance.

RESULTS

Soils

Soils mapped on the property consist of mostly Krum silty clay (KrB) series soils[1] with a small section in the southwestern corner within the Crawford clay (CfB) (see Site Soils Map). The Krum silty clay soil type is within the "C" classification of the hydrologic soil groups. Type "C" soils have a slow infiltration rate when thoroughly wet. The Crawford clay soil type is within the "D" classification of the hydrologic soil groups. Type "D" soils have a very slow infiltration rate (very high runoff potential) when thoroughly wet. The depth of the soil on the site may vary from 2 to 6 feet overlain by indurated limestone bedrock.

[1] United States Department of Agriculture, Natural Resource Conservation Service. Online Web Soil Survey, Williamson County, Texas. http://websoilsurvey.sc.egov.usda.gov/

Geology

The bedrock lithology underlying the site consists of the Georgetown Limestone ("Kgt", see Site Geologic Map). The geology of the property has been mapped most recently at a useful scale by Collins (1997) and we find his interpretation of the geology to be generally accurate.[2] Additionally, the project site is located entirely within the Edwards Aquifer Recharge Zone.

Recharge into the aquifer primarily occurs in areas where the Edwards Group and upper confining units are exposed at the surface. Most recharge is from direct infiltration via precipitation and streamflow loss. Recharge occurs predominantly along secondary porosity features such as faults, fractures, and karst features (caves, solution cavities, sinkholes, etc.). Karst features are commonly formed along joints, fractures, and bedding plane surfaces in the Edwards Group. No faults are mapped within the project area, and none were directly observed during the pedestrian survey.

Feature Descriptions

No geologic or man-made features were identified during the pedestrian survey. A review of the Texas Water Development Board's online Groundwater Data Viewer did not reveal any results for existing wells located on this property.

Site Hydrogeologic Assessment

In the absence of discrete recharge features, the likelihood of significant recharge occurring within the project site and contributing to the main body of the aquifer is thought to be low. No recharge features were identified during the pedestrian survey of the geologic assessment. Should any recharge or sensitive karst features be discovered during construction, they should be reported to TCEQ to determine the appropriate mitigation measures.

[2] Collins, E.W., 1997, Geologic Map of the Georgetown Quadrangle, Texas. Bureau of Economic Geology, The University of Texas at Austin. Austin, Texas 78713-8924.

Stratigraphic Column

*Gray shaded areas represent lithologies underlying the project area.

Period	Group	Stratigraphic Unit	Hydrologic Unit	Maximum Thickness (Feet)
Quaternary to Tertiary		Stream and river alluvium (Qal)	Overlying Units	70
		Terrace alluvium (Qt)		
		Older alluvium (QTa)		
Upper Cretaceous (Gulf Series)	Taylor	Taylor Clay (Ktl)	Confining Units	300
	Austin	Austin Chalk (Kau)		400
	Eagle Ford	Eagle Ford Shale (Kef)		60
	Washita	Buda Limestone (Kbu)		20
		Del Rio Clay (Kdr)		60
Lower Cretaceous (Comanche Series)	Fredericksburg	Georgetown Limestone (Kgt)	Edwards Aquifer	100
		Edwards Limestone (Ked)		120
		Comanche Peak Formation (Kc)		50
	Trinity	Walnut Formation (Kw)	Confining Unit	140
		Upper Glen Rose Limestone (Kgru)	Upper Trinity Aquifer	200

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Stadium Plaza Center

LOCATION			FEATURE CHARACTERISTICS										EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	>40	<1.6	>1.6	
	No geologic or manmade features were identified onsite.																			

* DATUM: NAD 83

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

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

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

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

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

Signature

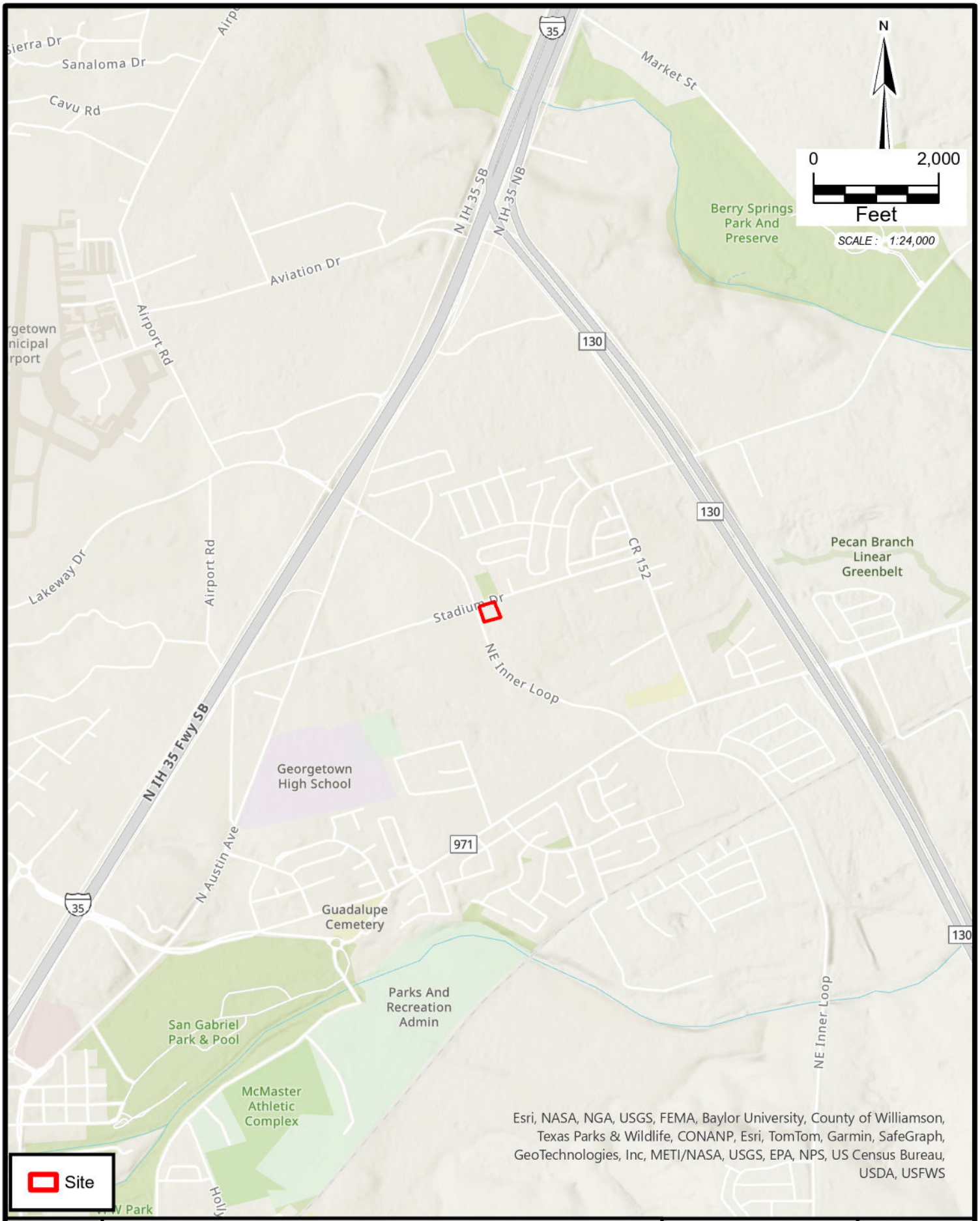
Date: July 8, 2024

Sheet __1__ of __1__

Attachment A

STATE OF TEXAS
CRAIG CRAWFORD
GEOLOGY
NO. 10791
LICENSED
PROFESSIONAL GEOSCIENTIST

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



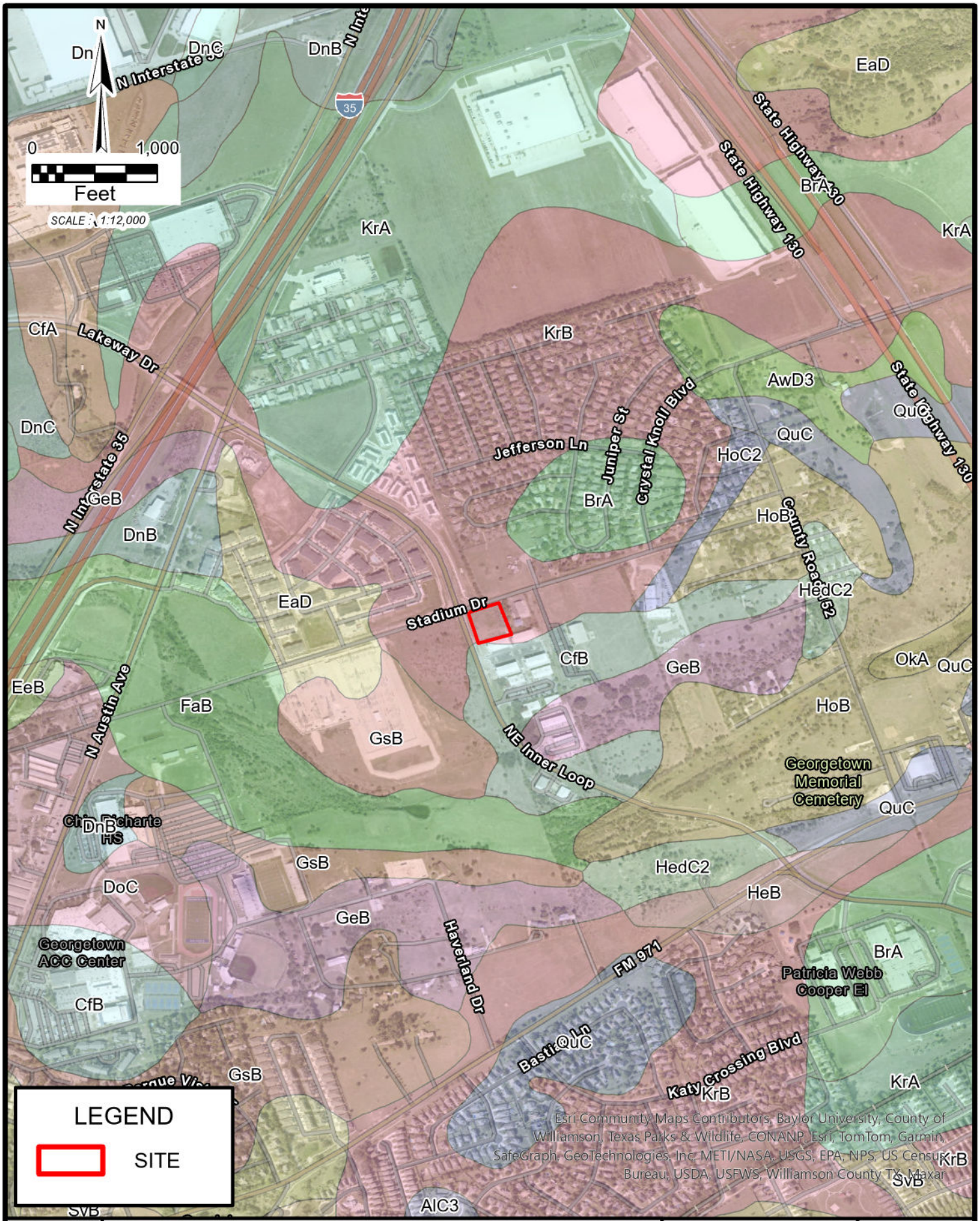
Cambrian

STADIUM PLAZA CENTER
GEORGETOWN, WILLIAMSON COUNTY, TEXAS
GEOLOGIC ASSESSMENT
SITE LOCATION MAP

REVISIONS:	ISSUE DATE:
PROJECT NO.	
DATE: July 2024	DESIGNER:
DRAWN: RCP	CHECKED: CC

FIGURE 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



Cambrian

STADIUM PLAZA CENTER
GEORGETOWN, WILLIAMSON COUNTY, TEXAS
GEOLOGIC ASSESSMENT
SOILS MAP

REVISIONS:	ISSUE DATE:
PROJECT NO.	
DATE: July 2024	DESIGNER: RCP
DRAWN: RCP	CHECKED: CC

FIGURE 2

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Cambrian

ISSUE DATE

REVISIONS

STADIUM PLAZA CENTER

GEORGETOWN, WILLIAMSON COUNTY, TEXAS

GEOLOGIC ASSESSMENT

SITE GEOLOGIC MAP

PROJECT NO:

DATE: July 2024

DRAWN: RCP CHECKED: CC

FIGURE

3

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

III. General Information Form

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: Joshua A. Baran

Date: 10/14/2024

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Stadium Plaza Center
2. County: Williamson
3. Stream Basin: Pecan Branch
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Bharath Pissay
   Entity: Stadium Plaza Center, LLC
   Mailing Address: 15904 Pearson Brothers Drive
   City, State: Austin, TX Zip: 78717
   Telephone: 517-945-4141 FAX: _____
   Email Address: bharathpissay@gmail.com

8. Agent/Representative (If any):

   Contact Person: Joshua A. Baran
   Entity: JAB Engineering, LLC
   Mailing Address: 4500 Williams Drive, Ste. 212-121
   City, State: Georgetown, TX Zip: 78633
   Telephone: 512-779-7414 FAX: _____
   Email Address: josh.baran@jabeng.com

9. Project Location:

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

10. ☒ 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.

    Southeast corner of the intersection of NE Inner Loop with Stadium Drive.

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

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

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

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

    ☐ Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

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

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

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

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

Attachment A

Road Map

Attachment B

USGS Map

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

USGS science for a changing world

The National Map US Topo

GEORGETOWN QUADRANGLE
TEXAS-WILLIAMSON CO.
7.5-MINUTE SERIES

RECHARGE ZONE

TRANSITION ZONE

PROJECT SITE

Sun City
Serenada
Berrys Creek
Landry Airport
Georgetown Springs
Russell Crossing
Lake Georgetown
North Georgetown
Railroad Produce Depot
Georgetown Light and Water Works
Belford Historic District
University Avenue Elm Street Historic District
GEORGETOWN
Georgetown Municipal Airport
Bar 3 Ranch Airport
Berry Springs

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 14R
10 000-foot ticks: Texas Coordinate System of 1983 (central zone)

Imagery.....NAIP, May 2010
Roads.....©2006-2012 TomTom
Names.....GNIS, 2012
Hydrography.....National Hydrography Dataset, 2010
Contours.....National Elevation Dataset, 2004
Boundaries.....Census, IBWC, IBC, USGS, 1972 - 2012

MN 4° 20′ 77 MILS
GN 0° 40′ 12 MILS
UTM GRID AND 2013 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
PV / PU
Grid Zone Designation 14R

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1 MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.7

TEXAS
QUADRANGLE LOCATION

Florence	Cobbs Cavern	Jarrell
Leander NE	Georgetown	Weir
Leander	Round Rock	Hutto

ADJOINING 7.5′ QUADRANGLES

ROAD CLASSIFICATION
Interstate Route
US Route
Ramp
State Route
Local Road
4WD
Interstate Route
US Route
State Route

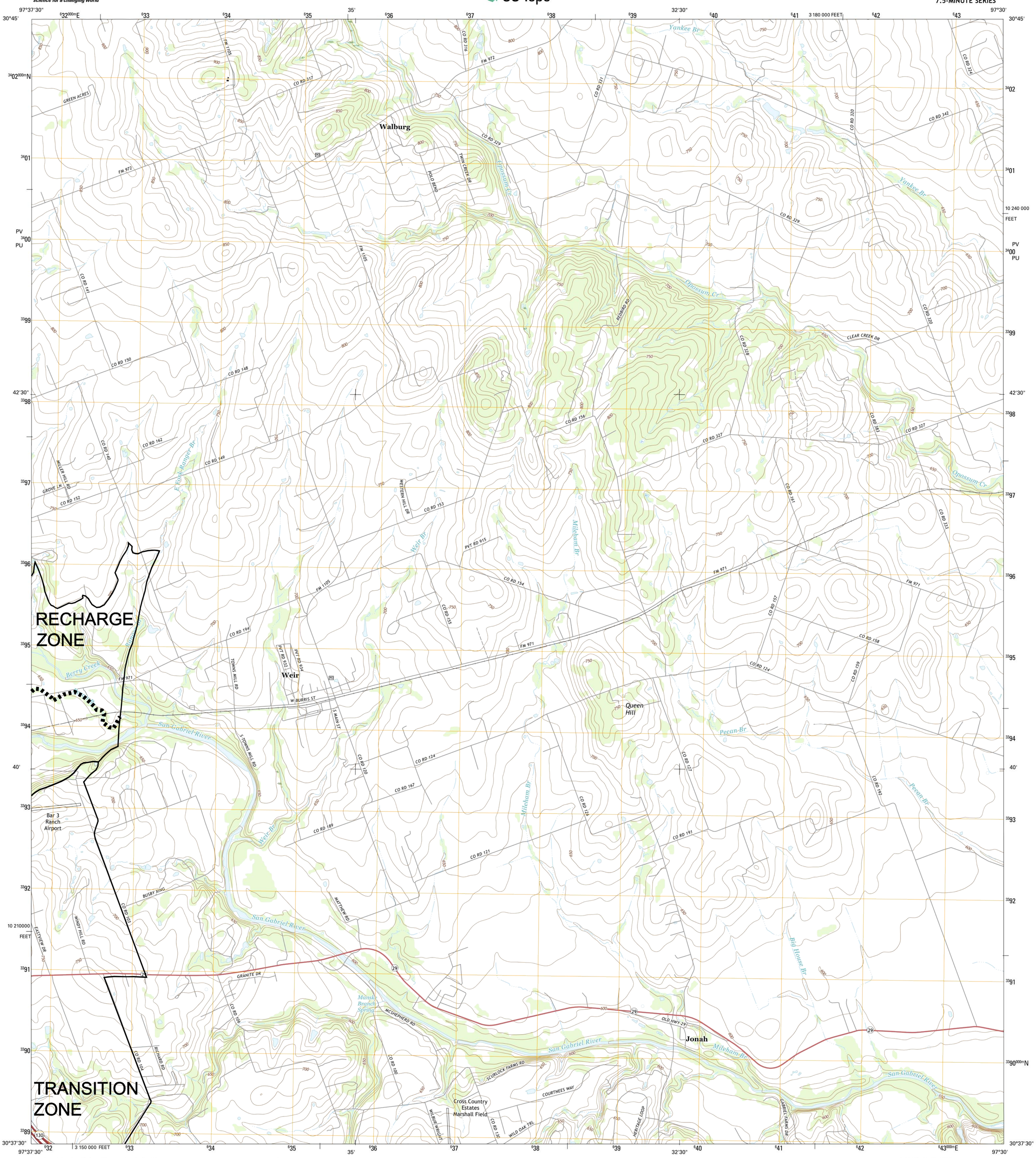
GEORGETOWN, TX
2013

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

USGS science for a changing world

The National Map US Topo

WEIR QUADRANGLE
TEXAS-WILLIAMSON CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 14R
10 000-foot ticks: Texas Coordinate System of 1983 (central zone)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, October 2014
Roads..... U.S. Census Bureau, 2014 - 2015
Names.....GNIS, 2015
Hydrography.....National Hydrography Dataset, 2014
Contours.....National Elevation Dataset, 2004
Boundaries.....Multiple sources; see metadata file 1972 - 2015

Wetlands.....FWS National Wetlands Inventory 1977 - 2014

MN 3° 58′ 71 MILS
GN 0° 44′ 13 MILS
UTM GRID AND 2016 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
PV / PU
Grid Zone Designation
14R

SCALE 1:24 000
1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.19

QUADRANGLE LOCATION

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

1	2	3
4		5
6	7	8

1 Cobbs Cavern
2 Jarrell
3 Bartlett
4 Georgetown
5 Granger
6 Round Rock
7 Hutto
8 Taylor

ADJOINING QUADRANGLES

WEIR, TX
2016

NSN 7643016398832
NGA REF NO. USGSX24K72006

Attachment C

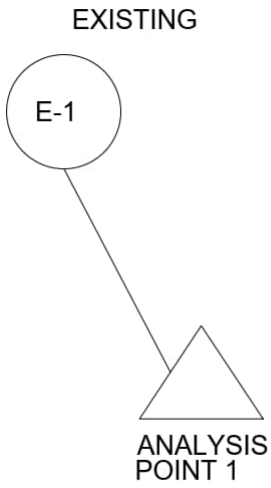
PROJECT DESCRIPTION

INTRODUCTION
The proposed development known as Stadium Plaza Center (the “development”), located at 510 Stadium Drive, Williamson County, Texas 78626 will be constructed on 1.043 acres, as conveyed to Stadium Plaza Center LLC, by Deed as recorded in Document 2023080103, Official Public Records of Williamson County, Texas.

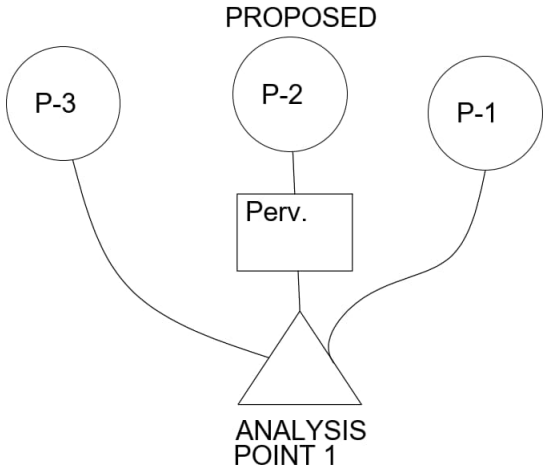
ACCESS
Access will be taken from a new driveway off Stadium Drive and the existing shared access from the adjoining property under ;2022-5-SDP.

STORMWATER DRAINAGE

EXISTING CONDITIONS
The existing property consists of a single drainage area. Drainage area 1 discharges toward the south and includes offsite drainage from the adjoining development and roadways. The drainage area discharges by way of sheet flow and shallow concentrated flow to a discharge point in the roadside ditch of NE Inner Loop. A summary of the existing area features can be found in the area listing of the existing drainage calculations.



PROPOSED DEVELOPMENT
The development will convey stormwater runoff by surface drainage to the same location as the existing discharge. The proposed drainage is split into three different drainage areas. Proposed area one includes the proposed areas of impervious cover for the project and the majority of offsite drainage area. Area one proposed conditions includes raising the site to maintain a minimal slope in the paved areas and the storm system. Additionally, area one drains through the proposed BMP for water quality, reducing the 2-year flow by approximately 0.8 cfs. Note that this is not accounted for in the drainage model and is adjusted on the proposed charts. The area designated as drainage area two is proposed pervious pavement. This area is modelled as a small detention basin with volume allocated within the aggregate and perforated pipe drainage system. Proposed area 3 consists of a small portion of the proposed internal drive and the existing offsite road and ditch. This area is now routing around the other proposed drainage areas. A summary of the proposed area features can be found in the area listing of the proposed drainage calculations.



DRAINAGE SUMMARY

Utilizing the SCS method for comparison of the existing vs. proposed conditions yielded a decrease in peak discharge to both drainage areas.

The design of the drainage minimizes any effects on the natural and traditional character of the land and waterways; therefore, no adverse effects to the environment are anticipated due to the development.

EXISTING DRAINAGE SUMMARY									
Area ID	**DA (ac.)**	**DA (mi^2.)**	**TC(min.)**	**Lag (min)**	**CN**	**Q_2(cfs)**	**Q_{10}(cfs)**	**Q_{25}(cfs)**	**Q_{100}(cfs)**
E-1	2.41	0.0038	23.5	14.1	85	6.7	12.0	14.9	19.4
Total	2.41	0.0038		Total Peak Flow		6.7	12.0	14.9	19.4

PROPOSED DRAINAGE SUMMARY									
Area ID	**DA (ac.)**	**DA (mi^2.)**	**TC(min.)**	**Lag (min)**	**CN**	**Q_2(cfs)**	**Q_{10}(cfs)**	**Q_{25}(cfs)**	**Q_{100}(cfs)**
P-1	1.22	0.0019	23.5	14.1	96	4.7*	7.9	9.2	11.3
P-2	0.27	0.0004	12.5	7.5	39	0.0	0.0	0.1	0.2
P-3	0.91	0.0014	10.0	6.0	81	2.0	4.0	5.1	6.8
Total	2.41	0.0038		Total Peak Flow		6.7*	11.8	14.3	18.2

ANALYSIS POINT 1 (CFS) ROUTED FLOWS				
Condition	**2-year**	**10-year**	**25-year**	**100-year**
Existing	6.7	12.0	14.9	19.4
Developed	6.7*	11.8	14.3	18.2

WATER QUALITY
The proposed development will use a combination of pervious pavers for a section of parking area and a Stormtrooper structure for the remaining site drainage as BMPs. The Pervious Pavers will only capture stormwater above the area of this BMP. The rest of the site and some offsite area will flow through the Stormtrooper BMP. Calculations and details can be found in the construction drawings.

WATER AND WASTEWATER
Water will be connected to the City of Georgetown services and requires installation of a single-service line. Wastewater service will be connected to the City of Georgetown services and requires installation of a single-service lateral to a proposed sewer extension.

SEDIMENTATION / EROSION CONTROL / TREE SURVEY
All sedimentation / erosion controls are required and will be in accordance with the City of Georgetown and TCEQ.

CRITICAL ENVIRONMENTAL FEATURES
There are no CEF's per the included GA.

IV. Water Pollution Abatement Plan

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Joshua A. Baran

Date: 10/14/2024

Signature of Customer/Agent:

Regulated Entity Name: Stadium Plaza Center

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):1.025

3. Estimated projected population:50

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	9,103	÷ 43,560 =	0.209
Parking	13,186	÷ 43,560 =	0.303
Other paved surfaces	2,613	÷ 43,560 =	0.060
Total Impervious Cover	24,902	÷ 43,560 =	0.572

Total Impervious Cover 0.572 ÷ Total Acreage 1.025 X 100 = 55.8% Impervious Cover

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

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

For Road Projects Only

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

7. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100% Domestic	1,400 Gallons/day
_____% Industrial	_____ Gallons/day
_____% Commingled	_____ Gallons/day
TOTAL gallons/day 1,400	

15. Wastewater will be disposed of by:

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

☐ Attachment C - Suitability Letter from Authorized Agent. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☒ Sewage Collection System (Sewer Lines):

☒ Private service laterals from the wastewater generating facilities will be connected to an existing SCS.

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

☐ The SCS was previously submitted on_____.

☐ The SCS was submitted with this application.

☐ The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

☒ The sewage collection system will convey the wastewater to the Georgetown Utility Systems - Pecan Branch (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 30'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Panel No. 48491C0291F, dated December 20, 2019

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

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

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

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

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

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

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

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

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

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

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

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

26. ☐ Surface waters (including wetlands).

    ☒ N/A

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

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

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

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

ATTACHMENT A

Factors Affecting Surface Water Quality

*Potential Sources of Contamination associated with this project:

1. Oil and Grease: from runoff pollutants associated with paved driving surfaces, especially around the areas of fueling operations
2. Trash and debris: from customers at the retail / convenience center
3. Construction Phase Pollutants: hydraulic fluid, machine oil, and sediment

ATTACHMENT B

PROJECT DESCRIPTION

INTRODUCTION

The proposed development known as Stadium Plaza Center (the “development”), located at 510 Stadium Drive, Williamson County, Texas 78626 will be constructed on 1.043 acres, as conveyed to Stadium Plaza Center LLC, by Deed as recorded in Document 2023080103, Official Public Records of Williamson County, Texas.

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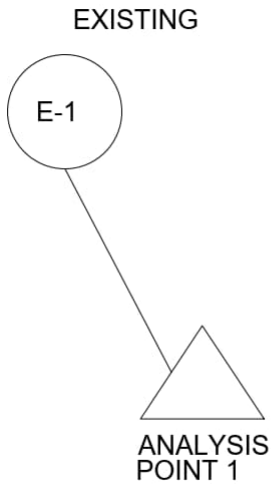

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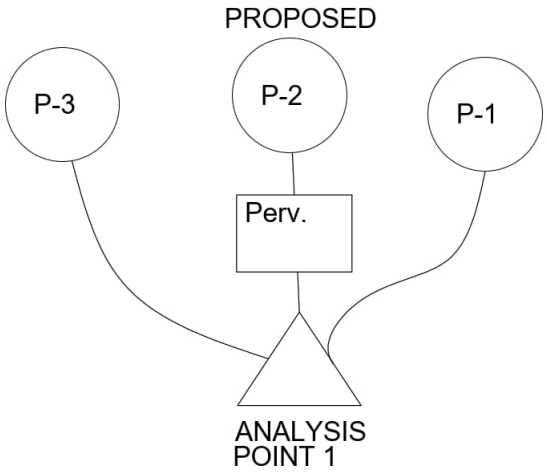

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SEDIMENTATION / EROSION CONTROL / TREE SURVEY
All sedimentation / erosion controls are required and will be in accordance with the City of Georgetown and TCEQ.

CRITICAL ENVIRONMENTAL FEATURES
There are no CEF's per the included GA.

V. Temporary Stormwater Section

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Joshua A. Baran

Date: 10/14/2024

Signature of Customer/Agent:

Regulated Entity Name: Stadium Plaza Center

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

ATTACHMENT A

SPILL RESPONSE ACTIONS

Spills will be prevented utilizing Best Management Practices previously described such as proper material storage, handling, and disposal practices. However, despite such efforts, a spill may occur on site. If a spill occurs, the following procedures will be utilized.

- ***Stop the spill, if possible.*** This can include shutting off power to a pump, righting an overturned container, or plugging a hole in a damaged container.

- ***Contain the spill, safely.*** Spill containment can be accomplished using a variety of materials and methods such as the use of absorbents (i.e. sawdust, Oil Dri, rags, soil, polypropylene pads or booms, etc.) to dike the area around the spill, or placing a leaking container inside one which is not leaking. Spill containment should only be attempted if it is safe to do so. Proper safety equipment such as gloves and eye protection should be used as directed on the Material Safety Data Sheet for the spilled material.

- ***Report the spill, if necessary.*** Certain quantities of hazardous or toxic materials such as pesticides, paint thinners, gasoline, etc. are required by Federal Law to be reported to the National Response Center (NRC) at 1-800-424-8802 as soon as you have knowledge of the spill. Since most of the quantities which require reporting to the NRC are larger than that found on a typical construction site, spill reporting to the State or Local authorities is more likely. When in doubt, report the spill.

<u>The reporting requirements which may aggly to the sites covered in this SW3P are:</u>

Texas Commission on Environmental Quality (TCEQ)
1-800-832-8224

TCEQ requires reportinq of spills of 25 qallons or qreater, especially those which miqht impact a waterway.

- ***Clean the spill up, properly.*** Spill clean up should be performed in accordance with applicable regulations or according to the manufacturer's recommendations on the Material Safety Data Sheet. In most cases, proper spill clean up is to use a dry method such as absorbing the spill and containerize for disposal via a licensed disposal company. For non-hazardous and non-toxic materials this may be through your solid waste disposal service with prior approval.

- ***Fill in table on next page.***

The SW3P must be modified within 14 days of a release to provide a description of the spill, the circumstances leading to the spill, and the date of the spill. Spill clean-up materials, methods, and additional Best Management Practices addressing spill prevention should also be included.

Spill Date	Material Spilled	Amount of spill (in gallons)	Circumstance of Spill (what caused the spill)	Corrective Action	Correction Date & Sign-off

ATTACHMENT B

Potential Sources of Contamination

*Potential Sources of Contamination associated with this project:

1. Oil and Grease: from runoff pollutants associated with paved driving surfaces, especially around the areas of fueling operations
2. Trash and debris: from customers at the retail / convenience center
3. Construction Phase Pollutants: hydraulic fluid, machine oil, and sediment

ATTACHMENT C

Sequence of Major Activities

1. Install construction fencing, stabilized construction entrance, erosion controls, and tree protection fencing per approved erosion and sedimentation control/tree protection plan. (Area Disturbed = 0.1 acres)
2. The contractor shall arrange and coordinate acceptable meeting times for an on-site pre-construction meeting with the Owner, Project Engineer, relevant contractors, and the City Environmental Inspector. The Environmental Inspector shall be contacted 72 hours prior to the required on-site preconstruction meeting.
3. Begin site clearing/demolition. Silt Fence and SCE must be installed prior and maintained during operations. (Area Disturbed = .1 acres)
4. Rough grade the site in accordance with plans and specifications. Silt Fence and SCE must be maintained during operations. (Area Disturbed = 0.1 acres)
5. Install utility improvements. Silt Fence and SCE must be maintained during operations. (Area Disturbed = 0.05 acres)
6. Construct Pond structure. Silt Fence and SCE must be maintained during operations. (Area Disturbed = 0.15 acres)
7. Construct building. Silt Fence and SCE must be maintained during operations.
8. Complete final grading, drainage, and pavement. Silt Fence and SCE must be maintained during operations. (Area Disturbed = 0.04 acres)
9. Hydromulch or sod all disturbed areas per landscape plan and general site cleanup. Silt Fence and SCE must be maintained during operations.
10. Final clearing of erosion and sedimentation controls and storm drain structures.
11. Project engineer inspects job and submits the Engineer's Concurrence Letter.
12. City Environmental inspector visits site and issues certificate of acceptance only if all construction is in substantial conformance to the plans.

Total Disturbed Area = 3.40 acres

*Note: Areas identified above in the sequence of construction may overlap and should not be totaled.

ATTACHMENT D

Temporary Best Management Practices and Measures

- Silt Fence – Approximately 260 linear feet of silt fence will be installed along the property line prior to the start of demolition or construction activities. The silt fence will prevent total suspended solids from leaving the site via sheet flow.

- Concrete Washout Area – One concrete washout container will be used.

- Temporary Construction Entrance / Exit – One TCE will be used.

ATTACHMENT F

Structural Practices

Upgradient flows will continue to bypass the site through existing flow patterns established by the adjoining single-family properties. All on-site drainage during construction will flow through the proposed temporary BMP's.

ATTACHMENT G

DRAINAGE AREA MAPS (EXISTING AND PROPOSED)

(REFER TO CONSTRUCTION PLANS UNDER SEPARATE COVER FOR FULL SIZE COPIES)

SITE DEVELOPMENT PLAN (2024-37-SDP)

STADIUM PLAZA CENTER

AT

510 STADIUM DRIVE

GEORGETOWN, TX 78626

OWNER/ DEVELOPER:

STADIUM PLAZA CENTER LLC
C/O BHARATH PISSAY
15904 PEARSON BROTHERS DRIVE
AUSTIN, TX 78717-4061
[TEL] (517) 945-4141
bharathpissay@gmail.com

SURVEYOR:

BRYAN TECHNICAL SERVICES, INC.
BRUCE BRYAN
911 N. MAIN
TAYLOR, TX 76574
[TEL] (512) 352-9090
Bruce@BryanTechnicalServices.com

CIVIL ENGINEER/ APPLICANT

JAB ENGINEERING, LLC.
Joshua A. Baran, P.E.
4500 WILLIAMS DRIVE, SUITE 212-121
GEORGETOWN, TEXAS 78633
[TEL] (512) 779-7414
josh.baran@jabeng.com

UTILITY SERVICE PROVIDERS:

SANITARY SEWER, WATER, STORM SEWER, ELECTRIC
GEORGETOWN UTILITY SYSTEMS
300-1 INDUSTRIAL AVENUE
GEORGETOWN, TX 78626
[TEL] (512) 930-3555
WWW.GEORGETOWN.ORG

GAS
ATMOS ENERGY
3110 N IH 35
ROUND ROCK, TX 78681
[TEL] (512) 419-8822
WWW.ATMOSENERGY.COM

LEGAL DESCRIPTION:

1.025 ACRE TRACT, BEING ALL OF LOT 1, STADIUM PLAZA SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN DOCUMENT 2024054407 OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

FLOODPLAIN NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP NO. 48491C0291F, DATED DECEMBER 20, 2019 (WILLIAMSON COUNTY AND INCORPORATED AREAS).

ZONING NOTE:

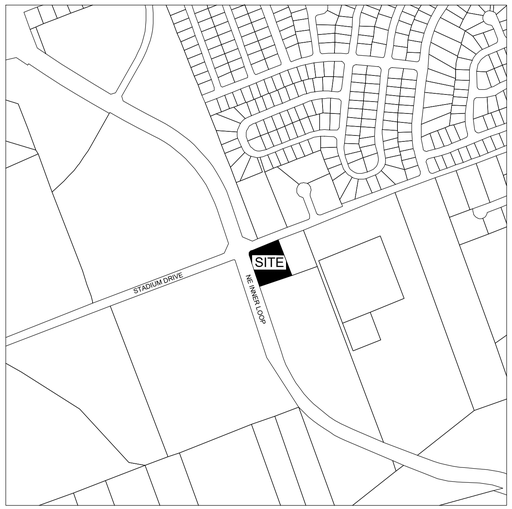
THIS SITE IS LOCATED WITHIN THE CITY LIMITS OF GEORGETOWN.
ZONING CLASSIFICATION: C-1

PROPOSED USE:

GENERAL RETAIL, GENERAL OFFICE, BEING ONE NEW MIXED USE BUILDING

SITE 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 PERMIT.
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 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 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 AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE. NO DUMPSTERS ARE PROPOSED WITH THIS DEVELOPMENT.
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 GALLONS PER MINUTE ARE BEING MET BY THIS PLAN.
13. ANY HERITAGE TREE AS NOTED ON THIS SITE PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. 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 PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
16. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
17. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON APRIL 16, 2021. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
18. 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.
19. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.



INITIAL SUBMITTAL DATE:

NOVEMBER 22, 2023

RE-SUBMITTAL DATE:

AUGUST 4, 2024

					Trip Rates			Total Trips						
ITE Code	Land Use Description	Independent Variable	No. of Units	Avg Rate or Eq	Daily Rate	AM Rate	PM Rate	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out
710	General Office Building (1)	1,000 Sq Ft	4.5	Avg	9.74	1.47	1.42	44	7	6	4	3	3	3
820	Shopping Center	1,000 Sq Ft	9.103	Avg	42.94	1.00	3.73	391	9	34	5	4	17	17
							Totals	435	16	40	9	7	20	20

SHEET INDEX:

IMPERVIOUS COVER CALCULATIONS		
TOTAL AREA	44,639 SF	1.025 AC
BUILDING IMPERVIOUS COVER	9,103 SF	20.39%
SIDEWALK IMPERVIOUS COVER	2,601 SF	5.83%
PAVEMENT IMPERVIOUS COVER	12,792 SF	28.66%
TOTAL IMPERVIOUS AREA PROPOSED	24,902 SF	54.88%
TOTAL IMPERVIOUS AREA ALLOWED	31,247 SF	70.00%
TOTAL PERVIOUS PAVERS	10,585 SF	

SITE INFORMATION	
ZONING	C-1, LOCAL COMMERCIAL
PROPOSED USE	RETAIL, OFFICE
BUILDING (SQUARE FEET)	PROPOSED
1ST FLOOR RETAIL	9,103 SF
2ND FLOOR OFFICE	4,500 SF
TOTAL	13,603 SF
PARKING REQUIRED	
CONSUMER RETAIL (1:250)	36 SPACES
OFFICE (1:300)	15 SPACES
TOTAL REQUIRED	51 SPACES
PARKING PROVIDED	
STANDARD	48 SPACES
HANDICAP / VAN ACCESSIBLE	3 SPACES
TOTAL PROVIDED	51 SPACES
SITE DATA	
AREA (ACRES)	1.025 AC
AREA (SQUARE FEET)	44,639 SF

No.	Date	Revisions	App.

JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com

STADIUM PLAZA CENTER
510 STADIUM DRIVE
GEORGETOWN, TEXAS 78626

COVER

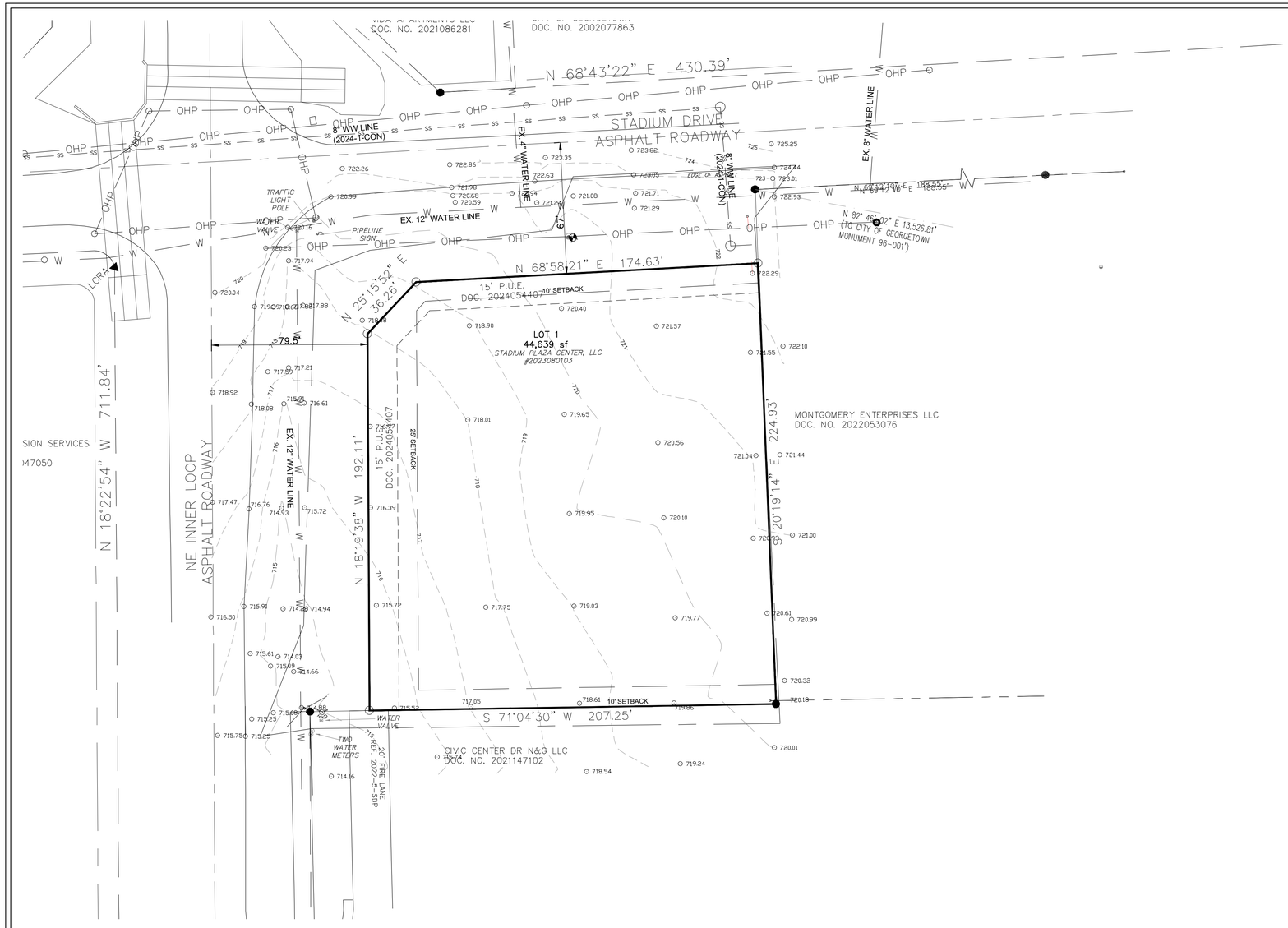
8/1/24
STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED
PROFESSIONAL ENGINEER

Project No.:	19010
Issued:	08/01/2024
Drawn By:	JAB
Checked By:	JAB

C.01

Sheet 1 OF 25

2024-37-SDP



LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED FIRE LANE
- PROPOSED SCREEN FENCE
- LIMITS OF CONSTRUCTION (L.O.C.)
- ACCESSIBLE ROUTE
- EXISTING HERITAGE TREE DRIP LINE

N

0' 15' 30' 45' 60'

1"=30' SCALE @ FULL SIZE PRINT

No.	Date	Revisions	App.

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STADIUM PLAZA CENTER

510 STADIUM DRIVE
GEORGETOWN, TEXAS 78626

EXISTING SURVEY & DEMO PLAN

STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED PROFESSIONAL ENGINEER
8/1/24

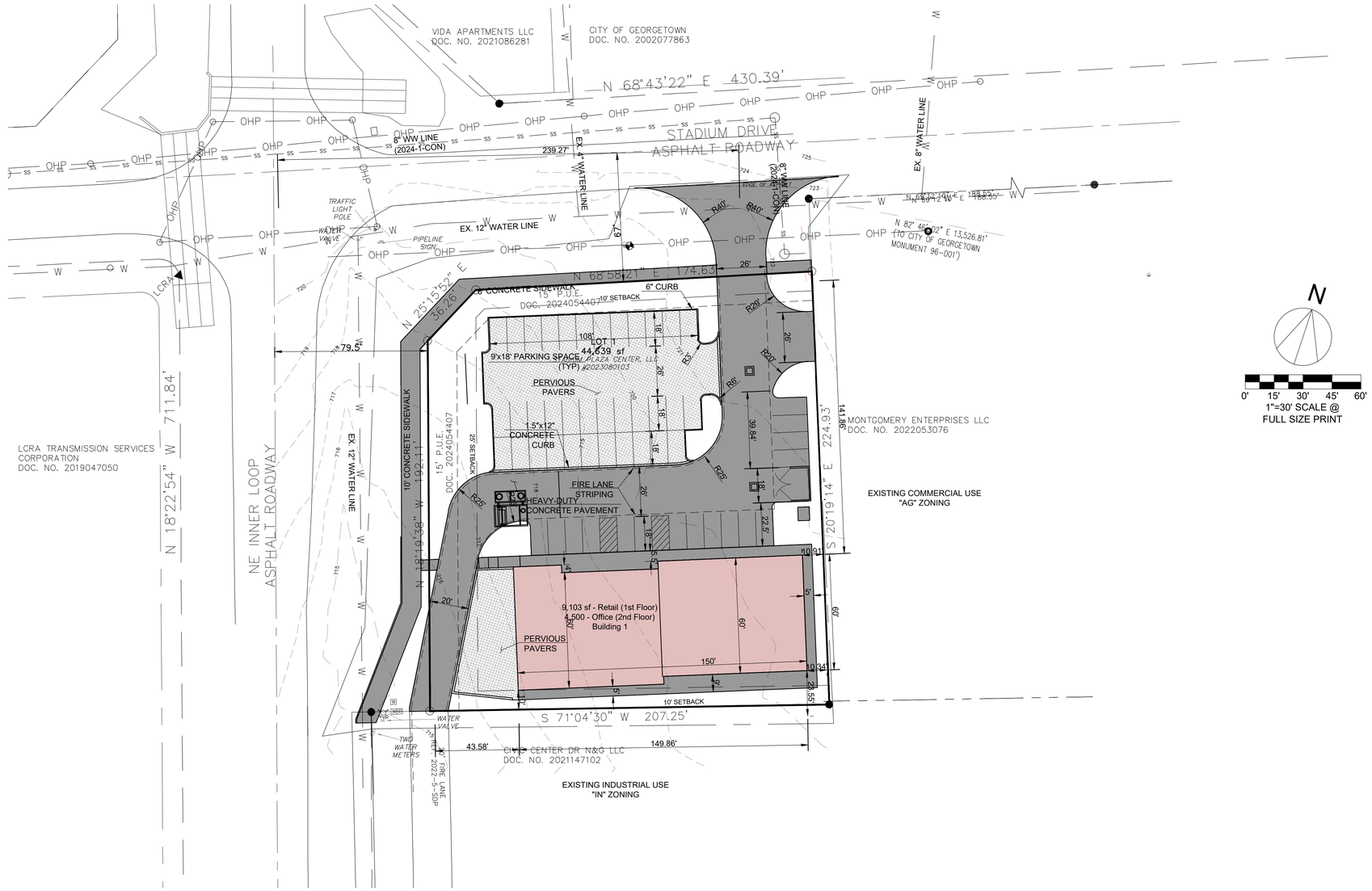
Project No.:	19010
Issued:	08/01/2024
Drawn By:	JAB
Checked By:	JAB

C.02

Sheet 2 OF 25

2024-37-SDP

Texas 811



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SITE DATA	
AREA (ACRES)	1.025 AC
AREA (SQUARE FEET)	44,639 SF

NOTES:

1. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF GEORGETOWN.
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14'-0" VERTICAL CLEARANCE AND MAXIMUM SLOPE OF 15% IN ANY DIRECTION.
3. ALL PARKING SPACES SHALL HAVE A 7'-0" VERTICAL CLEARANCE.
4. EVERY HANDICAP ACCESSIBLE PARKING SPOT SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN THE UBC, 3108(C) AND ANSI A1171-1986-4.6.2. (SEE DETAIL). REFER TO ARCHITECTURAL ADA SHEET FOR MORE INFORMATION.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
7. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
8. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. 5' X 5' LANDINGS ARE REQUIRED AT ALL CHANGES IN DIRECTION. LANDINGS SHALL NOT HAVE A SLOPE OF GREATER THAN 1:50 IN ANY DIRECTION.
9. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
10. REFER TO DETAILS FOR PAVEMENT SECTIONS.
11. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING "FIRE LANE—TOW AWAY ZONE". THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART.
12. CONTRACTOR SHALL SAW CUT AND REMOVE 1' OF EXISTING PAVEMENT AND PROVIDE A SMOOTH TRANSITION FROM EXISTING PAVEMENT TO PROPOSED PAVEMENT. COORDINATE CONSTRUCTION WITHIN THE ROW WITH TXDOT PER THE DRIVEWAY PERMIT.
13. COORDINATE LOCATION, SIZE AND TYPE OF LIGHTING WITH MEP AND BUILDING PLANS.
14. SECURITY FENCE AND GATES SHALL BE DESIGN BUILD AND SHALL BE COORDINATED BETWEEN OWNER AND CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF PROPOSED SECURITY FENCE AND GATES TO ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. VERIFY UNDERGROUND UTILITIES PRIOR TO FENCE POST PLACEMENT.
15. EDGE LINES PAINTED SINGLE WHITE SOLID LINE/4" WITH INSIDE STRIPING PAINTED SINGLE WHITE SOLID LINE/4" AT 30" O.C. 45 DEGREES TO EDGE LINES.
16. SITE SURVEY, PROVIDED BY OTHERS, DOES NOT INCLUDE A REFERENCE TO TEMPORARY OR PERMANENT BENCHMARKS NEAR THE SITE. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY AND THE LOCATION/ELEVATION OF THE SITE IMPROVEMENTS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.
17. 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.
18. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH SECTION 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.
19. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL 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.

No.	Date	Revisions	App.

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DIMENSIONAL SITE PLAN

8/1/24
STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED
PROFESSIONAL ENGINEER

Project No.:	19010
Issued:	08/01/2024
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Checked By:	JAB

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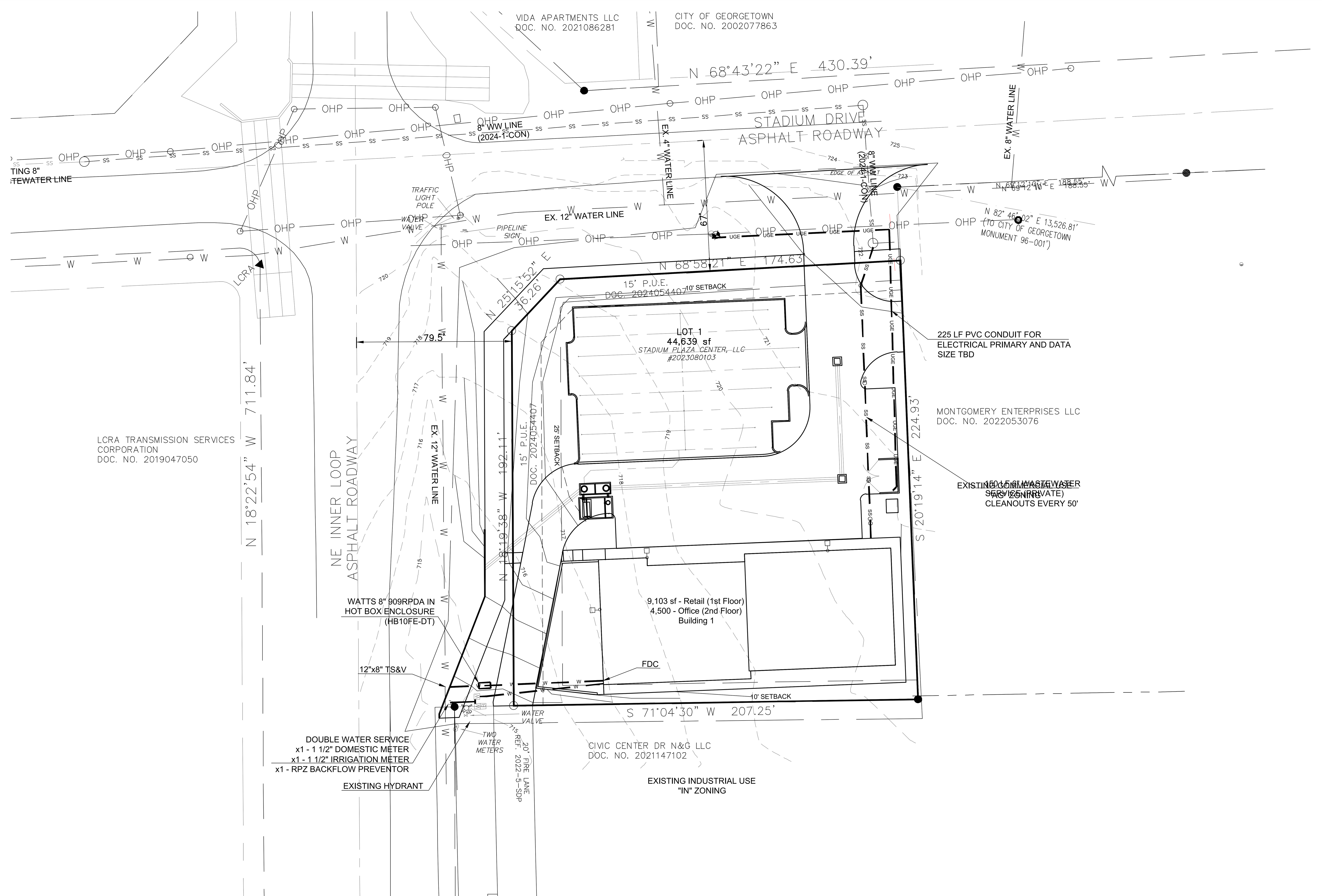
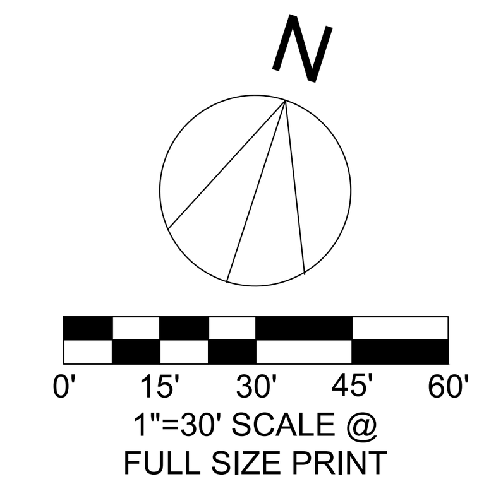
Sheet 3 OF 25

2024-37-SDP



LEGEND:

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED WATER LINE — W
- PROPOSED SANITARY SEWER LINE — SS
- PROPOSED STORM SEWER
- PROPOSED SCREEN FENCE
- LIMITS OF CONSTRUCTION — L.O.C.
- EXISTING HERITAGE TREE DRIP LINE

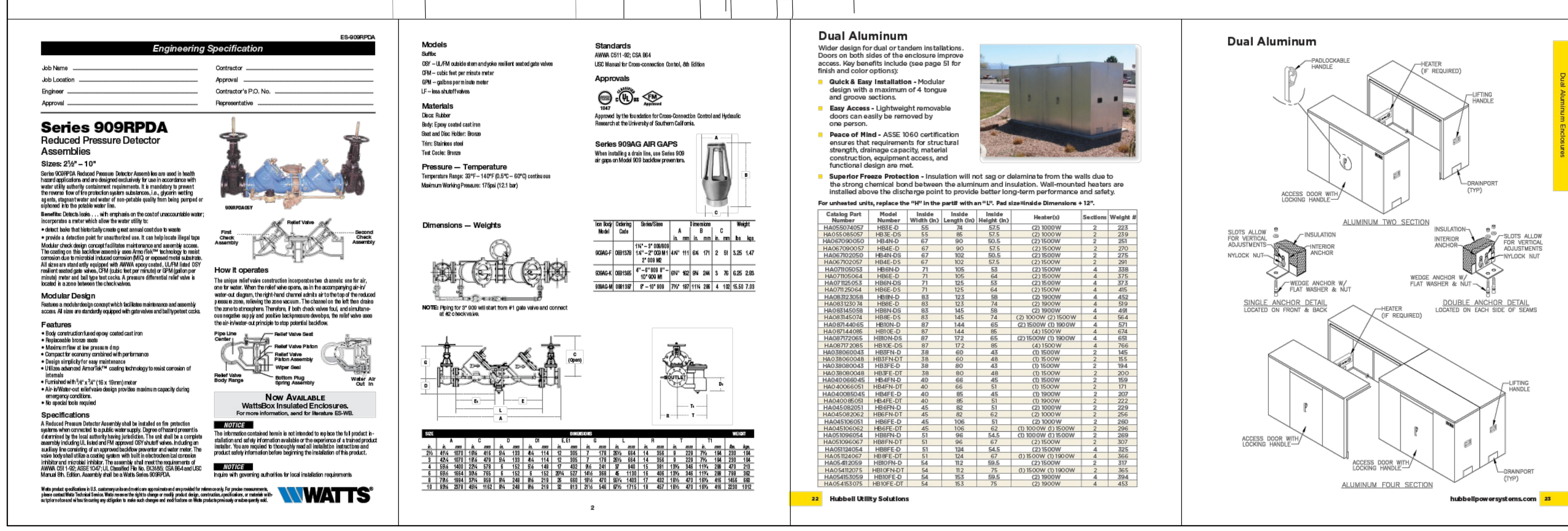


NOTES:

- A MASTER METERED PROJECT SHOULD HAVE A SEPARATE IRRIGATION METER FROM THE DOMESTIC METER.
  (DATES AND TIMES ARE SUBJECT TO CHANGE BASED ON DROUGHT CONTINGENCY PLAN, AND/OR AS MAY BE AMENDED FROM TIME TO TIME).
- POTABLE WATER SHOULD NOT BE USED AS MAKE UP WATER IN WET PONDS.

LAST DIGIT OF PROPERTY STREET ADDRESS:	ALLOWED WATERING DAY:	ALLOWED WATERING HOURS:
1, 5, 9	TUESDAY & FRIDAY 7:00 P.M. – MIDNIGHT	MIDNIGHT – 7:00 A.M. AND
2, 4, 6, 8	WEDNESDAY & SATURDAY 7:00 P.M. – MIDNIGHT	MIDNIGHT – 7:00 A.M. AND
0, 3, 7	THURSDAY & SUNDAY 7:00 P.M. – MIDNIGHT	MIDNIGHT – 7:00 A.M. AND
	MONDAY	NONE

**NOTE ON TABLE:
IF IRRIGATION IS PROVIDED VIA A MASTER IRRIGATION METER, AND THE IRRIGATION COVERS MULTIPLE ADDRESSES, THE MASTER IRRIGATION METER MUST BE SIZED AND PROGRAMED TO ONLY RUN ON THE DAYS ASSOCIATED WITH THE SINGLE ADDRESS ASSIGNED TO THE METER.



NOTES:

1. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF GEORGETOWN.
2. CONTRACTOR TO COORDINATE WITH MEP PLANS AT ALL UTILITY STUB OUTS.
3. CONTRACTOR TO ENSURE NO FIRE HYDRANTS, METERS OR VALVES ARE PLACED IN SIDEWALKS.
4. UNLESS OTHERWISE NOTED, ALL WATER LINES 4" - 12" IN DIAMETER SHALL BE C900 PVC PIPE. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE SCH 40 PVC PIPE.
5. ALL WASTEWATER PIPE SHALL BE SDR-26 PVC PIPE.
6. CONTRACTOR TO COORDINATE AND INSTALL NECESSARY IRRIGATION, ELECTRICAL AND TELECOMMUNICATIONS SLEEVES PRIOR TO PLACEMENT OF PAVEMENT.
7. ALL BENDS, TEES, REDUCERS AND GATE VALVES SHALL BE RESTRAINED PER CITY OF GEORGETOWN STANDARDS.
8. MINIMUM CLEARANCE BETWEEN WATER AND SANITARY SEWER LINES SHALL COMPLY WITH TCEQ REQUIREMENTS.
9. REFER TO SITE PLAN FOR UTILITY EASEMENT LOCATIONS.
10. CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS AND SLEEVING FOR ELECTRICAL SERVICE WITH MEP.
11. COORDINATE LOCATION, SIZE AND TYPE OF LIGHTING WITH MEP AND BUILDING PLANS.
12. CONTRACTOR SHALL ADJUST ALL VISIBLE UTILITY FEATURES TO FINISHED GRADE AS NEEDED AT NO ADDITIONAL COST TO OWNER.
13. LA-912.8 FIRE DEPARTMENT CONNECTIONS. ALL FIRE DEPARTMENT CONNECTIONS (FDCS) SHALL BE MARKED AS APPROVED BY THE FIRE CODE OFFICIAL. TWO RED STREET LANE REFLECTORS (STIMSONITE MODEL 88AB OR SIMILAR) SHALL BE INSTALLED SIX INCHES FROM CENTERLINE OF THE FIRE APPARATUS ACCESS ROADWAY ON THE SIDE CLOSEST TO THE FDC. MARKERS SHALL BE PARALLEL TO THE FDC HAVING THE REFLECTIVE ENDS OF THE STREET MARKERS FACING THE DIRECTOR OF TRAFFIC.

THE FIRE CODE, SECTION LA- 507.5.7 CITY OF GEORGETOWN FIRE HYDRANT COLOR CODE SYSTEM, IS HEREBY ADDED TO READ AS FOLLOWS:
LA-507.5.7 CITY OF GEORGETOWN FIRE HYDRANT COLOR CODE SYSTEM. PRIVATE FIRE HYDRANT MAINTENANCE SHALL BE IN ACCORDANCE WITH NFPA 291.

A. ALL PRIVATE HYDRANT BARRELS WILL BE PAINTED RED WITH THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN PARAGRAPH C OF THIS SECTION TO INDICATE FLOW. IT WILL BE THE CUSTOMER'S RESPONSIBILITY TO TEST AND MAINTAIN THEIR PRIVATE FIRE HYDRANT(S).
B. ALL PRIVATE FIRE HYDRANTS SHOULD BE INSPECTED, MAINTAINED, AND FLOW TESTED ANNUALLY, AND COLOR CODED TO INDICATE THE EXPECTED FIRE FLOW FROM THE HYDRANT DURING NORMAL OPERATION. SUCH COLOR APPLIED TO THE FIRE HYDRANT BY PAINTING THE BONNET THE APPROPRIATE COLOR FOR THE EXPECTED FLOW CONDITION.
C. HYDRANT FLOW CODING STANDARDS. PUBLIC HYDRANTS BARRELS WILL BE PAINTED SILVER, THE HYDRANTS WILL BE FLOW TESTED, AND THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN AS FOLLOWS:

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

D. AT THE CONCLUSION OF CONSTRUCTION FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOR CODED IN ACCORDANCE WITH CITY'S STANDARDS, AND RESULTS SHALL BE EMAILED TO THE FIRE DEPARTMENT. IFC- LA-507.5.7 FIRE HYDRANT SYSTEMS.

Texas 811

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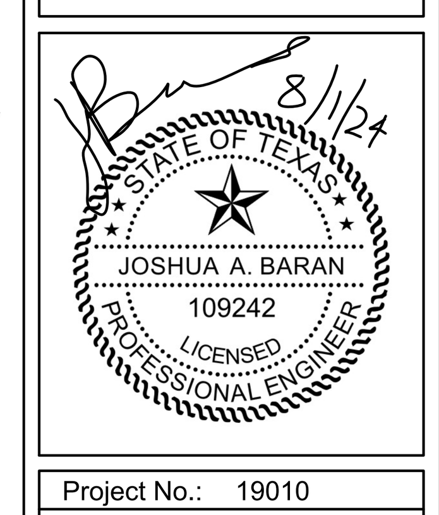
UTILITY PLAN



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Checked By:	JAB

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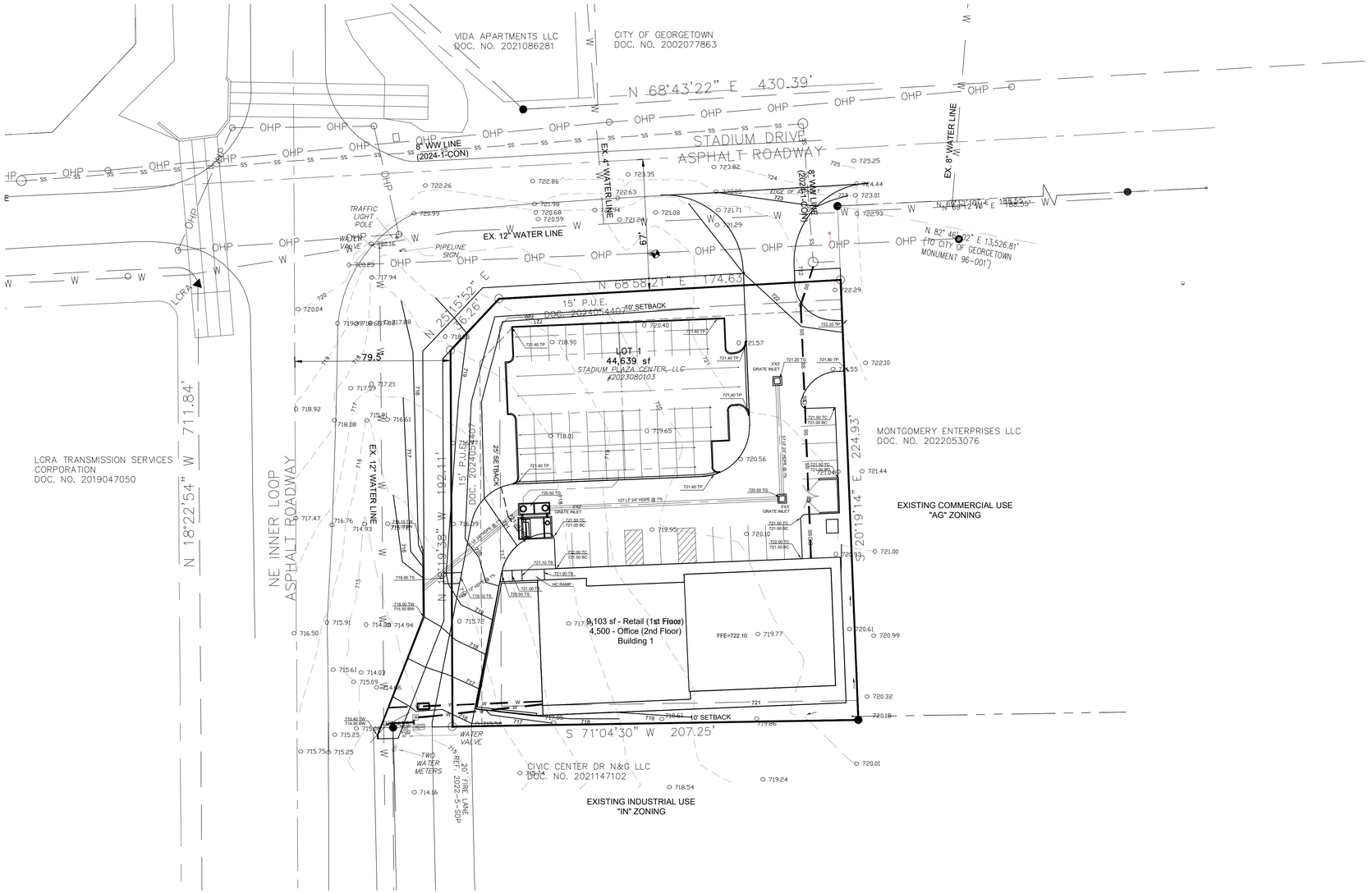
Sheet 10 OF 25

2024-37-SDP



LEGEND:

PROPERTY LINE	
LOT LINE	
EXISTING EDGE OF PAVEMENT	
PROPOSED SWALE	
PROPOSED HIGH POINT	
EXISTING CONTOUR	785
PROPOSED CONTOUR	785
PROPOSED RETAINING WALL	
EXISTING HERITAGE TREE DRIP LINE	
TOP OF PAVEMENT	TP
TOP OF GRATE	TG
TOP OF SIDEWALK	TS
FINISHED GRADE	FG
BOTTOM OF WALL	BW
TOP OF WALL	TW
TOP OF CURB	TC
BOTTOM OF CURB	BC

N

0' 15' 30' 45' 60'
1"=30' SCALE @
FULL SIZE PRINT

NOTES:

1. SLOPES ON ACCESSIBLE RAMPS MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP IS 30 INCHES.
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
4. 5' X 5' LANDINGS ARE REQUIRED AT ALL CHANGES IN DIRECTION. LANDINGS SHALL NOT HAVE A SLOPE OF GREATER THAN 1:50 IN ANY DIRECTION.
5. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
6. CONTRACTOR TO MATCH EXISTING GRADE, GUTTER, AND ASPHALT WHEN TYING INTO EXISTING ROADWAYS.
7. CONTRACTOR TO COORDINATE GRADES WITH ARCHITECTURAL PLANS.
8. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION AND TO INLETS.
9. CONCRETE PAVEMENT TO HAVE MINIMUM 0.5% SLOPE IN ALL AREAS. NO PONDING IS ALLOWED IN THE PARKING AREA.
10. ELEVATIONS SHOWN OUTSIDE OF PAVEMENT ARE FINISHED GRADES INCLUDING ANY TOPSOIL, GRASS, ETC.
11. ELEVATIONS SHOWN WITHIN PAVEMENT ARE TO GUTTER ELEVATION UNLESS OTHERWISE NOTED.
12. THE EXCAVATION CONTRACTOR SHALL TAKE INTO ACCOUNT THE REQUIREMENTS FOR COMPACTED BASE AND CONCRETE THICKNESS AS CALLED FOR ON THE FOUNDATION PLAN. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
13. SIDEWALK LOCATED ADJACENT TO BUILDING SHALL SLOPE A MINIMUM OF 1% AWAY FROM THE BUILDING.
14. LANDSCAPE AREAS DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE A MINIMUM OF 1% AWAY FROM THE BUILDING.
15. SITE SURVEY, PROVIDED BY OTHERS, DOES NOT INCLUDE A REFERENCE TO TEMPORARY OR PERMANENT BENCHMARKS NEAR THE SITE. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY AND THE LOCATION/ELEVATION OF THE SITE IMPROVEMENTS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.
16. CONTRACTOR SHALL ADJUST ALL VISIBLE UTILITY STRUCTURES TO FINISHED GRADE AS NEEDED AT NO ADDITIONAL COST TO OWNER.

Texas 811

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GRADING PLAN

8/1/24

STATE OF TEXAS
JOSHUA A. BARAN
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LICENSED
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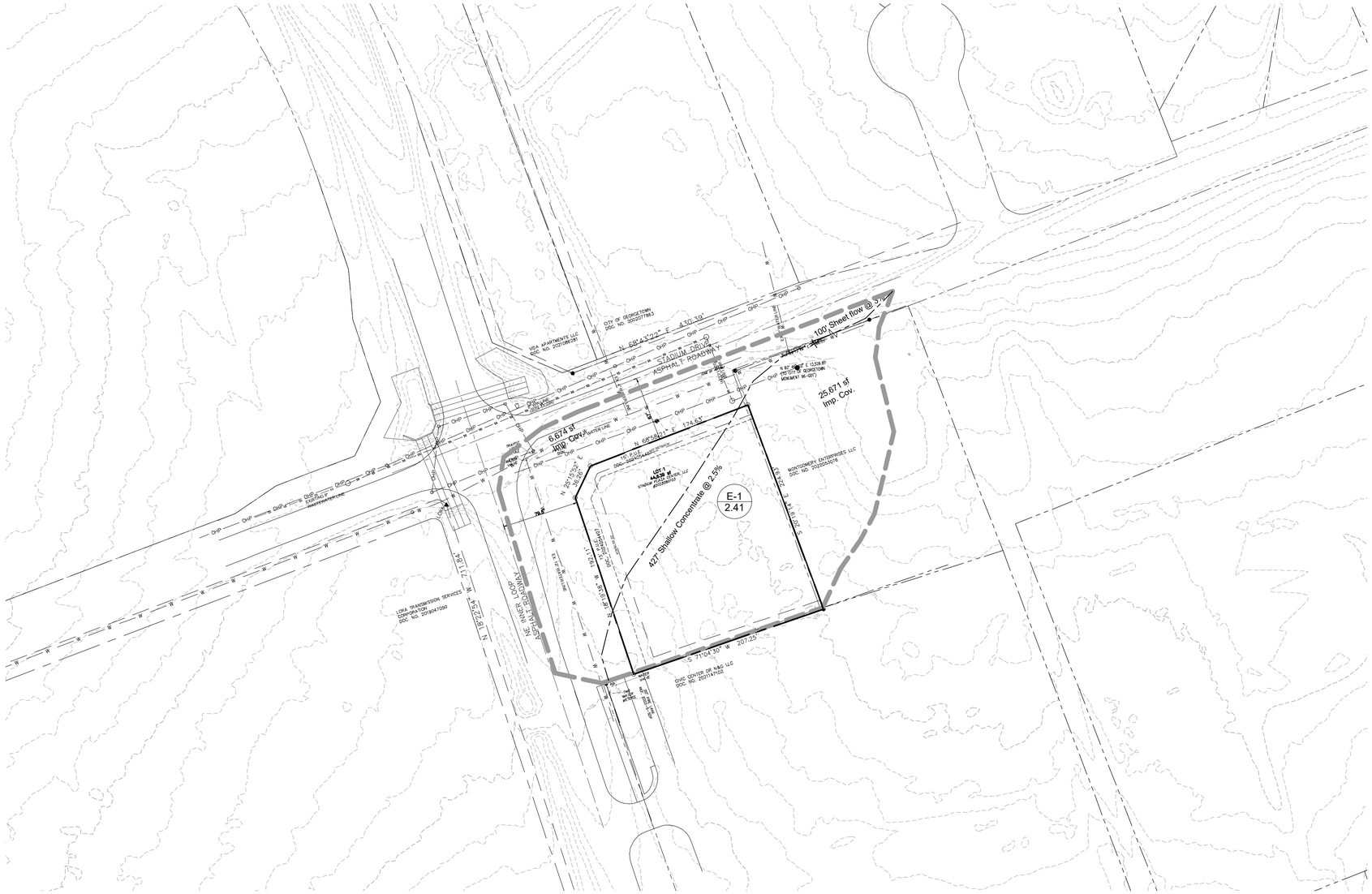
Sheet 11 OF 25

2024-37-SDP



NOTES:
1. REFER TO ENGINEERING REPORT FOR SUPPORTING CALCULATIONS.
2. THIS SHEET IS USED SOLELY FOR THE PURPOSE OF DETENTION POND AND WATER QUALITY DESIGN, NOT FOR CONSTRUCTION.

EXISTING DRAINAGE SUMMARY

Area ID	DA (ac.)	DA (mi^2.)	TC(min.)	Lag (min)	CN	Q_2(cfs)	Q_{10}(cfs)	Q_{25}(cfs)	Q_{100}(cfs)
E-1	2.41	0.0038	23.5	14.1	85	6.7	12.0	14.9	19.4
Total	2.41	0.0038		Total Peak Flow		6.7	12.0	14.9	19.4

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EXISTING DRAINAGE AREA MAP

8/1/24
STATE OF TEXAS
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Project No.:	19010
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Drawn By:	JAB
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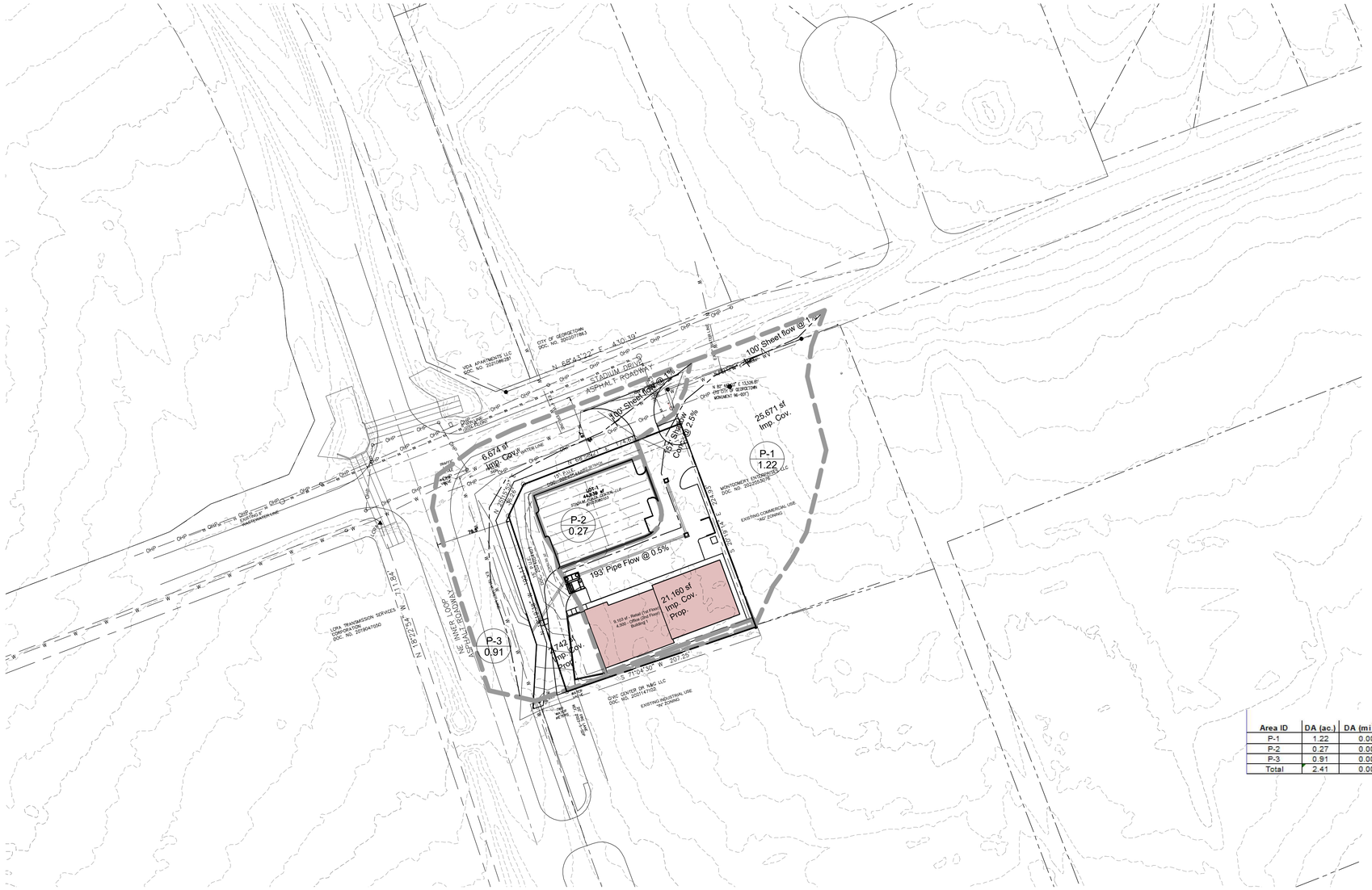
Sheet 12 OF 25

2024-37-SDP

Texas 811



NOTES:
1. REFER TO ENGINEERING REPORT FOR SUPPORTING CALCULATIONS.
2. THIS SHEET IS USED SOLELY FOR THE PURPOSE OF DETENTION POND AND WATER QUALITY DESIGN, NOT FOR CONSTRUCTION.

PROPOSED DRAINAGE SUMMARY

Area ID	DA (ac.)	DA (mi^2)	TC(min.)	Lag (min)	CN	Q2(cfs)	Q10(cfs)	Q25(cfs)	Q100(cfs)
P-1	1.22	0.0019	23.5	14.1	96	4.7*	7.9	9.2	11.3
P-2	0.27	0.0004	12.5	7.5	39	0.0	0.0	0.1	0.2
P-3	0.91	0.0014	10.0	6.0	81	2.0	4.0	5.1	6.8
Total	2.41	0.0038		Total Peak Flow		6.7*	11.8	14.3	18.2

ANALYSIS POINT 1 (CFS) ROUTED FLOWS

Condition	2-year	10-year	25-year	100-year
Existing	6.7	12.0	14.9	19.4
Developed	6.7*	11.8	14.3	18.2

CN CALCULATIONS						IMPERVIOUS SUMMARY					
Area ID	Area acres	Area sq. mi.	Soil Group %	Weighted CN	CN Description	Total (sf)	Pavement	Pervious Pvmt	% Imp	Pervious	% Pervious
E-1	2.41	0.0037656	100% Group C	85	(79) Pasture/Grassland/range, Fair, HSG C	105,042	32,345	-	30.8%	72,697	69%
P-1	1.22	0.0019063	100% Group C	96	(79) Pasture/Grassland/range, Fair, HSG C (98) Impervious	53,193	46,831	-	88.0%	6,362	12%
P-2	0.27	0.0004219	100% Group C	39	(39) >75% Grass cover, Good, HSG A *This area is all pervious pavement, modeled as well-drained grass cover	11,882	-	11,882	0.0%	-	0%
P-3	0.91	0.0014219	100% Group C	81	(79) Pasture/Grassland/range, Fair, HSG C (98) Impervious (39) >75% Grass cover, Good, HSG A	39,827	9,416	2,527	23.6%	27,884	70%
Impervious Areas: Paved parking lots, roofs, driveways: CN=98 CN values from USDA TR-55											

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PROPOSED DRAINAGE AREA MAP

8/1/24
STATE OF TEXAS
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Project No.: 19010
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Drawn By: JAB
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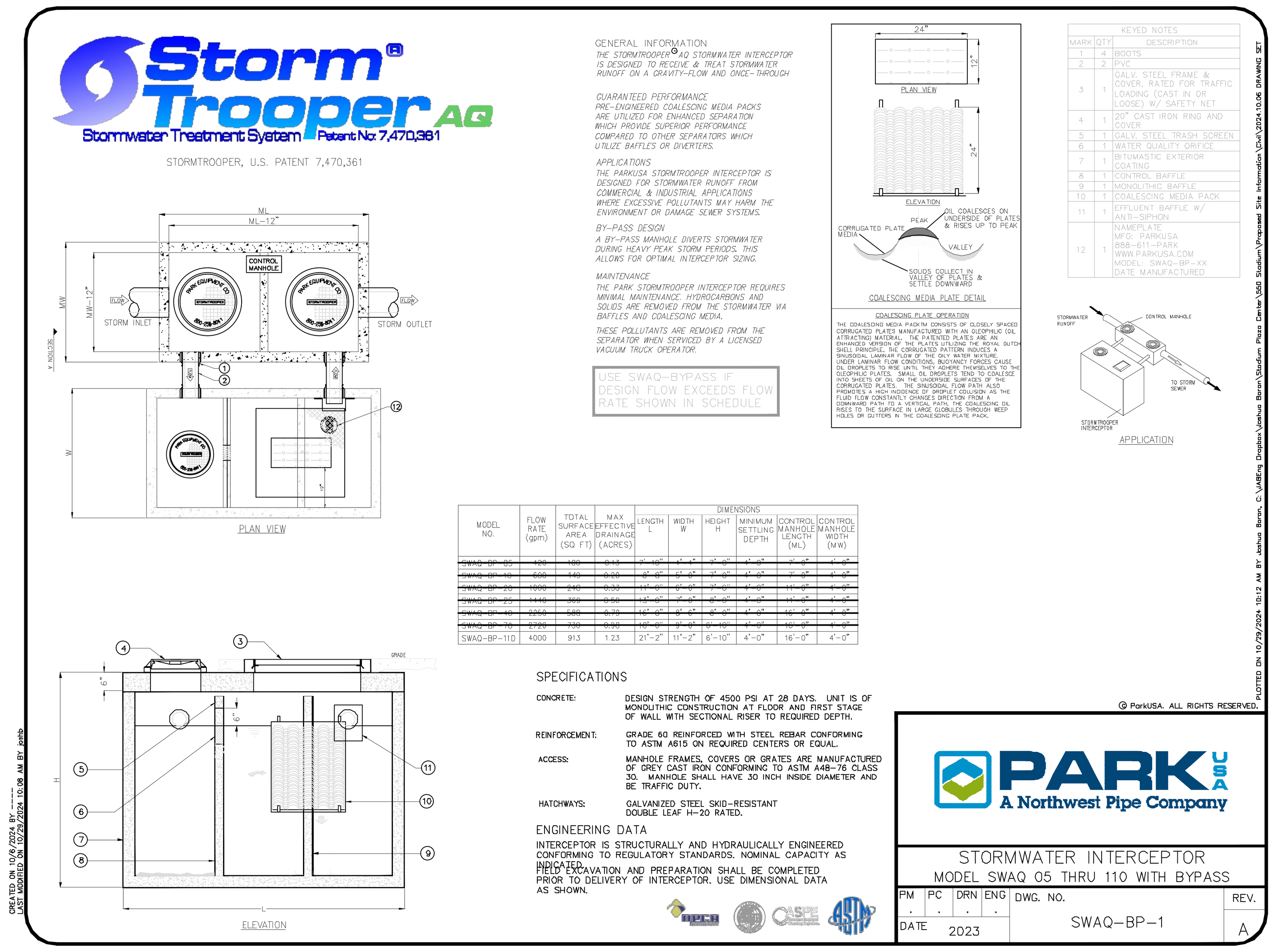
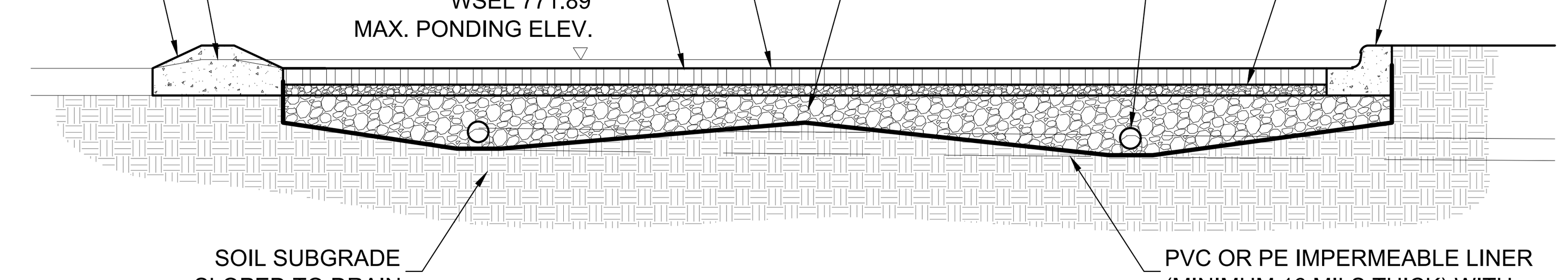
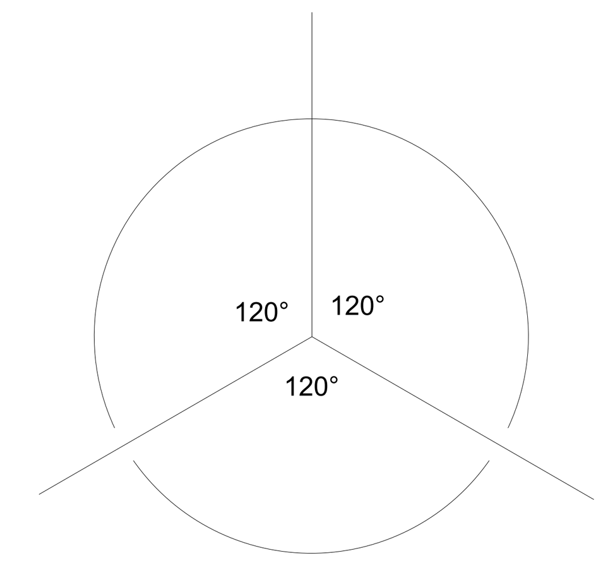
Sheet 13 OF 25
2024-37-SDP





PERMEABLE PAVERS (PARKING)

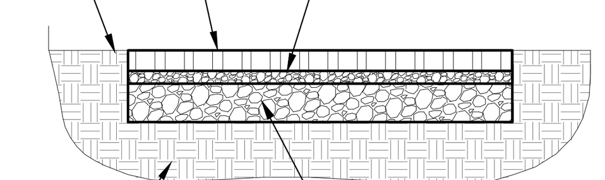


PERFORATION LAYOUT

UNDERDRAIN PIPING

THE UNDERDRAIN PIPING CONSISTS OF THE MAIN COLLECTOR PIPE(S) AND PERFORATED LATERAL BRANCH PIPES. THE PIPING SHOULD BE REINFORCED TO WITHSTAND THE WEIGHT OF THE OVERBURDEN. INTERNAL DIAMETERS OF LATERAL BRANCH PIPES SHOULD BE FOUR (4) INCHES OR GREATER AND PERFORATIONS SHOULD BE THREE-EIGHTHS (3/8) INCH. ALL PIPING IS TO BE SCHEDULE 40 POLYVINYL CHLORIDE (PVC) OR GREATER STRENGTH. THE MAXIMUM SPACING FOR THE LATERALS SHOULD BE TEN (10) FEET BETWEEN LATERALS AND FIVE (5) FEET FROM A WALL OR SIDE. LESSER SPACES ARE ACCEPTABLE. THE MAXIMUM SPACING BETWEEN ROWS OF PERFORATIONS SHOULD NOT EXCEED SIX (6) INCHES.

THE MINIMUM GRADE OF PIPING SHALL BE ONE-EIGHTS (1/8) INCH PER FOOT (ONE (1) PERCENT SLOPE). ACCESS FOR CLEANING ALL UNDERDRAIN PIPING IS NEEDED. CLEANOUTS ARE REQUIRED WITHIN FIFTY (50) FEET OF EVERY PORTION OF LATERAL AND COLLECTOR DRAIN LINES AND AT EVERY BEND. IN ADDITION, AT LEAST ONE LATERAL MUST BE ACCESSIBLE FOR CLEANING WHEN THE SYSTEM IS FULL.



PERMEABLE PAVERS (SIDEWALKS)

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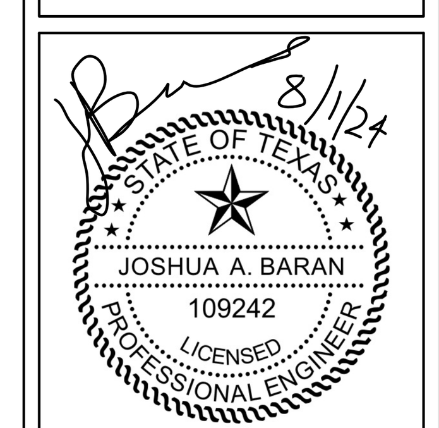
DETENTION / WATER QUALITY PLAN



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C.12

Sheet 14 OF 25

2024-37-SDP

Texas 811

TCEQ (80% TSS REMOVAL)

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Stadium Plaza Center
Date Prepared: 11/28/2023

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

Page 3-29 Equation 3.3: L_M = (T_R x 0.226)(A_N x P x 0.9 x 170 - A_N x P x 0.03 x 80)

where:
- $L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development
- A_N = Net increase in impervious area for the project
- P = Average annual precipitation, inches
- T_R = TSS Removal Required (percentage)

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

County =	Williamson	
TSS Removal Required (T_R) =	80	Percent
Total project area included in plan * =	1.02	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	0.76	acres
Total post-development impervious cover fraction * =	0.75	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	666	lbs.

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

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

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

Drainage Basin/Outfall Area No. = P-1

Total drainage basin/outfall area =	1.22	acres
Predevelopment impervious area within drainage basin/outfall area =	0.37	acres
Post-development impervious area within drainage basin/outfall area =	0.87	acres
Post-development impervious fraction within drainage basin/outfall area =	0.71	
$L_{M\ THIS\ BASIN}$ =	440	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Wet Vault	
Removal efficiency =	95	percent

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

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

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

A_C =	0.53	acres
A_I =	0.51	acres
A_P =	0.02	acres
L_R =	532	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	488	lbs.
F =	0.92	

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

Rainfall Depth =	2.00	inches
Post Development Runoff Coefficient =	0.78	
On-site Water Quality Volume =	2957	cubic feet

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

Off-site area draining to BMP =	0.49	acres
Off-site Impervious cover draining to BMP =	0.37	acres
Impervious fraction of off-site area =	0.53	
Off-site Runoff Coefficient =	0.37	
Off-site Water Quality Volume =	1875	cubic feet
Storage for Sediment =	975	
Total Capture Volume (required water quality volume(s) x 1.20) =	5851	cubic feet

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

17. Wet Vaults | Designed as Required in RG-348 | Pages 3-30 to 3-32 & 3-79

Required Load Removal Based upon Equation 3.3 =	975	lbs

First calculate the load removal at 1.1 in/hour

RG-348 Page 3-30 Equation 3.4: Q = CA

C = runoff coefficient for the drainage area =	0.54	C = Runoff Coefficient = 0.546 (IC)^2 + 0.328 (IC) + 0.03
i = design rainfall intensity =	1.1	in/hour
A = drainage area in acres =	1.22	acres
Q = flow rate in cubic feet per second =	0.73	cubic feet/sec

RG-348 Page 3-31 Equation 3.5: V_{OR} = Q/A

Q = Runoff rate calculated above =	0.73	cubic feet/sec
A = Water surface area in the wet vault =	913	square feet
V_{OR} = Overflow Rate =	7.98E-04	feet/sec
Percent TSS Removal from Figure 3-1 (RG-348 Page 3-31) =	85	percent
Load removed by Wet Vault =	828.87	lbs

If a bypass occurs at a rainfall intensity of less than 1.1 in/hours
Calculate the efficiency reduction for the actual rainfall intensity rate

Actual Rainfall Intensity at which Wet Vault bypass Occurs =	0.5	in/hour
Fraction of rainfall treated from Figure 3-2 RG-348 Page 3-32 =	0.75	percent
Efficiency Reduction for Actual Rainfall Intensity =	0.83	percent
Resultant TSS Load removed by Wet Vault =	690.72	lbs

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

Drainage Basin/Outfall Area No. = P-2

Total drainage basin/outfall area =	0.22	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.20	acres
Post-development impervious fraction within drainage basin/outfall area =	0.93	
$L_{M\ THIS\ BASIN}$ =	178	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =		
Removal efficiency =	89	percent

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

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

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

A_C =	0.22	acres
A_I =	0.20	acres
A_P =	0.02	acres
L_R =	201	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	520	lbs.
F =	2.58	

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

Rainfall Depth =	4.00	inches
Post Development Runoff Coefficient =	0.76	
On-site Water Quality Volume =	2421	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	484	
Total Capture Volume (required water quality volume(s) x 1.20) =	2905	cubic feet

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

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

Drainage Basin/Outfall Area No. = P-3

Total drainage basin/outfall area =	0.27	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.06	acres
Post-development impervious fraction within drainage basin/outfall area =	0.20	
$L_{M\ THIS\ BASIN}$ =	48	lbs.

TSS REMOVAL SUMMARY:

666 LBS. REMOVAL REQUIRED FOR TCEQ (80% TSS REMOVAL)
708 LBS. REMOVAL REQUIRED FOR GEORGETOWN (85% TSS REMOVAL)

P-1: 691 LBS. REMOVED BY STORMTROOPER SWAQ-110
P-2: 201 LBS. REMOVED BY PERVIOUS PAVERS
P-3: 0 LBS. REMOVED BYPASS AREA

TOTAL 892 LBS. REMOVED

GEORGETOWN (85% TSS REMOVAL) FOR REFERENCE

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Stadium Plaza Center
Date Prepared: 11/28/2023

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

Page 3-29 Equation 3.3: L_M = (T_R x 0.226)(A_N x P x 0.9 x 170 - A_N x P x 0.03 x 80)

where:
- $L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development
- A_N = Net increase in impervious area for the project
- P = Average annual precipitation, inches
- T_R = TSS Removal Required (percentage)

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

County =	Williamson	
TSS Removal Required (T_R) =	85	Percent
Total project area included in plan * =	1.02	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	0.75	acres
Total post-development impervious cover fraction * =	0.75	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	708	lbs.

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

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No.	Date	Revisions	App.

STADIUM PLAZA CENTER
510 STADIUM DRIVE
GEORGETOWN, TEXAS 78626

TCEQ CALCULATIONS

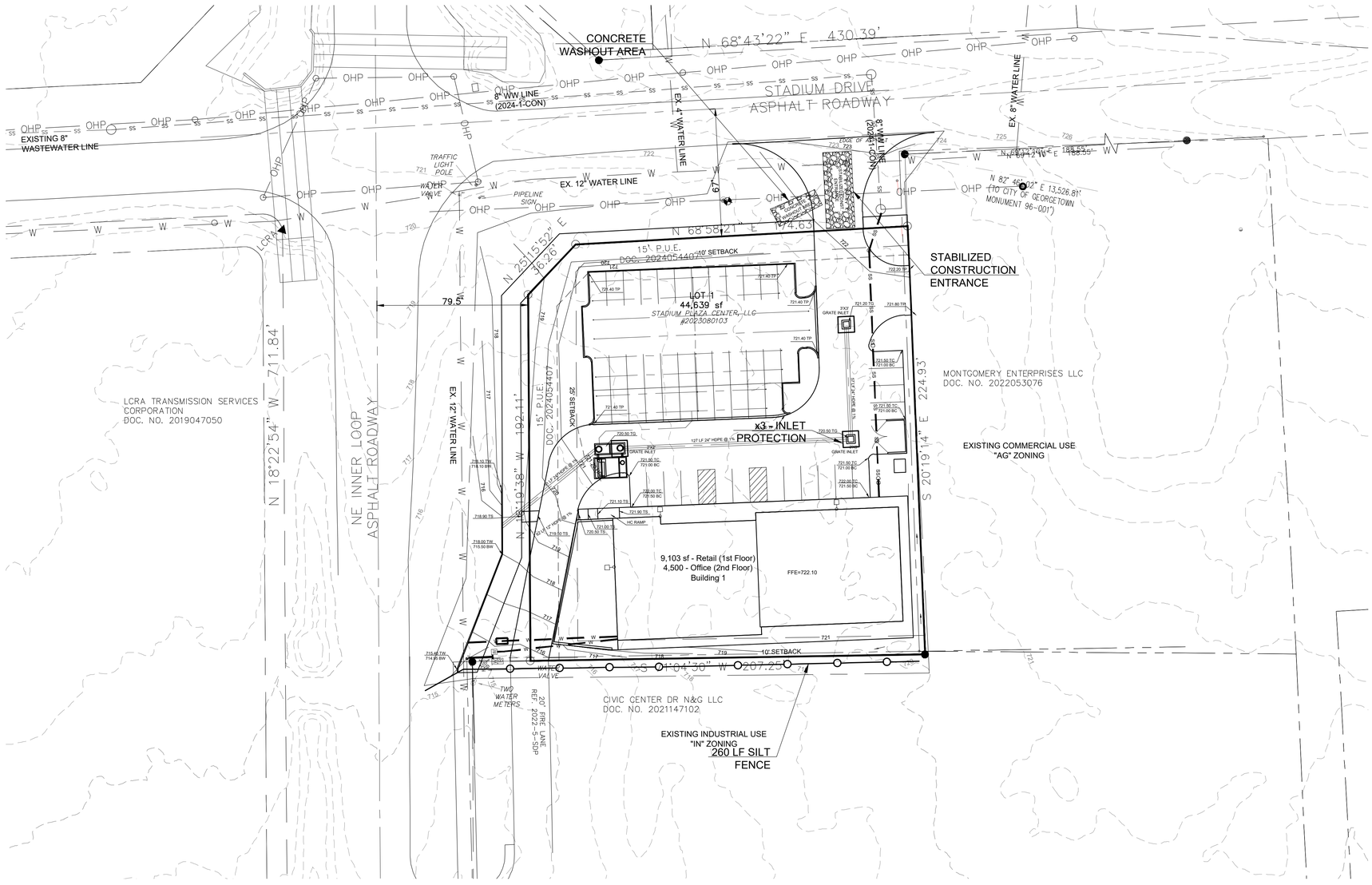
STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED
PROFESSIONAL ENGINEER
8/1/24

Project No.:	19010
Issued:	08/01/2024
Drawn By:	JAB
Checked By:	JAB

C.13

Sheet 15 OF 25
2024-37-SDP

Texas 811 TEXAS



LEGEND:

- PROPERTY LINE
- LOT LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING MAJOR CONTOUR 105
- EXISTING MINOR CONTOUR 104
- PROPOSED MAJOR CONTOUR 115
- PROPOSED MINOR CONTOUR 114
- PROPOSED HIGH POINT
- PROPOSED SILT FENCE
- PROPOSED ROCK BERM
- PROPOSED INLET PROTECTION
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE/EXIT

EROSION CONTROL QUANTITIES		
SILT FENCE	260	LF
INLET PROTECTION	3	EA
STABILIZED CONSTRUCTION ENTRANCE	1	EA
CONCRETE WASHOUT AREA	1	EA
LIMITS OF CONSTRUCTION	1.41	AC

N

0' 15' 30' 45' 60'

1"=30' SCALE @ FULL SIZE PRINT

NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR DEWATERING OF WORK AREAS. WHEN REQUIRED CONTRACTOR SHALL DEWATER EXCAVATED AREAS USING A CITY METHOD (I.E. SILT FENCE, HAY BALE DIKE, ROCK BERM, ETC.)
2. CONTRACTOR SHALL PROVIDE TEMPORARY STAGING AND SPOILS AREA AS NEEDED AND PROVIDE ADDITIONAL SILT FENCE ALONG THE DOWNSTREAM SIDE OF THESE AREAS THROUGHOUT CONSTRUCTION.
3. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP, OR REVEGETATION MATTING.
4. CITY INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/ SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN-COMPLIANCE WITH THE CITY RULES AND REGULATIONS.
5. CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS PER CITY REQUIREMENTS, OR AS DIRECTED BY THE CITY INSPECTOR.

No.	Date	Revisions	App.

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STADIUM PLAZA CENTER

510 STADIUM DRIVE
GEORGETOWN, TEXAS 78626

EROSION / SEDIMENTATION CONTROL PLAN

8/1/24

STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED
PROFESSIONAL ENGINEER

Project No.:	19010
Issued:	08/01/2024
Drawn By:	JAB
Checked By:	JAB

C.14

Sheet 16 OF 25

2024-37-SDP

Texas 811

GENERAL NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AS APPLIES, WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (811) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.

3. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT LEAST 24 HOURS PRIOR TO INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.

4. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.

5. ALL SITE WORK SHALL COMPLY WITH ENVIRONMENTAL REQUIREMENTS SET FORTH IN THE CITY OF GEORGETOWN CODES AND REGULATIONS.

6. DEVELOPER INFORMATION.

   A. OWNER: STADIUM PLAZA CENTER LLC
   ATTN: BHARATH PISSAY
   ADDRESS: 15904 PEARSON BROTHERS DRIVE
   AUSTIN, TX 78717-4061
   PHONE NO. (517) 945 - 4141

   B. DEVELOPER: STADIUM PLAZA CENTER LLC
   ATTN: BHARATH PISSAY
   ADDRESS: 15904 PEARSON BROTHERS DRIVE
   AUSTIN, TX 78717-4061
   PHONE NO. (517) 945 - 4141

   C. OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS.
   JAB ENGINEERING, LLC
   ATTN.: JOSHUA A. BARAN, P.E.
   PHONE NO.: (512) 779-7414

   D. PERSON OR FIRM RESPONSIBLE FOR EROSION & SEDIMENTATION CONTROL MAINTENANCE.

   OWNER: STADIUM PLAZA CENTER LLC
   ADDRESS: 15904 PEARSON BROTHERS DRIVE
   AUSTIN, TX 78717-4061
   PHONE NO. (517) 945 - 4141

7. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF GEORGETOWN STANDARD SPECIFICATIONS, AS AMENDED BY SPECIAL PROVISION. CURRENT AT THE TIME OF BIDDING.

8. CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.

9. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS. SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION PERMITS THAT CAN ONLY BE ISSUED TO THE CONTRACTOR HAVE BEEN OBTAINED BY THE CONTRACTOR AT ITS EXPENSE PRIOR TO COMMENCEMENT OF WORK.

10. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL. INCLUDING METHODS OF HANDLING AND DISPOSAL.

11. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.

12. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS WAS COMPILED FROM RECORD INFORMATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES.

13. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.

14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AT NO ADDITIONAL COST TO OWNER.

15. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY)

16. THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION. THE CONTRACTOR TO ENSURE THAT DRAINAGE OF STORM WATER RUNOFF IS NOT BLOCKED.

17. THESE PLANS, PREPARED BY JAB ENGINEERING, LLC DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF JAB ENGINEERING REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR IS TO PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE, REGULAR SESSION.

18. TRAFFIC CONTROLS TO BE CONTRACTOR'S RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CENTRAL DEVICES (TMUTCD).

19. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 24 HOURS PRIOR TO CONSTRUCTION.

20. NO BLASTING IS ALLOWED ON THIS PROJECT.

21. BURNING IS NOT ALLOWED ON THIS PROJECT.

22. MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT STREETS BY REMOVING EXISTING ASPHALT FROM END BACK UNTIL FULL DEPTH BASE AND HMAC ARE ENCOUNTERED AND HMAC APPEARS TO BE IN SOUND CONDITION. PROVIDE EXPANSION JOINT AND DOWELS WHERE CONNECTING EXISTING CURB TO NEW CURB.

23. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.

24. UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTING SIDEWALK BY EXPOSING AND CLEANING A ONE-FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH.

25. CONCRETE FOR SITE WORK, OTHER THAN CONCRETE PAVEMENT AND STRUCTURES, TO BE CLASS "A" (5 SACK, 3000 PSI @ 28-DAYS) AND ALL REINFORCING STEEL TO BE ASTM A615 60, UNLESS OTHERWISE NOTED. REFER TO GEOTECHNICAL REPORT AND ARCHITECTURAL DRAWINGS FOR PAVEMENT STRUCTURAL SPECIFICATIONS.

26. TREE SURVEY, CONTOURS, AND BENCHMARK INFORMATION SUPPLIED BY OTHERS. ACTUAL LOCATION OF TREES AND ELEVATION OF NATURAL GROUND ON THE PROJECT SITE MAY VARY FROM WHAT IS DEPICTED ON THE PLAN SHEETS. JAB ENGINEERING, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION REGARDING SURVEYS OR BENCHMARK LOCATIONS.

27. BENCHMARKS ARE AS FOLLOWS: SEE SITE PLAN

28. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE.

29. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE FOR SUBSURFACE INFORMATION REGARDING THIS PROJECT. AT ITS EXPENSE THE CONTRACTOR IS ENCOURAGED TO MAKE ADDITIONAL SUBSURFACE INVESTIGATIONS.

30. UTILITY RELOCATIONS REQUIRED BY CONSTRUCTION SHALL BE PERFORMED BY THE APPROXIMATE UTILITY COMPANY. ANY RELOCATIONS OR TEMPORARY BRACING NOT DEEMED NECESSARY BY THE ENGINEER, BUT DESIRED FOR CONVENIENCE BY THE CONTRACTOR, SHALL BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.

TEXAS ONE CALL	1-800-245-4545
PEDERNALES ELECTRIC COOP	512-219-2602
SUDDENLINK	877-694-9474
CITY OF GEORGETOWN	512-930-2572

31. CONTRACTOR TO FIELD VERIFY LOCATION AND FLOWLINES OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITY. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

32. PUMPING OF STORMWATER FROM EXCAVATIONS IS PROHIBITED UNLESS THE STORMWATER IS DISCHARGED TO ENCOURAGE SHEET/OVERLAND FLOW. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.

33. 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 CONTRACTOR TO IMMEDIATELY CONTACT A CITY OF GEORGETOWN INSPECTOR FOR FURTHER INVESTIGATION.

CONSTRUCTION SEQUENCING:

1. INSTALL CONSTRUCTION FENCING, STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROLS AND TREE PROTECTION FENCING PER APPROVED EROSION AND SEDIMENTATION CONTROL/TREE PROTECTION PLAN.
2. THE CONTRACTOR SHALL ARRANGE AND COORDINATE ACCEPTABLE MEETING TIMES FOR AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE OWNER, PROJECT ENGINEER, RELEVANT CONTRACTORS, RELEVANT UTILITY REPRESENTATIVES, AND THE CITY ENGINEER/INSPECTOR.
3. BEGIN SITE CLEARING/DEMOLITION.
4. ROUGH GRADE SITE AND PONDS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
5. INSTALL UTILITY IMPROVEMENTS.
6. CONSTRUCT BUILDING FOUNDATIONS.
7. CONSTRUCT ALL-WEATHER DRIVING SURFACE.
8. CONSTRUCT BUILDING(S).
9. COMPLETE GRADING, DRAINAGE AND PAVING.
10. HYDROMULCH OR SOD ALL DISTURBED AREAS AND CLEAN UP SITE.
11. FINAL CLEARING OF EROSION AND SEDIMENTATION CONTROLS AND STORM DRAIN STRUCTURES.
12. CITY VISITS SITE AND ISSUES CERTIFICATE OF ACCEPTANCE ONLY IF ALL CONSTRUCTION IS IN SUBSTANTIAL CONFORMANCE TO THE PLANS.

TEMPORARY E&S NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). SEE CONSTRUCTION DETAILS SHEET FOR EROSION/SEDIMENTATION CONTROL DETAILS.

2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL/TREE PROTECTION PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES OF THE SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.

3. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.

4. ANY DIRT, MUD, ROCKS, DEBRIS, ETC., THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREET SHALL BE CLEANED UP IMMEDIATELY.

5. THE CODE ENFORCEMENT OFFICER, CITY ENGINEER OR DESIGNATED CITY INSPECTOR HAS THE AUTHORITY TO REQUIRE ADDITIONAL EROSION/SEDIMENTATION CONTROLS OR TREE PROTECTION BEFORE OR DURING CONSTRUCTION.

PERMANENT EROSION AND SEDIMENTATION NOTES:

1. EROSION CONTROL MATTING IS REQUIRED ON ALL DISTURBED AREA THAT HAVE A FINISHED GRADE IN EXCESS OF 3:1.

2. ALL DISTURBED AREAS ON THE ENTIRE PROJECT (SUCH AS AREAS THAT HAVE BEEN DRIVEN ON, GRADED, USED FOR STORAGE OF ANYTHING AND ARE NOT IN THE EXACT CONDITION THAT EXISTED PRIOR TO CONSTRUCTION) SHALL HAVE A MINIMUM OF THREE (3) INCHES OF TOPSOIL PLACED PRIOR TO REVEGETATION.

3. TOPSOIL SHALL BE CLEAN, FRIABLE, FERTILE SOIL WITH A RELATIVELY HIGH EROSION RESISTANCE, FREE OF OBJECTIONABLE MATERIALS INCLUDING ROOTS AND ROCKS LARGER THAN ONE (1) INCH. TOPSOIL SHALL NOT CONTAIN CALICHE OR LIMESTONE. TOPSOIL SHALL BE READILY ABLE TO SUPPORT THE GROWTH OF PLANTING, SEEDING AND SODDING, AS ACCEPTED BY THE CITY.

4. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT.

PERMANENT VEGETATIVE STABILIZATION: (OR AS SPECIFIED BY THE LANDSCAPE PLANS):

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE- HALF (1/2) INCH AND THE AREA SHALL BE RE- SEEDED IN ACCORDANCE WITH 2, BELOW.

2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.

   A. BERMUDA SOD 5' OUTSIDE THE BUILDINGS AND BERMUDA HYDROMULCH ALL AREAS DISTURBED BY CONSTRUCTION.

   B. BIO-SWALE AREAS SHALL BE A NATIVE SEED BIO-SWALE MIX OR AN OVERSEED WITH ANNUAL RYE, IF REQUIRED.

   C. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUNDS PER 1000 SF.

   D. IF NO PERMENANT IRRIGATION IS ANTICIPATED. WATERING WILL BE PERFORMED BY A WATER TRUCK, AS NEEDED.

   E. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.

   F. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN TO AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC 10% DEFIBRATED FIBERS TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURES RECOMMENDATIONS)
FIBER REINFORCED MATRIX (BFM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 41500 LBS PER ACRE (SEE MANUFACTURES RECOMMENDATIONS)

ELECTRIC NOTES:

1. ELECTRIC PROVIDER HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS ON THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. ELECTRIC PROVIDER WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CITY REQUIREMENTS.

2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ELECTRIC PROVIDER WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.

3. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. ALL ELECTRIC WORK SHALL ALSO BE INCLUDED 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, ELECTRIC PROVIDER REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCE WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD LINES AND EQUIPMENT. ELECTRIC PROVIDER WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCE WILL BE CHARGED TO THE OWNER.

FIRE DEPARTMENT NOTES:

1. AN ALL-WEATHER DRIVING SURFACE MUST BE INSTALLED IN LOCATIONS SHOWN ON THE SITE PLAN TO BE FIRE LANES, PRIOR TO ANY BUILDING CONSTRUCTION BEYOND THE FOUNDATION.

2. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS THIRTEEN FEET, SIX INCHES FOR FULL 25 FEET WIDTH OF ACCESS DRIVES AND ROUTES FOR INTERNAL CIRCULATION. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS.

3. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR-INCH WHITE LETTERING STATING, "FIRE LANE --TOW AWAY ZONE". THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART.

4. A "MASTER KEY BOX" (KNOX BOX MASTER ACCESS SYSTEM) SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE BUILDING PLANS AND APPROVED BY THE FIRE DEPARTMENT, IF REQUIRED. CONTACT THE FIRE DEPARTMENT FOR ORDERING OF THE BOX. NO IMPROVEMENTS MAY BE OCCUPIED UNTIL THE BOX IS INSTALLED, IF REQUIRED.

5. THE FIRE DEPARTMENT CONNECTION (FDC)/SIAMESE CONNECTION SHALL BE INSTALLED WHERE SHOWN ON THE SITE PLAN. THE FDC FOR THE FIRE SPRINKLER SYSTEM SHALL HAVE A 5 INCH STORTZ CONNECTION ON A 30 DEGREE DOWNTURN WITH A KNOX BRAND LOCKING CAP.

6. THE MAXIMUM ALLOWABLE DRIVEWAY, DRIVE AISLE OR FIRE LANE GRADE IS TEN PERCENT.

7. ALL PLANS (SITE, BUILDING, ALARM, SPRINKLER) WILL BE SUBMITTED FOR REVIEW. A REVIEW LETTER WILL BE SUBMITTED TO THE ARCHITECT. REVIEWS WILL NOT BE RELEASED UNTIL THE FEES ARE PAID.

8. DESIGNS FOR SITE IMPROVEMENTS SHALL MEET THE CURRENT DESIGN CRITERIA AS REQUIRED BY THE FIRE DEPARTMENT.

WATER AND WASTEWATER UTILITY NOTES:

1. THE CITY OF GEORGETOWN IS THE WATER AND WASTEWATER SERVICE PROVIDER FOR THIS DEVELOPMENT. A PRECONSTRUCTION MEETING WITH THE WATER AND WASTEWATER SERVICE PROVIDER SHALL BE HELD PRIOR TO COMMENCEMENT OF CONSTRUCTION TO SCHEDULE INSPECTION OF INSTALLATION OF WATER/WASTEWATER FACILITIES. WATER FACILITIES WILL BE INSPECTED UP TO, AND INCLUDING, THE WATER METER AND/OR FIRE HYDRANTS. THE CONTACT NUMBER FOR THE CITY OF GEORGETOWN IS (512) 930-2572.

2. THE WATER AND WASTEWATER SERVICE PROVIDER STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL GOVERN MATERIAL AND METHODS USED TO DO THIS WORK.

3. THE WATER AND WASTEWATER SERVICE PROVIDER SHALL BE CONTACTED AT LEAST 48 HOURS BEFORE CONNECTING TO EXISTING WATER AND WASTEWATER FACILITIES.

4. CONTRACTOR SHALL CONTACT THE WATER AND WASTEWATER SERVICE PROVIDER FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IN ADVANCE OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.

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/OR WASTEWATER SERVICES.

6. THE SEPARATION DISTANCE BETWEEN WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES SHALL COMPLY WITH TCEQ RULES OR HAVE A VARIANCE APPROVED BY TCEQ BEFORE SUBMITTING PIPING ASSIGNMENTS TO THE WATER AND WASTEWATER SERVICE PROVIDER.

7. ALL MATERIAL TESTS, INCLUDING SOIL DENSITY TESTS AND RELATED SOIL ANALYSIS, SHALL BE ACCOMPLISHED BY AN INDEPENDENT LABORATORY FUNDED BY THE DEVELOPER IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.

8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS. CONTRACTOR SHALL PERFORM ALL WORK AND SHALL FURNISH ALL MATERIALS NEEDED TO MAKE THE CONNECTION. CONTRACTOR SHALL SCHEDULE ALL SUCH CONNECTIONS IN ADVANCE AND SUCH SCHEDULE MUST BE APPROVED BY THE WATER AND WASTEWATER SERVICE PROVIDER BEFORE BEGINNING THE WORK. AT LEAST 48 HOURS NOTICE SHALL BE GIVEN TO THE WATER AND WASTEWATER SERVICE PROVIDER PRIOR TO MAKING THE CONNECTION, AND A REPRESENTATIVE FROM THE WATER AND WASTEWATER SERVICE PROVIDER SHALL BE PRESENT WHEN THE CONNECTION IS MADE. “SIZE ON SIZE” TAPS WILL NOT BE PERMITTED, UNLESS MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES 24 HOURS PRIOR TO MAKING THE WET TAP.

9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.

10. FIRE HYDRANT SHALL BE SET IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS AND SHALL BE APPROVED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE PARTY PRIOR TO INSTALLATION.

11. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.

12. GRAVITY SANITARY SEWER MAIN TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.

13. CONTRACTOR SHALL HAVE ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS IN PLACE PRIOR TO COMMENCING WATER/WASTEWATER FACILITY CONSTRUCTION.

CITY OF GEORGETOWN GENERAL NOTES:

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.

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

3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.

4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.

5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.

6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.

7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO THE CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.

8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.

9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.

10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.

11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.

12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 200 PSI FOR 15 MINUTES AND 150 PSI FOR 4 HOURS.

13. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.

14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.

15. 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 SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.

19. ALL SIDEWALK RAMPS ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.

20. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 1 YEAR IN THE AMOUNT OF 25% 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 A PDF EMAILED TO THE CITY DEVELOPMENT ENGINEER.

FIRE PROTECTION NOTES

1. APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY.

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

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

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

5. ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO). ALL JOINT RESTRAINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION.

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

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

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

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

No.	Date	Revisions	App.

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GENERAL NOTES

8/1/24
JOSHUA A. BARAN
109242

Project No.:	19010
Issued:	08/01/2024
Drawn By:	JAB
Checked By:	JAB

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Sheet 17 OF 25

2024-37-SDP

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

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TCEQ-0592 (Rev. July 15, 2015)

Texas 811 Before You Dig

No.	Date	Revisions	App.

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TCEQ NOTES

STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED
PROFESSIONAL ENGINEER
8/1/24

Project No.:	19010
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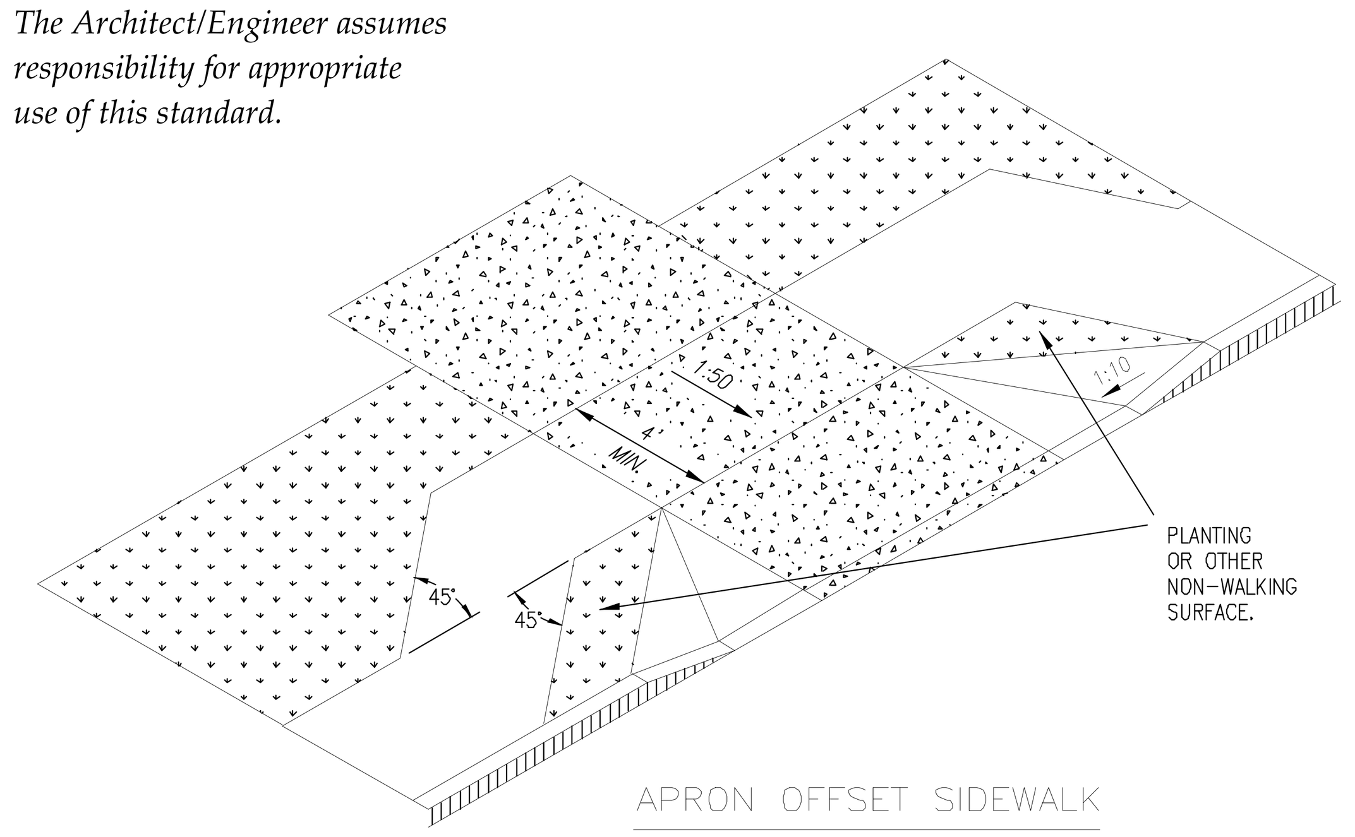
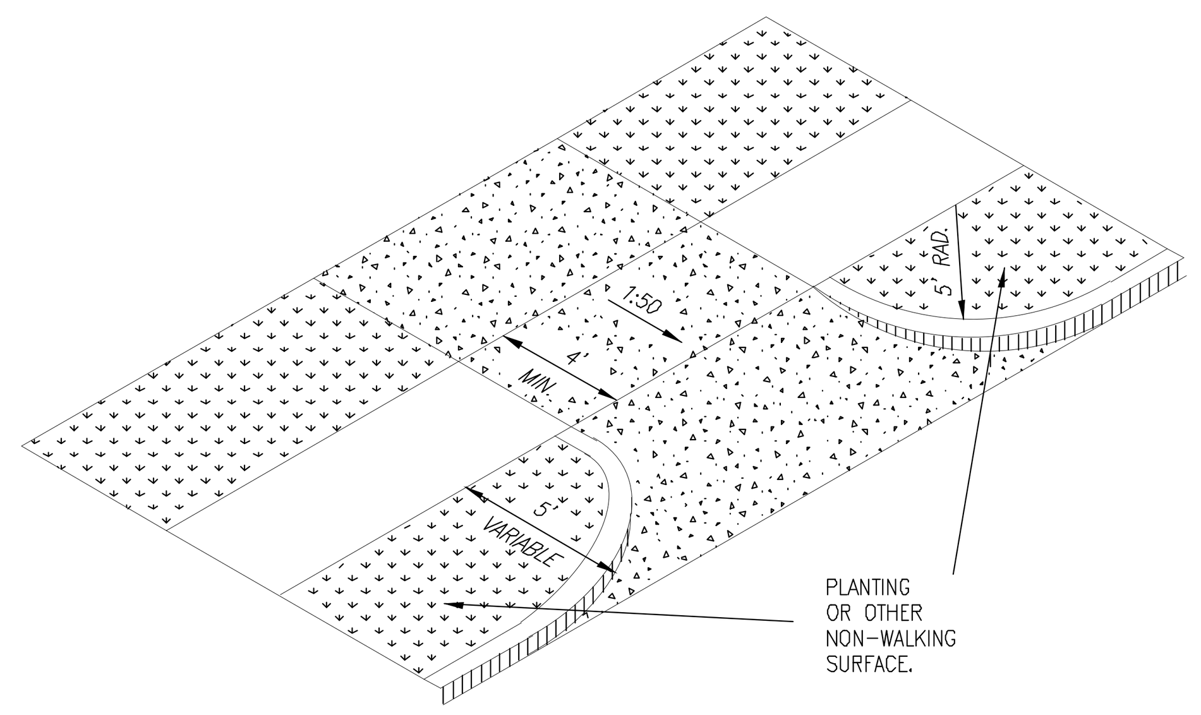
Sheet 18 OF 25

2024-37-SDP

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



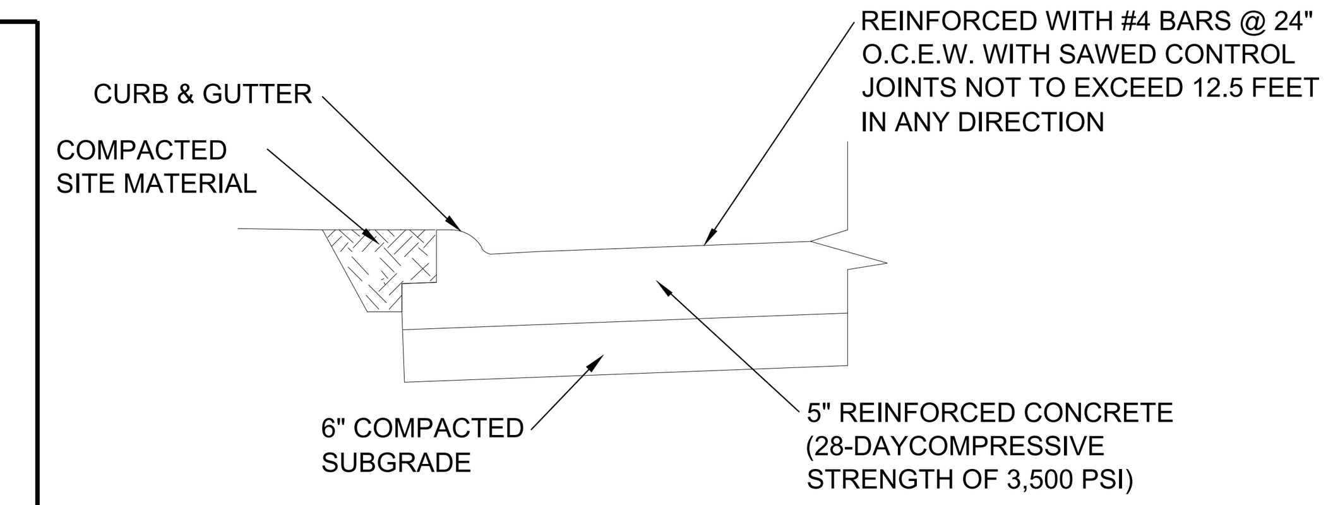
APRON OFFSET SIDEWALK
TYPE 12



SETBACK SIDEWALK
TYPE 13

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS

GEORGETOWN TEXAS

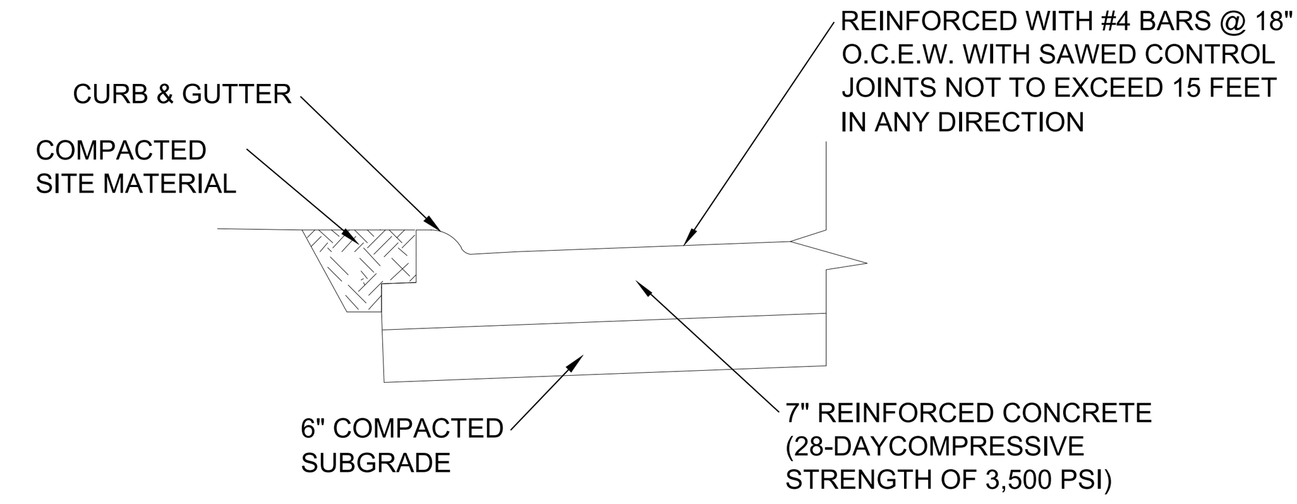


MEDIUM DUTY CONCRETE PAVEMENT

GEOTECHNICAL PAVEMENT RECOMMENDATIONS SHALL TAKE PRECEDENT OVER ABOVE PAVEMENT SECTION.

* THE MATERIALS AND PROPERTIES OF CONCRETE SHALL MEET APPLICABLE REQUIREMENTS IN THE ACI MANUAL OF CONCRETE PRACTICE.
NOTE: THE CONTRACTOR SHALL REFERENCE THE MEP AND LANDSCAPE PLANS FOR THE SIZE AND LOCATIONS OF PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUITS, AND IRRIGATION SLEEVES.

PAVING SECTIONS
SCALE: N.T.S.

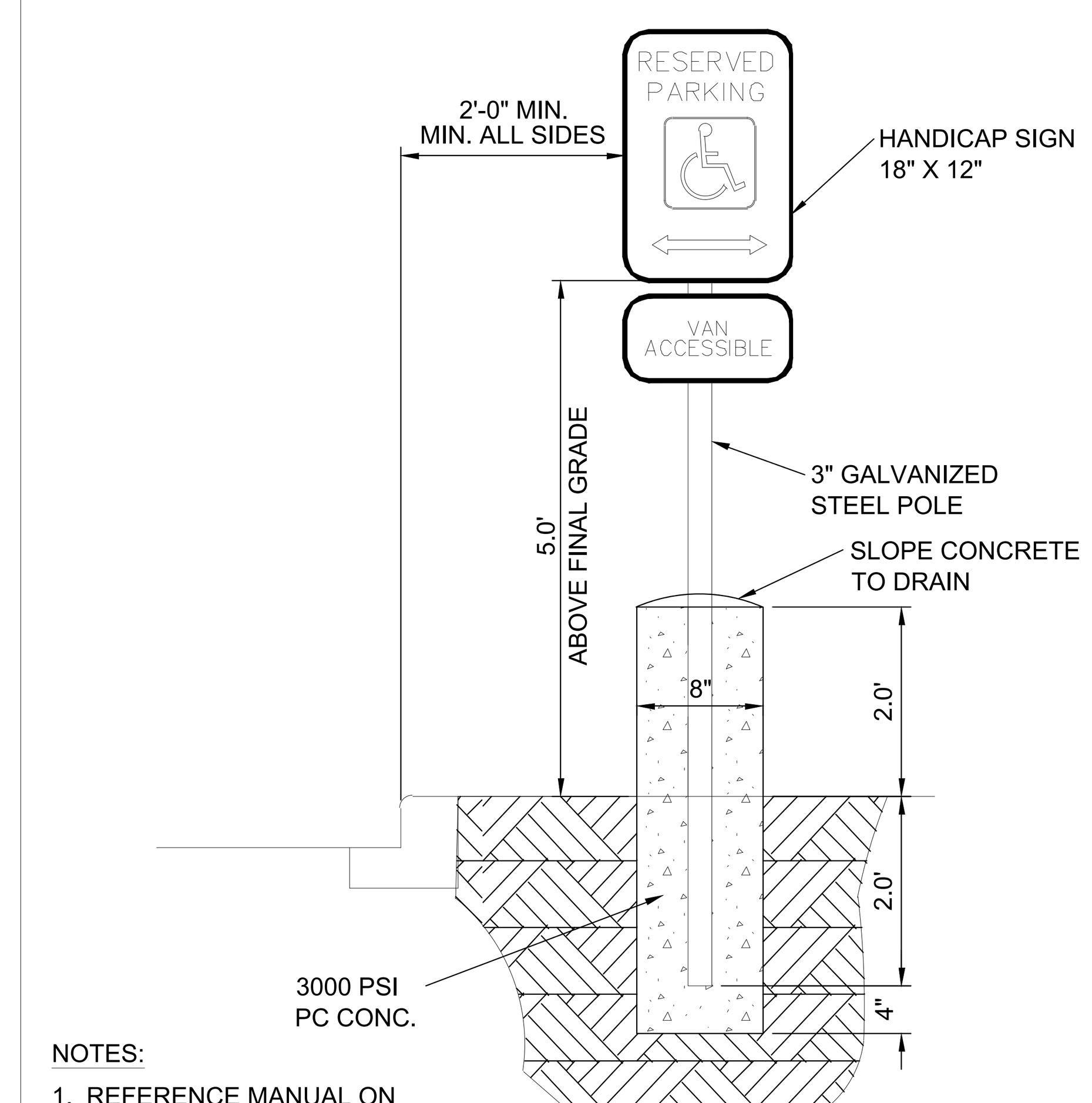


HEAVY DUTY CONCRETE PAVEMENT

GEOTECHNICAL PAVEMENT RECOMMENDATIONS SHALL TAKE PRECEDENT OVER ABOVE PAVEMENT SECTION.

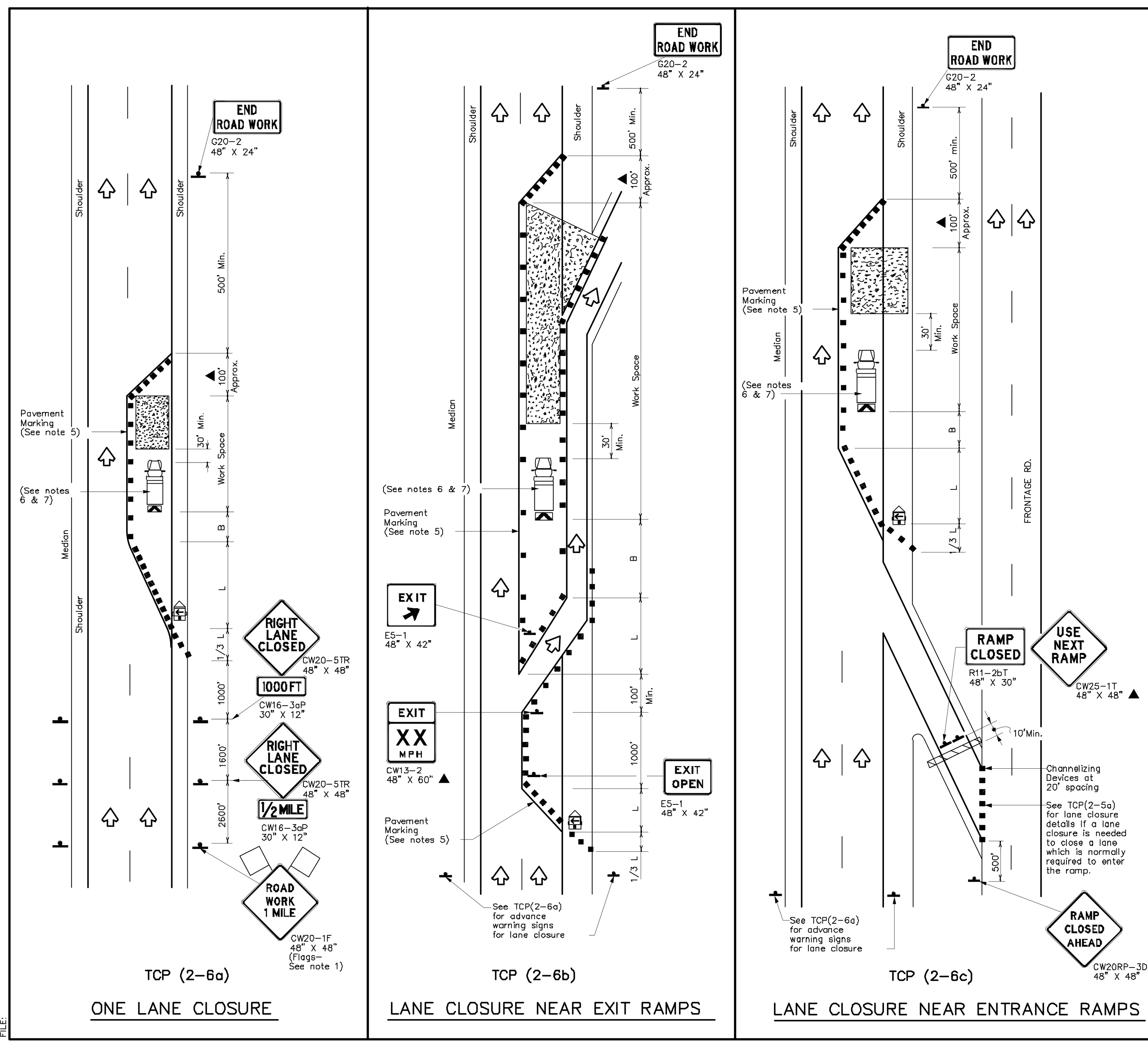
* THE MATERIALS AND PROPERTIES OF CONCRETE SHALL MEET APPLICABLE REQUIREMENTS IN THE ACI MANUAL OF CONCRETE PRACTICE.
NOTE: THE CONTRACTOR SHALL REFERENCE THE MEP AND LANDSCAPE PLANS FOR THE SIZE AND LOCATIONS OF PROPOSED ELECTRIC, TELEPHONE, CABLE CONDUITS, AND IRRIGATION SLEEVES.

PAVING SECTIONS
SCALE: N.T.S.



NOTES:
1. REFERENCE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
2. PROVIDE "FINE" SIGN WHEN REQUIRED BY MUNICIPALITY.

HANDICAP SIGN DETAIL
SCALE: N.T.S.



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LEGEND

Symbol	Description	Symbol	Description
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board		Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "X" Distance	Suggested Longitudinal Buffer Space "B"
30	$L=\frac{WS^2}{60}$	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45	L=WS	450'	495'	540'	45'	90'	320'	195'
50		500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only
** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE

MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
			✓	✓

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated elsewhere in the plans, or for routine maintenance work, when approved by the Engineer.
3. Channelizing devices used to close lanes may be supplemented with the Chevron Alignment Sign placed on every other channelizing device. Chevrons may be attached to plastic drums as per BC Standards.
4. Channelizing devices used along the work space or along tangent sections may be supplemented with vertical panels (VP) placed on everyother channelizing device. If night time conditions make it difficult to see at least two VPs, the VPs may be placed on each channelizing device.
5. The placement of pavement markings may be omitted on Intermediate-term stationary work zones with the approval of the Engineer.
6. Shadow Vehicle with TMA and high intensity rotating, flashing,oscillating or strobe lights. Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
7. Additional Shadow Vehicles with TMAs may be positioned in each closed lane, on the shoulder or off the paved surface, next to those shown in order to protect a wider work space.

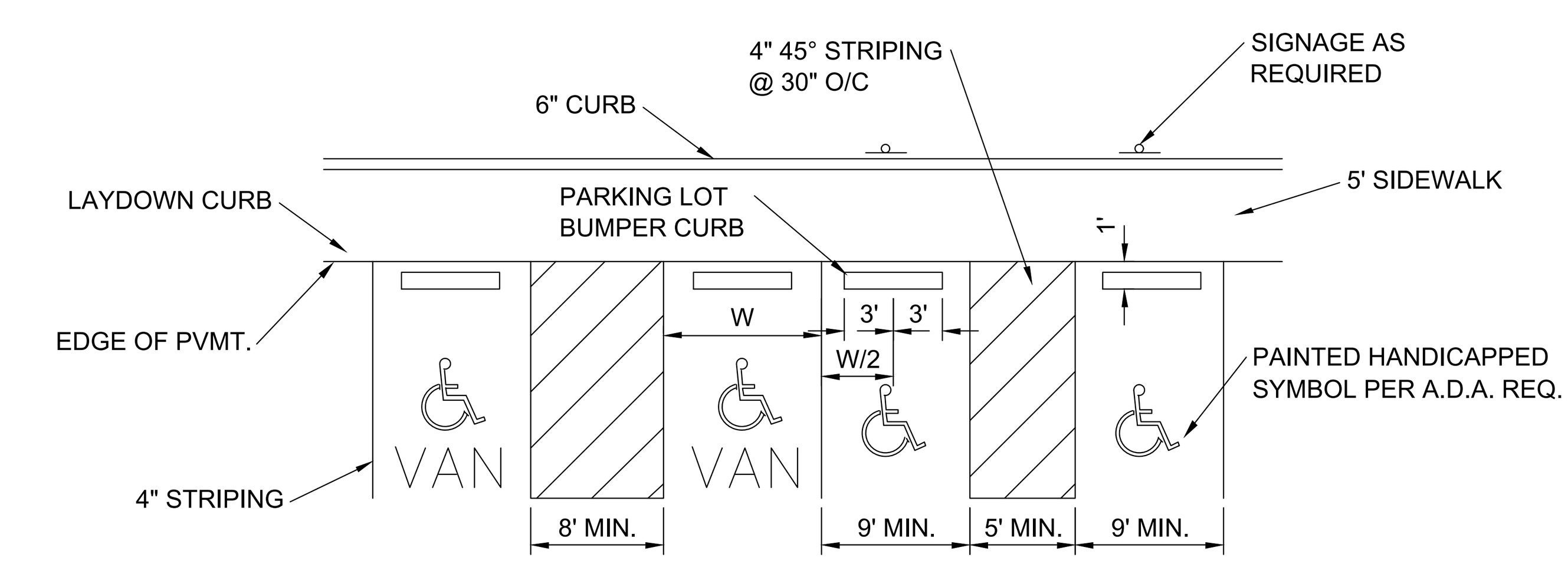
For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN
LANE CLOSURES ON
DIVIDED HIGHWAYS

TCP(2-6)-12

©TxDOT December 1985



NOTE: PAINT STRIPING TO BE WHITE

ADA PARKING SPACE DETAIL (TYP.)
SCALE: N.T.S.

No.	Date	Revisions	App.

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DETAILS

8/1/24
STATE OF TEXAS
JOSHUA A. BARAN
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LICENSED
PROFESSIONAL ENGINEER

Project No.:	19010
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Checked By:	JAB

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Sheet 19 OF 25
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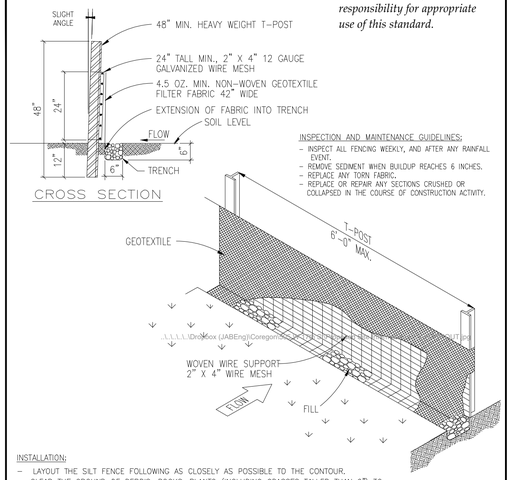
Texas 811

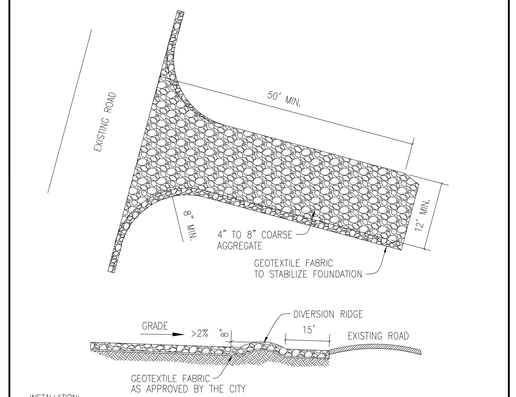
The Architect/Engineer assumes responsibility for appropriate use of this standard.



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

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: 06/21/2006
	SILT FENCE DETAIL	DRAWING NAME: EC02
		DESIGN BY: / DRAWN BY: / APPROVED BY: / DATE:



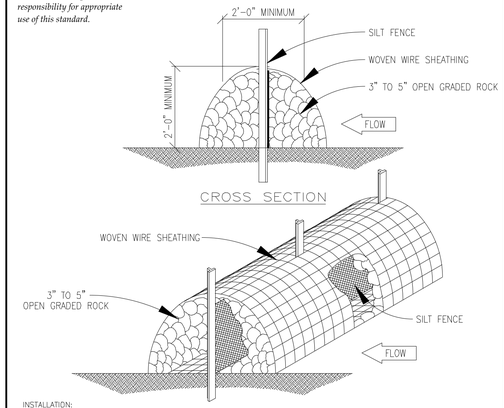
INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

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

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: 06/21/2006
	STABILIZED CONSTRUCTION ENTRANCE	DRAWING NAME: EC06
		DESIGN BY: / APPROVED BY: / DATE:

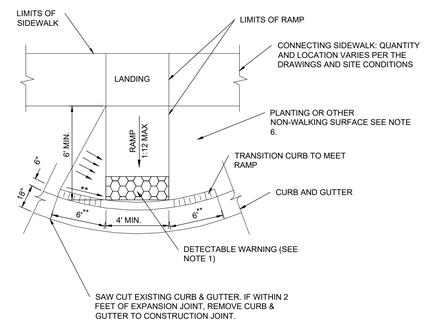
The Architect/Engineer assumes responsibility for appropriate use of this standard.



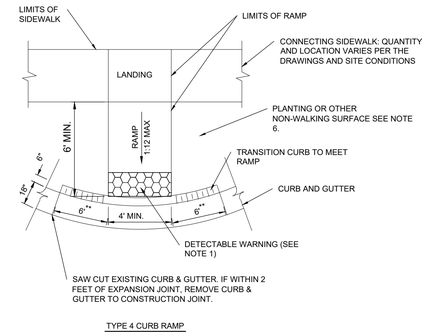
INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENDIRCLE THE FINISHED SIZE OF THE BERM.
- INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT. INSTALLATION SHOULD BE AS DESCRIBED IN DRAWING NO. EC-02 "SILT FENCE DETAIL"
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE AND ON BOTH SIDES OF THE SILT FENCE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS IT'S SHAPE.
- SECURE WITH TIE WIRE.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

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

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	APPROVAL NOTE: ADOPTED 6/21/2006
	HIGH SERVICE ROCK BERM DETAIL	DRAWING NAME: EC04
		SCALE: NTS / DATE: 1/2003 / DRAWN BY: MRS / APPROVED BY: TRB



TYPE 3 CURB RAMP



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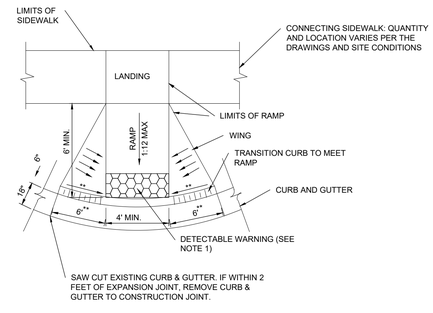
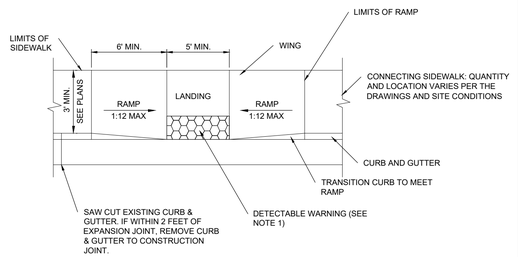


TYPE 1 CURB RAMP



TYPE 2 CURB RAMP

CURB RAMP GENERAL NOTES:
1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH THE LATEST REVISION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. AREA OF RAMP TO INCLUDE CONTRASTING COLOR DOES NOT HAVE TO INCLUDE THE WINGS, UNLESS THE WINGS ARE PART OF THE WALKING SURFACE.
3. TYPICAL SIDEWALK WIDTHS AND CURB RADII SHOWN FOR ILLUSTRATION REFER TO TRANSPORTATION MANUAL FOR SIDEWALK WIDTHS AND RADII.
4. REFER TO PLANS FOR RAMP CONFIGURATIONS AND LOCATIONS.
5. ** 1:10 MAX
6. SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.

SIDEWALK CURB RAMP WITH DETECTABLE WARNING

SCALE: N.T.S.

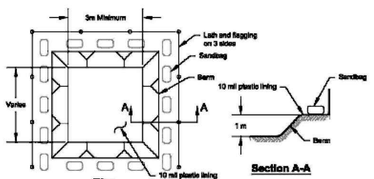
FOR PRIVATE USE ONLY - DETAIL SHALL NOT BE USED IN THE ROW OR EASEMENT AREAS

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

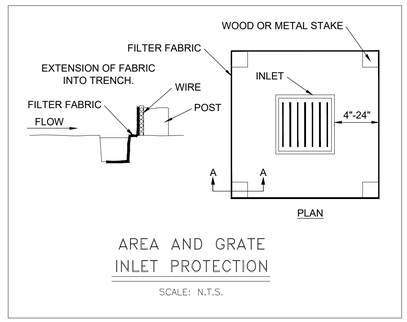
1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2.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

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

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



CONCRETE WASHOUT



AREA AND GRATE INLET PROTECTION

SCALE: N.T.S.

No.	Date	Revisions	App.

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DETAILS

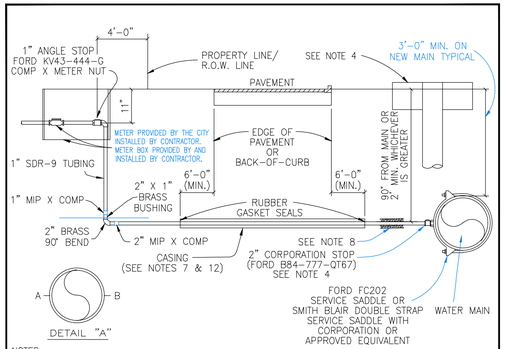
8/1/24
STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED PROFESSIONAL ENGINEER

Project No.:	19010
Issued:	08/01/2024
Drawn By:	JAB
Checked By:	JAB

C.18

Sheet 20 OF 25

2024-37-SDP

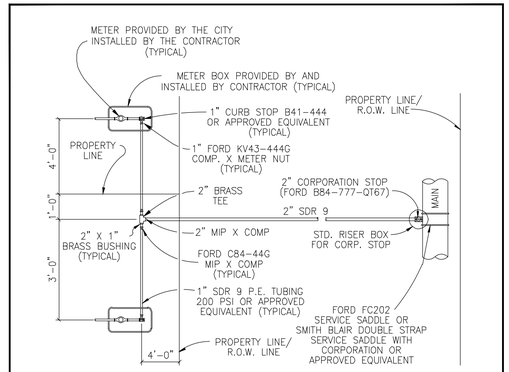


NOTES:

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

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

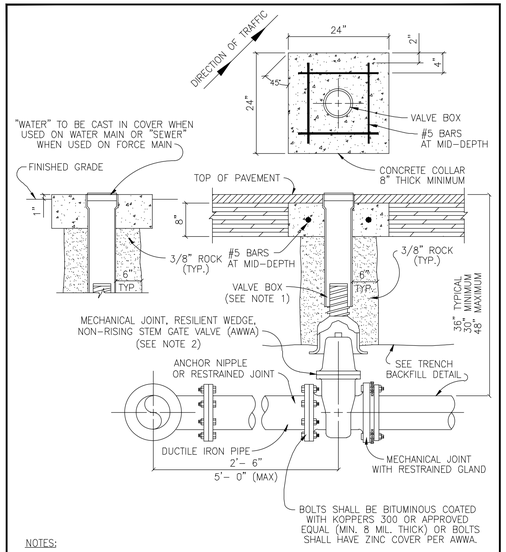
GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TYPICAL WATER SERVICE-ELEVATION	REVISION NOTE: ADOPTED 01/23/2013 DRAWING NAME: W03 SCALE: NTS DATE: 1/2013 DRAWN BY: – APPROVED BY: MH



NOTES:

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

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS DOUBLE WATER SERVICE PLAN	REVISION NOTE: ADOPTED 01/23/2013 DRAWING NAME: W05 SCALE: NTS DATE: 1/2013 DRAWN BY: – APPROVED BY: MH

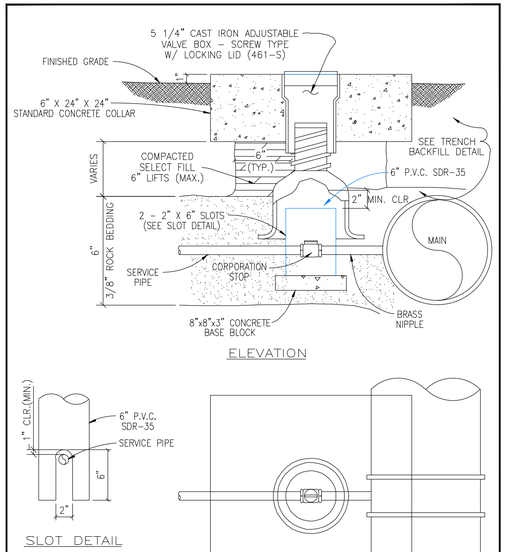


NOTES:

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

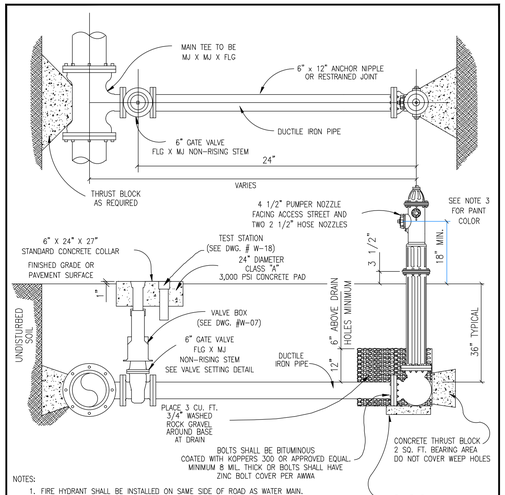
The Architect/Engineer assumes responsibility for appropriate use of this standard.

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TYPICAL VALVE SETTING	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: W07 SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB



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

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

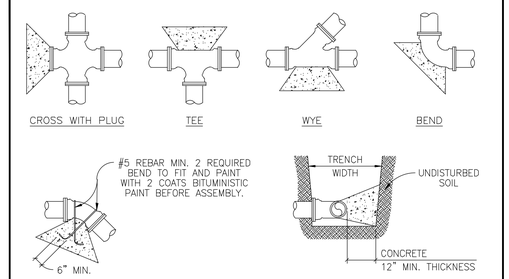


NOTES:

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

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

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



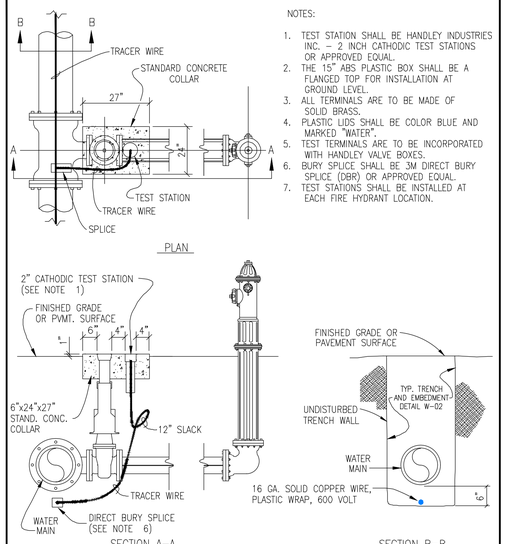
ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND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

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

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

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

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

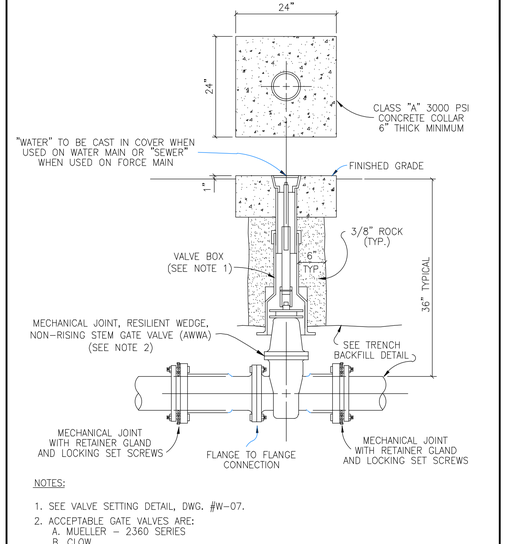


NOTES:

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

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

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TRACER WIRE INSTALLATION AND TEST STATION LOCATION	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: W18 SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB



NOTES:

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

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

GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS INLINE VALVE INSTALLATION	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: W21 SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB

No.	Date	Revisions	App.

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512-779-7414 (p)
josh.baran@jabeng.com

STADIUM PLAZA CENTER
510 STADIUM DRIVE
GEORGETOWN, TEXAS 78626

DETAILS

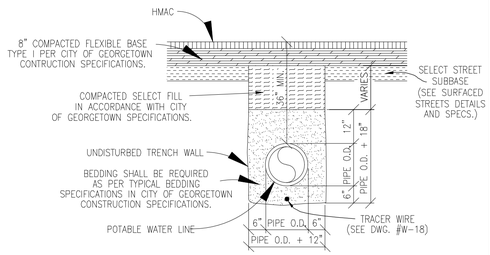
08/01/24
STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED
PROFESSIONAL ENGINEER

Project No.: 19010
Issued: 08/01/2024
Drawn By: JAB
Checked By: JAB

C.19

Sheet 21 OF 25
2024-37-SDP

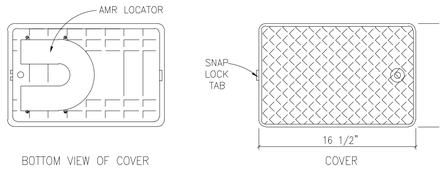
Texas 811



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

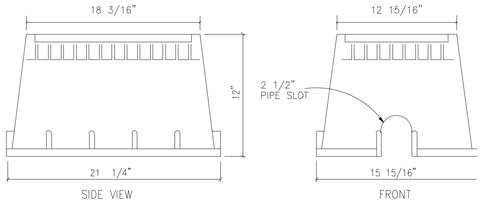
NOTES:
1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

REVISION DATE: ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY
DRAWING NAME: W22
SCALE: NTS
DATE: 1/2003
DRAWN BY: MRS
APPROVED BY: TRB



BOTTOM VIEW OF COVER
COVER

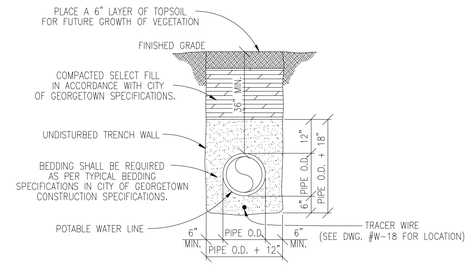
DFW PLASTINCS, INC. PART NO. 1200.SBAMR, BLACK BOX, BLACK COVER AND 2 1/2" PIPE SLOT OR APPROVED EQUAL.



SIDE VIEW
FRONT

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

REVISION DATE: 06/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
METER BOX (NON-TRAFFIC AREAS)
DRAWING NAME: W23
SCALE:
DATE:
DRAWN BY:
APPROVED BY:



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

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

REVISION DATE: ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS
DRAWING NAME: W02
SCALE: NTS
DATE: 1/2003
DRAWN BY: MRS
APPROVED BY: TRB

Texas 811 Texas

No.	Date	Revisions	App.

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STADIUM PLAZA CENTER
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DETAILS

STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED
PROFESSIONAL ENGINEER
8/1/24

Project No.:	19010
Issued:	08/01/2024
Drawn By:	JAB
Checked By:	JAB

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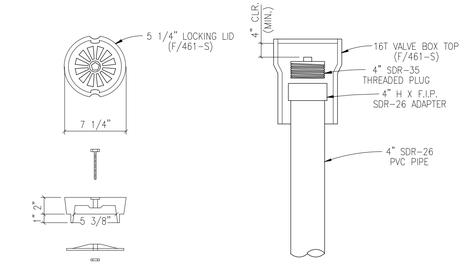
Sheet 22 OF 25
2024-37-SDP



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

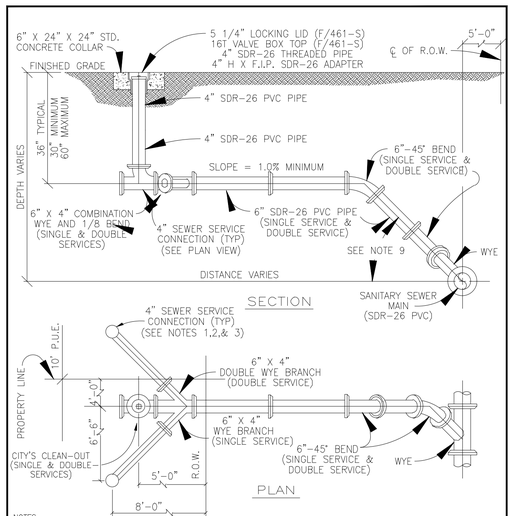
SEWER CLEAN-OUT
CITY OF GEORGETOWN
(RESIDENTIAL SERVICE)

ADOPTION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SEWER CLEAN-OUT DETAIL

DRAWING NAME: WW12

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



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

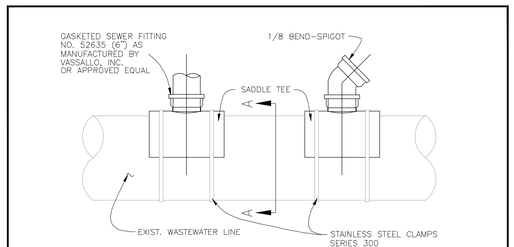
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SEWER SERVICE CONNECTIONS

DRAWING NAME: WW13

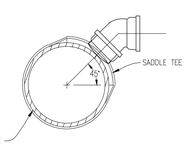
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



PLAN VIEW

SADDLE TEE					
PART NO.	SIZE	L1	H	P	
52635	8"X6"	5.625	5.659	1.448	

PLASTIC TRENDS INC. - 1/8 BEND - SPIGOT					
PART NO.	SIZE	A	B	C	D
G 406	6	11.270	6.146	1.870	6.090



SECTION A-A

NOTES:
1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. SADDLE TEE SHALL BE ORIENTATED 45° TO MAIN. (SEE SEWER SERVICE CONNECTIONS DETAIL - DWG # WW-13)
3. EXCAVATE AROUND EXISTING 8-INCH PIPE, EXPOSING SUFFICIENT ROOM FOR S.S. CLAMPS.
4. THOROUGHLY CLEAN AND DRY THE MATING SURFACE WITH RAG OR PAPER TOWEL MAKE SURE THEY ARE FREE OF DUST AND MOISTURE.
5. MARK THE SIZE OF THE HOLE TO BE CUT USING THE GASKET SKIRT OR THE SADDLE ITSELF AS THE TEMPLATE.
6. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW.
7. TEST TO MAKE SURE SADDLE FITS HOLE PROPERLY.
8. SERVICE PIPE SHALL NOT EXTEND MORE THAN ONE-HALF INCH INTO THE MAIN.
9. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN, DO NOT STRIP THREAD.
10. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.

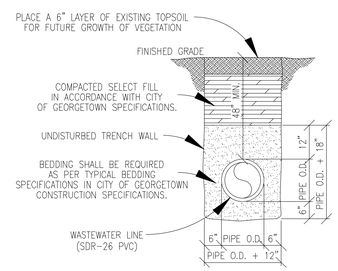
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
GASKETED SEWER FITTING FOR SEWER SERVICE CONNECTIONS TO EXISTING MAINS

DRAWING NAME: WW13A

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



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

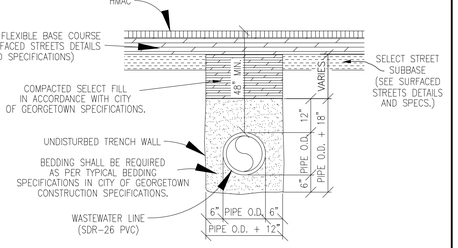
The Architect/Engineer assumes responsibility for appropriate use of this standard.

ADOPTION NOTE: ADOPTED 6/21/2006

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

DRAWING NAME: WW16

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



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

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

ADOPTION NOTE: ADOPTED 6/21/2006

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

DRAWING NAME: WW18

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

No.	Date	Revisions	App.

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GEORGETOWN, TEXAS 78626

DETAILS

08/1/24
STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED
PROFESSIONAL ENGINEER

Project No.: 19010
Issued: 08/01/2024
Drawn By: JAB
Checked By: JAB

C.21

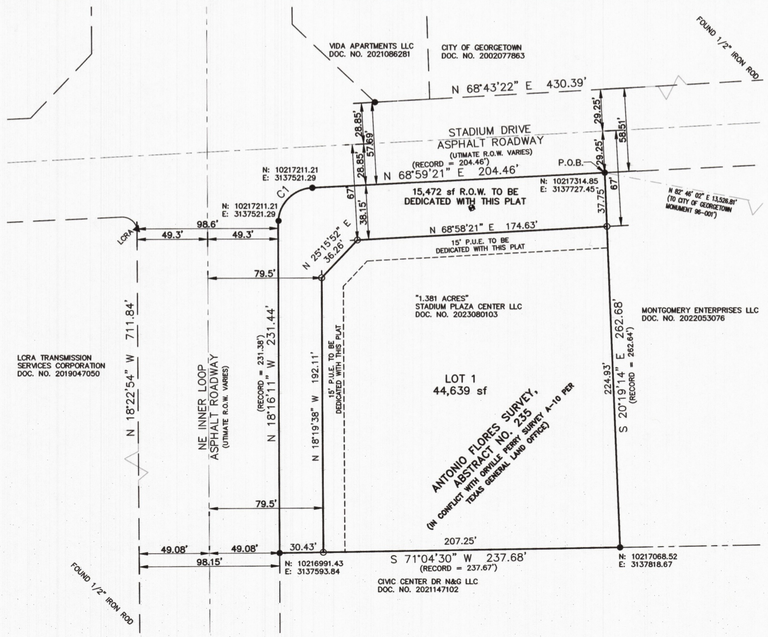
Sheet 23 OF 25
2024-37-SDP

Texas 811

DOC#202405440 7

FINAL PLAT
STADIUM PLAZA ADDITION

BEING A 1.380 ACRE TRACT OF LAND, MORE OR LESS, IN THE ANTONIO FLORES SURVEY ABSTRACT NO. 235, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS IN SPECIAL WARRANTY DEED TO STADIUM PLAZA CENTER, LLC IN DOCUMENT NUMBER 2023080103 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS



SCALE: 1"=50'

BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES, GRID NORTH, CENTRAL ZONE, TEXAS NAD 83 (93) AND ARE GRID VALUES.

LEGEND

- ○ = 1/2" IRON ROD SET (CAPPED "BTS")
- ● = 1/2" IRON ROD FOUND
- ▲ = "MAG" NAIL FOUND "LCRA"
- ⊕ = TEMPORARY BENCHMARK
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING

LOCATION MAP
SCALE: 1"=500'

STREET TABLE						
NAME	CLASSIFICATION TYPE	ROW DIMENSION	PAVEMENT DIMENSION	CURB TYPE	PEDESTRIAN CLEAR ZONE DIMENSION	DESIGN SPEED
STADIUM DRIVE	MINOR ARTERIAL	110' 134' INT.	66'	6" CURB	TXDOT DESIGN MANUAL	40 MPH
NO INNER LOOP	MAJOR ARTERIAL	135' 159' INT.	90'	6" CURB	TXDOT DESIGN MANUAL	45 MPH

GENERAL NOTES:

1. Utility providers for this development are Water: City of Georgetown, Wastewater: City of Georgetown, and Electric: GUS (Georgetown Utility Systems) Electric
2. All structures/obstructions are prohibited in drainage easements.
3. There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by FIRM Map Number 48491C0291 F, effective date December 20, 2019.
4. In order to promote drainage away from a structure, the slab elevation should be built at least one-foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2 inch per foot for a distance of 10 feet.
5. All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or drainage lot. The owners, HOA or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection and upkeep.
6. A 15-foot Public Utility Easement is dedicated along all street frontages within this plat.
7. The monuments of this plat have been rotated to the NAD 83/93 HARN - Texas Central Zone and NAVD 88.
8. The maximum impervious coverage per non-residential lot shall be pursuant to the UDC at the time of Site Plan application based on the zoning designation of the property.
9. The landowner assumes all risks associated with improvements located in the right-of-way, or road widening easements. By placing anything in the right-of-way, or road widening easements, the landowner indemnifies and holds the City of Georgetown, Williamson County, their officers, agents, and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
10. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Georgetown and/or Williamson County, Texas. Neither the City of Georgetown nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Georgetown nor Williamson County assume any responsibility for drainage ways or easements in the subdivision, other than those draining and protecting the road system and streets in their respective jurisdictions.
11. Neither the City of Georgetown nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular,may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the City and/or County.
12. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
13. Unless otherwise noted herein, all easements dedicated to the City of Georgetown by this plat shall be EXCLUSIVE to the City of Georgetown, and Grantor covenants that Grantor and Grantor's heirs, successors, and assigns shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant.
14. All easements dedicated to the City of Georgetown by this plat additionally include the following rights: (1) the right of the City to change the size of any facilities installed, maintained, or operated within the easement area; (2) the right of the City to relocate any facilities within the easement area; and (3) the right of the City to remove from the easement area all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of any facilities within the easement area.
15. This plat is subject to the provisions of the City of Georgetown Water Conservation Ordinance.
16. The Subdivision subject to this application is subject to the Water Quality Regulations of the City of Georgetown.
17. A Geologic Assessment, in accordance with the City of Georgetown Water Quality Regulations,was completed on March 3, 2024. Any springs and streams as identified in the Geologic Assessment are shown herein.

NOISE AND AVIGATION PLAT NOTES:

1. There is hereby granted for the use and benefit of the public a continuing avigation easement for the free and unobstructed flight of aircraft (which term shall include any contrivance now or hereafter used for flight through the air) and the right of flight for the passage of aircraft in the air space above the surface of the Property, together with such noise and other effects as may be inherent in the operation of aircraft landing at, taking off from, or engaged in other flight activities at the Georgetown Municipal Airport.
2. Grantors do hereby grant and convey an easement for the Approach Zone, as that term is defined in Section 12.36 of the City of Georgetown Code of Ordinances and as shown on this plat, being further described as a blanket easement encompassing the hereon, described subdivision.
3. These easements shall be perpetual and shall be binding on Grantor and its assigns, heirs, and successors.

TEMPORARY BENCHMARK - RAILROAD SPIKE IN POWER POLE
NORTH = 10217262.7140'
EAST = 3137646.7170'
ELEVATION = 722.06'

OWNERS: STADIUM PLAZA CENTER LLC
15904 PEARSON BROTHERS DR
AUSTIN, TX 78717-4061

ACREAGE: 1.380 ACRES (60,110 SQ. FT.) TOTAL SITE
1.025 ACRES (44,639 SQ. FT.) LOT 1
0.355 ACRES (15,472 SQ. FT.) R.O.W. DEDICATION

NO. OF BLOCKS: 1
NO. OF LOTS: 1
NEW STREETS: NONE
SUBMISSION DATE: DECEMBER 18, 2023
2ND SUBMITTAL: MARCH 17, 2024
3RD SUBMITTAL: APRIL 7, 2024
4TH SUBMITTAL:

SURVEYOR: Bruce Bryan
Bryan Technical Services, Inc.
911 N. Main
Taylor, TX 76574
512-352-9090 - phone
Bruce@BryanTechnicalServices.com

ENGINEER: Joshua A. Baran, P.E.
JAB Engineering, LLC.
TBPE Firm #14076
4500 Williams Drive, Ste. 212-121
Georgetown, Texas 78633
512-779-7414 - phone
josh.baran@jabeng.com

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	37.34	25.00	085°34'58"	23.14	N26°45'46"E	33.97

2023-18-PFP

SHEET 1 OF 2

Texas 811 TEXAS

No.	Date	Revisions	App.

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GEORGETOWN, TEXAS 78626

FINAL PLAT

STATE OF TEXAS
JOSHUA A. BARAN
109242
LICENSED
PROFESSIONAL ENGINEER

Project No.:	19010
Issued:	08/01/2024
Drawn By:	JAB
Checked By:	JAB

C.22

Sheet 24 OF 25

2024-37-SDP

DOC# 2024054407

FINAL PLAT
STADIUM PLAZA ADDITION

BEING A 1.380 ACRE TRACT OF LAND, MORE OR LESS, IN THE ANTONIO FLORES SURVEY ABSTRACT NO. 235, IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS IN SPECIAL WARRANTY DEED TO STADIUM PLAZA CENTER, LLC IN DOCUMENT NUMBER 2023080103 OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS

FIELD NOTES:

1.380 ACRES

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND LOCATED IN THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, SITUATED IN WILLIAMSON COUNTY, TEXAS (BELIEVED TO BE IN CONFLICT WITH THE ORVILLE PERRY SURVEY, ABSTRACT NO. 10 PER TEXAS GENERAL LAND OFFICE); SUBJECT TRACT BEING ALL OF A CALLED "1.381 ACRES" AS CONVEYED IN A SPECIAL WARRANTY DEED FROM JOHN LEE GREGORY, TRUSTEE OF THE JOHN LEE GREGORY REVOCABLE TRUST TO STADIUM PLAZA CENTER LLC DATED 09-22-2023 WHICH IS RECORDED IN DOCUMENT NO. 2023080103 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY (OPRWC), BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4249, DURING THE MONTH OF FEBRUARY, 2024 AND BEING MORE FULLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND ½" IRON ROD (CAPPED) AT THE NORTHEAST CORNER OF SAID "1.381 ACRES" IN THE SOUTH LINE OF STADIUM DRIVE, SAME BEING THE NORTHWEST CORNER OF A CALLED "1.154 ACRES" AS CONVEYED TO MONTGOMERY ENTERPRISES AS RECORDED IN DOCUMENT NO. 2022053076, OPRWC (NORTH = 10,217,314.85 FEET, EAST = 3,137,727.45 FEET);

THENCE SOUTH 20° 19' 14" EAST WITH THE COMMON LINE OF SAID "1.381 ACRES" AND "1.154 ACRES" A DISTANCE OF 262.68 FEET TO A FOUND ½" IRON ROD AT THE SOUTHEAST CORNER OF SAID "1.381 ACRES", THE SOUTHWEST CORNER OF SAID "1.154 ACRES" AND THE NORTHEAST CORNER OF A CALLED "10.808 ACRES" AS CONVEYED TO CIVIC CENTER DR N & G LLC AS RECORDED IN DOCUMENT NO. 2021147102, OPRWC;

THENCE SOUTH 71° 04' 30" WEST WITH THE COMMON LINE OF SAID "1.381 ACRES" AND "10.808 ACRES" A DISTANCE OF 237.68 FEET TO A FOUND ½" IRON ROD AT THE SOUTHWEST CORNER OF SAID "1.381 ACRES", SAME BEING THE NORTHWEST CORNER OF SAID "1.154 ACRES" IN THE EAST LINE OF THE GEORGETOWN INNER LOOP;

THENCE NORTH 18° 16' 11" WEST WITH SAID EAST LINE OF THE GEORGETOWN INNER LOOP, SAME BEING THE WEST LINE OF SAID "1.381 ACRES", A DISTANCE OF 231.44 FEET TO A FOUND ½" IRON ROD AT THE BEGINNING OF A CURVE TO THE RIGHT AT THE INTERSECTION OF SAID EAST LINE OF THE GEORGETOWN INNER LOOP WITH THE AFOREMENTIONED SOUTH LINE OF STADIUM DRIVE;

THENCE WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 26° 45' 46" EAST, A CHORD DISTANCE OF 33.97 FEET AND AN ARC DISTANCE OF 37.34 FEET TO A FOUND ½" IRON ROD AT THE END OF SAME;

THENCE NORTH 68° 59' 21" EAST WITH SAID SOUTH LINE OF STADIUM DRIVE, SAME BEING THE NORTH OF SAID "1.381 ACRES", A DISTANCE OF 204.46 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED, AN AREA OF 1.380 ACRES.

NOTE BEARINGS AND COORDINATES RECITED HEREIN BASED ON TEXAS PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD 83/93 ADJUSTMENT. DISTANCES ARE GRID VALUES.

OWNERS' CERTIFICATION:

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

I, BHARATH PISSAY, acting on behalf of STADIUM PLAZA CENTER LLC, a Texas Limited Liability company, as managing member of the certain 1.381 acre tract of land shown hereon and described in a special warranty deed recorded in Document No. 2023080103 of the Official Records of Williamson County, Texas, do hereby certify there are no easement holders except as shown hereon; do hereby subdivide said tract as shown hereon; do hereby covenant to all restrictions listed herein, which shall run with the land; and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. I hereby bind my heirs, successors, and assigns to warrant and forever defend such dedications, all and singular, to the City of Georgetown against every person whomsoever claiming or to claim the same or any part thereof. This subdivision is to be known as FINAL PLAT STADIUM PLAZA ADDITION.

TO CERTIFY WHICH, WITNESS by my hand this 18th day of June, 2024

STADIUM PLAZA CENTER, LLC
BY BHARATH PISSAY, AS MANAGING MEMBER
15904 PEARSON BROTHERS DRIVE
AUSTIN, TX 78717-4061

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Bharath Pissay, known to me to be the person whose name is subscribed to the foregoing instrument

GIVEN UNDER MY HAND AND SEAL of office this 18th day of June, 2024.

Notary Public in and for the State of Texas

My Commission expires on: 02-21-2026

MICHELLE BARAN
Notary Public, State of Texas
Comm. Expires 02-21-2026
Notary ID 129721540

LIEN HOLDER'S SIGNATURE BLOCK:

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

I, Chris L. Logue, Market President for Cadence Bank, Lien Holder of the certain 1.381 acre tract of land shown hereon and described in a Special Warranty Deed recorded in Document No. 20230080103 of the Official Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon; do further hereby join, approve and covenant to all restrictions listed herein; and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. This subdivision is to be known as FINAL PLAT STADIUM PLAZA ADDITION.

TO CERTIFY WHICH, WITNESS by my hand this 20th day of June, 2024

Chris L. Logue, Market President
for Cadence Bank
810 S. Rock Street, Suite 100
Georgetown, TX 78626

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Chris L Logue, known to me to be the person whose name is subscribed to the foregoing instrument

GIVEN UNDER MY HAND AND SEAL of office this 20th day of June, 2024

Notary Public in and for the State of Texas

My Commission expires on: 02-21-2026

MICHELLE BARAN
Notary Public, State of Texas
Comm. Expires 02-21-2026
Notary ID 129721540

SURVEYOR'S CERTIFICATION

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

I, Bruce Bryan, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Georgetown, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 18th day of JUNE, 2024

Bruce Bryan
Registered Professional Land Surveyor
No. 4249 State of Texas

STATE OF TEXAS · REGISTERED · BRUCE LANE BRYAN · 4249 · PROFESSIONAL LAND SURVEYOR

ENGINEER'S CERTIFICATION

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

I, Joshua A. Baran, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0291F, effective date December 20, 2019, and that each lot conforms to the City of Georgetown regulations.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas, this 18th day of JUNE, 2024.

JAB Engineering, LLC
Joshua A. Baran, P.E.
Registered Professional Engineer
No. 109242 State of Texas

STATE OF TEXAS · JOSHUA A. BARAN · 109242 · LICENSED PROFESSIONAL ENGINEER

CITY BUILDING OFFICIAL APPROVAL
Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Glen Holcomb, Building Official
City of Georgetown

07-09-2024
Date

PLANNING DEPARTMENT APPROVAL:

I, Sofia Nelson, Planning Director of the City of Georgetown, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson, Planning Director

7-8-24
Date

COUNTY CLERK'S APPROVAL:

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 9th day of July, 2024, A.D., at 12:00 o'clock, P.M., and duly recorded this the 9th day of July, 2024, A.D., at 12:17 o'clock, P.M., in the Official Public Records of said County in Document No. 2024054407.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk
County Court of Williamson County, Texas

By: _____, Deputy

COUNTY COURT · WILLIAMSON COUNTY, TEXAS

2023-18-PFP

SHEET 2 OF 2

No.	Date	Revisions	App.

JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com

STADIUM PLAZA CENTER
510 STADIUM DRIVE
GEORGETOWN, TEXAS 78626

FINAL PLAT

8/1/24
STATE OF TEXAS · JOSHUA A. BARAN · 109242 · LICENSED PROFESSIONAL ENGINEER

Project No.:	19010
Issued:	08/01/2024
Drawn By:	JAB
Checked By:	JAB

C.23

Sheet 25 OF 25
2024-37-SDP

Texas 811 TEXAS

ATTACHMENT I
INSPECTION AND MAINTENANCE FOR BMPs

PROJECT NAME: **Stadium Plaza Center**
ADDRESS: **510 Stadium Plaza Center**
CITY, STATE: **Georgetown, TX**

SILT FENCE

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

CONCRETE WASHOUT AREAS

- When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of.
- Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of.
- Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

TEMPORARY CONSTRUCTION ENTRANCE / EXIT

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

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Stadium Plaza Center, LLC
Mailing Address: 15904 Pearson Brothers Drive
City, State: Austin, TX Zip: 78717
Telephone: (517) 945-4141 Fax: _____

Signature of Responsible Party _____ Date 10/01/2024

ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices

Interim stabilization shall be achieved through the temporary erosion controls. These temporary controls are specifically listed in Attachment I and noted on the Erosion / Sedimentation Control Plan, Sheet C.12 of the construction drawings. Temporary controls include: Silt Fence, Stabilized Construction Entrance / Exit, Concrete Washout.

The management of land by using ground cover reduces erosion by reducing the flow rate of runoff and the raindrop impact. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

All disturbed pervious space shall receive permanent vegetative stabilization after final grading. Specifications for permanent vegetative are included in the General Notes, Sheet C.13 and shown below for reference.

PERMANENT VEGETATIVE STABILIZATION:

1. From September 15 to march 1, seeding is considered to be temporary stabilization only. if cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2, below.

2. From March 2 to September 14, seeding shall be hulled bermuda at a rate of 1 pound per 1000 sf with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
   a. Bermuda sod 5' outside the buildings and bermuda hydromulch all areas disturbed by construction.
   b. Bio-swale areas shall be a native seed bio-swale mix or an overseed with annual rye, if required.
   c. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pounds per 1000 sf.
   d. If no permenant irrigation is anticipated. Watering will be performed by a water truck, as needed.
   e. Hydromulch shall comply with table 2, below.
   f. Permanent erosion control shall be acceptable when the grass has grown to at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC 10% DEFIBRATED FIBERS TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURES RECOMMENDATIONS)
FIBER REINFORCED MATRIX (BFM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIVE SOIL CONDITIONS	3000 TO 41500 LBS PER ACRE (SEE MANUFACTURES RECOMMENDATIONS)

VI. Permanent Stormwater Section

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

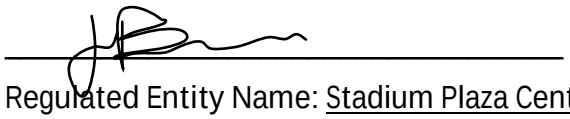
Signature

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

Print Name of Customer/Agent: Joshua A. Baran

Date: 10/14/2024

Signature of Customer/Agent



Regulated Entity Name: Stadium Plaza Center

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

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

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

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

☐ N/A

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

   ☐ N/A

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

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

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

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

6. ☒ Attachment B - BMPs for Upgradient Stormwater.

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

☒ Design calculations (TSS removal calculations)
☒ TCEQ construction notes
☒ All geologic features
☒ All proposed structural BMP(s) plans and specifications

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☐ N/A

ATTACHMENT B

BMPs FOR UPGRADIENT STORMWATER

Upgradient flows from the property to the east will be captured along with the proposed site flows and directed into the Stormtrooper and through the associate bypass structure. A portion of the offsite drainage will be diverted along the south drainage channel and will bypass the BMP.

ATTACHMENT C

BMPS FOR ON-SITE STORMWATER

INTRODUCTION

The proposed development known as Stadium Plaza Center (the "development"), located at 510 Stadium Drive, Williamson County, Texas 78626 will be constructed on 1.043 acres, as conveyed to Stadium Plaza Center LLC, by Deed as recorded in Document 2023080103, Official Public Records of Williamson County, Texas.

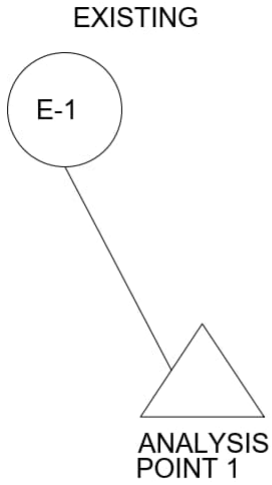
ACCESS

Access will be taken from a new driveway off Stadium Drive and the existing shared access from the adjoining property under ;2022-5-SDP.

STORMWATER DRAINAGE

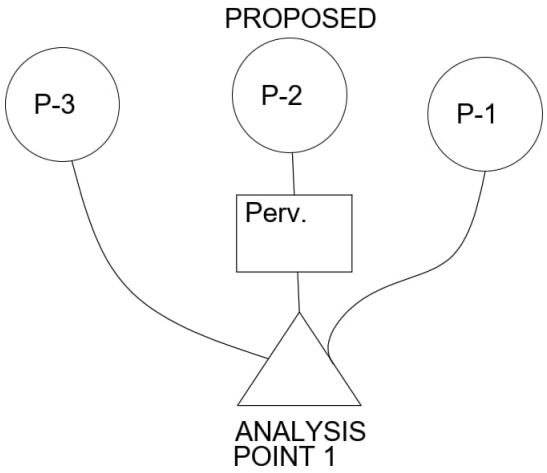
EXISTING CONDITIONS

The existing property consists of a single drainage area. Drainage area 1 discharges toward the south and includes offsite drainage from the adjoining development and roadways. The drainage area discharges by way of sheet flow and shallow concentrated flow to a discharge point in the roadside ditch of NE Inner Loop. A summary of the existing area features can be found in the area listing of the existing drainage calculations.



PROPOSED DEVELOPMENT

The development will convey stormwater runoff by surface drainage to the same location as the existing discharge. The proposed drainage is split into three different drainage areas. Proposed area one includes the proposed areas of impervious cover for the project and the majority of offsite drainage area. Area one proposed conditions includes raising the site to maintain a minimal slope in the paved areas and the storm system. Additionally, area one drains through the proposed BMP for water quality, reducing the 2-year flow by approximately 0.8 cfs. Note that this is not accounted for in the drainage model and is adjusted on the proposed charts. The area designated as drainage area two is proposed pervious pavement. This area is modelled as a small detention basin with volume allocated within the aggregate and perforated pipe drainage system. Proposed area 3 consists of a small portion of the proposed internal drive and the existing offsite road and ditch. This area is now routing around the other proposed drainage areas. A summary of the proposed area features can be found in the area listing of the proposed drainage calculations.



DRAINAGE SUMMARY

Utilizing the SCS method for comparison of the existing vs. proposed conditions yielded a decrease in peak discharge to both drainage areas.

The design of the drainage minimizes any effects on the natural and traditional character of the land and waterways; therefore, no adverse effects to the environment are anticipated due to the development.

EXISTING DRAINAGE SUMMARY									
Area ID	**DA (ac.)**	**DA (mi^2.)**	**TC(min.)**	**Lag (min)**	**CN**	**Q_2(cfs)**	**Q_{10}(cfs)**	**Q_{25}(cfs)**	**Q_{100}(cfs)**
E-1	2.41	0.0038	23.5	14.1	85	6.7	12.0	14.9	19.4
Total	2.41	0.0038		Total Peak Flow		6.7	12.0	14.9	19.4

PROPOSED DRAINAGE SUMMARY									
Area ID	**DA (ac.)**	**DA (mi^2.)**	**TC(min.)**	**Lag (min)**	**CN**	**Q_2(cfs)**	**Q_{10}(cfs)**	**Q_{25}(cfs)**	**Q_{100}(cfs)**
P-1	1.22	0.0019	23.5	14.1	96	4.7*	7.9	9.2	11.3
P-2	0.27	0.0004	12.5	7.5	39	0.0	0.0	0.1	0.2
P-3	0.91	0.0014	10.0	6.0	81	2.0	4.0	5.1	6.8
Total	2.41	0.0038		Total Peak Flow		6.7*	11.8	14.3	18.2

ANALYSIS POINT 1 (CFS) ROUTED FLOWS				
Condition	**2-year**	**10-year**	**25-year**	**100-year**
Existing	6.7	12.0	14.9	19.4
Developed	6.7*	11.8	14.3	18.2

WATER QUALITY
The proposed development will use a combination of pervious pavers for a section of parking area and a Stormtrooper structure for the remaining site drainage as BMPs. The Pervious Pavers will only capture stormwater above the area of this BMP. The rest of the site and some offsite area will flow through the Stormtrooper BMP. Calculations and details can be found in the construction drawings.

WATER AND WASTEWATER
Water will be connected to the City of Georgetown services and requires installation of a single-service line. Wastewater service will be connected to the City of Georgetown services and requires installation of a single-service lateral to a proposed sewer extension.

SEDIMENTATION / EROSION CONTROL / TREE SURVEY
All sedimentation / erosion controls are required and will be in accordance with the City of Georgetown and TCEQ.

CRITICAL ENVIRONMENTAL FEATURES
There are no CEF's per the included GA.

ATTACHMENT F

Construction Plans

(UNDER SEPARATE COVER)

ATTACHMENT G
MAINTENANCE PLAN AND SCHEDULE FOR BMPs

PROJECT NAME: **Stadium Plaza Center**
ADDRESS: **510 Stadium Plaza Center**
CITY, STATE: **Georgetown, TX**

STORMTROOPER

- A preventative maintenance cleanout schedule is the most valuable tool for maintaining the proper operation of StormTrooper. Separator maintenance costs will be greatly reduced if a good housekeeping plan for the property is developed i.e., trash pickup, lawn maintenance, dumpster control, etc.

- StormTrooper separators have no moving parts and no filter cartridges. The manufacturer recommends quarterly ongoing inspections for accumulated pollutants. Pollutant deposition may vary from year to year. Quarterly inspections ensure that the system is serviced at the appropriate times. Professional vacuum services should be considered when capacities exceed these recommended levels. Maximum capacity for SWAQ-110 is:
  - 12" Oil Depth
  - 12" Sediment Depth

- Inspections:
  - Easiest observation and maintenance is best accomplished during non-flow (dry weather) conditions 3-4 days after the most recent rain.
  - Remove interceptor covers or open hatchway to observe conditions. Remove hatchway safety net ("EnterNet"). Observe for trash and debris and remove if necessary. This is the most important maintenance requirement. If absorbent pillows are utilized, observe their condition. Uniform browning or gray color of the pillow means they should be replaced. Observe baffle debris screen and clean if necessary.
  - Coalescing plates are self-cleaning and seldom require maintenance unless damaged. Do not walk on or stand on plate packs. Call ParkUSA (888-611-PARK) for replacement parts.
  - Check of the depth (level) of oil and sediment with a tank sampler device designed for this purpose.

PERMEABLE PAVERS

- The primary threat to the performance of permeable paver systems is clogging. The largest clogging threats to the system occur during construction and from landscaping. During construction, contractors may use pavement areas to store materials such as sand, gravel, soil, or landscape materials containing fines. The owner or supervising contractor must require all contractors to protect the pavement using heavy visqueen or plywood under these materials. The same materials are to be covered in order to prevent blowing and or washing away of such materials during wind and or rain events.

- It is recommended that protection of the permeable paver system be discussed at the project pre-construction meeting and be reinforced during interim construction. During construction and post construction of the permeable paver pavement, it is suggested that signs be posted in landscape areas and at entrances to the property as reminders of an ecologically sensitive pavement structure and that certain guidelines be adhered to including:
  - Dirt, sand, gravel, or landscape material must not be piled without first covering the pavement with a durable cover to protect the integrity of the pervious surface;
  - all landscape cover must be graded to prevent washing and/or floating of such materials onto or through the pervious surface; and
  - all chemical spills (including petrochemicals, hydrocarbons, pesticides, and herbicides) should be reported to the owner so the owner can prevent uncontrolled migration. Chemical migration control may require flushing, or the introduction of microbiological organisms to neutralize any impacts to the soil or water.

- Permeable paver pavements should be swept at least twice yearly to remove fine particles that has accumulated in the joints and reduced their permeability. Other periodic maintenance such as replacing cracked or worn pavers, minor settlement repairs, etc., assists in extending the service life of the pavement.

- Permeability testing of the pavement system should occur at least every three years to determine whether the pavement has become clogged. The test should be conducted with a double ring infiltrometer in one representative location for each 2000 ft2 of pavement. A minimum infiltration rate of five inches/hour is required.

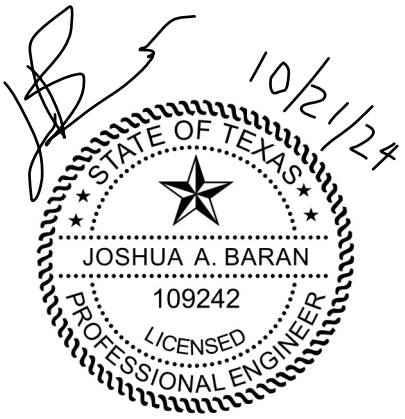
- If the joints in the permeable pavers become clogged, the joint's aggregate and clogged materials can be vacuumed clean (removed) by a utility vacuum truck. The joint's aggregate and clogged materials are then replaced by spreading and vibrating new aggregate into the joints thereby restoring the permeability of the permeable paver system. All waste, including the removed materials, must be disposed of in accordance with local, state, and federal laws and regulations.

An amended copy of this document will be provided to the Texas Commission on Environmental Quality within thirty (30) days of any changes in the following information.

Responsible Party: Stadium Plaza Center, LLC
Mailing Address: 15904 Pearson Brothers Drive
City, State: Austin, TX Zip: 78717
Telephone: (517) 945-4141 Fax:

Signature of Responsible Party Date 10/01/2024

Engineer: Joshua A. Baran, P.E.
Firm: JAB Engineering, LLC
TBPE Firm No.: F-14076
Mailing Address: 4500 Williams Drive, Ste. 212-121
City, State: Georgetown, TX 78633
Telephone: (512) 779-7414



ATTACHMENT I

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

The proposed development does not increases the peak discharge of the 2, 10, 25, and 100-year events, as the development is existing. The pervious pavement section is proposed to allow the larger storm events over the P-2 drainage area. The remaining drainage area is diverted through the bypass structure and does not increase the peak discharge of the site.

VII. Agent Authorization Form

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

I Bharath Pissay ,
Print Name

Manager ,
Title - Owner/President/Other

of Stadium Plaza Center LLC ,
Corporation/Partnership/Entity Name

have authorized Joshua A. Baran, P.E.
Print Name of Agent/Engineer

of JAB Engineering, LLC.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Bharath

Applicant's Signature

12/14/2023 Date

THE STATE OF Texas §

County of Williamson §

BHARATH PISSAY

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

GIVEN under my hand and seal of office on this 12th day of December 2023

Michelle Baran

NOTARY PUBLIC

MICHELLE BARAN
Notary Public, State of Texas
Comm. Expires 02-21-2026
Notary ID 129721540

Michelle Baran

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 02-21-2026

VIII. Application Fee Form

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Stadium Plaza Center
Regulated Entity Location: 15904 Pearson Brothers Drive, Austin, TX 78717
Name of Customer: Stadium Plaza Center, LLC
Contact Person: Bharath Pissay Phone: 517-945-4141
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____
Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	1.025 Acres	$ 4,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 10/14/2024

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

IX. Core Data Form

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)*	*If new Customer, enter previous Customer below:*
Stadium Plaza Center, 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)*
0805191870	32091281421		

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

12. Number of Employees	13. Independently Owned and Operated?
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☒ Yes ☐ No

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

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

15. Mailing Address:	15904 Pearson Brothers Drive						
	City	Austin	State	TX	ZIP	78717	ZIP + 4

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(517) 945-4141		( ) -

SECTION III: Regulated Entity Information

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

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

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

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

Stadium Plaza Center

23. Street Address of the Regulated Entity: *(No PO Boxes)*	510 Stadium Drive							
	City	Georgetown	State	TX	ZIP	78626	ZIP + 4	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	Southeast corner of the intersection of Stadium Drive with NE Inner Loop				
26. Nearest City			State	Nearest ZIP Code	
Georgetown			TX	78626	
27. Latitude (N) In Decimal:	30.668999°		28. Longitude (W) In Decimal:	-97.657735°	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	40	8.45	97	39	27.90

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
6512	0200	455219	

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

Shell building for retail and office tenants

34. Mailing Address:	510 Stadium Drive							
	City	Georgetown	State	TX	ZIP	78626	ZIP + 4	

35. E-Mail Address:	bharathpissay@gmail.com	
36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(517) 945-4141		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Joshua A. Baran	41. Title:	Managing Member

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 779-7414		( ) -	josh.baran@jabeng.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:	JAB Engineering, LLC	Job Title:	Managing Member
Name *(In Print)*:	Joshua A. Baran	Phone:	(512) 779- 7414
Signature:		Date:	