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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

Contributing Zone Plan

For

Highland Village Phase II Commercial – Block B

In the

City of Georgetown

Williamson County, Texas

Submitted:

2/27/2025

Job Number: 22901

Contributing Zone Plan

For

Highland Village Phase II Commercial – Block B

In

City of Georgetown

Williamson County, Texas

Job Number: 22901

Prepared by:

STEGER BIZZELL

Texas Registered Engineering Firm-181
1978 S. Austin Ave
Georgetown, TX 78626

Contributing Zone Plan Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **Contributing Zone Plan Application (TCEQ-10257)**

  Attachment A - Road Map
  Attachment B - USGS Quadrangle Map
  Attachment C - Project Narrative
  Attachment D - Factors Affecting Surface Water Quality
  Attachment E - Volume and Character of Stormwater
  Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)
  Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)
  Attachment H - AST Containment Structure Drawings (if AST is proposed)
  Attachment I - 20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)
  Attachment J - BMPs for Upgradient Stormwater
  Attachment K - BMPs for On-site Stormwater
  Attachment L - BMPs for Surface Streams
  Attachment M - Construction Plans
  Attachment N - Inspection, Maintenance, Repair and Retrofit Plan
  Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs
  Attachment P - Measures for Minimizing Surface Stream Contamination

- **Storm Water Pollution Prevention Plan (SWPPP)**

  -OR-

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

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

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

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: Highland Village Phase II Block B					**2. Regulated Entity No.:**				
3. Customer Name: Highland Village Georgetown, LP					**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):**			8.52
9. Application Fee:	$5000		**10. Permanent BMP(s):**			Batch detention pond			
11. SCS (Linear Ft.):	NA		**12. AST/UST (No. Tanks):**			NA			
13. County:	Williamson		**14. Watershed:**			Berry Creek			

Application Distribution

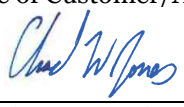
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_X_
Region (1 req.)	___	___	_X_
County(ies)	___	___	_X_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence _X_Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

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. Chad W. Jones, P.E.
Print Name of Customer/Authorized Agent  2/10/2025 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):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), 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 **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Highland Village Georgetown, LP/StegerBizzell, Chad Jones, P.E.

Date: 2/10/2025

Signature of Customer/Agent:

Regulated Entity Name: Highland Village Phase II Block B

Project Information

1. County: Williamson
2. Stream Basin: Berry Creek
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: Joe Birdwell
   Entity: Highland Village Georgetown, LP
   Mailing Address: 2005 Birdcreek Drive #211
   City, State: Temple, TX Zip: 76502
   Telephone: 512-917-7648 Fax: N/A
   Email Address: jbirdwell@amsw.net

5. Agent/Representative (If any):

Contact Person: Chad W. Jones, P.E.
Entity: Steger Bizzell
Mailing Address: 1978 S Austin Ave
City, State: Georgetown, TX Zip: 78626
Telephone: 512-930-9412 Fax: N/A
Email Address: chad.jones@stegerbizzell.com

6. 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.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

From Austin: Traveling north on I-35, take Exit 266 toward TX-195 N. turn left onto TX-195 W, and continue for 5.5 miles. Turn left onto Rattlesnake Road, and then turn left onto Ronald Reagan Boulevard. Continue for 3.5 miles until you reach the intersection of Ronald Reagan Boulevard and CR 245. The site is at the southwest corner of the intersection.

8. ☒ **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

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

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. 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

11. 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/Not cleared)
- ☐ Other: _____

12. The type of project is:

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

13. Total project area (size of site): 8.52 Acres

    Total disturbed area: 3.02 Acres

14. Estimated projected population: n/a

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops		÷ 43,560 =	
Parking		÷ 43,560 =	
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover		÷ 43,560 =	

Total Impervious Cover 0 **÷ Total Acreage** 8.52 **X 100 =** 0**% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

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

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☒ N/A

18. 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.

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

    ☐ Concrete
    ☐ Asphaltic concrete pavement
    ☐ Other: _____

20. Right of Way (R.O.W.):

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

21. Pavement Area:

    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.

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

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

23. ☐ 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

24. ☒ **Attachment E - 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 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

25. ☐ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☒ N/A

26. Wastewater will be disposed of by:

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

☐ **Attachment F - 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):

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

☐ Existing.
☐ Proposed.

☒ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
4			
5			

Total x 1.5 = _____ Gallons

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

☐ **Attachment G - Alternative Secondary Containment Methods**. Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*

Total: _____ Gallons

30. Piping:

☐ All piping, hoses, and dispensers will be located inside the containment structure.
☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
☐ The piping will be aboveground
☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings**. A scaled drawing of the containment structure is attached that shows the following:

☐ Interior dimensions (length, width, depth and wall and floor thickness).
☐ Internal drainage to a point convenient for the collection of any spillage.
☐ Tanks clearly labeled
☐ Piping clearly labeled

☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

    ☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

    ☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

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

    Site Plan Scale: 1" = _____'.

35. 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 National Flood Hazard Map, panel 48491C0275E, effective date 9/26/2008 .

36. ☒ 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, etc. are shown on the site plan.

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

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

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

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

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

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

42. ☐ Surface waters (including wetlands).

☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

    ☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

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

    ☐ N/A

48. ☒ 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

49. ☒ 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

50. 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.

51. 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 I - 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.

52. ☒ **Attachment J - 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.

53. ☒ **Attachment K - 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.

54. ☐ **Attachment L - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

☒ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

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

☐ N/A

57. ☐ **Attachment O - 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

58. ☐ **Attachment P - 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 result in water quality degradation.

☒ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. ☒ 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.

60. ☐ 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.

Administrative Information

61. ☒ 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.

62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ROAD MAP
ATTACHMENT A

SCALE: 1" = 2000'

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB NO. 22901 1/9/2025

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

FLORENCE QUADRANGLE
TEXAS
7.5 MINUTE SERIES (TOPOGRAPHIC)

Recharge Zone

Recharge Zone

Contributing Zone

Recharge Zone

Florence
(BM 997)

Hickman Knob

Andice

Barnett Knob

Tucker Knob

Morrison Ridge

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1963. Field checked 1964

Polyconic projection. 1927 North American Datum
10,000-foot grid based on Texas coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue. The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5 minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks

Fine red dashed lines indicate selected fence lines

Map photoinspected 1976
No major culture or drainage changes observed

UTM GRID AND 1964 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION
Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
State Route

HIGHLAND VILLAGE PHASE TWO BLOCK B
WILLIAMSON COUNTY, TEXAS

QUADRANGLE LOCATION

3097–331

FLORENCE, TEX.
30097-G7-TF-024

1964
PHOTOINSPECTED 1976
JOB No. 22901

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF TEXAS
TEXAS WATER DEVELOPMENT BOARD

LEANDER NE QUADRANGLE
TEXAS-WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

SITE

Contributing Zone

Recharge Zone

Recharge Zone

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1962. Field checked 1962

Polyconic projection. 1927 North American Datum
10,000-foot grid based on Texas coordinate system, central zone
1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue
The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5 minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks

Fine red dashed lines indicate selected fence lines

UTM GRID AND 1962 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

Map photoinspected 1976
No major culture or drainage changes observed

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION

Heavy-duty
Medium-duty
Light-duty
Unimproved dirt
U.S. Route
State Route

HIGHLAND VILLAGE PHASE TWO BLOCK B
WILLIAMSON COUNTY, TEXAS

QUADRANGLE LOCATION

3097–324

LEANDER NE, TEX.
30097-F7-TF-024

1962
PHOTOINSPECTED 1976
JOB No. 22901

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

GEORGETOWN QUADRANGLE
TEXAS–WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

Recharge Zone

Contributing Zone

Recharge Zone

Recharge Zone

Transition Zone

GEORGETOWN

Produced by the United States Geological Survey

Control by USGS and NOS/NOAA

Compiled from aerial photographs taken 1974. Field checked 1975
Map edited 1982

North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Texas Coordinate System, central zone (Lambert Conformal Conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 14

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence lines

Areas covered by dashed light-blue pattern are subject to controlled inundation

UTM GRID AND 1982 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION

Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

HIGHLAND VILLAGE PHASE TWO BLOCK B
WILLIAMSON COUNTY, TEXAS

QUADRANGLE LOCATION

3097-313

GEORGETOWN, TX
30097-F6-TF-024

1982

JOB No. 22901

ISBN 0-607-51004-6

INTERIOR–GEOLOGICAL SURVEY, RESTON, VIRGINIA—1995

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WEIR QUADRANGLE
TEXAS—WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE/4 ROUND ROCK 15' QUADRANGLE

8445 I SW (COBBS CAVERN)
6445 I SE (JARRELL)
6445 IV SW (BARTLETT)
8445 II NW (GEORGETOWN)
6445 III NW (GRANGER)
(ROUND ROCK) 8445 I SW
(TAYLOR) 6445 II SW

SCHWERTNER 8 MI.
8 MI. TO TEX. 95
1.2 MI. TO INTERSTATE 35
3.1 MI. TO TEX. 418
GRANGER 4.5 MI.
GEORGETOWN 3.3 MI.
TAYLOR (VIA TEX. 95) 9 MI.
HUTTO 6 MI.

Recharge Zone
Transition Zone

Little Oppossum Creek
Oppossum Creek
Yankee Branch
East Fork Rowden Branch
Berry Pecan Branch
Weir Branch
Queen Hill
Pecan Branch
Milham Branch
Big House Branch
San Gabriel River
Missouri Kansas Texas

Walburg
Keelersville
Mozo
Weir (BM 685)
Jonah
Magee Cem
Queen Cem
Salyer Cem
Whitley Cem
Jonah Cem
Zion Cem
St. Peter Ch
Athletic Field
Water Tank
Radio Tower
Zion Sch
Mankins Crossing
Gravel Pit
Pipeline

2 880 000 FEET
2 860 000 FEET
360 000 FEET
400 000 FEET
97°37′30″
97°30′
30°45′
42′30″
40′
32′30″
35′

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1974. Field checked 1975. Map edited 1982

Projection and 10,000-foot grid ticks: Texas coordinate system, central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American datum
To place on the predicted North American Datum 1983 move the projection lines 17 meters south and 28 meters east as shown by dashed corner ticks

Fine red dashed lines indicate selected fence lines

UTM GRID AND 1982 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1982

QUADRANGLE LOCATION

HIGHLAND VILLAGE PHASE TWO BLOCK B
WILLIAMSON COUNTY, TEXAS

3097-314

WEIR, TEX.
NE/4 ROUND ROCK 15' QUADRANGLE
N3037.5—W9730/7.5
1982
JOB No. 22901

Attachment C – Project Narrative

This project consists of the partial development of a commercial tract known as Highland Village Phase II Commercial – Block B. The site is an 8.52-acre tract in the Lewis P. Dyches Survey, Abstract No. 171. The site is in Georgetown, Texas and bound on the west by a section of Veneta Ln. and a row of residential lots, on the south by a residential neighborhood, on the east by CR 245, and on the north by Ronald Reagan Blvd. The site limits of construction is 3.02 acres. The site is undeveloped former agricultural land and no demolition activities will be required as a part of the project.

The project scope addressed in this CZP application includes grading and drainage improvements within a drainage lot that will serve future commercial development on the site. The actual full commercial development will be addressed in the future phases with separate CZP applications; the current scope includes only the water quality and batch detention pond that will serve the future development. Temporary and permanent BMPs are shown in this application.

Removal of suspended solids and pollutants will be performed by a water quality and batch detention Pond to achieve an eighty-five percent removal. The site generally drains from northwest to southeast and into Berry Creek.

The site area is 8.52 acres. The total drainage area contributing to the on-site pond is 9.95 acres, which includes a small portion of the developed residential neighborhood surrounding the site from the west. A total of 5.96 acres of impervious cover will be treated with the detention pond.

There are no sensitive features located within the overall 8.52 acre project boundary.

Attachment D – Factors Affecting Surface Water Quality

The following factors are anticipated to adversely affect surface water and groundwater quality:

- Disturbance of vegetated areas.
- Leaking oil from parked vehicles.
- Malfunctioning wastewater collection system and spill on site.
- Loss of vegetative ground cover due to inadequate watering or mismanagement.
- Over fertilizing vegetative areas.
- The use of roads by automotive traffic and subsequent oil/grease pollutants from normal use.
- The accidental or improper discharge of the following:
    a) Concrete
    b) Cleaning solvents
    c) Detergents
    d) Petroleum based products
    e) Paints
    f) Paint solvents
    g) Acids
    h) Concrete additives

Attachment E – Volume and Character of Storm Water

In the existing condition the site is underdeveloped and considered pasture in fair condition. There is no existing impervious cover on-site.

The proposed storm water capture will be typical of what is normally observed for a local commercial development. Runoff from the development will flow directly into a proposed batch development pond and may be routed to pond inlets from storm drains on site. Pervious cover in the development state will be a combination of mowed pastureland and irrigated lawns in good condition. Impervious cover will consist of buildings, roadway, parking areas, and pavement. The existing and proposed drainage plans, contained within the construction plans for the project, contain detailed data regarding storm water runoff expected in the existing and proposed conditions.

The developed peak flows leaving Highland Village Phase II for the 2, 10, 25, and 100-year storms will be less than or equal to those of the pre-developed existing conditions as shown in the attached Existing and Proposed Drainage Plans within the construction plans for the project.

Attachment F – Suitability Letter from Authorized Agent (if OSSF is proposed)

Not applicable.

Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)

There are no ASTs proposed for the site.

Attachment H - AST Containment Structure Drawings (if AST is proposed)

There are no ASTs proposed for the site.

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

Not applicable.

Attachment J - BMPs for Upgradient Stormwater

Not applicable.

Attachment K - BMPs for On-site Stormwater

Batch detention, as described in the Addendum to TCEQ's "Complying with the Edwards Rules: Technical Guidance Manual on Best Management Practices" Section 3.2.17 (RG-348), will be used as the BMP for this development. A batch detention basin has a TSS removal efficiency of 91% according to the above referenced manual. For 85% TSS removal, 5191 pounds of solids must be removed from the site to treat the project site. The total capture volume is the required water quality volume increased by 20%. The total capture volume required for 85% TSS removal is 28,424 cubic feet. A total capture volume of 31,039 cubic feet is provided by the proposed batch detention basin. The capture volume collected by the batch detention basin will be held for the required 48-hour detention time, and a programmed controller will send a signal to an actuator to open the output valve and release the treated runoff.

After the required capture volume is collected, a weir within the batch detention basin will divert additional runoff to a concrete spillway, sending the water to the existing runoff infrastructure.

Batch Detention Pond: The pond is sized for the total buildout of Highland Village Phase II. There are approximately 8.52 acres draining to the pond, of which, 5.96 are impervious cover.

Calculations to determine the pollutant load and sizing for each BMP are attached directly behind this sheet.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Highland Village II Commercial Lot 1, Block B
Date Prepared: 2/10/2025

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

where:

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

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

County =	Williamson	
Total project area included in plan * =	8.52	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	5.96	acres
Total post-development impervious cover fraction * =	0.70	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5191	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	8.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.96	acres
Post-development impervious fraction within drainage basin/outfall area =	0.70	
$L_{M\ THIS\ BASIN}$ =	5191	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

Aqualogic Cartridge Filter
Bioretention
Batch Detention Basin
BaySeparator
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

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 =	8.52	acres
A_I =	5.96	acres
A_P =	2.56	acres
L_R =	6049	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 5191 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.51	
On-site Water Quality Volume =	21582	cubic feet

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

Off-site area draining to BMP =	1.02	acres
Off-site Impervious cover draining to BMP =	0.60	acres
Impervious fraction of off-site area =	0.59	
Off-site Runoff Coefficient =	0.41	
Off-site Water Quality Volume =	2105	cubic feet
Storage for Sediment =	4737	
Total Capture Volume (required water quality volume(s) x 1.20) =	28424	cubic feet

PROPOSED POND B VOLUME SUMMARY						
ELEVATION (Ft.)	AREA (Sq. Ft.)	AVERAGE AREA (Sq. Ft.)	INC. ELEV. (Ft.)	INC. VOLUME (Cu.-Ft.)	TOTAL VOL. (Cu. Ft.)	TOTAL VOL. (Ac.- Ft.)
910	25				0	0.0000
		2060	1	2060		
911	4095				2060	0.0473
		10094	1	10094		
912	16093				12154	0.2790
		18884.5	1	18884.5		
913	21676				31039	0.7125
		24687	1	24687		
914	27698				55726	1.2793
		30814	1	30814		
915	33930				86540	1.9867
		35579.5	1	35579.5		
916	37229				122119	2.8035
		38064.5	0.5	19032.25		
916.5	38900				141151	3.2404

Attachment L - BMPs for Surface Streams

Not applicable.

Attachment M - Construction Plans

Please refer to the Highland Village Phase Two Block B construction plans included with this CZP submittal.

SITE DEVELOPMENT PLANS
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL LOT 1, BLOCK B
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

PROJECT NAME:	HIGHLAND VILLAGE PHASE II - COMMERCIAL - LOT 1, BLOCK B
SITE ADDRESS:	901 CR 245, GEORGETOWN, TX 78633
SUBDIVISION NAME:	HIGHLAND VILLAGE, PHASE 2, COMMERCIAL
LEGAL DESCRIPTION:	S13344 - HIGHLAND VILLAGE COMMERCIAL PH 2, BLOCK B, Lot 1, ACRES 8.52
DOCUMENT NUMBER:	2023076261
RECORDING DATE:	SEPTEMBER 12, 2023
ZONING DISTRICT:	PLANNED UNIT DEVELOPMENT - PUD ORDINANCE NO. 2018-18
OWNER:	HIGHLAND VILLAGE GEORGETOWN, GP LLC 2005 BIRDCREEK DRIVE, SUITE 211 TEMPLE, TX 76502 VERNON W. BARGE, III 254-771-1157 jbirdwell@amsw.net
APPLICANT/AGENT:	CHAD W. JONES, P.E. STEGER & BIZZELL ENGINEERING, INC. TEXAS REGISTERED ENGINEERING FIRM F-181 1978 SOUTH AUSTIN AVE. GEORGETOWN, TX 78626 (512) 930-9412 chad.jones@stegerbizzell.com https://stegerbizzell.com
ENGINEER/SURVEYOR:	STEGER & BIZZELL ENGINEERING, INC. TBPELS FIRM NO. 10003700 1978 S. AUSTIN AVE. GEORGETOWN, TX 78626 (512) 930-9412 https://stegerbizzell.com
ORIGINAL DATE:	OCTOBER 6, 2023
LATEST REVISION DATE:	FEBRUARY 10, 2025
LIMITS OF CONSTRUCTION:	3.02 ACRES
DRAINAGE FACILITY:	STORMWATER WILL BE DIRECTED THROUGH AN ON-SITE WATER QUALITY FACILITY
UTILITIES:	WATER - CITY OF GEORGETOWN, 512-930-3555, https://gus.georgetown.org 300-1 INDUSTRIAL AVE., GEORGETOWN, TEXAS 78626 WASTEWATER - CITY OF GEORGETOWN, 512-930-3555, https://gus.georgetown.org 300-1 INDUSTRIAL AVE., GEORGETOWN, TEXAS 78626 ELECTRIC - PEDERNALES ELECTRIC COOPERATIVE, 877-372-0391, https://www.pec.coop P.O. BOX 1, JOHNSON CITY, TEXAS 78636
ASSUMED TOTAL FUTURE IMPERVIOUS COVER:	5.96 ACRES/259,618 SQ.FT. (BASED ON 70% MAXIMUM ALLOWABLE IMPERVIOUS COVER)
TOTAL PROPOSED IMPERVIOUS COVER:	0.0056 ACRES/242 SQ.FT.
PROPOSED USE:	GENERAL COMMERCIAL

General Notes:

1. It is the responsibility of the property owner, and successors to the current property owner, to ensure the subject property and any improvements are maintained in conformance with this Site Development Plan.
2. This development shall comply with all standards of the Unified Development Code (UDC), the City of Georgetown Construction Standards and Specifications Manual, the Development Manual and all other applicable City standards.
3. This Site Development Plan shall meet the UDC Stormwater requirements.
4. All signage requires a separate application and approval from the Inspection Services Department. No signage is approved with the Site Development Plan.
5. Sidewalks shall be provided in accordance with the UDC. [See included Summary Letter and additional note below.]
6. Driveways will require approval by the Development Engineer of the City of Georgetown.
7. Outdoor lighting shall comply with Section 7.04 of the UDC.
8. Screening of mechanical equipment, dumpsters and parking shall comply with Chapter 8 of the UDC. The screening is shown on the Landscape and Architectural Plans, as applicable.
9. The companion Landscape Plan has been designed and plant materials shall be installed to meet all requirements of the UDC.
10. All maintenance of required landscape shall comply with the maintenance standards of Chapter 8 of the UDC.
11. A separate Irrigation Plan shall be required at the time of building permit application.
12. Fire flow requirements of 0 gal per minute are being met by this plan. [See included Summary Letter and additional note below.]
13. Any Heritage Tree noted on this Site Development Plan is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the Unified Development Code.
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 Construction Specifications and Details in effect at the time of submittal of the project to the City.
16. 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.
17. All electric and communication infrastructure shall comply with UDC Section 13.06.

NOTE: THESE PLANS PRESENT THE DESIGN OF A WATER QUALITY AND BATCH DETENTION POND THAT WILL ACCOMMODATE THE REQUIRED RUNOFF THAT THIS SITE WILL PRODUCE AFTER IT HAS BEEN FULLY DEVELOPED. THESE PLANS DO NOT INCLUDE ANY OTHER DEVELOPMENT FEATURE ON THE SITE, AND ALL STRUCTURES, PAVEMENTS, SIDEWALKS, AND UTILITIES NOT ASSOCIATED WITH THE POND WILL NEED TO BE ADDRESSED IN A FUTURE SITE DEVELOPMENT PLAN. IN ORDER FOR THE POND TO FUNCTION AS DESIGNED, THE FINAL SITE DEVELOPMENT DESIGN WILL NEED TO INCLUDE SITE GRADING WHICH WILL DIRECT ALL SITE RUNOFF THROUGH THE WATER QUALITY AND BATCH DETENTION POND.

Location Map
1" = 1000'

Submitted By:

CHAD W. JONES, P.E. — Date

Sheet List Table	
Sheet Number	Sheet Title
01	COVER SHEET
02	GENERAL NOTES
03	FINAL PLAT (1 OF 4)
04	FINAL PLAT (2 OF 4)
05	FINAL PLAT (3 OF 4)
06	FINAL PLAT (4 OF 4)
07	EXISTING TOPOGRAPHIC SURVEY AND DRAINAGE MAP
08	PROPOSED DRAINAGE AREA MAP
09	TCEQ WATER QUALITY CALCULATIONS
10	DIMENSION SITE AND GRADING PLAN
11	DETENTION & WQ POND SECTIONS & DETAILS
12	UTILITY PLAN
13	EROSION CONTROL PLAN
14	DETAILS
LP-N1	PLANTING NOTES
LP-1	PLANTING PLAN

HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B TREE LIST

REMOVAL	TREE#	SIZE [IN]	TYPE	NOTES
	1538	13	LIVE OAK	
	1539	16	LIVE OAK	MULTI
	1540	15	LIVE OAK	MULTI
	1541	14	LIVE OAK	MULTI
	1542	17	LIVE OAK	MULTI
	1543	12	LIVE OAK	MULTI
	1544	13	LIVE OAK	MULTI
X	1545	13	LIVE OAK	MULTI
X	1546	16	LIVE OAK	MULTI
	1547	12	LIVE OAK	
	1548	12	LIVE OAK	
	1549	12	LIVE OAK	
	1550	15	LIVE OAK	MULTI
	1551	14	ELM	
	1552	13	LIVE OAK	
	1553	12	LIVE OAK	MULTI
	1554	13	LIVE OAK	MULTI
	1555	15	LIVE OAK	MULTI
	1556	15	LIVE OAK	MULTI
	1557	13	LIVE OAK	MULTI
	1558	15	LIVE OAK	MULTI
	1559	17	LIVE OAK	MULTI
	1560	14	ELM	MULTI
	1561	13	ELM	MULTI
	1562	13	ELM	MULTI
	1563	16	LIVE OAK	
	1564	21	LIVE OAK	
	1565	14	LIVE OAK	
	1566	15	LIVE OAK	
	1567	12	LIVE OAK	MULTI
	1568	17	ELM	MULTI
	1569	13	LIVE OAK	MULTI
	1570	14	LIVE OAK	MULTI
	1571	13	LIVE OAK	MULTI
	1572	13	ELM	
	1573	17	LIVE OAK	MULTI
	1574	12	LIVE OAK	
	1575	12	LIVE OAK	
	1576	17	LIVE OAK	MULTI
	1577	18	LIVE OAK	MULTI
	1578	15	LIVE OAK	MULTI
	1579	12	LIVE OAK	
	1580	12	LIVE OAK	

NOTES:

1. All bearings and coordinates are referenced to the Texas Coordinate System, Central Zone. NAD 83 horizontal control datum and NAVD 88 vertical control datum. Coordinates are based on a three temporary control points (see E&S Control Plan, Sheet 13, for locations):
   Point 1: N=10240741.0000, E=3100639.9410, EL=928.03'.
   Point 2: N=10239214.0100, E=3098312.5270, EL=913.42'.
   Point 3: N=10239699.3200, E=3097217.5790, EL=928.33'.
2. Distances shown in these plans are surface and may be converted to grid by multiplying by the combined scale factor of 0.9998500225.

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NOTE:
CONTRACTOR IS TO FURNISH A SET OF CONSTRUCTION PLANS BACK TO THE ENGINEER AT THE END OF THE PROJECT WITH ALL DEVIATIONS NOTED IN RED INK ON THE PLAN SHEETS. CONTRACTOR SHALL NOT RECEIVE FINAL PAYMENT UNTIL COMPLETE "AS-BUILT" SET IS RETURNED TO ENGINEER.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

CWJ — DESIGNED BY: — 2/27/25 DATE
CWJ, NIE — DRAWN BY: — 2/27/25 DATE
CWJ — CHECKED BY: — DATE
CWJ — APPROVED BY: — DATE

STEGER BIZZELL

ADDRESS: 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO: 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 | WEB: STEGERBIZZELL.COM
SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS

COVER SHEET
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 01 of 14

P:\22000-22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

2023-70-SDP

GENERAL CONSTRUCTION NOTES

1. All construction shall be in accordance with the latest City of Georgetown Technical Specifications and Details.

2. Prior to beginning construction, the Owner or his authorized representative shall convene a Pre-Construction Conference between the City of Georgetown, Engineer, Contractor, County Engineer (if applicable), Texas Commission on Environmental Quality Field Office, and any other affected parties. Notify all such parties at least 48 hours prior to the time of the conference and 48 hours prior to beginning construction. Written construction notification must be given to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Information must include the date on which the regulated activity will commence, the name of the approved plan for the regulated activity, the name of the prime contractor and the name and telephone number of the contact person.

3. The Contractor shall give the City a minimum of 48 hours notice before beginning each phase of construction, call 512-930-3555.

4. No blasting will be permitted on this project.

5. Any existing utilities, pavement, curbs, and/or sidewalks damaged or removed will be repaired by the Contractor at his expense before acceptance of the project.

6. The location of any existing water and/or wastewater lines shown on the plans must be verified by the Georgetown Utility Systems Department.

7. Manhole frames, covers, water valve covers, etc., shall be raised to finished pavement grade at the Contractor's expense by a qualified contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.

8. The Contractor is responsible for any damages to any public improvements.

9. Replace all destructed CMP culverts with CMP of equal size.

SEQUENCE OF CONSTRUCTION

Note: Other contractors could be working on this site. Coordinate all activities with the activities of others.

1. Call all affected parties at least 48 hours prior to beginning any construction to schedule a pre-construction conference and secure all required permits.
2. Install temporary erosion controls prior to any clearing and grubbing. Notify the City of Georgetown when installed.
3. Clear and grub site.
4. Install all utility mains & services.
5. Ensure that all underground utility installations are complete.
6. Complete final site grading and revegetation.
7. Remove and dispose of temporary erosion controls.
8. Complete any necessary final dress-up.

PERMANENT EROSION CONTROL NOTES

1. All disturbed areas shall be restored as noted below:
   - 1.a. A minimum of six inches of imported sandy loam topsoil or approved equal shall be placed in all drainage channels (except rock) and on all cleared areas.
   - 1.b. The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows, unless specified elsewhere:
     - 1.b.a. From September 15 to March 1, seeding shall be with a combination of 1 pound per 1,000 square feet of unhulled Bermuda and 7 pounds per 1,000 square feet of Winter Rye with a purity of 95% with 90% germination.
     - 1.b.b. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 3 pounds per 1,000 square feet with a purity of 95% with 85% germination.
   - 1.c. Fertilizer shall be slow release granular or pelleted type and shall have an analysis of 15-15-15 and shall be applied at the rate of 23 pounds per acre once at the time of planting and again once during the time of establishment.
   - 1.d. The planted area shall be irrigated or sprinkled in a manner that will not erode the top soil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
   - 1.e. Mulch type used shall be Mulch, applied at a rate of 1,500 pounds per acre.

TEMPORARY EROSION CONTROL NOTES

1. The Contractor shall install erosion/sedimentation controls and tree protective fencing prior to any site preparation work (clearing, grubbing or excavation).

2. The placement of erosion/sedimentation controls shall be in accordance with the PLANS.

3. Any significant variation in materials or locations of controls or fences from those shown on the approved plans must be approved by the City Engineer.

4. The Contractor is required to inspect all controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.

5. Prior to final acceptance, haul roads and waterway crossings constructed for temporary Contractor access must be removed, accumulated sediment removed from the waterway, and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.

6. Field revisions to the EROSION & SEDIMENTATION CONTROL PLANS may be required by the Engineer or field inspector with the Texas Commission on Environmental Quality (TCEQ) during the course of construction to correct control inadequacies. Major revisions must be approved by the TCEQ.

CITY OF GEORGETOWN GENERAL NOTES

1. These construction plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
2. This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
3. The site construction plans shall meet all requirements of the approved site plan.
4. Wastewater mains and service lines shall be SDR 26 PVC.
5. Wastewater mains shall be installed without horizontal or vertical bends.
6. Maximum distance between wastewater manholes is 500 feet.
7. Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to 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 2 hours.
13. All bends and changes in direction on water mains shall be restrained and thrust blocked.
14. Long fire hydrant leads shall be restrained.
15. 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 2 years in the amount of 10% of the cost of the public improvements and shall follow the City format.
21. Record drawings of public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. These drawings shall be a pdf emailed to the City Development engineer.

CITY OF GEORGETOWN HERITAGE TREE PROTECTION DURING CONSTRUCTION

1. Prior to the commencement of any development, a tree protection fence constructed of approved materials shall encompass the Critical Root Zone (CRZ) of any Heritage Tree. Said tree protection fence must be maintained throughout the construction process, and must also comply with Chapter 11 of this Code.
2. During construction, no materials including but not limited to excess soil, vehicles, equipment, liquids, trash, or construction debris may be placed inside of the tree protection fence, nor shall the tree protection fence be altered in any way so as to increase the encroachment of the construction.
3. Excavation, grading, soil deposit, impervious covering, drainage and leveling within the CRZ of Heritage Trees is prohibited unless approved by the Urban Forester. Any impervious cover proposed within the CRZ of a Heritage Tree will be reviewed on a case by case basis by the Urban Forester upon field inspections and or plan reviews. In any case, generally no more than 50% of the CRZ of any Heritage Tree can be covered with impervious cover. Any protective fencing being used around Heritage Trees may only be reduced while impervious cover activity is being done. The remainder of the protective fencing must stay intact for the duration of the project.
4. Disposal or depositing of oil, gasoline, chemicals, paints, solvents or other materials is prohibited within the CRZ of Heritage Trees.
5. The attachment of wires, signs and ropes to any Heritage Tree is prohibited.
6. The location of utility service and irrigation lines inside the CRZ of Heritage Trees is only allowed when approved by the Urban Forester. If boring is used to provide underground utility access, the minimum length of the bore shall be the width of the tree's mature canopy. The minimum depth of the bore shall be specified by the Urban Forester, but in no event be less than 24" below the natural grade existing prior to any development activity within the CRZ..
7. Soil disturbance or other injurious and detrimental activity within the CRZ of Heritage Trees is prohibited.
8. At applicant's expense, an ISA Certified Arborist or their employee(s) shall be present whenever activities occur which will pose a potential threat to the health of the Heritage Tree such as pruning, or whenever any work needs to be done within the CRZ of such tree.
9. Should the area within the CRZ become compacted during excavation or grading, the affected area shall be aerated. The Urban Forester shall be notified whenever any Damage or injury occurs to a Heritage Tree during construction so that proper treatment may be administered.
10. The Urban Forester shall be notified whenever any Damage or injury occurs to a Heritage Tree during construction so that proper treatment may be administered.
11. Contact the City of Georgetown's Urban Forester (512-930-6113) when tree protection is installed and prior to any fencing being removed.

ACCESSIBILITY NOTES

1. Project shall be constructed in full compliance with the Texas Accessibility Standards (TAS) 2012.
2. Slopes in the direction of pedestrian travel shall not exceed 5% (1:20) or have a cross slope greater than 2% (1:48). This shall include routes that cross-vehicular ways including but not limited pedestrian/ vehicular ways such as street intersections.
   - A. Exception: Per TAS 405.8 and 68.102 (1) grades at the new sidewalks parallel to the streets shall be equal to, or less than, the street grade. Should the new sidewalks exceed the street grade, and the new sidewalk grades exceed 5% in the direction of travel, ramps complying with TAS 405 are required at these conditions.
3. Curb Ramps:
   - A. Curb ramps shall not exceed 8.3% (1:12) in the direction of pedestrian travel.
   - B. Curb ramps flares (wings) shall not exceed 1:10.
   - C. Minimum width of a curb ramp is 36".
   - D. Top of the curb ramp must be 2% in all directions for an area 36" wide and 48"deep.
   - E. When truncated domes are used, the truncated dome system shall extend the full width of the curb ramp and for a minimum depth of 24" at the bottom of the curb ramp.
   - F. Returned curb ramps shall only be used where the adjacent surface on one or both sides of the curb ramp do not allow pedestrian travel such as but not limited to stop lights, stop signs and permanently mounted waste receptacles.
4. There shall be no changes in level greater than ¼" on any accessible route or ½" with a 1:2 bevel.
5. Decomposed granite surfaces, or similar Engineer-approved surfaces shall be compacted tight and maintained by the Owner at all times.
6. Provide directional signage using the international symbol of accessibility when not all routes are accessible. Signage shall be placed at the beginning of the route to avoid a patron from proceeding on a non-accessible route.
7. Verify that no plantings or other site elements on circulation paths would be protruding objects based on TAS 307 (protrudes more 4" and is higher than 27" from the surface and less than 80" from the surface).

Contractor shall notify the Engineer before proceeding with any Work, which is in conflict with the Texas Accessibility Standards. Contractor is financially responsible for proceeding with any Work without written direction on any clarification from the Engineer.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

CWJ — DESIGNED BY: — 2/27/25 DATE
CWJ, NIE — DRAWN BY: — 2/27/25 DATE
CWJ — CHECKED BY: — DATE
CWJ — APPROVED BY: — DATE

STATE OF TEXAS · CHAD WILLIAM JONES · 144785 · LICENSED PROFESSIONAL ENGINEER · 2/10/25

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

GENERAL NOTES
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 02 *of 14*

PROPOSED ACREAGE AND USAGE

SQ.FT.	ACRE	DESCRIPTION / USE
464,757	10.67	BLOCK A
371,376	8.52	BLOCK B
342,054	7.85	BLOCK C
198,634	4.56	BLOCK D
	31.60	ACRES

TOTAL ACREAGE:	31.60
TOTAL No. OF BLOCKS:	4
TOTAL No. OF RESIDENTIAL LOTS:	0
TOTAL No. OF COMMERTIAL LOTS:	5
TOTAL No. OF OPEN SPACE AND D.E. LOTS:	0
TOTAL No. OF LOTS:	5
TOTAL SQUARE FOOT OF SMALLEST LOT:	198,634
TOTAL ACREAGE OF ROW:	0
TOTAL LINEAR FEET OF NEW STREETS:	0
SUBMITTAL DATE: 05/17/23	
CONSTRUCTION PLAN CASE NUMBER:	
P&Z ACTION DATE:	

LEGEND

●	1/2" IRON ROD FOUND
○	IRON ROD WITH CAP STAMPED "STEGER BIZZELL" SET
△	MAG NAIL WITH WASHER STAMPED "STEGER BIZZELL" SET
▲	MAG NAIL FOUND
◉	COTTON SPINDLE FOUND
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY

GRAPHIC SCALE: 1" = 300'

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	FINAL PLAT (1 OF 3)
3	FINAL PLAT (2 OF 3)
4	FINAL PLAT (2 OF 3)
5	DESCRIPTION (1 of 2)
6	DESCRIPTION (2 of 2), NOTES & TABLES
7	DEDICATION

LOCATION MAP SCALE 1" = 3000'

OWNERS:
HIGHLAND VILLAGE GEORGETOWN, LP, LLC.
2005 BRIDGEREK DR, SUITE 211
TEMPLE, TEXAS 76502
VERNON W. BARGE, III
254-771-1357

ENGINEER/SURVEYOR/APPLICANT:
STEGER BIZZELL
1978 S. AUSTIN AVE
GEORGETOWN, TEXAS 78626
INFO@STEGERBIZZELL.COM
BRYAN MOORE
512-930-9412

STREET TABLE

NAME	CLASS	ROW	PAVEMENT	CURB TYPE	PED. CLEAR ZONE	DESIGN SPEED
VENETALA LANE	LOCAL	86-89'	30' BACK TO BACK	4 INCH	6 FOOT	35 MPH
DRAGON TREE LANE	LOCAL	50'	30' BACK TO BACK	4 INCH	5 FOOT	30 MPH
HIGHLAND VILLAGE DRIVE	RES. COLLECTOR	50'	30' BACK TO BACK	4 INCH	5 FOOT	30 MPH
COUNTY ROAD 245	EXISTING COLLECTOR	VARIES	24' ASPHALT	N/A	5 FOOT	45 MPH
RM 2338	MAJOR ARTERIAL	190'	82' ASPHALT	N/A	0	60 MPH
RONALD REAGAN BLVD	MAJOR ARTERIAL	220'	42' ASPHALT	N/A	6 FOOT	65 MPH

NOTES:
1. ALL BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE. NAD 83 HORIZONTAL CONTROL DATUM AND NGVD 29 VERTICAL CONTROL DATUM. ALL DISTANCES AND COORDINATES ARE GRID.
2. BENCHMARK ELEVATION IS BASED ON NGVD29 VERTICAL DATUM. THE BENCHMARK FOR THIS SITE IS A MAG NAIL SET IN PAVEMENT IN THE NORTHEASTERLY PORTION OF RM 2338, APPROXIMATELY 227.5 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE NORTHERN ROW OF RM 2338 WITH THE CENTERLINE OF HIGHLAND VILLAGE DRIVE.
N=10239214.01
E=2039312.53
ELEVATION = 913.42'

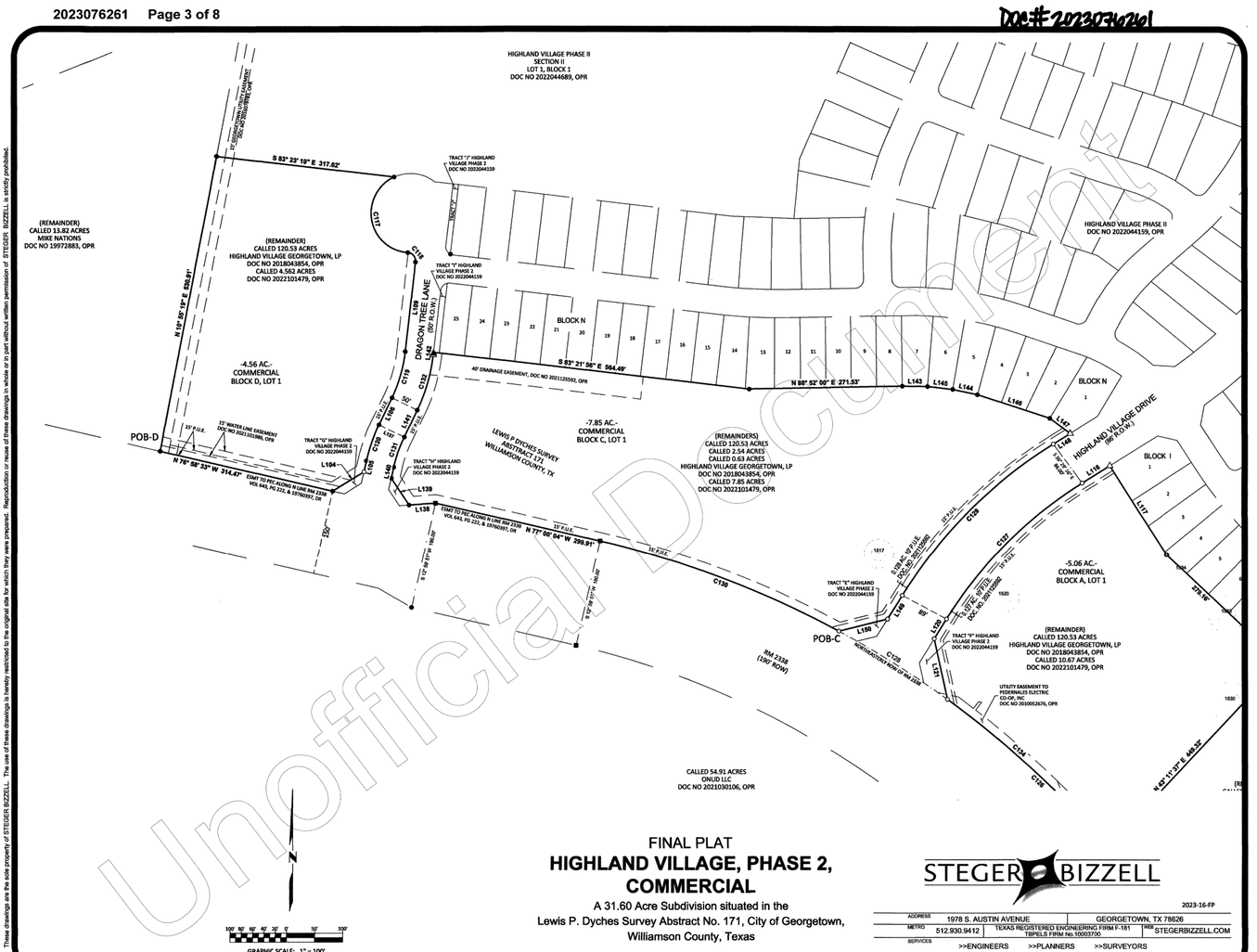
FINAL PLAT
HIGHLAND VILLAGE, PHASE 2, COMMERCIAL
A 31.60 Acre Subdivision situated in the
Lewis P. Dyches Survey Abstract No. 171, City of Georgetown,
Williamson County, Texas

STEGER BIZZELL

2023-16-FP

ADDRESS	1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700	WEB STEGERBIZZELL.COM
SERVICES	>>ENGINEERS	>>PLANNERS	>>SURVEYORS

SUBMITTAL DATE: 05/19/2023 JOB No. 22901 DATE: 11-Jul-23 SHEET 1 of 7 DRAWN BY: RDW REVIEWED BY: PJS APPROVED BY:



GRAPHIC SCALE: 1" = 100'

FINAL PLAT
HIGHLAND VILLAGE, PHASE 2, COMMERCIAL
A 31.60 Acre Subdivision situated in the
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SUBMITTAL DATE: 05/19/2023 JOB No. 22901 DATE: 11-Jul-23 SHEET 2 of 7 DRAWN BY: RDW REVIEWED BY: PJS APPROVED BY:

WARNING!
The Contractor is responsible for protecting underground facilities and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate agencies prior to beginning any construction. The Contractor shall verify any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

DESIGNED BY: CWJ 2/27/25
DRAWN BY: CWJ, MC 2/27/25
CHECKED BY: CWJ DATE
APPROVED BY: CWJ DATE

STATE OF TEXAS
CHAD WILLIAM JONES
143781
LICENSED PROFESSIONAL ENGINEER
5/9/2025

STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No. 10003700	WEB STEGERBIZZELL.COM
SERVICES	>>ENGINEERS	>>PLANNERS	>>SURVEYORS

FINAL PLAT (1 OF 4)
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901
SHEET 03 of 14

2023-70-SDP

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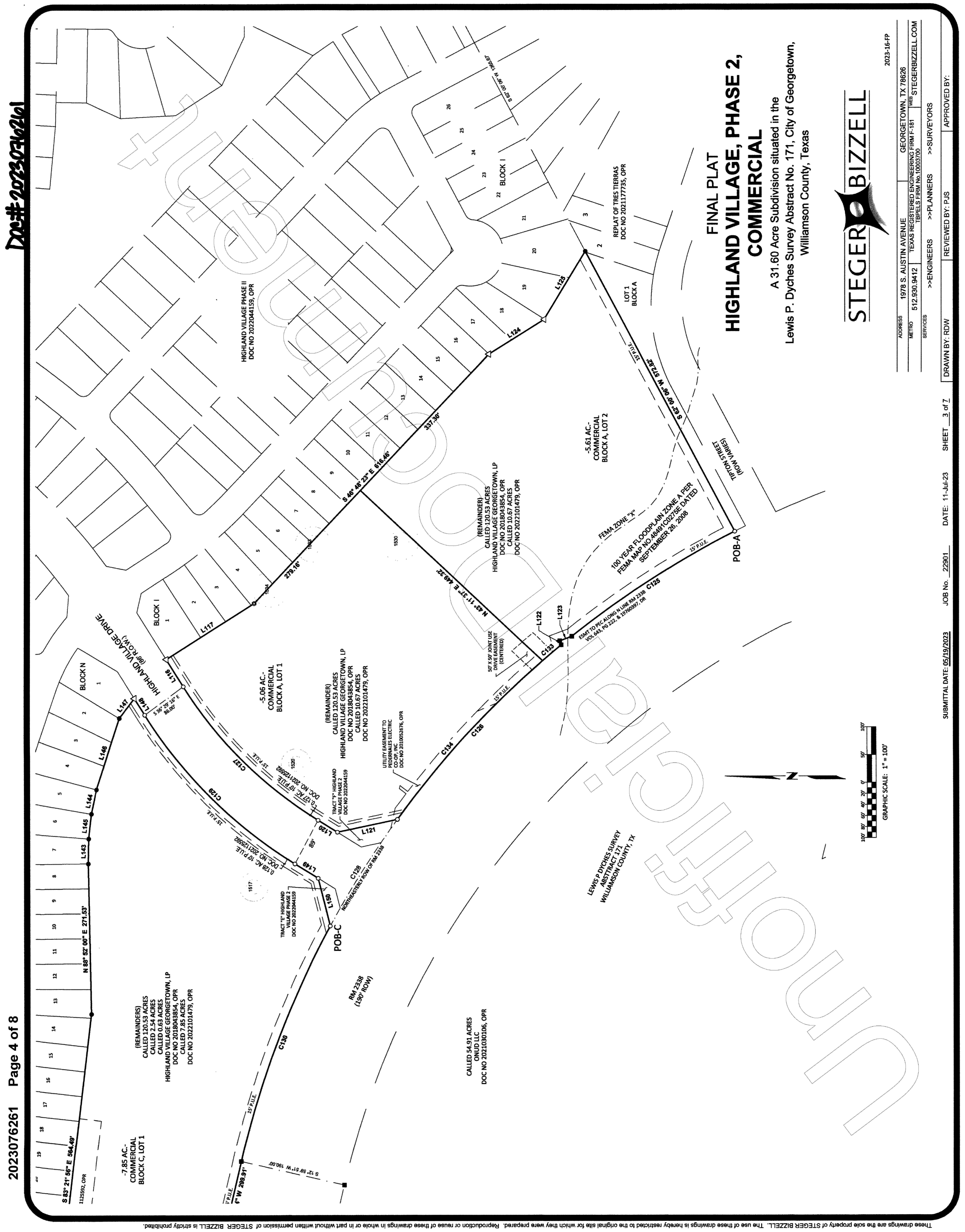

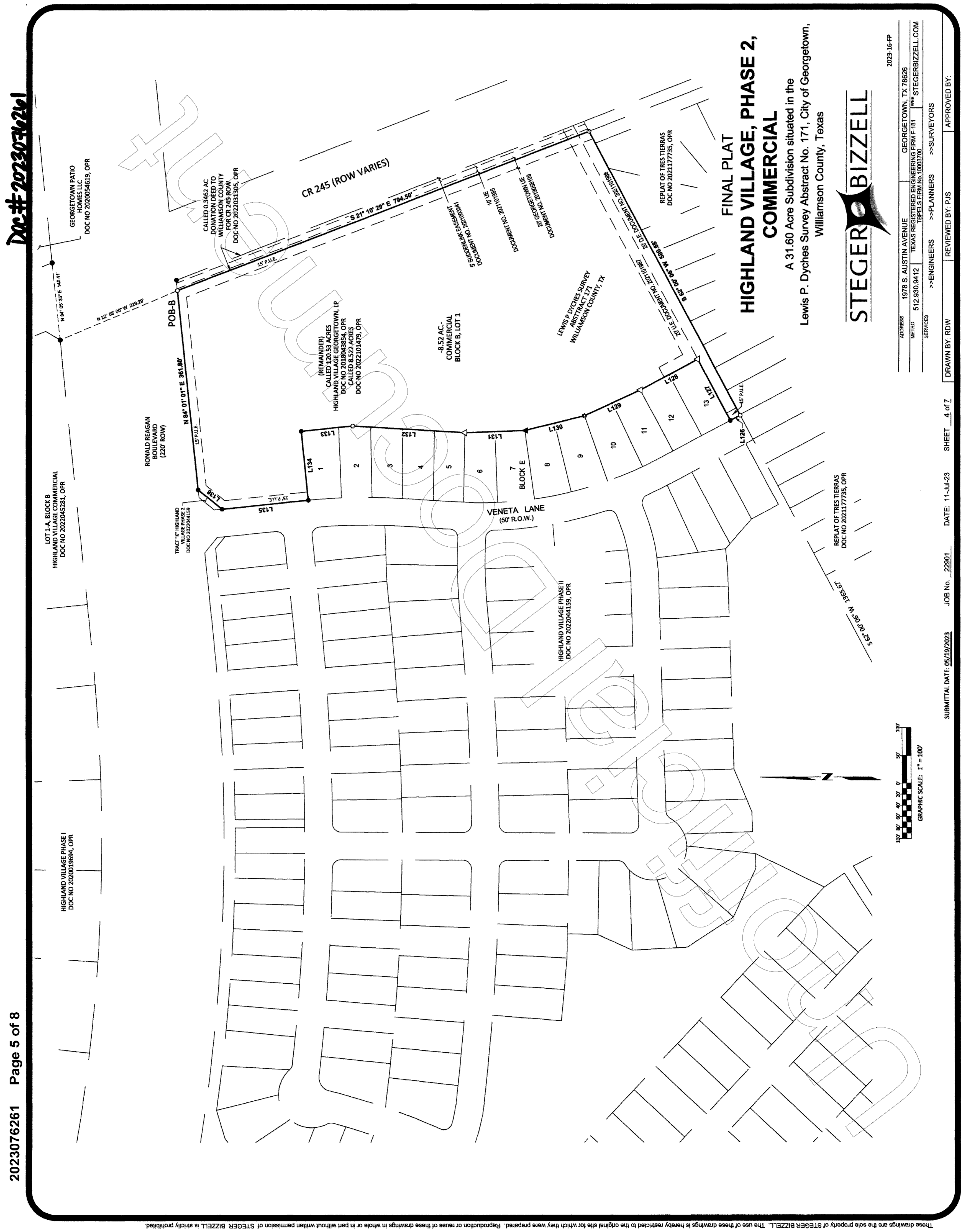

WARNING!
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CWJ, NIE — DRAWN BY: — 2/27/25 DATE
CWJ — CHECKED BY: — DATE
CWJ — APPROVED BY: — DATE

CHAD WILLIAM JONES
144785
2/10/25

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FINAL PLAT (2 OF 4)
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 04 of 14

P:\22000–22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

BLOCK A

DESCRIPTION OF AN 10.67 ACRE TRACT OF LAND LOCATED IN THE LEWIS P DYCHES SURVEY, ABSTRACT NO. 171, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.53 ACRE TRACT CONVEYED TO HIGHLAND VILLAGE GEORGETOWN, LP, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2018043854, OPR, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 10.67 ACRES IN THE SUPPLEMENTAL AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHLAND VILLAGE COMMERCIAL PROPERTY OF RECORD IN DOCUMENT NO. 2022101479, OPR, SAID 10.67 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN MARCH, 2023, UNDER THE DIRECT SUPERVISION OF PATRICK J. STEVENS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the east right of way of RM Highway No. 2338, a 190 foot wide right of way, for the south corner of said 120.53 acre tract, same being the northwest corner of the Replat of Tres Tierras, a subdivision of record in Document No. 2021177735, OPR, the southwest corner of said 10.67 acre tract, the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the northeasterly right of way of said RM 2338, same being the southwesterly boundary line of said 10.67 acre tract, and the southwesterly boundary line of the herein described tract, the following four (4) courses and distances:

1.) Along a curve to the left, an arc distance of 349.94 feet, having a radius of 1705.00 feet, a central angle of 011° 45' 35", and a chord that bears North 32° 48' 47" West, a distance of 349.33 feet to a concrete right of way monument with brass disc found;
2.) North 20° 23' 04" West, a distance of 22.57 feet to a concrete right of way monument with brass disc found;
3.) South 70° 32' 57" West, a distance of 7.69 feet to a concrete right of way monument with brass disc found at the beginning of a curve to the left having a radius of 1705.00 feet; and
4.) Along said curve, an arc distance of 433.08 feet, a central angle of 014° 33' 13", and a chord that bears North 46° 46' 30" West, a distance of 431.92 feet to a 1/2"iron rod with cap stamped "STEGER BIZZELL" set in the north right of way of said RM 2338, for the southeast corner of Tract F, Highland Village Phase II, a subdivision of record in Document No. 2022044159, OPR, the southerly northwest corner of said 10.67 acre tract, and the southerly northwest corner of the herein described tract;

THENCE, North 12° 07' 40" West, a distance of 109.99 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the southeasterly right of way of Highland Village Drive, a right of way with width that varies from 86 feet to 89 feet, for the northeast corner of said Tract F, same being the northwest corner of said 10.67 acre tract, and the northwest corner of the herein described tract;

THENCE, with the southeasterly line of said Highland Village Drive, same being the northwesterly boundary line of said 10.67 acre tract, and the northwesterly boundary line of the herein described tract, the following three (3) courses and distances:

1.) North 31° 56' 17" East, a distance of 41.06 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set at the beginning of a curve to the right having a radius of 757.00 feet;
2.) Along said curve, an arc distance of 344.25 feet, a central angle of 26° 03' 21", and a chord that bears North 44° 57' 57" East, a distance of 341.29 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set; and
3.) North 57° 59' 38" East, a distance of 57.85 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set in the south right of way of said Highland Village Drive for the northwest corner of Lot 1, Block I, said Highland Village Phase II, for the north corner of said 10.67 acre tract, and the north corner of the herein described tract;

THENCE, with the southwesterly boundary line of said Block I, Highland Village Phase II, same being the northeasterly boundary line of said 10.67 acre tract, and the northwesterly boundary line of the herein described tract, the following four (4) courses and distances:

1.) South 32° 40' 23" East, a distance of 187.31 feet to a cotton spindle set;
2.) South 46° 48' 23" East, a distance of 616.46 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set;
3.) South 32° 02' 23" East, a distance of 117.90 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set; and
4.) South 58° 56' 50" East, a distance of 143.54 feet to a 1/2" iron rod found in the north boundary line of said Replat of Tres Tierras, same being the south boundary line of said 120.53 acre tract, for the south corner of Lot 20, said Block I, Highland Village Phase II, same being the southeast corner of said 10.67 acre tract, and the southeast corner of the herein described tract;

THENCE, South 62° 00' 06" West, a distance of 572.82 feet to the POINT OF BEGINNING and containing 10.67 acres within these metes and bounds.

BLOCK B

DESCRIPTION OF AN 8.52 ACRE TRACT OF LAND LOCATED IN THE LEWIS P DYCHES SURVEY, ABSTRACT NO. 171, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.53 ACRE TRACT CONVEYED TO HIGHLAND VILLAGE GEORGETOWN, LP, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2018043854, OPR, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 8.522 ACRES IN THE SUPPLEMENTAL AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHLAND VILLAGE COMMERCIAL PROPERTY OF RECORD IN DOCUMENT NO. 2022101479, OPR, SAID 8.52 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN MARCH, 2023, UNDER THE DIRECT SUPERVISION OF PATRICK J. STEVENS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the south right of way of Ronald Reagan Boulevard, a 220 foot wide right of way, same being the northeast corner of said 120.53 acre tract, in the west right of way of County Road No. 2145, a right of way of variable width, for the northeast corner of said 8.522 acre tract, same being the northwest corner of a called 0.3462 acre tract of land described in a donation deed to Williamson County, of record in Document No. 2022031305, OPR, the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 21° 10' 29" East, a distance of 794.50 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the south boundary line of said 120.53 acre tract, same being the north boundary line of the Replat of Tres Tierras, a subdivision of record in Document No. 2021177735, OPR, and in the west line of said CR 245, for the southwest corner of said 0.3462 acre tract, same being the southeast corner of said 8.522 acre tract, and the southeast corner of the herein described tract;

THENCE, South 62° 00' 06" West, a distance of 580.68 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the south boundary line of said 120.53 acre tract, same being the north boundary line of said Tres Tierras, and in the east right of way of Veneta Lane, a 50 foot wide right of way of record on the plat of Highland Village Phase II, a subdivision of record in Document No. 2022044159, OPR, for the southerly southwest corner of said 8.522 acre tract and the southerly southwest corner of the herein described tract;

THENCE, North 28° 01' 13" West, a distance of 19.98 feet to a 1/2" iron rod found in the east right of way of said Veneta Lane for the southwest corner of Lot 13, Block E, said Highland Village Phase II, the westerly southwest corner of said 8.522 acre tract, and the westerly southwest corner of the herein described tract;

THENCE, North 61° 59' 22" East, a distance of 125.02 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set for the southeast corner of said Lot 13, Block E, an interior ELL corner of said 8.522 acre tract, and an interior ELL corner of the herein described tract;

THENCE, with the east boundary line of said Block E, Highland Village Phase II, the west boundary line of said 8.522 acre tract, and the west line hereof, the following six (6) courses and distances:

1.) North 28° 01' 16" West, a distance of 117.13 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set;
2.) North 24° 54' 01" West, a distance of 110.78 feet to a cotton spindle set;
3.) North 13° 45' 42" West, a distance of 110.84 feet to a Mag Nail found;
4.) North 02° 11' 39" West, a distance of 107.94 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set;
5.) North 03° 30' 25" East, a distance of 202.28 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set; and
6.) North 05° 53' 37" West, a distance of 93.40 feet to a 1/2" iron rod found for the northeast corner of Lot 1, said Block E, an interior corner of said 8.522 acre tract, and an interior corner of there herein described tract;

THENCE, South 84° 05' 59" West, a distance of 125.00 feet to a 1/2" iron rod found in the east line of said Veneta Lane for the northwest corner of said Lot 1, Block E, a westerly corner of said 8.522 acre tract, and a westerly corner of the herein described tract;

THENCE, with the east line of said Veneta Lane, the west line of said 8.522 acre tract, and the west line of the herein described tract, North 05° 59' 26" West, a distance of 155.84 feet to a 1/2" iron rod found for the south corner of Tract K, said Highland Village Phase II, and leaving the east line of said Veneta Lane, North 39° 01' 15" East, a distance of 55.40 feet to a 1/2" iron rod found in the south line of said Ronald Reagan Boulevard, same being the north line of said 120.53 acre tract, for the east corner of said Tract K, the northwest corner of said 8.522 acre tract, and the northwest corner of the herein described tract;

THENCE, North 84° 01' 01" East, a distance of 361.80 feet to the POINT OF BEGINNING and containing 8.52 acres within these metes and bounds.

BLOCK C

DESCRIPTION OF AN 7.85 ACRE TRACT OF LAND LOCATED IN THE LEWIS P DYCHES SURVEY, ABSTRACT NO. 171, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.53 ACRE TRACT, A PORTION OF A CALLED 2.54 ACRE TRACT, AND A PORTION OF A CALLED 0.63 ACRE TRACT, CONVEYED TO HIGHLAND VILLAGE GEORGETOWN, LP, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2018043854, OPR, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 7.850 ACRES IN THE SUPPLEMENTAL AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHLAND VILLAGE COMMERCIAL PROPERTY OF RECORD IN DOCUMENT NO. 2022101479, OPR, SAID 7.85 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN MARCH, 2023, UNDER THE DIRECT SUPERVISION OF PATRICK J. STEVENS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set in a curve to the left, having a radius of 1705.00 feet, in the north right of way of RM Highway No. 2338, a 190 foot wide right of way, for the southwest corner of Tract E, Highland Village Phase II, a subdivision of record in Document No. 2022044159, OPR, same being the westerly southwest corner of said 7.850 acre tract, the westerly southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the north right of way of said RM 2338, same being the south boundary line of said 7.850 tract and the south boundary line of the herein described tract, the following three (3) courses and distances:

1.) Along said curve to the left, an arc distance of 454.62 feet, central angle of 15° 16' 39", and a chord that bears North 69° 19' 42" West, a distance of 453.28 feet to a concrete monument with brass disc found;
2.) North 77° 00' 04" West, a distance of 299.91 feet to a concrete monument with brass disc found; and
3.) South 85° 18' 37" West, a distance of 47.08 feet to a 1/2" iron rod found in the north right of way of said RM 2338 for the southeast corner of Tract H, said Highland Village Phase II, the southerly southwest corner of said 7.850 acre tract, and the southerly southwest corner of the herein described tract;

THENCE North 33° 36' 33" West, a distance of 56.70 feet to a 1/2" iron rod found in the east right of way of Dragon Tree Lane, a 50 foot wide right of way of record on the plat of said Highland Village Phase II, for the northeast corner of said Tract H, the westerly southwest corner of said 7.850 acre tract, and the westerly most southwest corner of the herein described tract;

THENCE, with the east line of said Dragon Tree Lane, same being the west line of said 7.850 acre tract and the west line of the herein described tract, the following five (5) courses and distances:

1.) North 12° 06' 37" East, a distance of 20.40 feet to a 1/2" iron rod found at the beginning of a curve to the right having a radius of 205.00 feet;
2.) Along said curve to the right, an arc distance of 56.53 feet, a central angle of 15° 47' 58", and a chord that bears North 19° 29' 18" East, a distance of 56.35 feet to a 1/2" iron rod found;
3.) North 25° 53' 11" East, a distance of 53.14 feet to a 1/2" iron rod found at the beginning of a curve to the left having a radius of 305.00 feet;
4.) Along said curve to the left, an arc distance of 102.16 feet, a central angle of 19° 11' 30", and a chord that bears North 15° 10' 08" East, a distance of 101.68 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set; and
5.) North 06° 36' 42" East, a distance of 4.43 feet to a Mag Nail found in the east line of said Dragon Tree Lane for the southwest corner of Tract I, said Highland Village Phase II, same being the northwest corner of said 7.850 acre tract and the northwest corner of the herein described tract;

THENCE, with the south boundary line of Block N, said Highland Village Phase II, same being the north boundary line of said 7.850 acre tract, and the north boundary line of the herein described tract, the following seven (7) courses and distances:

1.) South 83° 21' 56" East, a distance of 564.49 feet to a 1/2" iron rod found;
2.) North 88° 52' 00" East, a distance of 271.53 feet to a 1/2" iron rod found;
3.) South 89° 08' 00" East, a distance of 45.03 feet to a 1/2" iron rod found;
4.) South 83° 34' 09" East, a distance of 45.09 feet to a 1/2" iron rod found;
5.) South 78° 00' 27" East, a distance of 44.81 feet to a 1/2" iron rod found;
6.) South 72° 03' 36" East, a distance of 135.25 feet to a 1/2" iron rod found; and
7.) South 53° 15' 36" East, a distance of 45.01 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set in the north right of way of said Highland Village Drive for the south corner of Lot 1, said Block N, same being the northeast corner of said 7.850 acre tract and the northeast corner of the herein described tract;

THENCE, with the northwesterly right of way of said Highland Village Drive,, same being the southeast boundary line of said 7.850 acre tract and the southeast boundary line of the herein described tract, the following three (3) courses and distances:

1.) South 58° 00' 07" West, a distance of 35.49 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set at the beginning of a curve to the left having a radius of 843.00 feet;
2.) Along said curve to the left, an arc distance of 383.44 feet, a central angle of 26° 03' 40", and a chord that bears South 44° 58' 27" West, a distance of 380.14 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set; and
3.) South 31° 56' 46" West, a distance of 40.36 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the west right of way of Highland Village Drive, for the northeast corner of said Tract E, same being the easterly southeast corner of said 7.850 acre tract, and the easterly southeast corner of the herein described tract;

THENCE, South 75° 57' 47" West, a distance of 88.76 feet to the POINT OF BEGINNING and containing 7.85 acres within these metes and bounds.

FINAL PLAT
HIGHLAND VILLAGE, PHASE 2, COMMERCIAL
A 31.60 Acre Subdivision situated in the
Lewis P. Dyches Survey Abstract No. 171, City of Georgetown,
Williamson County, Texas

STEGER BIZZELL

2023-16-FP

ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626	
METRO	512.930.9412	TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No. 10003700	WEB STEGERBIZZELL.COM
SERVICES	>>ENGINEERS	>>PLANNERS	>>SURVEYORS

SUBMITTAL DATE: 05/19/2023 JOB No. 22901 DATE: 11-Jul-23 SHEET 5 of 7 DRAWN BY: RDW REVIEWED BY: PJS APPROVED BY:

BLOCK D

DESCRIPTION OF AN 4.56 ACRE TRACT OF LAND LOCATED IN THE LEWIS P DYCHES SURVEY, ABSTRACT NO. 171, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.53 ACRE TRACT CONVEYED TO HIGHLAND VILLAGE GEORGETOWN, LP, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2018043854, OPR, AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 4.562 ACRES IN THE SUPPLEMENTAL AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHLAND VILLAGE COMMERCIAL PROPERTY OF RECORD IN DOCUMENT NO. 2022101479, OPR, SAID 4.56 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN MARCH, 2023, UNDER THE DIRECT SUPERVISION OF PATRICK J. STEVENS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found in the north line of RM Highway No. 2338, for the southeast corner of the remainder of a called 13.82 acre tract of land conveyed to Mike Nations by Warranty Deed with Vendor's Lien of record in Document No. 1997288, OPR, same being the southwest corner of said 4.562 acre tract, the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, North 10° 55' 19" East 530.91 feet to a 1/2" iron rod found in the east line of said remainder of 13.82 acre tract, for the southwest corner of Lot 1, Block 1, Highland Village Phase II, Section II, a subdivision of record in Document No. 2022044689, OPR, same being the northwest corner of said 4.562 acre tract, and the northwest corner of the herein described tract;

THENCE South 83° 23' 19" East 317.62 feet to a 1/2" iron rod found in a 70 foot radius Cul-De-Sac of record on the plat of Highland Village Phase II, of record in Document No. 2022044159, OPR, and in the south line of said Lot 1, Block 1, Section II, for the northeast corner of said 4.562 acre tract, same being the northeast corner of the herein described tract;

THENCE, along a curve to the left, an arc distance of 185.63 feet, having a radius of 70.00 feet, a central angle of 151° 56' 14", and a chord that bears South 10° 14' 19" East 135.82 feet to a 1/2" iron rod found, and exiting said Cul-De-Sac, along curve to the right, an arc distance of 24.35 feet, having a radius of 15.00 feet, a central angle of 93° 01' 12", and a chord that bears South 39° 13' 38" East 21.76 feet to a 1/2" iron rod found in the west right of way of Dragon Tree Lane, a 50 foot wide right of way of record on the plat of said Highland Village Phase II, for an easterly corner of said 4.562 acre tract, and an easterly corner of the herein described tract;

THENCE, with the west right of way of said Dragon Tree Lane, same being the east boundary line of said 4.562 acre tract, and the east boundary line of the herein described tract, the following five (5) courses and distances:

1.) South 06° 36' 42" West 159.28 feet to a 1/2" iron rod found at the beginning of a curve to the right having a radius of 255.00 feet;
2.) Along said curve to the right, an arc distance of 85.40 feet, a central angle of 19° 11' 16", and a chord that bears South 16° 09' 34" West 85.00 feet to a 1/2" iron rod found;
3.) South 25° 53' 11" West 53.09 feet to a 1/2" iron rod found at the beginning of a curve to the left having a radius of 305.00 feet;
4.) Along said curve to the left, an arc distance of 68.06 feet, a central angle of 12° 47' 05", a chord that bears South 19° 26' 55" West 67.92 feet to a 1/2" iron rod found; and
5.) South 12° 06' 37" West 19.93 Feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the west line of said Dragon Tree Lane for the northwest corner of Tract G, said Highland Village Phase II, same being the easterly southeast corner of said 4.562 acre tract, and the easterly southeast corner of the herein described tract;

THENCE, South 58° 38' 34" West 65.18 feet to a 1/2" iron rod found in the north right of way of said RM 2338 for the southwest corner of said Tract G, the southerly southeast corner of said 4.562 acre tract, same being the southerly southeast corner of the herein described tract;

THENCE, North 76° 58' 33" West 314.47 feet POINT OF BEGINNING and containing 4.56 acres within these metes and bounds.

BLOCK A

PARCEL NAME	SQ FT	ACREAGE
1	220,447	5.06
2	244,310	5.61

BLOCK B

PARCEL NAME	SQ FT	ACREAGE
1	371,376	8.52

BLOCK C

PARCEL NAME	SQ FT	ACREAGE
1	342,054	7.85

BLOCK D

PARCEL NAME	SQ FT	ACREAGE
1	198,703	4.56

Curve Table

Curve #	Length	Radius	Delta	Bearing	Chord
C117	185.63'	70.00'	151°56'14"	S 10°14'19" E	135.82'
C118	24.35'	15.00'	093°01'12"	S 39°13'38" E	21.76'
C119	85.40'	255.00'	019°11'16"	S 16°09'34" W	85.00'
C120	68.06'	305.00'	012°47'05"	S 19°26'55" W	67.92'
C125	349.94'	1705.00'	011°45'35"	N 32°48'47" W	349.33'
C126	388.53'	1705.00'	013°03'23"	N 47°31'24" W	387.69'
C127	344.25'	757.00'	026°03'21"	N 44°57'57" E	341.29'
C128	227.29'	1705.00'	007°38'17"	N 57°52'14" W	227.12'
C129	383.44'	843.00'	026°03'40"	S 44°58'27" W	380.14'
C130	454.62'	1705.00'	015°16'39"	N 69°19'42" W	453.28'
C131	56.53'	205.00'	015°47'58"	N 19°29'18" E	56.35'
C132	102.16'	305.00'	019°11'30"	N 16°10'08" E	101.68'
C133	44.55'	1705.00'	001°29'49"	N 40°14'48" W	44.55'
C134	388.53'	1705.00'	013°03'23"	N 47°31'24" W	387.69'

Line Table

Line #	Direction	Length
L104	S 58°38'34" W	65.18'
L105	S 12°06'37" W	19.93'
L106	S 25°53'11" W	53.09'
L109	S 06°36'42" W	159.28'
L116	N 57°59'38" E	57.85'
L117	S 32°40'23" E	187.31'
L120	N 31°56'17" E	41.06'
L121	N 12°07'40" W	109.99'
L122	S 70°32'57" W	7.69'
L123	N 20°23'04" W	22.57'
L124	S 32°02'21" E	117.90'
L125	S 58°56'50" E	143.54'
L126	N 28°01'13" W	19.98'
L127	N 61°59'22" E	125.02'
L128	N 28°01'16" W	117.13'
L129	N 24°54'01" W	110.78'
L130	N 13°45'42" W	110.84'
L131	N 02°11'39" W	107.94'
L132	N 03°30'25" E	202.28'
L133	N 05°52'37" W	93.40'

Line Table

Line #	Direction	Length
L134	S 84°05'59" W	125.00'
L135	N 05°59'26" W	155.84'
L136	N 39°01'15" E	55.40'
L137	S 84°06'49" E	50.00'
L138	S 86°18'37" W	47.08'
L139	N 33°36'33" W	56.70'
L140	N 12°06'37" E	20.40'
L141	N 25°53'11" E	53.14'
L142	N 06°36'42" E	4.43'
L143	S 89°08'05" E	45.03'
L144	S 78°00'27" E	44.81'
L145	S 83°34'09" E	45.09'
L146	S 72°03'36" E	135.25'
L147	S 53°15'36" E	45.01'
L148	S 58°00'07" W	35.49'
L149	S 31°56'46" W	49.36'
L150	S 75°57'47" W	88.76'

NOTES:
1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF GEORGETOWN; WASTEWATER: CITY OF GEORGETOWN; ELECTRIC: PEC
2. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0275E, EFFECTIVE DECEMBER 20, 2019, EFFECTIVE SEPTEMBER 26, 2008. NO DEVELOPMENT SHALL BEGIN PRIOR TO ISSUANCE OF A FLOODPLAIN DEVELOPMENT PERMIT FOR EACH OF THE FOLLOWING LOTS: BLOCK A, LOT 1
4. PRIOR TO ANY CHANNEL ALTERATION OR BRIDGE CONSTRUCTION, WHICH WILL CHANGE EXISTING FLOOD PATTERNS OR ELEVATIONS, A LETTER OF MAP AMENDMENT MUST BE SUBMITTED TO THE CITY OF GEORGETOWN FLOODPLAIN ADMINISTRATOR FOR APPROVAL AND APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. 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 AT LEAST 10 FEET.
6. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE 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.
7. ANY HERITAGE TREE AS NOTED ON THIS PLAT IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE CITY OF GEORGETOWN. APPROVED REMOVAL DOES NOT REQUIRE MODIFICATION OF THE PLAT.
8. ALL INDIVIDUAL LOTS CONTAINING HERITAGE TREES ARE CONFIGURED AND DESIGNED SO THAT THE LOT IS DEVELOPABLE FOR THE INTENDED PURPOSE WITHOUT REQUIRING REMOVAL OF THE HERITAGE TREES OR EXCEEDING THE PERCENTAGE OF ALLOWABLE DISTURBANCE WITHIN THE HERITAGE TREES CRZ.
9. A 10-FOOT OR 15-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT AS SHOWN, AND ARE HEREBY DEDICATED TO THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.
10. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.
11. 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.
12. 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.
13. 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 ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
14. 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.
15. 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 EASEMENT.
16. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
17. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
18. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON MARCH 17, 2023. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
19. 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.
20. 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.
21. STATE-OWNED RIVERBEDS AND BEDS OF NAVIGABLE STREAMS IN THE PUBLIC DOMAIN ARE HELD IN TRUST FOR THE PUBLIC. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING ACCESS EASEMENT FOR THE FREE AND UNOBSTRUCTED USE OF THE NAVIGABLE RIVER AND THE RIGHT OF PORTAGE ALONG ITS BANKS, ACROSS ANY PORTION OF THE PROPERTY BETWEEN THE MEAN HIGH-WATER MARKS OF THE RIVER IN ITS NATURAL STATE.
22. NO STRUCTURES ARE ALLOWED IN SITE TRIANGLE, CITE 12.44 OF THE CODE OF ORDINANCES.

HIGHLAND VILLAGE PHASE 2 COMMERCIAL

TAG #	TYPE	BOLES	DIAMETER	CLASS	STATUS
1517	LIVE OAK	SINGLE	26"	HERITAGE	
1520	LIVE OAK	SINGLE	27"	HERITAGE	
1530	LIVE OAK	SINGLE	35"	HERITAGE	
1533	LIVE OAK	SINGLE	32"	HERITAGE	
1534	LIVE OAK	SINGLE	32"	HERITAGE	

FINAL PLAT
HIGHLAND VILLAGE,

Doc#2023076261

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

HIGHLAND VILLAGE GEORGETOWN GP, LLC, ACTING BY AND THROUGH ITS VICE PRESIDENT, JOE A. BIRDWELL, SOLE OWNER OF THE CERTAIN COMBINED 31.80 ACRES BEING PORTIONS OF A CALLED 120.53 ACRE TRACT, A CALLED 2.54 ACRE TRACT, AND A CALLED 0.63 ACRE TRACT, LOCATED IN THE LEWIS P DYCHES SURVEY, ABSTRACT NO. 171, IN THE CITY OF GEORGETOWN AND WILLIAMSON COUNTY, TEXAS SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO.2018043854 OF THE OFFICIAL RECORDS OF THE CITY OF GEORGETOWN AND 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 AND WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN AND WILLIAMSON COUNTY 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 AND WILLIAMSON COUNTY AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS:

HIGHLAND VILLAGE, PHASE 2, COMMERCIAL

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 5th DAY OF September 2023.

JOE A. BIRDWELL, VICE PRESIDENT
HIGHLAND VILLAGE GEORGETOWN GP, LLC
2005 BROOKREEK DRIVE
SUITE 211
TEMPLE, TEXAS 76502

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 5th DAY OF September, 20 23, A.D. DID PERSONALLY APPEAR JOE A. BIRDWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF September 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: 11/22/2026

Jennifer J Sparks
My Commission Expires
11/22/2026
Notary ID 126451163

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

I, BRYAN E. MOORE, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONE, AND IS 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 48491C0290E, EFFECTIVE DATE SEPTEMBER 26, 2008, 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 5th DAY OF September, 2023.

BRYAN E. MOORE
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 98920

STATE OF TEXAS
BRYAN ERIC MOORE
98920
LICENSED
PROFESSIONAL ENGINEER

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

I, PATRICK STEVENS, 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 5 DAY OF September, 2023.

PATRICK J. STEVENS, R.P.L.S.
STATE OF TEXAS NO. 5784
1978 S. AUSTIN AVE
GEORGETOWN, TEXAS
TBPELS FIRM REGISTRATION NUMBER 10003700

9-5-23

STATE OF TEXAS
REGISTERED
PATRICK J. STEVENS
5784
LICENSED
LAND SURVEYOR

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.

09/13/23
WESLEY WRIGHT, P.E., CFM,
FLOODPLAIN COORDINATOR
CITY OF GEORGETOWN
DATE

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 — DATE 9/5/23

PLANNING AND ZONING COMMISSION

THIS SUBDIVISION TO BE KNOWN AS HIGHLAND VILLAGE, PHASE 2, COMMERCIAL, AND HAS BEEN ACCEPTED AND APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MINUTES OF THE MEETING OF THE GEORGETOWN PLANNING AND ZONING COMMISSION

ON THE 1st DAY OF August, 2023, A.D.

R. TRAVIS PERTHUIS, CHAIRMAN — DATE 9/5/2023

STEVE DICKEY, SECRETARY — DATE 9/5/2023

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 12th DAY OF September, 2023, A.D., AT 8 O'CLOCK A.M., AND DULY RECORDED THIS THE 12th DAY OF September, 2023, A.D., AT 8 O'CLOCK A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2023076261.

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: Diana Lara DEPUTY

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

FINAL PLAT
HIGHLAND VILLAGE, PHASE 2, COMMERCIAL
A 31.60 Acre Subdivision situated in the
Lewis P. Dyches Survey Abstract No. 171, City of Georgetown,
Williamson County, Texas

STEGER BIZZELL

2023-16-FP

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

SUBMITTAL DATE: 05/19/2023 JOB No. 22901 DATE: 5-Sep-23 SHEET 7 of 7
DRAWN BY: RDW REVIEWED BY: PJS APPROVED BY:

WARNING!
The Contractor is responsible for protecting underground facilities and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate agencies prior to beginning any excavation to determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

DESIGNED BY: CWJ 2/27/25
DRAWN BY: CWJ, NE 2/27/25
CHECKED BY: CWJ
APPROVED BY: CWJ

DATE

STATE OF TEXAS
CHAD WILLIAM JONES
143787
LICENSED PROFESSIONAL ENGINEER
9/9/2025

STEGER BIZZELL

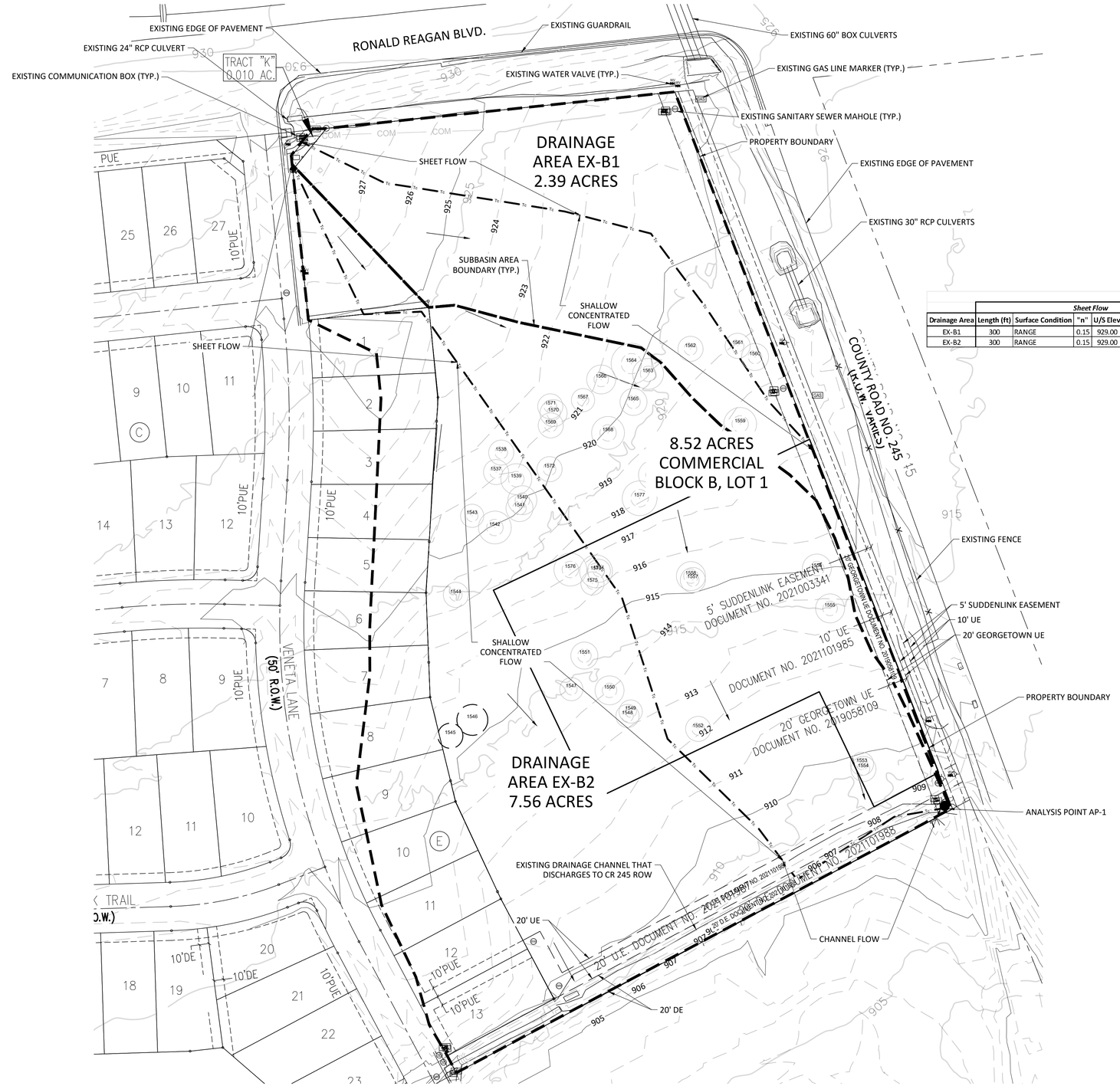
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No. 10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

FINAL PLAT (4 OF 4)
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901
SHEET 06 of 14

2023-70-SDP

P:\22000-22999\22901 Highland Ph II Commercial\CAD\Plans\Block B SDP



LEGEND

- 750 — EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- DRAINAGE AREA BOUNDARY

TIME OF CONCENTRATION CALCULATIONS

	Sheet Flow							*Shallow Concentrated 1*						*Channel*											*Total*	
Drainage Area	Length (ft)	Surface Condition	"n"	U/S Elev	D/S Elev	Slope (%)	T_t	Length (ft)	Surface Condition	U/S Elev	D/S Elev	Slope (%)	T_t	Length (ft)	A (ft2)	P (ft)	R (ft)	U/S Elev	D/S Elev	S (ft/ft)	n	Velocity (fps)	T_t	T_c Total (min)	Tlag
EX-B1	300	RANGE	0.15	929.00	922.00	2.33%	19.36	355	UNPAVED	922.00	917.00	1.41%	3.09	-	-	-	-	-	-	-	-	-	-	22.5	13.5
EX-B2	300	RANGE	0.15	929.00	923.30	1.90%	21.02	643	UNPAVED	923.30	905.80	2.72%	4.03	195	16.81	15.93	1.06	905.80	905.00	0.00	0.013	7.61	0.43	25.5	15.3

BASIN	TOTAL AREA			PASTURE & RANGE	PAVEMENT	1/8-ACRE RESIDENTIAL	COMPOSITE
No.	S.F.	ACRES	SQ. MI.	CN 80 (HSG D)	CN 98 (HSG D)	CN 92 (HSG D)	CN (HSG D)
EX-B1	104,114	2.390	0.0037346	2.390	0.00	0.00	80
EX-B2	329,487	7.564	0.0118187	6.544	0.00	1.02	82

FLOW DATA (CFS)				
EXISTING CONDITIONS				
BASIN	Q2	Q10	Q25	Q100
EX-B1	3.8	7.8	10.2	13.9
EX-B2	12.8	25.1	32.6	43.8
Analysis Point	Q2	Q10	Q25	Q100
AP-1	16.6	32.9	42.8	57.6

HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B TREE LIST				
REMOVAL	TREE #	SIZE (IN)	TYPE	NOTES
	1538	13	LIVE OAK	
	1539	16	LIVE OAK	MULTI
	1540	15	LIVE OAK	MULTI
	1541	14	LIVE OAK	MULTI
	1542	17	LIVE OAK	MULTI
	1543	12	LIVE OAK	MULTI
	1544	13	LIVE OAK	MULTI
X	1545	13	LIVE OAK	MULTI
X	1546	16	LIVE OAK	MULTI
	1547	12	LIVE OAK	
	1548	12	LIVE OAK	
	1549	12	LIVE OAK	
	1550	15	LIVE OAK	MULTI
	1551	14	ELM	
	1552	13	LIVE OAK	
	1553	12	LIVE OAK	MULTI
	1554	13	LIVE OAK	MULTI
	1555	15	LIVE OAK	MULTI
	1556	15	LIVE OAK	MULTI
	1557	13	LIVE OAK	MULTI
	1558	15	LIVE OAK	MULTI
	1559	17	LIVE OAK	MULTI
	1560	14	ELM	MULTI
	1561	13	ELM	MULTI
	1562	13	ELM	MULTI
	1563	16	LIVE OAK	
	1564	21	LIVE OAK	
	1565	14	LIVE OAK	
	1566	15	LIVE OAK	
	1567	12	LIVE OAK	MULTI
	1568	17	ELM	MULTI
	1569	13	LIVE OAK	MULTI
	1570	14	LIVE OAK	MULTI
	1571	13	LIVE OAK	MULTI
	1572	13	ELM	
	1573	17	LIVE OAK	MULTI
	1574	12	LIVE OAK	
	1575	12	LIVE OAK	
	1576	17	LIVE OAK	MULTI
	1577	18	LIVE OAK	MULTI
	1578	15	LIVE OAK	MULTI
	1579	12	LIVE OAK	
	1580	12	LIVE OAK	

Landscape sheet LP–1 contains tree mitigation calculations

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

CWJ — DESIGNED BY: — 2/27/25 DATE
CWJ, NIE — DRAWN BY: — 2/27/25 DATE
CWJ — CHECKED BY: — DATE
CWJ — APPROVED BY: — DATE

STATE OF TEXAS — CHAD WILLIAM JONES — 144785 — LICENSED PROFESSIONAL ENGINEER — 2/10/25

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No. 10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

EXISTING TOPOGRAPHIC SURVEY AND DRAINAGE MAP

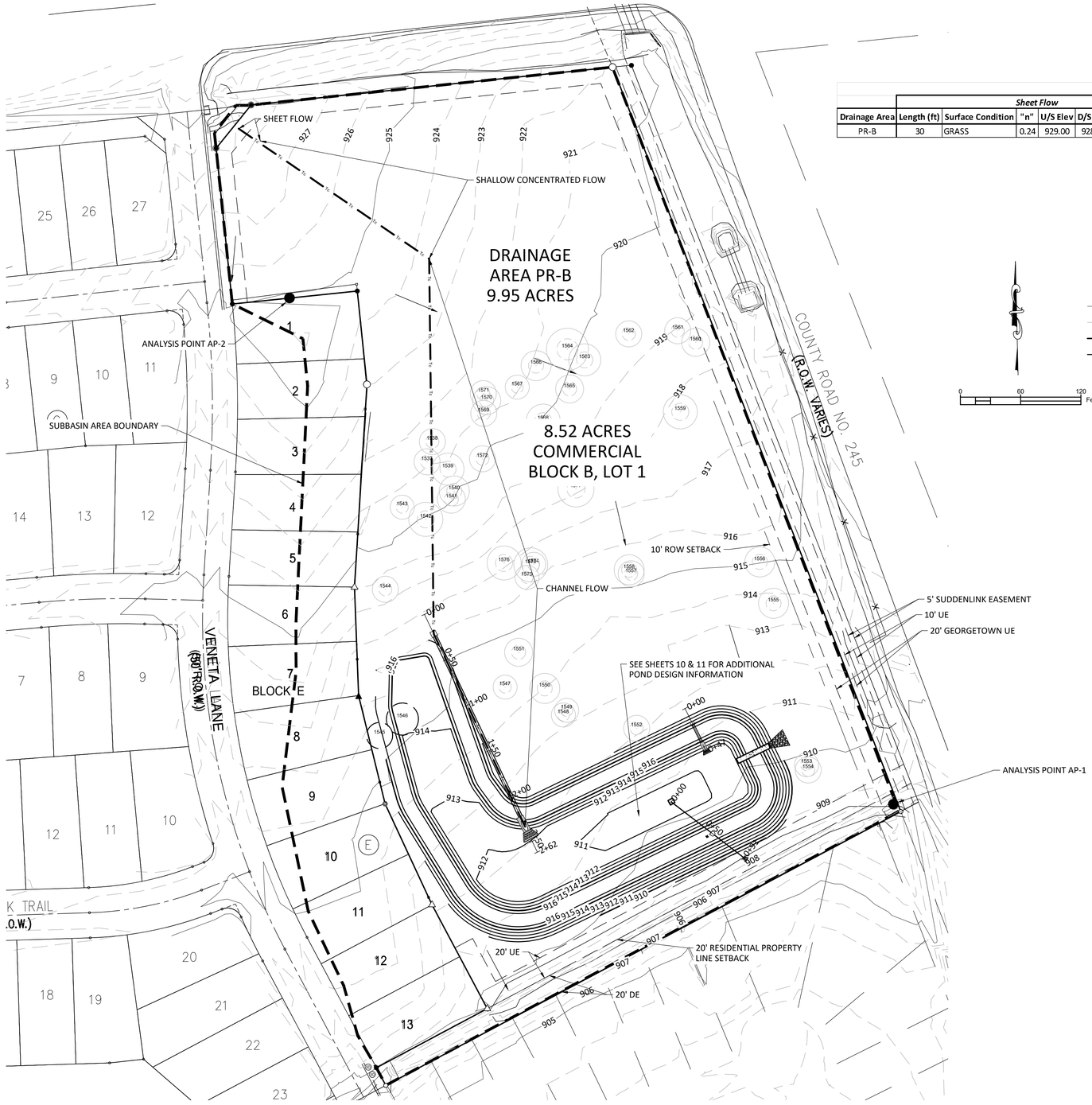
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 07 *of 14*

P:\22000–22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

2023-70-SDP



TIME OF CONCENTRATION CALCULATIONS

	Sheet Flow							*Shallow Concentrated 1*						*Channel*											*Total*	
Drainage Area	Length (ft)	Surface Condition	"n"	U/S Elev	D/S Elev	Slope (%)	T_t	Length (ft)	Surface Condition	U/S Elev	D/S Elev	Slope (%)	T_t	Length (ft)	A (ft2)	P (ft)	R (ft)	U/S Elev	D/S Elev	S (ft/ft)	n	Velocity (fps)	T_t	T_c Total (min)	Tlag
PR-B	30	GRASS	0.24	929.00	928.00	3.33%	3.88	200	PAVED	928.00	924.00	2.00%	1.16	485	9.62	11.00	0.87	918.00	913.00	0.01	0.013	10.64	0.76	6.0	3.6

BASIN No.	TOTAL AREA S.F.	TOTAL AREA ACRES	TOTAL AREA SQ. MI.	PASTURE & RANGE CN 80 (HSG D)	COMMERCIAL 70% IC CN 92 (HSG D)	1/8-ACRE RESIDENTIAL CN 92 (HSG D)	PAVEMENT CN 98 (HSG D)	COMPOSITE CN (HSG D)
PR-B	433,601	9.954	0.0155533	0.00	8.93	1.02	0.00	92

LEGEND

- 750 — EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- 750 — PROPOSED CONTOURS (MAJOR)
- PROPOSED CONTOURS (MINOR)

0 60 120 Feet

FLOW DATA (CFS) EXISTING CONDITIONS				
BASIN	Q2	Q10	Q25	Q100
EX-B1	3.8	7.8	10.2	13.9
EX-B2	12.8	25.1	32.6	43.8
Analysis Point	Q2	Q10	Q25	Q100
AP-1	16.6	32.9	42.8	57.6

FLOW DATA (CFS) PROPOSED CONDITIONS - WITH DETENTION				
BASIN	Q2	Q10	Q25	Q100
PR-B	10.0	24.7	33.6	47.4
Analysis Point	Q2	Q10	Q25	Q100
AP-1	10.0	24.7	33.6	47.4

FLOW DATA (CFS) CHANGE IN FLOW FROM EXISTING CONDITIONS				
Analysis Point	Q2	Q10	Q25	Q100
AP-1	-6.6	-8.2	-9.2	-10.2

NOTE: THESE PLANS PRESENT THE DESIGN OF A WATER QUALITY AND BATCH DETENTION POND THAT WILL ACCOMMODATE THE REQUIRED RUNOFF THAT THIS SITE WILL PRODUCE AFTER IT HAS BEEN FULLY DEVELOPED. THESE PLANS DO NOT INCLUDE ANY OTHER DEVELOPMENT FEATURE ON THE SITE, AND ALL STRUCTURES, PAVEMENTS, SIDEWALKS, AND UTILITIES NOT ASSOCIATED WITH THE POND WILL NEED TO BE ADDRESSED IN A FUTURE SITE DEVELOPMENT PLAN. IN ORDER FOR THE POND TO FUNCTION AS DESIGNED, THE FINAL SITE DEVELOPMENT DESIGN WILL NEED TO INCLUDE SITE GRADING WHICH WILL DIRECT ALL SITE RUNOFF THROUGH THE WATER QUALITY AND BATCH DETENTION POND.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

CWJ DESIGNED BY: 2/27/25 DATE
CWJ, NIE DRAWN BY: 2/27/25 DATE
CWJ CHECKED BY: DATE
CWJ APPROVED BY: DATE

STATE OF TEXAS — CHAD WILLIAM JONES — 144785 — LICENSED PROFESSIONAL ENGINEER — 2/10/25

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PROPOSED DRAINAGE AREA MAP

FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 08 of 14

P:\22000-22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

2023-70-SDP

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Highland Village II Commercial Lot 1, Block B
Date Prepared: 2/27/2025

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

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

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

County =	Williamson	
Total project area included in plan * =	8.52	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	5.96	acres
Total post-development impervious cover fraction * =	0.70	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5191	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	8.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.96	acres
Post-development impervious fraction within drainage basin/outfall area =	0.70	
$L_{M\ THIS\ BASIN}$ =	5191	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

Aqualogic Cartridge Filter
Bioretention
Batch Detention Basin
BaySeparator
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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 =	8.52	acres
A_I =	5.96	acres
A_P =	2.56	acres
L_R =	6049	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 5191 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.51	
On-site Water Quality Volume =	21582	cubic feet

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

Off-site area draining to BMP =	1.02	acres
Off-site Impervious cover draining to BMP =	0.60	acres
Impervious fraction of off-site area =	0.59	
Off-site Runoff Coefficient =	0.41	
Off-site Water Quality Volume =	2105	cubic feet
Storage for Sediment =	4737	
Total Capture Volume (required water quality volume(s) x 1.20) =	28424	cubic feet

WARNING!
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NO.	REVISION	BY	DATE

CWJ — DESIGNED BY: — 2/27/25 DATE
CWJ, NIE — DRAWN BY: — 2/27/25 DATE
CWJ — CHECKED BY: — DATE
CWJ — APPROVED BY: — DATE

STATE OF TEXAS — CHAD WILLIAM JONES — 144785 — LICENSED PROFESSIONAL ENGINEER — 2/10/25

STEGER BIZZELL
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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

TCEQ WATER QUALITY CALCULATIONS
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

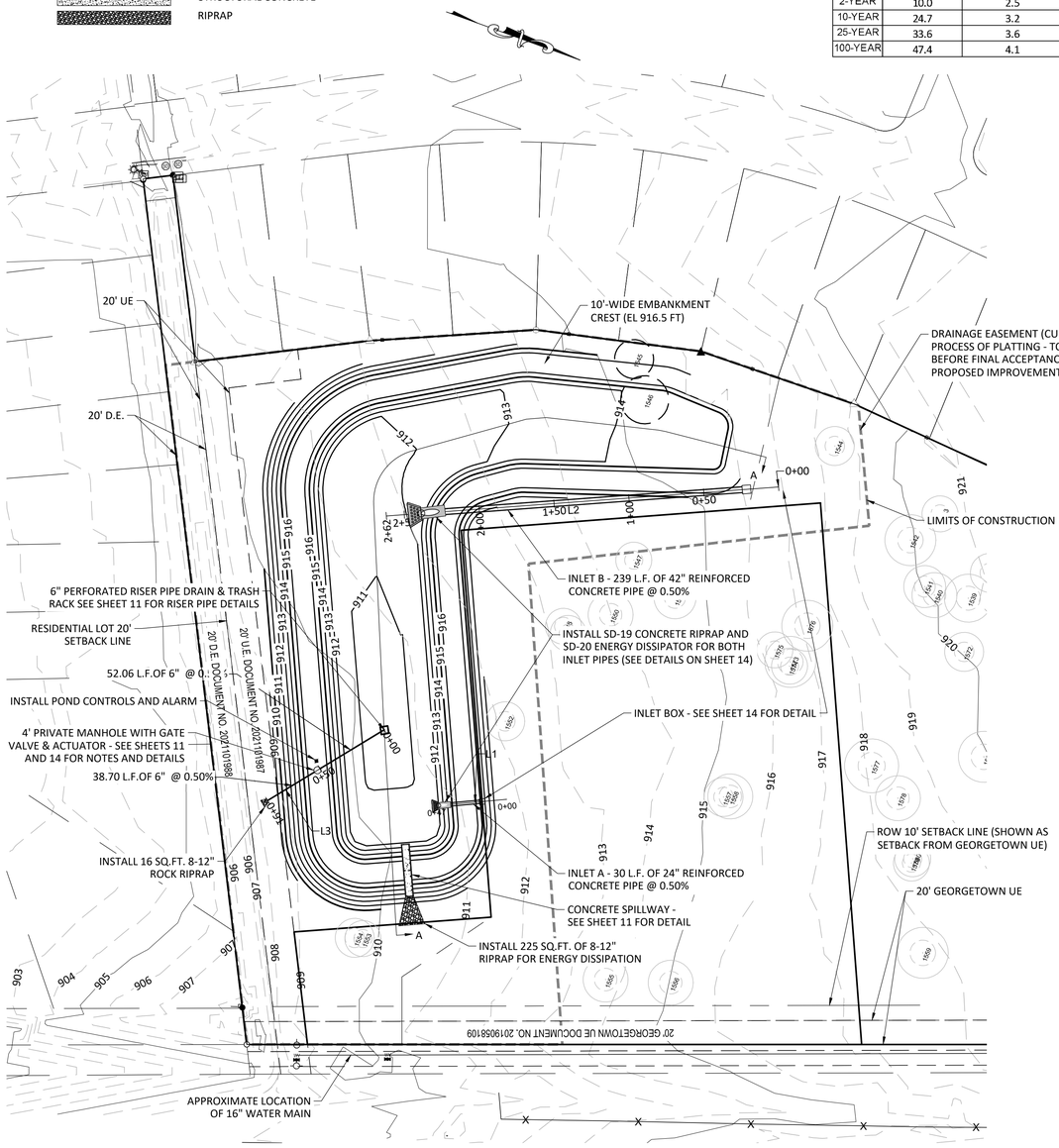
SHEET
09
of 14

LEGEND

- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- 750 EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- 750 PROPOSED CONTOURS (MAJOR)
- PROPOSED CONTOURS (MINOR)
- STRUCTURAL CONCRETE
- RIPRAP

NOTE: THESE PLANS PRESENT THE DESIGN OF A WATER QUALITY AND BATCH DETENTION POND THAT WILL ACCOMMODATE THE REQUIRED RUNOFF THAT THIS SITE WILL PRODUCE AFTER IT HAS BEEN FULLY DEVELOPED. THESE PLANS DO NOT INCLUDE ANY OTHER DEVELOPMENT FEATURE ON THE SITE, AND ALL STRUCTURES, PAVEMENTS, SIDEWALKS, AND UTILITIES NOT ASSOCIATED WITH THE POND WILL NEED TO BE ADDRESSED IN A FUTURE SITE DEVELOPMENT PLAN. IN ORDER FOR THE POND TO FUNCTION AS DESIGNED, THE FINAL SITE DEVELOPMENT DESIGN WILL NEED TO INCLUDE SITE GRADING WHICH WILL DIRECT ALL SITE RUNOFF THROUGH THE WATER QUALITY AND BATCH DETENTION POND.

PEAK FLOWS (CFS)		
STORM	POND OUTFLOW	POND OUTFLOW VELOCITY (FT/S)
2-YEAR	10.0	2.5
10-YEAR	24.7	3.2
25-YEAR	33.6	3.6
100-YEAR	47.4	4.1

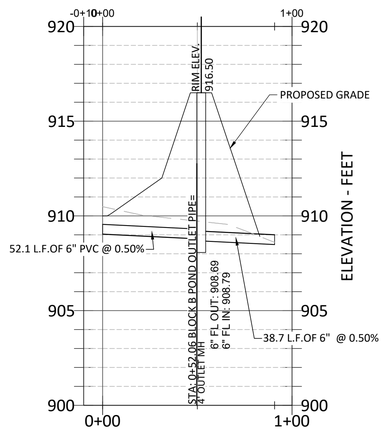


GRADING AND BATCH DETENTION POND PLAN

0 50 100 Feet

BLOCK B POND OUTLET SPILLWAYS	
STAGE-DISCHARGE	
DISCHARGE EQUATION: $Q = C_W L H^{1.5}$	
WEIR 1 CREST TYPE	BROAD
WEIR 1 COEFFICIENT (C_W) =	2.89
WEIR 1 LENGTH (FT) =	2.5
WEIR 1 ELEVATION (FT) =	913.00
WEIR 2 CREST TYPE	SHARP
WEIR 2 COEFFICIENT (C_W) =	3
WEIR 2 LENGTH (FT) =	2
WEIR 2 ELEVATION (FT) =	914.25

STAGE (FT)	WEIR 1 DISCHARGE (CFS)	WEIR 2 DISCHARGE (CFS)	TOTAL DISCHARGE (CFS)	STORAGE (ACRE-FT)
910.0	0	0	0	0
911.0	0	0	0	0.0473
912.0	0	0	0	0.2790
913.0	0	0	0	0.7125
914.0	7.23	0.00	7.23	1.2793
915.0	20.44	3.90	24.33	1.9867
916.0	37.54	13.89	51.43	2.8035
916.5	47.31	20.25	67.56	3.2404



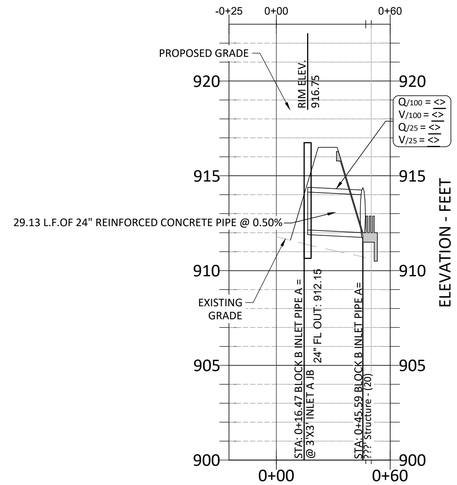
POND OUTLET PROFILE

1"=10' VERTICAL
1"=10' HORIZONTAL

BLOCK B INLET PIPE A						
Number	Length	Line/Chord Direction	Start Northing	Start Easting	End Northing	End Easting
L1	47.161	S26° 21' 06.22"E	10241509.2368	3101241.5898	10241466.9765	3101262.5236

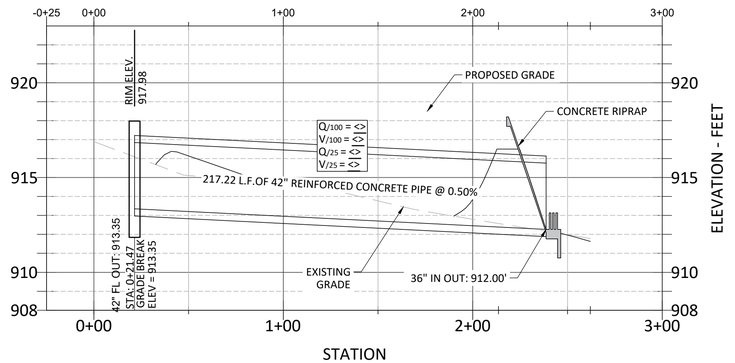
BLOCK B INLET PIPE B						
Number	Length	Line/Chord Direction	Start Northing	Start Easting	End Northing	End Easting
L2	213.593	S25° 24' 28.24"E	10241602.9219	3100982.1483	10241409.9882	3101073.7923

BLOCK B POND OUTLET PIPE						
Number	Length	Line/Chord Direction	Start Northing	Start Easting	End Northing	End Easting
L3	90.764	S52° 26' 40.80"E	10241416.3233	3101227.8712	10241361.0001	3101299.8258



INLET PIPE A PROFILE

1"=10' VERTICAL
1"=10' HORIZONTAL



INLET PIPE B PROFILE

1"=10' VERTICAL
1"=10' HORIZONTAL

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STATE OF TEXAS — CHAD WILLIAM JONES — 144785 — LICENSED PROFESSIONAL ENGINEER — 2/10/25

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

DIMENSION SITE AND GRADING PLAN

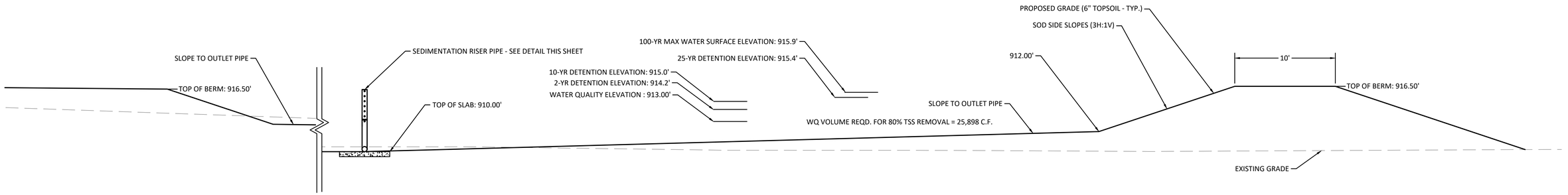
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 10 of 14

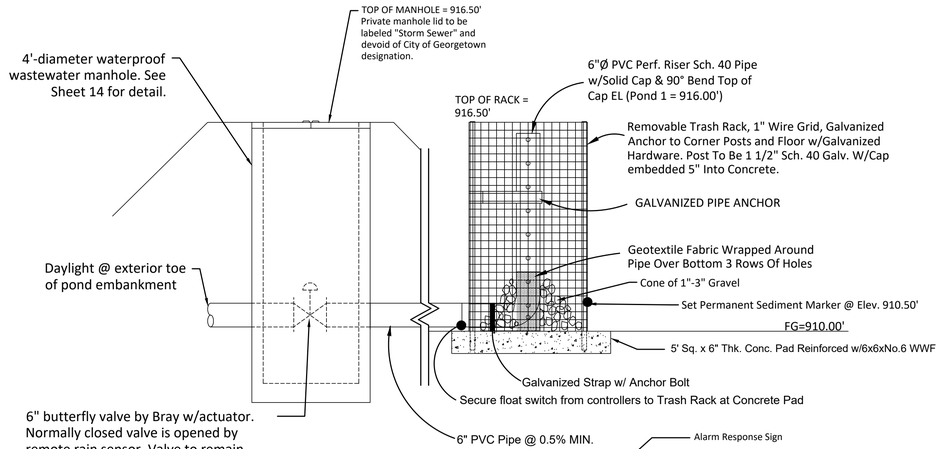
P:\22000-22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

2023-70-SDP



WATER QUALITY POND CROSS-SECTION A-A

0 5 10 Feet

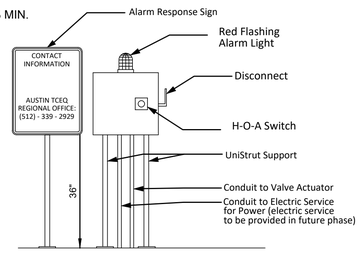


Perforated Riser Pipes

Riser Pipe Ø	Vert. Spacing Between Rows O.C.	No. Perforations Per Row	Diameter of Perforations
6"	4"	4	1"

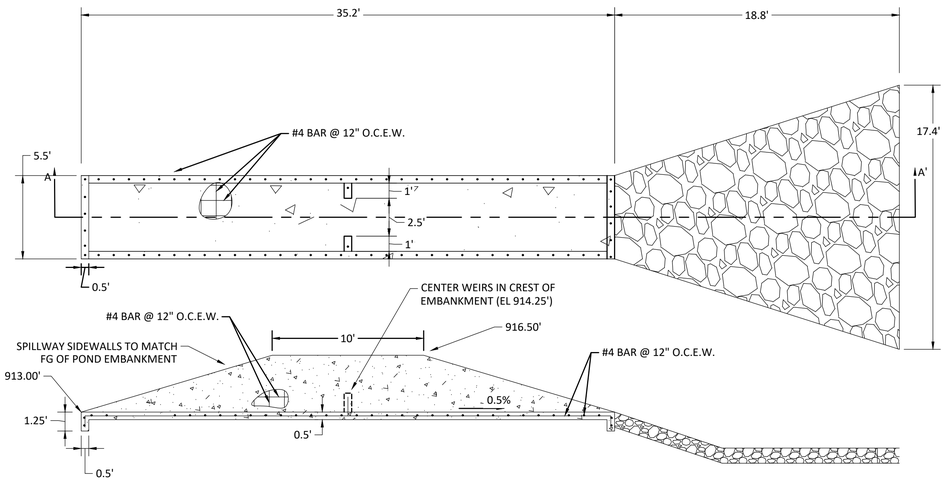
SEDIMENTATION RISER PIPE

NTS



CONTROL / ALARM

NTS



SECTION A-A'

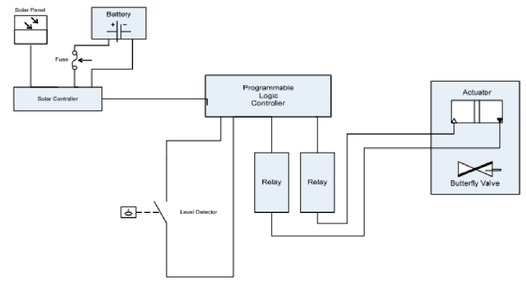
CONCRETE SPILLWAY CROSS SECTION

1"=5'

BATCH POND CONTROLLER NOTES:

1. SUBMITTALS - THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH BATCH POND CONTROLLER SUBMITTALS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. SUBMITTALS SHALL INCLUDE: POWER SOURCE, BATTERY BACKUP, LOGIC CONTROLLER, LOCKABLE PARTS ENCLOSURE, FLOAT, VALVE, ACTUATOR, RELAY, ALARM SYSTEM, SIGNAGE, ETC. TOTAL WATTAGE OF POWER CONSUMPTION AND W-HOURS OF ACTUATOR, CONTROLLER AND RELAY SHALL BE PROVIDED. A COPY OF THE APPROVED SUBMITTALS SHALL BE PROVIDED TO TCEQ WITH THE ENGINEERS CERTIFICATION OF PROJECT COMPLETION FOR INCLUSION IN THE TCEQ PROJECT FILE
2. CONTROLLER - THE CONTROLLER CONSISTS OF A LEVEL SENSOR IN THE DETENTION BASIN, A VALVE (WITH A DEFAULT CLOSED POSITION), AN ACTUATOR, AND THE ASSOCIATED CONTROL. THE CONTROLLER DETECTS WATER FILLING THE BASIN FROM THE LEVEL SENSOR AND INITIATES A 12-HOUR DETENTION TIME. AT THE END OF THE REQUIRED DETENTION TIME, THE CONTROLLER OPENS THE VALVE AND DRAINS INTO THE SECOND BASIN. SUBSEQUENT RAINFALL EVENTS THAT OCCUR PRIOR TO THE BASIN DRAINING SHOULD CAUSE THE VALVE TO REMAIN OPEN AND ALLOW THE ADDITIONAL STORMWATER RUNOFF TO PASS THROUGH THE BASIN. ONCE THE BASIN IS DRAINED THE CONTROLLER CLOSES THE VALVE. THE DRAWDOWN TIME OF THE BASIN SHOULD NOT EXCEED 48 HOURS FOR A SINGLE STORM EVENT AFTER THE 12 HOUR REQUIRED DETENTION TIME. ALL CABLES SHOULD BE PROTECTED BY CONDUIT AND BURIED TO PREVENT DAMAGE DURING MAINTENANCE ACTIVITIES. INFORMATION ON THE DESIGN AND CONFIGURATION OF AN EXISTING SYSTEM, INCLUDING THE SYSTEM SCHEMATIC, CAN BE VIEWED AT THE AUSTIN OR SAN ANTONIO REGIONAL OFFICES.
3. LOGIC CONTROLLER – THE CONTROLLER SHOULD BE PROGRAMMED TO BEGIN DRAINING STORMWATER RUNOFF FROM THE BASIN 12 HOURS AFTER THE FIRST STORMWATER RUNOFF IS SENSED. THE SYSTEM SHOULD BE PROGRAMMED TO HAVE THE VALVE REMAIN OPEN FOR TWO HOURS AFTER THE LEVEL SENSOR INDICATES THE BASIN IS EMPTY TO ALLOW ANY REMAINING SHALLOW WATER TO BE DISCHARGED. THE SYSTEM SHOULD PROVIDE THE FOLLOWING: A TEST SEQUENCE, BE ABLE TO DEAL WITH LOW BATTERY/POWER OUTAGES, AN ON/OFF/RESET SWITCH, MANUAL OPEN/CLOSE SWITCHES (MAINTENANCE/SPILL), CLEARLY VISIBLE EXTERNAL INDICATOR TO INDICATE A CYCLE IS IN PROGRESS WITHOUT OPENING THE BOX, AND ABILITY TO EXERCISE THE VALVE TO PREVENT SEIZING.
4. POWER – THE POND CONTROL SYSTEM CONTROLLER AND ACTUATOR SHALL BE 120 VOLT POWDERED OR 120 VOLT SOLAR POWERED WITH BACKUP BATTERY POWER TO RESPOND TO A LOSS OF POWER IN THE MIDDLE OF A CYCLE.
5. PARTS ENCLOSURE & ALARM SYSTEM - THE PARTS ENCLOSURE SHALL BE LOCKABLE. AN ALARM SYSTEM CLEARLY VISIBLE TO INDICATE SYSTEM MALFUNCTION, WITH PHONE NUMBERS OF THE OWNER AND TCEQ REGION 11 OFFICE SHALL BE PROVIDED.
6. TEMPERATURE/WEATHER - THE SYSTEM SHALL BE BE CAPABLE OF OPERATION FROM 0 TO 130 DEGREES FAHRENHEIT AND FROM 10 TO 90% HUMIDITY.
7. RELIABILITY - THE SYSTEM SHALL HAVE A MINIMUM RELIABILITY OF 40,000 HOURS (4.6 YEARS).

CONTROLLER CIRCUIT BOX DIAGRAM



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DETENTION & WQ POND SECTIONS & DETAILS

FOR

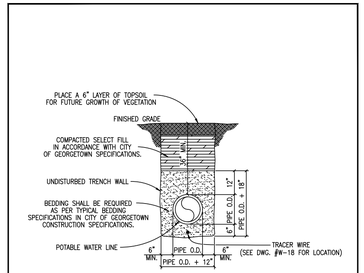
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 11 of 14

P:\22000-22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

2023-70-SDP

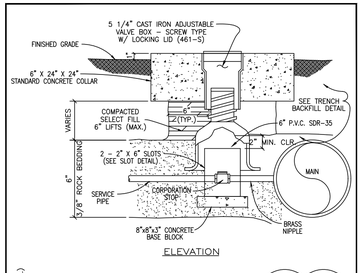


TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

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

ADOPTED 6/21/2006

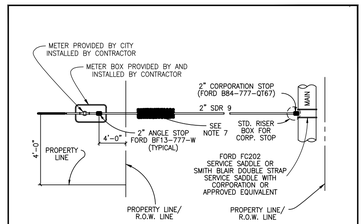
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS
W02



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

ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD RISER BOX FOR CORPORATION STOP
W08

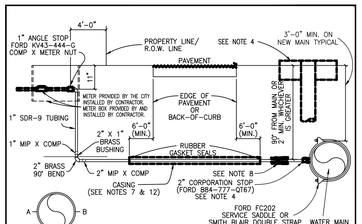


NOTES:
1. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
2. ANGLE STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER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

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

ADOPTED 01/23/2013

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SINGLE WATER SERVICE PLAN
W04



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.

ADOPTED 01/23/2013

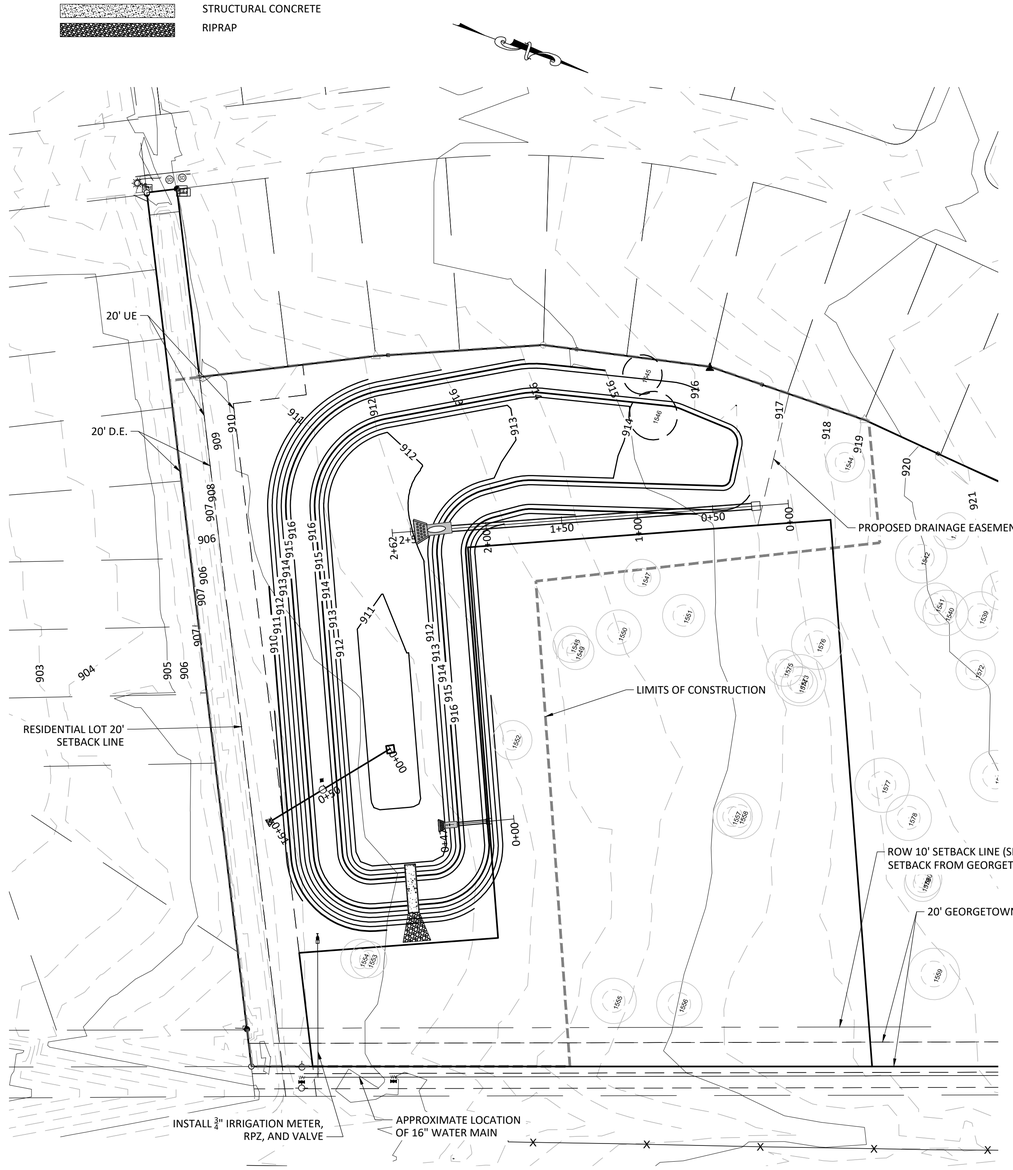
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL WATER SERVICE-ELEVATION
W0.3

CITY OF GEORGETOWN GENERAL NOTES

1. These construction plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
2. This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
3. The site construction plans shall meet all requirements of the approved site plan.
4. Wastewater mains and service lines shall be SDR 26 PVC.
5. Wastewater mains shall be installed without horizontal or vertical bends.
6. Maximum distance between wastewater manholes is 500 feet.
7. Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to 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 150 psi for 2 hours.
13. All bends and changes in direction on water mains shall be restrained and thrust blocked.
14. Long fire hydrant leads shall be restrained.
15. 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 2 years in the amount of 10% of the cost of the public improvements and shall follow the City format.
21. Record drawings of the public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. These drawings shall be PDF (300 dpi).

LEGEND

- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- 750 EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- 750 PROPOSED CONTOURS (MAJOR)
- PROPOSED CONTOURS (MINOR)
- STRUCTURAL CONCRETE
- RIPRAP



UTILITY PLAN

0 50 100 Feet

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STATE OF TEXAS · CHAD WILLIAM JONES · 144785 · LICENSED · PROFESSIONAL ENGINEER · 2/10/25

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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

UTILITY PLAN
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 12 *of 14*

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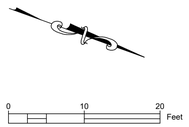
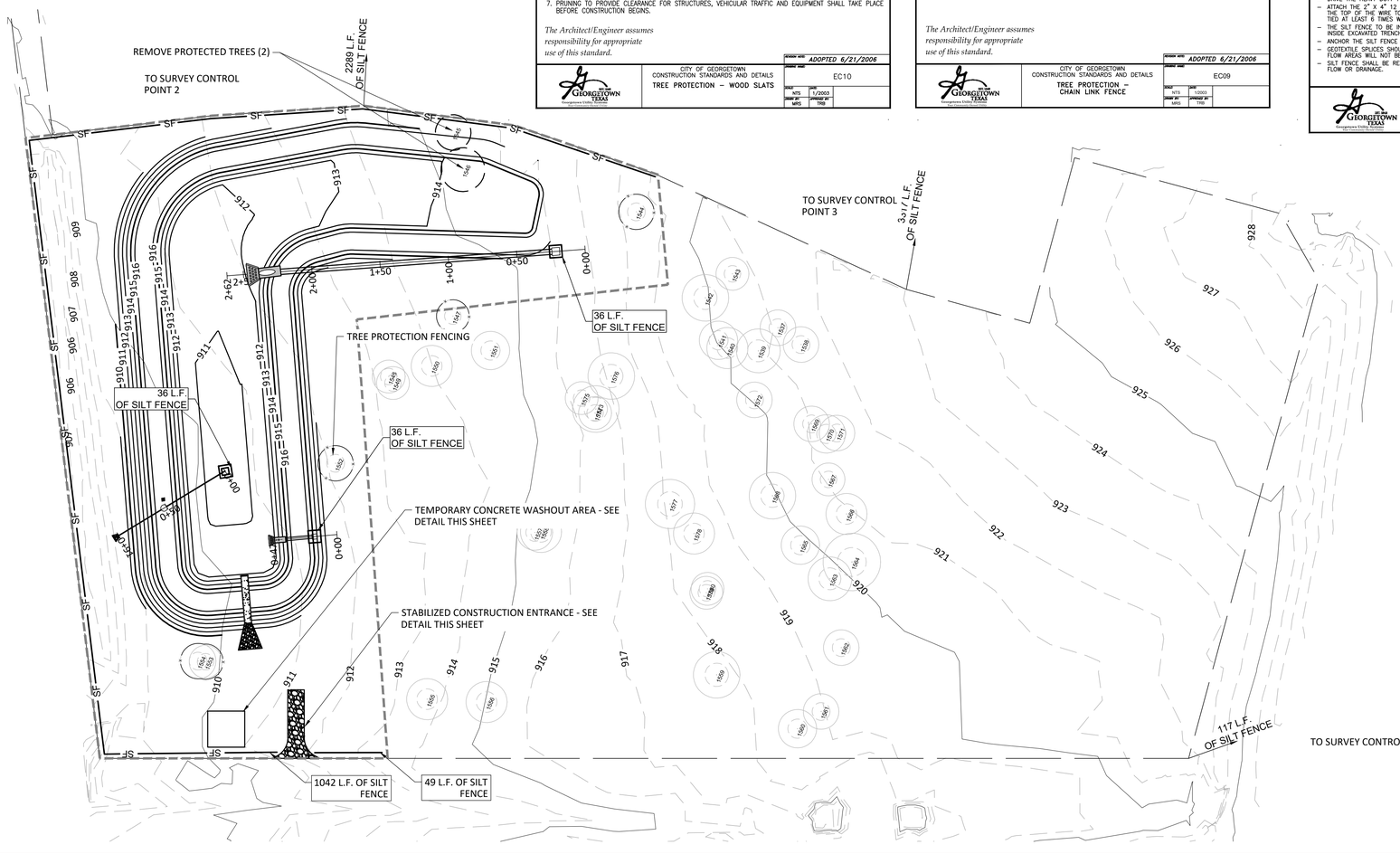
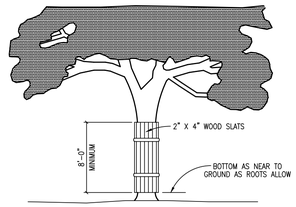
2023-70-SDP



LEGEND

- SF — SILT FENCE
- LIMITS OF CONSTRUCTION
- 750 — EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- 750 — PROPOSED CONTOURS (MAJOR)
- PROPOSED CONTOURS (MINOR)



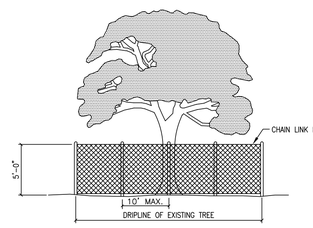


NOTES:

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

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

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

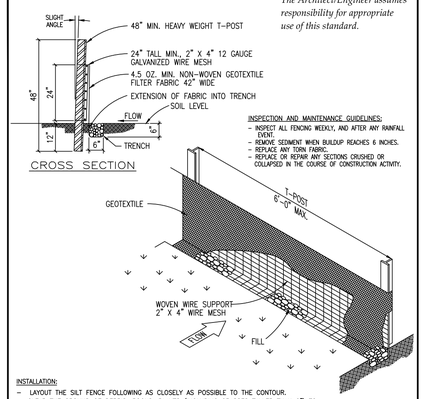


NOTES:

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

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

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

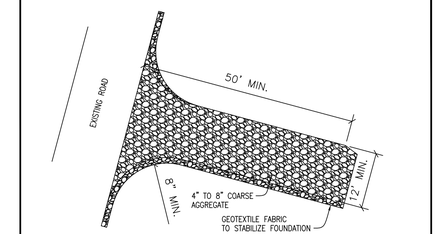


INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

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.

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

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

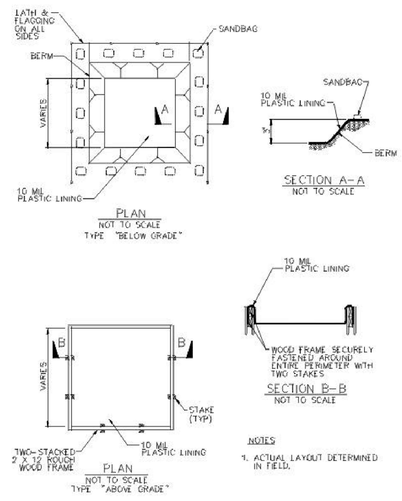


INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

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

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

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



Temporary Concrete Washout Area Detail

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

CWJ DESIGNED BY:	2/27/25 DATE
CWJ, NIE DRAWN BY:	2/27/25 DATE
CWJ CHECKED BY:	DATE
CWJ APPROVED BY:	DATE

STATE OF TEXAS — CHAD WILLIAM JONES — 144785 — LICENSED PROFESSIONAL ENGINEER — 2/10/25

STEGER BIZZELL

ADDRESS: 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
METRO: 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181, TBPELS FIRM No.10003700 | WEB: STEGERBIZZELL.COM
SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS

EROSION CONTROL PLAN

FOR

HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 13 *of 14*

P:\22000-22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

2023-70-SDP

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

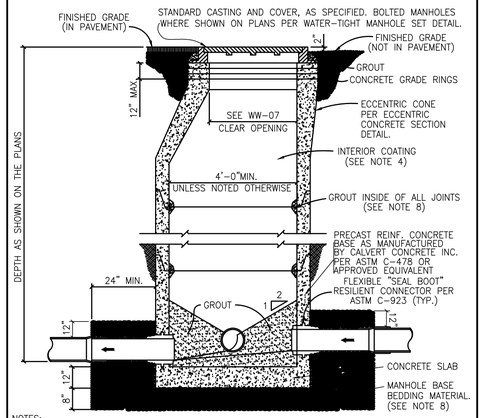
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: EC01
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

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

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

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

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



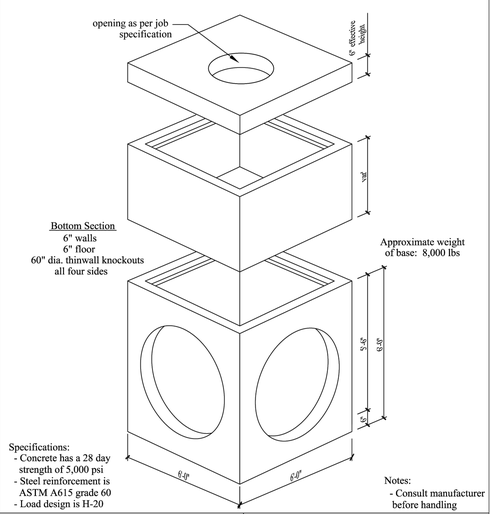
NOTES:

1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET – SINGLE OFF-SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH STORM SEWER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.
6. MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
7. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR HS-20 TRAFFIC LOADS.
8. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER.
8. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL: SIEVE SIZE 2", PERCENT (%) RETAINED 0 SIEVE SIZE 1 1/2", % RETAINED 0-10 SIEVE SIZE 1", % RETAINED 45-80 SIEVE SIZE 3/4", % RETAINED 85-100 SIEVE SIZE 3/8", % RETAINED 95-100

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

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD13
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD STORM SEWER MANHOLE – SECTION
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

5' x 5' x var Junction Box



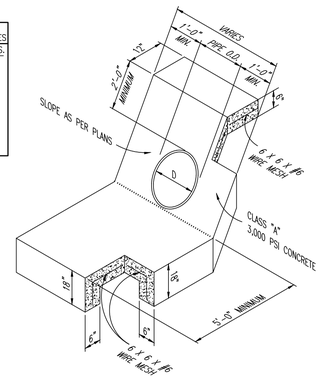
Specifications:
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

Notes:
- Consult manufacturer before handling

CAPITAL PRECAST, INC.
6905 SOUTH OLD BASTROP HWY
SAN MARCOS, TEXAS 78666
PH. (830) 606-6200

FOR: 5' x 5' x var Junction Box
JOB:
DRAWN: RW | DATE: 12/1/2015 | Rev. No.:
FILE: catalog/junction boxes/5x5JB
SHEET: 1 OF 1

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



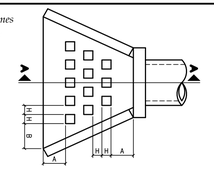
NOTES:

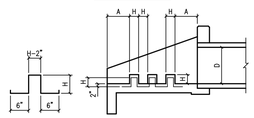
1. WHEN HEADWALLS AND WINGWALLS ARE REQUIRED, THEY SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARDS, OR AS DIRECTED BY THE CITY.
2. ENERGY DISSIPATERS SHALL BE REQUIRED IF PIPE VELOCITY IS GREATER THAN 5.0 F.P.S. OR AS DIRECTED BY THE CITY OF GEORGETOWN.
3. **SUPPORT REINFORCING WIRE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

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

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD19
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL CONCRETE RIP-RAP AT PIPE
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

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





NOTES:

1. USE CLASS "A" CONCRETE, 3,000 PSI AT 28 DAYS, UNLESS NOTED.
2. REINFORCING STEEL – ASTM A615, GRADE 40, UNLESS NOTED.
3. LAP REINFORCING 30 BAR DIAMETERS MIN. AT SPLICES, UNLESS NOTED.
4. CHAMFER EXPOSED EDGES OF CONCRETE 3/4", UNLESS NOTED.
5. PLACE REINFORCING WITH THE CENTER OF THE OUTSIDE BARS 2 INCHES FROM THE SURFACE OF THE CONCRETE.

TABLE OF DIMENSIONS FOR ENERGY DISSIPATOR DETAIL

D PIPE DIAMETER (INCHES)	NUMBER OF ROWS OF DISSIPATORS	NUMBER OF DISSIPATORS IN FRONT ROW	H (INCHES)	A (INCHES)	B (INCHES)
12	1	3	4	4	9.1875
18	2	4	4 1/2	9 1/2	15.5625
24	2	5	6	14 3/4	16 1/2
30	3	6	7 1/2	12 1/2	14 3/8
36	3	6	9	16 1/4	18 5/16
42	3	6	10 1/2	20	22 1/4
48	3	6	12	23 3/4	26 1/4
54	3	6	13 1/2	27 1/2	27 3/4
60	3	6	15	31 1/4	31 5/8

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD20
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
ENERGY DISSIPATER DETAIL
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

CWJ — DESIGNED BY: — 2/27/25 DATE
CWJ, NIE — DRAWN BY: — 2/27/25 DATE
CWJ — CHECKED BY: — DATE
CWJ — APPROVED BY: — DATE

STATE OF TEXAS — CHAD WILLIAM JONES — 144785 — LICENSED — PROFESSIONAL ENGINEER — 2/10/25

STEGER BIZZELL

ADDRESS: 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO: 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 | WEB: STEGERBIZZELL.COM
SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS

DETAILS
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901

SHEET 14 *of 14*

P:\22000-22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

2023-70-SDP

Attachment N – Inspection, Maintenance, Repair, and Retrofit Plan

The following can be found in the TCEQ's "Complying with the Edwards Rules: Technical Guidance Manual on Best Management Practices."

Maintenance Guidelines for Batch Detention Basins

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

- *Inspections*. Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

- *Mowing*. The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

- *Litter and Debris Removal*. Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

- *Erosion control*. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regarding and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

- *Nuisance Control*. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

- *Structural Repairs and Replacement*. With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

- *Sediment Removal*. A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

- *Logic Controller*. The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

NOTE: This Inspection, Maintenance, Repair and Retrofit Plan for the **Highland Village Phase I – Commercial Batch Detention Pond** was created and designed by the engineer of this BMP. Maintenance is the responsibility of the Owner and should be followed in accordance with this plan in order to keep the BMPs operating correctly.

Highland Village Georgetown LP

2/26/25
Date

Chad W. Jones, P.E.
Steger Bizzell
F-181

2/27/25
Date

SAMPLE)** PERMANENT BMP LOG **(SAMPLE)**

INSPECTOR: _____ DATE: _____

Inspectors Company: _____

Company Address: _____

_____

_____

Company Phone: _____ Fax: _____

Date of Last Inspection:_____ Recent Heavy Rainfall: YES NO
(CIRCLE ONE)

Status of BMP(s): _____

_____

_____

_____

_____

Corrective Action Required (if any): _____

_____

_____

_____

_____

Date Corrected (if applicable): _____

*If actions are required they must be completed within 7 working days of this INSPECTION.

_____ _____

Inspectors Signature Date:

Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs

Not applicable.

Attachment P - Measures for Minimizing Surface Stream Contamination

The proposed site will be used for commercial development with a maximum 70-percent impervious cover and a permanent BMP is included. There are no surface streams located within the project limits or directly downstream.

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: Highland Village Georgetown LP / Steger Bizzell, Chad Jones, P.E.

Date: 2/10/2025

Signature of Customer/Agent:

Regulated Entity Name: Highland Village Phase II Block B

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: Berry Creek

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Attachment A – Spill Response Actions

Because fuels and hazardous substances will be provided by an off-site facility, no on-site containment procedures are provided for in this CZP.

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

Education

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

General Measures

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

12. Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: http://www.tceq.texas.gov/response/

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1. If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the run-on of stormwater and the runoff of spills.
2. Discourage "topping off" of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

If a spill should occur, the person responsible for the spill should contact the TCEQ at (512) 339-2929 or call 911. Soil contaminated by spills that occur on-site will be removed and disposed at an approved disposal site.

Attachment B – Potential Sources of Contamination

- Hydraulic fluid and diesel fuel
- Portable toilet systems (sanitary waste)
- Trash from construction activities
- Paints, paint solvents, glues, concrete and other building materials
- Plant fertilizers and pesticides
- Inadequate maintenance of temporary water pollution abatement measures
- Stockpiles or spoils of materials

Attachment C – Sequence of Major Activities

The following sequence of activities is suggested. The sequence of construction will take place in one phase. The actual sequence may vary slightly depending on the contractor or weather conditions.

1. Construction activities will commence with the installation of the required silt fence and erosion and sedimentation control measures (Estimated Area = 3.0 Acres).
2. Excavation will take place where the detention pond will be situated. Spoils of this material may be placed at a location on the project site as directed by the owner or hauled off-site. These spoils and any other loose granular material will be enclosed by a silt fence. **Silt fence will be utilized as the control measure** (Estimated Area =3.0 Acres).
3. Grading on the site will consist of the placement and compaction of base or select fill material and excavation and fill for the proposed detention pond. **Silt fence and a concrete washout will be utilized as the control measures** (Estimated Area = 3.0 Acres).
4. The installation of the utilities will disturb a portion of the site. Proposed utility improvements include the construction of water extensions and connections for the pond irrigation.
5. Subsequent to the construction of the civil infrastructure disturbed areas will be hydro mulched or seeded. **Silt fence and inlet protection will be utilized as the control measures** (Estimated Area = 3.0 Acres).
6. Once vegetation is established on the site, Temporary BMPs will be removed as allowed by the engineer.

All surface runoff originating up-gradient or on site will be contained within the proposed silt fence and rock berm. The silt fence and rock berm will trap most pollutants and prevent them from entering off-site surface streams, sensitive features, or the aquifer.

Attachment D – Temporary Best Management Practices and Measures

All on-site runoff will be contained within the proposed silt fence and inlet protection. In addition, a concrete washout area will be located on the site. Off-site runoff will be captured and reduced with the proposed silt fence. The stabilized construction entrance will reduce the amount of sediment leaving the site. These temporary BMPs will trap most pollutants and prevent them from entering off-site surface streams, sensitive features, or the aquifer.

Attachment E – Request to Temporarily Seal a Feature

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

Attachment F – Structural Practices

Construction will be conducted in a manner which will minimize areas of unstabilized disturbance. Silt fences, and a construction entrance will be used to limit the runoff discharge of sediments from exposed areas on the site during construction. Drainage off the site is typically in a sheet flow or shallow concentrated flow condition due to the relatively flat topography. The Water Quality Pond will be excavated to provide a temporary sediment trap.

Attachment H – Temporary Sediment Pond(s) Plan and Calculations

The permanent water quality pond will serve as the temporary sediment pond during construction.

Attachment I – Inspection and Maintenance for BMPs

Silt Fence

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

Concrete Washout

1. Inspection should be made weekly and after each rainfall by the responsible party.
2. Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
3. The berm/temporary pit should be reshaped as needed during inspection.
4. The berm/temporary pit should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
5. The washout should be left in place until construction has been completed.
6. 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 Concrete Washout should be revegetated.
7. The concrete from the washout should be removed from the site in an appropriate manner.

Temporary Construction Entrance/Exit

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

The following sample forms should be utilized to document the inspection and maintenance of the proposed temporary BMPs as described above. This form shall be kept on site with the CZP until the project is completed.

Temporary BMP Logs – Silt Fence

Date	Date of Last Inspection	Inspection Performed By	Title	Company	Status of BMP(s)	Corrective Action Required (if any)	Date Corrective Action Completed

Temporary BMP Logs – Concrete Washout

Date	Date of Last Inspection	Inspection Performed By	Title	Company	Status of BMP(s)	Corrective Action Required (if any)	Date Corrective Action Completed

Temporary BMP Logs – Temporary Construction Entrance

Date	Date of Last Inspection	Inspection Performed By	Title	Company	Status of BMP(s)	Corrective Action Required (if any)	Date Corrective Action Completed

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Vehicular traffic should be limited to areas of the project site where construction will take place. The contractor should endeavor to preserve existing vegetation as much as practicable to reduce erosion and lower the cost associated with stabilization. **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.**

All disturbed areas shall be stabilized as described below.

Except as provided for below, stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

A. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or frozen ground conditions, stabilization measures shall be initiated as soon as practicable.
B. Where construction activity on a portion of the site has temporarily ceased, and earth-disturbing activities will be resumed with 21 days, temporary stabilization measures do not have to be initiated on that portion of the site.
C. In areas experiencing drought, where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

Stabilization measures as described as follows:

All disturbed grass areas should be planted in drought resistant species normally grown as permanent lawns, such as Zoysia, Bermuda and Buffalo. Grass areas may be sodded, plugged, sprigged, or seeded except that solid sod shall be used in swales or other areas subject to erosion. All planted areas shall be provided with a readily available water supply and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of this section.

Insert Copy of Notice of Intent (NOI) prior to Start of Construction

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Highland Village Phase II Block B
Regulated Entity Location: Georgetown, TX
Name of Customer: Highland Village Georgetown, LP
Contact Person: Mr. Joe Birdwell Phone: 512-917-7648
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	8.52 Acres	$ 5,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____

Date: February 10, 2025

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

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

I Vernon W. Barge III,
Print Name

Managing General Partner,
Title - Owner/President/Other

of Highland Village Georgetown, L.P.,
Corporation/Partnership/Entity Name

have authorized Mr. Chad W. Jones, P.E.
Print Name of Agent/Engineer

of Steger Bizzell
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

2/24/25
Date

THE STATE OF TEXAS §

COUNTY OF BELL §

BEFORE ME, the undersigned authority, on this day personally appeared V.W. Barge III 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 26th day of February, 2025.

PETRA KLARIUS
Notary Public, State of Texas
Comm. Expires 01-30-2029
Notary ID 128383097

Petra Klarius
NOTARY PUBLIC

PETRA KLARIUS
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 01-30-2029

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. Attachments **Describe Any Attachments:** *(ex. Title V Application, Waste Transporter Application, etc.)*

☐ Yes ☒ No

3. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	**4. Regulated Entity Reference Number *(if issued)***
CN		**RN**

SECTION II: Customer Information

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

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

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

7. General Customer Information

☐ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State) ☒ No Change**

If "No Change" and Section I is complete, skip to Section III – Regulated Entity Information.

8. Type of Customer:	☒ Corporation	☐ Individual	☐ Sole Proprietorship- D.B.A
☐ City Government	☐ County Government	☐ Federal Government	☐ State Government
☐ Other Government	☐ General Partnership	☐ Limited Partnership	☐ Other:

9. Customer Legal Name *(If an individual, print last name first: ex: Doe, John)* *If new Customer, enter previous Customer below* *End Date:*

Highland Village Georgetown, LP

10. Mailing Address: 2005 Birdcreek Drive, Suite 211

City	Temple	**State**	TX	**ZIP**	76502	**ZIP + 4**	

11. Country Mailing Information *(if outside USA)*: n/a

12. E-Mail Address *(if applicable)*: n/a

13. Telephone Number ( ) -

14. Extension or Code

15. Fax Number *(if applicable)* ( ) -

16. Federal Tax ID *(9 digits)*	**17. TX State Franchise Tax ID** *(11 digits)*	**18. DUNS Number** *(if applicable)*	**19. TX SOS Filing Number** *(if applicable)*

20. Number of Employees

☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

21. Independently Owned and Operated?

☒ **Yes** ☐ **No**

SECTION III: Regulated Entity Information

22. 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 ☐ No Change** *(See below)*

If "NO CHANGE" is checked and Section I is complete, skip to Section IV, Preparer Information.

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

Highland Village Georgetown LP

24. Street Address of the Regulated Entity: *(No P.O. Boxes)*	2005 Birdcreek Drive, Suite 211							
	City	Temple	**State**	TX	**ZIP**	76502	**ZIP + 4**	
25. Mailing Address:	2005 Birdcreek Drive, Suite 211							
	City	Temple	**State**	TX	**ZIP**	76502	**ZIP + 4**	

26. E-Mail Address:			
27. Telephone Number	**28. Extension or Code**	**29. Fax Number** *(if applicable)*	
( ) -		( ) -	
30. Primary SIC Code (4 digits)	**31. Secondary SIC Code** (4 digits)	**32. Primary NAICS Code** (5 or 6 digits)	**33. Secondary NAICS Code** (5 or 6 digits)

34. What is the Primary Business of this entity? *(Please do not repeat the SIC or NAICS description.)*

Questions 34 – 37 address geographic location. Please refer to the instructions for applicability.

35. Description to Physical Location:	If driving North on I-35, Take exit 262 toward Williams Drive. Turn left onto Williams Dr and continue for 7.2 miles. Turn right onto CR 245 and continue for a mile. The destination will be on the SW corner of the intersection of CR 245 and Ronald Reagan Blvd.				
36. Nearest City		**County**	**State**	**Nearest ZIP Code**	
Georgetown		Williamson	TX	78633	
37. Latitude (N) In Decimal:	30.734661	**38. Longitude (W) In Decimal:**	-97.773847		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	44	04.8	97	46	25.9

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 or the updates may not be made. If your Program is not listed, check other and write it in. See the Core Data Form instructions for additional guidance.

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

SECTION IV: Preparer Information

40. Name:	Steger Bizzell - Chad W. Jones, P.E.	**41. Title:**	Project Engineer
42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 930-9412	n/a	(n/a) -	chad.jones@stegerbizzell.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 9 and/or as required for the updates to the ID numbers identified in field 39.

(See the Core Data Form instructions for more information on who should sign this form.)

Company:	Steger Bizzell	**Job Title:**	Project Engineer
Name *(In Print)* :	Mr. Chad W. Jones, P.E.	**Phone:**	(512) 930-9412
Signature:	Chad W Jones	**Date:**	2/10/25