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TBPELS No. F-1909

Civil | Environmental | Land Development

WATER POLLUTION ABATEMENT PLAN MODIFICATION (WPAP MODIFICATION)

FOR

Ward & Burke Texas Yard

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

Prepared For:

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

Prepared By:

SOUTHWEST ENGINEERS, INC
2631 Gattis School Rd, Bldg 2, Suite 270
Round Rock, TX 78664
P: 512.222-4964 | F: 830.672.2034
www.swengineers.com | TBPE NO. F-1909

STATE OF TEXAS
PAULO MISI
106179
LICENSED
PROFESSIONAL ENGINEER

Paulo Misi
5/6/2025

MAY 2025
Project #: 1173-001-24

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Ward & Burke Texas Yard						**2. Regulated Entity No.:** RN111992723			
3. Customer Name: Robert Ward (Ward & Burke Berry Creek Inc)						**4. Customer No.: CN606225910**			
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):**			±48.78
9. Application Fee:	$8,000		**10. Permanent BMP(s):**			Batch Detention Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Berry Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_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.
PAULO MISI
Print Name of Customer/Authorized Agent Paulo Misi, P.E. Paulo Misi 5/6/2025
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):	

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Paulo Misi, P.E.

Date: 05/06/2025

Signature of Customer/Agent:

Paulo Misi

Project Information

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

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

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

8. Agent/Representative (If any):

   Contact Person: Campbell Key
   Entity: Southwest Engineers, Inc
   Mailing Address: 2631 Gattis School Rd, Bldg 2, Ste 270
   City, State: Round Rock, Texas Zip: 78664
   Telephone: 512-222-4964 FAX: _____
   Email Address: campbell.key@swengineers.com

9. Project Location:

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

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

    3600 IH 35 N, Georgetown, TX 78626

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

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

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

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

    ☐ Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

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

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

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

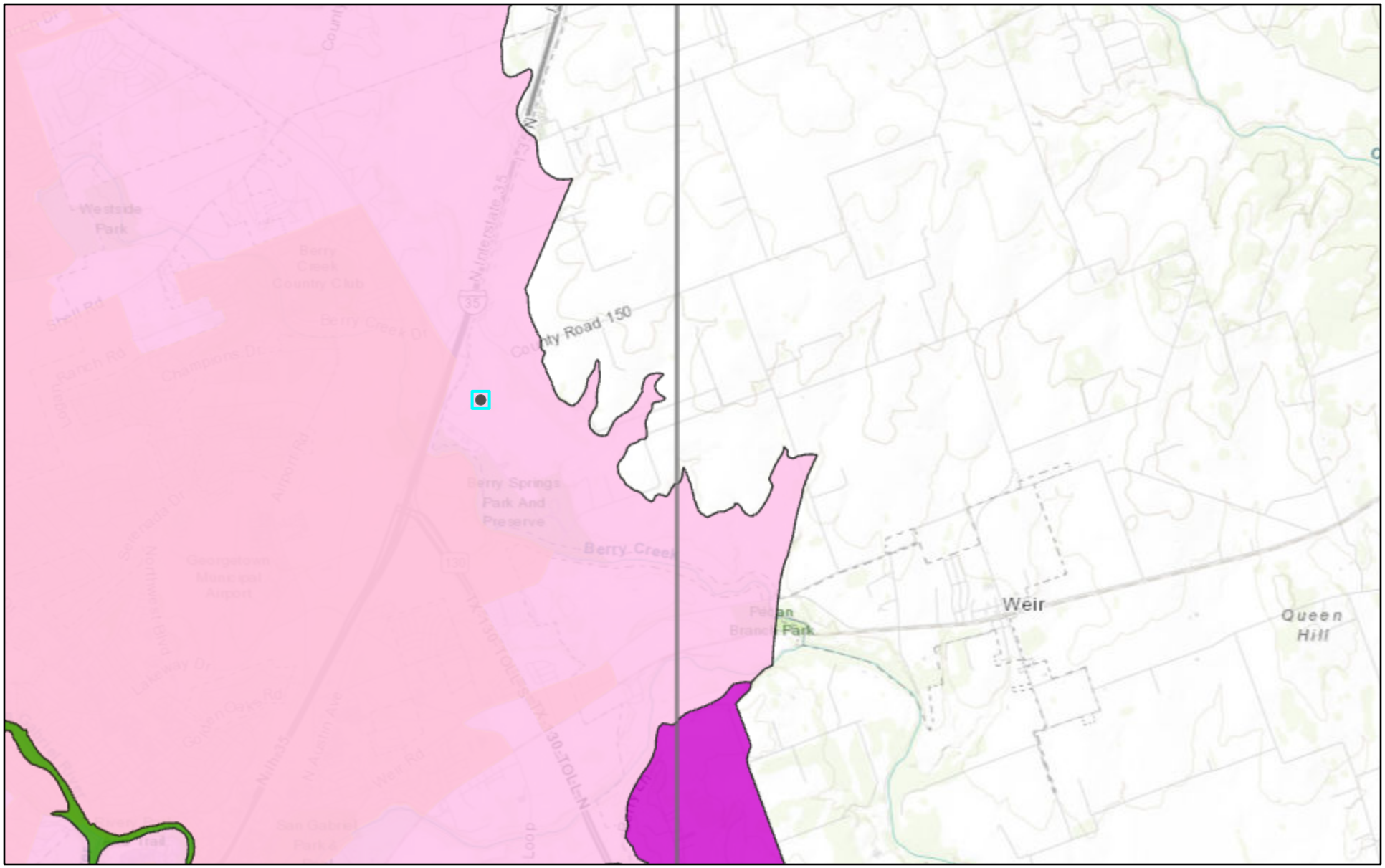
21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

WATER POLLUTION ABATEMENT PLAN
ATTACHMENT A

ROAD/LOCATION MAP

3600 IH 35 N
GEORGETOWN, TX 78626

3600 IH 35 N



3/28/2024, 2:56:05 PM

1:72,224

0 0.5 1 2 mi

0 0.75 1.5 3 km

City/Place

Edwards Aquifer

Recharge Zone

Transition Zone

Contributing Zone

TX Counties

7.5 Minute Quad Grid

TCEQ_EDWARDS_OFFICIAL_MAPS

County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA, TCEQ

Web AppBuilder for ArcGIS

County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, NGA, EPA, USDA | TCEQ |

GENERAL INFORMATION SECTION

ATTACHMENT C

PROJECT DESCRIPTION

The subject property consists of a ±48.78-acre tract located at 3600 IH 35 N, Georgetown, TX 78626. The property is located within the City of Georgetown's 2-mile Extra-Territorial Jurisdiction (ETJ), Williamson County, and the Edwards Aquifer Recharge Zone as defined by the Texas Commission on Environmental Quality (TCEQ). The project tract is located within the Dry Berry Creek Watershed. Currently, the tract consists of a single-family dwelling structure, two barns, and associated gravel driveway with runoff draining primarily by overland sheet flow in an easterly direction toward Dry Berry Creek. The proposed development includes the construction of an industrial buildings with associated drive, paved storage area, parking lot, water quality/detention pond (Batch Detention Pond), and on-site septic facility.

- Limits of Construction: ±36.21 acres
- Legal Boundaries: ±48.78 acres
- Total Impervious Cover: ±30.16 acres

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

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: Kristin M. Miller Telephone: 512-415-6986

Date: 1/28/2025 Fax: _____

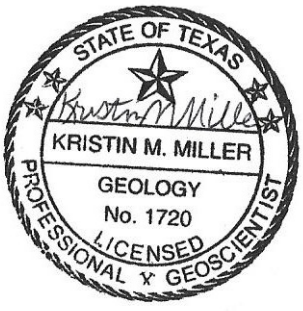
Representing: Escarpment Environmental (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

Kristin M Miller

Regulated Entity Name: 10.627 acres, SE of County Road 150 and IH 35 Williamson County, Texas, CAD No. R108653

Project Information



1. Date(s) Geologic Assessment was performed: 1/19/2025
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Krum silty clay, 0 to 1% slopes (KsA)	B	up to 4.2
Oakalla soils, frequently flooded (Of)	B	0.3 to 3.0
Queeny clay loam, 1 to 5% slopes (QuC)	B	up to 2.0
Branyon clay, 1 to 3% slopes (BrB)	D.	0.3 to 6.3

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = n/a'
   Site Geologic Map Scale: 1" = 70'
   Site Soils Map Scale (if more than 1 soil type): 1" = 300'

9. Method of collecting positional data:

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

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

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

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

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

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

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

    ☐ There are 0 (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
       ☐ The wells are not in use and have been properly abandoned.
       ☐ The wells are not in use and will be properly abandoned.
       ☐ The wells are in use and comply with 16 TAC Chapter 76.
    ☒ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

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

Appendix A

Geologic Assessment Table

GEOLOGIC ASSESSMENT TABLE **PROJECT NAME:** 10.627 acres SE of County Road 150 and IH 35, Georgetow JOB NUMBER: E25002

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B	1C	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11	12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	NOT SENSITIVE	SENSITIVE	CATCHMENT AREAS (ACRES)	TOPOGRAPHY
	*DATUM: HDD/ WGS 84					X	Y	Z		10						<40	>40	<1.6	>1.6	
S-1	N 30.698380°	W-97.648020°	F	20	Qt	365.0			45	10			F	5	35	X			hilltop	relatively flat

*DATUM: Decimal Degrees/ WGS 84

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

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

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

8B RELATIVE INFILTRATION RATE	
HIGH	> 35
INTERMEDIATE	20 TO 34
LOW	5 TO 19

I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.
My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.
The seal appearing on this document was authorized by Kristin M. White, P.G. 1720 on: 1/29/2025

For Escarpment Environmental,

Kristin M. Miller

Signature

1/29/2025
Date

Appendix B

Geologic Stratigraphic Column

GEOLOGIC STRATIGRAPHIC COLUMN

System	Hydrologic Subdivision	Group or Formation	Member	Thickness in feet	Symbol	Description
Quaternary		High Terrace		up to 20, on average	Qt	Unconsolidated gravel, sand, silt, and clay.
Cretaceous	Top of Aquifer	Edwards Group	Georgetown Formation	40 to 60	Kgt	Reddish-brown, gray to light tan, interbedded, nodular-weathering, hard, fine-grained limestone, marly limestone, and marl, containing abundant fossil shells *Waconella wacoensis*. Low porosity and permeability. Forms solution cavities, but does not typically form caves. Considered top of the Edwards aquifer (TCEQ, 1999).

Appendix C

Geologic Description

ESCARPMENT ENVIRONMENTAL

Geologic & Environmental Consulting for Land Development

Geologic Description
10.627 acres
SE of County Road 150 and IH 35
Georgetown, Williamson County, Texas
CAD No. R108653

Summary of Findings

No surface evidence of potential recharge features was identified during the field investigation. However, one inferred fault is mapped by Collins and Ranay (2002) along the southeastern end of the property, but the area is blanketed by Quaternary Terrace alluvial soil deposits and not evidence of the fault is visible at the surface. No surface evidence of faulting, solution features, caves or springs was observed during the field investigation. No known caves or faults are present on or adjacent to the property.

If a void is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The holder of an approved Edwards Aquifer protection plan must immediately notify the appropriate regional office of any sensitive features encountered during construction, per 30 TAC 213.5(f)(2). This notice must be given before continuing construction. Regulated activities near the sensitive feature may not proceed until the TCEQ has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from potentially adverse impacts on water quality.

Geology

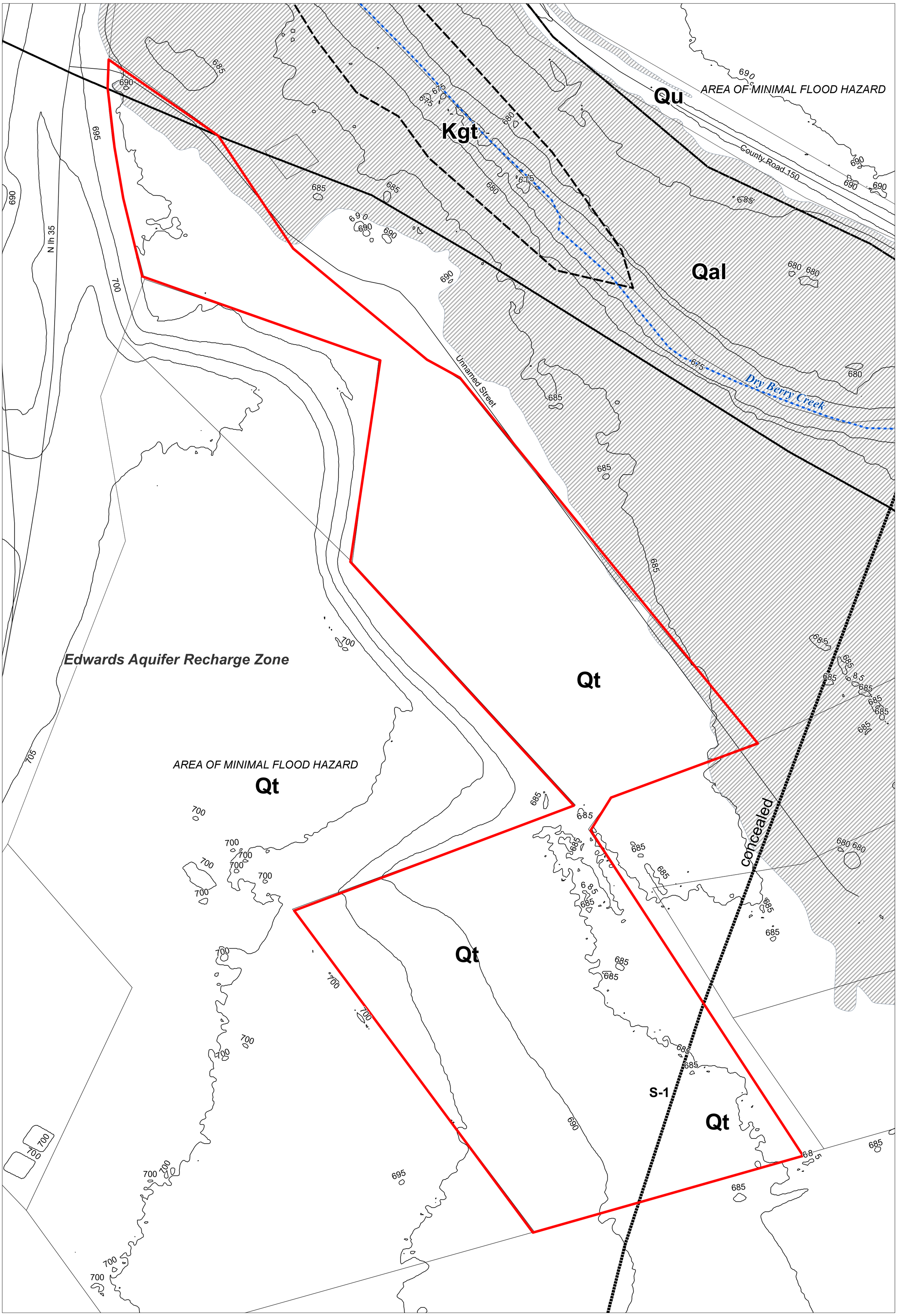
Field investigation and review of existing literature shows the site is underlain by Quaternary high terrace deposits that consist of unconsolidated gravel, sand, silt, and clay. (Collins and Ranay, 2002). Quaternary alluvial deposits consist of unconsolidated sand, silt, gravel, clay, and cobbles (Garner et al., 1976 or 1992).

References

Collins, E.W and J.A. Ranay, 2002, Geology of the West Half of the Taylor, Texas 30 x 60 Minute Quadrangle: Central Texas Urban Corridor Encompassing Round Rock, Georgetown, Salado, Briggs, Liberty Hill, and Leander, The University of Texas at Austin, Bureau of Economic Geology, Open-File Map.

Appendix D

Site Geologic Map



Topography: City of Georgetown, 2015
Geology: Collins, E.W and J.A. Ranay, 2002, Geology of the West Half of the Taylor, Texas 30 x 60 Minute Quadrangle: Central Texas Urban Corridor Encompassing Round Rock, Georgetown, Salado, Briggs, Liberty Hill, and Leander, The University of Texas at Austin, Bureau of Economic Geology, Open-File Map.

Legend

- ProjectBounds
- Water Wells (GWDB, 2022)
- Recharge Zone
- Inferred Fault (Collins, 2002)
- Qal - Quaternary Alluvium
- Qu - Quaternary Upper Terrace deposits
- Qt - Terrace deposits
- Kgt - Georgetown formation
- Property Boundary (WCAD, 2006)
- Zone A - FEMA Floodplain (2022)

1 inch = 70 feet
0 35 70
Feet
N

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

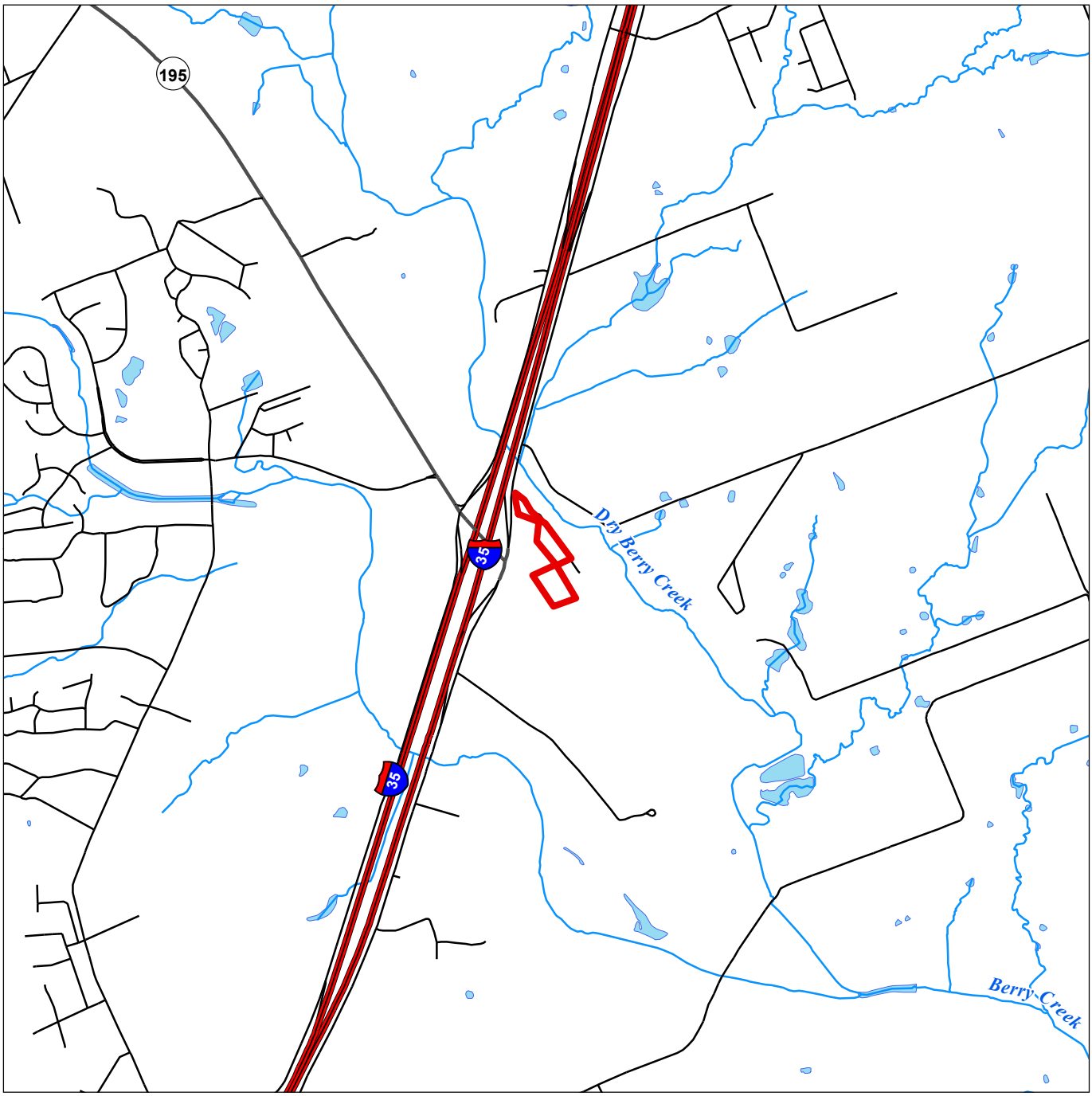
STATE OF TEXAS
KRISTIN M. MILLER
GEOLOGY
No. 1720
LICENSED
PROFESSIONAL GEOSCIENTIST

The seal appearing on this document was authorized by Kristin M. Miller, P.G. # 1720 January 28, 2025.

Figure 5
Site Geologic Map
10.627 acres
County Road 150
Georgetown, Williamson County, Texas
CAD No. R108653

Appendix E

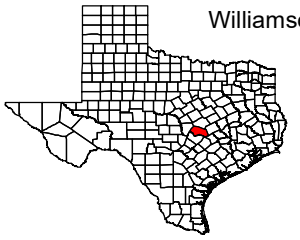
Maps



Basemap, USGS Georgetown, Texas, Quadrangle Maps, 1987.
Recharge Zone Boundary: TCEQ, 2006.
Water Wells: TWDB, 2009

1 inch = 2,500 feet
0 1,250 2,500
Feet

N

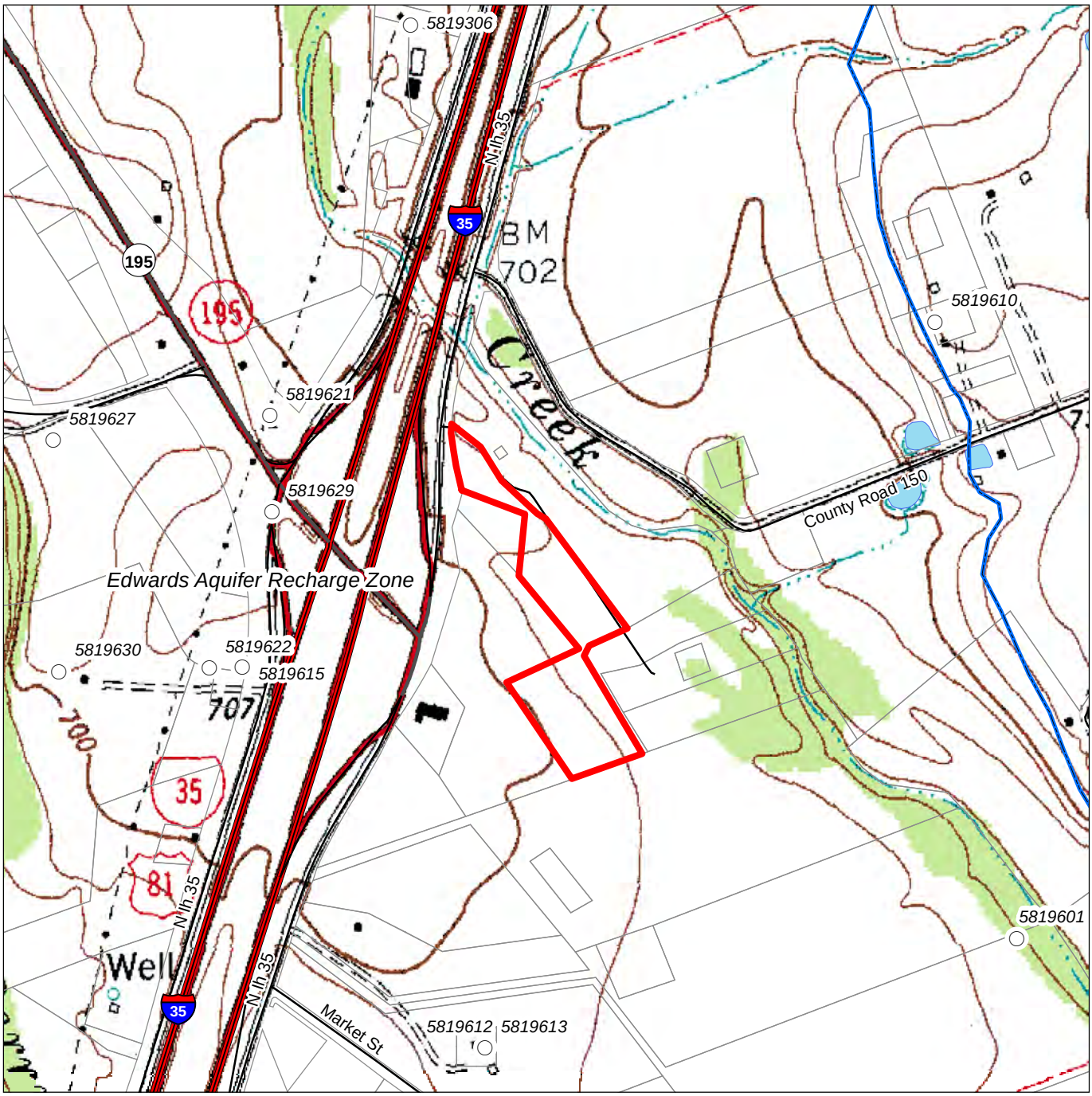


Legend

Project Boundary

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Figure 1
Location Map
10.627 acres
County Road 150
Georgetown, Williamson County, Texas
CAD No. R108653



Basemap, USGS Georgetown, Texas, Quadrangle Maps, 1987.
Recharge Zone Boundary: TCEQ, 2006.
Water Wells: TWDB, 2009

Legend

- ProjectBounds
- Edwards Aquifer Recharge Zone
- Water Wells (TWDB, 2023)

1 inch = 800 feet

0 400 800

Feet

N

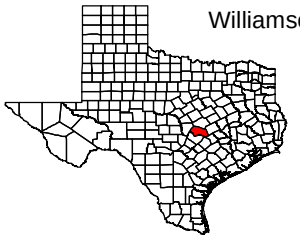
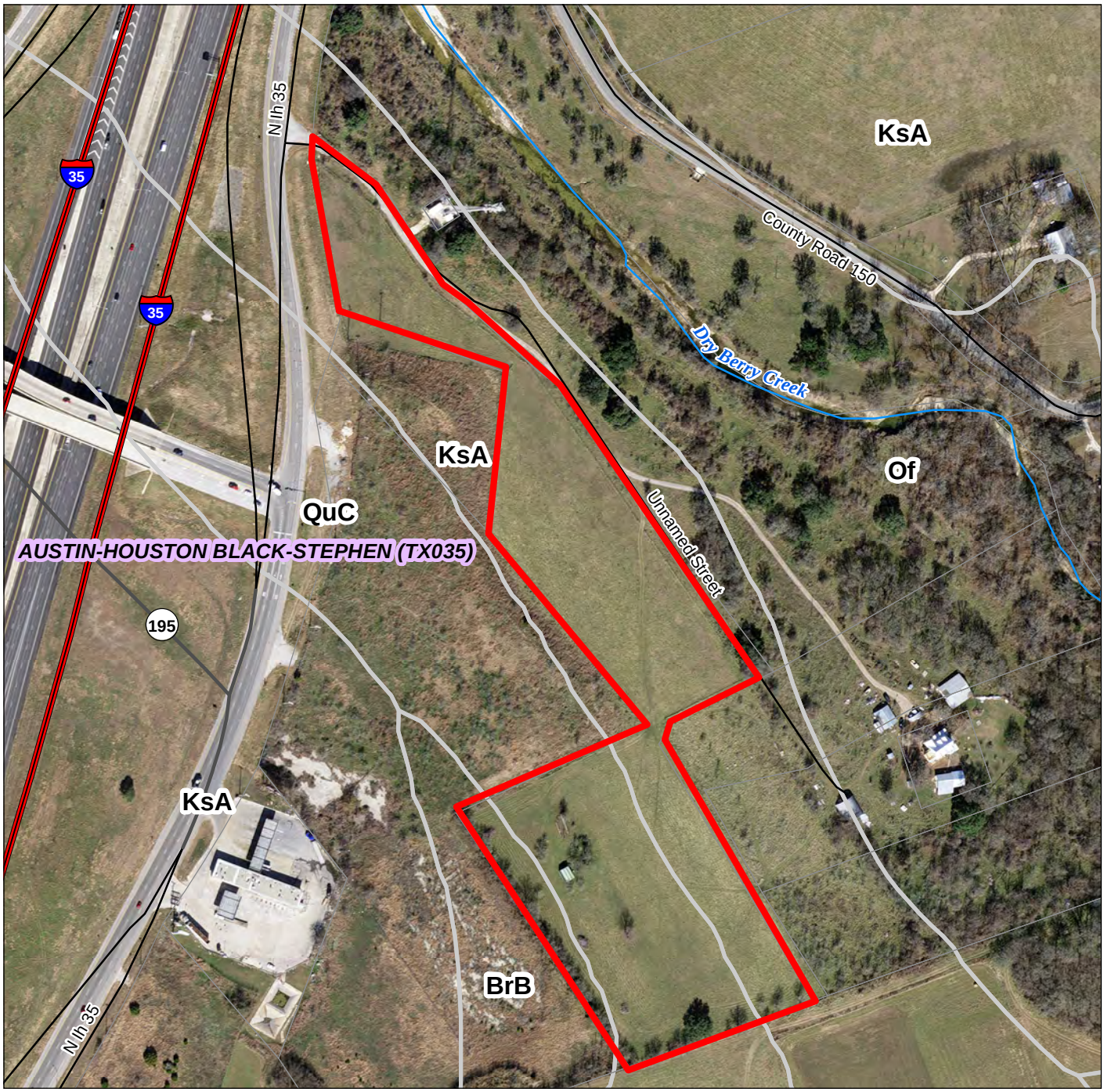


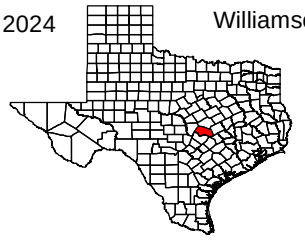
Figure 2
Boundary Map
10.627 acres
County Road 150
Georgetown, Williamson County, Texas
CAD No. R108653

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development



Aerial Photo, CAPCOG, Georgetown NE, Texas, Quadrangle Maps, 2022.
Soils: NRCS Soil Survey Staff, Soil Survey Geographic (SSURGO) Database for Survey Area, 2024

Williamson County



Legend

- ProjectBounds
- Soil Association (NRCS, 2024)
- Soil Type (NRCS, 2006)

BrB - Branyon clay, 1 to 3% slopes
KsA - Krum silty clay, 0 to 1% slopes
Qf - Oakalla soils, frequently flooded
QuC - Queeny clay loam, 1 to 5% slopes

1 inch = 300 feet

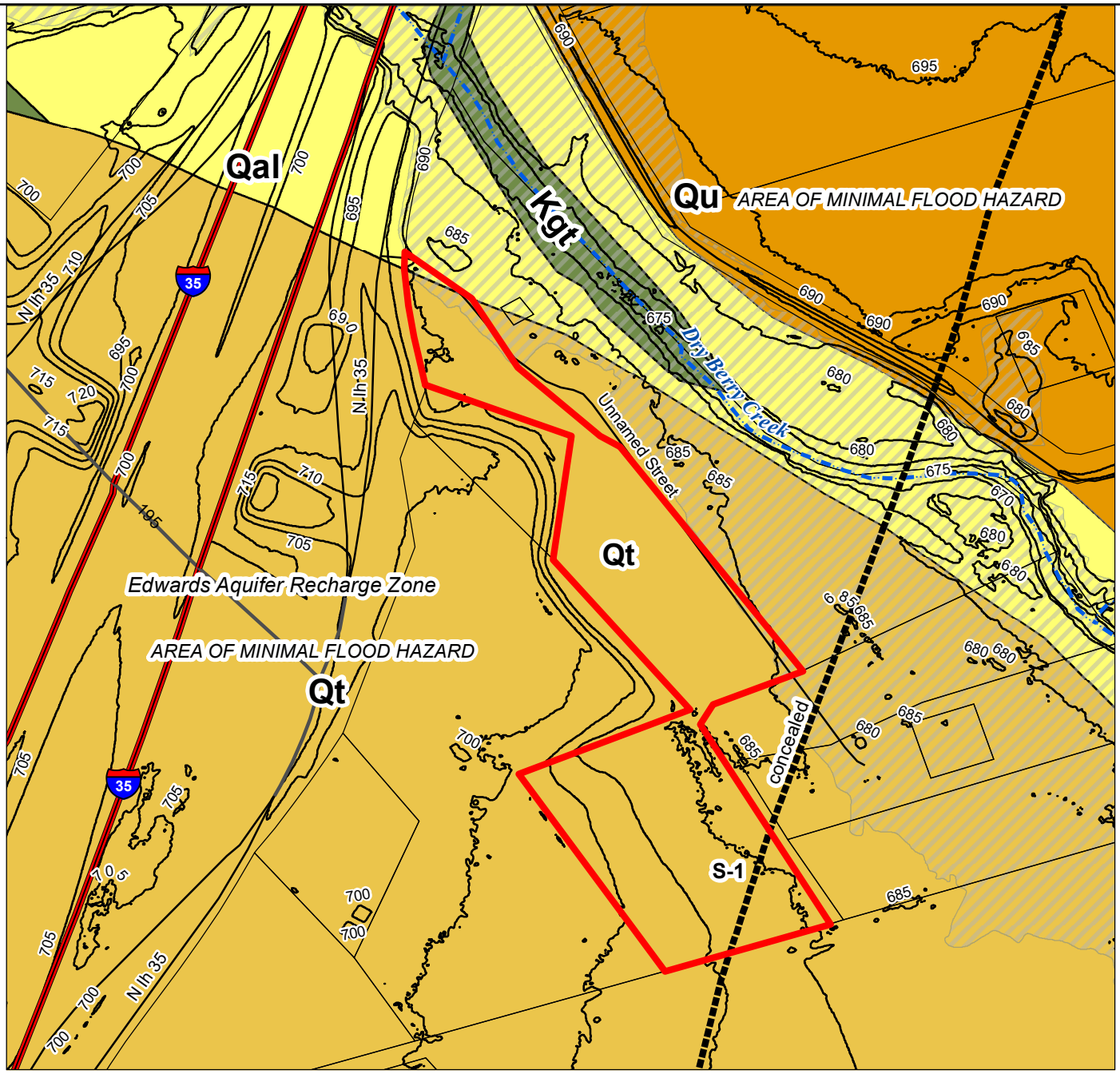
0 150 300

Feet

N

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Figure 3
Soils Map
10.627 acres
County Road 150
Georgetown, Williamson County, Texas
CAD No. R108653



Topography: City of Georgetown, 2015
Geology: Collins, E.W and J.A. Ranay, 2002, Geology of the West Half of the Taylor, Texas 30 x 60 Minute Quadrangle: Central Texas Urban Corridor Encompassing Round Rock, Georgetown, Salado, Briggs, Liberty Hill, and Leander, The University of Texas at Austin, Bureau of Economic Geology, Open-File Map.

Legend

- ProjectBounds
- Property Boundary (WCAD, 2006)
- Zone A - FEMA Floodplain (2022)
- Qal - alluvium
- Qu - Qaternary Upper Terrace deposits
- Qt - Terrace deposits
- Kgt - Georgetown formation
- Water Wells (GWDB, 2022)

The seal appearing on this document was authorized by Kristin M. Miller, P.G. # 1720 January 29, 2025.

STATE OF TEXAS
KRISTIN M. MILLER
GEOLOGY
No. 1720
LICENSED
PROFESSIONAL GEOSCIENTIST

1 inch = 400 feet
0 200 400
Feet
N

ESCARPMENT ENVIRONMENTAL
Geologic & Environmental Consulting for Land Development

Figure 4
Area Geologic Map
10.627 acres
County Road 150
Georgetown, Williamson County, Texas
CAD No. R108653

Appendix F

Photos

Photo 1: View of Project Site (facing south)

Photo 2: View of subject site (facing southeast)

Attachment F

City of Georgetown Salamander Ordinance

ESCARPMENT ENVIRONMENTAL

Geologic & Environmental Consulting for Land Development

Georgetown Salamander Ordinance
Code§ 213.5, the City Ordinance 2015-14
10.627 acres
SE of County Road 150 and IH 35
Georgetown, Williamson County, Texas
CAD No. R108653

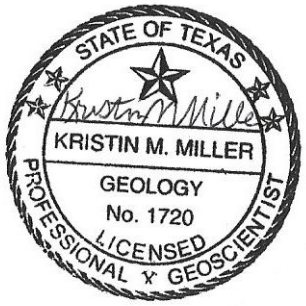
In addition to the Geologic Assessment standards required by Title 30, Texas Administrative Code§ 213.5, the City Ordinance 2015-14 requires that a professional geologist identify all springs and/or streams on a site or certify that no springs or streams exist on the site;

No springs or streams are present on the subject property that would be expected to provide habitat for protected salamanders such as the Georgetown Salamander (*Eurycea naufragia*), Jollyville Salamander (*Eurycea tonkawae*), or Salado Salamander (*Eurycea chisolmensis*) which were all listed as threatened by the US Fish and Wildlife Service in 2015. Surface runoff from the property flows to the southeast and eventually into Pecan Creek, which flows toward the east and away from known salamander habitat.

No caves were identified on the property that would be expected to provide habitat for any federally protected cave-adapted invertebrates.

For Escarpment Environmental,

Kristin M. Miller, PG[1]
Professional Geologist



29 January 2025
Date

The seal appearing on this document was authorized by Kristin M. Miller, P.G. 1720 on 29 January 2025.

[1] Certified Professional Geologist, State of Texas

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

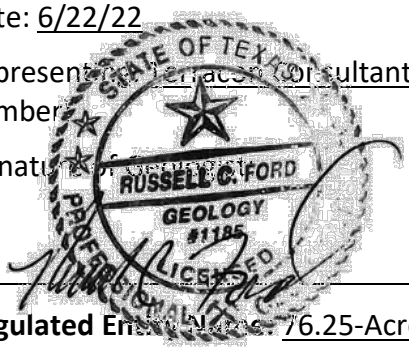
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

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

Date: 6/22/22 Fax: _____

Represent[illegible]Interface Consultants, Inc. (Name of Company and TBPG or TBPE registration number)

Signature of Geologist



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

Project Information

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

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
QuC	D	6

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

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

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

9. Method of collecting positional data:

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

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

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

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

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

Administrative Information

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

ATTACHMENT A NO FEATURES OBSERVED

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

* DATUM NAD27

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

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

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

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

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

_____ Date _____

RUSSELL C. FORD GEOLOGY #1185 LICENSED PROFESSIONAL

TNRCC-0585-Table (Rev. 5-1-02)

6/22/2022

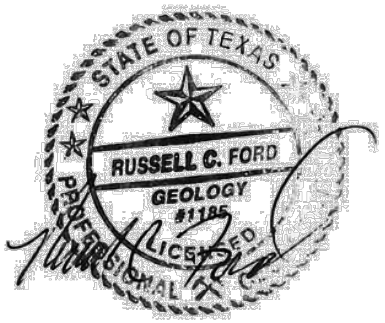
Sheet _____ of _____

ATTACHMENT B

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

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

Source: Senger, Collins and Kreitler, 1990



6/22/2022

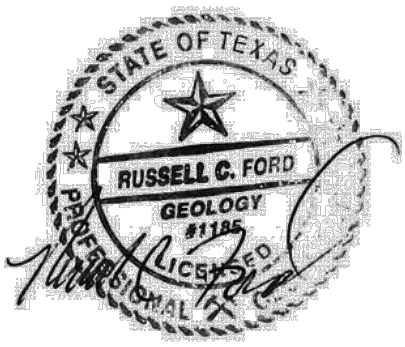
ATTACHMENT C
SITE-SPECIFIC GEOLOGY

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

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

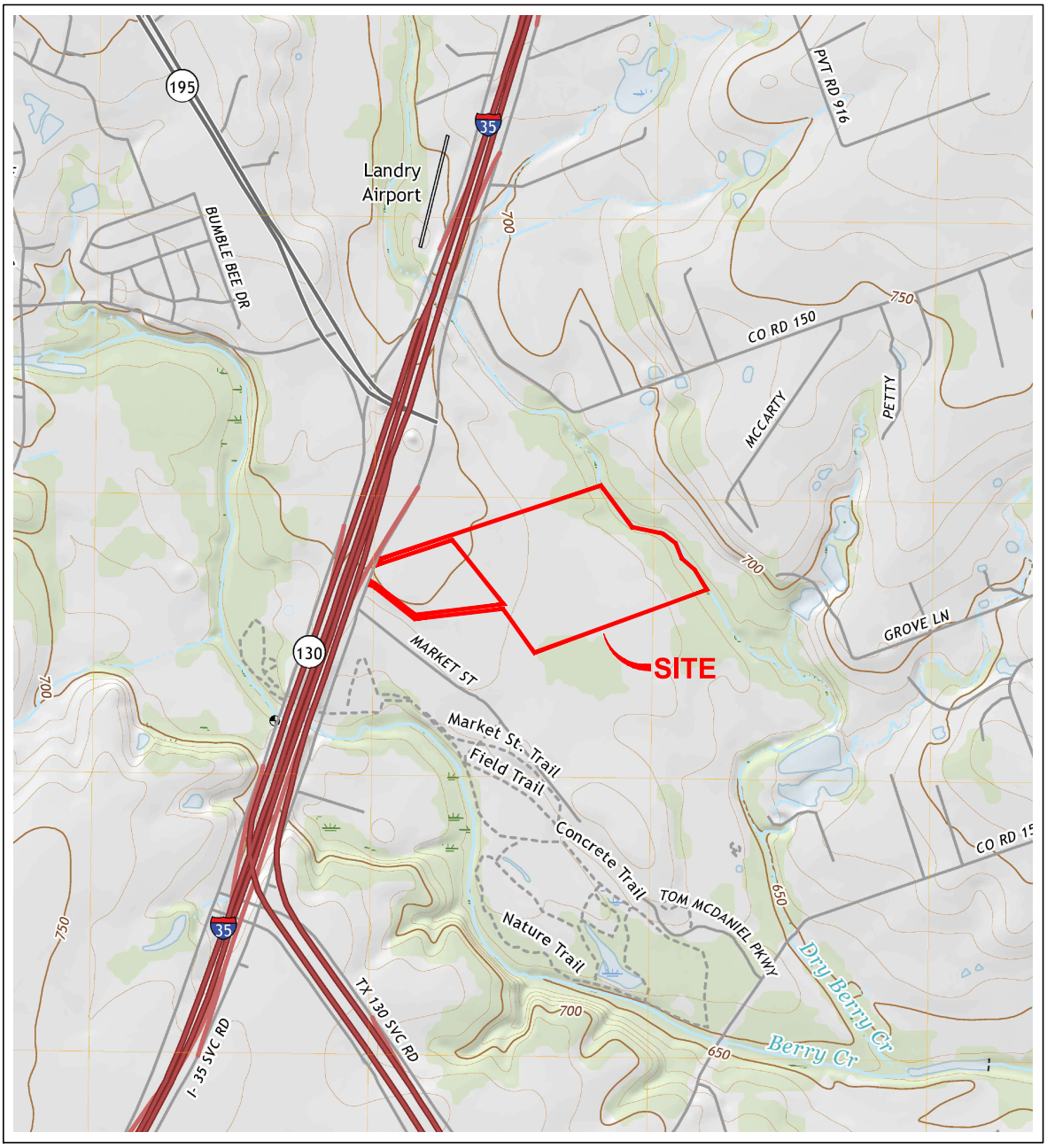
No geologic features were observed on the site. Due to the lack of any significant sensitive recharge features observed on the site and the presence of a relatively impermeable soil cover present, the potential for fluid movement to the Edwards aquifer beneath the project improvement areas is considered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

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



6/22/2022

UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1:24,000

1 .5 0 KILOMETERS 1 2

1000 0 METERS 1000 2000

1 .5 0 1

MILES

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

CONTOUR INTERVAL 10 FEET

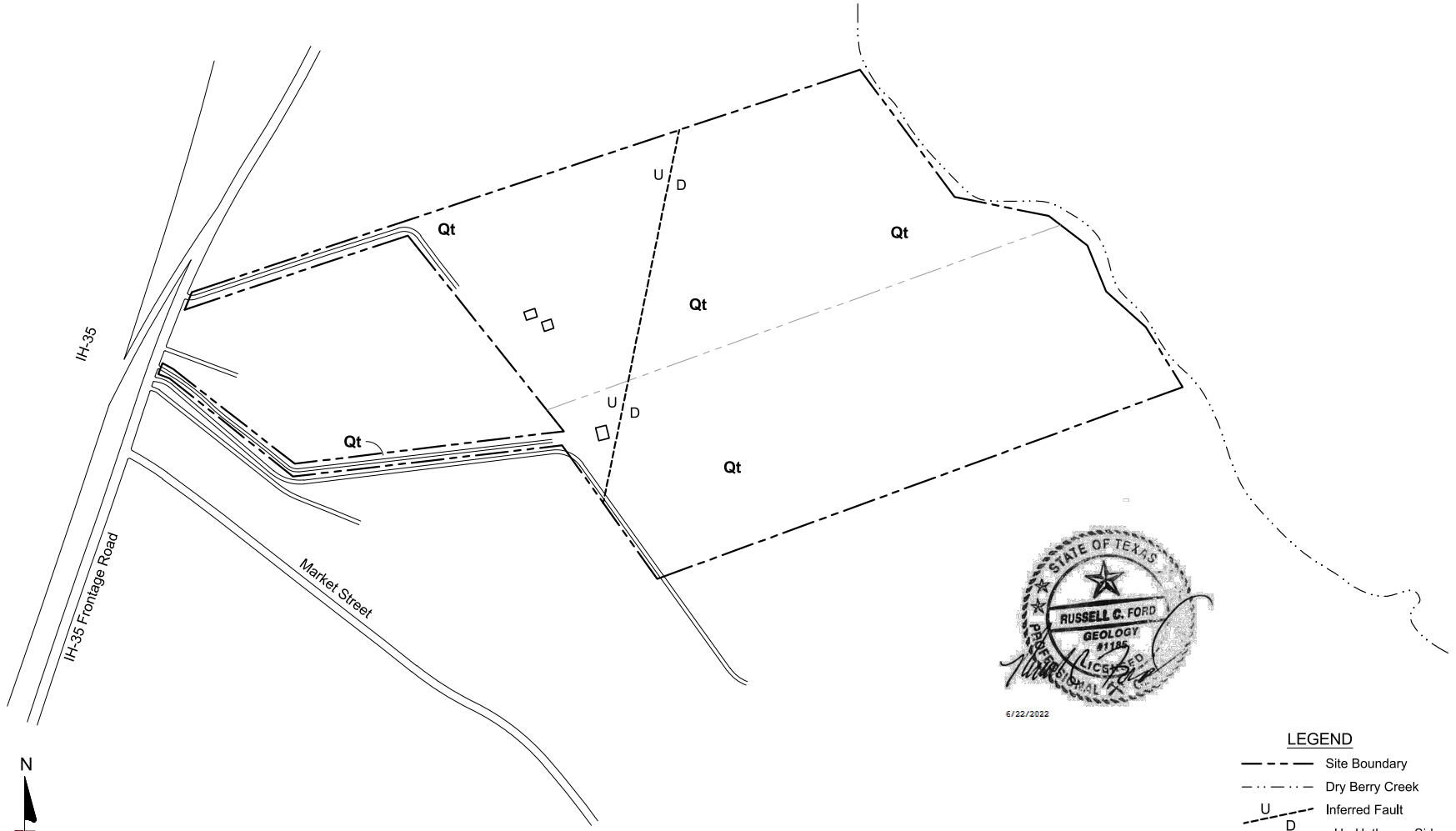
NATIONAL GEODETIC VERTICAL DATUM OF 1988

Georgetown, Texas

2019

7.5 MINUTE SERIES (TOPOGRAPHIC)

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



STATE OF TEXAS
RUSSELL C. FORD
GEOLOGY
#1185
LICENSED
PROFESSIONAL
6/22/2022

LEGEND

- Site Boundary
- Dry Berry Creek
- Inferred Fault (U - Upthrown Side, D - Downthrown Side)
- Qt — Quarternary Terrace Deposits

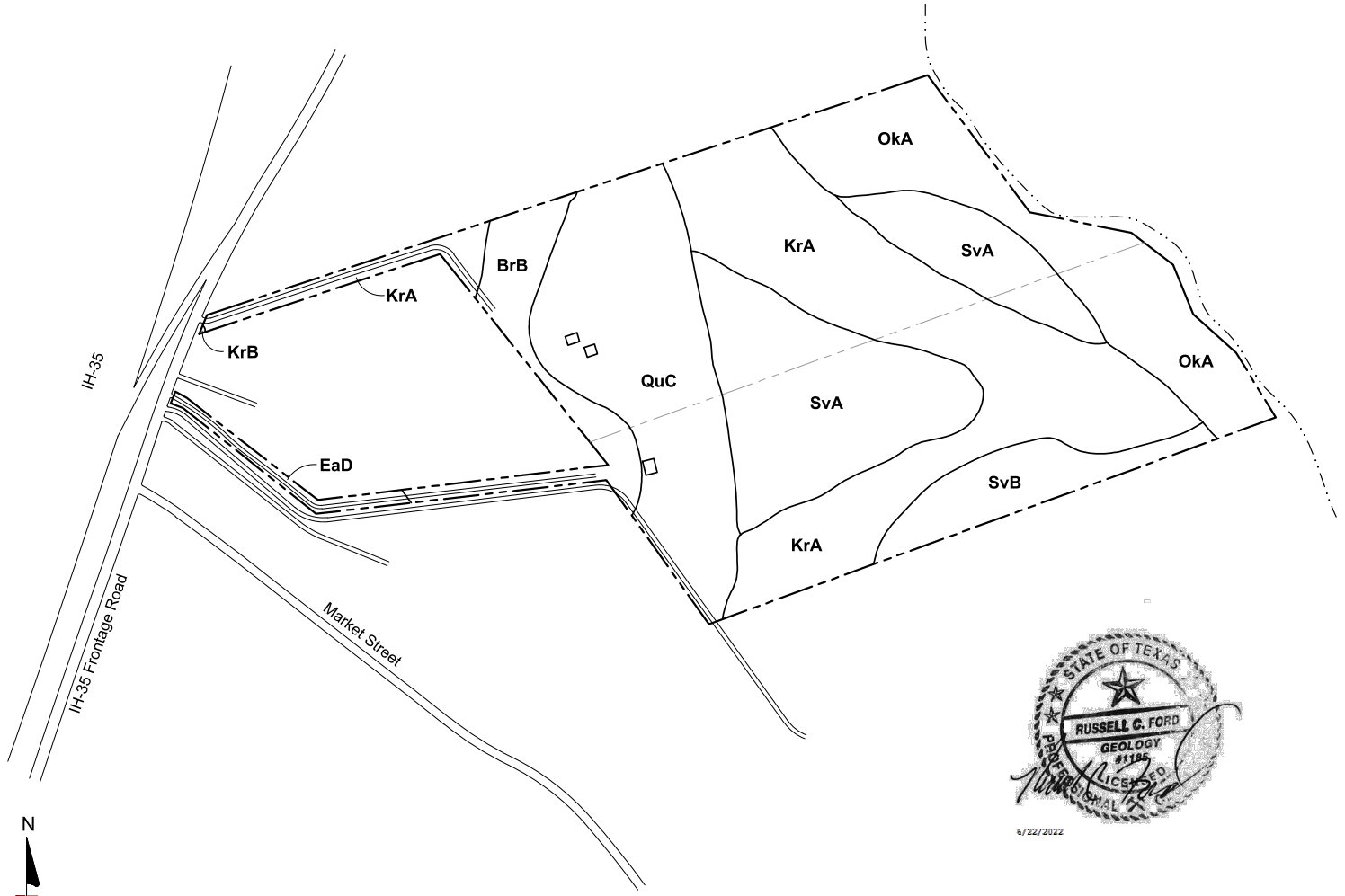
N

400 0 200 400

APPROXIMATE SCALE IN FEET

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

EXHIBIT 2



STATE OF TEXAS
RUSSELL C. FORD
GEOLOGY
#1185
LICENSED
PROFESSIONAL
6/22/2022

LEGEND

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

400 0 200 400
APPROXIMATE SCALE IN FEET

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

EXHIBIT 3

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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 request for a **Modification of a Previously Approved Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Paulo Misi, P.E.

Date: 5/6/2025

Signature of Customer/Agent:

Paulo Misi

Project Information

1. Current Regulated Entity Name: Ward & Burke Texas Yard
   Original Regulated Entity Name: Ward & Burke Texas Yard
   Regulated Entity Number(s) (RN): RN111992723
   Edwards Aquifer Protection Program ID Number(s): 11004054
   ☒ The applicant has not changed and the Customer Number (CN) is: CN606225910
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):
   - ☐ Physical or operational modification of any water pollution abatement structure(s) including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
   - ☐ Change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
   - ☒ Development of land previously identified as undeveloped in the original water pollution abatement plan;
   - ☐ Physical modification of the approved organized sewage collection system;
   - ☐ Physical modification of the approved underground storage tank system;
   - ☐ Physical modification of the approved aboveground storage tank system.

4. ☒ Summary of Proposed Modifications (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

WPAP Modification Summary	*Approved Project*	*Proposed Modification*
Acres	±38.15	±48.78
Type of Development	Industrial	Industrial
Number of Residential Lots	0	0
Impervious Cover (acres)	25.39	30.16
Impervious Cover (%	66.6	61.8
Permanent BMPs	Batch Detention Pond	Batch Detention Pond
Other	____	____

SCS Modification Summary	*Approved Project*	*Proposed Modification*
Linear Feet	____	____
Pipe Diameter	____	____
Other	____	____

AST Modification Summary	*Approved Project*	*Proposed Modification*
Number of ASTs	_____	_____
Volume of ASTs	_____	_____
Other	_____	_____

UST Modification Summary	*Approved Project*	*Proposed Modification*
Number of USTs	_____	_____
Volume of USTs	_____	_____
Other	_____	_____

5. ☒ Attachment B: Narrative of Proposed Modification. A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved, including any previous modifications, and how this proposed modification will change the approved plan.

6. ☒ Attachment C: Current Site Plan of the Approved Project. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was not constructed as approved.
   - ☒ The approved construction has commenced and has not been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has not been completed. Attachment C illustrates that, thus far, the site was not constructed as approved.

7. ☒ The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
   ☐ Acreage has not been added to or removed from the approved plan.

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

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 06, 2024

Mr. Robert Ward
Ward & Burke Berry Creek Inc.
20 S. 3rd St.
Columbus, OH 43215

Re: Approval of a Water Pollution Abatement Plan (WPAP)
Ward & Burke Texas Yard; Located NE of N. IH 35 Service Rd. and Market St.; Georgetown (ETJ), Williamson County, Texas
Edwards Aquifer Protection Program ID: 11004054, Regulated Entity No. RN111992723

Dear Mr. Ward:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Southwest Engineers, Inc. on behalf of the applicant, Ward & Burke Berry Creek Inc., on June 26, 2024. Final review of the application was completed after additional material was received on August 20, 2024, and September 04, 2024

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213. The permanent best management practices (BMPs) and measures represented in the application were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

PROJECT DESCRIPTION

The proposed non-residential project will have an area of approximately 38.15 acres. The project will include the demolishing of an existing single-family residence, the construction of an industrial building, paved storage area, parking lot, utilities, and associated appurtenances. The impervious cover will be 25.39 acres (66.6 percent) with 1.09 acres of pre-rule impervious cover. According to a letter dated May 24, 2024, signed by Mr. Christopher Moreno, with Williamson County, the site in the development is acceptable for the use of on-site sewage facilities.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a batch detention basin, designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 21,147 pounds of TSS generated from the 25.39 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The permanent BMPS shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial unit of the site is the Quaternary Alluvium (QT). No sensitive geologic features were identified in the GA. The site assessment conducted on July 24, 2024, by TCEQ staff determined the site to be generally as described by the GA.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.

4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the

construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of five hundred gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.

9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.

10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.

11. If sediment escapes the construction site, the 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). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

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

14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

15. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE must certify in

writing that the **permanent** BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

16. The applicant shall be 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 or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact the Edwards Aquifer Protection Program regional office at 512-339-2929.

Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MR/aoc

cc: Campbell Key, P.E., Southwest Engineers, Inc.

NARRATIVE OF PROPOSED MODIFICATION

ATTACHMENT B

The subject property consists of a ±48.78-acre tract located at 3600 IH 35 N, Georgetown, TX 78626. The property is located within the City of Georgetown's 2-mile Extra-Territorial Jurisdiction (ETJ), Williamson County, and the Edwards Aquifer Recharge Zone as defined by the Texas Commission on Environmental Quality (TCEQ). The project tract is located within the Dry Berry Creek Watershed. Currently, the tract consists of a single-family dwelling structure, two barns, and associated gravel driveway with runoff draining primarily by overland sheet flow in an easterly direction toward Dry Berry Creek. The proposed development includes the construction of an industrial buildings with associated drive, paved storage area, parking lot, water quality/detention pond (Batch Detention Pond), and on-site septic facility.

The reason for this modification to the previously approved Water Pollution Abatement Plan (WPAP) is the addition of ±10.63-acres to the WPAP approved site for Edwards Aquifer Protection Program ID 11004054 and Regulated Entity No. RN111992723. Of the 10.63 acres only 4.77 acres are being utilized. The 4.77 acres has been added to serve as an additional parking/storage area for the original approved WPAP site. The batch detention water quality pond has been upsized for the additional 4.77 acres of impervious cover. There have been no previous modifications to the approved WPAP. The previously approved conditions of the property have approximately 25.39 acres of impervious cover. Therefore, the new total impervious cover will be 30.16 acres.

The intent of this project will be to use the proposed Batch Detention and Water Quality Pond as approved with the original WPAP for both the existing approved site as well as the proposed site expansion. This WPAP Modification application is intended to update the impervious cover numbers for the overall site.

IMPERVIOUS COVER								
EXISTING			PROPOSED			CITY OF GEORGETOWN MAX (WITH WAIVER)		
ACRES	SF	%	ACRES	SF	%	ACRES	SF	%
1.094	47646	2.9	25.081	1092547	65.7	26.324	1146651.66	69.0

LEGAL DESCRIPTION	AREA	
AW0051 - BERRY, J. SUR., ACRES 37.15 AND AW0051 - BERRY, J. SUR., ACRES 1.00	ACRES	SF
	38.15	1661776

N

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

INTERSTATE HIGHWAY 35 (R.O.W. VARIES)

L=53.35'
R=2814.80'
Δ=001°05'09"
CHD.=53.35'
CHD.BRG.=N23°02'05"E

GATE FOR FIRE ACCESS WITH FIRE DEPARTMENT APPROVED LOCK SEE DETAIL ON SHEET 21

EXISTING EMERGENCY ACCESS DRIVE TXDOT DRIVEWAY PERMIT #24-44783

CALLED 5.81 ACRES
SUN DEVELOPMENT, INC.
DOC. NO. 34864
VOL. 2206, PG. 691
O.R.W.C.T. CONVERSION SUN DEVELOPMENT, LP
DOC. NO. 2003011086
O.P.R.W.C.T.

S70°10'32"W
884.58'

PRIVATE RECIPROCAL EASEMENT (DOC. #2024010204)

CALLED 11.02 ACRES
PETROLEUM WHOLESALE OF TEXAS, INC.
DOC. NO. 41333
VOL. 2230, PG. 123
O.R.W.C.T.
CONVERSION
PETROLEUM WHOLESALE, L.P.
DOC. NO. 2003011087
O.P.R.W.C.T.

MATCHLINE THIS SHEET

1C

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

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

CALLED 5.00 ACRES
JAMES MCELHANON AND WIFE, GAYLE MCELHANON
DOC. NO. 2007028160
O.P.R.W.C.T.

N70°10'32"E
2738.71'

722.68'

791.53'

100 YR FEMA FLOODPLAIN

STREAM BUFFER

PHASE 1

EDGE OF PROPOSED PAVEMENT

OSSF DRAIN FIELD (BY OTHERS)

DRY STACK WALL

TREE WELL

WALL

PROPOSED GRASS AREA

FUTURE PHASE

EXISTING 26' EMERGENCY DRIVE

PRIMARY ENTRANCE & GATE

138'

PROPOSED GRASS AREA (2.70 ACRES)

4' FENCE

PRIVATE DETENTION & WATER QUALITY POND (SEE SHEET 31)

S39°14'38"E
120.80

S68°57'50"W
2164.31'

CALLED 38.17 ACRES
BERRY CREEK PARTNERS, LP
DOC. NO. 2022119279
O.P.R.W.C.T.

EXISTING SEPTIC DRAIN FIELD

ACCESS TO IH 35 NORTH OBTAINED THROUGH JOINT USE ACCESS WITH NEIGHBORING PROPERTY PER DOC. _____ & DOC. _____

PROPOSED 45'' X 42'' BOX TRENCH CHANNEL 'B' DRAIN TO CONVEY SITE RUNOFF TO WQ/DETENTION POND
SEE SHEET 29 FOR ADDITIONAL INFORMATION

(ON PAGE 785)
CALLED 2.1244 ACRES
DAVID SCHWEGMANN AND WIFE, KATHERINE SCHWEGMANN
VOL. 636, PG. 779

CALLED 64.9 ACRES
DEBBY JANE ISCHY (1/5) STEVEN PAUL ISCHY (1/5) PHIL MARTIN ISCHY (1/5) BRUCE EDWARD ISCHY (1/5) JESSICA DENISE WHITE (1/15) JEREMY W. HOBRATSCH (1/15) JOSHUA M. HOBRATSCH (1/15)
DOC. NO. 2013088018
O.P.R.W.C.T.

CALLED 112.210 ACRES
CR 150 QOZB, LP
DOC. NO. 2023083026
O.P.R.W.C.T.

38.15 ACRES
(1,661,776 SQ.FT.)

CALLED 38.15 ACRES
BERRY CREEK PARTNERS, LP
DOC. NO. 2022119279
O.P.R.W.C.T.

S64°18'35"E
203.79'

S68°11'17"E
203.79'

S61°05'03"E
102.44'

S49°25'07"E
51.08'

S25°44'06"E
65.87'

TEXAS ONE CALL SYSTEM
1-800-245-4545

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

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

CAUTION - ELECTRICITY PRESENT

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

NO.	REVISION	DATE
1C	PAVEMENT ADDITION AND ADJUSTMENTS TO GRADING AND STORMWATER INFRASTRUCTURE	04/29/2025

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

STATE OF TEXAS · A. CAMPBELL KEY IV · 147977 · LICENSED PROFESSIONAL ENGINEER · 05/02/2025

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

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

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

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

DRAWN BY: T.J.B.

CHECKED BY: C.K.

OVERALL SITE & DIMENSION CONTROL PLAN

WARD & BURKE TEXAS YARD

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-001

DRAWING NO. _____

SHEET 16 OF 56

O:\Company\Data\Clients\1173 - Ward and Burke\001-24_Ward & Burke Texas Yard Site Plan\CAD\Sheets\1173-001_SITE.dwg ~ Layout: "OVERALL SITE" ~ Fri, May 02, 2025, 3:20pm, By: kaden.deberardinis

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Paulo Misi, P.E.

Date: 5/6/2025

Signature of Customer/Agent:

Paulo Misi

Regulated Entity Name: Ward & Burke Texas Yard

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):±48.78

3. Estimated projected population:N/A

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	141460	÷ 43,560 =	3.25
Parking	18954	÷ 43,560 =	.46
Other paved surfaces	1113879	÷ 43,560 =	26.45
Total Impervious Cover	1313769	÷ 43,560 =	30.16

Total Impervious Cover 30.16 ÷ Total Acreage 48.78 X 100 = 61.83% Impervious Cover

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

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

For Road Projects Only

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

7. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

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

15. Wastewater will be disposed of by:

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

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

☐ Sewage Collection System (Sewer Lines):

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

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

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

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = _____'.

18. 100-year floodplain boundaries:

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

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

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

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

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

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

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

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

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

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

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

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

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

26. ☐ Surface waters (including wetlands).

☐ N/A

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

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

28. ☐ Legal boundaries of the site are shown.

Administrative Information

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

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

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT A

FACTORS AFFECTING SURFACE WATER QUALITY

DURING CONSTRUCTION

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

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

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

POST CONSTRUCTION

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

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

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

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT B

VOLUME AND CHARACTER OF STORMWATER

The project site is defined by one (1) major existing drainage area, and it drains mainly from west to east across the property. Using City of Georgetown runoff coefficients and Atlas 14 rainfall data, the existing drainage area will produce a peak flow of approximately 204.04 cubic feet per second (cfs) during a 100-year storm event. Please refer to the "Existing Drainage Area Map – Overall" provided in the site construction drawings for more information. This existing drainage area naturally conveys storm water via overland flow into Dry Berry Creek.

In proposed conditions, the impervious cover on-site will be approximately 30.16 acres (+/- 61.83% of the total property acreage). Using City of Georgetown runoff coefficients and Atlas 14 rainfall data, the proposed drainage areas will produce a peak flow of approximately 283.96 cubic feet per second (cfs) during a 100-year storm event. Please refer to the "Proposed Drainage Area Map – Overall" provided in the site construction drawings for more information. Please see the Project Narrative in General Information Section - Attachment C for more information. This proposed drainage area will be conveyed via trench drains and overland flow into a Batch Detention and Water Quality Pond.

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

Department of Infrastructure
County Engineer's Office
3151 SE Inner Loop, Ste B
Georgetown, TX 78626
T: 512.943.3330
F: 512.943.3335

J. Terron Evertson, PE, DR, CFM

WILLIAMSON COUNTY
1848

May 24, 2024

RE:
AW0051 AW0051 – Berry, J. Sur., ACRES 37.15
AW0051 BERRY, J. SUR., ACRES 1.00

The above referenced property is located within the Edwards Aquifer Recharge Zone.

Based on the surrounding subdivisions and the soil survey for Williamson County and planning material received, this office is able to determine that the soil and site conditions of this lot is suitable to allow the use of on-site sewage facilities (OSSF). It should be noted that this office has not actually studied the physical properties of this site. Site specific conditions such as OSSF setbacks, recharge features, drainage, soil conditions, etc…, will need taken into account in planning any OSSF.

These OSSF's will have to be designed by a professional engineer or a registered sanitarian. An Edwards Aquifer protection plan shall be approved by the appropriate TCEQ regional office before an authorization to construct an OSSF may be issued. The owner will be required to inform each prospective buyer, lessee or renter of the following in writing:

- That an authorization to construct shall be required before an OSSF can be constructed in the subdivision;
- That a notice of approval shall be required for the operation of an OSSF;
- Whether an application for a water pollution abatement plan as defined in Chapter 213 has been made, whether it has been approved and if any restrictions or conditions have been placed on the approval.

If this office can be of further assistance, please do not hesitate to call.

Sincerely,

Christoper Moreno, OS 35962
Williamson County - OSSF

WATER POLLUTION ABATEMENT PLAN APPLICATION FORM
ATTACHMENT D

EXCEPTION TO THE REQUIRED GEOLOGIC ASSESSMENT

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

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

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

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

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

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

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

LEGAL DESCRIPTION:
AW0051 AW0051 - Berry, J. Sur., ACRES 10.6269

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

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

PROPOSED USE:
PROPOSED USE - OVERFLOW PARKING

ITE 11th Trip Generation

ITE Land Use Code	Land Use	Size	Units	Daily Trips	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
712	Small Office Building	6	1000 S.F.	86	10	8	2	13	4	9
150	Warehousing	129.6	1000 S.F.	222	22	17	5	23	7	17
Total External Project Trips				**308**	**32**	**25**	**7**	**36**	**11**	**25**

GENERAL NOTES

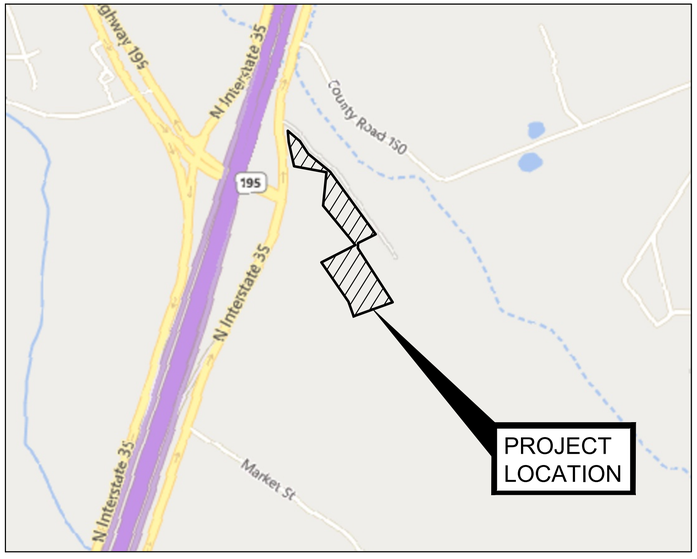
1. THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRANCE OF COMPLIANCE, THE PLANS FOR THE CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL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

PARKING LOT EXPANSION
FOR
WARD & BURKE TEXAS YARD

3600 IH 35 N.
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78626
MARCH 2025

SWE PROJECT # 1173-002

XXXX-XX-XXX



LOCATION MAP

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

EXISTING UTILITIES NOTES:

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

CORRECTION / REVISION

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

SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER
2	TITLE AND TOPOGRAPHIC SURVEY
3	GENERAL NOTES 1 OF 2
4	GENERAL NOTES 2 OF 2
5	EXISTING CONDITIONS & DEMOLITION PLAN
6	EROSION & SEDIMENTATION CONTROL PLAN AND TREE LIST
7	EROSION & SEDIMENTATION CONTROL DETAILS
8	EXISTING DRAINAGE AREA MAP
9	PROPOSED DRAINAGE AREA MAP
10	SITE & DIMENSION CONTROL PLAN
11	GRADING PLAN
12	OVERALL STORM
13	LINE 'A' PLAN & PROFILE
14	LINE 'B' PLAN & PROFILE

SUBMITTED BY: SOUTHWEST ENGINEERS, INC.
DATE: May 2, 2025

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS (WCSR 2021B):

FOR WILLIAMSON COUNTY

CERTIFICATE OF COMPLIANCE PERMIT NO. XXXX-XXX-XXX
(WCSR B11)

TEXAS ONE CALL SYSTEM
811

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

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

CAUTION - ELECTRICITY PRESENT

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

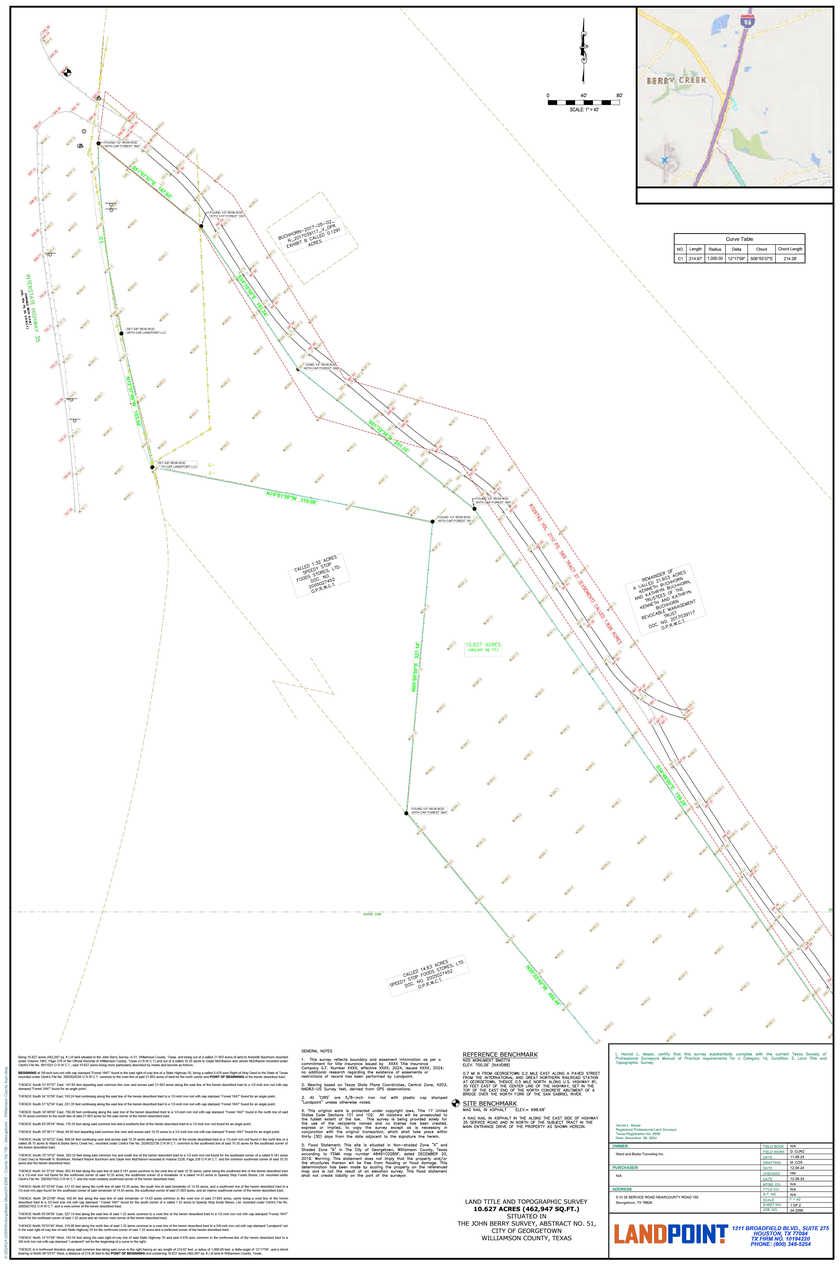
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE P.E. # 106179 ON 05/02/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

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

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

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

O:\Company Data\Clients\1173 - Ward and Burke\002-25_Ward & Burk Texas Yard Expansion\CAD\Sheets\1173-002_COVER.dwg ~ Layout: "GTOWN" ~ Fri, May 02, 2025, 12:48pm, By: paul.thomas


SCALE: 1"=40'
0
40'
80'
BERRY CREEK
I.S.
FOUND 1/2" IRON ROD WITH CAP "FOREST INC"
SET 1/2" IRON ROD WITH CAP "LANDPOINT LLC"
RICHLAND-2021-1410, INC. DOC. NO. 2021077127, O.P.R.W.C.TX. CALLED 12.1370 ACRES
CALLED 1.31 ACRES FOSSIL CREEK, LTD DOC. NO. 2005074452 O.P.R.W.C.TX.
CALLED 14.63 ACRES SPEEDY STORES FOODS, LTD DOC. NO. 2005074452 O.P.R.W.C.TX.
A CALLED 1.4000 ACRES CONVEYED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS FOR ROAD RIGHT-OF-WAY PURPOSES DOC. NO. 2021029117 O.P.R.W.C.T.
REMAINDER OF A CALLED 7.4000 ACRES CONVEYED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS FOR ROAD RIGHT-OF-WAY PURPOSES DOC. NO. 2021029117 O.P.R.W.C.T.
10.627 ACRES (WILMA 56, P.1)
N19°01'16"W 319.90'
N19°01'16"W 317.14'
S70°58'44"W 1,000.00'
S70°58'44"W 213.97'
S70°58'44"W 213.97'
S70°58'44"W 213.97'
S70°58'44"W 213.97'
RADIUS 1,000.00' CHORD BEARING S 70° 58' 39"W CHORD LENGTH 214.26' DELTA 12°17'59"
RICHLAND RIDGE
RICHLAND RIDGE
RICHLAND RIDGE

FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.

1. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
2. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
3. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
4. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
5. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
6. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
7. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
8. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
9. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
10. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
11. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
12. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
13. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
14. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
15. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
16. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
17. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
    a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
    b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27.C ONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA FOR ALL TRENCHES. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ABBREVIATIONS AND DEFINITIONS:

A - AREA
ADA - AMERICANS WITH DISABILITIES ACT
AWWA - AMERICAN WATER WORKS ASSOCIATION
B-B - BACK TO BACK
BC - BEGIN CURVE
BC - BACK OF CURB
BCR - BEGIN CURB RETURN
BMP - BEST MANAGEMENT PRACTICE
BOC - BACK OF CURB
BVCE - BEGIN VERTICAL CURVE ELEVATION
BVCS - BEGIN VERTICAL CURVE STATION
BW - BOTTOM OF WALL
CFS - CUBIC FEET PER SECOND
CITY CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION
C/L - CENTERLINE
CL - CENTERLINE
CONC - CONCRETE
CY - CUBIC YARD
DEMO - DEMOLITION
DG - DECOMPOSED GRANITE
DTL - DETAIL
EA - EACH
EC - END CURVE
ECR - END CURB RETURN
EG - EXISTING GROUND
EL - ELEVATION
ELEC - ELECTRICAL / ELECTRICITY
ELEV - ELEVATION
EPA - UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT - EASEMENT
EVCE - END VERTICAL CURVE ELEVATION
EVCS - END VERTICAL CURVE STATION EXISTING
F-F - FACE TO FACE
FG - FINISHED GROUND
FH - FIRE HYDRANT
FL - FLOW LINE
FOC - FACE OF CURB
FT - FEET
HGL - HYDRAULIC GRADE LINE
SWE - SOUTHWEST ENGINEERS
LAT - LATERAL
LF - LINEAR FEET
LT - LEFT
MAX - MAXIMUM
ME - MATCH EXISTING ELEVATION
MH - MANHOLE
MIN - MINUTE / MINIMUM
NO NUMBER
NOI - NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT - NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS - NOT TO SCALE
OC - ON CENTER
OFF - OFFSET
OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC - POINT OF CURVATURE
PCC - PORTLAND CEMENT CONCRETE / POINT OF COMPOUND CURVATURE
PGL - PROPOSED GRADE LINE
PI - POINT OF INFLECTION
PROP - PROPOSED
PRC - POINT OF REVERSE CURVATURE
PSI - POUNDS PER SQUARE INCH
PT - POINT OF TANGENCY
PVC - POLYVINYL CHLORIDE
PVI - POINT OF VERTICAL INFLECTION
PVMT - PAVEMENT
RCP - REINFORCED CONCRETE PIPE
ROW - RIGHT OF WAY
RT - RIGHT
SF - SQUARE FEET
SS - SANITARY SEWER
SSMH - SANITARY SEWER MANHOLE
STA - STATION
STD - STANDARD
SY - SQUARE YARD
TAS - ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC - TOP OF CURB
TCEQ - TEXAS COMMISSION OF ENVIRONMENTAL QUALITY TEMP TEMPORARY
TXDOT - TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD - EXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW - TOP OF WALL
TYP - TYPICAL
VC - VERTICAL CURVE
WTR - WATER
WW - WASTEWATER

B4 - CONSTRUCTION – GENERAL

1. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED PRIOR TO THE START OF CONSTRUCTION. THE DESIGN ENGINEER, OWNER, CONTRACTOR, SUBCONTRACTORS, AND COUNTY ENGINEER SHALL ATTEND THIS MEETING. ALL ROADS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AS APPROVED BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE CURRENT VERSION OF THE "TEXAS DEPARTMENT OF TRANSPORTATION MANUAL STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES" UNLESS OTHERWISE STATED ON THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER.
2. ALL MATERIALS SHALL BE SAMPLED AND TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER. THE OWNER SHALL PAY FOR ALL TESTING SERVICES AND SHALL FURNISH THE COUNTY ENGINEER WITH CERTIFIED COPIES OF THESE TEST RESULTS. THE COUNTY ENGINEER MUST APPROVE THE TEST RESULTS PRIOR TO CONSTRUCTING THE NEXT COURSE OF THE ROADWAY STRUCTURE. ANY MATERIAL WHICH DOES NOT MEET THE MINIMUM REQUIRED TEST SPECIFICATIONS SHALL BE REMOVED AND RECOMPACTED OR REPLACED UNLESS ALTERNATIVE REMEDIAL ACTION IS APPROVED IN WRITING FROM THE COUNTY ENGINEER.
3. EXCEPT FOR ELECTRICAL LINES, ALL UNDERGROUND NONFERROUS UTILITIES WITHIN A RIGHT-OF-WAY OR EASEMENT MUST BE ACCOMPANIED BY FERROUS METAL LINES TO AID IN TRACING THE LOCATION OF SAID UTILITIES THROUGH THE USE OF A METAL DETECTOR.
4. ALL PAVEMENTS ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE DESIGN SHALL BE BASED ON A 20-YEAR DESIGN LIFE AND IN CONJUNCTION WITH RECOMMENDATIONS BASED UPON A SOILS REPORT OF SAMPLES TAKEN ALONG THE PROPOSED ROADWAYS. TEST BORINGS SHALL BE PLACED AT A MAXIMUM SPACING OF 500 FEET OR OTHER SAMPLING FREQUENCY APPROVED BY THE COUNTY ENGINEER BASED ON RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER. BORINGS SHALL BE TO A DEPTH OF TEN FT OR, IF SOLID ROCK IS ENCOUNTERED, ONE FT BELOW NON-FRACTURED ROCK. THE SOILS REPORT AND PAVEMENT DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW. THE PAVEMENT DESIGN MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO OR CONCURRENTLY WITH THE REVIEW AND APPROVAL OF THE CONSTRUCTION PLANS. IN ADDITION TO THE BASIS OF THE PAVEMENT DESIGN, THE SOILS REPORT SHALL CONTAIN THE RESULTS OF SAMPLED AND TESTED SUBGRADE FOR PLASTICITY INDEX.

B5 - SUBGRADE

1. THE PREPARATION OF THE SUBGRADE SHALL FOLLOW GOOD ENGINEERING PRACTICES AS DIRECTED BY THE COUNTY ENGINEER IN CONJUNCTION WITH RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. WHEN THE PLASTICITY INDEX (PI) IS GREATER THAN 20, A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNTIL THE PI IS LESS THAN 20. IF THE ADDITION OF LIME AS DESCRIBED IN ITEM 260 IS NOT FEASIBLE, AN ALTERNATE STABILIZING DESIGN SHALL BE PROPOSED AND SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL. THE SUBGRADE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A DRY DENSITY PER TXDOT ITEM 132. IN ADDITION, PROOF ROLLING MAY BE REQUIRED BY THE COUNTY ENGINEER.
2. IF LIME IS NECESSARY, THEN A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED, AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION TO PROPERLY STABILIZE SUBGRADE. THE USE OF HYDRATED LIME OR LIME SLURRY IS APPROVED; HOWEVER, THE USE OF PELLETIZED LIME IS NOT APPROVED.
3. PRIOR TO LIME STABILIZATION, A SULFATE TEST OF IN SITU SOILS SHALL BE PERFORMED BY DEVELOPER TO CONFIRM THE APPROPRIATE MEANS AND METHODS OF STABILIZATION. PROVIDE SULFATE TEST TO COUNTY ENGINEER PRIOR TO STABILIZATION.
4. B5.4 ANY VARIATION TO THE COUNTY'S STABILIZATION REQUIREMENTS MUST BE APPROVED BY THE COUNTY ENGINEER.
5. THE SUBGRADE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A DRY DENSITY PER TXDOT ITEM 132. IN ADDITION, PROOF ROLLING MAY BE REQUIRED BY THE COUNTY ENGINEER.
6. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF ALL INSPECTION REPORTS FURNISHED TO THE COUNTY ENGINEER. THE COUNTY ENGINEER MUST APPROVE THE REPORT PRIOR TO APPLICATION OF THE BASE MATERIAL. ALL DENSITY TEST REPORTS SHALL INCLUDE A COPY OF THE WORK SHEET SHOWING THE PERCENTAGE OF THE MAXIMUM DRY (PROCTOR) DENSITY. THE NUMBER AND LOCATION OF ALL SUBGRADE TESTS SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B6 - BASE MATERIAL

1. BASE MATERIAL SHALL CONFORM TO ITEM 247 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, "FLEXIBLE BASE". THE BASE MATERIAL SHALL BE TYPE A GRADE 4, OR AS APPROVED BY THE COUNTY ENGINEER. GRADE 4 MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF TABLE B6.1 BELOW:

Master gradation sieve size	Cumulative % Retained
2 ½"	-
1 ¾"	0
7/8"	10% - 35%
3/8"	30% - 65%
#4	45% - 75%
#40	70% - 90%
#200	87% - 95%

2. EACH LAYER OF BASE COURSE SHALL BE TESTED FOR IN-PLACE DRY DENSITY AND MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL BASE TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.
3. B6.3 THE BASE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A MINIMUM OF 100% OF THE MAXIMUM (PROCTOR) DRY DENSITY OR AS APPROVED BY THE COUNTY ENGINEER UPON RECOMMENDATION BY THE TESTING LABORATORY. THE MAXIMUM LIFT SHALL NOT EXCEED SIX INCHES. THE BASE MUST BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF THE TEST RESULTS FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL. PRIOR TO THE PLACEMENT OF THE FIRST LIFT OF BASE, THE STOCKPILE SHALL BE TESTED FOR THE SPECIFICATIONS FOUND IN ITEM 247 TABLE 1 AND THE RESULT FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL.

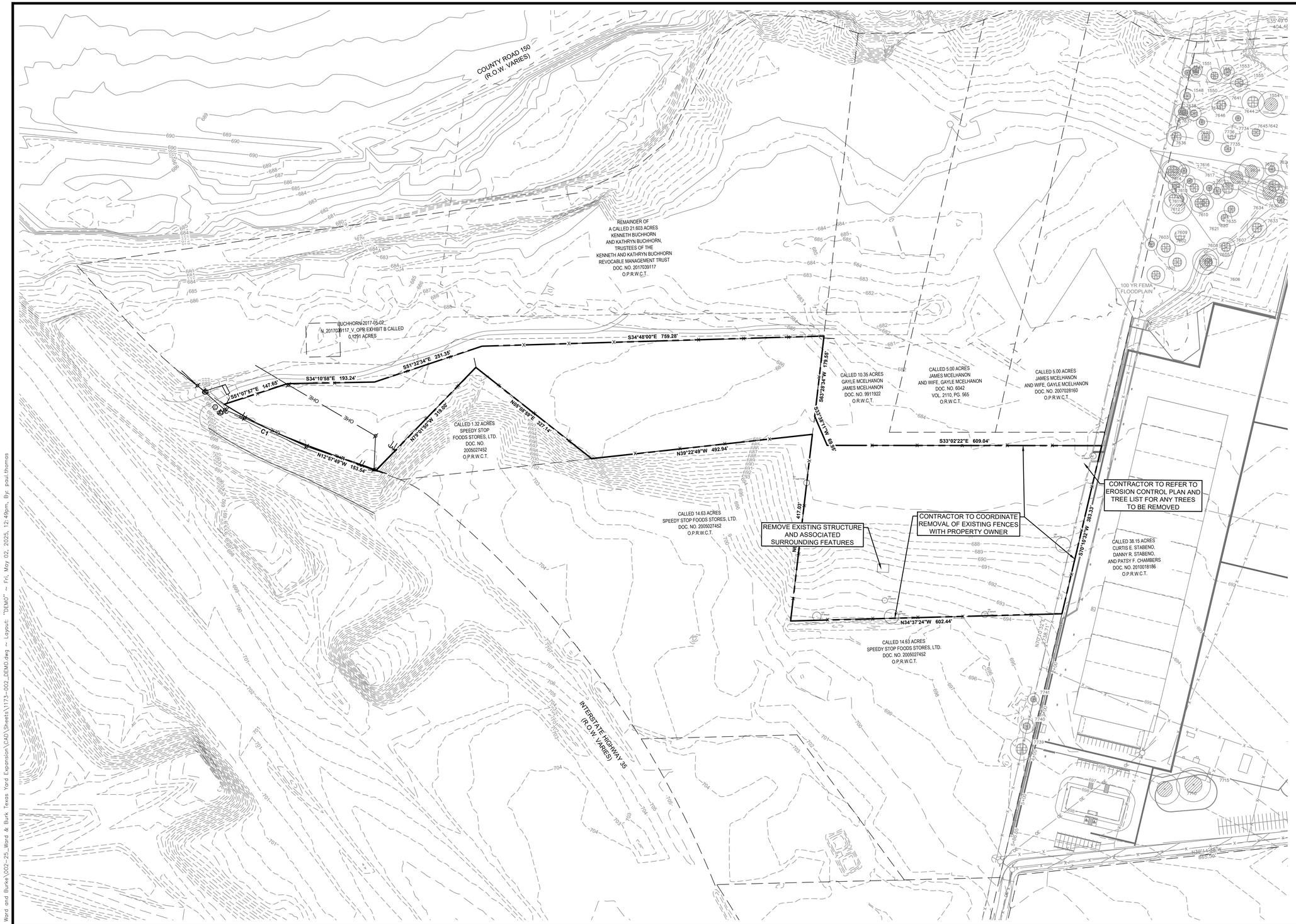
B7 - BITUMINOUS PAVEMENT

1. URBAN ROADS REQUIRE A MINIMUM 2 INCH WEARING SURFACE OF HMAC TYPE D. THE MIX SHALL BE FROM A TXDOT CERTIFIED PLANT AND THE MIX DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL.
2. IF PROVIDING MIXTURE TYPE C OR D, USE PERFORMANCE GRADE (PG) BINDER 70-22. PROVIDE PG BINDER THAT DOES NOT CONTAIN RECYCLED ENGINE OIL BOTTOMS (REOBS) OR POLY PHOSPHORIC ACID (PPA). RECYCLED ASPHALT PAVEMENT (RAP) IS NOT PERMITTED FOR USE AS A COMPONENT OF THE HMACP. THE CONTRACTOR IS ALSO NOT PERMITTED THE USE RECYCLED ASPHALT SHINGLES (RAS) AS A COMPONENT OF THE HMACP.
3. IF PROVIDING MIXTURE TYPE B, USE PG BINDER 64-22. PROVIDE PG BINDERS THAT DO NOT CONTAIN REOBS OR PPA. FOR SUBSURFACE COURSE TYPE B, THE USE OF TWENTY PERCENT (20%) RAP IS PERMITTED IN THE MIX DESIGN. THE CONTRACTOR IS NOT PERMITTED TO USE RAS AS A COMPONENT OF THE HMACP.
4. TARGET LABORATORY MOLDED DENSITY IS 96.5% FOR ALL MIXTURES WITHOUT RAP AND WHEN USING A TEXAS GYRATORY COMPACTOR (TGC) FOR DESIGNING THE MIXTURE. WHEN USING SUPERPAVE GYRATORY COMPACTOR TO DESIGN MIXTURES, SUBMIT THE SGC MIX DESIGN TO THE ENGINEER FOR APPROVAL.
5. ALL MIXTURES MUST MEET THE HAMBURG REQUIREMENT AS STATED IN THE TABLE BELOW.

High-Temperature Binder Grade	Test Method	Hamburg Wheel Test Requirements*
		Minimum # of Passes @ 0.5" Rut Depth, Tested @122°F
PG 64 or lower	Tex-242-F	7,000
PG 70	Tex-242-F	15,000
PG 76 or higher	Tex-242-F	20,000

** The County Engineer may accept Hamburg Wheel test results for production and placement if no more than 1of the 5 most recent tests is below the specified number of passes and the failing test is no more than 2,000 passes below the specified number of passes.*

6. SUBMIT ANY PROPOSED ADJUSTMENTS OR CHANGES TO A JOB MIX FORMULA TO THE COUNTY ENGINEER BEFORE PRODUCTION OF THE NEW JOB MIX FORMULA.
7. UNLESS OTHERWISE APPROVED, PROVIDE TYPE B MIXTURES THAT HAVE NO LESS THAN 4.5% ASPHALT BINDER, AND TY C AND D MIXTURES WITH NO LESS THAN 4.7% BINDER.
8. FOR MIXTURE DESIGN VERIFICATION, PROVIDE THE ENGINEER WITH TWO 5-GALLON BUCKETS OF EACH AGGREGATE STOCKPILE TO BE USED ON THE PROJECT AND THREE GALLONS OF EACH PG BINDER TO BE USED ON THE PROJECT. ALSO PROVIDE SUFFICIENT QUANTITIES OF ANY OTHER ADDIT



LEGEND

700 EXISTING CONTOURS

SITE BENCHMARK

MAG NAIL IN ASPHALT ELEV. = 698. 68'

A MAG NAIL IN ASPHALT IN THE ALONG THE EAST SIDE OF HIGHWAY 35 SERVICE ROAD AND IN NORTH OF THE SUBJECT TRACT IN THE MAIN ENTRANCE DRIVE OF THE PROPERTY AS SHOWN HERON.

TEXAS ONE CALL SYSTEM
1-800-245-4545

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

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

CAUTION - ELECTRICITY PRESENT

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

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE P.E. # 106179 ON 05/02/2025 IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

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

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

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

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

DRAWN BY: K.D.

CHECKED BY: C.K.

EXISTING CONDITIONS & DEMOLITION PLAN

WARD & BURKE TEXAS YARD EXPANSION

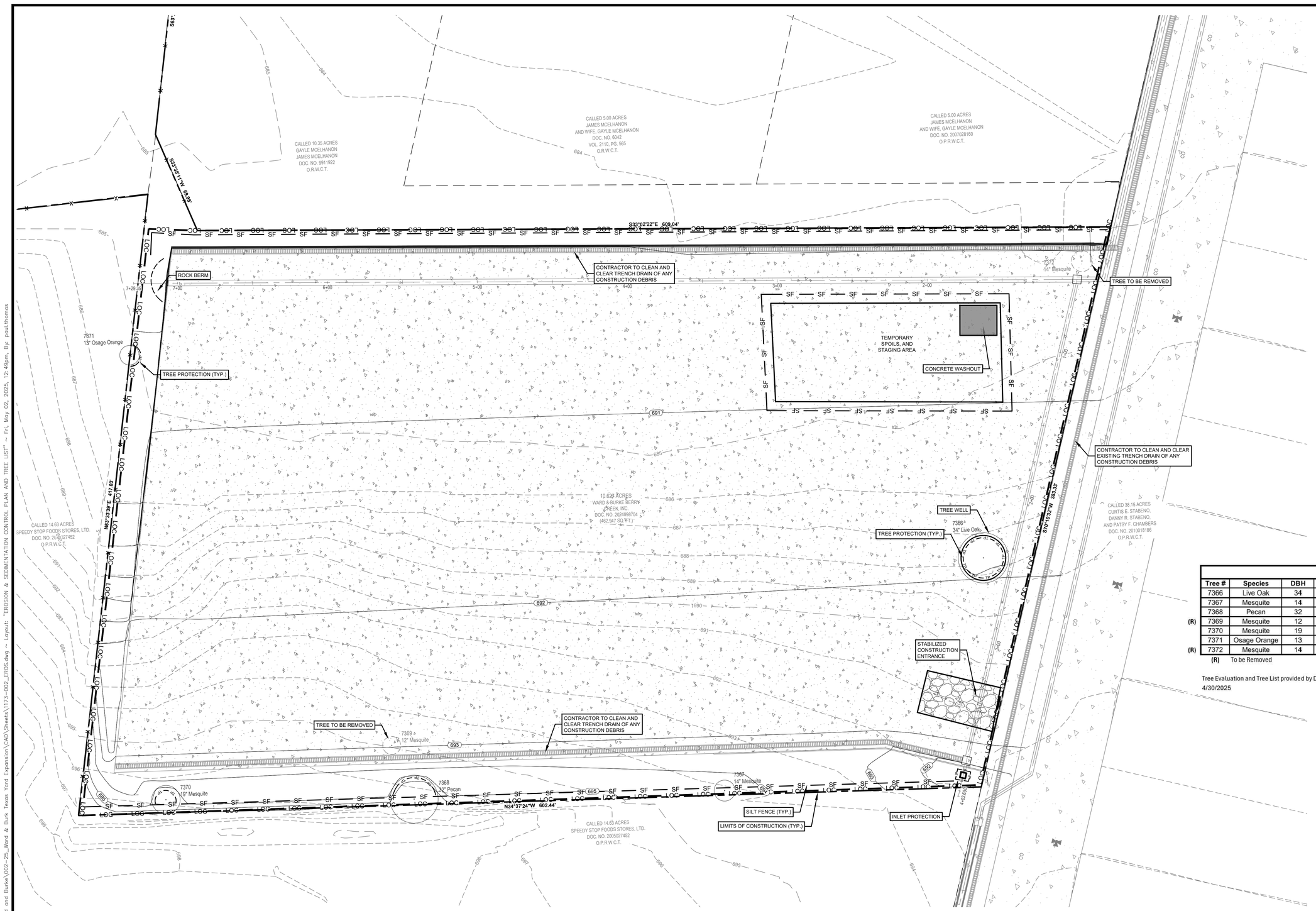
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO.

SHEET 5 OF 14

O:\Company\Jobs\Clients\1173 – Ward and Burke\002–25_Ward & Burk Texas Yard Expansion\CAD\Sheets\1173–002_DEMO.dwg ~ Layout: "DEMO" ~ Fri, May 02, 2025, 12:49pm, By: paul.thomas



0 15 30 60

HORIZONTAL SCALE: 1"=30'

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE FLOW DIRECTION
- SILT FENCE
- LIMIT OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING TREE
- EXISTING TREE TO BE REMOVED

SEQUENCE OF CONSTRUCTION

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

NOTE

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

TREE LIST

	Tree #	Species	DBH	MS Notes	Condition	Notes
	7366	Live Oak	34	25x17	Good	good structure & vitality
	7367	Mesquite	14		Fair	fair structure & vitality
	7368	Pecan	32	21x12x9	Fair	fair structure & vitality
(R)	7369	Mesquite	12	7x6x4	Fair	fair structure & vitality
	7370	Mesquite	19	9x9x6x5	Fair	fair structure & vitality
	7371	Osage Orange	13	7x6x5	Fair	fair structure & vitality
(R)	7372	Mesquite	14		Fair	fair structure & vitality

(R) To be Removed

Tree Evaluation and Tree List provided by Donald Gytri, Arborist #TX-4752A at Tree Mann Solutions on 4/30/2025

TEXAS ONE CALL SYSTEM
1-800-245-4545

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

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

CAUTION - ELECTRICITY PRESENT

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

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE P.E. # 106179 ON 05/02/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

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

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

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

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

DRAWN BY: K.D.

CHECKED BY: C.K.

EROSION & SEDIMENTATION CONTROL PLAN AND TREE LIST

WARD & BURKE TEXAS YARD EXPANSION

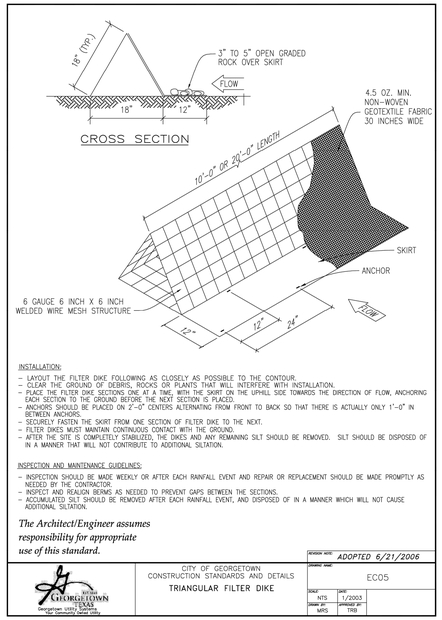
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO.

SHEET 6 OF 14

O:\Company Data\Clients\1173 - Ward and Burke\002-25_Ward & Burk Texas Yard Expansion\CAD\Sheets\1173-002_EROS.dwg ~ Layout: "EROSION & SEDIMENTATION CONTROL PLAN AND TREE LIST" ~ Fri, May 02, 2025, 12:49pm, By: paul.thomas

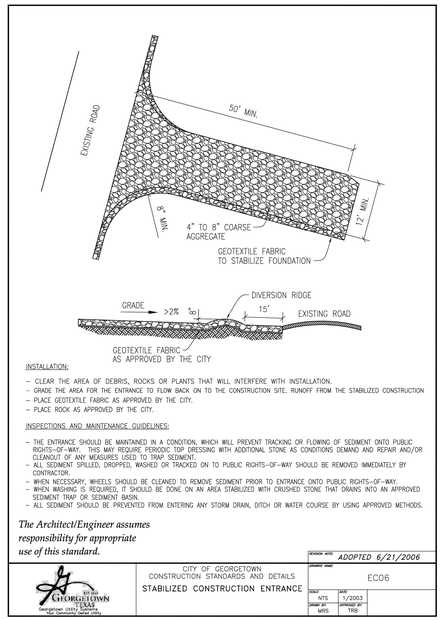


INSTALLATION:
- LAYOUT THE FILTER DIKE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE THE FILTER DIKE SECTIONS ONE AT A TIME, WITH THE SKIRT ON THE UPHILL SIDE TOWARDS THE DIRECTION OF FLOW, ANCHORING EACH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

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

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

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

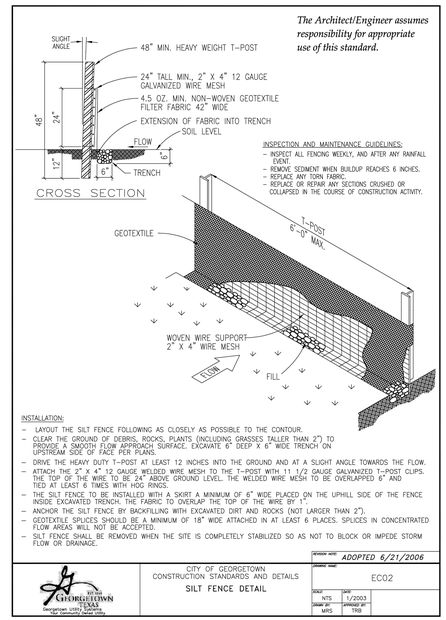


INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

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

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

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

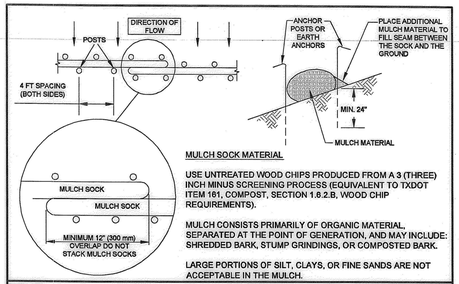


The Architect/Engineer assumes responsibility for appropriate use of this standard.

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

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

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



MULCH SOCK MATERIAL

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

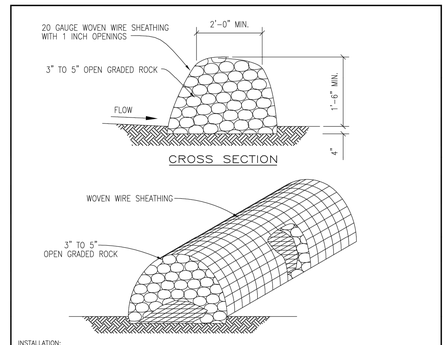
MULCH CONSISTS PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, OR COMPOSTED BARK.

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

NOTES:

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

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

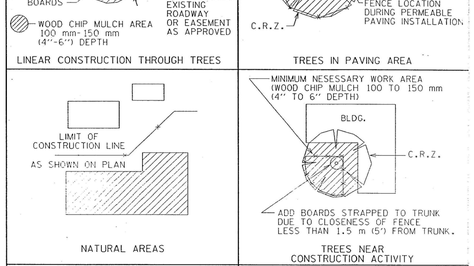


INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE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

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

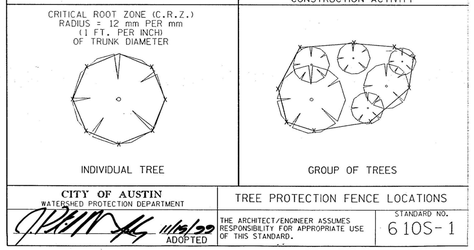
The Architect/Engineer assumes responsibility for appropriate use of this standard.

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



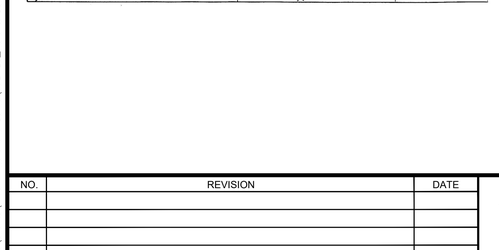
LINEAR CONSTRUCTION THROUGH TREES

TREES IN PAVING AREA



NATURAL AREAS

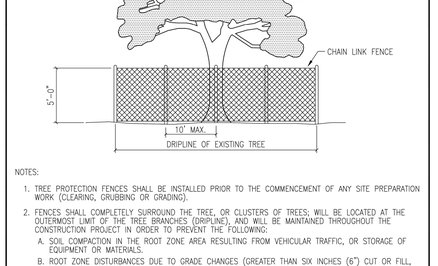
TREES NEAR CONSTRUCTION ACTIVITY



INDIVIDUAL TREE

GROUP OF TREES

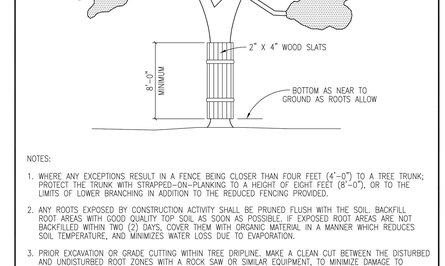
CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT	TREE PROTECTION FENCE LOCATIONS	
11/19/99 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 610S-1



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

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

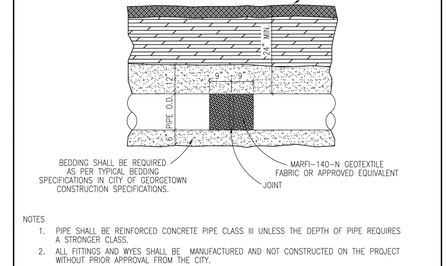
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
TREE PROTECTION – CHAIN LINK FENCE	DRAWING NAME: EC09
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



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

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

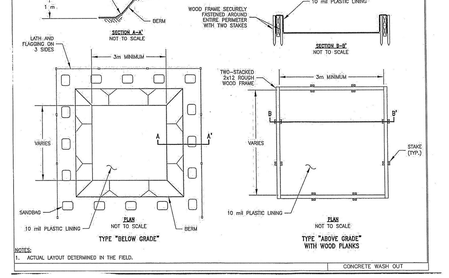
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
TREE PROTECTION – WOOD SLATS	DRAWING NAME: EC10
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



NOTES
1. PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS THE DEPTH OF PIPE REQUIRES A STRONGER CLASS.
2. ALL FITTINGS AND WYES SHALL BE MANUFACTURED AND NOT CONSTRUCTED ON THE PROJECT WITHOUT PRIOR APPROVAL FROM THE CITY.
3. ALL JOINTS SHALL BE WRAPPED WITH MARFI-140-N GEOTEXTILE FABRIC OR APPROVED EQUIVALENT. EACH JOINT SHALL BE WRAPPED WITH 18" WIDE FABRIC CENTERED ON THE JOINT.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
TRENCH AND EMBEDMENT DETAIL (PROFILE) FOR STORM SEWER	DRAWING NAME: SD42
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



TEXAS ONE CALL SYSTEM
1-800-245-4545

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

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

CAUTION - ELECTRICITY PRESENT

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

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE P.E. # 106179 ON 05/02/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

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

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

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

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

DRAWN BY: K.D.

CHECKED BY: C.K.

EROSION & SEDIMENTATION CONTROL DETAILS

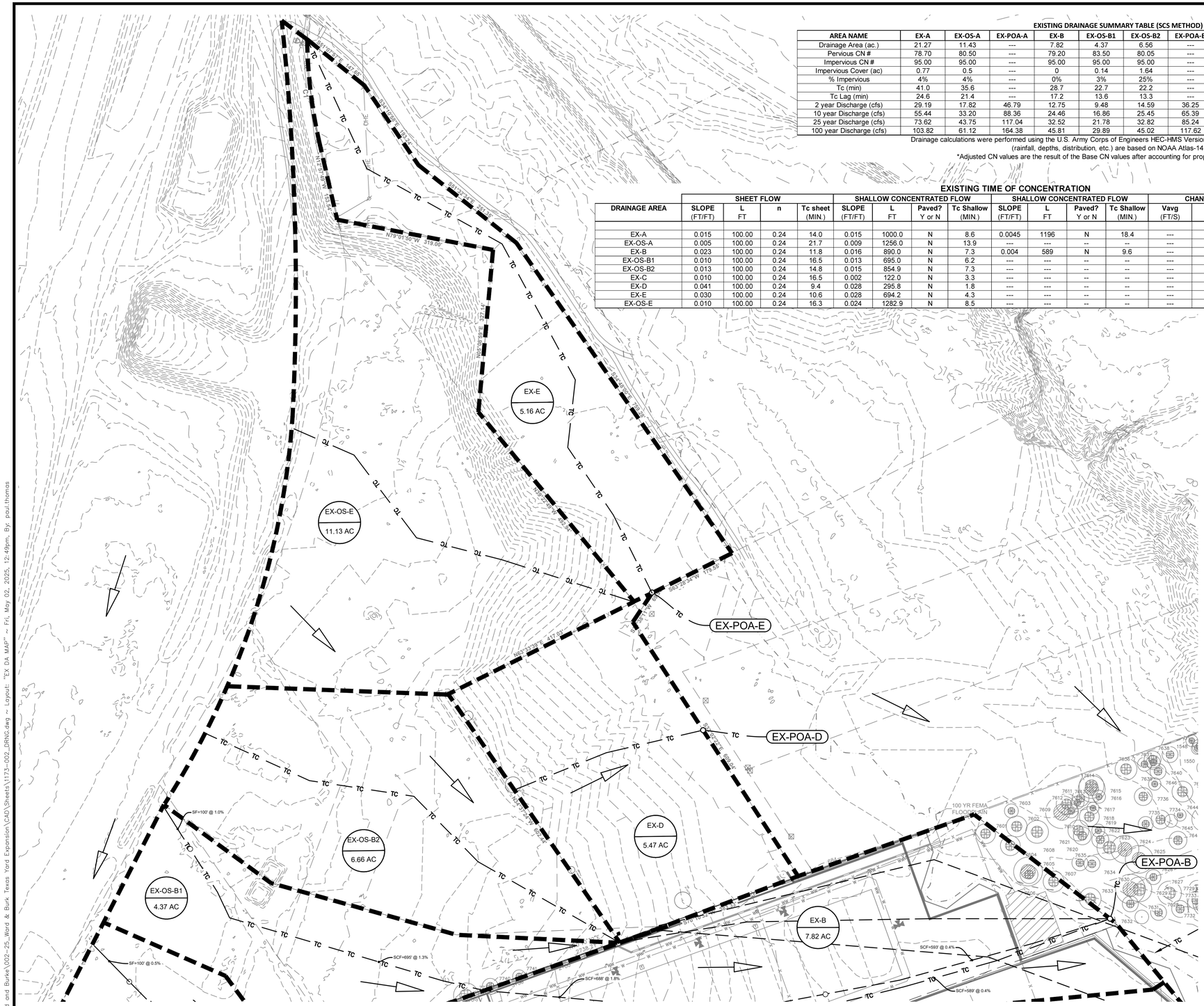
WARD & BURKE TEXAS YARD EXPANSION
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO.

SHEET 7 OF 14

O:\Company\Data\Clients\1173 - Ward and Burke\002-25_Ward & Burk Texas Yard Expansion\CAD\Sheets\1173-002_EROS.dwg ~ Layout: "EROSION DETAILS" ~ Fri, May 02, 2025, 12:49pm, By: paul.thomas



EXISTING DRAINAGE SUMMARY TABLE (SCS METHOD)

AREA NAME	EX-A	EX-OS-A	EX-POA-A	EX-B	EX-OS-B1	EX-OS-B2	EX-POA-B	EX-C	EX-D	EX-E	EX-OS-E	EX-POA-E
Drainage Area (ac.)	21.27	11.43	---	7.82	4.37	6.56	---	0.84	5.47	5.16	11.13	---
Pervious CN #	78.70	80.50	---	79.20	83.50	80.05	---	79.00	83.31	79.00	82.02	---
Impervious CN #	95.00	95.00	---	95.00	95.00	95.00	---	95.00	95.00	95.00	95.00	---
Impervious Cover (ac)	0.77	0.5	---	0	0.14	1.64	---	0.28	0.01	0.00	0.705	---
% Impervious	4%	4%	---	0%	3%	25%	---	33%	0%	0%	6%	---
Tc (min)	41.0	35.6	---	28.7	22.7	22.2	---	19.7	11.2	14.9	24.8	---
Tc Lag (min)	24.6	21.4	---	17.2	13.6	13.3	---	11.8	6.7	8.9	14.9	---
2 year Discharge (cfs)	29.19	17.82	46.79	12.75	9.48	14.59	36.25	2.03	15.46	10.90	22.45	32.43
10 year Discharge (cfs)	55.44	33.20	88.36	24.46	16.86	25.45	65.39	3.47	27.43	21.13	39.93	59.45
25 year Discharge (cfs)	73.62	43.75	117.04	32.52	21.78	32.82	85.24	4.45	35.45	28.11	51.75	77.81
100 year Discharge (cfs)	103.82	61.12	164.38	45.81	29.89	45.02	117.62	6.06	48.35	39.85	71.47	107.81

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

*Adjusted CN values are the result of the Base CN values after accounting for proposed impervious cover.

EXISTING TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				
	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Channel (MIN.)	Total Tc (MIN.)	Total Tc (Hr.)
EX-A	0.015	100.00	0.24	14.0	0.015	1000.0	N	8.6	0.0045	1196	N	18.4	---	--	--	41.0	0.68
EX-OS-A	0.005	100.00	0.24	21.7	0.009	1256.0	N	13.9	---	---	--	--	---	--	--	35.6	0.59
EX-B	0.023	100.00	0.24	11.8	0.016	890.0	N	7.3	0.004	589	N	9.6	---	--	--	28.7	0.48
EX-OS-B1	0.010	100.00	0.24	16.5	0.013	695.0	N	6.2	---	---	--	--	---	--	--	22.7	0.38
EX-OS-B2	0.013	100.00	0.24	14.8	0.015	854.9	N	7.3	---	---	--	--	---	--	--	22.2	0.37
EX-C	0.010	100.00	0.24	16.5	0.002	122.0	N	3.3	---	---	--	--	---	--	--	19.7	0.33
EX-D	0.041	100.00	0.24	9.4	0.028	295.8	N	1.8	---	---	--	--	---	--	--	11.2	0.19
EX-E	0.030	100.00	0.24	10.6	0.028	694.2	N	4.3	---	---	--	--	---	--	--	14.9	0.25
EX-OS-E	0.010	100.00	0.24	16.3	0.024	1282.9	N	8.5	---	---	--	--	---	--	--	24.8	0.41

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

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- TIME OF CONCENTRATION
- POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DRAINAGE AREA LABEL
- INLET LABEL

NOTES:

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2. OFF-SITE TOPOGRAPHIC INFORMATION OBTAINED FROM **TEXAS NATURAL RESOURCES INFORMATION SYSTEM.**
3. REFER TO **OVERALL STORM** SHEET FOR ADDITIONAL DRAINAGE CALCULATIONS AND DETAILS.
4. THE RUNOFF FROM THIS SITE PLAN WILL BE ROUTED TO THE EXISTING WATER QUALITY AND DETENTION POND FROM PERMIT NUMBER 2024-10-SWP.

TEXAS ONE CALL SYSTEM
1-800-245-4545

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

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

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NO.	REVISION	DATE

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

WARNING
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DRAWN BY: K.D.

CHECKED BY: C.K.

EXISTING DRAINAGE AREA MAP

WARD & BURKE TEXAS YARD EXPANSION

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO.

SHEET 8 OF 14

O:\Company\Data\Clients\1173 - Ward and Burke\002-25_Ward & Burk Texas Yard Expansion\CAD\Sheets\1173-002_DRNG.dwg ~ Layout: "EX DA MAP" ~ Fri, May 02, 2025, 12:49pm, By: paul.thomas

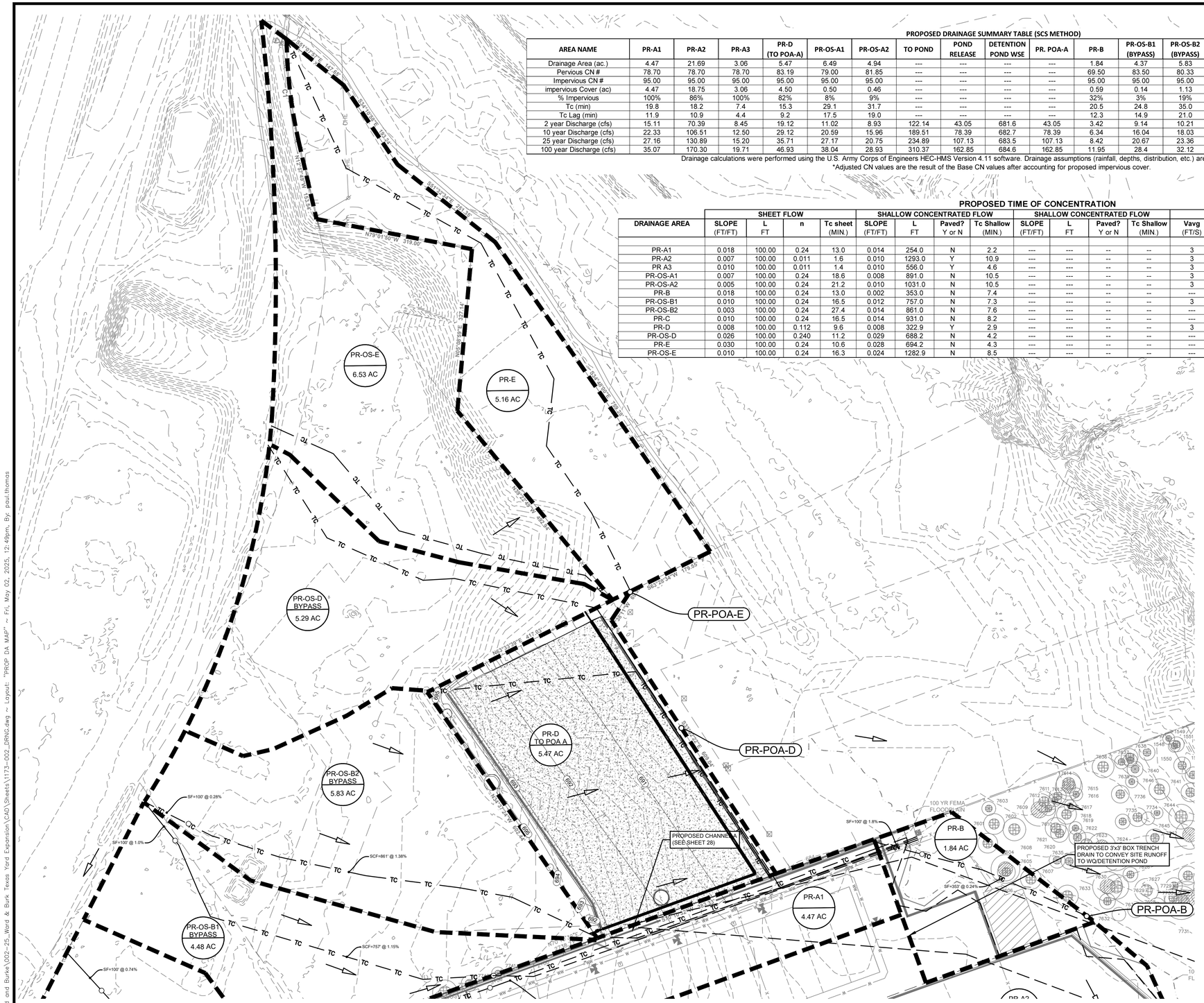
PROPOSED DRAINAGE SUMMARY TABLE (SCS METHOD)

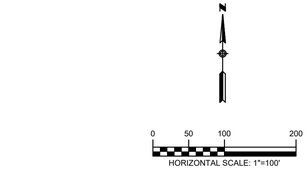
AREA NAME	PR-A1	PR-A2	PR-A3	PR-D (TO POA-A)	PR-OS-A1	PR-OS-A2	TO POND	POND RELEASE	DETENTION POND WSE	PR. POA-A	PR-B	PR-OS-B1 (BYPASS)	PR-OS-B2 (BYPASS)	PR-OS-D (BYPASS)	PR-POA-B	PR-C	PR-E	PR-OS E	PR-POA-E
Drainage Area (ac.)	4.47	21.69	3.06	5.47	6.49	4.94	---	---	---	---	1.84	4.37	5.83	5.29	---	0.84	5.16	6.53	---
Pervious CN #	78.70	78.70	78.70	83.19	79.00	81.85	---	---	---	---	69.50	83.50	80.33	80.34	---	79.00	79.00	83.08	---
Impervious CN #	95.00	95.00	95.00	95.00	95.00	95.00	---	---	---	---	95.00	95.00	95.00	95.00	---	95.00	95.00	95.00	---
impervious Cover (ac)	4.47	18.75	3.06	4.50	0.50	0.46	---	---	---	---	0.59	0.14	1.13	0.57	---	0.28	0.00	0.71	---
% Impervious	100%	86%	100%	82%	8%	9%	---	---	---	---	32%	3%	19%	11%	---	33%	0%	11%	---
Tc (min)	19.8	18.2	7.4	15.3	29.1	31.7	---	---	---	---	20.5	24.8	35.0	15.4	---	19.7	14.9	24.8	---
Tc Lag (min)	11.9	10.9	4.4	9.2	17.5	19.0	---	---	---	---	12.3	14.9	21.0	9.2	---	11.8	8.9	14.9	---
2 year Discharge (cfs)	15.11	70.39	8.45	19.12	11.02	8.93	122.14	43.05	681.6	43.05	3.42	9.14	10.21	12.49	32.48	2.03	10.90	13.66	23.92
10 year Discharge (cfs)	22.33	106.51	12.50	29.12	20.59	15.96	189.51	78.39	682.7	78.39	6.34	16.04	18.03	22.79	57.92	3.47	21.13	23.92	43.63
25 year Discharge (cfs)	27.16	130.89	15.20	35.71	27.17	20.75	234.89	107.13	683.5	107.13	8.42	20.67	23.36	29.73	75.3	4.45	28.11	30.83	57.02
100 year Discharge (cfs)	35.07	170.30	19.71	46.93	38.04	28.93	310.37	162.85	684.6	162.85	11.95	28.4	32.12	41.45	103.64	6.06	39.85	42.38	78.72

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

PROPOSED TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW				SHALLOW CONCENTRATED FLOW				SHALLOW CONCENTRATED FLOW				CHANNEL FLOW				
	SLOPE (FT/FT)	L FT	n	Tc sheet (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	SLOPE (FT/FT)	L FT	Paved? Y or N	Tc Shallow (MIN.)	Vavg (FT/S)	L	Tc Channel (MIN.)	Total Tc (MIN.)	Total Tc (Hr.)
PR-A1	0.018	100.00	0.24	13.0	0.014	254.0	N	2.2	---	---	--	--	3	829.00	4.61	19.8	0.33
PR-A2	0.007	100.00	0.011	1.6	0.010	1293.0	Y	10.9	---	---	--	--	3	1032.00	5.73	18.2	0.30
PR A3	0.010	100.00	0.011	1.4	0.010	556.0	Y	4.6	---	---	--	--	3	258.00	1.43	7.4	0.12
PR-OS-A1	0.007	100.00	0.24	18.6	0.008	891.0	N	10.5	---	---	--	--	3	0.00	0.00	29.1	0.49
PR-OS-A2	0.005	100.00	0.24	21.2	0.010	1031.0	N	10.5	---	---	--	--	3	0.00	0.00	31.7	0.53
PR-B	0.018	100.00	0.24	13.0	0.002	353.0	N	7.4	---	---	--	--	---	--	--	20.5	0.34
PR-OS-B1	0.010	100.00	0.24	16.5	0.012	757.0	N	7.3	---	---	--	--	3	185.00	1.03	24.8	0.41
PR-OS-B2	0.003	100.00	0.24	27.4	0.014	861.0	N	7.6	---	---	--	--	---	--	--	35.0	0.58
PR-C	0.010	100.00	0.24	16.5	0.014	931.0	N	8.2	---	---	--	--	---	--	--	24.6	0.41
PR-D	0.008	100.00	0.112	9.6	0.008	322.9	Y	2.9	---	---	--	--	3	494.48	2.75	15.3	0.25
PR-OS-D	0.026	100.00	0.240	11.2	0.029	688.2	N	4.2	---	---	--	--	---	--	--	15.4	0.26
PR-E	0.030	100.00	0.24	10.6	0.028	694.2	N	4.3	---	---	--	--	---	--	--	14.9	0.25
PR-OS-E	0.010	100.00	0.24	16.3	0.024	1282.9	N	8.5	---	---	--	--	---	--	--	24.8	0.41





LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- DRAINAGE AREA
- TIME OF CONCENTRATION
- POINT OF ANALYSIS
- DRAINAGE FLOW DIRECTION
- DRAINAGE AREA LABEL
- INLET LABEL

NOTES:

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TEXAS ONE CALL SYSTEM
1-800-245-4545

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

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www.swengineers.com

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

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

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

DRAWN BY: K.D.

CHECKED BY: C.K.

PROPOSED DRAINAGE AREA MAP

WARD & BURKE TEXAS YARD EXPANSION

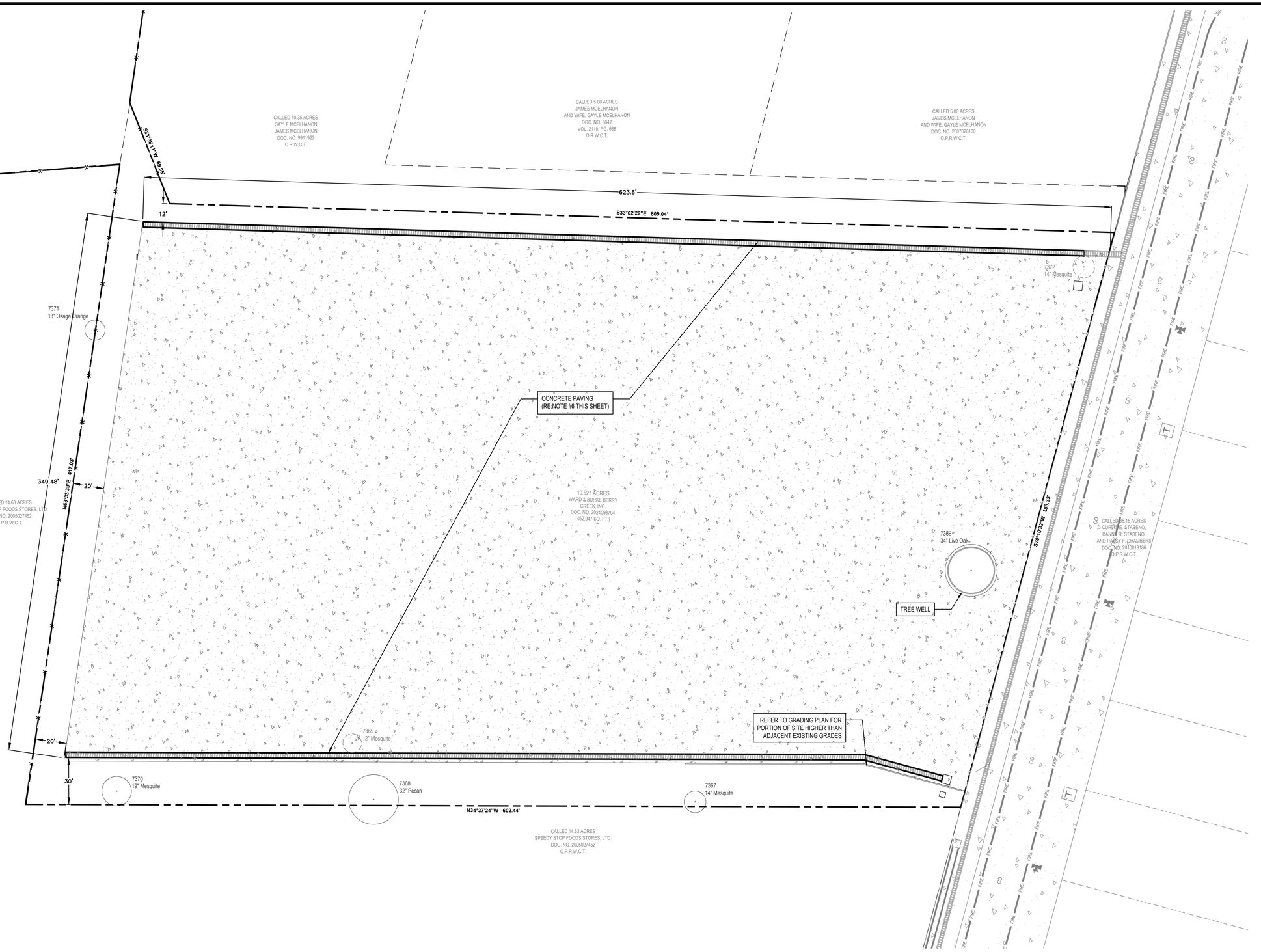
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO.

SHEET 9 OF 14

O:\Company\Data\Clients\1173 - Ward and Burke\002-25_Ward & Burk Texas Yard Exposion\CAD\Sheets\1173-002_DRNG.dwg ~ Layout: "PROP DA MAP" ~ Fri, May 02, 2025, 12:49pm, By: paul.thomas



NOTES:

1. ALL TRAFFIC CONTROLS SHALL CONFORM WITH THE LATEST EDITION OF TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
3. ALL DRIVES AND PARKING AREAS TO BE ASPHALT OR CONCRETE PAVING UNLESS OTHERWISE NOTED.
4. ALL CURB RADII SHALL BE 3.0' UNLESS OTHERWISE NOTED.
5. CONSTRUCTION ACTIVITY AND ACCESS TO THE PROPERTY FOR CONSTRUCTION PURPOSES IS LIMITED TO THE BOUNDARY OF THE LIMITS OF CONSTRUCTION AS SHOWN ON THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (SHEETS 7 & 8)
6. REFER TO GEOTECHNICAL REPORT PREPARED BY HENLEY-JOHNSTON & ASSOCIATES, INC. DATED 03/21/2025.
7. THERE ARE NO PROPOSED BUILDINGS, THEREFORE THERE IS NO WATER OR WASTEWATER SERVICE NEEDED.

TEXAS ONE CALL SYSTEM
1-800-245-4545

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P: 512.312.4336

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DRAWN BY: K.D.

CHECKED BY: C.K.

SITE & DIMENSION CONTROL PLAN

WARD & BURKE TEXAS YARD EXPANSION

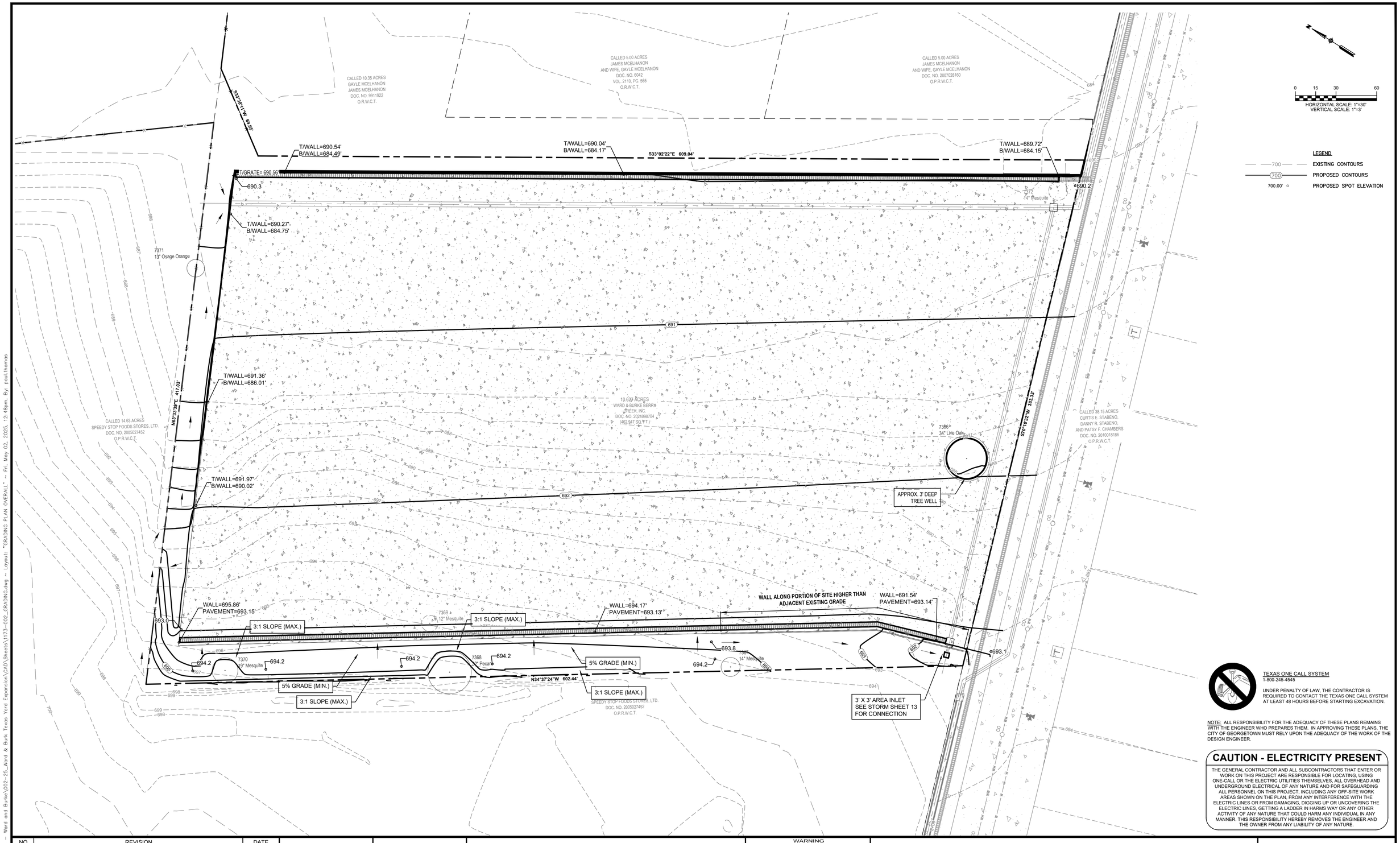
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO. _____

SHEET 10 OF 14

O:\Company\Data\Clients\1173 - Ward and Burke\002-25, Ward & Burk Texas Yard Expansion\CAD\Sheets\1173-002_SITE.dwg ~ Layout: "SITE" ~ Fri, May 02, 2025, 12:49pm, By: paul.thomas



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WARNING
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DRAWN BY: K.D.

CHECKED BY: C.K.

GRADING PLAN

WARD & BURKE TEXAS YARD EXPANSION

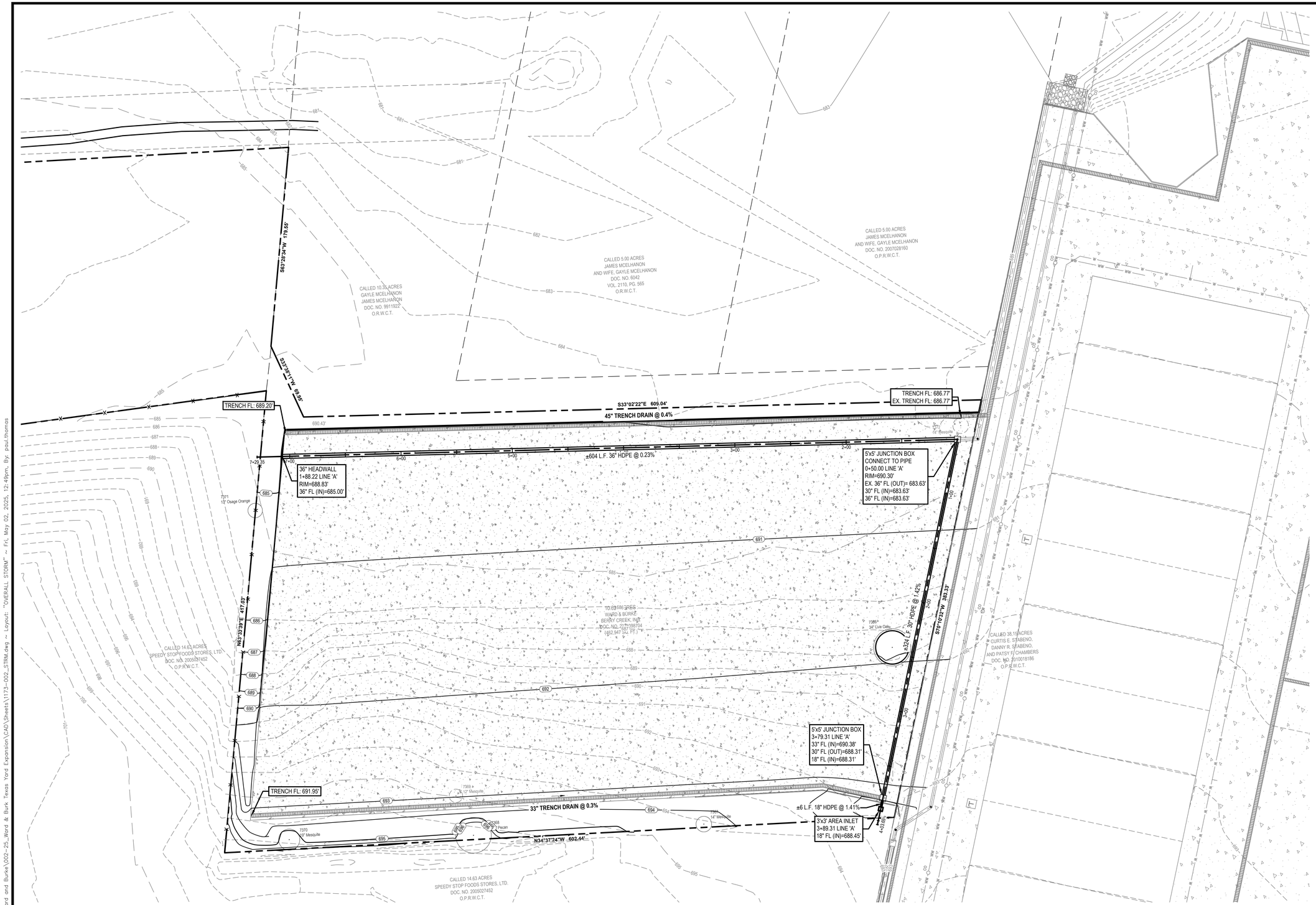
3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO.

SHEET 11 OF 14

O:\Company Data\Clients\1173 – Ward and Burke\002–25_Ward & Burk Texas Yard Expansion\CAD\Sheets\1173–002_GRADING.dwg ~ Layout: "GRADING PLAN OVERALL" ~ Fri, May 02, 2025 - 12:48pm, By: paul.thomas



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DRAWN BY: K.D.

CHECKED BY: C.K.

OVERALL STORM

WARD & BURKE TEXAS YARD EXPANSION

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO.

SHEET 12 OF 14

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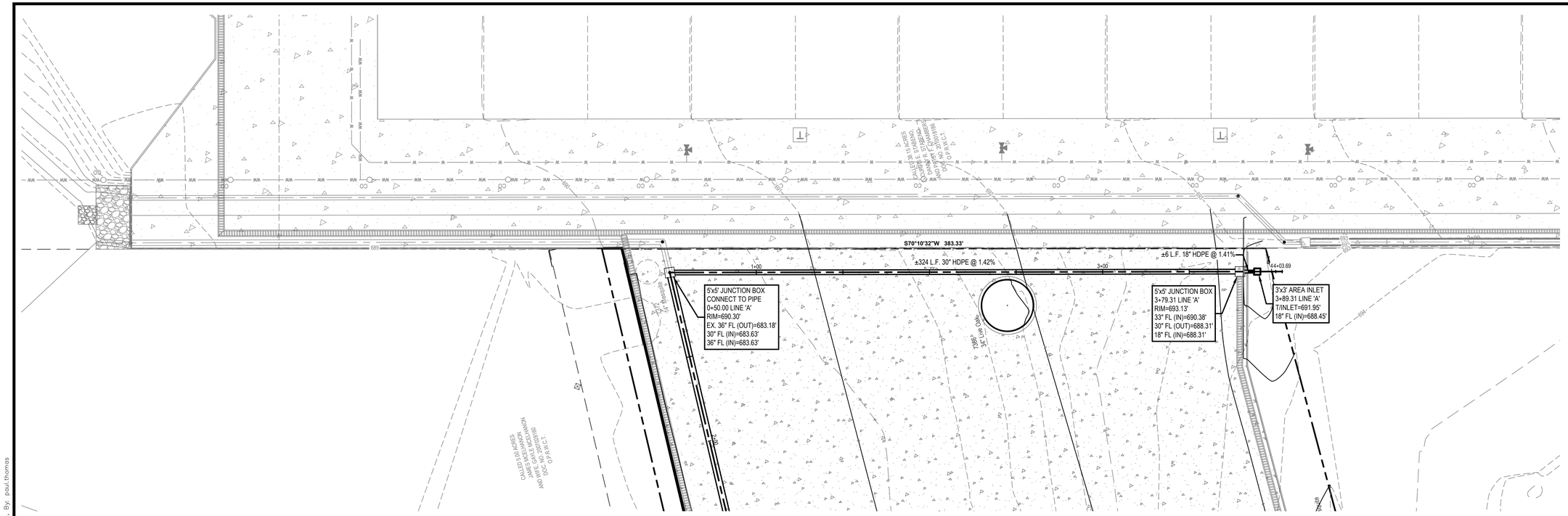

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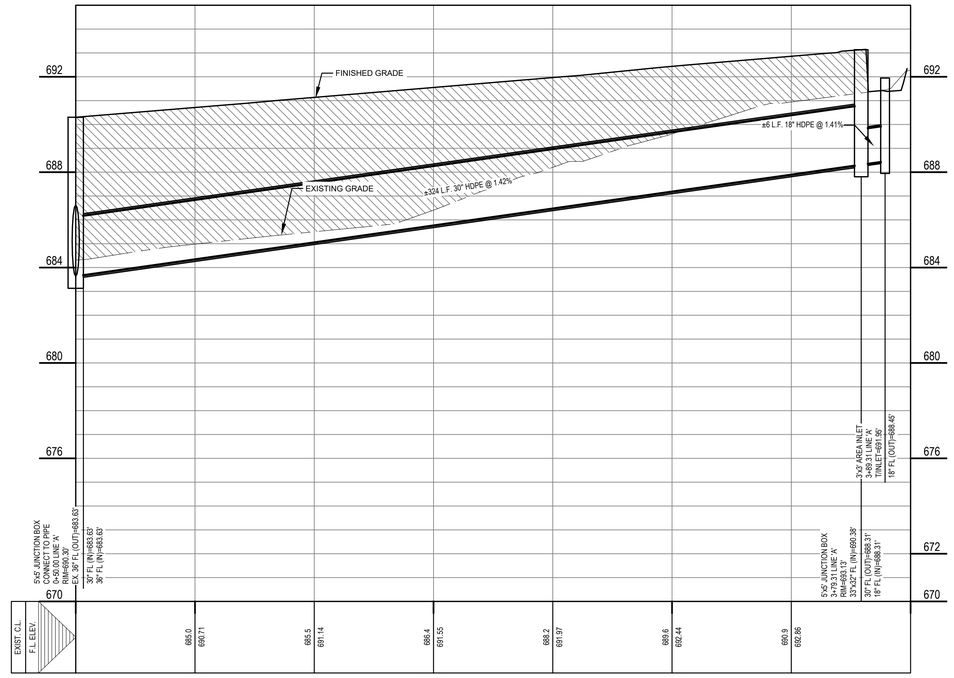

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HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

TEXAS ONE CALL SYSTEM
1-800-245-4545

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

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

CAUTION - ELECTRICITY PRESENT

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

NO.	REVISION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PAULO MISI, PE P.E. # 106179 ON 05/02/2025 **IT IS NOT TO BE USED FOR** CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

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

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

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

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

DRAWN BY: K.D.

CHECKED BY: C.K.

LINE 'A' PLAN & PROFILE

WARD & BURKE TEXAS YARD EXPANSION

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO.

SHEET 13 OF 14

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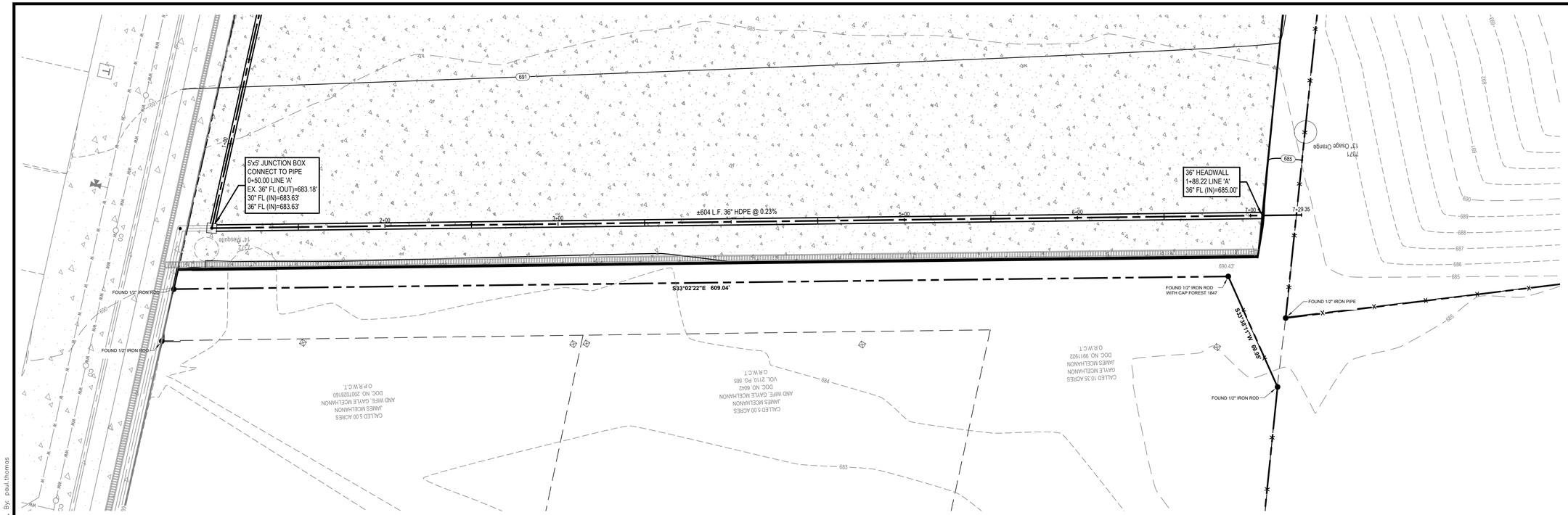

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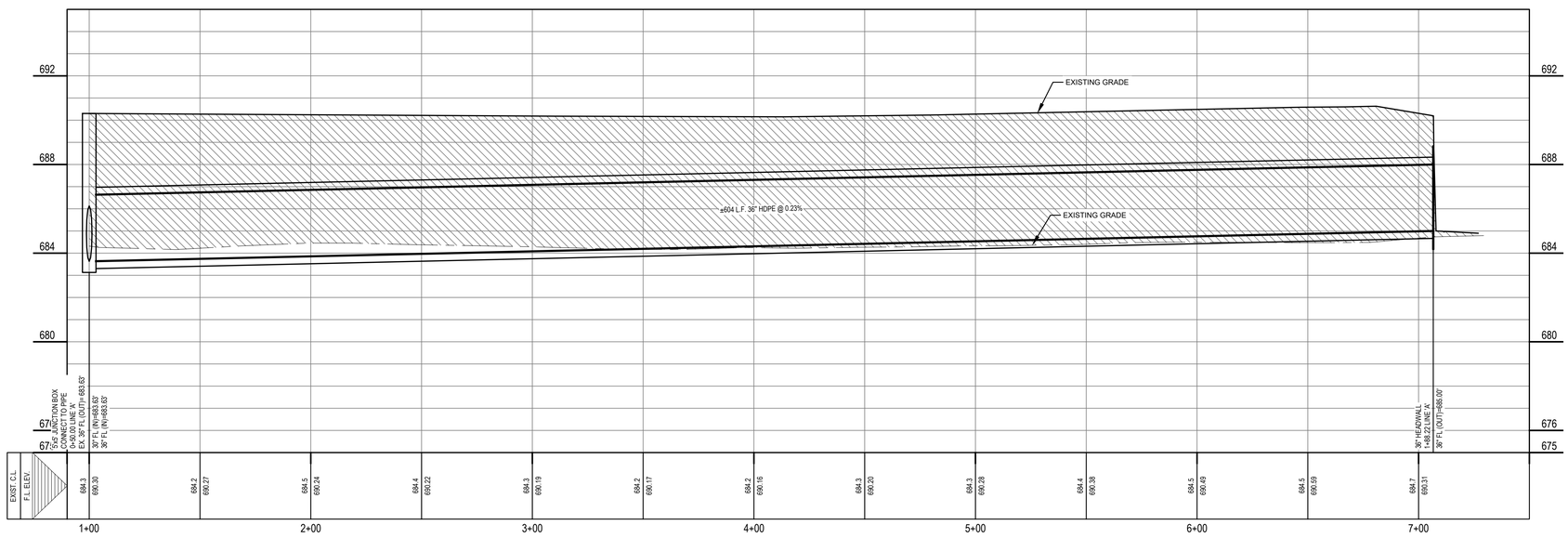

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LINE 'B' PLAN & PROFILE

WARD & BURKE TEXAS YARD EXPANSION

3600 IH 35 N, GEORGETOWN, TX 78626

PROJECT NO. 1173-002

DRAWING NO.

SHEET 14 OF 14

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Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Paulo Misi, P.E.

Date: 5/6/2025

Signature of Customer/Agent:

Paulo Misi

Regulated Entity Name: Ward & Burke Texas Yard

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

TEMPORARY STORMWATER SECTION
ATTACHMENT A

SPILL RESPONSE ACTIONS

Spill Prevention and Control

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

Education

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

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
(2) Store hazardous materials and wastes in covered containers and protect from vandalism.
(3) Place a stockpile of spill cleanup materials where it will be readily accessible.
(4) Train employees in spill prevention and cleanup.
(5) Designate responsible individuals to oversee and enforce control measures.
(6) Spills should be covered and protected from stormwater runon during rainfall to the extent that it doesn't compromise clean up activities.
(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

(1) Contain spread of the spill.
(2) Notify the project foreman immediately.

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

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

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512- 339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
(3) Notification should first be made by telephone and followed up with a written report.
(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc. More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/response/spills

TEMPORARY STORMWATER SECTION
ATTACHMENT B

POTENTIAL SOURCES OF CONTAMINATION

Some potential sources of contamination are as follows:

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

Refer to Attachment A for Spill Response Actions.

TEMPORARY STORMWATER SECTION
ATTACHMENT C

SEQUENCE OF MAJOR ACTIVITIES

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

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

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

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

5. Perform clearing, demolition and rough grading.

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

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

8. Construct buildings.

9. Install all sidewalks.

10. Install streetscape and/or landscaping improvements.

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

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

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

14. The total overall disturbed area for the Warehouse Development is approximately ±36.21 acres.

TEMPORARY STORMWATER SECTION
ATTACHMENT D

TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES

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

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

On-site Water

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

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

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

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

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

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

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

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

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

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

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

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

TEMPORARY STORMWATER SECTION
ATTACHMENT F

STRUCTURAL PRACTICES

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

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

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

TEMPORARY STORMWATER SECTION
ATTACHMENT G

DRAINAGE AREA MAP

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

TEMPORARY STORMWATER SECTION
ATTACHMENT I

INSPECTION AND MAINTENANCE FOR BMPS

INSPECTIONS

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

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

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

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

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

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

1. The site has been temporarily stabilized.

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

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

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

1. Summary of the scope of the inspection.

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

3. The date(s) of the inspection.

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

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

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

1. The dates when selective clearing activities occur.

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

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

MAINTENANCE

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

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

INSPECTION AND MAINTENANCE GUIDELINES:

<u>Silt Fence:</u>

1. Inspect all fencing weekly, and after any rainfall.
2. Remove sediment when buildup reaches 6 inches.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.

4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Triangular Sediment Filter Dikes:

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

Inlet Protection:

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

Concrete Washout:

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

Temporary Construction Entrance/Exit:

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

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

Inspection Report

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

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

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

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

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

Responsible Party Form and Schedule

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

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

TEMPORARY STORMWATER SECTION
ATTACHMENT J

SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES

During Construction:

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

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

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

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

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

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

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

After Construction:

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

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

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

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

Permanent Erosion Control:

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

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

2. Broadcast Seeding:

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

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

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

Seeding:

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

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

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

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

3) The planted area shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of six inches. The irrigation shall

occur at ten-day intervals during the first two months. Rainfall occurrences of an inch or more shall postpone the watering schedule for one week.

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

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

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Paulo Misi, P.E.

Date: 5/6/2025

Signature of Customer/Agent

Paulo Misi

Regulated Entity Name: Ward & Burke Texas Yard

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

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

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

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

☒ N/A

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

   ☐ N/A

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

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

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

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

6. ☒ Attachment B - BMPs for Upgradient Stormwater.

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

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

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

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

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

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

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

☐ N/A

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

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

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

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☒ N/A

PERMANENT STORMWATER SECTION
ATTACHMENT A

20% OR LESS IMPERVIOUS COVER WAIVER

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

PERMANENT STORMWATER SECTION
ATTACHMENT B

BMPS FOR UPGRADIENT STORMWATER

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

PERMANENT STORMWATER SECTION
ATTACHMENT C

BMPS FOR ON-SITE STORMWATER

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

The subject property consists of a ±48.78-acre tract located at 3600 IH 35 N, Georgetown, TX 78626. The property is located within the City of Georgetown's 2-mile Extra-Territorial Jurisdiction (ETJ), Williamson County, and the Edwards Aquifer Recharge Zone as defined by the Texas Commission on Environmental Quality (TCEQ). The project tract is located within the Dry Berry Creek Watershed. Currently, the tract consists of a single-family dwelling structure, two barns, and associated gravel driveway with runoff draining primarily by overland sheet flow in an easterly direction toward Dry Berry Creek. The proposed development includes the construction of an industrial buildings with associated drive, paved storage area, parking lot, water quality/detention pond (Batch Detention Pond), and on-site septic facility.

The intent of this project will be to use the proposed Batch Detention and Water Quality Pond as approved with the original WPAP for both the existing approved site as well as the proposed site expansion. This WPAP Modification application is intended to update the impervious cover numbers for the overall site.

The previously approved conditions of the property have approximately 25.39 acres of impervious cover. The proposed improvement, which consists of adding parking/storage area, will add approximately 4.77 acres of impervious cover, totaling to 30.16 acres of impervious cover. Please refer to the TSS calculations for the Batch Detention and Water Quality Pond for TSS removal information.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Ward and Burke
Date Prepared: 8/19/2024

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

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where:

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

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

County =	Williamson		
Total project area included in plan * =	38.15	acres	
Predevelopment impervious area within the limits of the plan * =	1.09	acres	
Total post-development impervious area within the limits of the plan* =	25.39	acres	includes an added acre for 25' wide Emergency Access Drive
Total post-development impervious cover fraction * =	0.67		
P =	32	inches	
$L_{M\ TOTAL\ PROJECT}$ =	21147	lbs.	

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	40.61	acres
Predevelopment impervious area within drainage basin/outfall area =	1.22	acres
Post-development impervious area within drainage basin/outfall area =	25.39	acres
Post-development impervious fraction within drainage basin/outfall area =	0.63	
$L_{M\ THIS\ BASIN}$ =	21038	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

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 =	28.06	acres
A_I =	25.39	acres
A_P =	2.67	acres
L_R =	25624	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 21147 lbs.

F = 0.83

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 =	1.20	inches
Post Development Runoff Coefficient =	0.74	
On-site Water Quality Volume =	90305	cubic feet

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

Off-site area draining to BMP =	11.43	acres
Off-site Impervious cover draining to BMP =	0.64	acres
Impervious fraction of off-site area =	0.06	
Off-site Runoff Coefficient =	0.08	
Off-site Water Quality Volume =	4132	cubic feet
Storage for Sediment =	18887	
Total Capture Volume (required water quality volume(s) x 1.20) =	113325	cubic feet

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

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

Required Water Quality Volume for batch detention basin = 113325 cubic feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Ward and Burke
Date Prepared: 1/28/2025

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

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

where:

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

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

County =	Williamson	
Total project area included in plan * =	48.78	acres
Predevelopment impervious area within the limits of the plan * =	1.09	acres
Total post-development impervious area within the limits of the plan* =	30.15	acres
Total post-development impervious cover fraction * =	0.62	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	26901	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 =	68.75	acres
Predevelopment impervious area within drainage basin/outfall area =	3.59	acres
Post-development impervious area within drainage basin/outfall area =	33.74	acres
Post-development impervious fraction within drainage basin/outfall area =	0.49	
$L_{M\ THIS\ BASIN}$ =	27912	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

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

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

where:

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

A_C =	48.78	acres
A_I =	30.15	acres
A_P =	18.63	acres
L_R =	30671	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 26901 lbs.

F = 0.88

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 =	1.50	inches
Post Development Runoff Coefficient =	0.43	
On-site Water Quality Volume =	115216	cubic feet

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

Off-site area draining to BMP =	19.97	acres
Off-site Impervious cover draining to BMP =	2.37	acres
Impervious fraction of off-site area =	0.12	
Off-site Runoff Coefficient =	0.14	
Off-site Water Quality Volume =	15344	cubic feet
Storage for Sediment =	26112	
Total Capture Volume (required water quality volume(s) x 1.20) =	156672	cubic feet

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

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

Required Water Quality Volume for batch detention basin = 156672 cubic feet

PERMANENT STORMWATER SECTION
ATTACHMENT D

BMPS FOR SURFACE STREAMS

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

PERMANENT STORMWATER SECTION
ATTACHMENT F

Construction Plans

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

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

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

Batch Detention Water Quality Ponds:

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

Routine Maintenance.

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

Non-routine maintenance.

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

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

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

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

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

Facility Name: Ward & Burke Texas Yard

Date of Inspection: _____

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

Sedimentation/Filtration Pond Conditions: _____

Detailed Description of Actions Taken: _____

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

Responsible Party: Robert Ward
(Name Typed)

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

Robert Ward
Signature of Responsible Party

MAY 22 2025
Date

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

I Robert Ward,
Print Name

Director,
Title - Owner/President/Other

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

have authorized Paulo Misi, P.E.
Print Name of Agent/Engineer

of Southwest Engineers, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Robert J Ward
Applicant's Signature

May 6 2025
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Ward 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 6th day of May 2025.

Vanessa Ferrari-Orefice
NOTARY PUBLIC

Vanessa Ferrari-Orefice
Typed or Printed Name of Notary

NOTARY PUBLIC STATE OF TEXAS
VANESSA FERRARI-OREFICE
My Notary ID # 135185458
Expires November 26, 2028

MY COMMISSION EXPIRES: November 26, 2028

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Ward & Burke Texas Yard
Regulated Entity Location: 3600 IH 35 N, Georgetown, TX 78626
Name of Customer: Robert Ward (Ward & Burke Berry Creek Inc)
Contact Person: Paulo Misi, P.E. Phone: 512-222-4964
Customer Reference Number (if issued):CN 606225910
Regulated Entity Reference Number (if issued):RN 111992723

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	10.63 Acres	$ 4000
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: Paulo Misi

Date: 5/6/2025

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

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 606225910		RN 111992723

SECTION II: Customer Information

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

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

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

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

Ward & Burke Berry Creek Inc

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

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

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

13. Independently Owned and Operated?
☒ Yes ☐ No

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

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

15. Mailing Address:

20 South Third Street

City	State	ZIP	ZIP + 4
Columbus	OH	43215	

16. Country Mailing Information (*if outside USA*)

17. E-Mail Address (*if applicable*)
rjw.ward@gmail.com

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

SECTION III: Regulated Entity Information

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

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

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

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

Ward & Burke Texas Yard

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

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:					
26. Nearest City			State	Nearest ZIP Code	
27. Latitude (N) In Decimal:	30.6969		28. Longitude (W) In Decimal:	-97.6482	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

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

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

Manufactoring

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

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

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

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

SECTION IV: Preparer Information

40. Name:	Paulo Misi, P.E.	41. Title:	Senior Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 222-4964		( ) -	paulo.misi@swengineers.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Southwest Engineers, Inc	Job Title:	Project Manager
Name *(In Print)*:	Paulo Misi, P.E.	Phone:	(512) 222- 4964
Signature:	Paulo Misi	Date:	5/6/2025