STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM F-181

WATER POLLUTION ABATEMENT PLAN MODIFICATION

For

GRACE ACADEMY - 2025 NEW CLASSROOM

LOT 1, GRACE ACADEMY SUBDIVISION

In the

City of Georgetown

Williamson County, Texas

Job Number: 20859

April 23, 2025

WATER POLLUTION
ABATEMENT PLAN MODIFICATION

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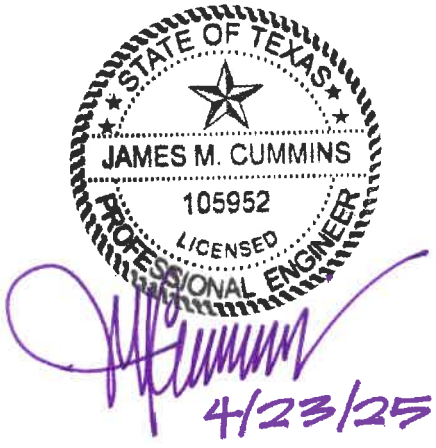


April 23, 2025

Steger Bizzell Job Number: 20859

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: Grace Academy 2025 New Classroom						**2. Regulated Entity No.: RN104949722**				
3. Customer Name: Grace Academy of Georgetown						**4. Customer No.: 603030230**				
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):**		35.58		
9. Application Fee:	6,500		**10. Permanent BMP(s):**			Under 20% IC Waiver				
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**							
13. County:	Williamson		**14. Watershed:**			Dry 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.

James M. Cummins, P.E.

Print Name of Customer/Authorized Agent

Signature of Customer/Authorized Agent — Date: 4/23/25

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.

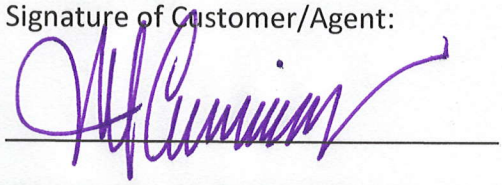
Signature

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: James M. Cummins, P.E.

Date: 4/23/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Grace Academy - 2025 New Classroom
2. County: Williamson
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: Brent Stevens, Head of School
   Entity: Grace Academy of Georgetown
   Mailing Address: 225 Grace Blvd.
   City, State: Georgetown, TX Zip: 78633
   Telephone: 512-864-9500 FAX: _____
   Email Address: bstevens@gracetx.org

8. Agent/Representative (If any):

   Contact Person: James M. Cummins, P.E.
   Entity: Steger Bizzell
   Mailing Address: 1978 S. Austin Ave.
   City, State: Georgetown Zip: 78626
   Telephone: 512-930-9412 FAX: _____
   Email Address: jcummins@stegerbizzell.com

9. Project Location:

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

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

    Follow I-35 N to Georgetown. Take exit 266 from I-35 N. Take exit 266 toward TX-195 N/Florence/Killeen. Take TX-195 W to your destination. Turn right onto Grace Blvd.

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: TCEQ can use the existing improvements to orient themselves on site.

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: Existing Educational Facilities

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

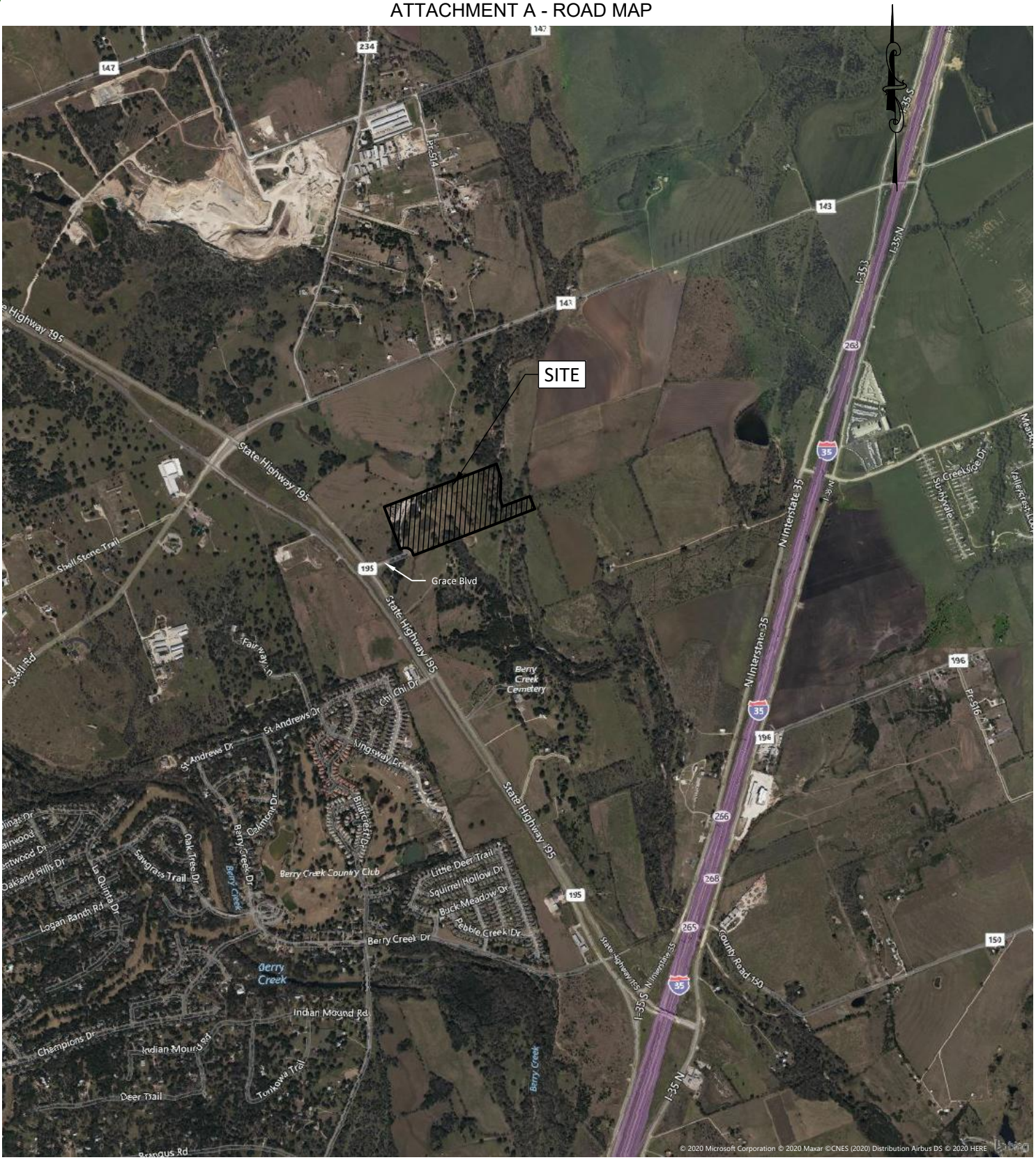
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

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

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

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

ATTACHMENT A - ROAD MAP



ROAD MAP - GRACE ACADEMY

SCALE: 1" = 2000'

STEGER BIZZELL

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

DATE 11/19/2020 JOB NO. 20859

EDWARDS AQUIFER RECHARGE ZONE

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

GEORGETOWN QUADRANGLE
TEXAS–WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 ROUND ROCK 15' QUADRANGLE

RECHARGE ZONE

SITE

TRANSITION ZONE

LAKE GEORGETOWN

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

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

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

Fine red dashed lines indicate selected fence lines

Red tint indicates areas in which only landmark buildings are shown

Areas covered by dashed light blue pattern are subject

UTM GRID AND 1982 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION

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

QUADRANGLE LOCATION

GRACE ACADEMY
CITY OF GEORGETOWN ETJ
WILLIAMSON COUNTY, TEXAS

3097-313

GEORGETOWN, TEX.
NW/4 ROUND ROCK 15' QUADRANGLE
N3037.5–W9737.5/7.5

1982

PROJECT NO. 20859

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

EDWARDS AQUIFER RECHARGE ZONE

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

RECHARGE ZONE

TRANSITION ZONE

GRACE ACADEMY
CITY OF GEORGETOWN ETJ
WILLIAMSON COUNTY, TEXAS

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

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

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

Fine red dashed lines indicate selected fence lines

UTM GRID AND 1982 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

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

ROAD CLASSIFICATION

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

QUADRANGLE LOCATION

3097-314

WEIR, TEX.
NE/4 ROUND ROCK 15' QUADRANGLE
N3037.5-W9730/7.5
1982

PROJECT NO. 20859

© INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1982

Attachment C – Project Description

Grace Academy is proposing to construct a new classroom with associated parking at their private educational facility located off Hwy. 195, in the city limits of Georgetown, Williamson County, Texas. The legal description of the property is Lot 1, Grace Academy subdivision (34.41 acres) and the public right of way for Grace Blvd. (1.17 Acres). The total subdivision area is 35.58 acres.

The campus has been developed in multiple phases. The first phase of the project consisted of approximately 800 LF of curb & gutter section entry road (Grace Blvd.), approximately 1,100 LF of an asphalt drive, several portable classroom buildings and associated parking facilities. A septic system was constructed on site to treat wastewater. Water service is provided by the City of Georgetown.

The most recent addition to the campus consisted of the construction of a gymnasium with parking and sidewalk improvements. Upgrades to the fire line and water service were also constructed. The WPAP Modification for this project was approved by the TCEQ in March of 2022. In September of 2022 the scope of the project was reduced due to funding issues. The planned parking lot to be located east of the termination of Grace Blvd. was removed from the project. In addition, the gymnasium footprint increased and the orientation of the building was rotated to avoid trees. At that time I reached out to Mr. Roberto Castro, P.E. with the TCEQ to determine if a modification to the approved WPAP would be required due to the changes and reduction in scope. He informed me that since the overall impervious cover was being reduced a modification to the WPAP would not be required and he would update the site plan for the project.

As noted above, this phase of development includes the construction of a classroom with associated parking improvements. The site is subject to site plan review by the City of Georgetown. Construction will not commence until plans are approved by the TCEQ and the City of Georgetown.

A summary of the existing and proposed site impervious cover is included in the Modifications to an Approved WPAP section. The adjoining adjacent properties and generally undeveloped.

GEOLOGIC ASSESSMENT
FOR REGULATED ACTIVITIES
ON THE EDWARDS AQUIFER RECHARGE/TRANSITION ZONES
AND RELATING TO 30 TAC 213.5(B)(3), EFFECTIVE JUNE 1, 1999

REGULATED ENTITY NAME: GRACE ACADEMY GEORGETOWN

TYPE OF PROJECT: X WPAP ___ AST ___SCS ___UST

LOCATION OF PROJECT: X RECHARGE ZONE ___TRANSITION ZONE ___CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE

PROJECT INFORMATION

1. X GEOLOGIC OR MANMADE FEATURES ARE DESCRIBED AND EVALUATED USING THE ATTACHED GEOLOGIC ASSESSMENT TABLE

2. SOIL COVER ON THE PROJECT SITE IS SUMMARIZED IN THE TABLE BELOW AND USES THE SCS HDROLOGIC SOIL GROUPS* (URBAN HDROLOGY 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 GEOLOGIC MAP OR A SEPARATE SOILS MAP.

SOIL UNITS, INFILTRATION CHARACTERISTICS & THICKNESS		
SOIL NAME	GROUP*	THICKNESS (FEET)
SEE ATTACHMENT		

* SOIL GROUP DEFINITIONS (ABBREVIATED)

A. SOILS HAVING A HIGH INFILTRATION RATE WHEN THOROUGHLY WETTED

B. SOILS HAVING A MODERATE INFILTRATION RATE WHEN THOROUGHLY WETTED

C. SOILS HAVING A SLOW INFILTRATION RATE WHEN THOROUGHLY WETTED

D. SOILS HAVING A VERY SLOW INFILTRATION RATE WHEN THOROUGHLY WETTED

3. X A STRATIGRAPHIC COLUMN IS ATTACHED AT THE END OF THIS FORM THAT SHOWS FORMATIONS, MEMBERS, AND THICKNESSES. THE OUTCROPPING UNIT SHOULD BE AT THE TOP OF THE STRATIGRAPHIC COLUMN.

4. X A NARRATIVE DESCRIPTION OF SITE SPECIFIC GEOLOGY IS ATTACHED AT THE END OF THIS FORM. THE DESCRIPTION MUST INCLUDE A DISCUSSION OF THE POTENTIAL FOR FLUID MOVEMENT TO THE EDWARDS AQUIFER, STRATIGRAPHY, STRUCTURE, AND KARST CHARACTERISTICS OF THE SITE.

5. X APPRORIATE SITE GEOLOGIC MAP(S) ARE ATTACHED

THE SITE GEOLOGIC MAP MUST BE THE SAME SCALE AS THE APPLICANTS SITE PLAN. THE MINIMUM SCALE IS 1" : 400'

APPLICANT'S SITE PLAN SCALE	1" = 60'
SITE GEOLOGIC MAP SCALE	1" = 60 & 2000 '
SITE SOILS MAP SCALE (IF MORE THAN 1 SOIL TYPE)	1" = 2000'

6. METHOD OF COLLECTING POSITIONAL DATA:
X GLOBAL POSITIONING SYSTEM (GPS) TECHNOLOGY.
— OTHER METHOD(S)

7. THE PROJECT SITE IS SHOWN AND LABELED ON THE SITE GEOLOGIC MAP

8. X SURFACE GEOLOGIC UNITS ARE SHOWN AND LABELED ON THE SITE GEOLOGIC MAP

9. X GEOLOGIC OR MANMADE FEATURES WERE DICOVERED 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 ASSESSEMENT TABLE.

__ GEOLOGIC OR MANMADE FEATURES WERE NOT DISCOVERED ON HE PROJECT SITE DURING THE FIELD INVESTIGATION.

10. X THE RECHARGE ZONE BOUNDARY IS SHOWN AND LABELED, IF APPROPRIATE

11. ALL KNOWN WELLS (TEST HOLES, WATER, OIL, UNPLUGGED, CAPPED AND/OR ABANDONED, 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

X THERE ARE NO WELLS OR TEST HOLES OF ANY KIND KNOWN TO EXIST ON THE PROJECT SITE.

ADMINISTRATIVE INFORMATION

12. __ ONE (1) ORIGINAL AND THREE (3) COPIES OF THE COMPLETED ASSESSMENT HAS BEEN PROVIDED

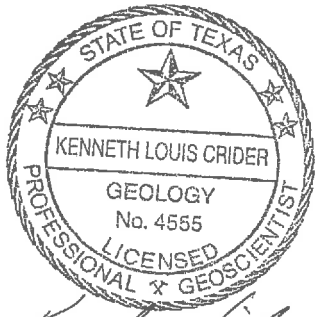
DATE(S) GEOLOGIC ASSESSMENT WAS PERFORMED: 3-4-06
DATE(S)

TO THE BEST OF MY KNOWLEDGE, THE RESPONSES TO THIS FORM ACCURATELY REFLECT ALL INFORMATION REQUESTED CONCERNING THE PROPOSED REGULATED ACTIVITIES AND METHODS TO PROTECT THE EDWARDS AQUIFER. MY SIGNATURE CERTIFIES THAT I AM QUALIFIED AS A GEOLOGIST AS DEFINED BY 30 TAC 213.

KENNETH LOUIS CRIDER
PRINT NAME OF GEOLOGIST

(512) 869-1696
TELEPHONE

N/A
FAX



SIGNATURE OF GEOLOGIST

3/20/06
DATE

REPRESENTING: STEGER & BIZZELL ENGINEERING, INC.
(NAME OF COMPANY)

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: Grace Academy Georgetown

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	
S-1	30°43'19.9"	97°39'45.1"	MB	30	Kgt	350	320	20					C, O, F	5	35	35			X	Drainage
S-2	30°43'16.5"	97°40'0.2"	F	20	Kgt				N71°E	10			F	5	35	35			X	Drainage
S-3	30°43'6.4"	97°39'51.3"	F	20	Kgt				N25°E	10			F	5	35	35			X	Drainage

* DATUM:

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

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

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

I have read, I understood, and I have followed the Texas Natural Resource Conservation Commission'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 213

Kenneth Crider

STATE OF TEXAS
KENNETH LOUIS CRIDER
GEOLOGY
No. 4555
LICENSED
PROFESSIONAL GEOSCIENTIST

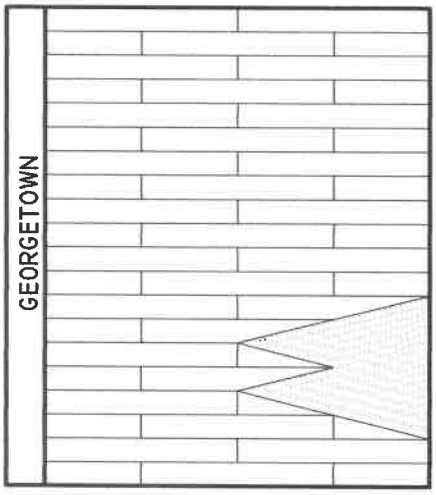
Date 3/20/06

Sheet 1 of 1

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

STRTIGRAPHIC COLUMN

(NOT TO SCALE)



760'

710'

702'

700'

KGT, GEORGETOWN FORMATION - LIMESTONE AND SOME MARL, NODULAR TO BEDDED, GRAY TO TAN.

QAL, ALLUVIUM - SAND SILT CLAY AND GRAVEL, ORANGE BROWN

KGT, GEORGETOWN FORMATION - LIMESTONE, NODULAR TO BEDDED, GRAY TO TAN, ABUNDANT AMMONITES.

NOTE: ELEVATIONS SHOWN HEREON ARE BASED ON A PRELIMINARY DRAWING PROVIDED BY THE PROJECT ENGINEER

SOIL UNITS, INFILTRATION CHARACTERISTICS, AND THICKNESS

SOIL NAME	GROUP*	THICKNESS (FEET)
OA: OAKALLA SILTY CLAY LOAM OCCASINALLY FLOODED	B	5.00'
OF: OAKALLA SOILS FREQIENTLY FLOODED	B	5.00'
DNB: DENTON SILTY CLAY 1 TO 3 PERCENT SLOPES	C	3.00'
DOC: DOSS SILTY CLAY 1 TO 5 PERCENT SLOPES	B	1.58'
EAD: ECKRANT COBBLY CLAY 1 TO 8 PERCENT SLOPES	B	1.08'

Narrative:

The site is approximately 50 acres located on the north side of Highway 195 west of Interstate 35 and east of Shell Road in Williamson County, Texas.

The area is mostly clear and is currently being used for grazing of livestock. Portions of the flatlands along Dry Berry Creek were probably used for agriculture in the past.

There are two formations within the site. They are the Georgetown Formation (KgT) and Quaternary Aluvium (QaL). The Georgetown formation outcrops in the upper part of the tract along HWY 195 and along a wooded ridgeline, It also can be found in the lowest part of the tract in the streambed of Dry Berry Creek. The Aluvium covers the flat lands adjacent to and along Dry Berry Creek and can be seen in the cut banks of the creek.

There are two faults shown through the area on a geologic map of the Georgetown Quadrangle prepared by E.W. Collins. The mapped faults fit well with the drainage on the site and may be the reason for the paths of the drainage in the area. A prominent wooded ridgeline can also be seen on an aerial photograph of the area.

There were no karst features such as caves or sinkholes found within the site. There is a man made pond on the site. The pond is mostly soil lined with small patches of the Georgetown formation exposed on the banks. There was no water in the pond and Dry Berry Creek was not running at the time of the assessment. Either the pond is dry because of lack of rain fall or it will not hold water due to an underlying fault or alluvium.

Also assessed on the same date was a 100 foot wide area going southeasterly from the site along the north line of HWY 195 to a point northeasterly of the northwesterly corner of Berry Creek Section 5. Then southeasterly across the ROW of HWY 195 and a portion of Berry Creek Section 5 to an existing manhole. This area is to be used for utility ties to the site. There were no recharge features found within this area. At some point future excavation along the north side of HWY 195 will cross the fault shown on the geologic map.

Given the fact that faults are mapped through the area and the uncertainty of the ponds ability to hold water the potential for fluid movement to the Edwards Aquifer is possible. The clay content of the soils within the site will produce rapid runoff and impede fluid movement to the subsurface.

EDWARDS AQUIFER RECHARGE ZONE

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

GEORGETOWN QUADRANGLE
TEXAS–WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NW/4 ROUND ROCK 15' QUADRANGLE

RECHARGE ZONE

SITE

TRANSITION ZONE

LAKE GEORGETOWN

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

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

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

Fine red dashed lines indicate selected fence lines

Red tint indicates areas in which only landmark buildings are shown

Areas covered by dashed light blue pattern are subject

UTM GRID AND 1982 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION

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

QUADRANGLE LOCATION

GRACE ACADEMY
CITY OF GEORGETOWN ETJ
WILLIAMSON COUNTY, TEXAS

3097-313

GEORGETOWN, TEX.
NW/4 ROUND ROCK 15' QUADRANGLE
N3037.5–W9737.5/7.5

1982

PROJECT NO. 20859

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

EDWARDS AQUIFER RECHARGE ZONE

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

RECHARGE ZONE

TRANSITION ZONE

GRACE ACADEMY
CITY OF GEORGETOWN ETJ
WILLIAMSON COUNTY, TEXAS

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

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

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

Fine red dashed lines indicate selected fence lines

UTM GRID AND 1982 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

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

ROAD CLASSIFICATION

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

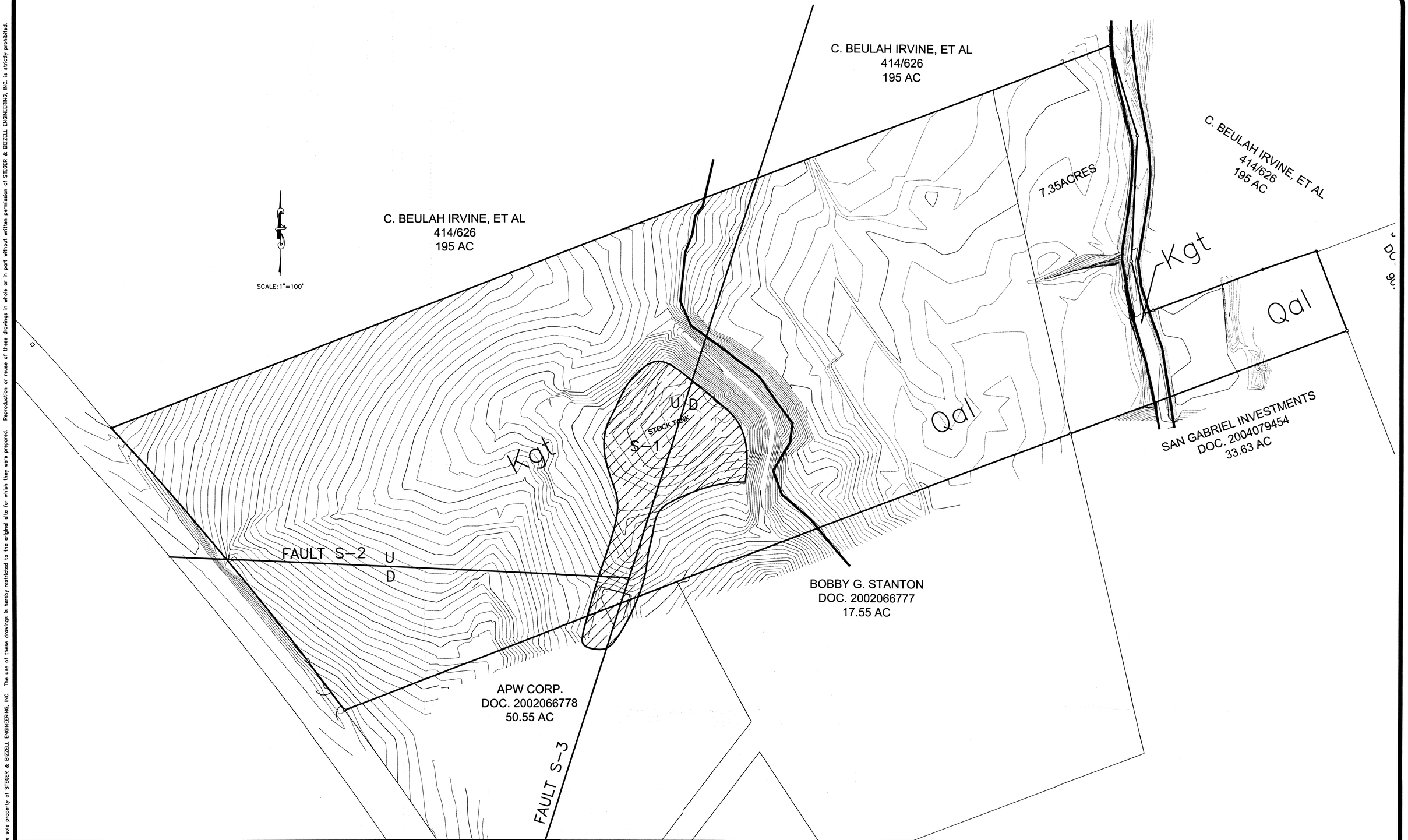
QUADRANGLE LOCATION

3097-314

WEIR, TEX.
NE/4 ROUND ROCK 15' QUADRANGLE
N3037.5-W9730/7.5
1982

PROJECT NO. 20859

© INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1982



NO.	REVISION	BY	DATE

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PERRY C. STEGER, P.E. REG. #65772 ON 4/26/06 . IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

DESIGNED BY:		DATE
DRAWN BY:		DATE 4/26/06
CHECKED BY:		DATE 4/26/06
APPROVED BY:		DATE 4/26/06

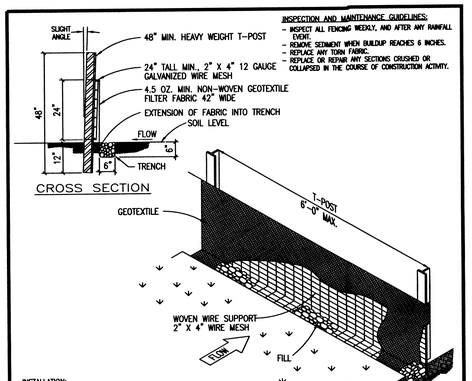
STATE OF TEXAS — PERRY C. STEGER — 65772 — REGISTERED PROFESSIONAL ENGINEER

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 FAX 512.930.9416 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

SITE GEOLOGIC MAP
for
GRACE ACADEMY SUBDIVISION
in the City of Georgetown ETJ
Williamson County, Texas

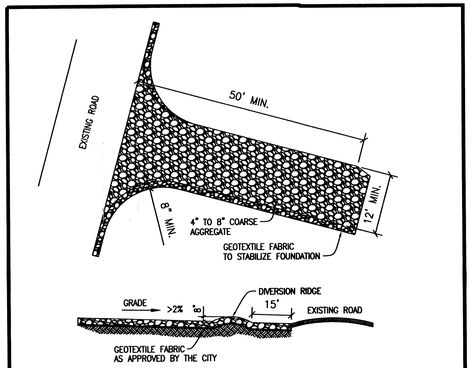
Project Number: 20859
SCALE: 1"=100'
Project Path: L\PROJECTS 2006\20859
Project Name: GRACE ACADEMY
Drawing Path: L\PROJECTS 2006\20859
Xref DWG FILE:
Sheet Number: 1 of 1 sheets



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.

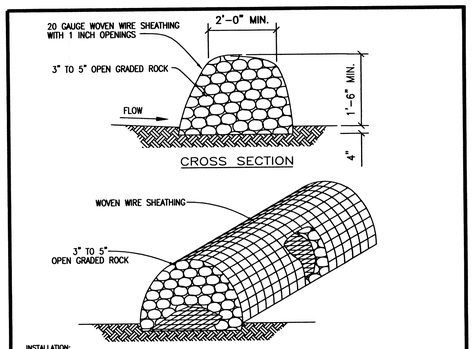
ISSUE DATE: JANUARY 2003	CITY OF GEORGETOWN	DWG. # EC-02
REVISIONS		EC02.DWG
	SILT FENCE DETAIL	
DATE / APPROVED / DRAWN	GEORGETOWN UTILITY SYSTEMS	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



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.

ISSUE DATE: JANUARY 2003	CITY OF GEORGETOWN	DWG. # EC-06
REVISIONS		EC06.DWG
	STABILIZED CONSTRUCTION ENTRANCE	
DATE / APPROVED / DRAWN	GEORGETOWN UTILITY SYSTEMS	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	



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

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

ISSUE DATE: JANUARY 2003	CITY OF GEORGETOWN	DWG. # EC-03
REVISIONS		EC03.DWG
	ROCK BERM DETAIL	
DATE / APPROVED / DRAWN	GEORGETOWN UTILITY SYSTEMS	
SCALE: N.T.S.	CONSTRUCTION STANDARDS AND DETAILS	

PROPOSED SEQUENCE OF CONSTRUCTION

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

1. Call all affected parties at least 48 hours prior to beginning any construction to schedule a pre-construction conference and secure all required permits.
2. Install temporary erosion controls prior to any clearing and grubbing.
3. Rough grade site.
4. Install all utilities to be located under the proposed pavement.
5. Begin restoration of any disturbed areas as soon as possible.
6. Insure that all underground utility installations are complete. Lay first course of base material.
7. Lay final base course.
8. Lay asphalt.
9. Complete all installations within the site.
10. Complete final site grading and restoration.
11. Complete permanent erosion control and restoration of site vegetation.
12. Remove and dispose of temporary erosion controls.
13. Complete any necessary final dress-up.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES

1. Written construction notification must be given to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Information must include the date on which the regulated activity will commence, the name of the approved plan for the regulated activity, and the name of the prime contractor and the name and telephone number of the contact person.

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

3. If any sensitive feature is discovered during construction, all regulated activities near the sensitive feature mut be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. The 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 any potentially adverse impacts to water quality.

4. No temporary aboveground hydrocarbon and hazardous substance storage tank system is installed within 150 feet of a domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

5. All temporary erosion and sedimentation (E&S) control measures must be properly selected, installed, and maintained in accordance with the manufacturers specifications and good engineering practices. Controls specified in the temporary storm water section of the approved Edwards Aquifer Protection Plan are required during construction. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. The controls must remain in place until disturbed areas are revegetated and the areas have become permanently stabilized.

6. 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).

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

8. 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).

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

10. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

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

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

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

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

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

Austin Regional Office
1921 Cedar Bend, Suite 150
Austin, Texas 78758-5336
Phone (512) 339-2929
Fax (512) 339-3795

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

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

PERMANENT EROSION CONTROL NOTES

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

NO.	REVISION	BY	DATE

FOR REVIEW.

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DESIGNED BY: DATE 4/26/06
DRAWN BY: DATE 4/26/06
CHECKED BY: DATE 4/26/06
APPROVED BY: DATE

STATE OF TEXAS — PERRY C. STEGER — 65772 — REGISTERED PROFESSIONAL ENGINEER

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | FAX 512.930.9416 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

WATER POLLUTION ABATEMENT PLAN
for
GRACE ACADEMY SUBDIVISION
in the City of Georgetown ETJ
Williamson County, Texas

Project Number: 20859
SCALE: 1" =
Project Path: L:\PROJECTS 2006\20859
Project Name: GRACE ACADEMY
Drawing Path: L:\PROJECTS 2006\20859
Xref DWG FILE:
Sheet Number: 2 of 2 sheets

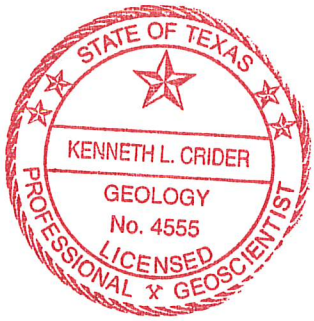
Project: Grace Academy
Job #17497-GA-01
Date: October 6, 2021

On October 5, 2021 an on site geologic assessment of approximately 14.5 acres out of the Grace Academy site was performed. More specifically being the site as shown on a site plan dated May 5, 2020 as provided by Steger and Bizzell Engineering, Inc. It is the intent that this letter accompanies a Geologic Assessment of the entire Grace Academy site performed by me and dated March 4, 2006. The purpose of the assessment was to to fulfill the requirements of the City of Georgetown's Water Quality Regulations (Ordinance 2013-59).

Know therefore that I Kenneth Louis Crider certify on this date that there are no streams within the site. There are no springs within the site. There are no seeps within the site. I further certify that the site is not within 300 meters (984 feet) of an occupied site.

10-6-2021

Kenneth Louis Crider, P.G. #4555
Texas Land Surveying, Inc.
3613 Williams Drive, Suite 903
Georgetown, Texas 78628
Geoscience FIRM #50538



GRACE ACADEMY, GEORGETOWN, TX

PHASE 1 - SITE PLAN

SCALE: 1" = 60'

-60' 0 60'

N

GYMNASIUM
FIN. FLR. EL. 730'

deleted first bay

FUTURE ADM. AND CLASSROOM BLDG

FUTURE CLASSROOM BUILDING

LIBRARY & CLASSROOMS
FIN. FL. EL. 736'

MULTI-USE HALL
FIN. FL. EL. 737.75'

735'
730'
725'
730'
725'
745'
740'
735'
730'
735'
740'

/FGM ARCHITECTS

DATE: 5 MAY 2020

NEW PARKING SPACES = 17[illegible]

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.

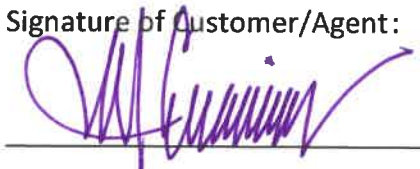
Signature

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: James M. Cummins, P.E.

Date: 4/23/2025

Signature of Customer/Agent:



Regulated Entity Name: Grace Academy - 2025 New Classroom

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):35.58

3. Estimated projected population:400

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		÷ 43,560 =	
Parking		÷ 43,560 =	
Other paved surfaces		÷ 43,560 =	
Total Impervious Cover	150,700	÷ 43,560 =	3.46

Total Impervious Cover 3.46 **÷ Total Acreage** 35.58 **X 100 =** 9.7**% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100% Domestic	4000Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 4000	

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" = 40'.

18. 100-year floodplain boundaries:

☒ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☐ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM 48491C0285F

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

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

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

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

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

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

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

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

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

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

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

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

26. ☒ Surface waters (including wetlands).

    ☒ N/A

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

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

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

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

Attachment B – Volume and Character of Storm Water

Please see directly behind this page the drainage analysis of the Dry Berry Creek Floodplain. The character of the storm water is typical of commercial activity.

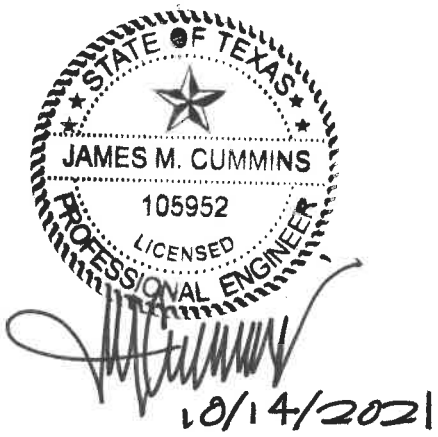
OFFSITE DRAINAGE REPORT

For

GRACE ACADEMY

In

City of Georgetown
Williamson County, Texas



STEGER BIZZELL Job Number: 20859

PURPOSE OF STUDY:

This study is to show that the development of the future Grace Academy project will not have an adverse impact on the water surface elevation and discharge of the Dry Berry Creek in the 100-year event.

REVISIONS TO HEC-HMS MODEL:

The models for the Berry Creek prepared by Scheibe Consulting LLC were provided by the City of Georgetown. Additional impervious cover for all future development for Grace Academy was added to the model for Drainage Area 131 (Attachment A) where the project will be located. The site, if master plan is fully executed, would contain 6.64 acres (0.0104 sq. mi.) of impervious cover. Existing conditions, taken into account for the model, indicated an 8.10% impervious cover which translated to 2.88 Ac (8.10 % of 35.53 Ac.). The additional 3.76 Ac., forecasted in future development, were added to the proposed HEC-HMS model for Drainage Area 131. Therefore, I.C. for DA 131, which initially was modeled as having 8.10% with a basin area of 567.87 Ac.(0.8873 sq. mi.), increased to 8.76%. The percent of I.C. increase was the only thing revised in the model for developed condition. The time of concentration remained the same as well as the rainfall distribution.

SUMMARY OF HEC-HMS and HEC-RAS MODEL RESULTS:

The HEC-HMS model provided by Scheibe contained a series of aerial reduction factors. No aerial reduction factor was used when comparing existing flow and developed flow for DA 131. The following table compares existing and developed parameters for sub-basin 131 before combining with total drainage basin for Dry Berry Creek.

Parameter	**Existing**	**Developed**
Drainage Area (sq. mi.)	.8873	.8873
Curve Number	73	73
% Impervious	8.10	8.76
Lag Time (min)	54.49	54.49
Aerial Reduction	None	None
Q_{100} (CFS)	1287.2	1290.2
Excess 100-Yr Runoff (CFS)	**3.0**	

The Grace Academy development enters the Dry Berry Creek between HEC-RAS cross sections 22057 and 21588 with a 3.0 cfs increase in flow to the Dry Berry Creek.

Parameter	Existing	Developed
Drainage Area (sq. mi.)	125.4	125.4
Areal Reduction (sq. mi.)	125	125
Q_{100} (CFS)	23,378.0	23,381.0
100 Yr. WSEL Section 22057 upstream	717.99	717.99
100 Yr. WSEL Section 21588 downstream	716.34	716.34

CONCLUSION

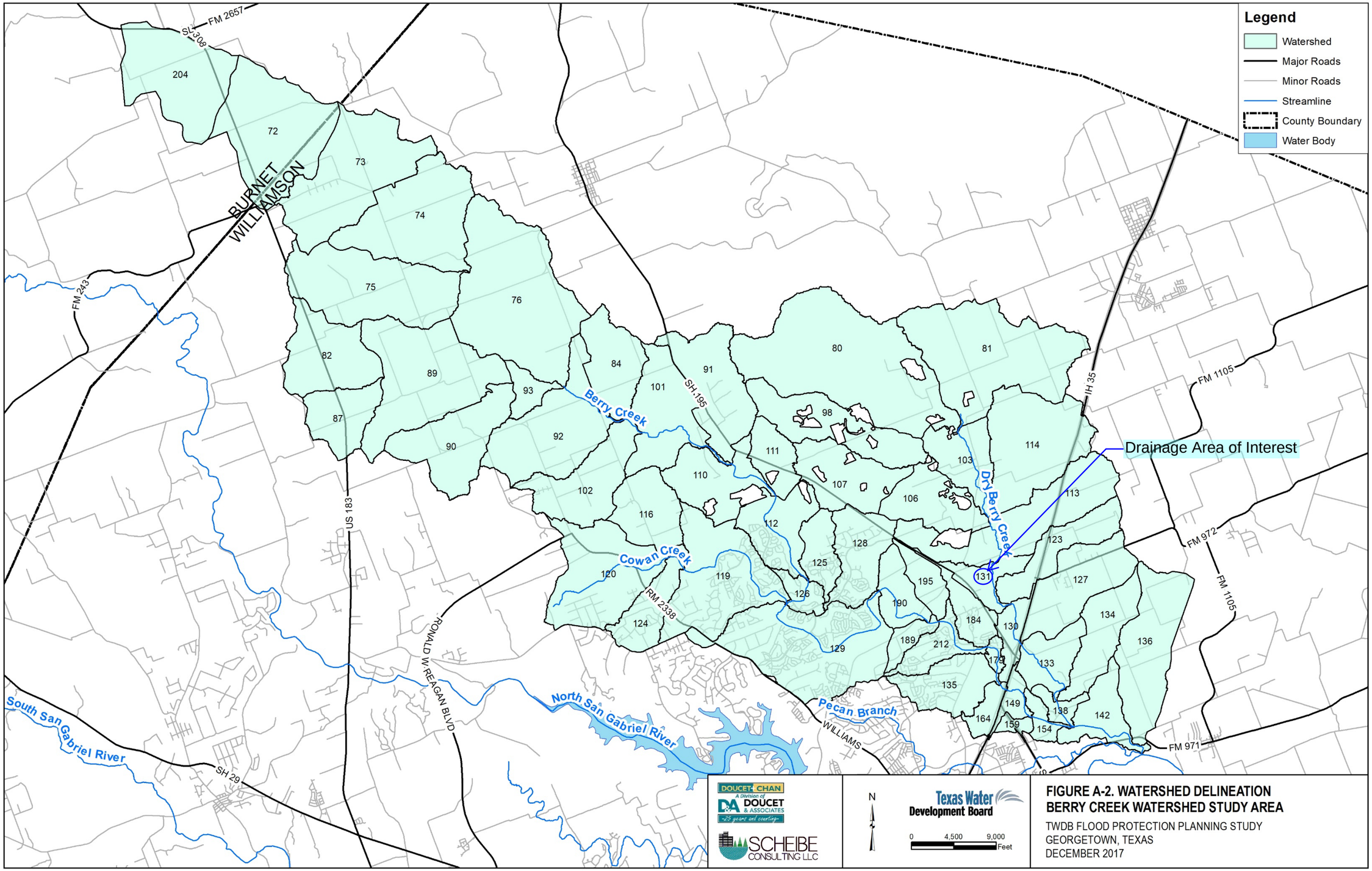
With no appreciable increase in flow to the South San Gabriel the development does not have an adverse impact on the South San Gabriel flood plain in the 100-Year event.

Attachments:

Attachment A – Figure A-148 Watershed Delineation
Berry Creek Watershed Study Area
TWDB Flood Protection Planning Study

Attachment B – Figure B-95 100-Year Flood plain Map
Berry Creek Watershed Area
TWDB Flood Protection Planning Study

100-year Existing and Developed HEC-RAS at Sections 22057 and 21588


Legend
Watershed
Major Roads
Minor Roads
Streamline
County Boundary
Water Body
Drainage Area of Interest
BURNET
WILLIAMSON
WILLIAMS
FM 2657
SH 308
FM 243
US 183
RONALD W REAGAN BLVD
SH 29
SH 195
IH 35
FM 1105
FM 972
RM 2338
Berry Creek
Dry Berry Creek
Cowan Creek
Pecan Branch
North San Gabriel River
South San Gabriel River
204
72
73
74
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111
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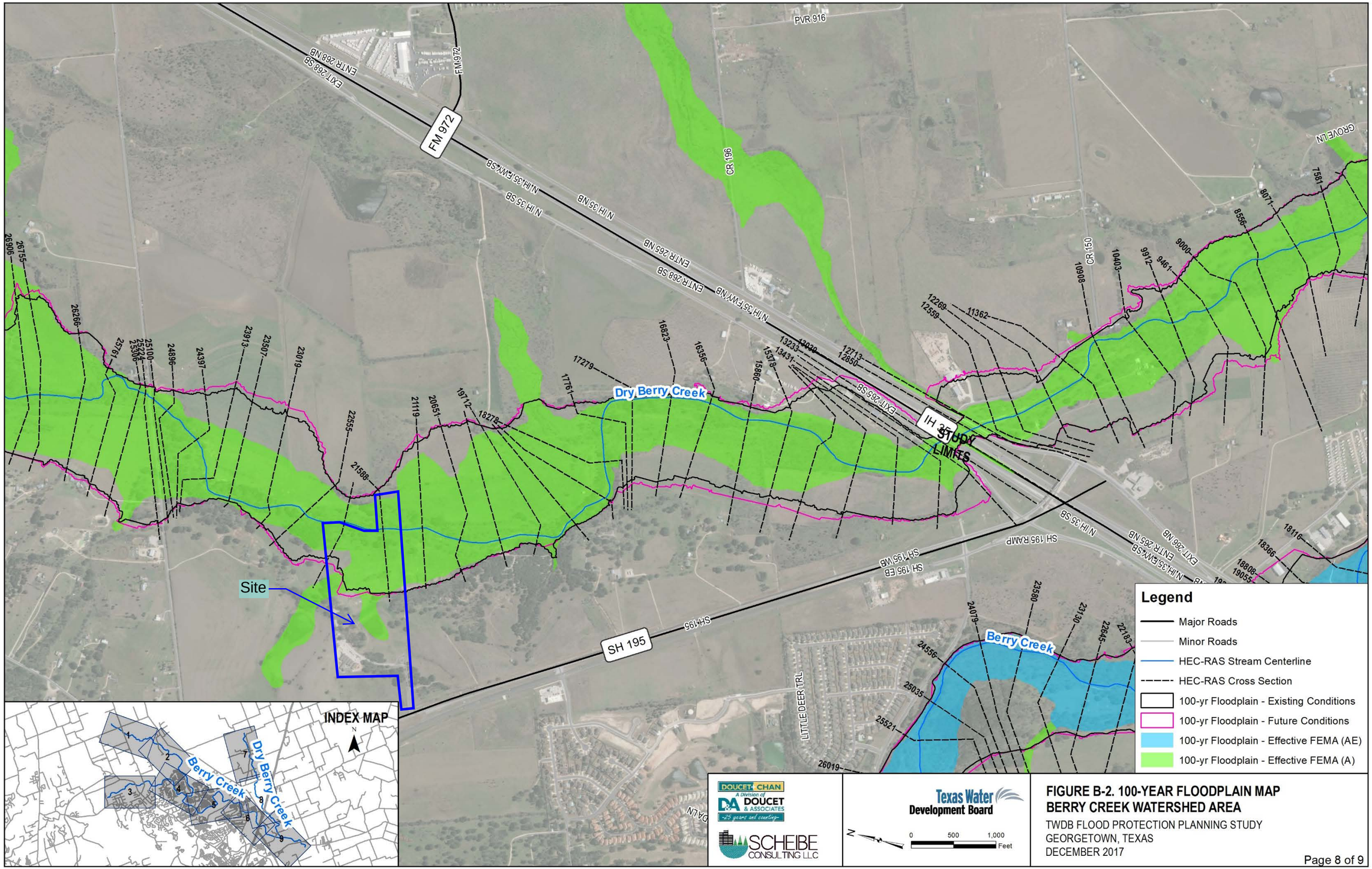
131
DOUCET-CHAN
A Division of DOUCET & ASSOCIATES
SCHEIBE CONSULTING LLC
N
Texas Water Development Board
0 4,500 9,000 Feet
FIGURE A-2. WATERSHED DELINEATION
BERRY CREEK WATERSHED STUDY AREA
TWDB FLOOD PROTECTION PLANNING STUDY
GEORGETOWN, TEXAS
DECEMBER 2017


FM 972
PVR 916
CR 196
CR 150
GROVE LN
EXIT 268 SB
ENTR 268 NB
N IH 35 SB
N IH 35 NB
ENTR 265 NB
ENTR 266 SB
N IH 35 FWY NB
EXIT 265 SB
IH 35
ST JUDE
LIMITS
Dry Berry Creek
Site
SH 195
SH 195 RAMP
SH 195 EB
SH 195 WB
EXIT 266 NB
ENTR 265 SB
N IH 35 FWY SB
LITTLE DEER TRL
Berry Creek
INDEX MAP
Legend
Major Roads
Minor Roads
HEC-RAS Stream Centerline
HEC-RAS Cross Section
100-yr Floodplain - Existing Conditions
100-yr Floodplain - Future Conditions
100-yr Floodplain - Effective FEMA (AE)
100-yr Floodplain - Effective FEMA (A)
DOUCET-CHAN
A Division of DOUCET & ASSOCIATES
SCHEIBE CONSULTING L.L.C
Texas Water Development Board
0 500 1,000 Feet
FIGURE B-2. 100-YEAR FLOODPLAIN MAP
BERRY CREEK WATERSHED AREA
TWDB FLOOD PROTECTION PLANNING STUDY
GEORGETOWN, TEXAS
DECEMBER 2017
Page 8 of 9

EXISTING - 100 YEAR STORM FLOW

Plan: ExistingFlows Berry 2 RS: 22057 Profile: 100-YR

E.G. Elev (ft)	719.72	Element	Left OB	Channel	Right OB
Vel Head (ft)	1.73	Wt. n-Val.	0.081	0.040	0.099
W.S. Elev (ft)	717.99	Reach Len. (ft)	373.89	469.33	778.47
Crit W.S. (ft)		Flow Area (sq ft)	1522.37	1108.14	968.45
E.G. Slope (ft/ft)	0.005335	Area (sq ft)	1522.37	1108.14	968.45
Q Total (cfs)	23378.00	Flow (cfs)	6889.23	14435.58	2053.19
Top Width (ft)	752.23	Top Width (ft)	243.72	101.66	406.85
Vel Total (ft/s)	6.50	Avg. Vel. (ft/s)	4.53	13.03	2.12
Max Chl Dpth (ft)	16.17	Hydr. Depth (ft)	6.25	10.90	2.38
Conv. Total (cfs)	320073.1	Conv. (cfs)	94321.9	197640.6	28110.6
Length Wtd. (ft)	511.40	Wetted Per. (ft)	244.86	105.34	407.18
Min Ch El (ft)	701.82	Shear (lb/sq ft)	2.07	3.50	0.79
Alpha	2.64	Stream Power (lb/ft s)	9.37	45.64	1.68
Frctn Loss (ft)	2.15	Cum Volume (acre-ft)	843.97	717.05	1031.37
C & E Loss (ft)	0.21	Cum SA (acres)	206.53	53.43	265.47

Plan: ExistingFlows Berry 2 RS: 21588 Profile: 100-YR

E.G. Elev (ft)	717.36	Element	Left OB	Channel	Right OB
Vel Head (ft)	1.01	Wt. n-Val.	0.099	0.040	0.066
W.S. Elev (ft)	716.34	Reach Len. (ft)	481.84	469.14	465.79
Crit W.S. (ft)		Flow Area (sq ft)	1630.35	1036.29	2500.23
E.G. Slope (ft/ft)	0.003392	Area (sq ft)	1630.35	1036.29	2500.23
Q Total (cfs)	23378.00	Flow (cfs)	4137.13	11527.59	7713.28
Top Width (ft)	1224.16	Top Width (ft)	405.86	84.45	733.85
Vel Total (ft/s)	4.52	Avg. Vel. (ft/s)	2.54	11.12	3.09
Max Chl Dpth (ft)	16.86	Hydr. Depth (ft)	4.02	12.27	3.41
Conv. Total (cfs)	401405.5	Conv. (cfs)	71035.4	197931.3	132438.8
Length Wtd. (ft)	470.64	Wetted Per. (ft)	407.32	88.89	735.66
Min Ch El (ft)	699.48	Shear (lb/sq ft)	0.85	2.47	0.72
Alpha	3.19	Stream Power (lb/ft s)	2.15	27.46	2.22
Frctn Loss (ft)	1.56	Cum Volume (acre-ft)	830.44	705.50	1000.38
C & E Loss (ft)	0.08	Cum SA (acres)	203.75	52.43	255.28

PROPOSED - 100 YEAR STORM FLOW

Plan: ProposedFlows Berry 2 RS: 22057 Profile: 100-YR

E.G. Elev (ft)	719.72	Element	Left OB	Channel	Right OB
Vel Head (ft)	1.73	Wt. n-Val.	0.081	0.040	0.099
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Conv. Total (cfs)	320108.3	Conv. (cfs)	94333.6	197655.3	28119.3
Length Wtd. (ft)	511.40	Wetted Per. (ft)	244.86	105.34	407.22
Min Ch El (ft)	701.82	Shear (lb/sq ft)	2.07	3.50	0.79
Alpha	2.64	Stream Power (lb/ft s)	9.37	45.63	1.68
Frctn Loss (ft)	2.15	Cum Volume (acre-ft)	843.97	717.05	1031.38
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E.G. Elev (ft)	717.36	Element	Left OB	Channel	Right OB
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Top Width (ft)	1224.17	Top Width (ft)	405.87	84.45	733.85
Vel Total (ft/s)	4.52	Avg. Vel. (ft/s)	2.54	11.12	3.09
Max Chl Dpth (ft)	16.86	Hydr. Depth (ft)	4.02	12.27	3.41
Conv. Total (cfs)	401439.6	Conv. (cfs)	71043.3	197939.4	132456.9
Length Wtd. (ft)	470.64	Wetted Per. (ft)	407.33	88.89	735.66
Min Ch El (ft)	699.48	Shear (lb/sq ft)	0.85	2.47	0.72
Alpha	3.19	Stream Power (lb/ft s)	2.15	27.47	2.22
Frctn Loss (ft)	1.56	Cum Volume (acre-ft)	830.44	705.50	1000.38
C & E Loss (ft)	0.08	Cum SA (acres)	203.75	52.43	255.28

Attachment C – Suitability Letter From Authorized Agent

A notice of approval from the Williamson County and Cities Health District is attached directly behind this sheet.

County Engineers' Office
3151 SE Inner Loop, Suite B
Georgetown, TX 78626
Telephone (512) 943-3330
Fax (512) 943-3335

WILLIAMSON COUNTY
1848

Authorization to Construct an On-site Sewage Facility
Permit #: OSSF-2023-122

Location: 225 GRACE BLVD, GEORGETOWN, TX 78633

Legal Description: modification to 2006-3299, surface eval okay per PW
no new MC required per PW

Owner: Grace Academy of Georgetown

Mailing Address: 225 GRACE BLVD, Georgetonw, TX

AUTHORIZATION IS HEREBY GIVEN TO CONSTRUCT AN ON-SITE SEWAGE FACILITY ON THE ABOVE DESCRIBED PROPERTY.

Approval is hereby granted for the construction as shown on the submitted planning material.

- This permit is for the addition of a gym to the existing system. The total flow must not exceed 4,500 gallons per day for the school without cafeteria and gym. The pump station must be inside the building.
- No commercial or domestic food preparation allowed.
- Any violations of proper operation or maintenance and management practices will require a new permit. No surface improvements allowed within 5' of OSSF.
- Any failure to meet permit conditions, change in the type of use, increase in flow or change in the nature of effluent will require a new permit.

ANY MODIFICATIONS TO SUBMITTED PLANS REQUIRE APPROVAL BY WILLIAMSON COUNTY DEVELOPMENT SERVICES PRIOR TO INSTALLATION.

CONTACT WILLIAMSON COUNTY DEVELOPMENT SERVICES FOR REQUIRED INSPECTIONS.

This Authorization to Construct is valid for twelve months from the date of issuance.

Note: The On-site Sewage Facility construction must meet all TCEQ Regulations and Williamson County Rules for On-site Sewage Facilities. If unforeseen and/or adverse conditions are encountered (including, but not limited to excessive rock, seepage, or high water table) stop construction and contact WILLIAMSON COUNTY DEVELOPMENT SERVICES. Revised planning materials and Authorization to Construct may be required.

Chad Winkler

Chad Winkler,
OS0031826

Date: 5/2/2023

Additional questions may be generated upon further review.

Attachment D – Exception to the Required Geologic Assessment

The exception is to provide an updated Geologic Assessment. The previous GA was prepared in 2006. The site has been disturbed within the areas where improvements are proposed with this project and it is anticipated that a new GA would not provide any new geologic information.

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.

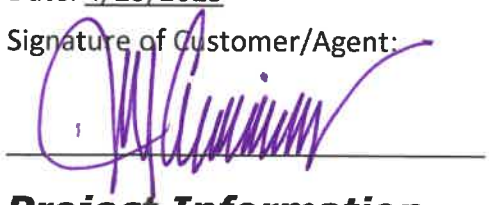
Signature

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: James M. Cummins, P.E.

Date: 4/23/2025

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Grace Academy of Georgetown
   Original Regulated Entity Name: Grace Academy of Georgetown
   Regulated Entity Number(s) (RN): 104949722
   Edwards Aquifer Protection Program ID Number(s): 06042803
   ☒ The applicant has not changed and the Customer Number (CN) is: 603030230
   ☐ 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	35.58	35.58
Type of Development	Educational	Educational
Number of Residential Lots	N/A	N/A
Impervious Cover (acres)	3.79	3.46
Impervious Cover (%	10.7	9.7
Permanent BMPs	20% IC Waiver	20% IC Waiver
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.

Attachment A – Original Approval Letter and Approved Modification Letters

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 11, 2022

Mr. Andy Cantwell
Grace Academy of Georgetown
225 Grace Blvd.
Georgetown, TX 78633

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Grace Academy Gymnasium; Located at 225 Grace Blvd.; Georgetown, Texas

TYPE OF PLAN: Request for Modification of an Approved Water Pollution Abatement Plan (WPAP-MOD); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program ID No. 11002848; Regulated Entity No. RN104949722

Dear Mr. Cantwell:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP Modification for the above-referenced project submitted to the Austin Regional Office by Steger-Bizzel on behalf of Grace Academy of Georgetown on December 16, 2021. Final review of the WPAP was completed after additional material was received on March 8, 2022. As presented to the TCEQ, the Temporary Best Management Practices (BMPs) were selected, and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in 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 no later than 23 days after the date of this approval letter. *This approval expires two (2) 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 requested.*

BACKGROUND

A WPAP was approved May 24, 2006 (EAPP ID No. 06042803). A WPAP-MOD was approved February 4, 2021 (EAPP ID No. 11002315).

PROJECT DESCRIPTION

The proposed project will have an area of approximately 35.58 acres. It will include the construction of a gymnasium with associated parking and fire line improvements. The impervious cover will be 3.79 acres (10.7 percent). The site has an existing on-site sewage facility which will be used for wastewater disposal.

PERMANENT POLLUTION ABATEMENT MEASURES

This school will not have more than 20 percent impervious cover.

GEOLOGY

According to the Geologic Assessment included with the application, the surficial unit on site is the Georgetown formation (Kgt). There were no sensitive features identified on site. The TCEQ site assessment conducted on March 8, 2022, determined the site to be generally as described.

SPECIAL CONDITIONS

I. This modification is subject to all Special and Standard Conditions listed in the WPAP approval letter dated February 4, 2021.

II. Since this project will not have more than 20 percent impervious cover, an exemption from additional permanent BMPs is approved. If the percent impervious cover ever increases above 20 percent or the land use changes, the exemption for the whole site as described in the property boundaries required by §213.4(g), may no longer apply and the property owner must notify the appropriate regional office of these changes.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written 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. The executive director will use the notification to determine if the approved plan is eligible for an extension.

8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, 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. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. 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.
9. 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. 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. Voids may be filled with gravel.

During Construction:

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. 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. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
13. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. 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.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. 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.
17. 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:

18. 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 Austin Regional Office within 30 days of site completion.
19. 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 (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. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
21. An Edwards Aquifer protection plan approval or extension will expire, and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
22. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Savannah Finger of the Edwards Aquifer Protection Program of the Austin Regional Office at 512-339-2929.

Sincerely,

Lillian Butler

Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/sjf

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. James M. Cummins, P.E.; Steger-Bizzel

Attachment B – Narrative of Proposed Modification

Grace Academy is proposing to construct a new classroom with associated parking at their private educational facility located off Hwy. 195, in the city limits of Georgetown, Williamson County, Texas. The legal description of the property is Lot 1, Grace Academy subdivision (34.41 acres) and the public right of way for Grace Blvd. (1.17 Acres). The total subdivision area is 35.58 acres.

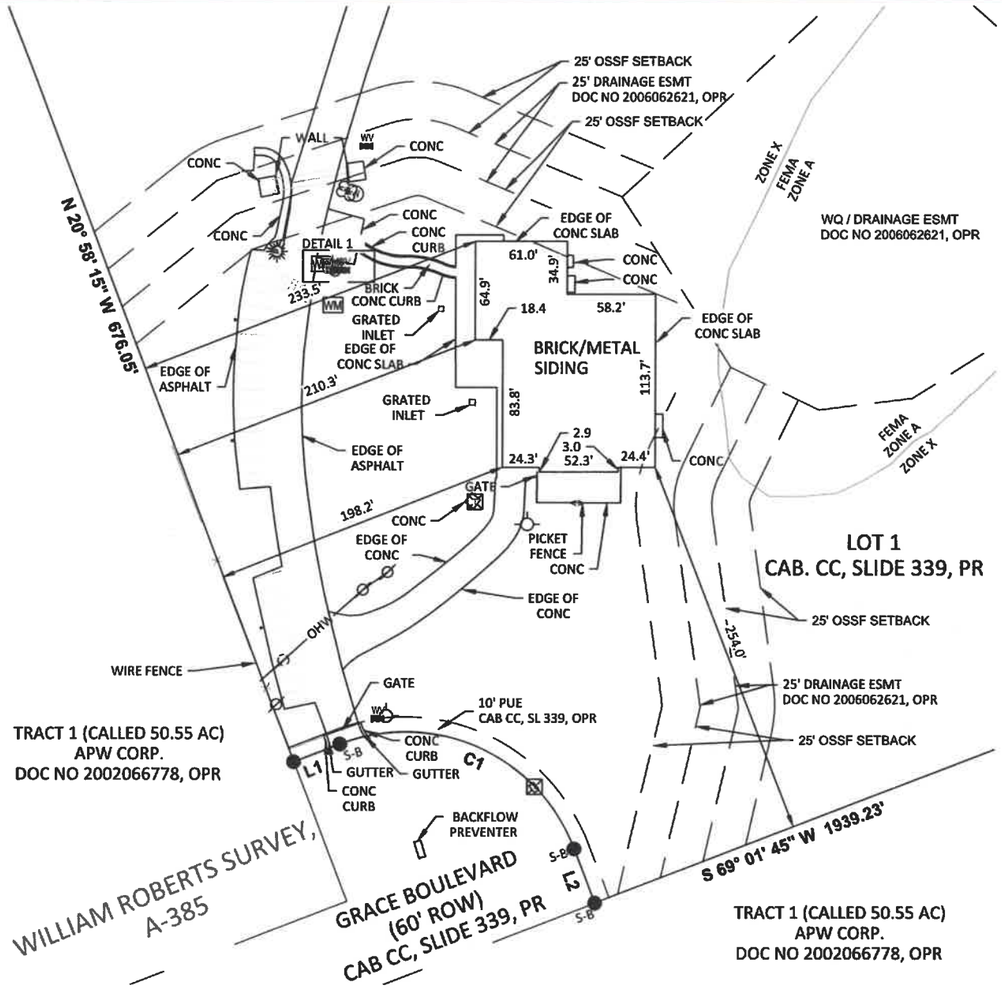
The campus has been developed in multiple phases. The first phase of the project consisted of approximately 800 LF of curb & gutter section entry road (Grace Blvd.), approximately 1,100 LF of an asphalt drive, several portable classroom buildings and associated parking facilities. A septic system was constructed on site to treat wastewater. Water service is provided by the City of Georgetown.

The most recent addition to the campus consisted of the construction of a gymnasium with parking and sidewalk improvements. Upgrades to the fire line and water service were also constructed. The WPAP Modification for this project was approved by the TCEQ in March of 2022. In September of 2022 the scope of the project was reduced due to funding issues. The planned parking lot to be located east of the termination of Grace Blvd. was removed from the project. In addition, the gymnasium footprint increased and the orientation of the building was rotated to avoid trees. At that time I reached out to Mr. Roberto Castro, P.E. with the TCEQ to determine if a modification to the approved WPAP would be required due to the changes and reduction in scope. He informed me that since the overall impervious cover was being reduced a modification to the WPAP would not be required and he would update the site plan for the project.

As noted above, this phase of development includes the construction of a classroom with associated parking improvements. The site is subject to site plan review by the City of Georgetown. Construction will not commence until plans are approved by the TCEQ and the City of Georgetown.

A summary of the existing and proposed site impervious cover is included in the Modifications to an Approved WPAP section. The adjoining adjacent properties and generally undeveloped.

Attachment C – Current Site Plan of Approved Project



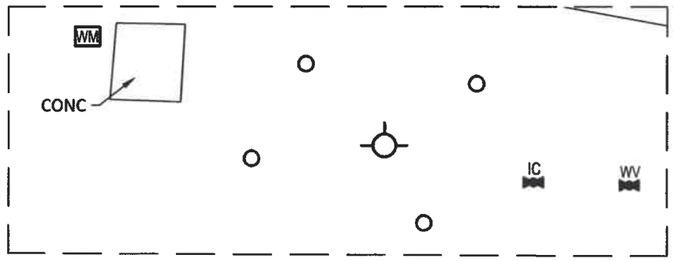
1. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.
2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE NOR A TITLE COMMITMENT OR TITLE POLICY. THERE MAY BE ADDITIONAL EASEMENTS OR RESTRICTIONS, NOT SHOWN HEREON, WHICH MAY AFFECT THE PROPERTY.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
4. UTILITY INFORMATION SHOWN HEREON CONSTITUTES FIELD RECOVERY OF OBSERVED EVIDENCE OF UTILITIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES, SUCH AS ELECTRICAL, TELEPHONE, CABLE TV AND PIPELINES, MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING BURIED UTILITIES/STRUCTURES OR BEFORE ANY EXCAVATION IS BEGUN, CONTACT THE APPROPRIATE AGENCIES FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATION.
5. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS SITUATED IN BOTH ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN SPECIAL FLOOD HAZARD ZONE A- NO BASE FLOOD ELEVATIONS DETERMINED AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0285F, THAT BEARS AN EFFECTIVE/REVISED DATE OF 12/20/2019. THE SURVEYOR MAKES NO ASSURANCE AS TO THE ACCURACY OF THE DELINEATIONS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. THIS STATEMENT IS FOR INSURANCE PURPOSES ONLY AND IS NOT AN OPINION THAT THE PROPERTY WILL OR WILL NOT FLOOD. A FLOOD STUDY WAS NOT CONDUCTED ON THE PROPERTY.
6. THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" ON THIS DOCUMENT ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

Curve Table

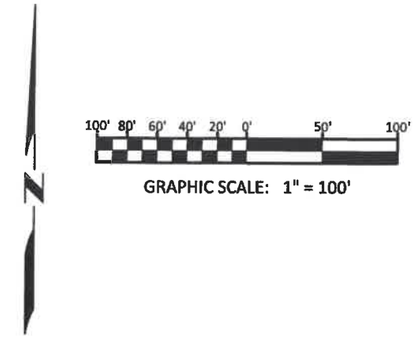
Curve #	Length	Radius	Delta	Bearing	Chord
C1	188.50'	120.00'	090°00'00"	N 65°58'15" W	169.71'

Line Table

Line #	Direction	Length
L1	S 68°49'52" W	32.63'
L2	N 20°58'15" W	38.32'



DETAIL 1

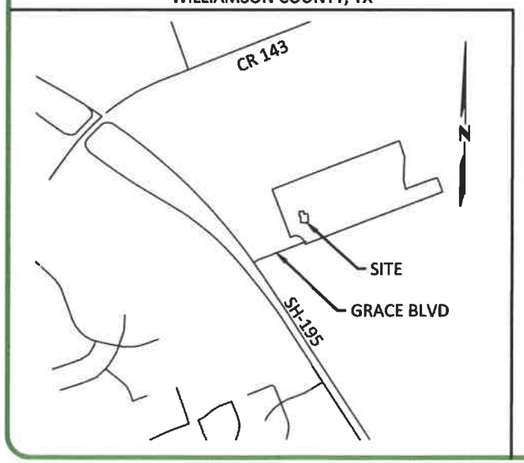


GRAPHIC SCALE: 1" = 100'

LEGEND

●	IRON ROD FOUND (1/2" OR AS NOTED)
	FIRE HYDRANT
WM	WATER METER
WV	WATER VALVE
	LIGHT POLE
	UTILITY POLE
-X-	WIRE FENCE *TYPE NOTED*-IF APPLICABLE
-<>-	PICKET FENCE
OHW	OVERHEAD WIRES
IC	IRRIGATION CONTROL VALVE
W	WATER MANHOLE
	BOLLARD
	ELECTRIC TRANSFORMER
CONC	CONCRETE
ESMT	EASEMENT
OSSF	ON SITE SEWER FACILITIES
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

LOCATION MAP (NOT TO SCALE)
WILLIAMSON COUNTY, TX



THIS IS TO CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND NOVEMBER 2024, BY ME OR UNDER MY SUPERVISION, THAT THIS SURVEY PLAT REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.

STEGER BIZZELL

11-19-24

PATRICK J. STEVENS, R.P.L.S.
TEXAS REG. NO. 5784

AS-BUILT SURVEY

FOR GRACE ACADEMY OF GEORGETOWN
LOT 1, GRACE ACADEMY SUBDIVISION,
(CABINET CC, SLIDE 339, PR) SITUATED IN THE
CITY OF GEORGETOWN ETJ
WILLIAMSON COUNTY, TEXAS

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

DATE 11/19/2024 JOB NO. 20859 SHEET NO 1 OF 1

Recharge and Transition Zone Exception Request Form

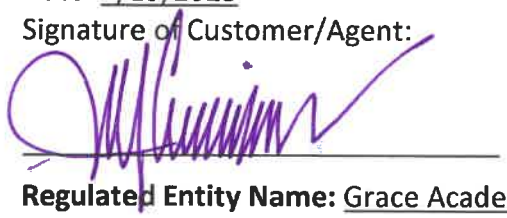
Texas Commission on Environmental Quality
30 TAC §213.9 Effective June 1, 1999

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 **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: James M. Cummins, P.E.
Date: 4/23/2025
Signature of Customer/Agent:



Regulated Entity Name: Grace Academy - 2025 New Classroom

Exception Request

1. ☒ **Attachment A - Nature of Exception**. A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
2. ☒ **Attachment B - Documentation of Equivalent Water Quality Protection**. Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

Administrative Information

3. ☒ 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.
4. ☒ The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
5. ☒ The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.

Attachment D – Exception to the Required Geologic Assessment

The exception is to provide an updated Geologic Assessment. The previous GA was prepared in 2006. The site has been disturbed and it is anticipated that a new GA would not provide any new geologic information.

Attachment B – Documentation of Equivalent Water Quality

Not applicable.

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: James M. Cummins, P.E.

Date: 4/23/2025

Signature of Customer/Agent:

Regulated Entity Name: Grace Academy - 2025 New Classroom

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.

Attachment A – Spill Response Actions

No on-site containment procedures are provided for in this WPAP Exception Request, because fuels and hazardous substances will be provided by an off-site facility.

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

Education

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

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, and substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.
6. Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn't compromise clean-up activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.

9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12. Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

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

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.

6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

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

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

Attachment B – Potential Sources of Contamination

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

Attachment C – Sequence of Major Activities

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

1. Construction activities will commence with the installation of the required silt fences. **Silt fence is the control measure.**
2. Areas of vegetative cover will be cleared for the proposed parking. The modular classroom will be installed over the existing pavement. Spoils of parking excavation material may be placed at a location on the project site as directed by the contractor and approved by the engineer. These spoils will be hauled away from the property. The total area potentially disturbed by construction is approximately 0.41 of an acre. This represents 1% of the lot. **Silt fence is the control measure.**
3. Grading on the site will consist of the placement and compaction of excavated material and fill for the proposed parking expansion area. The portion of the site that is subject to grading is approximately 0.23 of an acre. This represents less than 1% of the site. **Silt fence is the control measure.**
4. There are no utility improvements proposed with this project.
5. After construction of the parking, disturbed areas will be hydro mulched or seeded. **Silt fence remains the control measures until the site is stabilized.**

Attachment D – Temporary Best Management Practices and Measures

On-site runoff will be filtered by the proposed silt fence. This temporary BMP will trap most pollutants and prevent them from entering off-site surface streams, sensitive features, or the aquifer.

Attachment F – Structural Practices

No structural practices will be utilized to divert flows away from exposed soils or to store flows. Silt fence will be used to limit the runoff discharge of sediments from exposed areas on the site.

Attachment G – Drainage Area Map

The maximum common drainage area is 0.41 of an acre. No area greater than 10 acres will be disturbed at one time.

Attachment I – Inspection and Maintenance for BMPs

Silt Fence

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

Concrete Washout

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- 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.

For on-site washout:

- 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.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all

liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

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

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

Temporary BMP Log

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

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Vehicular traffic should be limited to areas of the project site where construction will take place or where existing driveway and parking are provided. The contractor should endeavor to preserve existing vegetation as much as practicable to reduce erosion and lower the cost associated with stabilization. **Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.**

All disturbed areas shall be stabilized as described below:

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

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

Stabilization measures are described as follows:

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

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.

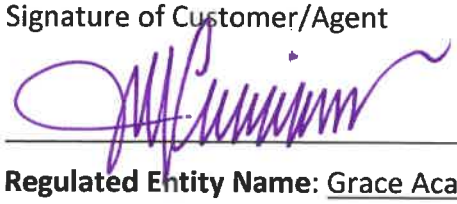
Signature

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: James M. Cummins, P.E.

Date: 4/23/2025

Signature of Customer/Agent



Regulated Entity Name: Grace Academy - 2025 New Classroom

Permanent Best Management Practices (BMPs)

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

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

   ☒ N/A

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

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

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

☒ N/A

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

   ☒ N/A

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

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

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

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

6. ☒ **Attachment B - BMPs for Upgradient Stormwater**.

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

☐ Design calculations (TSS removal calculations)

☒ TCEQ construction notes

☐ All geologic features

☐ All proposed structural BMP(s) plans and specifications

☒ N/A

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

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

    ☒ N/A

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

    ☒ N/A

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

    ☒ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☒ N/A

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

    ☒ N/A

Attachment B – BMPs for Up-gradient Stormwater

Stormwater up-gradient of the project site is from undeveloped property

Attachment C – BMPs for On-site Stormwater

As noted in the 2006 WPAP approval letter, the site was granted a 20% impervious cover waiver with equivalent water quality treatment provided by existing vegetation serving as a vegetative filter strip. The proposed increase in impervious cover is minor. Also, Temporary BMPs will be installed prior to construction to prevent any deleterious impact to the Edwards Aquifer.

Attachment G – Inspection, Maintenance, Repair and Retrofit Plan

There are no engineered permanent BMPs associated with this phase of development. As noted in the 2006 WPAP approval letter, the site was granted a 20% impervious cover waiver with equivalent water quality treatment provided by existing vegetation serving as natural filter strips.

The proposed increase in impervious cover associated with this project is minor and the overall impervious cover remains less than 20%. Temporary BMPs will be installed prior to construction and will be maintained throughout construction to prevent any negative impact to the Edwards Aquifer.

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

I Brent Stevens,
Print Name

Head of School,
Title - Owner/President/Other

of Grace Academy of Georgetown,
Corporation/Partnership/Entity Name

have authorized James M. Cummins, P.E.
Print Name of Agent/Engineer

of Steger Bizzell
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

4/23/25
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Brent Stevens known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 23 day of April, 2025.

ZACHARY C. WHITE
My Notary ID # 135504373
Expires February 27, 2029

NOTARY PUBLIC

Zachary White
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 2/27/29

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: GRACE ACADEMY - 2025 NEW CLASSROOM
Regulated Entity Location: 225 GRACE BLVD, GEORGETOWN TX 78633
Name of Customer: GRACE ACADEMY OF GEORGETOWN
Contact Person: BRENT STEVENS Phone: 512-864-9500
Customer Reference Number (if issued):CN 603030230
Regulated Entity Reference Number (if issued):RN 104949722
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	34.41 Acres	$ 6500
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	$
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 4/23/2025

TCEQ-0574 (Rev. 02-24-15)

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Core Data Form

TCEQ Use Only

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 **WPAP Modification**

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 603030230		RN 104949722

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:*

Grace Academy of Georgetown

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
1500850-01	999946003	74-2873246	

11. Type of Customer: ☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☒ Other: Private Educational Facility

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:							
	Grace Academy of Georgetown						
	225 Grace Blvd.						
	City	Georgetown	**State**	TX	**ZIP**	78633	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	bstevens@gracetx.org

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 864-9500		( ) -

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.*)

Grace Academy New Classroom

23. Street Address of the Regulated Entity: *(No PO Boxes)*	225 Grace Blvd							
	City	GEORGETOWN	**State**	TX	**ZIP**	78633	**ZIP + 4**	
24. County								

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	1.5 MILES WEST OF IH35 AT THE INTERSECTION OF SH 195 AND GRACE BLVD

26. Nearest City	**State**	**Nearest ZIP Code**
GEORGETOWN	TX	78628

27. Latitude (N) In Decimal:	30.722228		**28. Longitude (W) In Decimal:**	-97.664498	
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)
8211		611110	

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

EDUCATIONAL FACILITY

34. Mailing Address:	**225 GRACE BLVD.**							
	City	**GEORGETOWN**	**State**	**TX**	**ZIP**	**78628**	**ZIP + 4**	

35. E-Mail Address:	**BSTEVENS@GRACETX.ORG**	
36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 864-9500		**( ) -**

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
		WPAP MODIF.		
☐ 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:	JAMES M. CUMMINS, P.E.	**41. Title:**	SR. ENGINEER

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 930-9412		( ) -	JCUMMINS@STEGERBIZZELL.COM

SECTION V: Authorized Signature

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

Company:	STEGER BIZZELL	**Job Title:**	PROJECT MANAGER		
Name *(In Print):*	JAMES M. CUMMINS, P.E.			**Phone:**	(512) 930- **9412**

Signature:		Date:	4/23/25

GRACE ACADEMY NEW CLASSROOM

LOT 1, GRACE ACADEMY SUBDIVISION

225 GRACE BLVD

CITY OF GEORGETOWN, 78633

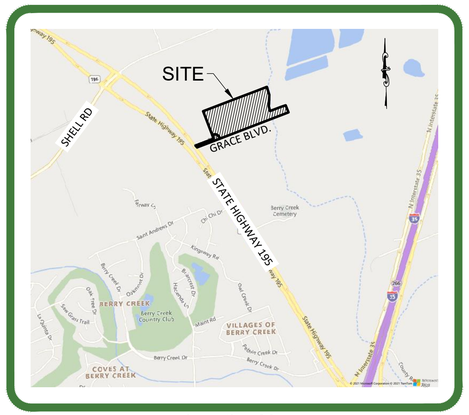
WILLIAMSON COUNTY, TEXAS

2025-38-SDP

PROJECT NAME:	Grace Academy New Classroom
SITE ADDRESS:	225 Grace Blvd. Georgetown, TX 78633
OWNER:	Grace Academy P.O. Box 5005 Georgetown, TX 78633 (512) 864-9500 bstevens@gracetx.org www.gracetx.org
M.E.P.:	Coefficient Engineering, LLC Mike Fulk, P.E. 2912 CR 175 Suite 200 512-537-1287 mikef@coefficientengr.com https://www.coefficientengr.com/
LANDSCAPE ARCHITECT:	Studion 16:19, LLC 305 W. Liberty. Suite 100 Austin, TX 78701 512-363-5105 rkreuzburg@studio1619.com http://www.studio1619.com/
CIVIL ENGINEER/SURVEYOR:	Steger Bizzell 1978 S. Austin Avenue Georgetown, TX 78626 512-930-9412 info@stegerbizzell.com https://stegerbizzell.com
ORIGINAL DATE:	April 7, 2025
REVISION DATE:	
LOT ACREAGE:	34.41 Acres
PROPOSED IMPERVIOUS COVER:	150,700 S.F. (3.46 Acres) 3.46 Ac. / 35.58 Ac.= 9.7%
LIMITS OF SITE DEVELOPMENT:	0.41 Acres
LEGAL DESCRIPTION:	Lot 1, Block 1, Grace Academy Subdivision, Cabinet CC, Slide 339 of the Plat Records of Williamson County, Texas. Recorded 7/9/06
PROPOSED USE:	Educational Facility - Private - Elementary School - Middle School - High School
BENCHMARK:	TBM - TOP OF GIN SPINDLE SET IN POWER POLE NEAR TRANSFORMER. ELEV.=750.18
UTILITY PROVIDERS:	Water - City of Georgetown 300-1 Industrial Avenue Georgetown, TX 78626 512-930-3640 customercare@georgetown.org https://gus.georgetown.org/ Electric - PEC 10625 West Highway 29 Liberty Hill, TX 78642 512-778-5470 https://www.pec.coop/ Wastewater - Septic
ZONING:	Agriculture

SITE PLAN NOTES:

1. It is the responsibility of the property owner, and successors to the current property owner, to ensure the subject property and any improvements are maintained in conformance with this Site Development Plan.
2. This development shall comply with all standards of the Unified Development Code (UDC), the City of Georgetown Construction Standards and Specifications Manual, and the Development Manual and all other City applicable standards.
3. This Site Plan shall meet the UDC Stormwater requirements.
4. All signage requires a separate application and approval from the Inspection Services Department. No signage is approved with the Site Plan.
5. Sidewalks shall be provided in accordance with with UDC through the fee-in-lieu option.
6. Driveways will require approval by the Development Engineer of the City of Georgetown.
7. Outdoor lighting shall comply with Section 7.04 of the UDC.
8. Screening of mechanical equipment, dumpsters and parking shall comply with Chapter 8 of the UDC. The screening is shown on the Landscape and Architectural Plans, as applicable.
9. The companion Landscape Plan has been designed and plant materials shall be installed to meet all requirements of the UDC.
10. All maintenance of required landscape shall comply with the maintenance standards of Chapter 8 of the UDC.
11. A separate Irrigation Plan shall be required at the time of building permit application.
12. Fire flow requirements of 1,500 gallons per minute are being met by this plan.
13. Any Heritage Tree as noted on this Site Plan is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the Unified Development Code.
14. The construction portion of these plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the Standard Construction Specifications and Details Manual and all other applicable City, State, and Federal Requirements and Codes.
15. This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
16. The property subject to this application is subject to the Water Quality Regulations of the City of Georgetown.
17. A Geologic Assessment, in accordance with the City of Georgetown Water Quality Regulations, was completed on 3-4-2006 and 10-6-2021. Any springs and streams as identified in the Geologic Assessment are shown herein.
18. Where no existing overhead infrastructure exists, underground electric utility lines shall be located along the street and within the site. Where existing overhead infrastructure is to be relocated, it shall be re-installed underground and the existing facilities shall be removed at the discretion of the Development Engineer.
19. All electric and communication infrastructure shall comply with UDC Section 13.06.
20. An Administrative Exception for an Alternative Parking Plan was approved by the Planning Director on 8/18/2022 (2021-47-AE) to allow for reduced required parking.



Location Map
1" = 2000'

NOTE:
CONTRACTOR SHALL UNCOVER AND VERIFY LOCATIONS, BOTH HORIZONTALLY AND VERTICALLY, OF ALL EXISTING UTILITIES ALONG THE PROPOSED ROUTE. IF A CONFLICT EXISTS BETWEEN THE PROPOSED PROJECT AND ANY EXISTING UTILITY, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED.

BEFORE YOU DIG Texas811.com

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

STEGER BIZZELL

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

Submitted By:

STATE OF TEXAS
JAMES M. CUMMINS
105952
LICENSED
PROFESSIONAL ENGINEER
4/23/25

JAMES M. CUMMINS, P.E. Date

Project Number:
20859 Grace Academy
2025 New Classroom

Sheet 1 of 23

2025-38-SDP

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	PLAT (1 of 2)
4	PLAT (2 of 2)
5	EROSION & SEDIMENTATION CONTROL & TREE PROTECTION PLAN
6	TREE SCHEDULE (1 OF 4)
7	TREE SCHEDULE (2 OF 4)
8	TREE SCHEDULE (3 OF 4)
9	TREE SCHEDULE (4 OF 4)
10	EROSION & SEDIMENTATION CONTROL & TREE PROTECTION DETAILS
11	SITE PLAN
12	GRADING, PAVING, STRIPING & SIGNAGE PLAN
13	PAVING, STRIPING AND SIGNAGE DETAILS
14	BUILDING ELEVATIONS A2
15	LA0.00 LANDSCAPE NOTES AND SCHEDULES
16	LA1.00 OVERALL LANDSCAPE PLAN
17	LA1.01 LANDSCAPE PLAN ENLARGEMENTS
18	LA5.01 LANDSCAPE DETAILS
19	ELECTRICAL COVER SHEET E0.0
20	ELECTRICAL NOTES AND SPECIFICATIONS E0.1
21	ELECTRICAL NOTES AND SPECIFICATIONS E0.2
22	ELECTRICAL SITE PLAN E1.0
23	SITE PHOTOMETRIC PLAN E2.0

CITY OF GEORGETOWN GENERAL NOTES

1. These construction plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
2. This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
3. The site construction plans shall meet all requirements of the approved site plan.
4. Wastewater mains and service lines shall be SDR 26 PVC.
5. Wastewater mains shall be installed without horizontal or vertical bends.
6. Maximum distance between wastewater manholes is 500 feet.
7. Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to the City of Georgetown and TCEQ requirements.
8. Wastewater manholes shall be vacuum tested and coated by the contractor according to City of Georgetown and TCEQ requirements.
9. Wastewater mains shall be camera tested by the contractor and submitted to the City on DVD format prior to paving the streets.
10. Private water system fire lines shall be tested by the contractor to 200 psi for 2 hours.
11. Private water system fire lines shall be ductile iron piping from the water main to the building sprinkler system, and 200 psi C900 PVC for all others.
12. Public water system mains shall be 150 psi C900 PVC and tested by the contractor at 200 psi for 15 minutes and 150 psi for 2 hours.
13. All bends and changes in direction on water mains shall be restrained and thrust blocked.
14. Long fire hydrant leads shall be restrained.
15. All water lines are to be bacteria tested by the contractor according to the City standards and specifications.
16. Water and Sewer main crossings shall meet all requirements of the TCEQ and the City.
17. Flexible base material for public streets shall be TXDOT Type A Grade 1.
18. Hot mix asphaltic concrete pavement shall be Type D unless otherwise specified and shall be a minimum of 2 inches thick on public streets and roadways.
19. All sidewalk ramps are to be installed with the public infrastructure.
20. A maintenance bond is required to be submitted to the City prior to acceptance of the public improvements. This bond shall be established for 2 years in the amount of 10% of the cost of the public improvements and shall follow the City format.
21. Record drawings of public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. These drawings shall be a pdf emailed to the City Development engineer.

GENERAL CONSTRUCTION NOTES

1. Prior to beginning construction, the Owner or his authorized representative, shall convene a Pre-Construction Conference between the City of Georgetown, Engineer, Contractor, County Engineer (if applicable), Texas Commission on Environmental Quality Field Office, and any other affected parties. Notify all such parties at least 48 hours prior to the time of the conference and 48 hours prior to beginning construction.

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

3. The location of any existing water, wastewater lines or other utilities shall be verified by the City of Georgetown & other utility providers prior to construction.

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

5. Steger Bizzell has endeavored to design these plans compliant with ADA/TAS and other accessibility requirements. However, the contractor shall not be relieved of any responsibility for constructing these improvements compliant with all applicable accessibility standards. If the contractor notices any discrepancies between these plans and accessibility laws/rules, he is to stop work in the area of conflict and notify Steger Bizzell immediately for a resolution and/or revision to these plans. Steger Bizzell shall not be held responsible for constructing this site compliant with accessibility laws/rules regardless of what is shown in these plans.

6. Contractor is responsible for preparation and administration of a Storm Water Pollution Prevention Plan (SWPPP).

SEQUENCE OF CONSTRUCTION PER APPROVED WPAP

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

1. Construction activities will commence with the installation of the required erosion and sedimentation control. The project will be constructed in one phase.
2. Excavation will take place where the proposed building and additional parking will be situated. Spoils of this material may be placed at a location on the project site as directed by the contractor and approved by the engineer or hauled off-site. These spoils and any other loose granular material will be enclosed by a silt fence. The total area potentially disturbed by construction is approximately 0.4 acres.
3. Grading on the site will consist of the placement and compaction of base or select fill material under and/or around the proposed parking and building. Approximately 0.4 acres will be disturbed.
4. Subsequent to the construction of the subdivision improvements. disturbed areas will be hydro-mulched or seeded.
5. Once vegetation is established on the site, Temporary BMPs will be removed as allowed by the engineer.

TEMPORARY EROSION CONTROL NOTES

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

2. The placement of erosion/sedimentation controls shall be in accordance with the EROSION & SEDIMENTATION CONTROL AND TREE PROTECTION PLAN.

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

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

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

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

PERMANENT EROSION CONTROL NOTES

1. All disturbed areas outside the public right-of-way & drainage easements shall be restored as noted below:

1.1. A minimum of four inches of imported sandy loam topsoil or approved equal shall be placed in all drainage channels (except rock) and on all cleared areas.

1.2. The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows, unless specified elsewhere:

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

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

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

1.4. The planted area shall be irrigated or sprinkled in a manner that will not erode the top soil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.

1.5. Mulch shall be applied at a rate of 1,500 pounds per acre.

2. Disturbed areas within areas to become public shall be revegetated to the City of Georgetown requirements. See Section G7 of the city of Georgetown specifications.

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

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795	San Antonio Regional Office 14250 Judson Road San Antonio, Texas 78233-4480 Phone (210) 490-3096 Fax (210) 545-4329

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

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

NO.	REVISION	BY	DATE

JMC — DESIGNED BY: — 02/12/2025 DATE
JMC, TEH — DRAWN BY: — 02/12/2025 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS · JAMES M. CUMMINS · 105952 · LICENSED PROFESSIONAL ENGINEER · 4/23/25

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

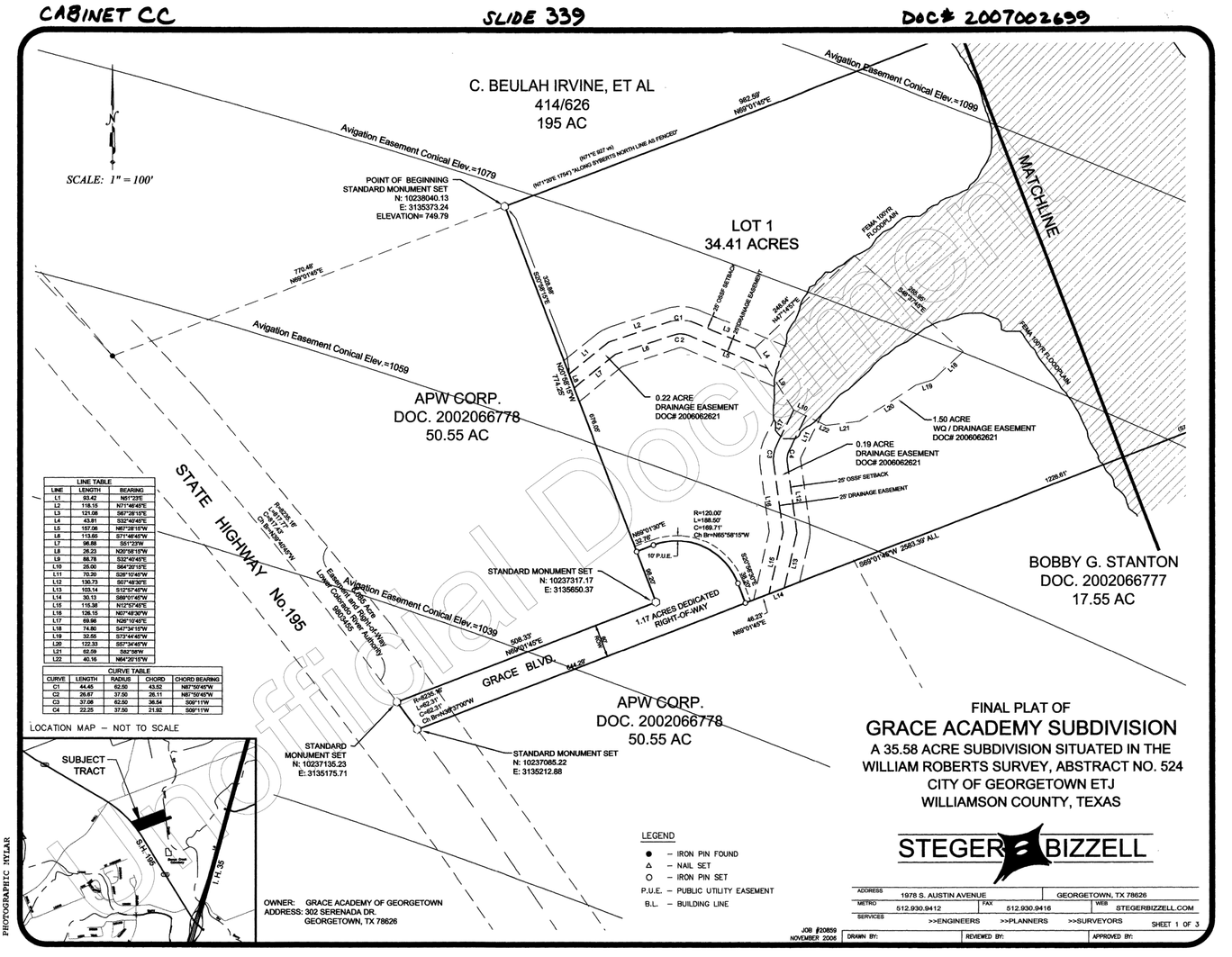
GENERAL NOTES

GRACE ACADEMY - 2025 NEW CLASSROOM
City of Georgetown
Williamson County, Texas

Project Number: 20859-GRACE ACADEMY
SCALE: AS NOTED
Project Path: PROJECTS 2006\20859
Project Name: 2025 NEW CLASS ROOM
Drawing Path: PROJECTS 2006\20859 Grace Academy - 2025 New Classroom\CAD
Sheet Number: 2 of 23 sheets

2025-38-SDP

CABINET CC SLIDE 339 DOC# 2007002699



LINE TABLE		
LINE	LENGTH	BEARING
L1	83.42	N51°23'E
L2	114.15	N71°46'45"E
L3	121.08	S87°28'15"E
L4	43.81	S32°40'45"E
L5	157.06	N87°28'15"W
L6	113.65	S71°46'45"W
L7	96.88	S51°23'W
L8	26.23	N29°28'15"W
L9	88.76	S32°40'45"E
L10	26.00	S64°28'15"E
L11	70.20	S28°10'45"W
L12	130.73	S07°46'30"E
L13	103.14	S12°57'45"W
L14	30.13	S66°07'45"W
L15	116.38	N12°57'45"E
L16	136.15	N07°46'30"W
L17	69.98	N26°10'45"E
L18	74.80	S47°34'15"W
L19	32.55	S17°44'45"W
L20	122.33	S57°34'45"W
L21	62.09	S62°56'W
L22	40.16	N64°20'15"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	44.45	62.50	43.52	N67°50'45"W
C2	36.67	37.50	35.11	N67°50'45"W
C3	37.08	62.50	36.54	S59°11'W
C4	22.25	37.50	21.92	S59°11'W

JOB #20859
NOVEMBER 2006
DRAWN BY:
REVIEWED BY:
APPROVED BY:

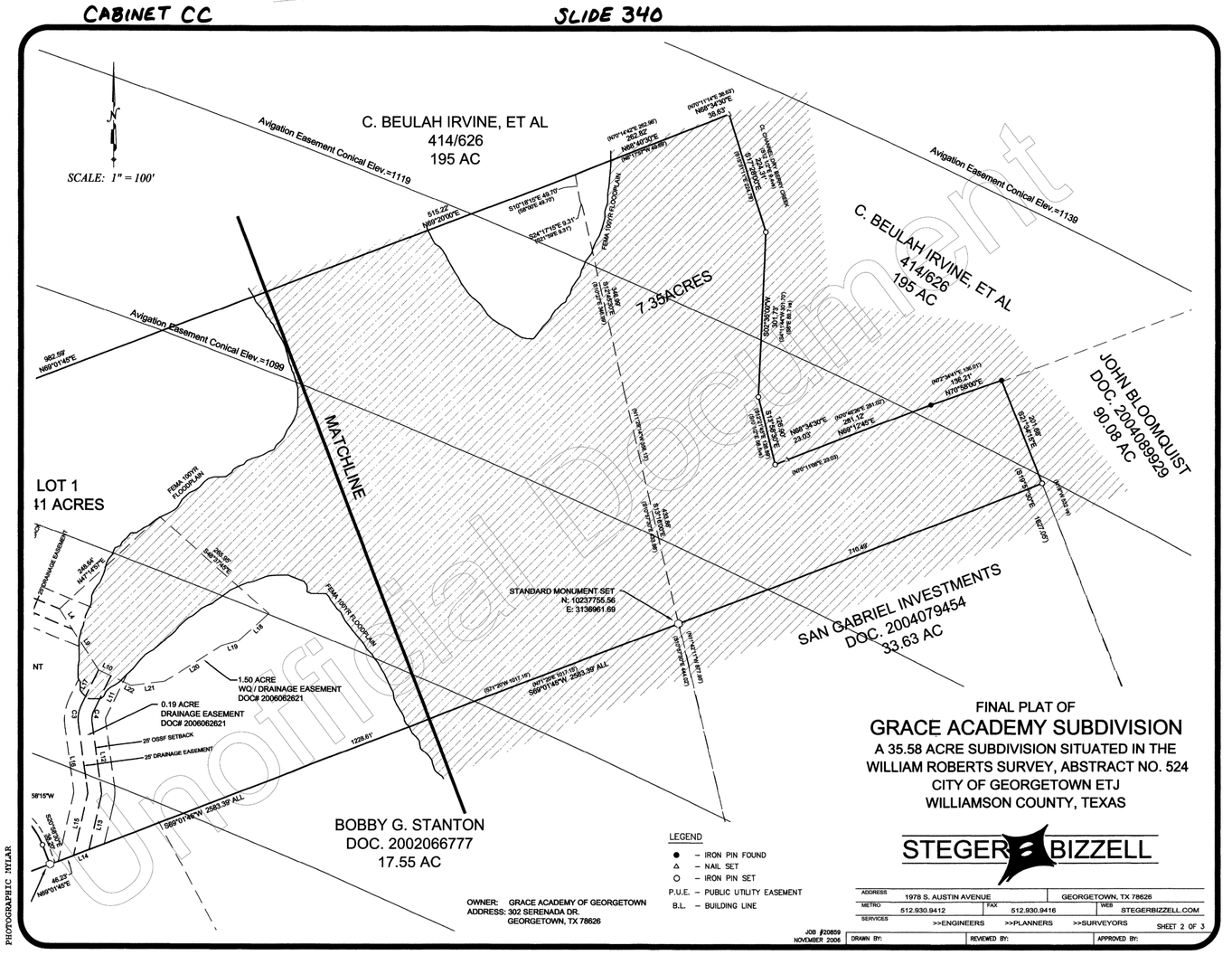
FINAL PLAT OF
GRACE ACADEMY SUBDIVISION
A 35.58 ACRE SUBDIVISION SITUATED IN THE
WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524
CITY OF GEORGETOWN ETJ
WILLIAMSON COUNTY, TEXAS

STEGER BIZZELL

ADDRESS	1978 S. AUSTIN AVENUE		GEORGETOWN, TX 78626
METRO	512.930.9412	FAX 512.930.9416	WEB STEGERBIZZELL.COM
SERVICES	>>ENGINEERS	>>PLANNERS	>>SURVEYORS

SHEET 1 OF 3

CABINET CC SLIDE 340



JOB #20859
NOVEMBER 2006
DRAWN BY:
REVIEWED BY:
APPROVED BY:

FINAL PLAT OF
GRACE ACADEMY SUBDIVISION
A 35.58 ACRE SUBDIVISION SITUATED IN THE
WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524
CITY OF GEORGETOWN ETJ
WILLIAMSON COUNTY, TEXAS

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SERVICES	>>ENGINEERS	>>PLANNERS	>>SURVEYORS

SHEET 2 OF 3

WARNING!
There are existing water pipelines, underground telephone, gas, and electric lines in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If conflicts exist, the Contractor shall contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

JMC DESIGNED BY: 05/12/2025 DATE
JMC, TEH DRAWN BY: 05/12/2025 DATE
CHECKED BY: DATE
APPROVED BY: DATE

JAMES M. CUMMINS 105952 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

STEGER BIZZELL

METRO	ADDRESS	GEORGETOWN, TX 78626
512.930.9412	1978 S. AUSTIN AVENUE	
SERVICES	TEXAS REGISTERED ENGINEERING FIRM F-581 TBPELS FIRM No. 10003700	WEB STEGERBIZZELL.COM
>>ENGINEERS >>PLANNERS >>SURVEYORS		

PLAT (1 OF 2)
GRACE ACADEMY - 2025 NEW CLASSROOM
City of Georgetown
Williamson County, Texas

Project Number: 20859-GRACE ACADEMY
SCALE: AS NOTED
Project Path: PROJECTS 20859\20859
Project Name: 2025 NEW CLASS ROOM
Drawing Path: PROJECTS 20859\20859 Grace Academy\2025 New Classroom\CAD
Sheet Number: 3 of 23 sheets

2025-38-SDP

PERIMETER DESCRIPTION

BEING 35.58 acres of land, situated in the William Roberts Survey, Abstract No. 524, in Williamson County, Texas, said land being a portion of that certain Tract 1, called 50.55 acres, as conveyed by APW Corporation by deed recorded as Document No. 2002066778 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), said 35.58 acres of land being more particularly described by metes and bounds as follows, with bearings based on the Texas State Plane Coordinate System, NAD 83, Texas Central Zone, as determined by GPS observations;

BEGINNING for Reference at an iron pin found on the east line of State Highway No. 195, marking the Northwest corner of the above-referenced 50.55 acre APW Corporation Tract 1, being the most westerly Southwest corner of that certain tract of land, called 294.03 acres, Saint Gabriel Investments, Ltd., tract, by deed recorded in Volume 414, Page 626, of the Deed Records of Williamson County, Texas;

THENCE, along the north line of the said 50.55 acre APW Corporation Tract 1, being a southerly line of the said 294.03 acre Invine tract, N 68° 01' 45" E, 770.46 feet to an iron pin set for the most northerly Northeast corner hereof;

THENCE, along the north line of the said 50.55 acre APW Corporation Tract 1, being a southerly line of the said 294.03 acre Invine tract, N 68° 01' 45" E, 967.59 feet to a nail found at a "T" post and N 20° 24' E, 515.22 feet to a fence post, (from which an iron pin found bears N 71° 07' E, 0.40 of a foot); marking the Northeast corner of the said 50.55 acre APW Corporation Tract 1, and the Northwest corner of the above-referenced 33.63 acre San Gabriel Investments, Ltd., tract, and continuing along a northerly line of the said 33.63 acre San Gabriel Investments, Ltd. tract, N 68° 40' 34" E, 282.29 feet to a 2x4 nail found at a fence post, for the most northerly Northeast corner of the said 33.63 acre San Gabriel Investments, Ltd. tract, being the most northerly Northeast corner of the said 33.63 acre San Gabriel Investments, Ltd. tract, being an interior corner of the said 294.03 acre Invine tract, for the most northerly Northeast corner hereof;

THENCE, along the east line of the said 33.63 acre San Gabriel Investments, Ltd. tract, being the west line of the said 294.03 acre Invine tract, S 20° 24' W, 1,727.84 feet to an iron pin found on the west line of the said 33.63 acre San Gabriel Investments, Ltd. tract, marking the most easterly Southeast corner of the said 50.55 acre APW Corporation Tract 1, and the most easterly Northeast corner of that certain tract of land, called 17.55 acres, conveyed to Bobby G. Stanton by deed recorded as Document No. 2002066777 of the Official Public Records of Williamson County, Texas, at 1,727.84 feet pass an iron pin found marking an interior corner of the said 294.03 acre Invine tract, and the most easterly Northeast corner of the said 17.55 acre Stanton tract, for a total distance of 2,563.39 feet, in all, to an iron pin set on the east east line of State Highway No. 195, being the west line of the said 50.55 acre APW Corporation Tract 1, for the most southerly Southeast corner hereof;

THENCE, along the west line of State Highway No. 195, along a curve to the left, (Radius = 8255.16 feet, Long Chord bears N 36° 37' W, 629.31 feet), an arc distance of 630.31 feet to an iron pin set for the most westerly Northwest corner hereof;

THENCE, N 68° 01' 45" E, 509.33 feet to an iron pin set for an interior corner hereof;

THENCE, N 20° 58' 15" W, 774.25 feet to the Place of BEGINNING and containing 35.58 acres of land.

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

I, Brian F. Peterson, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct to the best of my knowledge and belief, and that the property was surveyed on the ground, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in connection with the property, except as shown on the plat, and that all boundary corners and angles were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Georgetown, Texas, and that the perimeter field notes hereon have a mathematical closure in accordance with the latest Texas Society of Professional Surveyors Standards and Specifications, and that to the best of my knowledge and belief.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas.

this the 22nd day of March, 2006 A.D.

Registered Professional Land Surveyor No. 3867
State of Texas

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

I, Perry C. Steger, Registered Professional Engineer, do hereby certify that this subdivision is in the Edwards Aquifer Recharge Zone, and that this subdivision will be constructed in accordance with the approved Environmental Quality prior to construction. A portion of this subdivision is encroached by a Special Flood Hazard Area (Zone A) as shown on the Flood Insurance Rate Map for Williamson County Texas Community Flood Insurance Rate Map), Community/Panel Number 48491C0115C, effective date September 27, 1991.

The engineering work for the roads and drainage (including driveway drain pipes) within the subdivision have been completed in compliance with the Williamson County Subdivision Regulations (including the Engineering Design Standards) and all applicable Texas Commission on Environmental Quality rules.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Williamson County, Texas.

this the 23rd day of March, 2006 A.D.

Perry C. Steger
Registered Professional Engineer No. 59972
State of Texas

GENERAL NOTES:

1. Total Acres: 35.58 Acres.
2. Number of Blocks: 1
3. Number of Lots: 1 Lot / 35.41 Acres
4. Average Lot Size: 35.41 Acres
5. Proposed use: Institutional
6. A portion of this subdivision is within the 100 year Flood plain as defined by FIRM Map Number 48491C0115C, effective date September 27, 1991.
7. Water service shall be provided by the City of Georgetown.
8. Electric service shall be provided by Pedernales Electric Coop.
9. All lots within this subdivision shall be served by On-site Sewage Facilities which must be designed by a Registered Professional Engineer or Registered Sanitarian.
10. Electric service shall be provided by Pedernales Electric Coop.
11. Horizontal Datum based upon the Texas State Plane Coordinate System, NAD 83, Texas Central Zone.
12. This subdivision is located in the ETJ of the City of Georgetown.
13. All dwellings, trailers, or mobile homes placed on subdivided lots must be connected to the public sewer system or to an on-site sewage facility authorized and approved by the Texas Department of Health and the private sewage facility regulations applicable to Williamson County as of the date of applications.
14. Water service shall be provided by the City of Georgetown which has agreed to serve each lot in this subdivision.
15. This tract is located in the Edwards Aquifer Recharge Zone. An approved Water Pollution Abatement Plan and Contributing Zone Plan must be obtained before any development may occur.
16. All public utilities and easements as shown on this plat are free of liens.
17. Length of new streets: 699 L.F.
18. No driveways will be allowed on Lot 1 frontage.
19. No obstructions will be placed in drainage easements.
20. All construction shall be in accordance with the City of Georgetown.
21. A Traffic Impact Analysis (TIA) for this subdivision will be required when the cumulative average daily trips exceeds 2000.
22. No building or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Floodplain Administrator. The Certificate of Compliance must be approved by the Floodplain Administrator prior to any permits issued by Williamson County Flood Plain Administrator for each lot specified.
23. The owner, holder, assignee, or successor in interest of any portion of this property Development Permit will be required before a structure can be placed on the property. The written notice shall when applications are made for Flood Plain Development Permits.
24. The Flood Plain Development Permit will require that all buildings, grading, channel improvement, or drainage improvements or any other chance within the 100 year flood plain located within this blue line (survey), an application for Flood Plain Development Permit with a description of the project and extent of changes, if approved by the Williamson County Flood Plain Administrator. All specifications and details necessary for
25. Prior to any channel alteration or bridge construction which will change existing flood patterns or elevations, a letter of map amendment must be submitted to and approved by the Federal Emergency
26. The minimum Finished Floor Elevation for Lot 1 shall be 920 feet.
27. The minimum Finished Floor Elevation for Lot 1 shall be 920 feet.
28. Maximum impervious coverage is 80% allowable up to 85% if appropriate impervious coverage waivers
29. Sidewalks will be constructed and street trees planted in accordance with the City of Georgetown UDC
30. Sidewalks will be constructed and street trees planted in accordance with the City of Georgetown UDC
31. The construction and maintenance of landscaping within Grace Boulevard
32. There shall be an encroachment of the public roadway easement and right of
right-of-way is the responsibility of the adjacent property owners. Furthermore,
right-of-way is the responsibility of the owner of Lot 1.
Boulevard right-of-way is the responsibility of the owner of Lot 1.
33. There shall be an encroachment of the public roadway easement and right of
right for the passage of aircraft in the air space above the surface of the land
and other objects that may endanger or interfere with the safe use of such air
space such rights as may be inherent in the operation of aircraft, now known or
hereafter used, for navigation of or flight in the air, including the right to cause
landing at, taking off from or operating on the Georgetown Airport as indicated on
the plat.
b. The height of any structure to no more than the approach slope of the
transition slope elevation of the Georgetown Airport as indicated on the plat. The
approach slope is based on a 20:1 slope from the end of the runway at the
elevation and the avigation elevation for any particular location.
c. The maximum height of any structure located in the easement is 1089-1139 feet and 2021
d. The maximum height of any structure located in the easement is 169 feet.

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

I, Bobby Ploy, AICP, Director of the Planning and Development Services Division of the City of Georgetown, do hereby certify that this plat conforms to the ordinances and rules of the City of Georgetown, Texas.

Bobby G. Ploy, AICP, Director
Planning & Development Services
City of Georgetown, Texas

Date

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

Before me, the undersigned authority, on this day personally appeared Kevin R. Kelly known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the legal representative of the aforementioned entity.

GIVEN UNDER MY HAND AND SEAL of office this the 9 day of December A.D. 2006.

Notary Public in and for the State of Texas

JAMES EDWARD LESTER
Notary Public, State of Texas
My Commission Expires
JUNE 9, 2009

Kevin R. Kelly, V.P.
First Texas Bank
500 S. Austin Ave.
Georgetown, TX 78626

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

That I, First Texas Bank, the lien holder of the certain tract of land described in a DEED OF TRUST recorded in Document #2006062816 of the Official Records of Williamson County, Texas, do hereby consent to the dedication of the property shown hereon to the public use forever and to the recordation of this plat, and do hereby release the property covered by our lien from the lien securing the indebtedness described in said DEED OF TRUST to the extent only of the property dedicated to the public use as shown hereon. This subdivision is to be known as GRACE ACADEMY SUBDIVISION.

Kevin R. Kelly, V.P.
First Texas Bank
500 S. Austin Ave.
Georgetown, TX 78626

Date

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

Before me, the undersigned authority, on this day personally appeared Kevin R. Kelly known to me to be the person whose name is subscribed to the foregoing instrument. It has been acknowledged to me that he/she executed the foregoing instrument as the legal representative of the aforementioned entity.

GIVEN UNDER MY HAND AND SEAL of office this the 9 day of December A.D. 2006.

Notary Public in and for the State of Texas

JAMES EDWARD LESTER
Notary Public, State of Texas
My Commission Expires
JUNE 9, 2009

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

The subdivision, known as GRACE ACADEMY SUBDIVISION, has been approved for filing for record according to the minutes of the meeting of the Georgetown City Council on the 27th day of June, 2006.

Attest:

Jackie Kee, City Secretary
City of Georgetown, Texas

Mayor
City of Georgetown, Texas

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the instrument of writing and its certificate of authentication was filed for record in my office on the 27th day of JANUARY A.D. 2007 at 1:59 o'clock, P. M. and duly recorded on the 29th day of JANUARY A.D. 2007 at 8:15 o'clock, A. M. in the Plat Records of said County in Cabinet CC, Slide(s) 339, 340 & 341.

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

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: _____ Deputy
WILLIAM LaFENCE

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

Based upon the above representations of the engineer or surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said engineer or surveyor, I find that this plat complies with the Williamson County Subdivision Regulations and Williamson County On-Site Sewerage Facility Regulations. This certification is made solely upon such representations and should not be relied upon for verification of the facts alleged. The Williamson County Engineer reserves the right to require additional information as may be necessary for independent verification of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Paula Pfeil
Director of Environmental Services

11/27/06
Date

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

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the instrument of writing and its certificate of authentication was filed for record in my office on the 27th day of JANUARY A.D. 2007 at 1:59 o'clock, P. M. and duly recorded on the 29th day of JANUARY A.D. 2007 at 8:15 o'clock, A. M. in the Plat Records of said County in Cabinet CC, Slide(s) 339, 340 & 341.

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

Nancy Rister, Clerk County Court
of Williamson County, Texas

By: _____ Deputy
WILLIAM LaFENCE

STEGER BIZZELL

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

JOB #20859
NOVEMBER 2006
DRAWN BY:
REVIEWED BY:
APPROVED BY:
SHEET 3 OF 3

FINAL PLAT OF
GRACE ACADEMY SUBDIVISION
A 35.58 ACRE SUBDIVISION SITUATED IN THE
WILLIAM ROBERTS SURVEY, ABSTRACT NO. 524
CITY OF GEORGETOWN ETJ
WILLIAMSON COUNTY, TEXAS

PHOTOGRAPHIC MYLAR

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

NO.	REVISION	BY	DATE

JMC, DESIGNED BY: 02/12/2025 DATE
JMC, TEH DRAWN BY: 02/12/2025 DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS
JAMES M. CUMMINS
105952
LICENSED
PROFESSIONAL ENGINEER
4/23/25

STEGER BIZZELL

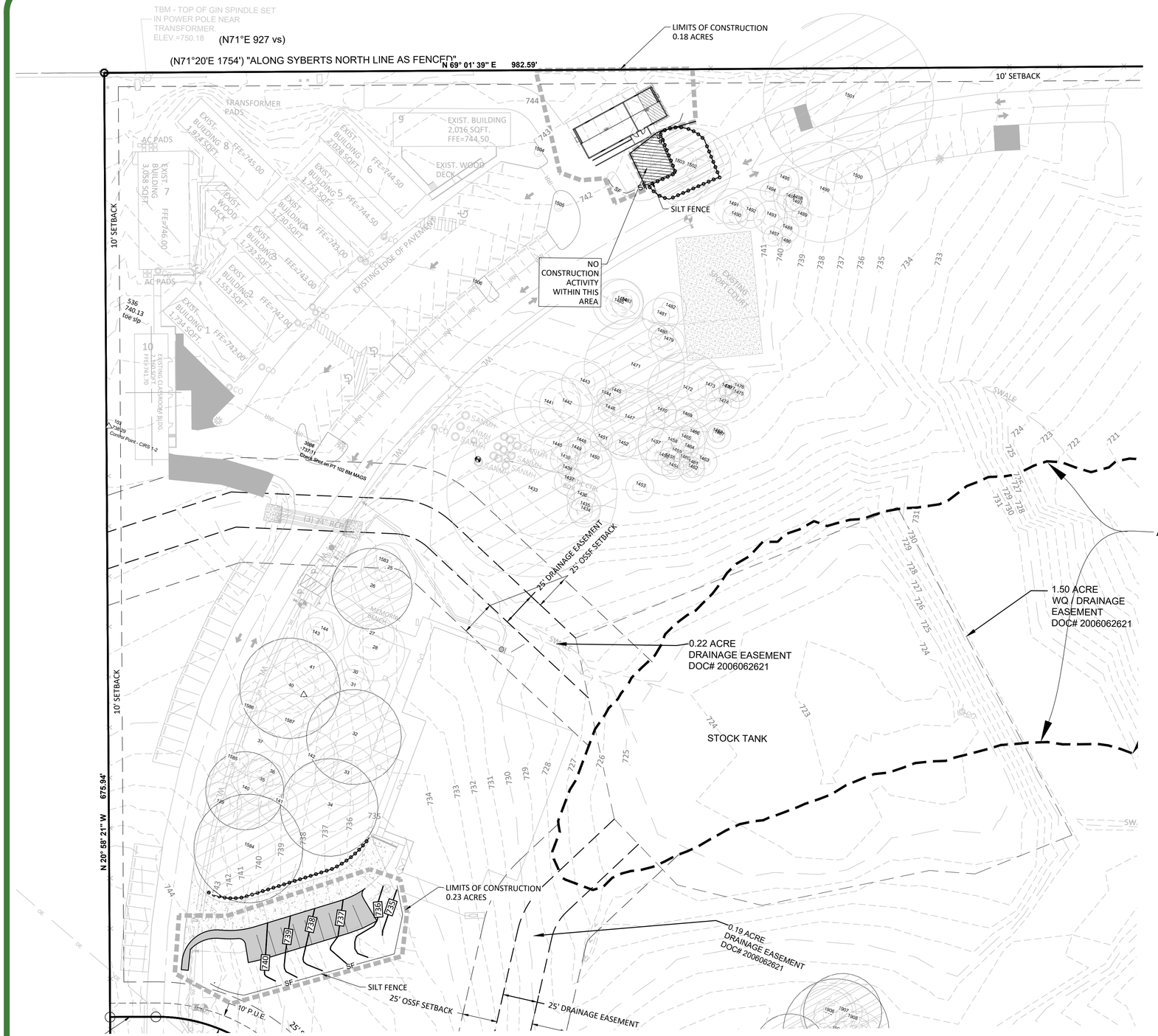
ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

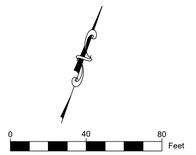
PLAT (2 OF 2)

GRACE ACADEMY - 2025 NEW CLASSROOM
City of Georgetown
Williamson County, Texas

Project Number:	20859-GRACE ACADEMY
SCALE:	AS NOTED
Project Path:	PROJECTS 2006\20859
Project Name:	2025 NEW CLASS ROOM
Drawing Path:	PROJECTS 2006\20859 Grace Academy - 2025 New Classroom\CAD
Sheet Number:	4 of 23 sheets

2025-38-SDP





LEGEND

- LIMITS OF CONSTRUCTION
- SF — SILT FENCE
- TREE PROTECTION
- TREE TO REMAIN AND FERTILIZED
- HERITAGE TREE
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- XXX — PROPOSED CONTOURS
- XXX — EXISTING CONTOURS

Tree Schedule List
Grace Academy Gym
3/25/2025

Point Number	Tag Number	Key	Size	Half Critical Root Zone	Common Name	Latin Name
25	25	P	20"	10'	CEDAR ELM	Ulmus crassifolia
26	26	HT	29" (16 14 11)	14.5'	RED OAK	Quercus shumardii
27	27	R-P	17"	8.5'	RED OAK	Quercus shumardii
28	28	P	22"	11'	LIVE OAK	Quercus virginiana
30	30	P	14"	7'	CEDAR ELM	Ulmus crassifolia
31	31	P	13"	6.5'	LIVE OAK	Quercus virginiana
32	32	HT	34" (30 8)	17'	LIVE OAK	Quercus virginiana
33	33	P	22" (15 13)	11'	LIVE OAK	Quercus virginiana
34	34	HT	35" (21 15 13)	17.5'	LIVE OAK	Quercus virginiana
35	35	P	17"	8.5'	LIVE OAK	Quercus virginiana
36	36	P	17"	8.5'	LIVE OAK	Quercus virginiana
37	37	P	24"	12'	LIVE OAK	Quercus virginiana
40	40	HT	36" (27 18)	18'	LIVE OAK	Quercus virginiana
41	41	P	19"	9.5'	CEDAR ELM	Ulmus crassifolia
139	139	P	16"	8'	LIVE OAK	Quercus virginiana
140	140	HT	28" (14 11 9 8)	14'	LIVE OAK	Quercus virginiana
141	141	P	14"	7'	LIVE OAK	Quercus virginiana
142	142	P	20"	10'	LIVE OAK	Quercus virginiana
143	143	P	13"	6.5'	CEDAR ELM	Ulmus crassifolia
144	144	P	15" (11 7)	7.5'	CEDAR ELM	Ulmus crassifolia
1583	1583	P	13"	6.5'	CEDAR ELM	Ulmus crassifolia
1584	1584	HT	39" (24 19 10)	19.5'	CEDAR	
1585	1585	P	12"	6'	CEDAR ELM	Ulmus crassifolia
1586	1586	P	13"	6.5'	CEDAR ELM	Ulmus crassifolia
1587	1587	P	22" (12 12 7)	11'	POST OAK	Quercus stellata

WARNING!
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NO.	REVISION	BY	DATE

JMC — DESIGNED BY: — 02/12/2025 DATE
JMC, TEH — DRAWN BY: — 02/12/2025 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS
JAMES M. CUMMINS
105952
LICENSED
PROFESSIONAL ENGINEER
4/23/25

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

EROSION & SEDIMENTATION CONTROL & TREE PROTECTION PLAN

GRACE ACADEMY - 2025 NEW CLASSROOM

City of Georgetown
Williamson County, Texas

Project Number: 20859-GRACE ACADEMY
SCALE: AS NOTED
Project Path: PROJECTS 2006\20859
Project Name: 2025 NEW CLASS ROOM
Drawing Path: PROJECTS 2006\20859 Grace Academy - 2025 New Classroom\CAD
Sheet Number: 5 of 23 sheets

2025-38-SDP

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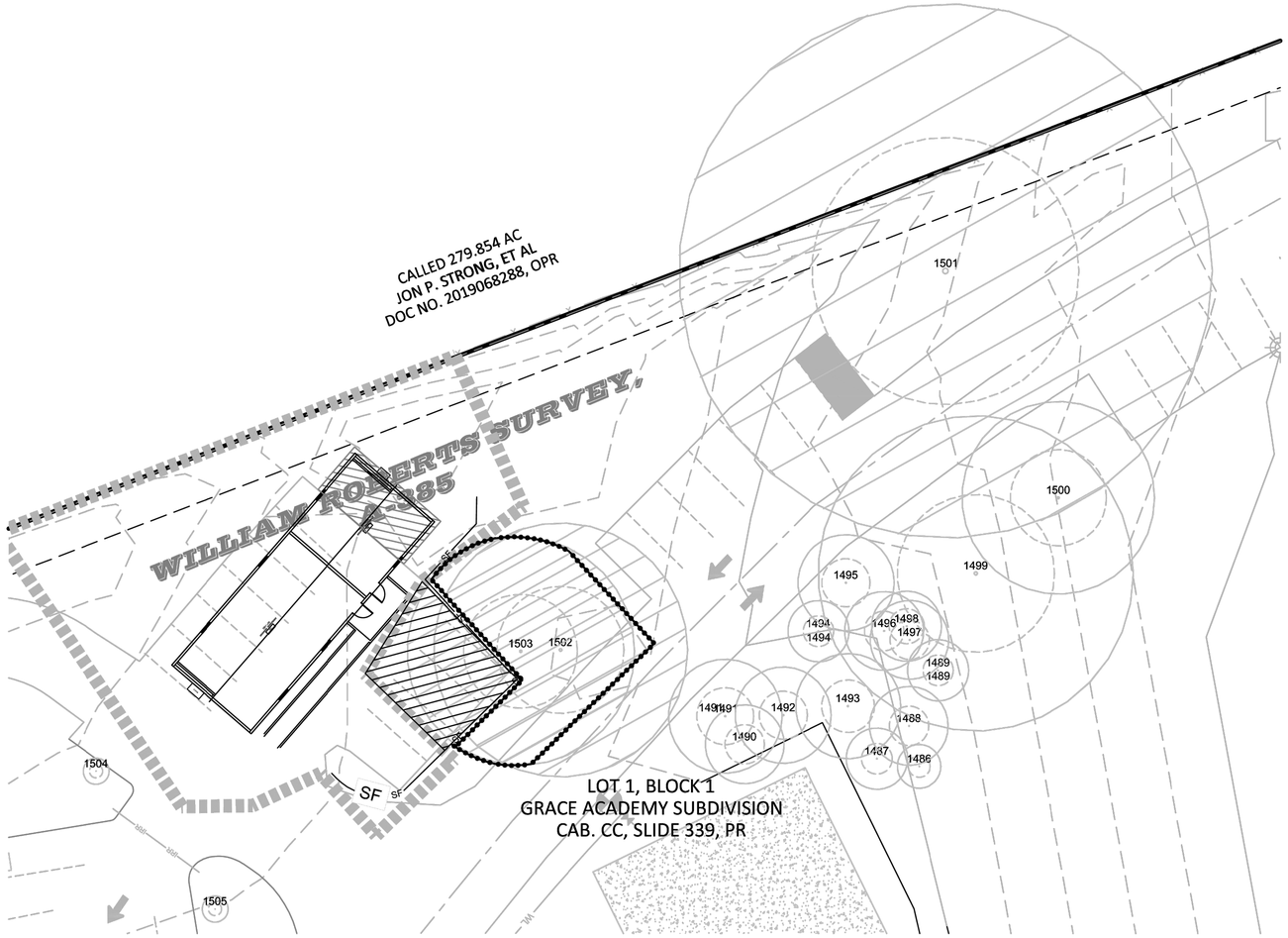
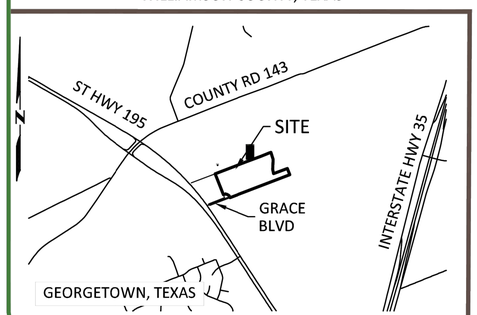
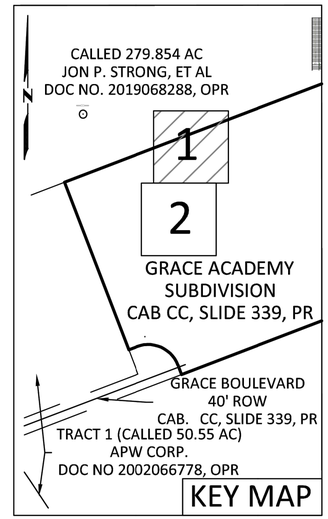


LOCATION MAP-NTS
WILLIAMSON COUNTY, TEXAS





30' 20' 10' 0' 15' 30'

GRAPHIC SCALE: 1" = 30'

LEGEND

●	IRON ROD FOUND (1/2" OR AS NOTED)
ROW	RIGHT-OF-WAY
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

N

TREE SURVEY

LOT 1, BLOCK 1
GRACE ACADEMY SUBDIVISION
WILLIAM ROBERTS SURVEY, ABSTRACT 385
WILLIAMSON COUNTY, TEXAS

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

DATE 5/13/2025 JOB NO. 20859 SHEET NO 1 OF 4

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

NO.	REVISION	BY	DATE

JMC 02/12/2025
DESIGNED BY: DATE

JMC, TEH 02/12/2025
DRAWN BY: DATE

CHECKED BY: DATE

APPROVED BY: DATE

STATE OF TEXAS
JAMES M. CUMMINS
105952
LICENSED
PROFESSIONAL ENGINEER
4/23/25

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ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

TREE SCHEDULE (1 OF 4)

GRACE ACADEMY - 2025 NEW CLASSROOM
City of Georgetown
Williamson County, Texas

Project Number:	20859-GRACE ACADEMY
SCALE:	AS NOTED
Project Path:	PROJECTS 2006\20859
Project Name:	2025 NEW CLASS ROOM
Drawing Path:	PROJECTS 2006\20859 Grace Academy - 2025 New Classroom\CAD
Sheet Number:	6 of 23 sheets

2025-38-SDP

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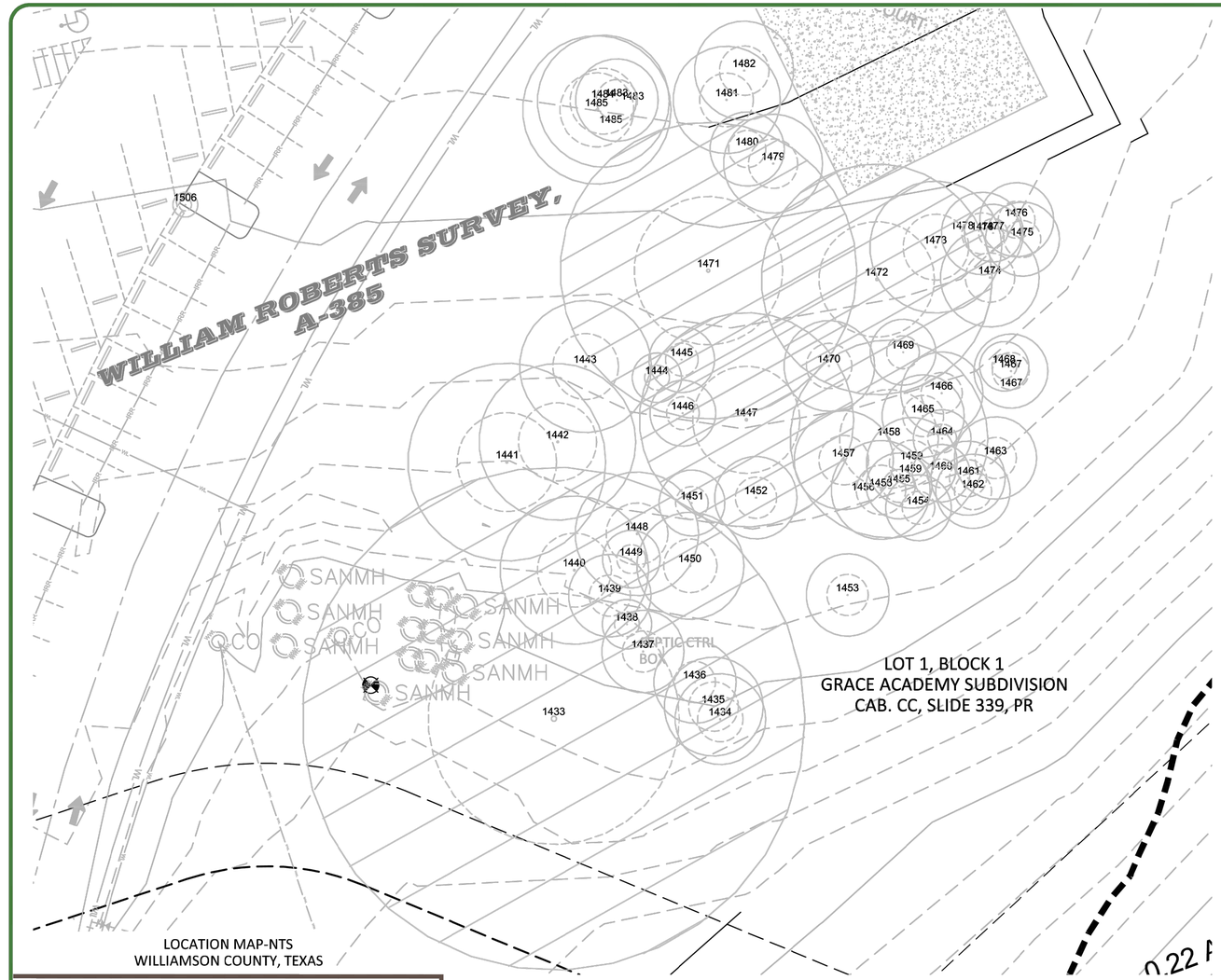
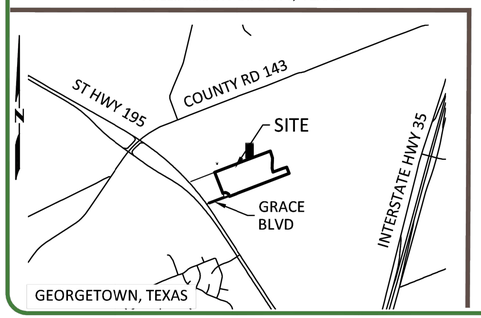
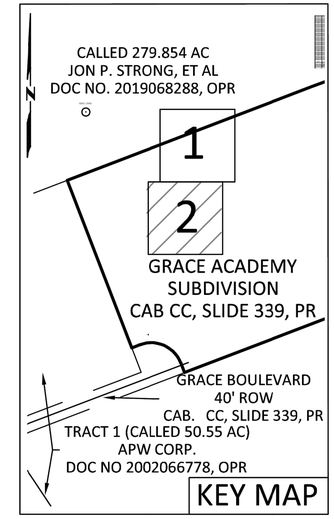


LOCATION MAP-NTS
WILLIAMSON COUNTY, TEXAS





30' 20' 10' 0' 15' 30'

GRAPHIC SCALE: 1" = 30'

LEGEND

●	IRON ROD FOUND (1/2" OR AS NOTED)
ROW	RIGHT-OF-WAY
PR	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

TREE SURVEY

LOT 1, BLOCK 1
GRACE ACADEMY SUBDIVISION
WILLIAM ROBERTS SURVEY, ABSTRACT 385
WILLIAMSON COUNTY, TEXAS

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

DATE 5/13/2025 JOB NO. 20859 SHEET NO 2 OF 4

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

NO.	REVISION	BY	DATE

JMC DESIGNED BY: 02/12/2025 DATE
JMC, TEH DRAWN BY: 02/12/2025 DATE
CHECKED BY: DATE
APPROVED BY: DATE

STATE OF TEXAS · JAMES M. CUMMINS · 105952 · LICENSED PROFESSIONAL ENGINEER · 4/23/25

STEGER BIZZELL
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TREE SCHEDULE (2 OF 4)

GRACE ACADEMY - 2025 NEW CLASSROOM
City of Georgetown
Williamson County, Texas

Project Number:	20859-GRACE ACADEMY
SCALE:	AS NOTED
Project Path:	PROJECTS 2006\20859
Project Name:	2025 NEW CLASS ROOM
Drawing Path:	PROJECTS 2006\20859 Grace Academy - 2025 New Classroom\CAD
Sheet Number:	7 of 23 sheets

2025-38-SDP

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TREE SCHEDULE

KEY	TREE #	SIZE [IN]	INDIVIDUAL TRUNK MEASUREMENTS [IN]	HALF CRITICAL ROOT ZONE [FT]	COMMON NAME	LATIN NAME
H	1433	61	44-33	31	LIVE OAK	Quercus virginiana
NP	1434	11		6	CEDAR ELM	Ulmus crassifolia
P	1435	12		6	CEDAR ELM	Ulmus crassifolia
NP	1436	10		5	CEDAR ELM	Ulmus crassifolia
NP	1437	10		5	CEDAR ELM	Ulmus crassifolia
NP	1438	6		3	CEDAR ELM	Ulmus crassifolia
NP	1439	10	7-6	5	CEDAR ELM	Ulmus crassifolia
P	1440	18		9	CEDAR ELM	Ulmus crassifolia
P	1441	24	16-16	12	LIVE OAK	Quercus virginiana
P	1442	19		10	LIVE OAK	Quercus virginiana
P	1443	16		8	CEDAR ELM	Ulmus crassifolia
NP	1444	6		3	CEDAR ELM	Ulmus crassifolia
NP	1445	8		4	LIVE OAK	Quercus virginiana
NP	1446	8		4	CEDAR ELM	Ulmus crassifolia
H	1447	26		13	LIVE OAK	Quercus virginiana
P	1448	15		8	CEDAR ELM	Ulmus crassifolia
NP	1449	7		4	CEDAR ELM	Ulmus crassifolia
P	1450	13		7	CEDAR ELM	Ulmus crassifolia
NP	1451	8		4	CEDAR ELM	Ulmus crassifolia
NP	1452	10		5	LIVE OAK	Quercus virginiana
NP	1453	10		5	CEDAR ELM	Ulmus crassifolia
NP	1454	8		4	LIVE OAK	Quercus virginiana
NP	1455	8		4	LIVE OAK	Quercus virginiana
P	1456	12		6	CEDAR ELM	Ulmus crassifolia
NP	1457	9		5	CEDAR ELM	Ulmus crassifolia
P	1458	24		12	LIVE OAK	Quercus virginiana
NP	1459	11		6	CEDAR ELM	Ulmus crassifolia
NP	1460	7		4	CEDAR ELM	Ulmus crassifolia
NP	1461	9		5	CEDAR ELM	Ulmus crassifolia
NP	1462	9		5	CEDAR ELM	Ulmus crassifolia
NP	1463	10		5	CEDAR ELM	Ulmus crassifolia
NP	1464	7		4	CEDAR ELM	Ulmus crassifolia
NP	1465	10		5	CEDAR ELM	Ulmus crassifolia
NP	1466	10		5	CEDAR ELM	Ulmus crassifolia
NP	1467	9		5	CEDAR ELM	Ulmus crassifolia
NP	1468	6		3	CEDAR ELM	Ulmus crassifolia
NP	1469	8		4	CEDAR ELM	Ulmus crassifolia
NP	1470	11		6	CEDAR ELM	Ulmus crassifolia
H	1471	36		18	LIVE OAK	Quercus virginiana
H	1472	28	21-13	14	LIVE OAK	Quercus virginiana
P	1473	16		8	CEDAR ELM	Ulmus crassifolia
P	1474	12	8-7	6	CEDAR ELM	Ulmus crassifolia
NP	1475	9		5	CEDAR ELM	Ulmus crassifolia
NP	1476	9		5	CEDAR ELM	Ulmus crassifolia
NP	1477	7		4	CEDAR ELM	Ulmus crassifolia

TREE SURVEY

LOT 1, BLOCK 1
GRACE ACADEMY SUBDIVISION
WILLIAM ROBERTS SURVEY, ABSTRACT 385
WILLIAMSON COUNTY, TEXAS

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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

DATE 5/13/2025 JOB NO. 20859 SHEET NO 3 OF 4

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

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STATE OF TEXAS JAMES M. CUMMINS 105952 LICENSED PROFESSIONAL ENGINEER 4/23/25

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TREE SCHEDULE (3 OF 4)

GRACE ACADEMY - 2025 NEW CLASSROOM
City of Georgetown
Williamson County, Texas

Project Number:	20859-GRACE ACADEMY
SCALE:	AS NOTED
Project Path:	PROJECTS 2006\20859
Project Name:	2025 NEW CLASS ROOM
Drawing Path:	PROJECTS 2006\20859 Grace Academy - 2025 New Classroom\CAD
Sheet Number:	8 of 23 sheets

2025-38-SDP

NP	1478	10		5	CEDAR ELM	Ulmus crassifolia
P	1479	12		6	CEDAR ELM	Ulmus crassifolia
NP	1480	9		5	WHITE OAK	Quercus alba
P	1481	13		7	WHITE OAK	Quercus alba
P	1482	12		6	WHITE OAK	Quercus alba
NP	1483	10		5	LIVE OAK	Quercus virginiana
P	1484	16		8	CEDAR ELM	Ulmus crassifolia
P	1485	18	12-11	9	LIVE OAK	Quercus virginiana
NP	1486	5		3	CEDAR ELM	Ulmus crassifolia
NP	1487	7		4	MESQUITE	Prosopis
NP	1488	9		5	CEDAR ELM	Ulmus crassifolia
NP	1489	7		4	CEDAR ELM	Ulmus crassifolia
NP	1490	9		5	CEDAR ELM	Ulmus crassifolia
P	1491	13		7	CEDAR ELM	Ulmus crassifolia
NP	1492	11		6	CEDAR ELM	Ulmus crassifolia
P	1493	12		6	CEDAR ELM	Ulmus crassifolia
NP	1494	7		4	CEDAR ELM	Ulmus crassifolia
P	1495	11		6	CEDAR ELM	Ulmus crassifolia
NP	1496	9		5	CEDAR ELM	Ulmus crassifolia
NP	1497	9		5	CEDAR ELM	Ulmus crassifolia
NP	1498	8		4	CEDAR ELM	Ulmus crassifolia
H	1499	36		18	LIVE OAK	Quercus virginiana
P	1500	22		11	LIVE OAK	Quercus virginiana
H	1501	61	23-16-14-12-12-11-10	31	LIVE OAK	Quercus virginiana
H	1502	29		15	LIVE OAK	Quercus virginiana
H	1503	26		13	LIVE OAK	Quercus virginiana
NP	1504	3		2	CHINKAPIN OAK	Quercus muehlenbergil
NP	1505	3		2	LIVE OAK	Quercus virginiana
NP	1506	3		2	CHINKAPIN OAK	Quercus muehlenbergil

NOTE: NUMBERS NOT USED: 1-1432

NOTES:

1. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.

2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE OR TITLE COMMITMENT. THERE MAY BE EASEMENTS, OR OTHER MATTERS, NOT SHOWN HEREON, THAT MAY AFFECT THE PROPERTY. SURVEYOR HAS MADE NO INDEPENDENT INQUIRY AS TO EASEMENTS AND RESTRICTIONS AFFECTING THE PROPERTY.

3. TREE DIAMETER OF MULTI-TRUNK TREE DETERMINED BY ADDING THE DIAMETER OF THE LARGEST TRUNK TO 1/2 THE DIAMETER OF EACH ADDITIONAL TRUNK

4. TREE CROWNS SHOWN HERE ON ARE A GRAPHICAL DEPICTION OF THE PROBABLE EXTENTS OF THE TREE CANOPY BASED ON THE TRUNK SIZE USING THE FORMULA OF ONE (1) FOOT OF RADIUS FOR EVERY ONE (1) INCH OF TRUNK DIAMETER AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE TREE CANOPY.

5. TREES SHOWN HERE ON WERE LOCATED AND MEET THE STANDARDS SET FORTH IN THE CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE, CHAPTER 8: TREE PRESERVATION, LANDSCAPING AND FENCING, SECTION 8.02 TREE PRESERVATION AND PROTECTION. OTHER TREES AND VEGETATION MAY EXIST ON SITE.

6. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.

DATE OF LAST FIELD WORK: JANUARY 2025

PATRICK J. STEVENS, R.P.L.S.
TEXAS REG. NO. 5784
1978 S. AUSTIN AVE
GEORGETOWN, TEXAS
PHONE 512.930.9412
TBPELS FIRM REG. # 10003700

TREE SURVEY

LOT 1, BLOCK 1
GRACE ACADEMY SUBDIVISION
WILLIAM ROBERTS SURVEY, ABSTRACT 385
WILLIAMSON COUNTY, TEXAS

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DATE 5/13/2025 JOB NO. 20859 SHEET NO 4 OF 4

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TREE SCHEDULE (4 OF 4)

GRACE ACADEMY - 2025 NEW CLASSROOM
City of Georgetown
Williamson County, Texas

Project Number:	20859-GRACE ACADEMY
SCALE:	AS NOTED
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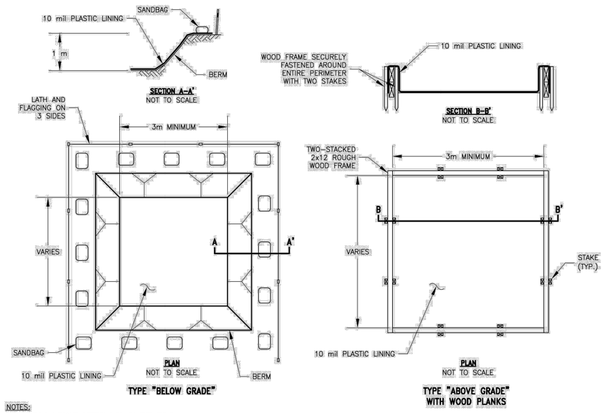
Sheet Number:	9 of 23 sheets

2025-38-SDP

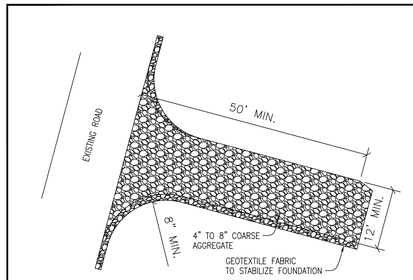
Concrete Waste Management

WM-8



NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE PAGE 6) SHALL BE INSTALLED WITHIN 10 m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



INSTALLATION:

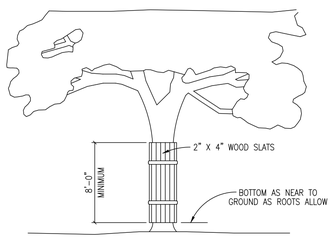
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

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 **STABILIZED CONSTRUCTION ENTRANCE**	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC06 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 **TREE PROTECTION – WOOD SLATS**	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC10 SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

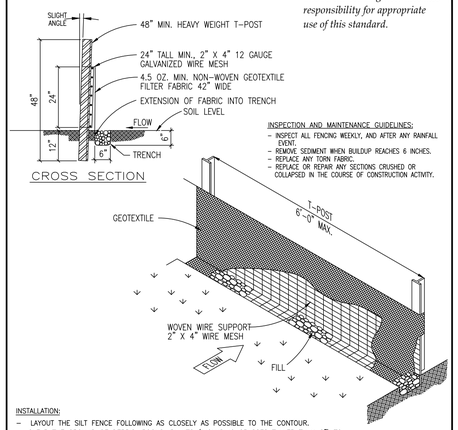
	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS **TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES**	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: EC01 SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB

NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WPAP) OR STORM WATER POLLUTION PREVENTION PLANS (SWP3) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL STORM WATER REGULATIONS.

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

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

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



INSPECTION AND MAINTENANCE GUIDELINES:

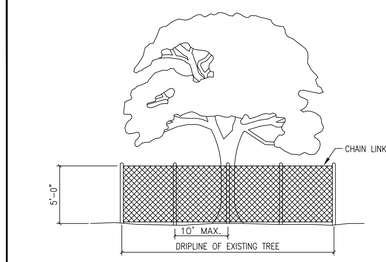
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

INSTALLATION:

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

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

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



NOTES:

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

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

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

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

NO.	REVISION	BY	DATE

JMC 02/12/2025
DESIGNED BY: DATE

JMC, TEH 02/12/2025
DRAWN BY: DATE

CHECKED BY: DATE

APPROVED BY: DATE

STATE OF TEXAS
JAMES M. CUMMINS
105952
LICENSED
PROFESSIONAL ENGINEER
9/23/25

STEGER BIZZELL

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METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 WEB STEGERBIZZELL.COM
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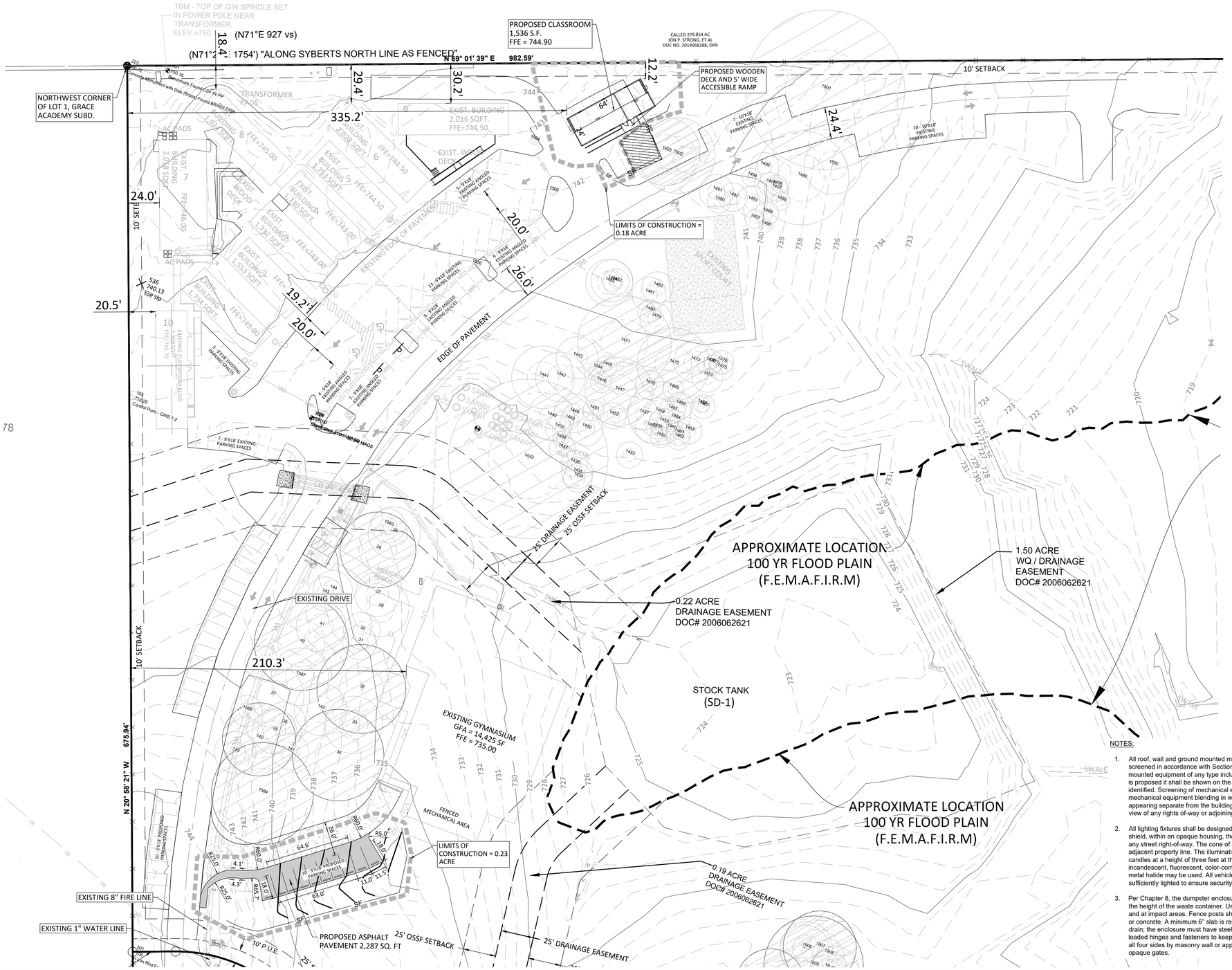
EROSION & SEDIMENTATION CONTROL & TREE PROTECTION DETAILS

GRACE ACADEMY - 2025 NEW CLASSROOM
City of Georgetown
Williamson County, Texas

Project Number:	20859-GRACE ACADEMY
SCALE:	AS NOTED
Project Path:	PROJECTS 2006\20859
Project Name:	2025 NEW CLASS ROOM
Drawing Path:	PROJECTS 2006\20859 Grace Academy - 2025 New Classroom\CAD
Sheet Number:	10 of 23 sheets

2025-38-SDP



LEGEND

- IRON PIN SET
- BRASS DISK FOUND
- NAIL FOUND
- NAIL SET
- IRON PIN FOUND
- CONCRETE MONUMENT SET
- ELECTRIC RISER
- GUY ANCHOR
- LIGHT POLE
- POWER POLE
- OHE — OVERHEAD ELECTRIC
- FIRE HYDRANT
- WM — WATER METER
- WATER VALVE
- CO — SANITARY CLEANOUT
- SANMH — SANITARY MANHOLE
- SSMH — STORM MANHOLE
- TRAFFIC SIGN
- FENCE LINE
- CONCRETE
- PROPERTY BOUNDARY
- W — EXISTING WATER LINE
- PROPOSED WATER LINE
- WWL — PROPOSED WASTEWATER LINE
- XXX — EXISTING CONTOURS
- XXX — PROPOSED CONTOURS
- TREE
- HERITAGE TREE
- PEDESTRIAN ROUTE

GENERAL NOTES

IMPERVIOUS COVER:	50% or 65% Maximum w/ approved waivers
LOT AREA:	1,498,665 S.F. (34.41 Acres)
GRACE BLVD ROW:	51,067 S.F. (1.17 Acres)
SITE AREA:	1,549,732 S.F. (35.58 Acres)
LIMITS OF DEVELOPMENT:	0.41 Acres
EX. PARKING SPACES:	110 Spaces (4 Handicapped)
REQ'D. PARKING SPACES:	Parking Standards per City of Austin (AE-2018-002) 1 Space per 3 - 11th and 12th Grade Students 1.5 Spaces per Staff Member 30 Spaces for Gym Parking per 2021-47-AE 24 - 11th and 12th Grade Students / 3 = 8 Spaces 45 Staff Members * 1.5 = 68 Spaces 30 Spaces for Gym Parking per 2021-47-AE
TOTAL PARKING SPACES REQUIRED:	106
TOTAL PARKING SPACES PROVIDED:	110 (4 Accessible)
IMPERVIOUS COVER ROW:	29,779 S.F. (0.68 Ac.) 0.68 Ac. / 1.17 Ac.= 58%
EXIST. IMPERVIOUS COVER LOT:	118,583 S.F. (2.72 Ac.) 2.72 Ac. / 34.41 Ac.= 7.9%
EXIST. IMPERVIOUS COVER LOT AND R.O.W.	148,362 S.F. (3.41 Ac.) 3.41 Ac. / 35.58 Ac.= 9.6%
PROP. IMPERVIOUS COVER LOT:	120,921 S.F. (2.78 Ac.) 2.78 Ac. / 34.41 Ac.= 8%
PROP. IMPERVIOUS COVER LOT AND R.O.W.	150,700 S.F. (3.46 Ac.) 3.46 Ac. / 35.58 Ac.= 9.7%
DRAINAGE:	THIS SITE PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.

NOTES:

1. All roof, wall and ground mounted mechanical equipment must be screened in accordance with Section 8 of the UDC. If roof and wall mounted equipment of any type including duct work and large vents is proposed it shall be shown on the site plan and screening identified. Screening of mechanical equipment shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building and shall be screened from view of any rights of-way or adjoining properties.
2. All lighting fixtures shall be designed to completely conceal and fully shield, within an opaque housing, the light source from visibility from any street right-of-way. The cone of light shall not cross any adjacent property line. The illumination shall not exceed 2 foot candles at a height of three feet at the property line. Only incandescent, fluorescent, color-corrected high-pressure sodium or metal halide may be used. All vehicle or pedestrian access shall be sufficiently lighted to ensure security of property and persons.
3. Per Chapter 8, the dumpster enclosures must be one (1) foot above the height of the waste container. Use protective poles in corners and at impact areas. Fence posts shall be of of rust protected metal or concrete. A minimum 6" slab is required and must be sloped to drain; the enclosure must have steel framed gates with spring loaded hinges and fasteners to keep closed. Screening must be on all four sides by masonry wall or approved fence or screening with opaque gates.

WARNING!
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NO.	REVISION	BY	DATE

JMC — DESIGNED BY: — 02/12/2025 DATE
JMC, TEH — DRAWN BY: — 02/12/2025 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — JAMES M. CUMMINS — 105952 — LICENSED PROFESSIONAL ENGINEER — 4/23/25

STEGER BIZZELL
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SITE PLAN
GRACE ACADEMY - 2025 NEW CLASSROOM
City of Georgetown
Williamson County, Texas

Project Number:	20859-GRACE ACADEMY
SCALE:	AS NOTED
Project Path:	PROJECTS 2006\20859
Project Name:	2025 NEW CLASS ROOM
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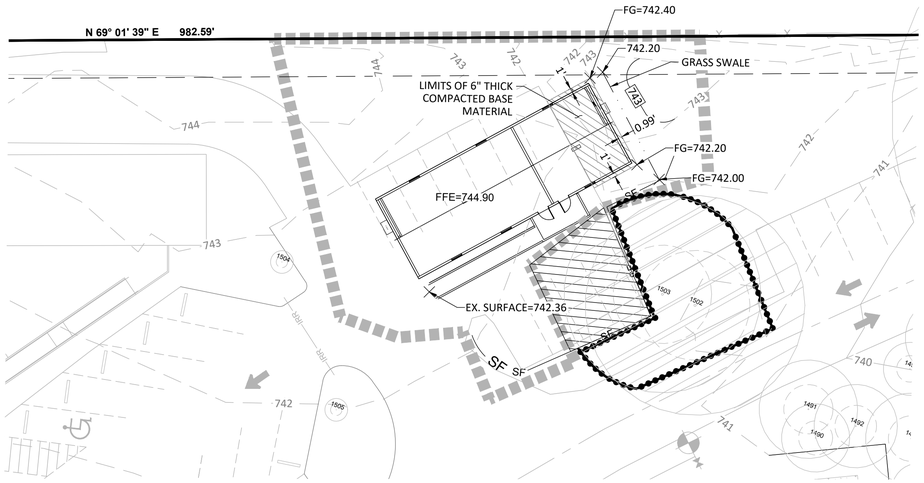
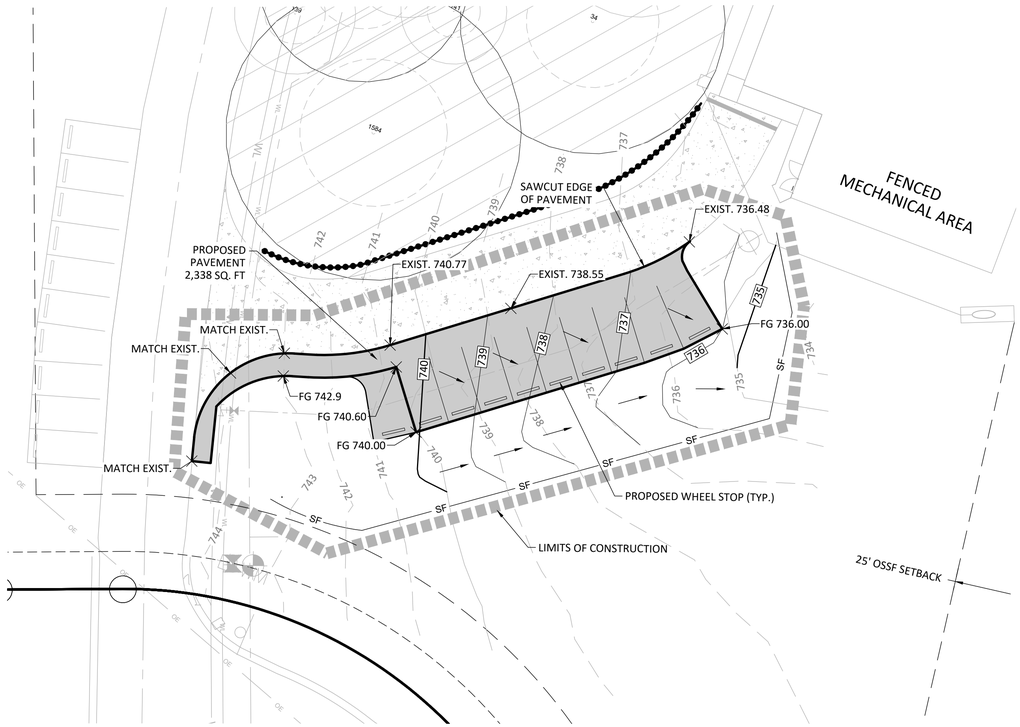
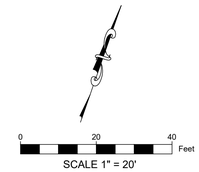
Sheet Number:	11 of 23 sheets

2025-38-SDP







LEGEND

- SF — SILT FENCE
- TREE PROTECTION
- TREE TO REMAIN AND FERTILIZED
- HERITAGE TREE
- LIMITS OF CONSTRUCTION
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- XXX — PROPOSED CONTOURS
- XXX — EXISTING CONTOURS
- PROPOSED ASPHALT PAVEMENT

WARNING!
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GRADING, PAVING, STRIPING & SIGNAGE PLAN

GRACE ACADEMY - 2025 NEW CLASSROOM

City of Georgetown
Williamson County, Texas

Project Number:	20859-GRACE ACADEMY
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