TCEQ CONTRIBUTING ZONE PLAN APPLICATION

FOR

25562 RONALD REAGAN BLVD

August 2025

Prepared for:

Reagan 3405 Real Estate, LLC
1624 Sunset Vista Bend
Leander, Texas 78641

Prepared by:

LJA Engineering, Inc.
FRN-F-1386
7500 Rialto Blvd., Building II, Suite 100
Austin, Texas 78735
(512) 439-4700

08-20-2025

File No. A3954-0404

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: 25562 Ronald Reagan Blvd						**2. Regulated Entity No.:**			
3. Customer Name: Reagan 3405 Real Estate LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**		2.50 ac	
9. Application Fee:	$4,000.00		**10. Permanent BMP(s):**			Batch detention pond			
11. SCS (Linear Ft.):	0		**12. AST/UST (No. Tanks):**			0			
13. County:	Williamson		**14. Watershed:**			North Fork San Gabriel River			

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

Project site is outside City of Georgetown ETJ, but City of Georgetown is the water service provider.

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. Charles R. Hager, P.E. Print Name of Customer/Authorized Agent Signature of Customer/Authorized Agent 7/2/2025 Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Charles R. Hager, P.E.

Date: 7/2/2025

Signature of Customer/Agent:

Regulated Entity Name: 25562 Ronald Reagan Blvd

Project Information

1. County: Williamson
2. Stream Basin: North Fork San Gabriel River
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: Samir Maredia
   Entity: Reagan 3405 Real Estate LLC
   Mailing Address: 1624 Sunset Vista Bend
   City, State: Leander, Texas Zip: 78641
   Telephone: 832-713-4985 Fax: _____
   Email Address: samirsmaredia@gmail.com

5. Agent/Representative (If any):

   Contact Person: Charles R. Hager, P.E.
   Entity: LJA Engineering, Inc.
   Mailing Address: 7500 Rialto Blvd, Building 2, Suite 100
   City, State: Austin, Texas Zip: 78735
   Telephone: 512-439-4700 Fax: _____
   Email Address: chager@LJA.com

6. Project Location:

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

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

   The project is located adjacent to and on the east side of Ronald Reagan Blvd, approximately 0.50 miles north of the FM 3405 and Ronald Reagan Blvd intersection in Georgetown, Texas 78633.

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

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

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

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

11. Existing project site conditions are noted below:

    ☐ Existing commercial site

☐ Existing industrial site
☐ Existing residential site
☐ Existing paved and/or unpaved roads
☐ Undeveloped (Cleared)
☒ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

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

13. Total project area (size of site): 2.5 Acres

    Total disturbed area: 3.1 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	6,800	÷ 43,560 =	0.16
Parking	2,988	÷ 43,560 =	0.07
Other paved surfaces	32,610	÷ 43,560 =	0.75
Total Impervious Cover	42,398	÷ 43,560 =	0.97

Total Impervious Cover 0.97 **÷ Total Acreage** 2.50 **X 100 =** 38.9**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

☐ Concrete
☐ Asphaltic concrete pavement
☐ Other: _____

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☐ Sewage Collection System (Sewer Lines):

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

☐ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 30'.

35. 100-year floodplain boundaries:

    ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☒ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Firm Map No. 48491C0275E, effective September 26, 2008 .

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

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

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

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

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

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

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

42. ☒ Surface waters (including wetlands).

    ☐ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☒ The site will not be used for low density single-family residential development.

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

☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

☒ The site will not be used for multi-family residential developments, schools, or small business sites.

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

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

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

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

53. ☒ **Attachment K - BMPs for On-site Stormwater**.

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

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

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

☐ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and

dated. Construction plans for the proposed permanent BMPs and measures are attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

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

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

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a

multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

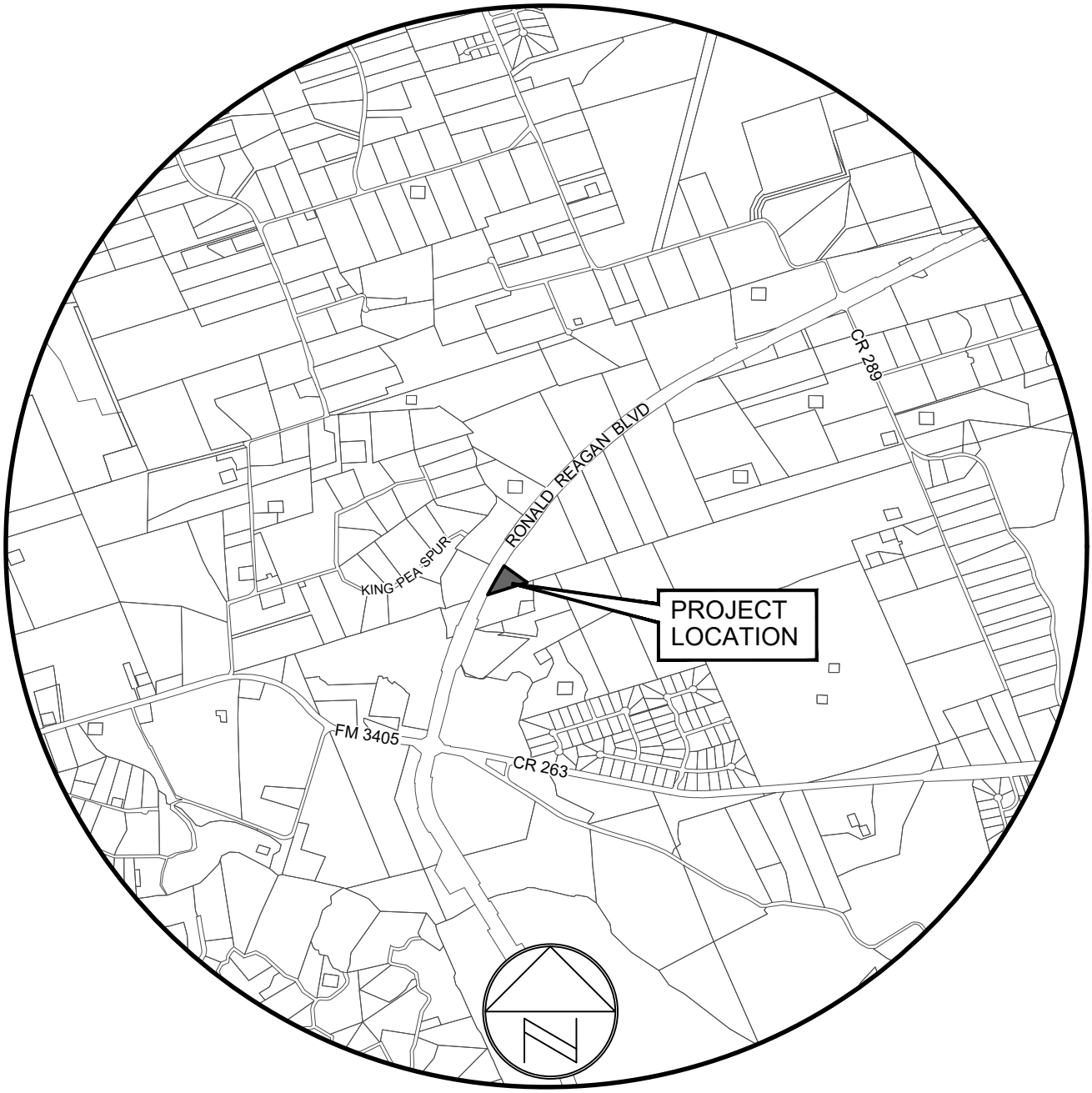
61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

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

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

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

ATTACHMENT A – Road Map



LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

LOCATION MAP
2.5 ACRES
25562 RONALD REAGAN BOULEVARD
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633

EXHIBIT 1

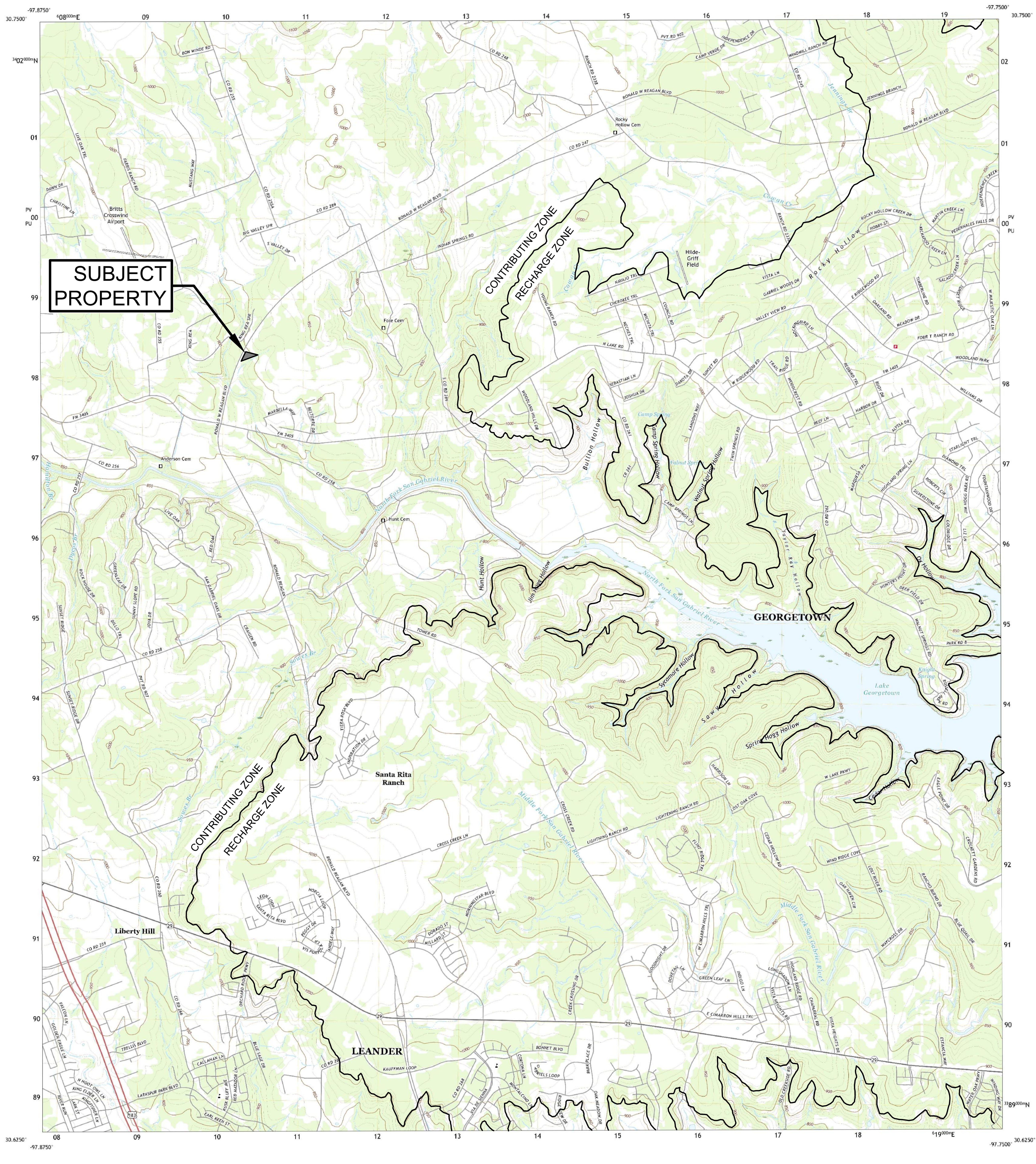
ATTACHMENT B – USGS Quadrangle Map

USGS
science for a changing world

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

The National Map
US Topo

LEANDER NE QUADRANGLE
TEXAS - WILLIAMSON COUNTY
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R
This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery........NAIP, August 2016 - November 2016
Roads........U.S. Census Bureau, 2015 - 2019
Names........GNIS, 1979 - 2021
Hydrography........National Hydrography Dataset, 2002 - 2021
Contours........National Elevation Dataset, 2004
Boundaries........Multiple sources; see metadata file 2019 - 2021
Wetlands........FWS National Wetlands Inventory Not Available

MN
GN
3°46′ 67 MILS
0°36′ 11 MILS
UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the National Geospatial Program US Topo Product Standard.

TEXAS
QUADRANGLE LOCATION

1 Mahomet
2 Florence
3 Cobbs Cavern
4 Liberty Hill
5 Georgetown
6 Nameless
7 Leander
8 Round Rock
ADJOINING QUADRANGLES

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

LEANDER NE, TX
2022

NSN. 7643016396982
NGA REF NO. USGSX24K25239

ATTACHMENT C – Project Narrative

25562 Ronald Reagan Blvd is a proposed 2.50-acre site development plan consisting of a 5,500 sq.ft. convenience store, 1,300 sq.ft. of retail, five gas pumps (10 total service spaces), and associated utilities, drainage, and access improvements.

The 2.50-acre tract is currently vacant and undeveloped with no known habitable structures on site, and consists of natural grasses, small trees, and brush.

The purpose of this application is to demonstrate compliance with TCEQ regulations for the proposed water quality pond. The overall area of the site used for this application is equal to the drainage area contributing to the pond (1.15 acres). No offsite area is proposed to be routed to the pond. The proposed permanent BMP is a batch detention basin. The proposed onsite impervious cover is equal to 0.97 acres. Per TCEQ TSS removal calculation, the required water quality volume is 4,778 cu.ft. The proposed batch detention pond will provide 6,061 cu.ft. of water quality volume.

ATTACHMENT D – Factors Affecting Surface Water Quality

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing operations
- Grading and site excavation operations
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations

Potential sources other than sediment:

- small fueling activities
- minor equipment maintenance
- sanitary facilities
- solvents, adhesives, paints, etc.
- paving materials, concrete, mortar

ATTACHMENT E – Volume and Character of Stormwater

The project site generally drains from the northeast corner to the southwest corner of the site towards Ronald Reagan Blvd. The site drains to North Fork San Gabriel River. No portion of the site is located within a 100-year floodplain, per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 48491C0275E, effective September 26, 2008.

All proposed on-site impervious cover is captured in Drainage Area D2 and will be treated and detained by the proposed batch detention pond.

The runoff coefficients are summarized below.

	25-yr	100-yr
PRE-DEVELOPED	0.42	0.49
POST-DEVELOPOED	0.63	0.67

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

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

WILLIAMSON COUNTY
1848

August 18, 2025

Reagan 3405 Real Estate, LLC
5522 Jenolan Ridge Ln.
Sugar Land, Texas 77479

RE: 25562 Ronald Reagan, Georgetown, TX 78633
AW0412 AW0412 – Medcalf, T.w. Sur., ACRES 2.5

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

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

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

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

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

Sincerely,

D. E. McPeters

Doug McPeters, OS 8626
Williamson County - OSSF

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

Not Applicable.

ATTACHMENT H – AST Containment Structure Drawings (if AST is proposed)

Not Applicable.

ATTACHMENT I – 20% or Less Impervious Cover Waiver

Not Applicable.

ATTACHMENT J – BMPs for Upgradient Stormwater

The proposed development is located in the North Fork San Gabriel River Watershed. In existing conditions, upgradient stormwater is conveyed along Ronald Reagan Blvd via existing storm culverts and roadside channels through the site. In proposed conditions, the offsite runoff is captured by a proposed culvert under the driveway proposed with the future development. The proposed culvert ensures offsite drainage is routed around the future development and ensures that the runoff continues along Ronald Reagan Blvd. Downstream conditions are unaffected by the proposed improvements associated with the future development. No offsite or upgradient stormwater is routed into the proposed water quality pond.

ATTACHMENT K – BMPs for On-Site Stormwater

Temporary Controls: Prior to site clearing, grading and excavation, the stabilized construction entrance will be installed, tree protection/limit of construction fencing will be installed, and silt fences will be installed at the downstream edge of disturbed areas where shallow sheet runoff occurs. During all aspects of construction, the contractor shall maintain these controls. The contractor will be responsible for stabilization practices (revegetation). The contractor will be responsible for removing the temporary controls once the revegetation is established.

Permanent Controls: The runoff from the proposed site will be treated by the proposed batch detention pond. The batch detention pond is designed to account for all proposed on-site impervious cover. The storm water runoff from the developed site area will be collected in storm drain inlets and storm drain pipes and conveyed to the proposed pond. TCEQ requires 4,778 cf of water quality volume per the attached TSS Removal Spreadsheet. A water quality volume of 6,061 cf is provided. The ponds are oversized to meet City of Bee Cave removal requirements.

ATTACHMENT L – BMPs for Surface Streams

Temporary Controls: Prior to site clearing, grading and excavation, the stabilized construction entrance will be installed, tree protection/limit of construction fencing will be installed, and silt fences will be installed at the downstream edge of disturbed areas where shallow sheet runoff occurs. During all aspects of construction, the contractor shall maintain these controls. The contractor will be responsible for stabilization practices (revegetation). The contractor will be responsible for removing the temporary controls once the revegetation is established.

Permanent Controls: The runoff from the proposed site will be treated by the proposed batch detention pond. The batch detention pond is designed to account for all proposed on-site impervious cover. The storm water runoff from the developed site area will be collected in storm drain inlets and storm drain pipes and conveyed to the proposed pond. TCEQ requires 4,778 cf of water quality

volume per the attached TSS Removal Spreadsheet. A water quality volume of 6,061 cf is provided. The ponds are oversized to meet City of Bee Cave removal requirements.

The pond outfalls to the existing roadside ditch along Ronald Reagan Blvd, and runoff will ultimately be conveyed to North Fork San Gabriel River, but the temporary and permanent controls will prevent pollutants from entering the surface streams.

ATTACHMENT M – Construction Plans

Copies of the construction plans are included with this submittal.

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

See attached document labeled “Maintenance Plan for Permanent Best Management Practices for 25562 Ronald Reagan Blvd – NPS Plans for Water Quality Improvements”.

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

Not Applicable.

ATTACHMENT P – Measures for Minimizing Surface Stream Contamination

Temporary Controls: Prior to site clearing, grading and excavation, the stabilized construction entrance will be installed, tree protection/limit of construction fencing will be installed, and silt fences will be installed at the downstream edge of disturbed areas where shallow sheet runoff occurs. During all aspects of construction, the contractor shall maintain these controls. The contractor will be responsible for stabilization practices (revegetation). The contractor will be responsible for removing the temporary controls once the revegetation is established.

Permanent Controls: The runoff from the proposed site will be treated by the proposed batch detention pond. The batch detention pond is designed to account for all proposed on-site impervious cover. The storm water runoff from the developed site area will be collected in storm drain inlets and storm drain pipes and conveyed to the proposed pond. TCEQ requires 4,778 cf of water quality volume per the attached TSS Removal Spreadsheet. A water quality volume of 6,061 cf is provided. The ponds are oversized to meet City of Bee Cave removal requirements.

The pond outfalls to the existing roadside ditch along Ronald Reagan Blvd, and runoff will ultimately be conveyed to North Fork San Gabriel River, but the temporary and permanent controls will prevent pollutants from entering the surface streams.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: **25562 Ronald Reagan Blvd**
Date Prepared: **7/2/2025**

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

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

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

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

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

County =	**Williamson**	
Total project area included in plan * =	**2.50**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**0.97**	acres
Total post-development impervious cover fraction * =	**0.39**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**847**	lbs.

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

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

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

Drainage Basin/Outfall Area No. = **D2**

Total drainage basin/outfall area =	**1.15**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**0.97**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.85**	
$L_{M\ THIS\ BASIN}$ =	**847**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Extended Detention** (Batch Detention Basin)
Removal efficiency = **91** percent

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

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

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

A_C =	**1.15**	acres
A_I =	**0.97**	acres
A_P =	**0.18**	acres
L_R =	**983**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **847** lbs.

F = **0.86**

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

Rainfall Depth =	**1.38**	inches
Post Development Runoff Coefficient =	**0.69**	
On-site Water Quality Volume =	**3982**	cubic feet

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

Off-site area draining to BMP =	**0.00**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**796**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**4778**	cubic feet

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

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin =	**4778**	cubic feet
PROVIDED WATER QUALITY VOLUME=	**6061**	cubic feet

Maintenance Plan
For Permanent Best Management Practices
25562 Ronald Reagan Blvd

PROJECT NAME: *25562 Ronald Reagan Blvd*

ADDRESS: *25562 Ronald Reagan Blvd*
(The project is located adjacent to and on the east side of Ronald Reagan Blvd, approximately 0.50 miles north of the FM 3405 and Ronald Reagan Blvd intersection.)

CITY, STATE ZIP: *Georgetown, Texas 78633*

The Best Management Practices associated with Water Quality for this project includes the use of a Batch Detention Pond with Riser Outlet, Logic Controller, and Discharge Outlet Pipe.

MAINTENANCE FOR STRUCTURAL (STORMWATER CAPTURE) SYSTEMS

Routine Maintenance for All Structural Systems

Water quality ponds of all types have similar routine maintenance requirements, although most ponds have some unique maintenance needs, as detailed in this section. The following general maintenance requirements apply to all pond BMPs.

BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During inspection, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc).

During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired by regarding or revegetating immediately.

Grass areas in and around earthen ponds must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. When mowing of grass is performed, a mulching mower must be used, or grass clippings must be caught and removed, as with all water quality BMPs.

Debris and litter accumulated in the facility must be removed during each inspection.

Excessive sediment must be removed and properly disposed of in an approved off-site disposal area. Excessive sediment is when accumulations reach 6 inches in depth.

Design drawdown times must not be exceeded by more than 24 hours. The design drawdown time for the batch detention pond is 48 hours from the first accumulation of stormwater or when the pond reaches full capacity. If drawdown times are excessive, repairs should occur immediately.

With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, gabions, retaining walls, level spreaders, etc.) must be identified and repaired immediately.

A maintenance access route shall extend to the pond from the parking lot. The maintenance access shall have a slope of no great than 4:1.

Inlet and outlet structures should be inspected and cleaned out of any debris or sediment. If there is major damage to either the inlet or outlet controls, the damaged areas should be repaired.

ADDITIONAL MAINTENANCE REQUIREMENTS FOR SPECIFIC STRUCTURAL (STORMWATER CAPTURE) BMPS

Routine Maintenance for Logic Controller associated with Batch Detention Pond

The logic controller should be inspected as part of the twice yearly investigations.

Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin.

The valve should be manually opened and closed using the open / close switch to verify valve operation and to assist in inspecting the valve for debris.

The solar panel should be inspected and any dust or debris on the panel should be carefully removed

The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage.

At the end of the inspection, the controller should be reset.

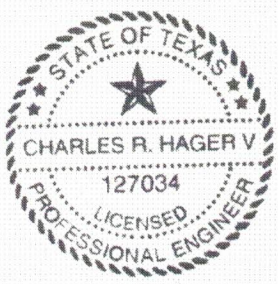
RECORD KEEPING OF INSPECTIONS, MAINTENANCE AND REPAIRS SHALL BE MAINTAINED BY THE RESPONSIBLE PARTY.

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

Engineer's Certification

I certify that the BMP described by this Maintenance Plan has been designed in compliance with the regulations of Title 30 Texas Administrative Code Chapter 213.

By: _____
Charles R. Hager, P.E.



Maintenance Certification

Responsible Party for Maintenance: Reagan 3405 Real Estate, LLC

Address: **1624 Sunset Vista Bend**

City, State Zip: **Leander, Texas 78641**

Telephone Number: (832) 713-4985

_____ 06/30/2025
Signature of Responsible Party Date

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: Charles R. Hager, P.E.

Date: 7/2/2025

Signature of Customer/Agent:

Regulated Entity Name: 25562 Ronald Reagan Blvd

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: North Fork San Gabriel River

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

The only possible source of a hydrocarbon or other hazardous substance spill would be from a construction vehicle leaking fuel, lubricants, coolants, etc. Any potential leakage is not likely to be significant and any soil that appears to be contaminated will be removed and disposed of in a TCEQ certified landfill. If it is determined that a reportable spill has occurred as defined in 30 TAC Chapter 327, the TCEQ shall be notified by phone at the regional office (512) 339-2929 or at the State Emergency Response Center (800) 832-8224 as soon as possible. Requirements under 30 TAC Chapter 327 will be followed to ensure that the spill is contained and disposed of in an expedient and thorough manner and that proper authorities are kept informed throughout the process.

ATTACHMENT B – Potential Sources of Contamination

Potential sources of sediment to stormwater runoff:

- Clearing and grubbing operations
- Grading and site excavation operations
- Vehicle tracking
- Topsoil stripping and stockpiling
- Landscaping operations

Potential sources other than sediment:

- Small fueling activities
- Minor equipment maintenance
- Sanitary facilities
- Solvents, adhesives, paints, etc.
- Paving materials, concrete, mortar

ATTACHMENT C – Sequence of Major Activities

The sequencing of construction will generally take place in the following manner:

1. Temporary erosion and sedimentation controls are to be installed as indicated on the approved site plan or subdivision construction plan and in accordance with the Stormwater Pollution Prevention Plan (SWPPP) that is required to be posted on the site. Install tree protection and initiate tree mitigation measures.

2. The environmental project manager, and/or site supervisor, and/or designated responsible party, and the general contractor will follow the Storm Water Pollution Prevention Plan (SWPPP) posted on the site. Temporary erosion and sedimentation controls will be revised, if needed, to comply with city inspectors' directives, and revised construction schedule relative to the water quality plan requirements and the erosion plan.

3. Rough grade the pond(s) at 100% proposed capacity. Either the permanent outlet structure or a temporary outlet must be constructed prior to development of embankment or excavation that leads to ponding conditions. The outlet system must consist of a sump pit outlet and an emergency spillway meeting the requirements of the drainage criteria manual and/or the environmental criteria manual, as required. The outlet system shall be protected from erosion and shall be maintained throughout the course of construction until installation of the permanent water quality pond(s).

4. Temporary erosion and sedimentation controls will be inspected and maintained in accordance with the Storm Water pollution Prevention Plan (SWPPP) posted on the site.

5. Begin site clearing/construction activities.

6. Permanent water quality ponds or controls will be cleaned out and filter media will be Installed prior to/concurrently with revegetation of site.

7. Complete construction and start revegetation of the site and installation of landscaping.

8. Upon completion of the site construction and revegetation of a project site, the design engineer shall submit an engineer's letter of concurrence indicating that construction, including revegetation, is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.

9. Upon completion of landscape installation of a project site, the landscape architect shall submit a letter of concurrence indicating that the required landscaping is complete and in substantial conformity with the approved plans. After receiving this letter, a final inspection will be scheduled by the appropriate city inspector.

10. After a final inspection has been conducted by the city inspector and with approval from the city inspector, remove the temporary erosion and sedimentation controls and complete any necessary final revegetation resulting from removal of the controls. Conduct any maintenance and rehabilitation of the water quality ponds or controls.

ATTACHMENT D – Temporary Best Management Practices and Measures

1. Silt fence is used throughout the project to prevent pollution of runoff. Silt fence is used for areas with sheet flow. Before construction begins, all silt fence and tree protection will be in place. The principal potential pollutant on site is sediment caused by disturbance during construction. The controls installed will be monitored on a regular basis and after any significant rainfall to ensure effective operation. Throughout construction, inspection forms will be used to record the condition of the controls after rainfall events.

2. The runoff leaving the site to enter creeks will have been treated through silt fence.

ATTACHMENT E – Request to Temporarily Seal a Feature

No request is anticipated for this project.

ATTACHMENT F – Structural Practices

Contractor will construct and maintain silt fence, rock berms, a stabilized construction entrance, and other temporary and permanent erosion and sedimentation controls as appropriate to prevent pollutants from exiting the site during construction.

ATTACHMENT G – Drainage Area Map

The drainage area maps are included in the attached plan set.

ATTACHMENT H – Temporary Sediment Pond(s) Plans and Calculations

The proposed batch detention water quality pond will act as a sediment trap should any of the other erosion controls fail. Approximately 1.15 acres drain to the proposed pond. Assuming 1,800 cubic feet (cf) per acre, the required capture volume is 2,070 cf. The provided capture volume is 6,061 cf. The proposed water quality pond will provide sufficient temporary water quality control for the areas draining to the ponds.

ATTACHMENT I – Inspection and Maintenance for BMPs.

Inspection and maintenance for Best Management Practices is taken from the TCEQ Manual, "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices", dated July 2005.

Silt Fence:

1. Inspect all fencing weekly, and after any rainfall.

2. Remove sediment when buildup reaches 6 inches.

3. Replace any torn fabric or install a second line of fencing parallel to the torn section.

4. Replace or repair any section 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 vehicular access points.

5. When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Rock Berms:

1. Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.

2. Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.

3. Repair any loose wire sheathing.

4. The berm should be reshaped as needed during inspection.

5. 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.

6. The rock berm should be left in place until all upstream areas are stabilized and accumulated silt is removed.

Stabilized Construction Entrance:

1. The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.

2. All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.

3. When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.

4. When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

5. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Concrete Washout Area:

1. Routine inspection in accordance with section 1.4.18 of TCEQ Manual: RG-348 of the area to insure that sufficient quantity and volume remain to contain all liquid and concrete waste generated by washout operations.

2. 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.

3. 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.

4. 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.

ATTACHMENT J – Schedule of Interim and Permanent Soil Stabilization Practices

The following are the proposed stabilization (temporary and permanent) practices:

Temporary Vegetative Stabilization:

1. From September 15 to March 1, seeding shall be with cool season cover crops (Wheat at 0.5 pounds per 1000 SF, Oats at 0.5 pounds per 1000 SF, Cereal Rye Grain at 0.5 pounds per 1000 SF) with a total rate of 1.5 pounds per 1000 SF. Cool season cover crops are not permanent erosion control.
2. From March 2 through September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1000 SF.

A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.

B. Hydromulch shall comply with Table 1, below.

C. Temporary erosion control shall be acceptable when the grass has grown at least 1-1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

D. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Material	Description	Longevity	Typical Applications	Application Rates
100 % or any blend of wood, cellulose, straw, and/or cotton plant material (except no mulch shall exceed 30% paper)	70% or greater Wood/Straw 30% or less Paper or Natural Fibers	0-3 months	Moderate slopes; from flat to 3:1	1500 to 2000 lbs per acre

Permanent Vegetative Stabilization:

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

2. From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 1 pound per 1,000 square feet with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.

   A. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pound per 1000 SF.

   B. Hydromulch shall comply with Table 2, below.

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

   D. Permanent erosion control shall be acceptable when the grass has grown at least 1-1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

   E. When required, native grass seeding shall comply with requirements of the City of Austin Environmental Criteria Manual.

Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers 10% Tackifier	6 months	On slopes up to 2:1 and erosive soil conditions	2500 to 4000 lbs per acre (see manufacturers recommendations)

Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3000 to 4500 lbs per acre (see manufacturers recommendations)

3. 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 temporarily 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 the site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently cease is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

ATTACHMENT G – Drainage Area Map

HEC-HMS **DM02**

Drainage Area Calculations

2.5-Ac Commercial Development, Georgetown, Williamson County, Texas 78633

NOAA ATLAS 14 Volume 11 Version 2.0 HEC-HMS 24Hr Rainfall Distribution Precipitation Data

Williamson County Subdivison Regulations - San Gabriel River Zone

Existing Soils

DoC - Doss silty clay, Type D

EaD - Eckrant cobbly clay, Type D

Proposed Ground Cover

Brush and Woods, Good Condition (Type D Soils)

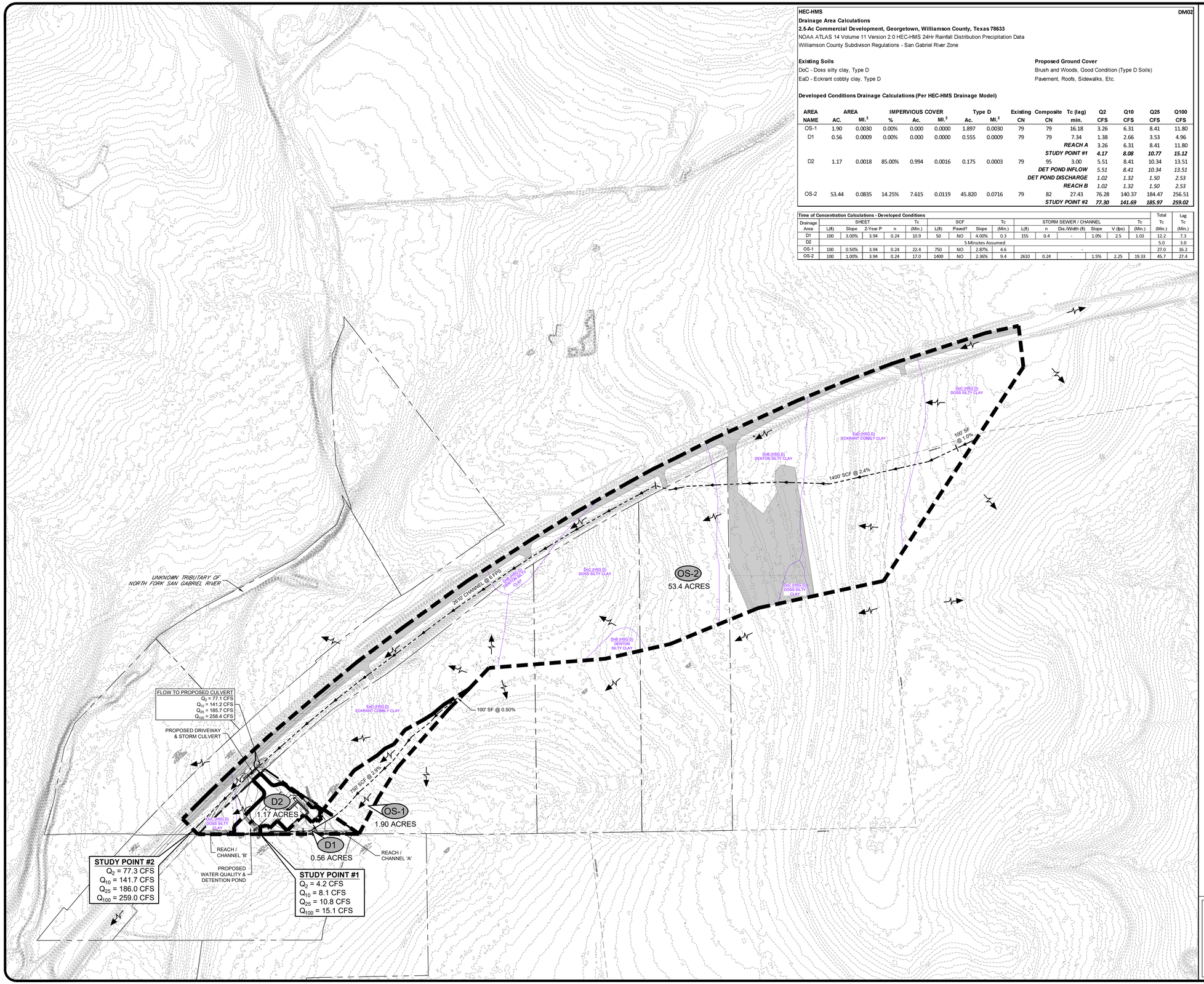
Pavement, Roofs, Sidewalks, Etc.

Developed Conditions Drainage Calculations (Per HEC-HMS Drainage Model)

AREA NAME	AREA AC.	AREA MI.^{2}	IMPERVIOUS COVER %	IMPERVIOUS COVER Ac.	IMPERVIOUS COVER MI.^{2}	Type D Ac.	Type D MI.^{2}	Existing CN	Composite CN	Tc (lag) min.	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
OS-1	1.90	0.0030	0.00%	0.000	0.0000	1.897	0.0030	79	79	16.18	3.26	6.31	8.41	11.80
D1	0.56	0.0009	0.00%	0.000	0.0000	0.555	0.0009	79	79	7.34	1.38	2.66	3.53	4.96
										REACH A	3.26	6.31	8.41	11.80
										STUDY POINT #1	***4.17***	***8.08***	***10.77***	***15.12***
D2	1.17	0.0018	85.00%	0.994	0.0016	0.175	0.0003	79	95	3.00	5.51	8.41	10.34	13.51
										DET POND INFLOW	*5.51*	*8.41*	*10.34*	*13.51*
										DET POND DISCHARGE	*1.02*	*1.32*	*1.50*	*2.53*
										REACH B	*1.02*	*1.32*	*1.50*	*2.53*
OS-2	53.44	0.0835	14.25%	7.615	0.0119	45.820	0.0716	79	82	27.43	76.28	140.37	184.47	256.51
										STUDY POINT #2	***77.30***	***141.69***	***185.97***	***259.02***

Time of Concentration Calculations - Developed Conditions

Drainage Area	SHEET L(ft)	Slope	2-Year P	n	Tc (Min.)	SCF L(ft)	Paved?	Slope	Tc (Min.)	STORM SEWER / CHANNEL L(ft)	n	Dia./Width (ft)	Slope	V (fps)	Tc (Min.)	Total Tc (Min.)	Lag Tc (Min.)
D1	100	3.00%	3.94	0.24	10.9	50	NO	4.00%	0.3	155	0.4	-	1.0%	2.5	1.03	12.2	7.3
D2	5 Minutes Assumed															5.0	3.0
OS-1	100	0.50%	3.94	0.24	22.4	750	NO	2.87%	4.6			-				27.0	16.2
OS-2	100	1.00%	3.94	0.24	17.0	1400	NO	2.36%	9.4	2610	0.24	-	1.5%	2.25	19.33	45.7	27.4



200 100 0 200 400

SCALE IN FEET

LEGEND

10
2.59 ACRES — DRAINAGE AREA NUMBER AND ACREAGE

DRAINAGE AREA

PROPERTY LINE

TC PATH

SF — SHEET FLOW

SCF — SHALLOW CONCENTRATED FLOW

FLOW DIRECTION ARROW

EXISTING IMPERVIOUS COVER

OVERALL DRAINAGE SUMMARY

Storm Event	Exist. Study Point #1 (cfs)	Dev. Study Point #1 (cfs)	Exist. Study Point #2 (cfs)	Dev. Study Point #2 (cfs)
2yr	4.59	4.17	77.35	77.30
10yr	8.84	8.08	142.48	141.69
25yr	11.76	10.77	187.29	185.97
100yr	16.48	15.12	260.50	259.02

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
DEVELOPED CONDITIONS DRAINAGE AREA MAP

25562 RONALD REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 12/10/2024
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-DM02

12/10/2024

STATE OF TEXAS
CHARLES R. HAGER VI
127034
LICENSED PROFESSIONAL ENGINEER
CRHager

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

DM02

SHEET NO. 06 OF 20 SHEETS

I:\A3954\0404\Sheets\A3954-0404-P-DM02.dwg
User: javiz
Name: Javier Perez
Last Saved Thu, Jan 09, 25 - 09:08:48

TCEQ Office Use Only
Permit No.:
RN:
CN:
Region:

RESET FORM

Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

IMPORTANT:

- Use the INSTRUCTIONS to fill out each question in this form.
- Use the CHECKLIST to make certain all you filled out all required information. Incomplete applications **WILL** delay approval or result in automatic denial.
- Once processed your permit can be viewed at: http://www2.tceq.texas.gov/wq_dpa/index.cfm

ePERMITS: Sign up now for online NOI: https://www3.tceq.texas.gov/steers/index.cfm
Pay a $225 reduced application fee by using ePermits.

APPLICATION FEE:

- You must pay the **$325** Application Fee to TCEQ for the paper application to be complete.
- Payment and NOI must be mailed to separate addresses.
- Did you know you can pay on line?
  - Go to https://www3.tceq.texas.gov/epay/index.cfm
  - Select Fee Type: GENERAL PERMIT CONSTRUCTION STORM WATER DISCHARGE NOI APPLICATION
- **Provide your payment information below, for verification of payment:**

☐ Mailed — Check/Money Order No.: _____
Name Printed on Check: _____

☐ EPAY — Voucher No.: _____
Is the Payment Voucher copy attached? ☐ Yes

RENEWAL: Is this NOI a Renewal of an existing General Permit Authorization? (Note: A permit cannot be renewed after June 3, 2013.)

☐ Yes The Permit number is: TXR15_____
(If a permit number is not provided, a new number will be assigned.)
☒ No

1) OPERATOR (Applicant)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? You may search for your CN at: http://www12.tceq.texas.gov/crpub/index.cfm?fuseaction=cust.CustSearch

CN_____

b) What is the Legal Name of the entity (applicant) applying for this permit?
Reagan 3405 Real Estate LLC
(The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

c) What is the name and title of the person signing the application? The person must be an executive official meeting signatory requirements in TAC 305.44(a).
Prefix (Mr. Ms. Miss): Mr.
First/Last Name: Samir Maredia Suffix:
Title: Authorized Agent Credential:

d) What is the Operator Contact's (Responsible Authority) contact information and mailing address as recognized by the US Postal Service (USPS)? You may verify the address at: http://zip4.usps.com/zip4/welcome.jsp
Phone #: (832) 713-4985 ext: Fax #:
E-mail:
Mailing Address: 1624 Sunset Vista Bend
Internal Routing (Mail Code, Etc.):
City: Leander State: Texas ZIP Code: 78641
If outside USA: Territory: Country Code: Postal Code:

e) Indicate the type of Customer (The instructions will help determine your customer type):

☐ Individual	☒ Limited Partnership	☐ Sole Proprietorship-DBA
☐ Joint Venture	☐ General Partnership	☐ Corporation
☐ Trust	☐ Estate	☐ Federal Government
☐ State Government	☐ County Government	☐ City Government
☐ Other Government		

f) Independent Operator? ☒ Yes ☐ No
(If governmental entity, subsidiary, or part of a larger corporation, check "No".)

g) Number of Employees:
☒ 0-20; ☐ 21-100; ☐ 101-250; ☐ 251-500; or ☐ 501 or higher

h) Customer Business Tax and Filing Numbers:
(REQUIRED for Corporations and Limited Partnerships. Not Required for Individuals, Government, or Sole Proprietors)
State Franchise Tax ID Number: 32094771584
Federal Tax ID:
Texas Secretary of State Charter (filing) Number: 805517253
DUNS Number (if known):

2) APPLICATION CONTACT

If TCEQ needs additional information regarding this application, who should be contacted?

Is the application contact the same as the applicant identified above?

☐ Yes, go to Section 3). ☒ No, complete section below.

Prefix (Mr. Ms. Miss): Mr.
First/Last Name: Charles R. Hager, P.E., Olivia Radi Suffix:
Title: Senior Project Manager, Assistant Project Manager Credential:

Organization Name: LJA Engineering, Inc.
Phone No.: (512) 439-4700 ext: _____ Fax Number: _____
E-mail: chager@LJA.com, oradi@LJA.com
Mailing Address: 7500 Rialto Blvd, Building 2, Suite 100
Internal Routing (Mail Code, Etc.): _____
City: Austin State: TX ZIP Code: 78735
Mailing Information if outside USA:
Territory: _____ Country Code: _____ Postal Code: _____

3) REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

If the site of your business is part of a larger business site or if other businesses were located at this site before yours, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: http://www12.tceq.texas.gov/crpub/index.cfm?fuseaction=regent.RNSearch.

If the site is found, provide the assigned Regulated Entity Reference Number and provide the information for the site to be authorized through this application below. The site information for this authorization may vary from the larger site information.

a) TCEQ issued RE Reference Number (RN): RN _____

b) Name of project or site (the name known by the community where located):
25562 Ronald Reagan Blvd

c) In your own words, briefly describe the primary business of the Regulated Entity: (Do not repeat the SIC and NAICS code):
Construction of batch detention water quality pond

d) County (or counties if > 1) Williamson

e) Latitude: 30.712401 Longitude: -97.848298

f) Does the site have a physical address?
☒ Yes, complete Section A for a physical address.
☐ No, complete Section B for site location information.

Section A: Enter the physical address for the site.
Verify the address with USPS. If the address is not recognized as a delivery address, provide the address as identified for overnight mail delivery, 911 emergency or other online map tools to confirm an address.

Physical Address of Project or Site:
Street Number: 25562 Street Name: Ronald Reagan Blvd
City: Georgetown State: TX ZIP Code: 78633

Section B: Enter the site location information.

If no physical address (Street Number & Street Name), provide a written location access description to the site. (Ex.: located 2 miles west from intersection of Hwy 290 & IH35 accessible on Hwy 290 South)

located adjacent to and on the east side of Ronald Reagan Blvd, approximately 0.50 miles north of the FM 3405 and Ronald Reagan Blvd intersection.

City where the site is located or, if not in a city, what is the nearest city:
Georgetown

State: Texas ZIP Code where the site is located: 78633

4) GENERAL CHARACTERISTICS

a) Is the project/site located on Indian Country Lands?

☐ Yes - If the answer is Yes, you must obtain authorization through EPA, Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes - If the answer is Yes, you may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA, Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?
Primary SIC Code: 5541

d) If applicable, what is the Secondary SIC Code(s): 457110

e) What is the total number of acres disturbed? 3.1

f) Is the project site part of a larger common plan of development or sale?

☐ Yes - If the answer is Yes, the total number of acres disturbed can be less than 5 acres.

☒ No - If the answer is No, the total number of acres disturbed must be 5 or more. If the total number of acres disturbed is less than 5 then the project site does not qualify for coverage through this Notice of Intent. Coverage will be denied. See the requirements in the general permit for small construction sites.

g) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?
North Fork San Gabriel River

h) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?
1251

i) Is the discharge into an MS4?

☐ Yes - If the answer is Yes, provide the name of the MS4 operator below.

☒ No

If Yes, provide the name of the MS4 operator:

_____

Note: The general permit requires you to send a copy of the NOI to the MS4 operator.

j) Are any of the surface water bodies receiving discharges from the construction site on the latest EPA-approved CWA 303(d) List of impaired waters?

☐ Yes - If the answer is Yes, provide the name(s) of the impaired water body(s) below.

☒ No

If Yes, provide the name(s) of the impaired water body(s):

_____

k) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer as defined in 30 TAC Chapter 213?

☒ Yes - If the answer is Yes, complete certification below by checking "Yes."

☐ No

I certify that a copy of the TCEQ approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) is either included or referenced in the Stormwater Pollution Prevention Plan.

☒ Yes

5) CERTIFICATION

Check Yes to the certifications below. Failure to indicate Yes to ***ALL*** items may result in denial of coverage under the general permit.

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator. ☒ Yes

Operator Certification:

I,_____ _____
Typed or printed name Title

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

I further certify that I am authorized under 30 Texas Administrative Code 305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature: _____ Date:_____
(Use blue ink)

NOTICE OF INTENT CHECKLIST (TXR150000)

- Did you complete everything? Use this checklist to be sure!
- Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

This checklist is for use by the operator to ensure a complete application. Missing information may result in denial of coverage under the general permit. (See NOI process description in the Instructions)

Application Fee:

If paying by Check:

- ☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)
- ☐ Check number and name on check is provided in this application.

If using ePay:

- ☐ The voucher number is provided in this application or a copy of the voucher is attached.

PERMIT NUMBER:

- ☐ Permit number provided – if this application is for renewal of an existing authorization.

OPERATOR INFORMATION - Confirm each item is complete:

- ☐ Customer Number (CN) issued by TCEQ Central Registry
- ☑ Legal name as filed to do business in Texas (Call TX SOS 512/463-5555)
- ☑ Name and title of responsible authority signing the application
- ☑ Mailing address is complete & verifiable with USPS. www.usps.com
- ☑ Phone numbers/e-mail address
- ☑ Type of operator (entity type)
- ☑ Independent operator
- ☑ Number of employees
- ☑ For corporations or limited partnerships – Tax ID and SOS filing numbers
- ☑ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE - Confirm each item is complete:

- ☐ Regulated Entity Reference Number (RN) (if site is already regulated by TCEQ)
- ☑ Site/project name/regulated entity
- ☑ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html
- ☑ County
- ☑ Site/project physical address. Do not use a rural route or post office box.
- ☑ Business description

GENERAL CHARACTERISTICS - Confirm each item is complete:

- ☑ Indian Country Lands –the facility is not on Indian Country Lands
- ☑ Construction activity related to facility associated to oil, gas, or geothermal resources
- ☑ Standard Industrial Classification (SIC) Code www.osha.gov/oshstats/sicser.html
- ☑ Acres disturbed is provided and qualifies for coverage through a NOI
- ☑ Common plan of development or sale
- ☑ Receiving water body(s)
- ☑ Segment number(s)
- ☑ Impaired water body(s)
- ☑ MS4 operator
- ☑ Edwards Aquifer rule

CERTIFICATION

- ☑ Certification statements have been checked indicating "Yes"
- ☑ Signature meets 30 Texas Administrative Code (TAC) 305.44 and is original.

Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

General Information and Instructions

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

BY REGULAR U.S. MAIL
Texas Commission on
Environmental Quality
Stormwater Processing Center
(MC228)
P.O. Box 13087
Austin, Texas 78711-3087

BY OVERNIGHT/EXPRESS MAIL
Texas Commission on
Environmental Quality
Stormwater Processing Center
(MC228)
12100 Park 35 Circle
Austin, TX 78753

TCEQ Contact List:

Application – status and form questions:	*512/239-3700, swpermit@tceq.texas.gov*
Technical questions:	*512/239-4671, swgp@tceq.texas.gov*
Environmental Law Division:	*512/239-0600*
Records Management - obtain copies of forms:	*512/239-0900*
Reports from databases (as available):	*512/239-DATA (3282)*
Cashier's office:	*512/239-0357 or 512/239-0187*

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

1) **Administrative Review:** Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(s) on the form must be verified with the US Postal service as receiving regular mail delivery. Never give an overnight/express mailing address.

2) **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.

3) **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

   -or-

   Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site http://www.tceq.texas.gov. Search using key word TXR150000.

General Permit Forms

The Notice of Intent (NOI), Notice of Termination (NOT), and Notice of Change (NOC) (including instructions) are available in Adobe Acrobat PDF format on the TCEQ web site http://www.tceq.texas.gov.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated entity changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number.

You can find the information on the Central Registry web site at http://www12.tceq.texas.gov/crpub/index.cfm. You can search by the Regulated Entity (RN), Customer Number (CN) or Name (Permittee), or by your permit number under the search field labeled "Additional ID". Capitalize all letters in the permit number.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For General Permits, a Notice of Change form must be submitted to the program area.

Fees associated with a General Permit

Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Application Fee: This fee is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit.

Mailed Payments:

Payment must be mailed under separate cover at one of the addresses below using the attached Application Fee submittal form. (DO NOT SEND A COPY OF THE NOI WITH THE APPLICATION FEE SUBMITTAL FORM)

BY REGULAR U.S. MAIL
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

BY OVERNIGHT/EXPRESS MAIL
Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

ePAY Electronic Payment: http://www.tceq.texas.gov/epay

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied a new permit number will be issued.

1. Operator (Applicant)

a) Enter assigned Customer Number (CN)
TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number**.
If this customer has not been assigned a CN, leave the space for the CN blank.
If this customer has already been assigned this number, enter the permittee's CN.

b) Legal Name
Provide the current legal name of the permittee, as authorized to do business in Texas. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512/463-5555, for more information related to filing in Texas. If filed in the county where doing business, provide a copy of the legal documents showing the legal name.

c) Person Signing Application
Provide information about person signing section 5) Certification.

d) Operator Contact's (Responsible Authority) Contact Information and Mailing Address
Provide a complete mailing address for receiving mail from the TCEQ. The address must be verifiable with the US Postal Service at http://www.usps.com for regular mail delivery (not overnight express mail). If you find that the address is not verifiable using the USPS web search, please indicate the address is used by the USPS for regular mail delivery.

The area code and phone number should provide contact to the operator. Leave Extension blank if not applicable.

The fax number and e-mail address are optional and should correspond to the operator.

e) Type of Customer (Entity Type)
Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for a permit, registration or authorization.

Sole Proprietorship – DBA

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

- be under the person's name
- have its own name (doing business as or d.b.a.)
- have any number of employees

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

- A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). A Limited Partnership or Limited Liability Partnership (Partnership) is required to file with the Texas Secretary of State. A General Partnership or Joint Venture is not required to register with the state.
- **Partnership (Limited Partnership or Limited Liability Partnership):** A limited partnership is defined in the Act as a partnership formed by two or more persons under the provisions of Section 3 of the Uniform Limited Partnership Act (Art. 6132a, Revised Civil Statutes of Texas) and having as members one or more general partners and one or more limited partners. The limited partners as such are not bound by the obligations of the partnership. Limited partners may not take part in the day-to-day operations of the business. A Limited Partnership must file with the Texas Secretary of State. A registered limited liability partnership is a general or limited partnership that is registered with the Texas Secretary of State. The partnership's name must contain the words "Registered Limited Liability Partnership" or the abbreviation "L.L.P." as the last words or letters of its name.
- **General Partnership:** A general partner may or may not invest, participates in running the partnership and is liable for all acts and debts of the partnership and any member of it. A General Partnership does not have limited partners. For a General Partnership, there is no registration with the state or even written agreement necessary for a general partnership to be formed. The legal definition of a partnership is generally stated as "an association of two or more persons to carry on as co-owners a business for profit" (Revised Uniform Partnership Act § 101 [1994]).
- **Joint Venture:** A joint venture is but another name for a special partnership. It might be distinguished from a general partnership in that the latter is formed for the transaction of a general business, while a joint venture is usually limited to a single transaction. That is, a joint venture is a special combination of persons in the nature of a partnership engaged in the joint prosecution of a particular transaction for mutual benefit or profit.

Corporation

A customer meets all of these conditions:

- is a legally incorporated entity under the laws of any state or country
- is recognized as a corporation by the Texas Secretary of State

- has proper operating authority to operate in Texas.
- The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)
The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization should not be included as a part of the 'legal name' as applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Other Government

A utility district, water district, tribal government, college district, council of governments, or river authority. Write in the specific type of government.

f) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

g) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

h) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter this number here.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512/463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

2. APPLICATION CONTACT

Provide the name, title and communication information of the person that TCEQ can contact for additional information regarding this application.

3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Reference Number (RN)

A number issued by TCEQ's Central Registry to sites (a location where a regulated activity occurs) regulated by TCEQ. This is not a permit number, registration number, or license number. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, a Regulated Entity Number (RN) may already be assigned for the larger site. Use the RN assigned for the larger site. Search TCEQ's Central Registry to see if the larger site may already be registered as a regulated site at: http://www12.tceq.texas.gov/crpub/index.cfm?fuseaction=regent.RNSearch

If the site is found, provide the assigned Regulated Entity Reference Number (RN) and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Site/Project Name/Regulated Entity

Provide the name of the site as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Identify the county or counties in which the regulated entity is located.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html or http://nationalmap.gov/ustopo

f) Site/Project (RE) Physical Address/Location Information

Enter the complete address for the site in Section A if the address can be validated through the US Postal Service. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street (or house) number and street name, enter NO ADDRESS for the street name in Section A. In Section B provide a complete written location description. For example: "The site is located 2 miles west from intersection of Hwy 290 & IH35, located on the southwest corner of the Hwy 290 South bound lane."
Provide the city (or nearest city) and zip code of the facility location.

4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA, Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization from EPA Region 6. For more information, see:
http://info.sos.state.tx.us/pls/pub/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the Railroad Commission's jurisdiction must be authorized by the EPA and the Railroad Commission of Texas, as applicable. Activities under Railroad Commission of Texas jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the Railroad Commission of Texas; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The Railroad Commission of Texas also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the Railroad Commission of Texas. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from "field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities" unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the Railroad

Commission of Texas prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

c) Primary Standard Industrial Classification (SIC) Code
Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:
- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Bldgs. Other than Single Family Homes
- 1541 - Construction of Industrial Bldgs. and Warehouses
- 1542 - Construction of Non-residential Bldgs, other than Industrial Bldgs. and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, go to:
http://www.osha.gov/pls/imis/sicsearch.html

d) Secondary SIC Code
Secondary SIC Code(s) may be provided. Leave blank if not applicable. For help with SIC Codes, go to:
http://www.osha.gov/pls/imis/sicsearch.html

e) Total Number of Acres Disturbed
Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at (512)239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development
Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on "What is a common plan of development?" go to:
www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage at:
www.tceq.texas.gov/goto/construction and search for "Additional Guidance and Quick Links". If

you have any further questions about this item, please call the stormwater technical staff at (512)239-4671.

g) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

h) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Go to the following link to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html

You may also find the segment number in TCEQ publication GI-316: www.tceq.texas.gov/publications/gi/gi-316

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at (512)239-4671 for further assistance.

i) Discharge into MS4 – Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at (512)239-4671.

j) Surface Water bodies on list of impaired waters – Identify the impaired water body(s)

Indicate Yes or No if any surface water bodies receiving discharges from the construction site are on the latest EPA-approved CWA 303(d) List of impaired waters. Provide the name(s) of surface water bodies receiving discharges or potential discharges from the construction site that are on the latest EPA-approved CWA 303(d) List of impaired waters. The EPA-approved CWA 303(d) List of impaired waters in Texas can be found at: www.tceq.texas.gov/waterquality/assessment/305_303.html

NOTE: Do not use any "draft" documents.

k) Discharges to the Edwards Aquifer Recharge Zone and Certification

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer at: www.tceq.texas.gov/field/eapp/viewer.html

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin. The certification must be answered "Yes" for coverage under the Construction General Permit. The TCEQ approved plan must be readily available for TCEQ staff to review at the time that the NOI is submitted.

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

5. CERTIFICATIONS

Failure to indicate **Yes** to ALL of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. (Electronic applications submitted through ePermits have immediate provisional coverage). You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site: www.tceq.texas.gov/goto/construction

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at (512)463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under this Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and

filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Operator Certification:

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

IF YOU ARE A CORPORATION:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

IF YOU ARE A MUNICIPALITY OR OTHER GOVERNMENT ENTITY:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the Texas Commission on Environmental Quality's Environmental Law Division at (512)239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality
General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- Do not mail this form with your NOI form.
- Do not mail this form to the same address as your NOI.

Mail this form and your check to:

BY REGULAR U.S. MAIL

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

BY OVERNIGHT/EXPRESS MAIL

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check / Money Order No: _____
2. Amount of Check/Money Order: _____
3. Date of Check or Money Order: _____
4. Name on Check or Money Order: _____
5. NOI INFORMATION

   If the check is for more than one NOI, list each Project/Site (RE) Name and Physical Address exactly as provided on the NOI. DO NOT SUBMIT A COPY OF THE NOI WITH THIS FORM AS IT COULD CAUSE DUPLICATE PERMIT ENTRIES.

   See Attached List of Sites (If more space is needed, you may attach a list.)

   Project/Site (RE) Name: _____

   Project/Site (RE) Physical Address:

Staple Check in This Space

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: 25562 Ronald Reagan Blvd

Regulated Entity Location: 25562 Ronald Reagan Blvd, Georgetown, Texas 78633

Name of Customer: Reagan 3405 Real Estate LLC

Contact Person: Samir Maredia Phone: 832-713-4985

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☒ Austin Regional Office

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

☐ San Antonio Regional Office

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	2.50 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 06/30/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

Reagan 3405 Real Estate LLC

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0805517253	32094771584		

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

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees

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

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

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

☐ Owner ☐ Operator ☒ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:	1624 Sunset Vista Bend						
	City	Leander	**State**	TX	**ZIP**	78641	**ZIP + 4**

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(832) 713-4985		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ 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 Core 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.)*

25562 Ronald Reagan Blvd

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	25562 Ronald Reagan Blvd							
	City	Georgetown	**State**	TX	**ZIP**	78633	**ZIP + 4**	
24. County	Williamson							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:	

26. Nearest City	**State**	**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.712299		**28. Longitude (W) In Decimal:**	-97.848302	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	42	44.28	97	29	3.49

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)
5541		457110	

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

Gas station, convenience store, retail

34. Mailing Address:	**25562 Ronald Reagan Blvd**							
	City	**Georgetown**	**State**	**TX**	**ZIP**	**78735**	**ZIP + 4**	
35. E-Mail Address:	**samirsmaredia@gmail.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(832) 713-4985		( ) -

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

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

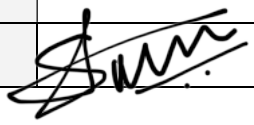
SECTION IV: Preparer Information

40. Name:	Charles R. Hager, P.E.	**41. Title:**	Senior Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 439-4700		**( )** -	chager@LJA.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:	Reagan 3405 Real Estate LLC	**Job Title:**	Owner / Developer
Name *(In Print):*	Samir Maredia	**Phone:**	**(** 832 **)** 713- **4985**
Signature:		**Date:**	**7/2/2025**

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

I Samir Maredia,
Print Name

Owner / Developer,
Title - Owner/President/Other

of Reagan 3405 Real Estate LLC,
Corporation/Partnership/Entity Name

have authorized Charles R. Hager, P.E.
Print Name of Agent/Engineer

of LJA Engineering, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

06/30/2025
Date

THE STATE OF Texas §

County of Travis §

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

GIVEN under my hand and seal of office on this 30th day of June, 2025.

NOTARY PUBLIC

Dirgha Kafle
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Nov 8, 2026

DIRGHA KAFLE
Notary ID #134055519
My Commission Expires
November 8, 2026

25562 RONALD REAGAN BLVD

SITE DEVELOPMENT PLAN

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
A3954-0404

SUBMITTED FOR APPROVAL BY:
LJA ENGINEERING, INC.

STATE OF TEXAS
CHARLES R. HAGER V
127034
REGISTERED
PROFESSIONAL ENGINEER

7/2/2025
CHARLES R. HAGER V, P.E. #127034 DATE
LICENSED PROFESSIONAL ENGINEER

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS (WCSR 2021B)

WILLIAMSON COUNTY ENGINEER DATE

CITY OF GEORGETOWN ENGINEER DATE

LEGAL DESCRIPTION:

BEING A 2.500 ACRE (108,900 SQUARE FEET) TRACT OF LAND, LOCATED IN THE T.W. MEDCALF SURVEY, ABSTRACT NO. 412 SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 23.000 ACRE TRACT OF LAND CONVEYED TO JASHVE, LLC DESCRIBED AND RECORDED IN DOCUMENT NO. (DOC. NO.) 2013092037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.)

FLOODPLAIN NOTE:

NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100-YEAR FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0275E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

WATERSHED NOTE:

THE PROJECT LIES WITHIN THE NORTH FORK SAN GABRIEL RIVER WATERSHED.

AQUIFER NOTE:

THE PROJECT LIES WITHIN THE BOUNDARY OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.

SURVEY NOTE:

BEARING BASIS:
ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00.

COMBINED SCALE FACTOR: 0.99988001 (FOR SURFACE TO GRID CONVERSION)
INVERSE SCALE FACTOR: 1.000120004 (FOR GRID TO SURFACE CONVERSION)

RELATED PROJECT INFORMATION:

ENGINEERING AND DRAINAGE REPORT, PREPARED BY LJA ENGINEERING, INC.

ALTA SURVEY, PREPARED BY LJA SURVEYING, DATED 11/30/2023

TREE AND TOPOGRAPHIC SURVEY, PREPARED BY LJA SURVEYING, DATED 7/24/2024

25562 RONALD REAGAN BLVD PRELIMINARY PLAT, PREPARED BY LJA ENGINEERING, APPROVED ON 3/4/2025

SEPTIC PERMIT AND REPORT, PREPARED BY KEVIN J. MOORE, R.S.

CITY OF GEORGETOWN WATER UTILITY EVALUATION, APPROVED ON 12/8/2023 (2023-95510)

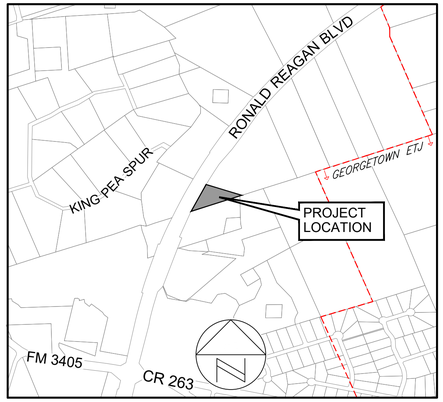
THERE ARE NO PROPOSED OR REQUIRED VARIANCES OR WAIVERS ASSOCIATED WITH THIS PROJECT.

MAINTENANCE NOTES:

1. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
2. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
3. ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, IRRIGATION, LANDSCAPING, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE AGREEMENT BETWEEN THE COUNTY AND THE OWNER.
4. ALL IMPROVEMENTS WITHIN DRAINAGE, WATER, AND WASTEWATER EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF THE SUBDIVISION AND OR HIS/HER ASSIGNS.
5. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINAGE OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
6. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

SUBDIVISION SUMMARY:

TOTAL ACREAGE:	2.50 ACRES
NUMBER OF LOTS:	1
LOT USE:	GAS SERVICE, CONVENIENCE STORE, RETAIL
ROW RESERVE AREA:	0.79 ACRES, RONALD REAGAN BLVD
ROW WIDTH ON-SITE:	VARIES (84.2 FT TO 92.2 FT)
ROW LENGTH ON-SITE:	425.0 FT
ROADWAY DESIGN SPEED:	65 MPH



LOCATION MAP
(SCALE: 1" = 1000')

ADDRESS: 25562 RONALD W REAGAN BOULEVARD
GEORGETOWN, TEXAS 78633

SITE AREA: 2.500 ACRES

ZONING: N/A

PRINCIPAL STREET: RONALD W REAGAN BOULEVARD

DEVELOPER/OWNER:	REAGAN 3405 REAL ESTATE LLC 1624 SUNSET VISTA BEND LEANDER, TEXAS 78641 CONTACT PERSON: SAMIR MAREDIA PHONE: (832) 713-4985
ENGINEER:	LJA ENGINEERING, INC. 7500 RIALTO BOULEVARD, BUILDING II, SUITE 100 AUSTIN TEXAS 78735 CONTACT PERSON: CHARLES R. HAGER V, P. E. PHONE: (512) 439-4700
SURVEYOR:	LJA SURVEYING, INC. 9830 COLONNADE BOULEVARD, SUITE 300 SAN ANTONIO, TEXAS 78230 CONTACT PERSON: GORDON N. ANDERSON, R.P.L.S. PHONE: (210) 503-2700
CONTOUR DATA:	ON-SITE & ROW CONTOURS: GROUND SURVEY BY LJA SURVEYING (1-FT INTERVAL) OFFSITE CONTOURS: 2017 WILLIAMSON COUNTY LiDAR BASIS OF BEARING ESTABLISHED FROM THE TEXAS STATE PLAN COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 83

SHEET LIST TABLE

Sheet Number	Sheet Description	Sheet Title
01	CV01	COVER SHEET
02	GN01	GENERAL NOTES SHEET 1
03	GN02	GENERAL NOTES SHEET 2
04	FP01	PLAT SHEET 1
05	FP02	PLAT SHEET 2
06	FP03	PLAT SHEET 3
07	EX01	EXISTING CONDITIONS AND DEMOLITION PLAN
08	DM00	EXISTING AND DEVELOPED DRAINAGE AREA MAP (SITE ONLY)
09	DM01	EXISTING CONDITIONS DRAINAGE AREA MAP (OVERALL)
10	DM02	DEVELOPED CONDITIONS DRAINAGE AREA MAP (OVERALL)
11	DM03	ONSITE DRAINAGE AREA MAP
12	EC01	EROSION AND SEDIMENTATION CONTROL PLAN
13	EC02	EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS
14	SP01	DETAILED SITE PLAN
15	SP02	SITE PLAN NOTES & DETAILS
16	GP01	GRADING PLAN
17	UT01	WATER LINE AND FIRE PROTECTION PLAN
18	ST01	STORM SEWER PLAN AND PROFILE
19	CH01	CHANNEL PLAN AND PROFILE
20	DW01	DRIVEWAY AND CULVERT PLAN
21	WQ01	WATER QUALITY POND PLAN & PROFILE
22	WQ02	WATER QUALITY POND CALCULATIONS & DETAILS
23	DT01	STANDARD DETAILS SHEET 1
24	DT02	STANDARD DETAILS SHEET 2
25	DT03	STANDARD DETAILS SHEET 3

GENERAL NOTES

1. THIS SITE IS LOCATED ENTIRELY WITHIN THE UNINCORPORATED AREAS OF WILLIAMSON COUNTY.
2. THIS SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE WILLIAMSON COUNTY REGULATIONS APPLICABLE TO THIS DEVELOPMENT.
3. NO PORTION OF THE PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NO. 48491C0275E, DATED SEPTEMBER 26, 2008.
4. THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
5. THIS SITE IS LOCATED WITHIN THE WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 4 JURISDICTION.
6. THIS SITE AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY WILLIAMSON COUNTY ESD NO. 4 / LIBERTY HILL FIRE DEPARTMENT.
7. ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
8. THERE ARE NO NATURAL SLOPES GREATER THAN 15% WITHIN THE PROJECT BOUNDARY.
9. THIS PROJECT REQUIRES WILLIAMSON COUNTY DRIVEWAY PERMIT APPROVAL FOR CONNECTION TO RONALD REAGAN BOULEVARD.
10. DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WILLIAMSON COUNTY REQUIREMENTS.
11. CULVERTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WILLIAMSON COUNTY REQUIREMENTS.
12. DRAINAGE CALCULATIONS, DETENTION POND IMPROVEMENTS, AND OTHER DRAINAGE FACILITIES SHOWN HEREIN ARE FOR PLANNING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION PURPOSES. FINAL CONSTRUCTION PLANS FOR THESE IMPROVEMENTS SHALL BE PREPARED, SUBMITTED, AND APPROVED UNDER SEPARATE COVER.
13. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GEORGETOWN.
14. WASTE WATER SERVICE SHALL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY (OSSF). REFER TO SEPARATE OSSF PERMIT FOR DETAILED OSSF INFORMATION.
15. ELECTRIC SERVICE SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
16. TELECOMMUNICATION SERVICE SHALL BE PROVIDED BY SPECTRUM.
17. GAS SERVICE SHALL BE SUPPLIED BY ATMOS ENERGY.
18. ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2, 10, 25, 100-YEAR STORM EVENTS.
19. POST DEVELOPED RUN-OFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES.
20. NO IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE COUNTY.
21. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION, AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
22. THE PROPERTY OWNER / DEVELOPER IS RESPONSIBLE FOR CAUSING ANY ADVERSE IMPACTS DUE TO THE PROPOSED DEVELOPMENT.

REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # of Sheets in Plan Set.	Reviewed By	Williamson County Appoval Date	City of Georgetown Appoval Date

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

WILLIAMSON COUNTY STANDARD CONSTRUCTION NOTES FOR SITE DEVELOPMENT

1. EACH DRIVEWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH WILLIAMSON COUNTY SECTION 482.302(G), AND EACH DRAINAGE STRUCTURE OR SYSTEM MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL, UNLESS OTHER DESIGN CRITERIA ARE APPROVED BY WILLIAMSON COUNTY.
2. BEFORE BEGINNING ANY CONSTRUCTION, THE OWNER MUST OBTAIN A WILLIAMSON COUNTY DEVELOPMENT PERMIT AND POST A DEVELOPMENT PERMIT, THE TCEQ SITE NOTICE, AND ANY OTHER REQUIRED PERMITS AT THE JOB SITE.
3. CONSTRUCTION MAY NOT TAKE PLACE WITHIN WILLIAMSON COUNTY RIGHT-OF-WAY UNTIL AFTER THE OWNER HAS SUBMITTED A TRAFFIC CONTROL PLAN TO WILLIAMSON COUNTY AND OBTAINED WRITTEN APPROVAL OF THE TRAFFIC CONTROL PLAN FROM WILLIAMSON COUNTY.
4. THE CONTRACTOR AND PRIMARY OPERATOR SHALL FOLLOW THE SEQUENCE OF CONSTRUCTION AND THE SWP3 IN THESE APPROVED PLANS. THE CONTRACTOR AND PRIMARY OPERATOR SHALL REQUEST WILLIAMSON COUNTY INSPECTION AT SPECIFIC MILESTONES IN THE SEQUENCE OF THE CONSTRUCTION OF THE SITE DEVELOPMENT CORRESPONDING TO THE PRIORITY INSPECTIONS SPECIFIED IN CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS. DEVELOPMENT OUTSIDE THE LIMITS OF CONSTRUCTION SPECIFIED IN THE APPROVED PERMIT AND CONSTRUCTION PLANS IS PROHIBITED.
5. BEFORE BEGINNING ANY CONSTRUCTION, ALL STORM WATER POLLUTION PREVENTION PLAN (SWP3) REQUIREMENTS SHALL BE MET, AND THE FIRST PHASE OF THE TEMPORARY EROSION CONTROL (ESC) PLAN INSTALLED WITH A SWP3 INSPECTION REPORT UPLOADED TO MYPERMITNOW.ORG. ALL SWP3 AND ESC PLAN MEASURES AND PRIMARY OPERATOR SWP3 INSPECTIONS MUST BE PERFORMED BY THE PRIMARY OPERATOR IN ACCORDANCE WITH THE APPROVED PLANS AND SWP3 AND ESC PLAN NOTES THROUGHOUT THE CONSTRUCTION PROCESS.
6. BEFORE STARTING CONSTRUCTION, THE OWNER OR CONTRACTOR OR THEIR DESIGNATED REPRESENTATIVES SHALL SUBMIT A REQUEST VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR WILLIAMSON COUNTY TO REQUEST AND SCHEDULE A MANDATORY PRECONSTRUCTION CONFERENCE AND ESC INSPECTION. IF FURTHER ASSISTANCE IS NEEDED, THE TNR PLANNING AND ENGINEERING DIVISION STAFF OR TNR STORM WATER MANAGEMENT PROGRAM STAFF CAN BE CONTACTED BY TELEPHONE AT 512-854-9383.
7. THE CONTRACTOR SHALL KEEP WILLIAMSON COUNTY TNR ASSIGNED INSPECTION STAFF CURRENT ON THE STATUS OF SITE DEVELOPMENT AND UTILITY CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY WILLIAMSON COUNTY AND REQUEST PRIORITY INSPECTIONS THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR WILLIAMSON COUNTY IN ACCORDANCE WITH THE SPECIFIC MILESTONES IN THE CONSTRUCTION SEQUENCING NOTES IN THESE APPROVED PLANS.
8. CONTOUR DATA SOURCE:
   ON-SITE & ROW CONTOURS: GROUND SURVEY BY LJA SURVEYING (1-FT INTERVAL)
   OFF-SITE CONTOURS: GIS
   BASIS OF BEARING ESTABLISHED FROM THE TEXAS STATE PLAN COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83
9. FILL MATERIAL MUST BE MANAGED AND DISPOSED OF IN ACCORDANCE WITH ALL REQUIREMENTS SPECIFIED IN THE APPROVED PLANS, SWP3, AND THE WILLIAMSON COUNTY CODE. THE CONTRACTOR SHALL STOCKPILE FILL AND CONSTRUCTION MATERIALS ONLY IN THE AREAS DESIGNATED ON THE APPROVED PLANS AND NOT WITHIN THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN OR THE 1 PERCENT ANNUAL CHANCE FLOODPLAIN, WATERWAY SETBACK, CRITICAL ENVIRONMENTAL FEATURE SETBACK, OR OUTSIDE THE LIMITS OF CONSTRUCTION. DISPOSAL OF SOLID WASTE MATERIALS, AS DEFINED BY STATE LAW (E.G., LITTER, TIRES, DECOMPOSABLE WASTES, ETC.) IS PROHIBITED IN PERMANENT FILL SITES.
10. BEFORE DISPOSING ANY EXCESS FILL MATERIAL OFF-SITE, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR DOCUMENTATION THAT DEMONSTRATES THAT ALL REQUIRED PERMITS FOR THE PROPOSED DISPOSAL SITE LOCATION, INCLUDING WILLIAMSON COUNTY, TCEQ NOTICE, AND OTHER APPLICABLE DEVELOPMENT PERMITS, HAVE BEEN OBTAINED. THE OWNER OR PRIMARY OPERATOR MUST REVISE THE SWP3 AND ESC PLAN IF HANDLING OR PLACEMENT OF EXCESS FILL ON THE CONSTRUCTION SITE IS REVISED FROM THE EXISTING SWP3. IF THE FILL DISPOSAL LOCATION IS OUTSIDE WILLIAMSON COUNTY OR DOES NOT REQUIRE A DEVELOPMENT PERMIT, THE CONTRACTOR OR PRIMARY OPERATOR MUST PROVIDE THE COUNTY INSPECTOR THE SITE ADDRESS, CONTACT INFORMATION FOR THE PROPERTY OWNER OF THE FILL.
11. THE DESIGN ENGINEER IS RESPONSIBLE FOR THE ADEQUACY OF THE CONSTRUCTION PLANS. IN REVIEWING THE CONSTRUCTION PLANS, WILLIAMSON COUNTY WILL RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
12. IN THE EVENT OF ANY CONFLICTS BETWEEN THE CONTENT IN THE SWP3 SITE NOTEBOOK AND THE CONTENT IN THE CONSTRUCTION PLANS APPROVED BY WILLIAMSON COUNTY, THE CONSTRUCTION PLANS SHALL TAKE PRECEDENCE.
13. A MINIMUM OF TWO SURVEY BENCHMARKS SHALL BE SET, INCLUDING DESCRIPTION, LOCATION, AND ELEVATION; THE BENCHMARKS SHOULD BE TIED TO A WILLIAMSON COUNTY CONTROL BENCHMARK WHEN POSSIBLE.
14. ANY EXISTING PAVEMENT, CURBS, SIDEWALKS, OR DRAINAGE STRUCTURES WITHIN COUNTY RIGHT-OF-WAY WHICH ARE DAMAGED, REMOVED, OR SILTED, WILL BE REPAIRED BY THE CONTRACTOR AT OWNER OR CONTRACTOR'S EXPENSE BEFORE APPROVAL AND ACCEPTANCE OF THE CONSTRUCTION BY WILLIAMSON COUNTY.
15. CALL THE TEXAS EXCAVATION SAFETY SYSTEM AT 8-1-1 AT LEAST 2 BUSINESS DAYS BEFORE BEGINNING EXCAVATION ACTIVITIES.
16. ALL STORM SEWER PIPES SHALL BE CLASS III RCP, UNLESS OTHERWISE NOTED.
17. CONTRACTOR IS REQUIRED TO OBTAIN A UTILITY INSTALLATION PERMIT IN ACCORDANCE WITH WILLIAMSON COUNTY CODE SECTION 482.901(A)(3) BEFORE ANY CONSTRUCTION OF UTILITIES WITHIN ANY WILLIAMSON COUNTY RIGHT-OF-WAY.
18. THIS PROJECT IS LOCATED ON FLOOD INSURANCE RATE MAP 48453C0315HE.
19. TEMPORARY STABILIZATION MUST BE PERFORMED IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
20. PERMANENT SITE STABILIZATION/RE-VEGETATION MUST BE PERFORMED IMMEDIATELY IN ALL SITE AREAS WHICH ARE AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED IN THE APPROVED PLANS FOR PHASED RE-VEGETATION, IN ACCORDANCE WITH THE STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES.
21. ALL TREES WITHIN THE RIGHT-OF-WAY AND DRAINAGE EASEMENTS SHALL BE SAVED OR REMOVED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. WILLIAMSON COUNTY TREE PRESERVATION STANDARDS IN WILLIAMSON COUNTY CODE SECTION 482.973, INCLUDING INSTALLATION AND MAINTENANCE OF ALL SPECIFIED TREE PROTECTION MEASURES, MUST BE FOLLOWED DURING CONSTRUCTION.
22. AN ENGINEER'S CONCURRENCE LETTER IN ACCORDANCE WITH WILLIAMSON COUNTY CODE SECTION 482.953 MUST BE SUBMITTED VIA THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR WILLIAMSON COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE. THE ENGINEER'S CONCURRENCE LETTER MUST BE SUBMITTED BEFORE THE CONTRACTOR OR PRIMARY OPERATOR REQUESTS A FINAL INSPECTION BY WILLIAMSON COUNTY.
23. SITE IMPROVEMENTS MUST BE CONSTRUCTED IN CONFORMANCE WITH THE ENGINEER'S CONSTRUCTION PLANS APPROVED BY WILLIAMSON COUNTY. NON-CONFORMANCE WITH THE APPROVED PLANS WILL DELAY FINAL INSPECTION APPROVAL BY THE COUNTY UNTIL PLAN CONFORMANCE IS ACHIEVED OR ANY REQUIRED PLAN REVISIONS ARE APPROVED.
24. FINAL SITE STABILIZATION. ALL AREAS DISTURBED BY THE CONSTRUCTION MUST BE PERMANENTLY REVEGETATED AND ALL TEMPORARY SEDIMENT CONTROLS AND ACCUMULATED SEDIMENTATION MUST BE REMOVED BEFORE THE COUNTY WILL ISSUE A CERTIFICATE OF COMPLIANCE FOR FINAL SITE STABILIZATION AS PART OF FINAL INSPECTION AND PROJECT COMPLETION. A DEVELOPERS CONTRACT, AS DESCRIBED IN THE SWP3 AND ESC NOTES SHEET MAY BE EXECUTED WITH WILLIAMSON COUNTY FOR CONDITIONAL ACCEPTANCE OF A PROJECT FOR WHICH HAS ESC FISCAL SECURITY POSTED AND FOR WHICH ALL ITEMS ARE COMPLETE.

WILLIAMSON COUNTY SEQUENCE OF CONSTRUCTION AND PRIORITY INSPECTIONS -- SITE DEVELOPMENT

THE OWNER AND PRIMARY OPERATOR MUST FOLLOW THIS BASIC SEQUENCE OF CONSTRUCTION FOR EACH SITE DEVELOPMENT, INCLUSIVE OF NON-RESIDENTIAL SITE DEVELOPMENT PROJECTS. WITHIN THE FOLLOWING SEQUENCE OF CONSTRUCTION ARE LISTED PRIORITY INSPECTIONS THAT THE OWNER AND PRIMARY OPERATOR MUST REQUEST FROM A REPRESENTATIVE OF WILLIAMSON COUNTY'S STORM WATER MANAGEMENT PROGRAM INSPECTION TEAM. EACH PRIORITY INSPECTION MUST BE REQUESTED ON-LINE THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR WILLIAMSON COUNTY. THE PRIORITY INSPECTIONS IN THIS EXHIBIT ARE CONSISTENT WITH THE PRIORITY INSPECTIONS FOUND IN THE CUSTOMER PORTAL FOR THIS PROJECT. FOR ASSURANCE PURPOSES, A SECOND REQUEST TO WILLIAMSON COUNTY IS STRONGLY ENCOURAGED BY ADDITIONAL SENDING AN E-MAIL TO ENV-INSPECT@WILLIAMSONCOUNTYTX.GOV.

1. ESC INSTALLATION. INSTALL ALL TEMPORARY EROSION AND SEDIMENT CONTROLS (ESC) AND TREE PROTECTION MEASURES IN ACCORDANCE WITH THE APPROVED ESC PLAN SHEETS AND THE SWP3.
   - 1.a. HAVE A QUALIFIED INSPECTOR (AS SPECIFIED IN SECTION 482.934(C)(3) OF THE WILLIAMSON COUNTY CODE) INSPECT THE TEMPORARY EROSION AND SEDIMENT CONTROLS AND PREPARE A CERTIFIED SWP3 INSPECTION REPORT REGARDING WHETHER THE TEMPORARY EROSION AND SEDIMENT CONTROLS WERE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS;
   - 1.b. UPLOAD THE QUALIFIED INSPECTOR'S CERTIFIED SWP3 INSPECTION REPORT TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR WILLIAMSON COUNTY; AND
   - 1.c. REQUEST A MANDATORY PRE-CONSTRUCTION MEETING WITH WILLIAMSON COUNTY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR WILLIAMSON COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION.
2. PRE-CONSTRUCTION MEETING AND ESC INSPECTION. HOLD A MANDATORY PRE-CONSTRUCTION MEETING THAT ADDRESSES THE ITEMS IN EXHIBIT 482.950 AND THE ESC PRE-CONSTRUCTION INSPECTION BY THE COUNTY AND OBTAIN COUNTY'S APPROVAL TO START CONSTRUCTION. (PRIORITY INSPECTION)
3. INSPECT FOR COMPLIANCE WITH SWP3 AND ESC PLAN. MAINTAIN AND INSPECT THE SWP3 CONTROLS AND PREPARE AND UPLOAD A WEEKLY CERTIFIED SWP3 INSPECTION REPORT THAT INCLUDES THE CONTENTS LISTED IN EXHIBIT 482.951 TO THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR WILLIAMSON COUNTY.
4. CONSTRUCT SEDIMENT BASIN(S). CONSTRUCT ANY STORM WATER POND(S) FIRST, WHENEVER APPLICABLE, TO BE FUNCTIONAL AS CONSTRUCTION SEDIMENT BASIN(S) BEFORE GRADING AND EXCAVATING THE ENTIRE SITE, AS FOLLOWS:
   - 4.a. CLEAR, GRUB, AND EXCAVATE ONLY THE SITE AREAS AND CUT AND FILL QUANTITIES NECESSARY TO CONSTRUCT THE POND(S) IN ACCORDANCE WITH THESE APPROVED PLANS AND THE MINIMUM STANDARDS DESCRIBED IN THE SWP3 AND ESC PLAN SHEET NOTES FOR THE TEMPORARY SEDIMENT BASIN EMBANKMENTS, WALLS, INFLOWS, OUTFALLS, DRAINAGE CONVEYANCE MEASURES, SEDIMENT CONTROLS, AND STABILIZATION.
   - 4.b. REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE TEMPORARY SEDIMENT BASIN(S) BEFORE PROCEEDING FURTHER IN THE SEQUENCE OF CONSTRUCTION. (PRIORITY INSPECTION)
5. CONSTRUCT SITE IMPROVEMENTS. BEGIN THE PRIMARY SITE CLEARING, EXCAVATION, AND CONSTRUCTION ACTIVITIES AND CONTINUE THE SWP3 AND ESC PLAN IMPLEMENTATION AND MAINTENANCE PER THE APPROVED PLANS.
6. CONSTRUCT DRIVEWAY APPROACH AND RIGHT-OF-WAY IMPROVEMENTS. INSTALL DRIVEWAY APPROACH AND DRAINAGE AND ROAD IMPROVEMENTS IN THE COUNTY RIGHT-OF-WAY PER APPROVED PLANS, WHEN APPLICABLE. REQUEST A COUNTY PRE-POUR INSPECTION OF THE DRIVEWAY THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR WILLIAMSON COUNTY GIVING AT LEAST 3 BUSINESS DAYS NOTIFICATION. (PRIORITY INSPECTION).
7. PERFORM TEMPORARY STABILIZATION IN ALL DISTURBED AREAS THAT HAVE CEASED CONSTRUCTION ACTIVITIES FOR 14 DAYS OR LONGER.
8. PERFORM PERMANENT SITE STABILIZATION/RE-VEGETATION IMMEDIATELY IN ALL SITE AREAS AT FINAL PLAN GRADE AND IN ALL SITE AREAS SPECIFIED FOR PHASED RE-VEGETATION.
9. COMPLETE PERMANENT WATER QUALITY CONTROLS. BEGIN COMPLETION OF PERMANENT WATER QUALITY CONTROL(S) AND INSTALL THE UNDERDRAIN PER APPROVED PLANS, WHEN APPLICABLE.
   - 9.a. REMOVE CONSTRUCTION SEDIMENT, RE-ESTABLISH THE BASIN SUBGRADE, AND INSTALL UNDERDRAIN PIPING.
   - 9.b. REQUEST COUNTY INSPECTION AND OBTAIN COUNTY'S WRITTEN APPROVAL OF THE UNDERDRAIN PIPING INSTALLATION AND ASSOCIATED CONSTRUCTION MATERIALS (AGGREGATE, FILTER MEDIA, ETC.) BEFORE COVERING THE UNDERDRAIN AND PROCEEDING WITH CONSTRUCTION OF THE CONTROL. (PRIORITY INSPECTION).
10. COMPLETE CONSTRUCTION SITE IMPROVEMENTS AND FINAL STABILIZATION PER THE APPROVED PLANS.
11. PROVIDE ENGINEER'S CONCURRENCE LETTER THROUGH THE MYPERMITNOW.ORG CUSTOMER PORTAL FOR WILLIAMSON COUNTY WHEN CONSTRUCTION IS SUBSTANTIALLY COMPLETE AND REQUEST A FINAL INSPECTION BY WILLIAMSON COUNTY. (PRIORITY INSPECTION)
12. OBTAIN A CERTIFICATE OF COMPLIANCE WHEN ALL FINAL INSPECTION PUNCH LIST ITEMS, INCLUDING FINAL SITE STABILIZATION AND REMOVAL OF TEMPORARY SEDIMENT CONTROLS. IF NECESSARY, PROVIDE A DEVELOPERS CONTRACT TO THE COUNTY TO REQUEST CONDITIONAL ACCEPTANCE FOR USE OR OCCUPANCY OF THE SITE WITH ALL ITEMS COMPLETED EXCEPT RE-VEGETATION GROWTH COVERAGE. REQUEST A RE-INSPECTION WHEN RE-VEGETATION COVERAGE IS COMPLETE. (PRIORITY INSPECTION)

TCEQ NOTES

1. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE / NATIONAL SANITATION FOUNDATION (ANSI / NSF) STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
2. ALL PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATIO OF 26 OR LESS.
3. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.
4. WATER TRANSMISSION AND DISTRIBUTION LINES MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. HOWEVER, THE TOP OF THE WATER LINE MUST BE LOCATED BELOW THE FROST LINE AND IN NO CASE SHALL THE TOP OF THE WATER LINE BE LESS THAN 24 INCHES BELOW GROUND SURFACE.
5. THE HYDROSTATIC LEAKAGE RATE SHALL NOT EXCEED THE AMOUNT ALLOWED OR RECOMMENDED BY AWWA FORMULAS.
6. ALL WATER LINES SHALL BE HYDROSTATIC LEAK TESTED IN CONFORMANCE WITH AWWA C600-93 FOR DUCTILE IRON PIPE AND AWWA C605-94 FOR PVC PIPE.
7. ALL WATER LINES SHALL BE DISINFECTED IN CONFORMANCE WITH AWWA C651-92.

TCEQ 317.13 APPENDIX E -- SEPARATION DISTANCES

1. WATERLINE / NEW SEWER LINE SEPARATION. WHEN NEW SANITARY SEWERS ARE INSTALLED, THEY SHALL BE INSTALLED NO CLOSER TO WATERLINES THAN NINE FEET IN ALL DIRECTIONS. SEWERS THAT PARALLEL WATERLINES MUST BE INSTALLED IN SEPARATE TRENCHES. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE FOLLOWING GUIDELINES WILL APPLY.
   - 1.a. WHERE A SANITARY PARALLELS A WATERLINE, THE SEWER SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR POLYVINYL CHLORIDE (PVC) MEETING AMERICAN SOCIETY OF TESTING AND MATERIALS SPECIFICATIONS WITH A PRESSURE RATING FOR BOTH THE PIPE AND JOINTS OF 150 PER SQUARE INCH (PSI). THE VERTICAL SEPARATION SHALL BE A MINIMUM OF TWO FEET BETWEEN OUTSIDE DIAMETERS AND THE HORIZONTAL SEPARATION SHALL BE A MINIMUM OF FOUR FEET BETWEEN OUTSIDE DIAMETERS. THE SEWER SHALL BE LOCATED BELOW THE WATERLINE.
   - 1.b. WHERE A SANITARY SEWER CROSSES A WATERLINE AND THE SEWER IS CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC WITH A MINIMUM PRESSURE RATING OF 150 PSI, AN ABSOLUTE MINIMUM DISTANCE OF SIX INCHES BETWEEN OUTSIDE DIAMETERS SHALL BE MAINTAINED. IN ADDITION, THE SEWER SHALL BE LOCATED BELOW THE WATERLINE WHERE POSSIBLE AND ONE LENGTH OF THE SEWER PIPE MUST BE CENTERED ON THE WATERLINE.
   - 1.c. WHERE A SEWER CROSSES UNDER A WATERLINE AND THE SEWER IS CONSTRUCTED OF ABS TRUSS PIPE, SIMILAR SEMI-RIGID PLASTIC COMPOSITE PIPE, CLAY PIPE, OR CONCRETE PIPE WITH GASKETED JOINTS, A MINIMUM TWO-FOOT SEPARATION DISTANCE SHALL BE MAINTAINED. THE INITIAL BACKFILL SHALL BE CEMENT STABILIZED SAND (TWO OR MORE BAGS OF CEMENT PER CUBIC YARD OF SAND) FOR ALL SECTIONS OF SEWER WITHIN NINE FEET OF THE WATERLINE. THIS INITIAL BACKFILL SHALL BE FROM ONE QUARTER DIAMETER BELOW THE CENTERLINE OF THE PIPE TO ONE PIPE DIAMETER (BUT NOT LESS THAN 12 INCHES) ABOVE THE TOP OF THE PIPE.
   - 1.d. WHERE A SEWER CROSSES OVER A WATERLINE, ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. IN LIEU OF THIS PROCEDURE THE NEW CONVEYANCE MAY BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAN THE NEW CONVEYANCE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT FIVE FEET INTERVALS WITH SPACERS OR BE FILLED TO THE SPRING LINE WITH WASHED SAND. THE ENCASEMENT PIPE SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
2. WATERLINE MANHOLE SEPARATION. UNLESS SANITARY SEWER MANHOLES AND THE CONNECTING SEWER CAN BE MADE WATERTIGHT AND TESTED FOR NO LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. WHERE THE NINE-FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, A CARRIER PIPE AS DESCRIBED IN PARAGRAPH (1)(D) OF THIS SECTION MAY BE USED WHERE APPROPRIATE.

STORMWATER POLLUTION PREVENTION PLAN (SWP3) NOTES

THIS PROJECT IS SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT TXR150000 FOR CONSTRUCTION ACTIVITIES. THE GENERAL PERMIT REQUIRES THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH HAS BEEN PROVIDED BY THE OWNER FOR USE BY THE CONTRACTOR. THE OWNER SHALL PROVIDE THE OWNER'S NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) TO THE TCEQ. THE CONTRACTOR'S RESPONSIBILITIES ARE AS FOLLOWS:

1. MAINTAIN A COPY OF THE SWPPP AND A SET OF CONSTRUCTION PLANS WITH THE TEMPORARY EROSION AND SEDIMENT CONTROL PLAN AT THE WORK SITE AT ALL TIMES.
2. FILE A NOTICE OF INTENT (NOI) AND APPLICABLE PAYMENT TO THE TCEQ AT LEAST 2 DAYS PRIOR TO SITE DISTURBANCE.
3. POST A COPY OF THE OWNER'S AND CONTRACTOR'S NOI FORMS AT THE WORK SITE.
4. SIGN THE CERTIFICATION AND OBTAIN A SIGNED CERTIFICATION STATEMENT FROM ALL SUBCONTRACTORS RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL MEASURES WHICH INDICATES THAT THE CONTRACTOR AND SUBCONTRACTOR UNDERSTANDS THE PERMIT REQUIREMENTS (FORMS ARE IN THE SWPPP).
5. FOLLOW AND COMPLY WITH ALL ASPECTS OF THE TPDES GENERAL PERMIT NO. TXR150000. THIS INCLUDES BUT IS NOT LIMITED TO FIELD INSPECTIONS AND REPORTS, MAINTAINING AND REPAIRING EROSION CONTROLS AND UPDATING EROSION CONTROLS AND UPDATING EROSION CONTROL PLAN SHEETS BASED ON FIELD CHANGES AND MODIFICATIONS.
6. FILE A COPY OF THE CONTRACTOR'S NOT WITH THE TCEQ ONCE THE WORK IS COMPLETED IN ACCORDANCE WITH THE TPDES GENERAL PERMIT NO. TXR150000 AND HAS BEEN ACCEPTED BY THE OWNER.

CONTACT INFORMATION

OWNER / DEVELOPER:
REAGAN 3405 REAL ESTATE, LLC
5522 JENOLAN RIDGE LANE
SUGAR LAND, TEXAS 77479
CONTACT PERSON: SAMIR MAREDIA
PHONE: (832) 713-4985

OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD
BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: CHARLES R. HAGER, P.E.
PHONE: (512) 439-4700

MAINTENANCE:
PERSON OR FIRM RESPONSIBLE FOR EROSION / SEDIMENTATION CONTROL: ____________________

CONTRACTOR: ____________________
____
____

MAINTENANCE:
PERSON OR FIRM RESPONSIBLE FOR TREE / NATURAL AREA PROTECTION: ____________________

CONTRACTOR: ____________________
____
____

ACCESSIBILITY NOTES

1. APPROVAL OF THESE PLANS BY WILLIAMSON COUNTY INDICATES COMPLIANCE WITH APPLICABLE COUNTY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARD SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
2. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. [ANSI 403.0]
3. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50. [ANSI 502.5]
4. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [ANSI 403.3]
5. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. THE MAXIMUM HORIZONTAL PROJECTION IS 30 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:12 AND 1:15, AND 40 FEET FOR A RAMP WITH A SLOPE BETWEEN 1:16 AND 1:20. [ANSI 405.2 - 405.6]

CITY OF GEORGETOWN GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
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. PROJECTS PROPOSING PUBLIC PARKLAND SHALL INCLUDE IRRIGATION PLANS AS PART OF THIS PLAN AS REQUIRED BY THE PARKLAND DEVELOPMENT GUIDELINES.
12. FIRE FLOW REQUIREMENTS OF 1,750 GALLONS PER MINUTE ARE BEING MET BY THIS PLAN.
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
17. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's **below.** **Call** before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN

GENERAL NOTES SHEET 1

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS			
NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-GN01

7/2/2025
STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED
PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

GN01

SHEET NO. 02 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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User: oradi
Last Modified: Jun. 10, 25 - 11:19
Plot Date/Time: Jul. 02, 25 - 15:29:49

WILLIAMSON COUNTY SUBDIVISION REGULATIONS NOTES

B4 - CONSTRUCTION - GENERAL

B4.1 A PRECONSTRUCTION MEETING SHALL BE SCHEDULED PRIOR TO THE START OF CONSTRUCTION. THE DESIGN ENGINEER, OWNER, CONTRACTOR, SUBCONTRACTORS, AND COUNTY ENGINEER SHALL ATTEND THIS MEETING. ALL ROADS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AS APPROVED BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE CURRENT VERSION OF THE "TEXAS DEPARTMENT OF TRANSPORTATION MANUAL STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES" UNLESS OTHERWISE STATED ON THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER.

B4.2 ALL MATERIALS SHALL BE SAMPLED AND TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER. THE OWNER SHALL PAY FOR ALL TESTING SERVICES AND SHALL FURNISH THE COUNTY ENGINEER WITH CERTIFIED COPIES OF THESE TEST RESULTS. THE COUNTY ENGINEER MUST APPROVE THE TEST RESULTS PRIOR TO CONSTRUCTING THE NEXT COURSE OF THE ROADWAY STRUCTURE. ANY MATERIAL WHICH DOES NOT MEET THE MINIMUM REQUIRED TEST SPECIFICATIONS SHALL BE REMOVED AND RECOMPACTED OR REPLACED UNLESS ALTERNATIVE REMEDIAL ACTION IS APPROVED IN WRITING FROM THE COUNTY ENGINEER.

B4.3 EXCEPT FOR ELECTRICAL LINES, ALL UNDERGROUND NONFERROUS UTILITIES WITHIN A RIGHT-OF-WAY OR EASEMENT MUST BE ACCOMPANIED BY FERROUS METAL LINES TO AID IN TRACING THE LOCATION OF SAID UTILITIES THROUGH THE USE OF A METAL DETECTOR.

B4.4 ALL PROPOSED PAVEMENTS (FLEXIBLE AND RIGID) ARE TO BE SPECIFIED IN THE GEOTECH REPORT. THE GEOTECH REPORT IS TO BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. PAVEMENT DESIGNS SHALL FOLLOW THE BELOW COUNTY REQUIREMENTS BASED UPON SOIL CONDITIONS FROM SAMPLES TAKEN ALONG THE PROPOSED ROADWAYS. TEST BORINGS SHALL BE PLACED AT A MAXIMUM SPACING OF 500 FEET OR OTHER SAMPLING FREQUENCY APPROVED BY THE COUNTY ENGINEER BASED ON RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER. BORINGS SHALL BE TO A DEPTH OF TEN FT OR, IF SOLID ROCK IS ENCOUNTERED, ONE FT BELOW NON-FRACTURED ROCK OR 3 FT BELOW FRACTURED ROCK. THE PAVEMENT DESIGN MUST MEET AT LEAST THE MINIMUM OF ONE OF THE APPROVED COUNTY DESIGNS AND PROVIDED IN THE GEOTECHNICAL REPORT FOR REVIEW AND APPROVAL PRIOR TO THE REVIEW AND APPROVAL OF THE CONSTRUCTION PLANS. IN ADDITION TO THE BASIS OF THE PAVEMENT DESIGN, THE SOILS REPORT SHALL CONTAIN THE RESULTS OF SAMPLED AND TESTED SUBGRADE FOR PLASTICITY INDEX.

B4.5 FLEXIBLE PAVEMENT DESIGNS BASED ON ROADWAY CLASSIFICATION

Minimum Local Roadway (Urban/Rural) Flexible Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 (4)	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
HMA Surface (1)	2"	2"	2"	TxDOT Item 340 D- GR HMA PG 70-22 SAC B
Prime Coat or One Course Underseal	YES	YES	YES	AEP or TxDOT Item 316
Flexible Base (2)(5)	12"	12"	14"	TxDOT Item 247 FLBS TY A GR 5
Lime treated Subgrade (3)	NO	8"	8"	TxDOT Item 260
Notes:	(1) For Urban See Appendix B7 – B10 for HMA material requirements. Rural is also allowed B7.11 (2) See Appendix B6 for additional Flexible Base specifications. (3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil. (4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer. (5) Should solid rock be encountered prior to the depth necessary for 12" of base material underneath 2" HMA, a substitute pavement design may be allowed. Substitute pavement design shall have a base thickness no less than 8" and existing material shall be excavated to the exposed solid rock layer. No significant amount of existing material shall be left remaining between the base layer and the rock layer.			

Minimum Collector Roadway (Urban/Rural) Flexible Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 (4)	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
HMA Surface (1)	2"	2"	2"	TxDOT Item 340 D- GR HMA PG 70-22 SAC B
Prime Coat or One Course Underseal	YES	YES	YES	AEP or TxDOT Item 316
Flexible Base (2)(5)	14"	14"	16"	TxDOT Item 247 FLBS TY A GR 5
Lime treated Subgrade (3)	NO	8"	8"	TxDOT Item 260
Notes:	(1) . (1) For Urban See Appendix B7 – B10 for HMA material requirements. Rural is also allowed B7.11 (2) See Appendix B6 for additional Flexible Base specifications. (3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil. (4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer. (5) Should solid rock be encountered prior to the depth necessary for 14" of base material underneath 2" HMA, a substitute pavement design may be allowed. Substitute pavement design shall have a base thickness no less than 10" and existing material shall be excavated to the exposed solid rock layer. No significant amount of existing material shall be left remaining between the base layer and the rock layer.			

Minimum Arterial Roadway (Urban/Rural) Flexible Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 (4)	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
HMA Surface (1)	2"	2"	2"	TxDOT Item 340 D- GR HMA PG 70-22 SAC B
Prime Coat or One Course Underseal	YES	YES	YES	AEP or TxDOT Item 316
Flexible Base (2)	20"	20"	22"	TxDOT Item 247 FLBS TY A GR 5
Lime treated Subgrade (3)	NO	8"	10"	TxDOT Item 260
Notes:	(1) See Appendix B7 for material requirements for HMA. (2) See Appendix B6 for additional Flexible Base specifications. (3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil. (4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer.			

B4.6 RIGID PAVEMENT DESIGNS BASED ON ROADWAY CLASSIFICATION

Local Roadway (Urban/ Rural) Rigid Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 (4)	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
CRCP (1)	6"	6"	8"	TxDOT Item 421 – Class P Concrete CRCP – 13, Continuously Reinforced Concrete Pavement, One-layer steel bar placement
HMA Bond Breaker	1"	1"	1"	TxDOT Item D- GR HMA TY D or TY F PG 64-22
Flexible Base (2)	6"	8"	8"	TxDOT Item 247 FLBS TY A GR 4
Lime treated Subgrade (3)			8"	TxDOT Item 260
Notes:	(1) See Appendix B7 for material requirements for CRCP (2) See Appendix B6 for additional Cement Treated Base specifications (3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil. (4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer			

Collector Roadway (Urban/ Rural) Rigid Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 (4)	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
CRCP (1)	6"	6"	8"	TxDOT Item 421 – Class P Concrete CRCP – 13, Continuously Reinforced Concrete Pavement, One-layer steel bar placement
HMA Bond Breaker	1"	1"	1"	TxDOT Item D- GR HMA TY D or TY F PG 64-22
Flexible Base (2)	8"	10"	10"	TxDOT Item 247 FLBS TY A GR 4 (2)
Lime treated Subgrade (3)			8"	TxDOT Item 260 (3)
Notes:	(1) See Appendix B7 for material requirements for CRCP (2) See Appendix B6 for additional Cement Treated Base specifications (3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil. (4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer			

Arterial Roadway (Urban/ Rural) Rigid Pavement design				
Plasticity Index	PI <20	PI 20-35	PI 35-55 (4)	Material Requirements
Soil Classification	Clayey Sand	Lean Clay	Fat Clay	
CRCP (1)	11"	11"	11"	TxDOT Item 421 – Class P Concrete CRCP – 13, Continuously Reinforced Concrete Pavement, One-layer steel bar placement
HMA Bond Breaker	1"	1"	1"	TxDOT Item D- GR HMA TY D or TY F PG 64-22
Flexible Base (2)	12"	12"	12"	TxDOT Item 247 FLBS TY A GR 4
Lime treated Subgrade (3)		6"	10"	TxDOT Item 260
Notes:	(1) See Appendix B7 for material requirements for CRCP (2) See Appendix B6 for additional Cement Treated Base specifications (3) Pelletized lime is not allowed. Use hydrated lime or lime slurry. Confirm sulfates are not present in soil. (4) For PI >55 additional pavement structure is necessary and shall be reviewed and approved by the County Engineer			

B5 - SUBGRADE

B5.1 THE PREPARATION OF THE SUBGRADE SHALL FOLLOW GOOD ENGINEERING PRACTICES AS DIRECTED BY THE COUNTY ENGINEER IN CONJUNCTION WITH RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. WHEN THE PLASTICITY INDEX (PI) IS GREATER THAN 20, A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNTIL THE PI IS LESS THAN 20. IF THE ADDITION OF LIME AS DESCRIBED IN ITEM 260 IS NOT FEASIBLE, AN ALTERNATE STABILIZING DESIGN SHALL BE PROPOSED AND SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL. THE SUBGRADE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A DRY DENSITY PER TxDOT ITEM 132. IN ADDITION, PROOF ROLLING MAY BE REQUIRED BY THE COUNTY ENGINEER.

B5.2 IF LIME IS NECESSARY, THEN A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED, AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION TO PROPERTY STABILIZE SUBGRADE. THE USE OF HYDRATED LIME OR LIME SLURRY IS APPROVED; HOWEVER, THE USE OF PELLETIZED LIME IS NOT APPROVED.

B5.3 PRIOR TO LIME STABILIZATION, A SULFATE TEST OF IN SITU SOILS SHALL BE PERFORMED BY DEVELOPER TO CONFIRM THE APPROPRIATE MEANS AND METHODS OF STABILIZATION. PROVIDE SULFATE TEST TO COUNTY ENGINEER PRIOR TO STABILIZATION.

B5.4 ANY VARIATION TO THE COUNTY'S STABILIZATION REQUIREMENTS MUST BE APPROVED BY THE COUNTY ENGINEER.

B5.5 THE SUBGRADE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A DRY DENSITY PER TxDOT ITEM 132. IN ADDITION, PROOF ROLLING MAY BE REQUIRED BY THE COUNTY ENGINEER.

B5.6 THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF ALL INSPECTION REPORTS FURNISHED TO THE COUNTY ENGINEER. THE COUNTY ENGINEER MUST APPROVE THE REPORT PRIOR TO APPLICATION OF THE BASE MATERIAL. ALL DENSITY TEST REPORTS SHALL INCLUDE A COPY OF THE WORK SHEET SHOWING THE PERCENTAGE OF THE MAXIMUM DRY (PROCTOR) DENSITY. THE NUMBER AND LOCATION OF ALL SUBGRADE TESTS SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B6 - BASE MATERIAL

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

Table B6.1: Gradation Specification for TY A, Grade 4

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

B6.2 EACH LAYER OF BASE COURSE SHALL BE TESTED FOR IN-PLACE DRY DENSITY AND MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL BASE TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B6.3 THE BASE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A MINIMUM OF 100% OF THE MAXIMUM (PROCTOR) DRY DENSITY OR AS APPROVED BY THE COUNTY ENGINEER UPON RECOMMENDATION BY THE TESTING LABORATORY. THE MAXIMUM LIFT SHALL NOT EXCEED SIX INCHES.

B7 - BITUMINOUS PAVEMENT

B7.1 URBAN ROADS REQUIRE A MINIMUM 2 INCH WEARING SURFACE OF HMAC TYPE D. THE MIX SHALL BE FROM A TxDOT CERTIFIED PLANT AND THE MIX DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL.

B7.2 IF PROVIDING MIXTURE TYPE C OR D, USE PERFORMANCE GRADE (PG) BINDER 70-22. PROVIDE PG BINDER THAT DOES NOT CONTAIN RECYCLED ENGINE OIL BOTTOMS (REOBs) OR POLY PHOSPHORIC ACID (PPA). RECYCLED ASPHALT PAVEMENT (RAP) IS NOT PERMITTED FOR USE AS A COMPONENT OF THE HMACP. THE CONTRACTOR IS ALSO NOT PERMITTED THE USE RECYCLED ASPHALT SHINGLES (RAS) AS A COMPONENT OF HMACP.

B7.3 IF PROVIDING MIXTURE TYPE B, USE PG BINDER 64-22. PROVIDE PG BINDERS THAT DO NOT CONTAIN REOBs OR PPA. FOR SUBSURFACE COURSE TYPE B, THE USE OF TWENTY PERCENT (20%) RAP IS PERMITTED IN THE MIX DESIGN. THE CONTRACTOR IS NOT PERMITTED TO USE RAS AS A COMPONENT OF THE HMACP.

B7.4 TARGET LABORATORY MOLDED DENSITY IS 96.5% FOR ALL MIXTURES WITHOUT RAP AND WHEN USING A TEXAS GYRATORY COMPACTOR (TGC) FOR DESIGNING THE MIXTURE. WHEN USING SUPERPAVE GYRATORY COMPACTOR (SGC) TO DESIGN MIXTURES, SUBMIT THE SGC MIX DESIGN TO THE ENGINEER FOR APPROVAL.

B7.5 ALL MIXTURES MUST MEET THE HAMBURG REQUIREMENT AS STATED IN THE TABLE BELOW.

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

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

B7.6 SUBMIT ANY PROPOSED ADJUSTMENTS OR CHANGES TO A JOB MIX FORMULA TO THE COUNTY ENGINEER BEFORE PRODUCTION OF THE NEW JOB MIX FORMULA.

B7.7 UNLESS OTHERWISE APPROVED, PROVIDE TYPE B MIXTURES THAT HAVE NO LESS THAN 4.5% ASPHALT BINDER, AND TY C AND D MIXTURES WITH NO LESS THAN 4.7% BINDER.

B7.8 FOR MIXTURE DESIGN VERIFICATION, PROVIDE THE ENGINEER WITH TWO 5-GALLON BUCKETS OF EACH AGGREGATE STOCKPILE TO BE USED ON THE PROJECT AND THREE GALLONS OF EACH PG BINDER TO BE USED ON THE PROJECT. ALSO PROVIDE THE SUFFICIENT QUANTITIES OF ANY OTHER ADDITIVES THAT WILL BE USED IN THE HMA MIXTURE. THIS MUST BE DONE PRIOR TO APPROVAL OF THE MIX DESIGN, UNLESS ALREADY PERFORMED WITHIN A ONE-YEAR TIME PERIOD.

B7.9 PRIOR TO ALLOWING PRODUCTION OF THE TRIAL BATCH, THE ENGINEER WILL USE THE MATERIAL PROVIDED BY THE CONTRACTOR TO PERFORM THE FOLLOWING TESTS TO VERIFY THE HMA MIXTURE DESIGN.

1. INDIRECT TENSILE TEST IN ACCORDANCE WITH TEX-226-F
2. HAMBURG WHEEL TEST IN ACCORDANCE WITH TEX-242-F
3. OVERLAY TEST IN ACCORDANCE WITH TEX-248-F
4. CANTABRO TEST IN ACCORDANCE WITH TEX-245-F

FOR MIXTURES DESIGNED WITH A TEXAS GYRATORY COMPACTOR (TGC), THE ENGINEER MAY REQUIRE THAT THE TARGET LABORATORY MOLDED DENSITY BE RAISED TO NO MORE THAN 97.5% OR MAY LOWER THE DESIGN NUMBER OF GYRATIONS TO NO LESS THAN 35 MIXTURES DESIGNED WITH AN SGC OF ANY OF THE FOLLOWING CONDITIONS EXIST.

1. THE INDIRECT TENSILE TEST RESULTS IN A VALUE GREATER THAN 200 PSI
2. THE HAMBURG WHEEL TEST RESULTS IN A VALUE LESS THAN 3.0 MM
3. THE OVERLAY TEST RESULTS IN A VALUE LESS THAN 100 CYCLES
4. THE CANTABRO TEST RESULTS IN A VALUE OF MORE THAN 20% LOSS

IN LIEU OF, OR IN ADDITION TO EVALUATING THE MIXTURE DESIGN PRIOR TO ALLOWING A TRIAL BATCH TO BE PRODUCED, THE ENGINEER MAY ALSO EVALUATE THE MIXTURE PRODUCED DURING THE TRIAL BATCH FOR COMPLIANCE WITH THE 4 TESTS LISTED ABOVE.

B7.10 CONTRACTOR'S QUALITY CONTROL (CQC) TEST REPORTS SHALL BE SUBMITTED TO THE COUNTY ENGINEER ON A DAILY BASIS. AS A MINIMUM, DAILY CQC TESTING ON THE PRODUCED MIX SHALL INCLUDE: SIEVE ANALYSIS TEX-200F, ASPHALT CONTENT TEX-236-F, HVEEM STABILITY TEX-208-F, LABORATORY COMPACTED DENSITY TEX-207-F, AND MAXIMUM SPECIFIC GRAVITY TEX-227-F. THE NUMBER AND LOCATION OF ALL HMAC TESTS SHALL BE DETERMINED BY THE COUNTY ENGINEER WITH A MINIMUM OF THREE, 6-INCH DIAMETER FIELD CORES SECURED AND TESTED BY THE CONTRACTOR FROM EACH DAY'S PAVING. EACH HMAC COURSE SHALL BE TESTED FOR IN-PLACE DENSITY, BITUMINOUS CONTENT AND AGGREGATE GRADATION, AND SHALL BE MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL HMAC TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B7.11 RURAL ROADS MAY USE EITHER THE SPECIFICATIONS FOUND IN SECTION B7.1 OR A TWO-COURSE SURFACE IN ACCORDANCE WITH ITEM 316, TREATMENT WEARING SURFACE, OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE TYPE AND RATE OF ASPHALT AND AGGREGATE SHALL BE INDICATED ON THE PLANS AS A BASIS OF ESTIMATE AND SHALL BE DETERMINED AT THE PRECONSTRUCTION CONFERENCE. AGGREGATE USED IN A MIX SHALL BE ON THE TxDOT QUALITY MONITORING SCHEDULE. AGGREGATE SHALL BE TYPE B GRADE 4. GRADATION TESTS SHALL BE REQUIRED FOR EACH 300 CUBIC YARDS OF MATERIAL PLACED WITH A MINIMUM OF TWO TESTS PER EACH GRADE PER EACH PROJECT. TEST RESULTS SHALL BE REVIEWED BY THE COUNTY ENGINEER PRIOR TO APPLICATION OF THE MATERIAL.

B8 - CONCRETE PAVEMENT

B8.1 IN LIEU OF BITUMINOUS PAVEMENT, PORTLAND CEMENT CONCRETE PAVEMENT MAY BE USED. IN SUCH CASES, THE PAVEMENT THICKNESS SHALL BE A MINIMUM OF 9 INCHES OF CONCRETE, AND SHALL BE JOINTED AND REINFORCED IN ACCORDANCE WITH THE DETAIL INCLUDED IN APPENDIX I. THE MIX SHALL BE FROM A TxDOT CERTIFIED PLANT. THE MIX DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL.

B9 - CONCRETE - GENERAL

B9.1 UNLESS OTHERWISE SPECIFIED, CONCRETE SHALL BE IN ACCORDANCE WITH ITEM 421 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND BE PLACED IN ACCORDANCE WITH THE APPLICABLE ITEM.

B9.2 ALL CONCRETE SHALL BE TESTED FOR COMPRESSIVE STRENGTH. ONE SET OF THREE CONCRETE TEST CYLINDERS SHALL BE MOLDED FOR EVERY 50 CUBIC YARDS OF CONCRETE PLACED FOR EACH CLASS OF CONCRETE PER DAY, OR AT ANY OTHER INTERVAL AS DETERMINED BY THE COUNTY ENGINEER. A SLUMP TEST SHALL BE REQUIRED WITH EACH SET OF TEST CYLINDERS. ONE CYLINDER SHALL BE TESTED FOR COMPRESSIVE STRENGTH AT AN AGE OF SEVEN DAYS AND THE REMAINING TWO CYLINDERS SHALL BE TESTED AT AGE 28 DAYS OF AGE.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
GENERAL NOTES SHEET 2

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-GN01

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

GN02

SHEET NO. 03 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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User: orsull
Last Modified: Jun 18, 25 - 11:15
Plot Date/Time: Jul 02, 25 - 15:05:49

25562 RONALD REAGAN BOULEVARD PLAT

OWNER/DEVELOPER: REAGAN 3405 REAL ESTATE LLC
5522 JENOLAN RIDGE LANE
SUGAR LAND, TX 77479
CONTACT PERSON: SAMIR MAREDIA
CONTACT NUMBER: (832) 713-4985

ENGINEER: LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: CHARLES HAGER, P.E.
PHONE: (512) 439-4700
FAX: (512) 493-4716

SURVEYOR: LJA SURVEYING, INC.
9830 COLONNADE BOULEVARD, SUITE 300
SAN ANTONIO, TEXAS 78230
T.B.P.E.L.S. FIRM NO. 10194382
CONTACT PERSON: GORDON N. ANDERSON
R.P.L.S. No. 6617
PHONE: (512) 767-7398

AGENT: LJA ENGINEERING, INC.
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735
CONTACT PERSON: CHARLES HAGER, P.E.
PHONE: (512) 439-4700
FAX: (512) 493-4716

FILING DATE: 12/13/2024

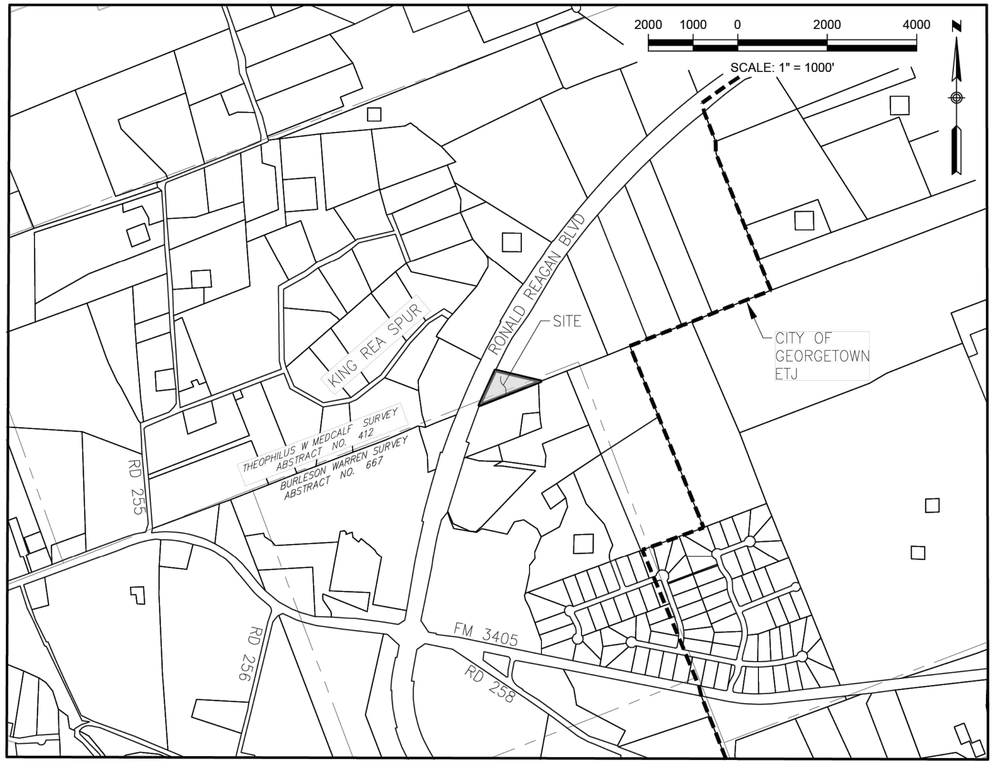
PROJECT SUMMARY:

	LOT 1
SITE AREA AC.	2.50
EX. LAND USE	VACANT
PROP. LAND USE	COMM.

SITE AREA TABLE:

TOTAL EXISTING SITE AREA	2.50 -AC
R.O.W. TO BE DEDICATED BY PLAT	0.79 -AC
TOTAL NET SITE AREA:	1.71 -AC

VICINITY MAP



LEGEND

ADJOINER / LOT LINE
APPROXIMATE SURVEY LINE
CITY LIMITS LINE

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83, ALL DISTANCES, ACREAGE AND COORDINATES ARE SURFACE. TO ADJUST TO GRID, MULTIPLY SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.999880014.

OBSERVATIONS WERE COLLECTED USING A COMBINATION OF RTK AND THE VRS NETWORK.

BENCHMARK LIST:

1
5/8" IRON ROD WITH LJA CONTROL CAP GRID
NORTHING: 10,232,602.87
GRID EASTING: 3,077,441.49
ELEVATION: 881.09'

2
5/8" IRON ROD WITH LJA CONTROL CAP GRID
NORTHING: 10,232,365.05
GRID EASTING: 3,077,358.49
ELEVATION: 878.82'

3
5/8" IRON ROD WITH LJA CONTROL CAP GRID
NORTHING: 10,232,830.76
GRID EASTING: 30,777,555.59
ELEVATION: 886.65'

SUBMITTAL DATE: _____ __, 2024

PROJECT ADDRESS:
25562 RONALD REAGAN BOULEVARD
GEORGETOWN, TEXAS 78633
SITE AREA: 2.50 ACRES

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	OVERVIEW
2	PLAT MAP
3	NOTES & SIGNATURES

A
PLAT
OF
25562 RONALD REAGAN BOULEVARD
2.500 ACRES
OUT OF THE
T.W. MEDCALF SURVEY,
ABSTRACT NO. 412
AND BURLESON WARREN SURVEY,
ABSTRACT NO. 677
IN THE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

LJA SURVEYING, INC.
9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TEXAS 78230
PHONE 210-503-2700
TBPELS FIRM NO. 10194382

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User: bclayton Plot Date/Time: Jun. 02, 25 - 14:08:33

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Last Modified: Jun. 02, 25 - 14:57
Plot Date/Time: Jun. 02, 25 - 15:30:09

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
PLAT SHEET 1
25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: A3954-0404-P-FP01

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

FP01

SHEET NO. 04
OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

BENCHMARK LIST:

1
5/8" IRON ROD WITH LJA CONTROL CAP
GRID NORTHING: 10,232,602.87
GRID EASTING: 3,077,441.49
ELEVATION: 881.09'

2
5/8" IRON ROD WITH LJA CONTROL CAP
GRID NORTHING: 10,232,365.05
GRID EASTING: 3,077,358.49
ELEVATION: 878.82'

3
5/8" IRON ROD WITH LJA CONTROL CAP
GRID NORTHING: 10,232,830.76
GRID EASTING: 30,777,555.59
ELEVATION: 886.65'

BEARING BASIS:
ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD83, ALL DISTANCES, ACREAGE AND COORDINATES ARE SURFACE. TO ADJUST TO GRID, MULTIPLY SURFACE VALUES BY A COMBINED SCALE FACTOR OF 0.999880014.

OBSERVATIONS WERE COLLECTED USING A COMBINATION OF RTK AND THE VRS NETWORK.

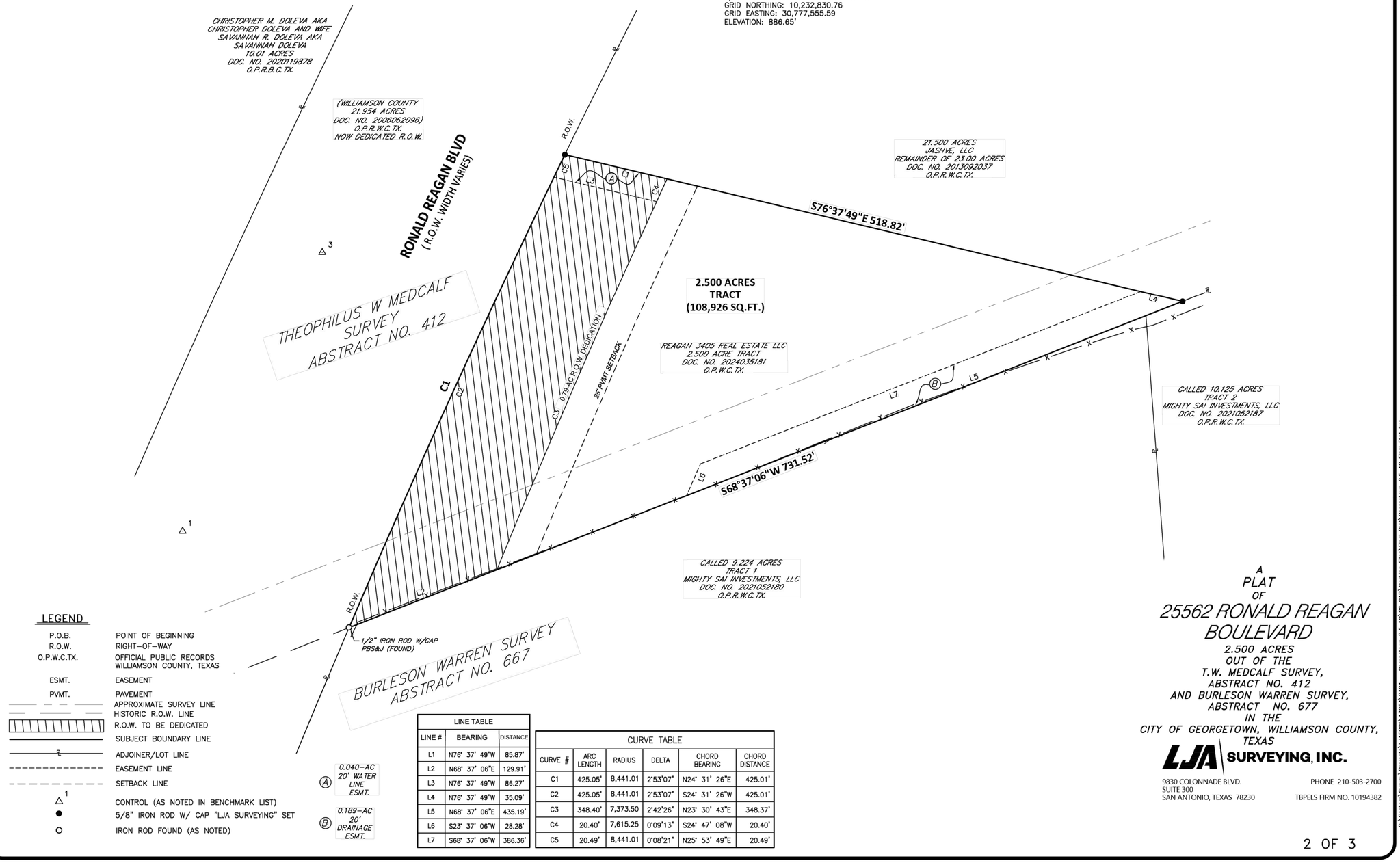
100 50 0 100 200
SCALE: 1" = 50'

SUBMITTAL DATE: _____ __, 2024

PROJECT ADDRESS:
25562 RONALD REAGAN BOULEVARD
GEORGETOWN , TEXAS 78633
SITE AREA: 2.500 ACRES

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	OVERVIEW
2	PLAT MAP
3	NOTES & SIGNATURES



LEGEND

P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
O.P.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
ESMT.	EASEMENT
PVMT.	PAVEMENT
	APPROXIMATE SURVEY LINE
	HISTORIC R.O.W. LINE
	R.O.W. TO BE DEDICATED
	SUBJECT BOUNDARY LINE
	ADJOINER/LOT LINE
	EASEMENT LINE
	SETBACK LINE
△ 1	CONTROL (AS NOTED IN BENCHMARK LIST)
●	5/8" IRON ROD W/ CAP "LJA SURVEYING" SET
○	IRON ROD FOUND (AS NOTED)

Ⓐ 0.040-AC 20' WATER LINE ESMT.

Ⓑ 0.189-AC 20' DRAINAGE ESMT.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N76° 37' 49"W	85.87'
L2	N68° 37' 06"E	129.91'
L3	N76° 37' 49"W	86.27'
L4	N76° 37' 49"W	35.09'
L5	N68° 37' 06"E	435.19'
L6	S23° 37' 06"W	28.28'
L7	S68° 37' 06"W	386.36'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	425.05'	8,441.01	2°53'07"	N24° 31' 26"E	425.01'
C2	425.05'	8,441.01	2°53'07"	S24° 31' 26"W	425.01'
C3	348.40'	7,373.50	2°42'26"	N23° 30' 43"E	348.37'
C4	20.40'	7,615.25	0°09'13"	S24° 47' 08"W	20.40'
C5	20.49'	8,441.01	0°08'21"	N25° 53' 49"E	20.49'

A
PLAT
OF
25562 RONALD REAGAN BOULEVARD
2.500 ACRES
OUT OF THE
T.W. MEDCALF SURVEY,
ABSTRACT NO. 412
AND BURLESON WARREN SURVEY,
ABSTRACT NO. 677
IN THE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

LJA SURVEYING, INC.
9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TEXAS 78230
PHONE 210-503-2700
TBPELS FIRM NO. 10194382

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25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
PLAT SHEET 2

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: A3954-0404-FP01.dwg

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

FP02

SHEET NO.
05
OF 25 SHEETS

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Last Modified: Jun 02, 25 - 14:57
Plot Date/Time: Jul. 02, 25 - 15:30:11

25562 RONALD REAGAN BOULEVARD PLAT

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

I, REAGAN 3405 REAL ESTATE LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2024035181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS:

"25562 RONALD REAGAN BOULEVARD PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 2025.

_____
OWNER: REAGAN 3405 REAL ESTATE LLC
ADDRESS: 5522 JENOLAN RIDGE LANE,
SUGAR LAND, TX 77479
CONTACT PERSON: SAMIR MAREDIA
PHONE: (832) 713-4985

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

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____ _____ _____
BILL GRAVELL JR., COUNTY JUDGE DATE
WILLIAMSON COUNTY, TEXAS

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2025 A.D., AT _____ O'CLOCK, __.M., AND DULY RECORDED THIS THE DAY OF _____, 2025 A.D., AT _____ O'CLOCK, __.M., IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS IN INSTRUMENT NO. _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF WILLIAMSON COUNTY, TEXAS, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

_____ _____ _____
ADAM D. BOATRIGHT, P.E. DATE
WILLIAMSON COUNTY ENGINEER

FIELD NOTE DESCRIPTION

BEING A 2.500 ACRE (108,900 SQUARE FEET) TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, OUT OF THE T.W. MEDCALF, ABSTRACT NO. 412, AND BEING THE REMAINING PORTION OF THAT SAME PROPERTY CALLED 23.00 ACRES, CONVEYED TO JASHVE, AND DESCRIBED IN THAT GENERAL WARRANTY DEED RECORDED UNDER DOCUMENT NO. 2013092037, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 2.500 ACRE (108,900 SQUARE FEET) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD WITH CAP STAMPED "PBS&J" FOUND FOR COMMON CORNER OF SAID 23.000 ACRE TRACT AND A CALLED 9.224 ACRE TRACT OF LAND CONVEYED TO MIGHTY SAI INVESTMENTS, LLC DESCRIBED AND RECORDED IN DOC. NO. 20221052180 O.P.R.W.C.TX. BEING SITUATED ON THE SOUTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF RONALD REAGAN BOULEVARD (R.O.W. WIDTH VARIES) AS RECORDED IN DOC. NO. 2006062096 O.P.R.W.C.TX. AND DOC. NO. 2006066449 O.P.R.W.C.TX. WITH GRID COORDINATE VALUE OF NORTH: 10,230,068.67 AND EAST: 3,076,838.96, FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 IRON ROD WITH CAP "PBS&J" FOUND FOR THE SOUTHWEST CORNER OF THE SAID 9.224 ACRE TRACT BEARS S17° 44' 22" WEST, DISTANCE OF 618.97 FEET;

THENCE ALONG THE COMMON BOUNDARY LINE OF SAID 23.00 ACRE TRACT AND SAID RONALD REAGAN BOULEVARD AND ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 8,440.00 FEET, AN ARC LENGTH OF 425.00 FEET, A DELTA ANGLE OF 02° 53' 07", AND A CHORD BEARING AND DISTANCE OF NORTH 24° 31' 25" EAST, 424.95, FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIED TRACT;

THENCE SOUTH 76° 37' 49" EAST, DEPARTING THE SOUTHEAST R.O.W. LINE OF SAID RONALD REAGAN BOULEVARD, OVER AND ACROSS SAID 23.000 ACRE TRACT AND ALONG THE NORTHEASTERLY LINE OF HEREIN DESCRIBED TRACT, DISTANCE OF 518.76 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEYING" SET ON THE COMMON LINE OF SAID 23.000 ACRE TRACT AND A CALLED 10.125 ACRE TRACT OF LAND CONVEYED TO MIGHTY SAI INVESTMENTS, LLC DESCRIBED AND RECORDED IN DOC. NO. 20211052187 O.P.R.W.C.TX., FOR THE EASTERN MOST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH THENCE NORTH 68° 37' 05" EAST ALONG THE SOUTHEASTERLY LINE OF SAID 23.00 ACRE TRACT A DISTANCE OF 436.46 FEET TO A 1/2-INCH IRON ROD FOUND;

THENCE SOUTH 68° 37' 05" WEST, ALONG THE COMMON LINE OF SAID 23.000 ACRE TRACT AND SAID 10.125 ACRE TRACT, AT A DISTANCE OF 32.88 FEET PASSING THE COMMON CORNER OF SAID 10.125 ACRE TRACT AND SAID 9.224 ACRE TRACT, CONTINUING ALONG THE COMMON LINE OF SAID 23.000 ACRE TRACT AND SAID 9.224 ACRE TRACT FOR AN OVERALL DISTANCE OF 731.43 FEET RETURNING TO THE POINT OF BEGINNING, AND CONTAINING 2.5 ACRE (108,900 SQUARE FEET) TRACT OF LAND.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, CHARLES HAGER, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH THE CITY OF GEORGETOWN AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

FLOOD PLAIN NOTE; THIS TRACT IS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C0275E, FOR WILLIAMSON COUNTY, TEXAS. DATED SEPTEMBER 26, 2008.

_____
CHARLES R. HAGER V, P.E. No. 127034 DATE
LJA ENGINEERING, INC., FIRM #F-1386
7500 RIALTO BOULEVARD, BUILDING II, SUITE 100
AUSTIN, TEXAS 78735

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, GORDON N. ANDERSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

_____
GORDON N. ANDERSON, R.P.L.S. No. 6617 DATE
LJA SURVEYING, INC.,
9830 COLONNADE BOULEVARD, SUITE 300
SAN ANTONIO, TEXAS 778230
T.B.P.L.S. FIRM NO. 10194382

PLAT NOTES:

1) RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT AND MAINTENANCE OF THE ADJACENT ROAD.

2) IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED THE BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

3) IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRE BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

4) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAWING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

5) WATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN

WASTEWATER SERVICE IS PROVIDED BY: ON-SITE SEWAGE FACILITY (PROPOSED)

6) THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, IT'S OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.

7) NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0275E, EFFECTIVE DATE 9/26/2008 FOR WILLIAMSON COUNTY, TEXAS.

8) A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.

9) NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.

10) THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

11) THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE COUNTY COMMISSIONERS COURT ON MARCH 4, 2025.

A
PLAT
OF
25562 RONALD REAGAN
BOULEVARD
2.500 ACRES
OUT OF THE
T.W. MEDCALF SURVEY,
ABSTRACT NO. 412
AND BURLESON WARREN SURVEY,
ABSTRACT NO. 677
IN THE
CITY OF GEORGETOWN, WILLIAMSON COUNTY,
TEXAS

LJA SURVEYING, INC.

9830 COLONNADE BLVD.
SUITE 300
SAN ANTONIO, TEXAS 78230

PHONE 210-503-2700
TBPELS FIRM NO. 10194382

3 OF 3

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User: bdayton Plot Date/Time: Jun. 02, 25 - 14:08:46

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User: arsud
Last Modified: Jun. 02, 25 - 14:57
Plot Date/Time: Jun. 02, 25 - 15:03

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
PLAT SHEET 3
25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DRAWING NAME: A3954-0404-P-FP01

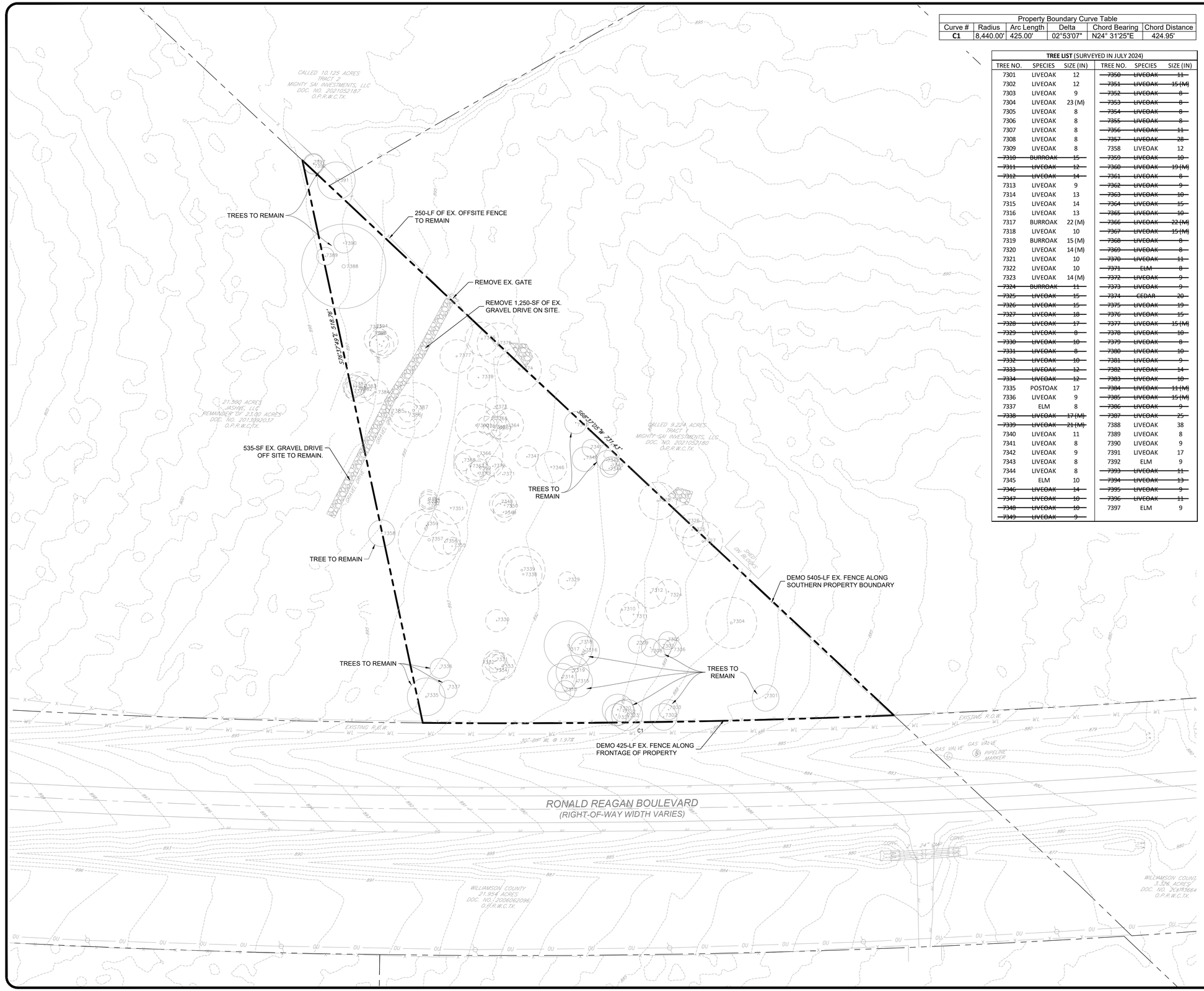
LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER:
A3954-0404

FP03

SHEET NO.
06
OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD



Property Boundary Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Distance
C1	8,440.00'	425.00'	02°53'07"	N24° 31'25"E	424.95'

TREE LIST (SURVEYED IN JULY 2024)

TREE NO.	SPECIES	SIZE (IN)	TREE NO.	SPECIES	SIZE (IN)
7301	LIVEOAK	12	~~7350~~	~~LIVEOAK~~	~~11~~
7302	LIVEOAK	12	~~7351~~	~~LIVEOAK~~	~~15 (M)~~
7303	LIVEOAK	9	~~7352~~	~~LIVEOAK~~	~~8~~
7304	LIVEOAK	23 (M)	~~7353~~	~~LIVEOAK~~	~~8~~
7305	LIVEOAK	8	~~7354~~	~~LIVEOAK~~	~~8~~
7306	LIVEOAK	8	~~7355~~	~~LIVEOAK~~	~~8~~
7307	LIVEOAK	8	~~7356~~	~~LIVEOAK~~	~~11~~
7308	LIVEOAK	8	~~7357~~	~~LIVEOAK~~	~~28~~
7309	LIVEOAK	8	7358	LIVEOAK	12
~~7310~~	~~BURROAK~~	~~15~~	~~7359~~	~~LIVEOAK~~	~~10~~
~~7311~~	~~LIVEOAK~~	~~12~~	~~7360~~	~~LIVEOAK~~	~~19 (M)~~
~~7312~~	~~LIVEOAK~~	~~14~~	~~7361~~	~~LIVEOAK~~	~~8~~
7313	LIVEOAK	9	~~7362~~	~~LIVEOAK~~	~~9~~
7314	LIVEOAK	13	~~7363~~	~~LIVEOAK~~	~~10~~
7315	LIVEOAK	14	~~7364~~	~~LIVEOAK~~	~~15~~
7316	LIVEOAK	13	~~7365~~	~~LIVEOAK~~	~~10~~
7317	BURROAK	22 (M)	~~7366~~	~~LIVEOAK~~	~~22 (M)~~
7318	LIVEOAK	10	~~7367~~	~~LIVEOAK~~	~~15 (M)~~
7319	BURROAK	15 (M)	~~7368~~	~~LIVEOAK~~	~~8~~
7320	LIVEOAK	14 (M)	~~7369~~	~~LIVEOAK~~	~~8~~
7321	LIVEOAK	10	~~7370~~	~~LIVEOAK~~	~~11~~
7322	LIVEOAK	10	~~7371~~	~~ELM~~	~~8~~
7323	LIVEOAK	14 (M)	~~7372~~	~~LIVEOAK~~	~~9~~
~~7324~~	~~BURROAK~~	~~11~~	~~7373~~	~~LIVEOAK~~	~~9~~
~~7325~~	~~LIVEOAK~~	~~15~~	~~7374~~	~~CEDAR~~	~~20~~
~~7326~~	~~LIVEOAK~~	~~15~~	~~7375~~	~~LIVEOAK~~	~~19~~
~~7327~~	~~LIVEOAK~~	~~18~~	~~7376~~	~~LIVEOAK~~	~~15~~
~~7328~~	~~LIVEOAK~~	~~17~~	~~7377~~	~~LIVEOAK~~	~~15 (M)~~
~~7329~~	~~LIVEOAK~~	~~8~~	~~7378~~	~~LIVEOAK~~	~~10~~
~~7330~~	~~LIVEOAK~~	~~10~~	~~7379~~	~~LIVEOAK~~	~~8~~
~~7331~~	~~LIVEOAK~~	~~8~~	~~7380~~	~~LIVEOAK~~	~~10~~
~~7332~~	~~LIVEOAK~~	~~10~~	~~7381~~	~~LIVEOAK~~	~~9~~
~~7333~~	~~LIVEOAK~~	~~12~~	~~7382~~	~~LIVEOAK~~	~~14~~
~~7334~~	~~LIVEOAK~~	~~12~~	~~7383~~	~~LIVEOAK~~	~~10~~
7335	POSTOAK	17	~~7384~~	~~LIVEOAK~~	~~11 (M)~~
7336	LIVEOAK	9	~~7385~~	~~LIVEOAK~~	~~15 (M)~~
7337	ELM	8	~~7386~~	~~LIVEOAK~~	~~9~~
~~7338~~	~~LIVEOAK~~	~~17 (M)~~	~~7387~~	~~LIVEOAK~~	~~25~~
~~7339~~	~~LIVEOAK~~	~~21 (M)~~	7388	LIVEOAK	38
7340	LIVEOAK	11	7389	LIVEOAK	8
7341	LIVEOAK	8	7390	LIVEOAK	9
7342	LIVEOAK	9	7391	LIVEOAK	17
7343	LIVEOAK	8	7392	ELM	9
7344	LIVEOAK	8	~~7393~~	~~LIVEOAK~~	~~11~~
7345	ELM	10	~~7394~~	~~LIVEOAK~~	~~13~~
~~7346~~	~~LIVEOAK~~	~~14~~	~~7395~~	~~LIVEOAK~~	~~9~~
~~7347~~	~~LIVEOAK~~	~~10~~	~~7396~~	~~LIVEOAK~~	~~11~~
~~7348~~	~~LIVEOAK~~	~~10~~	7397	ELM	9
~~7349~~	~~LIVEOAK~~	~~9~~			

40 20 0 40 80
SCALE IN FEET

LEGEND

- SURVEYED CONTOUR MAJOR
- SURVEYED CONTOUR MINOR
- PROPERTY LINE
- ADJACENT LOT LINE
- WATER LINE
- WASTEWATER LINE
- STORM SEWER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- OVERHEAD ELECTRIC
- TELECOM
- FENCE
- EDGE OF PAVEMENT
- TREE TO REMAIN
- TREE TO BE REMOVED
- CONTROL POINT / BENCHMARK LOCATION
- GAS VALVE
- PIPELINE MARKER
- UTILITY POLE

BEARING BASIS:
ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83. SURFACE TO GRID CONVERSION FACTOR IS 0.99988001.

UTILITY NOTE:
THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES. UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATIONS PROVIDED BY TEXAS 811, PER TICKET NO. 2369987621.

GENERAL NOTES:

1. THIS PROJECT IS WHOLLY CONTAINED WITHIN THE UNINCORPORATED AREAS OF WILLIAMSON COUNTY.
2. RONALD REAGAN BLVD IS A WILLIAMSON COUNTY ROAD. DRIVEWAY PERMITS WITHIN THE WALTON HILL PASS RIGHT OF WAY WILL BE REVIEWED AND APPROVED BY WILLIAMSON COUNTY.
3. THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. THERE ARE NO NATURAL SLOPES GREATER THAN 15% WITHIN THE PROJECT BOUNDARY.
5. NO PORTION OF THE PROJECT IS LOCATED WITHIN A 100-YR FLOODPLAIN PER FEMA MAP NO. 48491C0275E DATED SEPTEMBER 26, 2008.
6. EXISTING ON-SITE CONTOURS PER TOPOGRAPHIC SURVEY BY LJA SURVEYING DATED JULY 24, 2024.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
EXISTING CONDITIONS AND DEMOLITION PLAN

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-EX01.dwg

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

EX01

SHEET NO. 07 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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User: orus8
Last Modified: Jun 11, 25 - 15:43
Plot Date/Time: Jul 02, 25 - 15:01:15

HEC-HMS DM

Drainage Area Calculations (ONSITE)

2.5-Ac Commercial Development, Georgetown, Williamson County, Texas 78633

NOAA ATLAS 14 Volume 11 Version 2.0 HEC-HMS 24Hr Rainfall Distribution Precipitation Data

Williamson County Subdivison Regulations - San Gabriel River Zone

Existing Conditions Soils

DoC - Doss silty clay, Type D

EaD - Eckrant cobbly clay, Type D

Existing Ground Cover

Brush and Woods, Good Condition (Type D Soils)

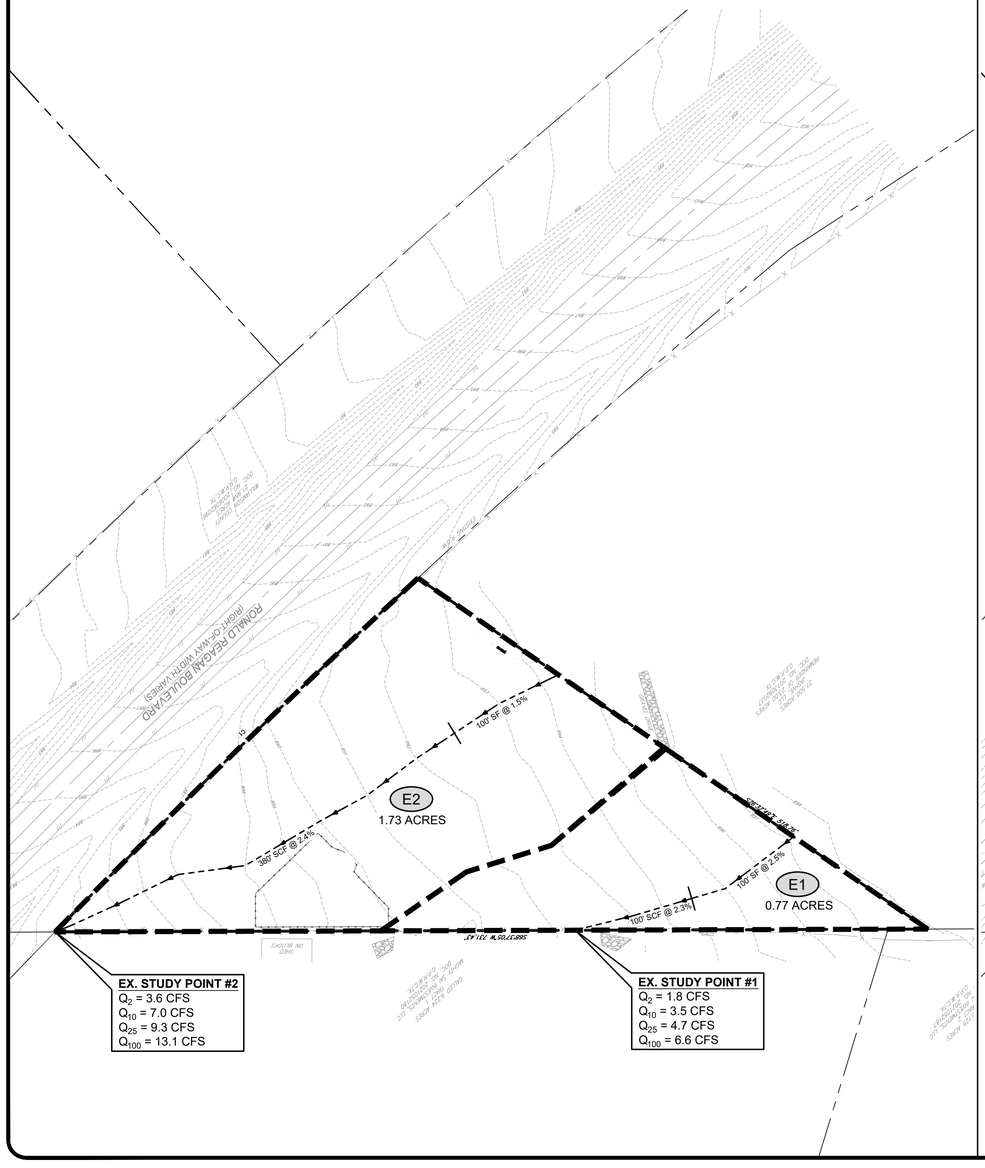
Pavement, Roofs, Sidewalks, Etc.

Existing Conditions Drainage Calculations (Per HEC-HMS Drainage Model)

AREA	AREA		IMPERVIOUS COVER			Type D		Existing	Composite	Tc (lag)	Q2	Q10	Q25	Q100
NAME	AC.	MI.^{2}	%	Ac.	MI.^{2}	Ac.	MI.^{2}	CN	CN	min.	CFS	CFS	CFS	CFS
E1	0.77	0.0012	0.00%	0.000	0.0000	0.77	0.0012	79	79	7.47	1.82	3.51	4.67	6.56
									EX. STUDY POINT #1		***1.82***	***3.51***	***4.67***	***6.56***
E2	1.73	0.0027	0.00%	0.000	0.0000	1.73	0.0027	79	79	10.19	3.63	7.00	9.32	13.07
									EX. STUDY POINT #2		***3.63***	***7.00***	***9.32***	***13.07***

Time of Concentration Calculations - Existing Conditions (ONSITE)

Drainage	SHEET				Tc	SCF			Tc	Storm Sewer/Channel		Tc	Total Tc	Lag Tc
Area	L(ft)	Slope	2-Year P	n	(Min.)	L(ft)	Paved?	Slope	(Min.)	L(ft)	V (fps)	(Min.)	(Min.)	(Min.)
E1	100	2.50%	3.94	0.24	11.8	100	NO	2.25%	0.7		-		12.5	7.5
E2	100	1.50%	3.94	0.24	14.4	380	NO	2.37%	2.6		-		17.0	10.2



HEC-HMS DM

Drainage Area Calculations (ONSITE)

2.5-Ac Commercial Development, Georgetown, Williamson County, Texas 78633

NOAA ATLAS 14 Volume 11 Version 2.0 HEC-HMS 24Hr Rainfall Distribution Precipitation Data

Williamson County Subdivison Regulations - San Gabriel River Zone

Existing Soils

DoC - Doss silty clay, Type D

EaD - Eckrant cobbly clay, Type D

Proposed Ground Cover

Brush and Woods, Good Condition (Type D Soils)

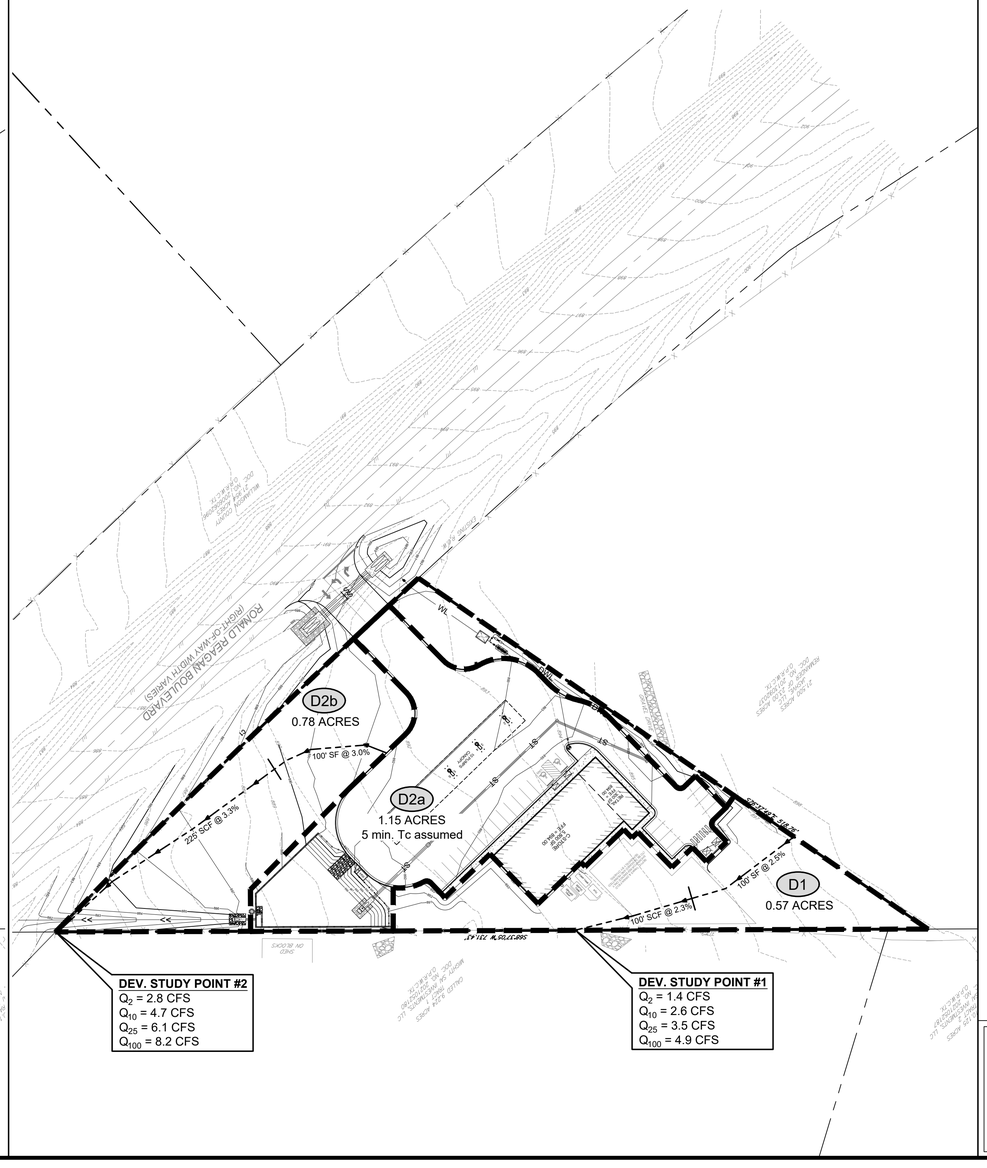
Pavement, Roofs, Sidewalks, Etc.

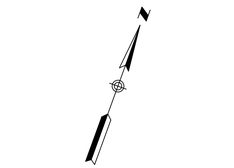
Developed Conditions Drainage Calculations (Per HEC-HMS Drainage Model)

AREA	AREA		IMPERVIOUS COVER			Type D		Existing	Composite	Tc (lag)	Q2	Q10	Q25	Q100
NAME	AC.	MI.^{2}	%	Ac.	MI.^{2}	Ac.	MI.^{2}	CN	CN	min.	CFS	CFS	CFS	CFS
D1	0.57	0.0009	0.00%	0.000	0.0000	0.568	0.0009	79	79	7.47	1.36	2.63	3.50	4.92
									DEV. STUDY POINT #1		***1.36***	***2.63***	***3.50***	***4.92***
D2a	1.15	0.0018	85.00%	0.980	0.0015	0.173	0.0003	79	95	3.00	5.51	8.41	10.34	13.51
									POND INFLOW		*5.51*	*8.41*	*10.34*	*13.51*
									POND DISCHARGE		*1.02*	*1.32*	*1.50*	*2.53*
									REACH A		*1.02*	*1.32*	*1.50*	*2.53*
D2b	0.78	0.0012	0.00%	0.000	0.0000	0.781	0.0012	79	79	7.32	1.83	3.54	4.71	6.61
									DEV. STUDY POINT #2		***2.76***	***4.73***	***6.06***	***8.22***

Time of Concentration Calculations - Developed Conditions (ONSITE)

Drainage	SHEET				Tc	SCF			Tc	STORM SEWER / CHANNEL					Tc	Total Tc	Lag Tc
Area	L(ft)	Slope	2-Year P	n	(Min.)	L(ft)	Paved?	Slope	(Min.)	L(ft)	n	Dia./Width (ft)	Slope	V (fps)	(Min.)	(Min.)	(Min.)
D1	100	2.50%	3.94	0.24	11.8	100	NO	2.25%	0.7			-				12.5	7.5
D2												5 Minutes Assumed				5.0	3.0
D3	100	3.00%	3.94	0.24	10.9	225	NO	3.33%	1.3			-				12.2	7.3





LEGEND

10
2.59 ACRES
DRAINAGE AREA NUMBER AND ACREAGE

DRAINAGE AREA

PROPERTY LINE

TC PATH

SF SHEET FLOW

SCF SHALLOW CONCENTRATED FLOW

FLOW DIRECTION ARROW

ONSITE DRAINAGE SUMMARY

Storm Event	Exist. Study Point #1 (cfs)	Dev. Study Point #1 (cfs)	Exist. Study Point #2 (cfs)	Dev. Study Point #2 (cfs)
2yr	1.82	1.36	3.63	2.76
10yr	3.51	2.63	7.00	4.73
25yr	4.67	3.50	9.32	6.06
100yr	6.56	4.92	13.07	8.22

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
EXISTING AND DEVELOPED DRAINAGE AREA MAP (SITE ONLY)

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-PLOT.dwg

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

DM00

SHEET NO. 08 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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User: orudi
Last Modified: May 29, 25 - 08:55
Plot Date/Time: Jul 02, 25 - 15:32

HEC-HMS **DM01**

Drainage Area Calculations

2.5-Ac Commercial Development, Georgetown, Williamson County, Texas 78633

NOAA ATLAS 14 Volume 11 Version 2.0 HEC-HMS 24Hr Rainfall Distribution Precipitation Data

Williamson County Subdivison Regulations - San Gabriel River Zone

Existing Conditions Soils

DoC - Doss silty clay, Type D

EaD - Eckrant cobbly clay, Type D

Existing Ground Cover

Brush and Woods, Good Condition (Type D Soils)

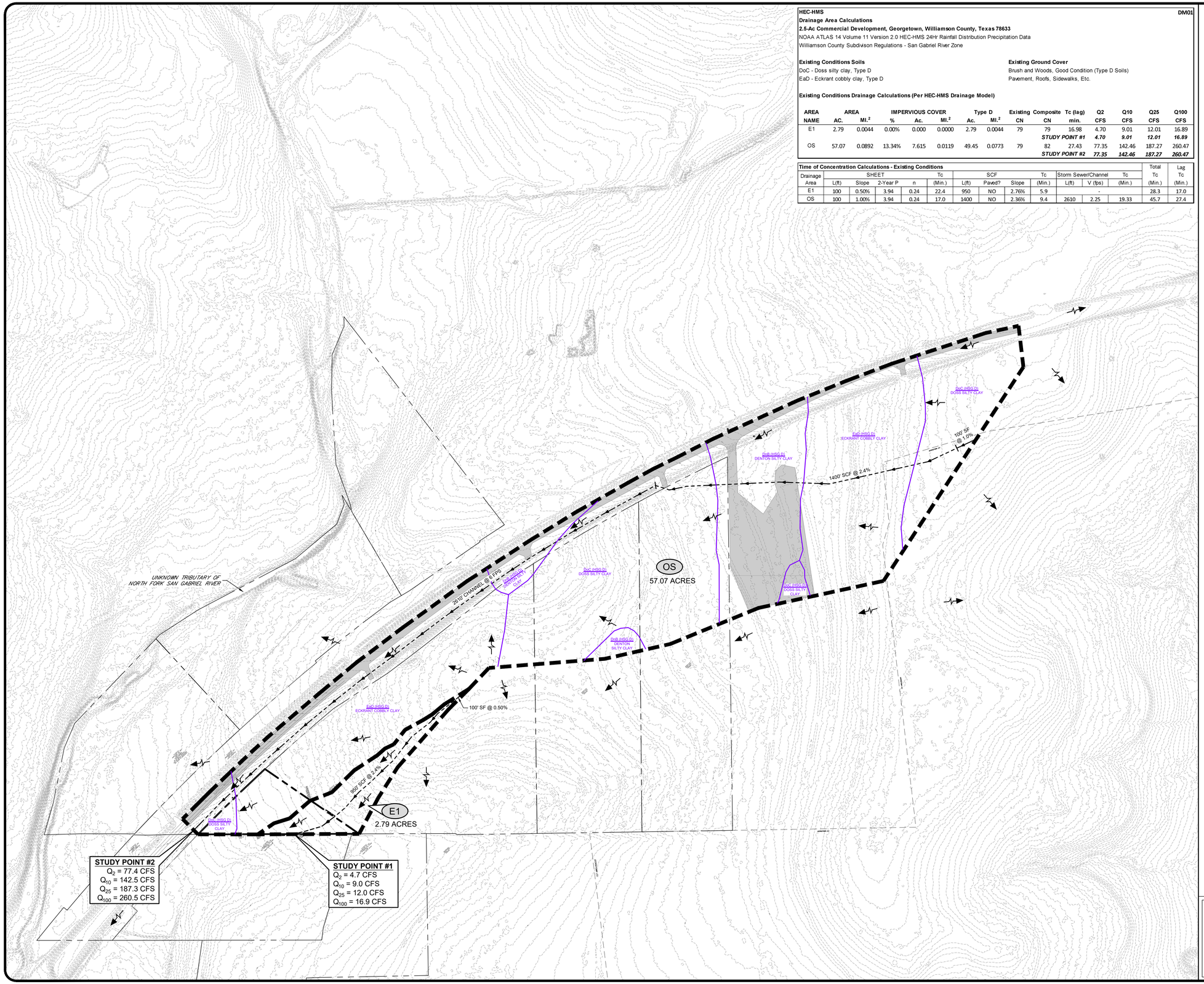
Pavement, Roofs, Sidewalks, Etc.

Existing Conditions Drainage Calculations (Per HEC-HMS Drainage Model)

AREA NAME	AREA AC.	AREA MI.^{2}	IMPERVIOUS COVER %	IMPERVIOUS COVER Ac.	IMPERVIOUS COVER MI.^{2}	Type D Ac.	Type D MI.^{2}	Existing CN	Composite CN	Tc (lag) min.	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
E1	2.79	0.0044	0.00%	0.000	0.0000	2.79	0.0044	79	79	16.98	4.70	9.01	12.01	16.89
									STUDY POINT #1		***4.70***	***9.01***	***12.01***	***16.89***
OS	57.07	0.0892	13.34%	7.615	0.0119	49.45	0.0773	79	82	27.43	77.35	142.46	187.27	260.47
									STUDY POINT #2		***77.35***	***142.46***	***187.27***	***260.47***

Time of Concentration Calculations - Existing Conditions

Drainage Area	SHEET L(ft)	SHEET Slope	SHEET 2-Year P	SHEET n	SHEET Tc (Min.)	SCF L(ft)	SCF Paved?	SCF Slope	SCF Tc (Min.)	Storm Sewer/Channel L(ft)	Storm Sewer/Channel V (fps)	Storm Sewer/Channel Tc (Min.)	Total Tc (Min.)	Lag Tc (Min.)
E1	100	0.50%	3.94	0.24	22.4	950	NO	2.76%	5.9		-		28.3	17.0
OS	100	1.00%	3.94	0.24	17.0	1400	NO	2.36%	9.4	2610	2.25	19.33	45.7	27.4



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SCALE IN FEET

LEGEND

10
2.59 ACRES — DRAINAGE AREA NUMBER AND ACREAGE

DRAINAGE AREA

PROPERTY LINE

TC PATH

SF — SHEET FLOW

SCF — SHALLOW CONCENTRATED FLOW

FLOW DIRECTION ARROW

EXISTING IMPERVIOUS COVER

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
EXISTING CONDITIONS DRAINAGE AREA MAP (OVERALL)

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-DM01.dwg

7/2/2025

STATE OF TEXAS — CHARLES R. HAGER V — 127034 — LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

DM01

SHEET NO. 09 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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User: orcad
Last Modified: May 29, 25 - 0940
Plot Date/Time: Jul 02, 25 - 1532U6

HEC-HMS **DM02**

Drainage Area Calculations

2.5-Ac Commercial Development, Georgetown, Williamson County, Texas 78633

NOAA ATLAS 14 Volume 11 Version 2.0 HEC-HMS 24Hr Rainfall Distribution Precipitation Data

Williamson County Subdivison Regulations - San Gabriel River Zone

Existing Soils

DoC - Doss silty clay, Type D

EaD - Eckrant cobbly clay, Type D

Proposed Ground Cover

Brush and Woods, Good Condition (Type D Soils)

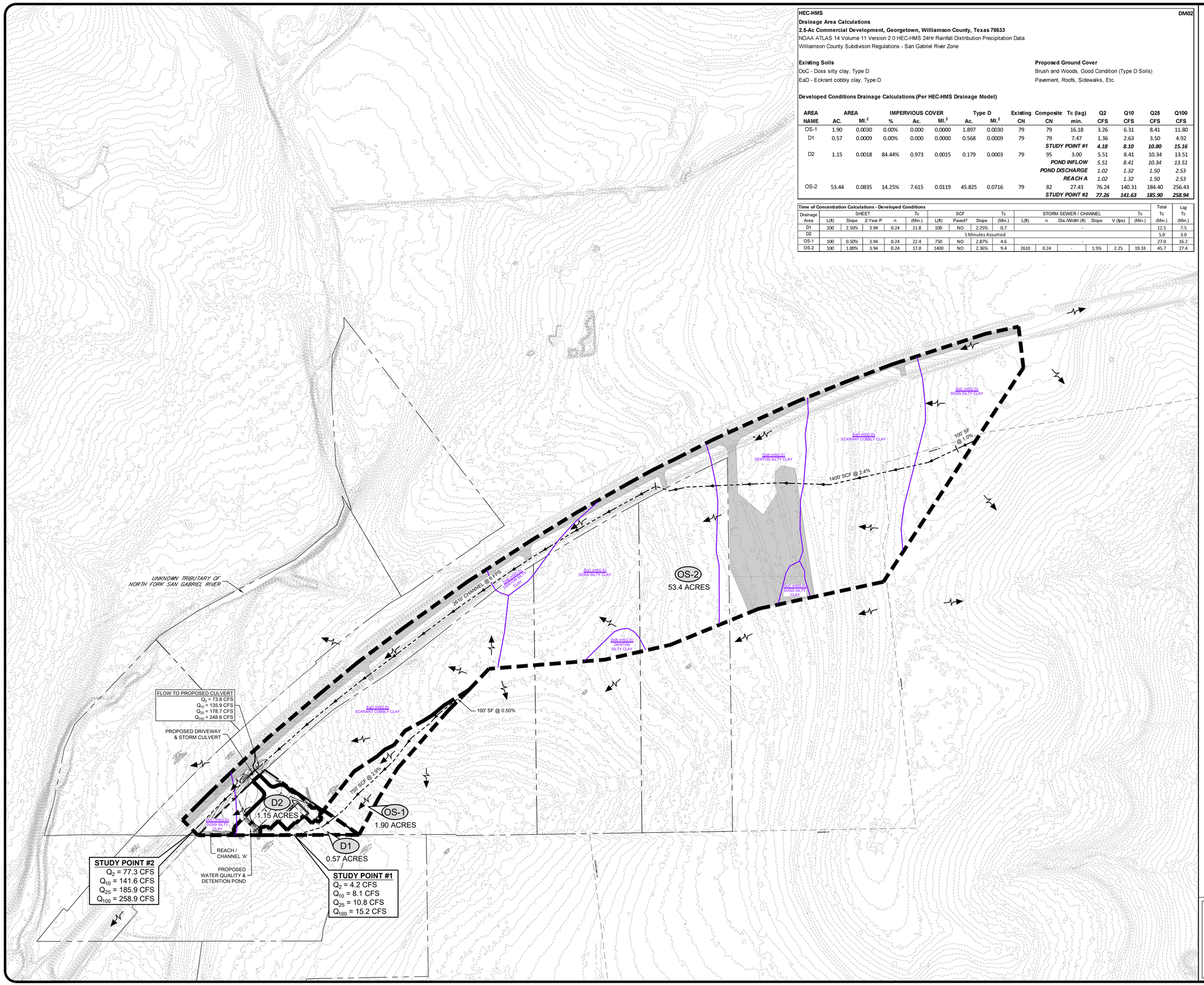
Pavement, Roofs, Sidewalks, Etc.

Developed Conditions Drainage Calculations (Per HEC-HMS Drainage Model)

AREA NAME	AREA AC.	AREA MI.^{2}	IMPERVIOUS COVER %	IMPERVIOUS COVER Ac.	IMPERVIOUS COVER MI.^{2}	Type D Ac.	Type D MI.^{2}	Existing CN	Composite CN	Tc (lag) min.	Q2 CFS	Q10 CFS	Q25 CFS	Q100 CFS
OS-1	1.90	0.0030	0.00%	0.000	0.0000	1.897	0.0030	79	79	16.18	3.26	6.31	8.41	11.80
D1	0.57	0.0009	0.00%	0.000	0.0000	0.568	0.0009	79	79	7.47	1.36	2.63	3.50	4.92
										STUDY POINT #1	***4.18***	***8.10***	***10.80***	***15.16***
D2	1.15	0.0018	84.44%	0.973	0.0015	0.179	0.0003	79	95	3.00	5.51	8.41	10.34	13.51
										POND INFLOW	*5.51*	*8.41*	*10.34*	*13.51*
										POND DISCHARGE	*1.02*	*1.32*	*1.50*	*2.53*
										REACH A	*1.02*	*1.32*	*1.50*	*2.53*
OS-2	53.44	0.0835	14.25%	7.615	0.0119	45.825	0.0716	79	82	27.43	76.24	140.31	184.40	256.43
										STUDY POINT #2	***77.26***	***141.63***	***185.90***	***258.94***

Time of Concentration Calculations - Developed Conditions

Drainage Area	SHEET L(ft)	Slope	2-Year P	n	Tc (Min.)	SCF L(ft)	Paved?	Slope	Tc (Min.)	STORM SEWER / CHANNEL L(ft)	n	Dia./Width (ft)	Slope	V (fps)	Tc (Min.)	Total Tc (Min.)	Lag Tc (Min.)
D1	100	2.50%	3.94	0.24	11.8	100	NO	2.25%	0.7			-				12.5	7.5
D2	5 Minutes Assumed															5.0	3.0
OS-1	100	0.50%	3.94	0.24	22.4	750	NO	2.87%	4.6			-				27.0	16.2
OS-2	100	1.00%	3.94	0.24	17.0	1400	NO	2.36%	9.4	2610	0.24	-	1.5%	2.25	19.33	45.7	27.4



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SCALE IN FEET

LEGEND

10 / 2.59 ACRES — DRAINAGE AREA NUMBER AND ACREAGE

DRAINAGE AREA

PROPERTY LINE

TC PATH

SF — SHEET FLOW

SCF — SHALLOW CONCENTRATED FLOW

FLOW DIRECTION ARROW

EXISTING IMPERVIOUS COVER

OVERALL DRAINAGE SUMMARY

Storm Event	Exist. Study Point #1 (cfs)	Dev. Study Point #1 (cfs)	Exist. Study Point #2 (cfs)	Dev. Study Point #2 (cfs)
2yr	4.70	4.18	77.35	77.26
10yr	9.01	8.10	142.46	141.63
25yr	12.01	10.80	187.27	185.90
100yr	16.89	15.16	260.47	258.94

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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25562 RONALD REAGAN BLVD

SITE DEVELOPMENT PLAN

DEVELOPED CONDITIONS DRAINAGE AREA MAP (OVERALL)

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-DM02

7/2/2025

STATE OF TEXAS — CHARLES R. HAGER V — 127034 — LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

DM02

SHEET NO. 10 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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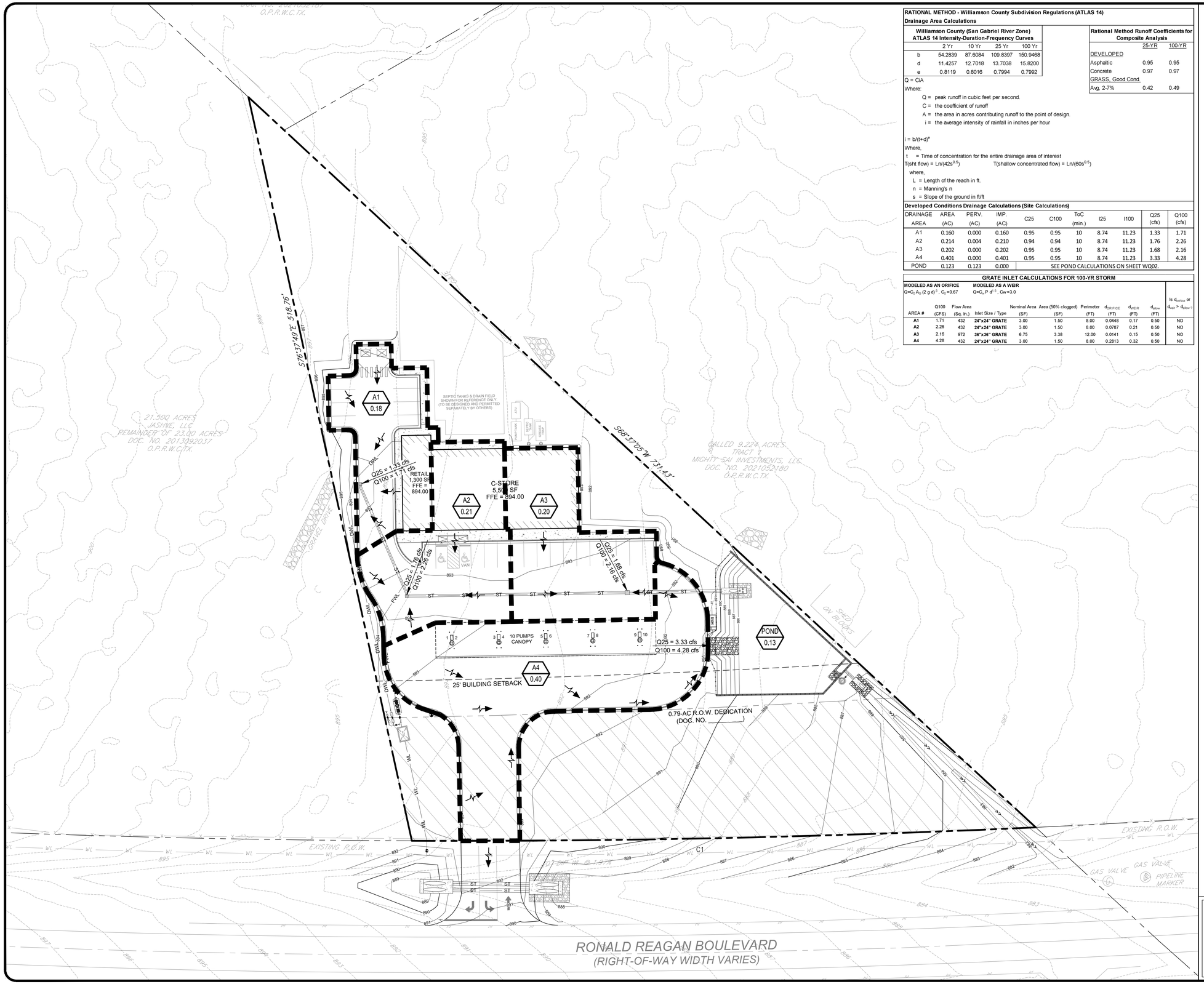

RATIONAL METHOD - Williamson County Subdivision Regulations (ATLAS 14)

Drainage Area Calculations

Williamson County (San Gabriel River Zone) ATLAS 14 Intensity-Duration-Frequency Curves

	2 Yr	10 Yr	25 Yr	100 Yr
b	54.2839	87.6084	109.8397	150.9468
d	11.4257	12.7018	13.7038	15.8200
e	0.8119	0.8016	0.7994	0.7992

Rational Method Runoff Coefficients for Composite Analysis

	25-YR	100-YR
DEVELOPED		
Asphaltic	0.95	0.95
Concrete	0.97	0.97
GRASS, Good Cond.		
Avg, 2-7%	0.42	0.49

Q = CiA

Where:

Q = peak runoff in cubic feet per second.
C = the coefficient of runoff
A = the area in acres contributing runoff to the point of design.
i = the average intensity of rainfall in inches per hour

$i = b/(t+d)^e$

Where,

t = Time of concentration for the entire drainage area of interest

T(sht flow) = $Lr/(42s^{0.5})$ T(shallow concentrated flow) = $Lr/(60s^{0.5})$

where,

L = Length of the reach in ft.
n = Manning's n
s = Slope of the ground in ft/ft

Developed Conditions Drainage Calculations (Site Calculations)

DRAINAGE AREA	AREA (AC)	PERV. (AC)	IMP. (AC)	C25	C100	ToC (min.)	I25	I100	Q25 (cfs)	Q100 (cfs)
A1	0.160	0.000	0.160	0.95	0.95	10	8.74	11.23	1.33	1.71
A2	0.214	0.004	0.210	0.94	0.94	10	8.74	11.23	1.76	2.26
A3	0.202	0.000	0.202	0.95	0.95	10	8.74	11.23	1.68	2.16
A4	0.401	0.000	0.401	0.95	0.95	10	8.74	11.23	3.33	4.28
POND	0.123	0.123	0.000	SEE POND CALCULATIONS ON SHEET WQ02.						

GRATE INLET CALCULATIONS FOR 100-YR STORM

MODELED AS AN ORIFICE $Q=C_0 A_G (2\ g\ d)^{.5}$, $C_0=0.67$

MODELED AS A WEIR $Q=C_w P\ d^{1.5}$, $Cw=3.0$

AREA #	Q100 (CFS)	Flow Area (Sq. In.)	Inlet Size / Type	Nominal Area (SF)	Area (50% clogged) (SF)	Perimeter (FT)	$d_{ORIFICE}$ (FT)	d_{WEIR} (FT)	d_{allow} (FT)	Is $d_{orifice}$ or $d_{weir} > d_{allow}$?
A1	1.71	432	**24"x24" GRATE**	3.00	1.50	8.00	0.0448	0.17	0.50	NO
A2	2.26	432	**24"x24" GRATE**	3.00	1.50	8.00	0.0787	0.21	0.50	NO
A3	2.16	972	**36"x36" GRATE**	6.75	3.38	12.00	0.0141	0.15	0.50	NO
A4	4.28	432	**24"x24" GRATE**	3.00	1.50	8.00	0.2813	0.32	0.50	NO

30 15 0 30 60

SCALE IN FEET

LEGEND

A1 / 0.97 — DRAINAGE AREA NUMBER AND ACREAGE

DRAINAGE AREA

PROPERTY LINE

Q25 = 7.9 cfs / Q100 = 10.9 cfs — Q_{25} / Q_{100}

FLOW DIRECTION ARROW

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's **below.** **Call** before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
ONSITE DRAINAGE AREA MAP

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-DM03

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

DM03

SHEET NO. 11 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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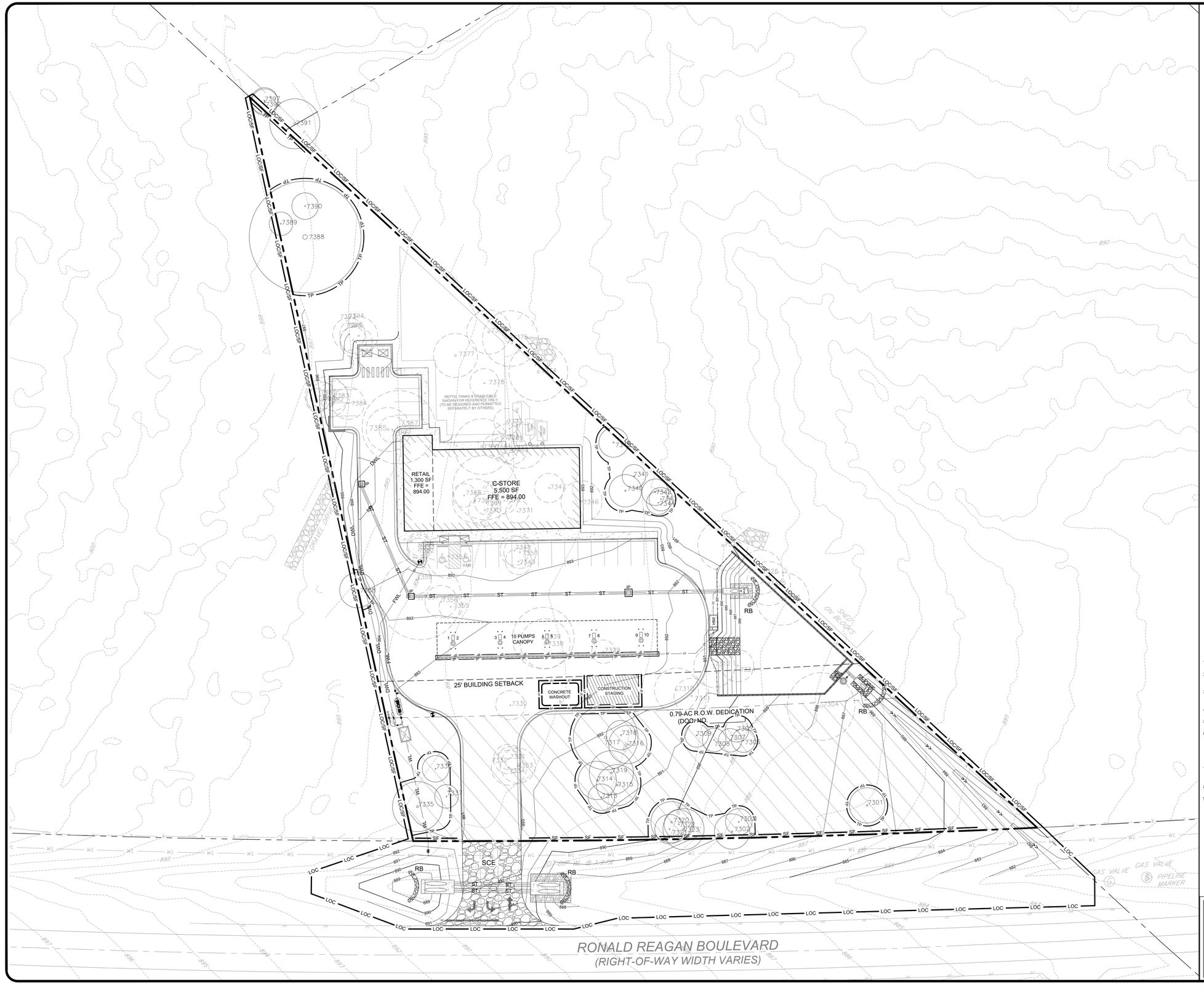
User: orudi
Last Modified: Jun 10, 25 - 10:05
Plot Date/Time: Jul 02, 25 - 15:23:49



30 15 0 30 60

SCALE IN FEET

LEGEND

PROPOSED	EXISTING	
		SITE PROPERTY BOUNDARY
		ADJ. PROPERTY BOUNDARY
		EASEMENT LINE
		RETAINING WALL
		RETAINING WALL W/ FENCE
		GRAVITY RETAINING WALL
872	872	SURVEYED CONTOUR LINE
	870	GIS CONTOUR LINE
WW	WW	WASTEWATER LINE
FM	FM	WASTEWATER FORCE MAIN
		WASTEWATER SERVICE W/ CLEANOUT
WL	WL	WATER LINE
DWL		DOMESTIC WATER LINE
FWL		FIRE WATER LINE
SWL		SPRINKLER WATER LINE
IR		IRRIGATION LINE
		WATER SERVICE
ST	ST	STORMSEWER LINE
		STORMSEWER MANHOLE
		CURB INLET
		GRATE INLET
LOC		LIMITS OF CONSTRUCTION
LOC/TP		LIMITS OF CONSTRUCTION \ TREE PROTECTION
LOC/MS		LIMITS OF CONSTRUCTION \ MULCH SOCK
LOC/SF		LIMITS OF CONSTRUCTION \ SILT FENCE
TP		TREE PROTECTION
SF		SILT FENCE
SF/TP		SILT FENCE \ TREE PROTECTION
MS		MULCH SOCK
		MULCH SOCK
IP		GRATE / AREA INLET PROTECTION
IP		CURB INLET PROTECTION
RB		TEMPORARY ROCK BERM
SCE		STABILIZED CONSTRUCTION ENTRANCE
		CONSTRUCTION STAGING / SPOILS / VEHICLE USE LOCATION
CONC. WASHOUT		CONCRETE WASHOUT
	2743	TREE TO REMAIN
	2743	TREE TO BE REMOVED
	G	GAS VALVE
		PIPELINE MARKER
		UTILITY POLE

NOTES:

1. IF DISTURBED AREA IS NOT WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE RESTABILIZED BY REVEGETATION MATTING.
2. THE WILLIAMSON COUNTY INSPECTOR HAS THE AUTHORITY TO ADD OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. THE CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
4. THE CONTRACTOR WILL CLEAN UP SPOILS THAT HAVE MIGRATED ONTO THE ROADS A MINIMUM OF ONCE DAILY.
5. LIMITS OF CONSTRUCTION AND SILT FENCE SHOWN OFF BOUNDARY LINES FOR CLARITY ONLY. SILT FENCE SHALL BE PLACED WITHIN TRACT BOUNDARIES.
6. CONTRACTOR SHALL MAINTAIN THE DE-WATERING SYSTEM TO ENSURE PERFORMANCE. IF THE DE-WATERING SYSTEM IS NOT PERFORMING, THE CONTRACTOR MUST IMMEDIATELY MAKE THE NECESSARY MODIFICATIONS. FOLLOWING THE ENVIRONMENTAL INSPECTOR'S DIRECTION TO ENSURE ADEQUATE PERFORMANCE. CONTRACTOR SHALL PROVIDE THE DE-WATERING PLAN AT THE PRE-CONSTRUCTION MEETING.
7. ALL DISTURBED AREAS OUTSIDE OF IMPERVIOUS COVER AND RIP RAP IMPROVEMENTS ARE TO BE PERMANENTLY SEEDED AND STABILIZED ONCE CONSTRUCTION OF THE AREA IS COMPLETE.
8. ALL ROCK BERMS WITHIN R.O.W. ARE TEMPORARY AND SHALL BE REMOVED PRIOR TO FINAL INSPECTION.
9. ADD J-HOOKS WHERE SILT FENCE IS NOT PARALLEL TO CONTOURS. SEE DETAILS ON SHEET EC02

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
EROSION AND SEDIMENTATION CONTROL PLAN

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS			
NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-EC01.dwg

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED CIVIL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

EC01

SHEET NO. 12 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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User: orsull
Last Modified: Jun 12, 25 - 15:43
Plot Date/Time: Jul 02, 25 - 10:04:25

EROSION AND SEDIMENTATION AND TREE PROTECTION NOTES
(CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS)

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. 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.
3. 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% 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.
4. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
5. 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 ENSURE GERMINATION AND ESTABLISHMENT OF THE GRASS. RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
6. 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.
7. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
8. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
9. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
10. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
11. 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.
12. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
13. 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 AREA 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.
14. 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").
15. 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.
16. 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.
17. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
18. 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 CONTROL SYSTEMS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
19. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUID ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

SPECIAL CONSTRUCTION TECHNIQUES

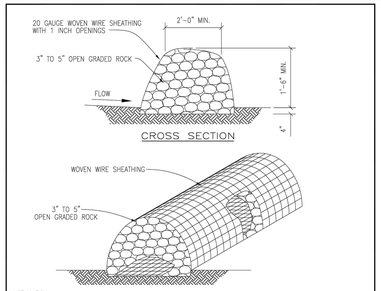
PRIOR TO EXCAVATION WITHIN TREE DRIPLINES OR THE REMOVAL OF TREES ADJACENT TO OTHER TREES THAT ARE TO REMAIN, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE ROOT DAMAGE.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION WITH FENCING AND WHERE HEAVY VEHICULAR TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH A MINIMUM OF 12 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. IN AREAS WITH HIGH SOIL PLASTICITY GEOTEXTILE FABRIC, PER STANDARD SPECIFICATION 620S, SHOULD BE PLACED UNDER THE MULCH TO PREVENT EXCESSIVE MIXING OF THE SOIL AND MULCH. ADDITIONALLY, MATERIAL SUCH AS PLYWOOD AND METAL SHEETS, COULD BE REQUIRED BY THE CITY ARBORIST TO MINIMIZE ROOT IMPACTS FROM HEAVY EQUIPMENT. ONCE THE PROJECT IS COMPLETED, ALL MATERIALS SHOULD BE REMOVED, AND THE MULCH SHOULD BE REDUCED TO A DEPTH OF 3 INCHES.

PERFORM ALL GRADING WITHIN CRITICAL ROOT ZONE AREAS BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE.

WATER ALL TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

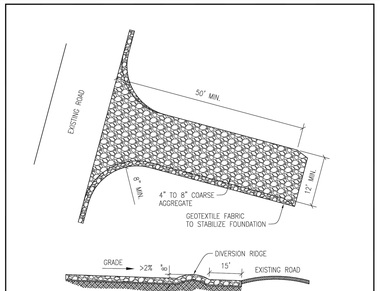


INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- EXCAVATE A TRENCH IN THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF 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.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — ROCK BERM DETAIL — DESIGN MAN. ADOPTED 6/21/2006 — DRAWING NAME: EC03 — SCALE: NTS — DESIGN BY: MTS — DRAWN BY: TRB — APPROVED BY: TRB

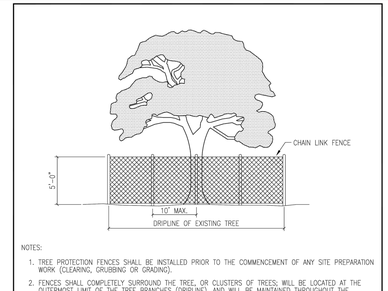


INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

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

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

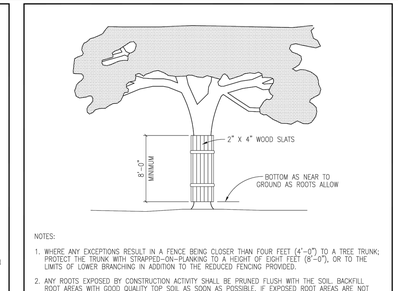
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — STABILIZED CONSTRUCTION ENTRANCE — DESIGN MAN. ADOPTED 6/21/2006 — DRAWING NAME: EC06 — SCALE: NTS — DESIGN BY: MTS — DRAWN BY: TRB — APPROVED BY: TRB



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 — DESIGN MAN. ADOPTED 6/21/2006 — DRAWING NAME: EC09 — SCALE: NTS — DESIGN BY: MTS — DRAWN BY: TRB — 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.

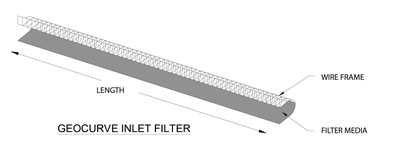
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — TREE PROTECTION – WOOD SLATS — DESIGN MAN. ADOPTED 6/21/2006 — DRAWING NAME: EC10 — SCALE: NTS — DESIGN BY: MTS — DRAWN BY: TRB — APPROVED BY: TRB

GeoCurve Product Data Sheet

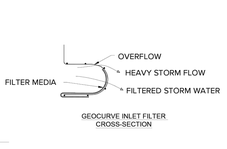
GEOCURVE
STORMWATER CURB INLET FILTER

The GeoCurve Stormwater Curb Inlet Filter prevents sediment and debris from entering the storm sewer system, while complying to stormwater management requirements (SWPPP). The GeoCurve's compression fit technology allows the product to fit snug within the mouth of the inlet, hidden from oncoming traffic and pedestrians.



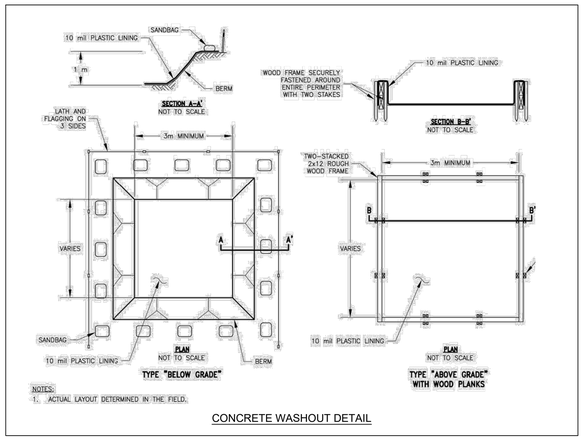
GEOCURVE INLET FILTER

CROSS-SECTION SHOWING PLACEMENT OF GEOCURVE IN CURB INLET

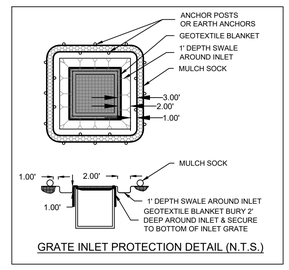


GEOCURVE INLET FILTER CROSS-SECTION

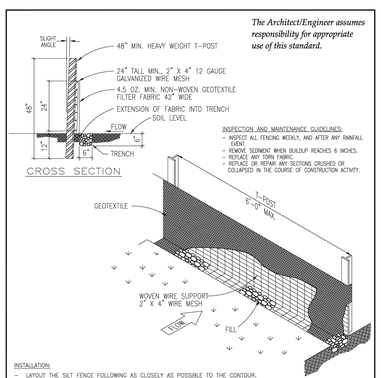
GeoSolutions, Inc. | 13812 Aston Street, Houston, TX 77040
(713) 714-8243 | www.geocurve.net



CONCRETE WASHOUT DETAIL



GRATE INLET PROTECTION DETAIL (N.T.S.)



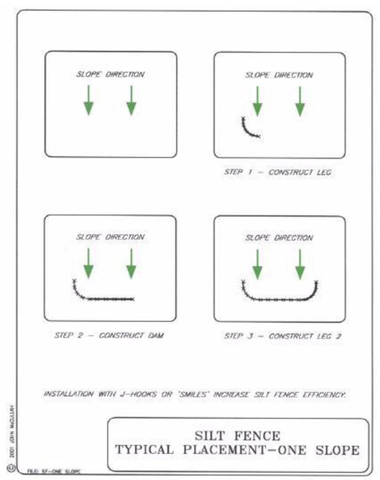
INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECT ALL FENCING WEEKLY, AND AFTER ANY RAINFALL EVENT.
- REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.
- REPLACE ANY TORN FABRIC.
- REPLACE OR REPAIR ANY SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY.

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 THE FACE PER PLAN.
- 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 — DESIGN MAN. ADOPTED 6/21/2006 — DRAWING NAME: EC02 — SCALE: NTS — DESIGN BY: MTS — DRAWN BY: TRB — APPROVED BY: TRB

CITY OF AUSTIN ECM 1.4.5.G.4



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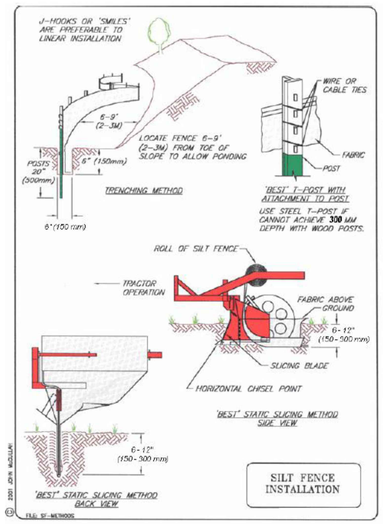
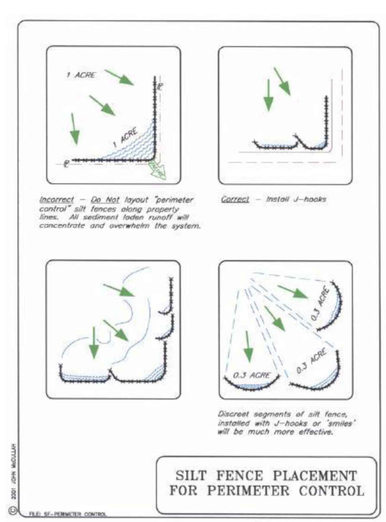


CITY OF AUSTIN ECM 1.4.5.G.2



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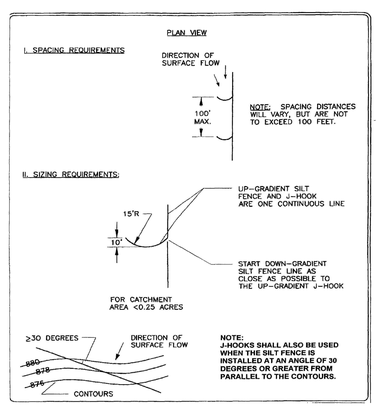

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
EROSION AND SEDIMENTATION CONTROL NOTES & DETAILS
25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-EC02

7/2/2025
STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

EC02

SHEET NO. 13 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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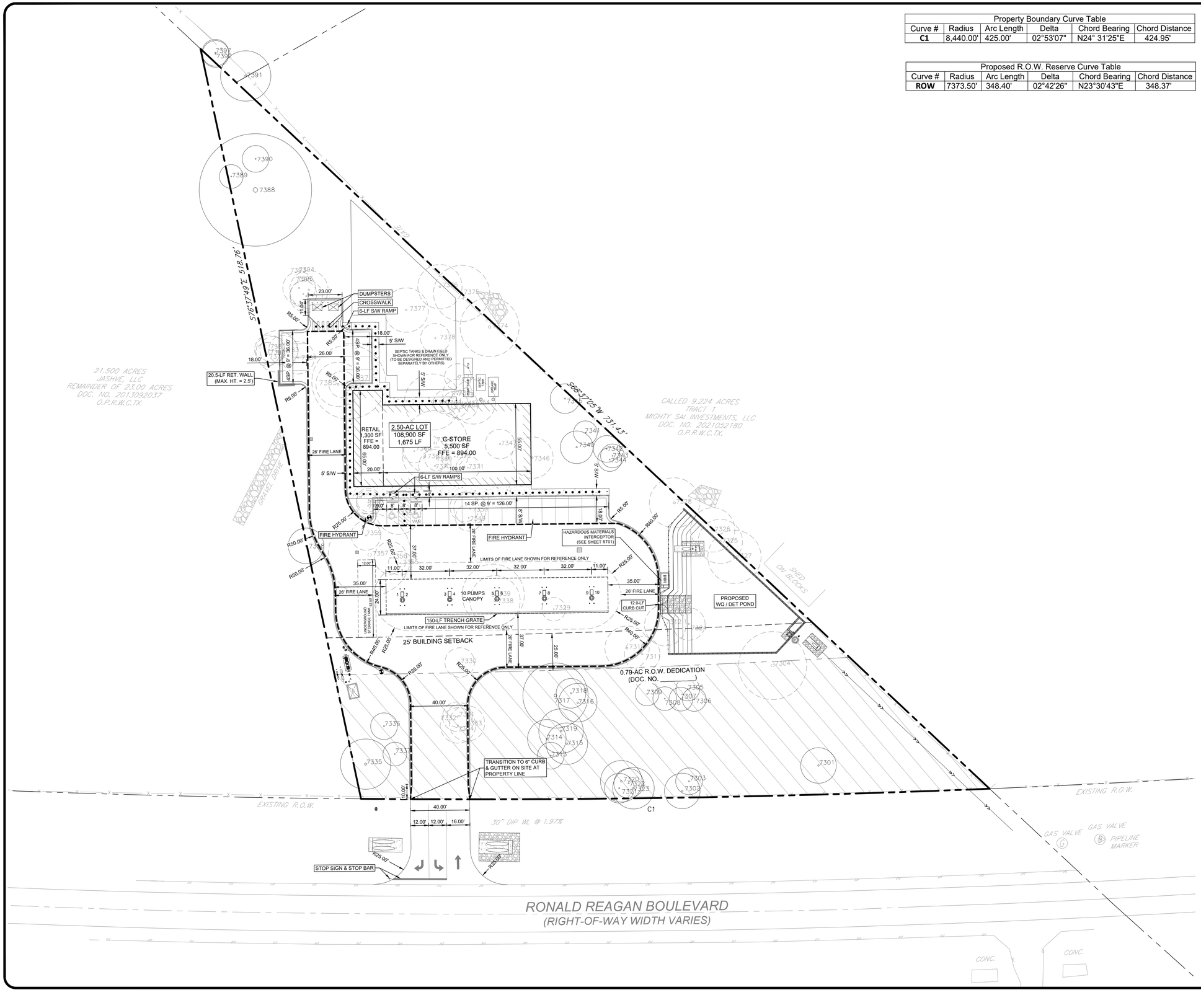
User: orudi
Last saved: Jun 12, 25 - 15:44
Plot Date/Time: Jul 02, 25 - 15:45:51

Property Boundary Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Distance
C1	8,440.00'	425.00'	02°53'07"	N24° 31'25"E	424.95'

Proposed R.O.W. Reserve Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Distance
ROW	7373.50'	348.40'	02°42'26"	N23°30'43"E	348.37'



30 15 0 30 60

SCALE IN FEET

LEGEND

PROPOSED	EXISTING	
		SITE PROPERTY BOUNDARY
		ADJ. PROPERTY BOUNDARY
		EASEMENT LINE
		SIDEWALK RAMP
		HANDICAPPED PARKING SPACE & SIDEWALK RAMP
		CONCRETE SIDEWALK
		CROSSWALK
		BIKE RACK
		RETAINING WALL
		RETAINING WALL W/ FENCE
		GRAVITY RETAINING WALL
		FIRE LANE
		ACCESSIBLE ROUTE
		FENCE
		FENCE
		WASTEWATER SERVICE W\ CLEANOUT
WL		WATER LINE
DWL		DOMESTIC WATER LINE
FWL		FIRE WATER LINE
		WATER SERVICE
		FIRE HYDRANT
		WATER VALVE
		AIR RELEASE VALVE
		WATER METER
		FDC
ST		STORMSEWER LINE
		STORMSEWER MANHOLE
		CURB INLET
		GRATE INLET
		GAS LINE
		NATURAL GAS
		PROPANE GAS
		UNDERGROUND ELECTRIC
		TELECOMMUNICATION LINE
		OVERHEAD UTILITY
		FIBER OPTIC
		1/2" REBAR WITH ILLEGIBLE CAP FOUND
		1/2" REBAR WITH "PAYNE BOUNDARY" CAP FOUND
		1/2" REBAR FOUND (OR AS NOTED)
		1/2" IRON PIPE FOUND (OR AS NOTED)
		SQUARE BOLT FOUND
		CONTROL POINT/BENCHMARK LOCATION
		UTILITY POLE
		GUY WIRE
		BOLLARD
		ELECTRIC MANHOLE
		LIGHT POLE
		SIGN
		UTILITY VAULT
		GAS VALVE
		PIPELINE MARKER

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

2. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.

3. ALL SIDEWALKS ADJACENT TO BACK OF CURB SHALL BE 5' WIDE UNLESS OTHERWISE NOTED.

4. ALL ON-SITE PAVEMENT SHALL BE CONCRETE WITH CURB AND GUTTER UNLESS OTHERWISE NOTED.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
DETAILED SITE PLAN

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
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7/2/2025

STATE OF TEXAS
CHARLES R. HAGER V
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FRN-F-1386

JOB NUMBER: A3954-0404

SP01

SHEET NO. 14 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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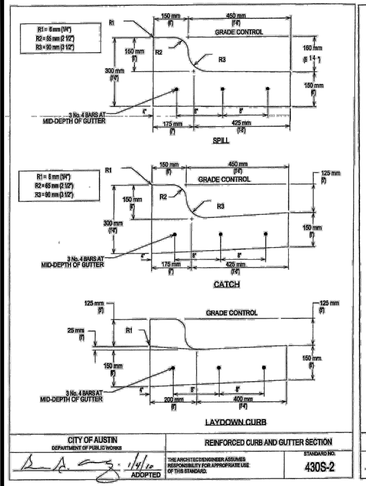
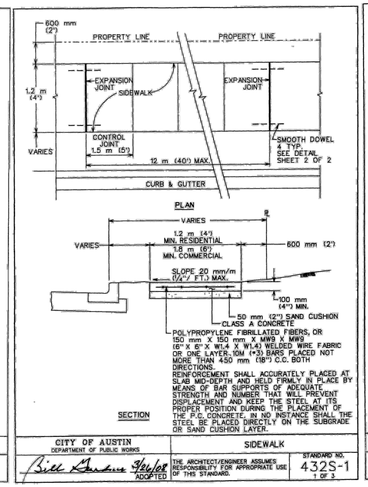
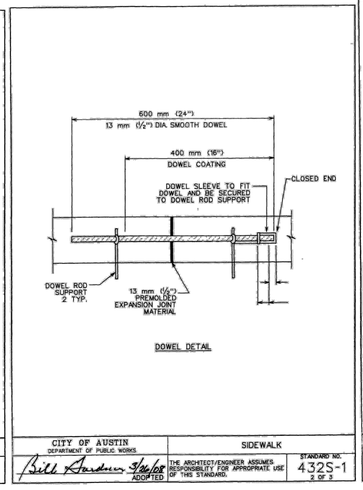


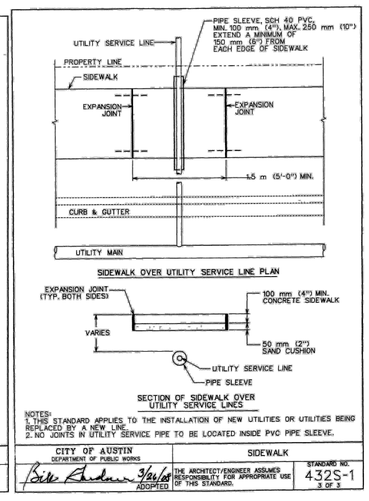
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
ADOPTED 2/16/18	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2



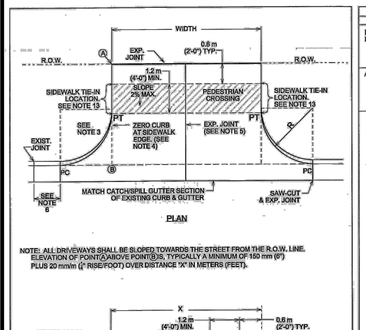
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
ADOPTED 2/16/18	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3



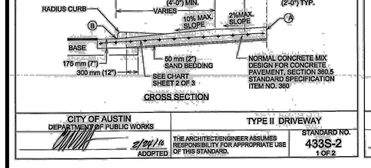
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
ADOPTED 2/16/18	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
ADOPTED 2/16/18	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3

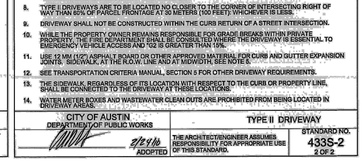


NOTE: ALL DRIVEWAYS SHALL BE SLOPED TOWARDS THE STREET FROM THE R.O.W. LINE. ELEVATION OF POINT(A)ABOVE POINT(B)S, TYPICALLY A MINIMUM OF 150 mm (6") PLUS 20 mm/m (¼" RISE/FOOT) OVER DISTANCE "X" IN METERS (FEET).



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
ADOPTED 2/16/18	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS.
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS.



ALLOWABLE GRADES

DRIVEWAY VOLUME (ADT)	D=GRADE CHANGE STD.	MAX
>1500	10%	3%
500-1500	3%	6%
<500	6%	15%

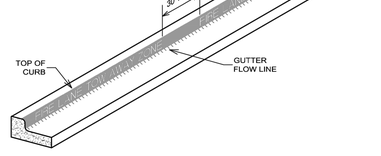
NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 8 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS P.C. LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION H LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET) WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE CITY MAINTENANCE SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2 IS GREATER THAN 15%.
11. USE 13 MM (1/2") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 5 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
ADOPTED 2/16/18	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2

Williamson County Emergency Services District No. 4

Fire Lane Detail

NOTES:
FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.



FIRE LANE STRIPING DETAIL
not to scale

Jay Engineering Company, Inc. P.O. Box 1220 Lewisville, Texas 75067-1220 972.221.7988 Fax: 972.219.6610 TEXAS REGISTERED ENGINEERING FIRM F-4780	FIRE LANE STRIPING DETAIL		
ENGINEER: FRANK T. PHELAN, P.E.	DATE: 04 - 25 - 19	DRAWN BY: JJD	PROJECT NO.: 01	DRAWING NO.: 1 OF 1

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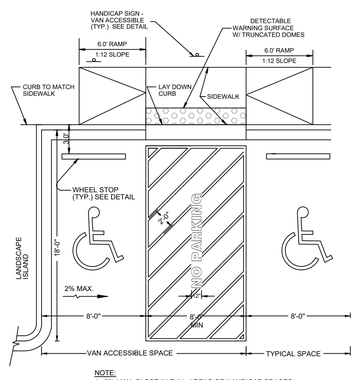
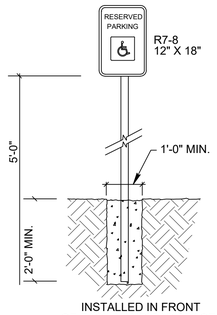


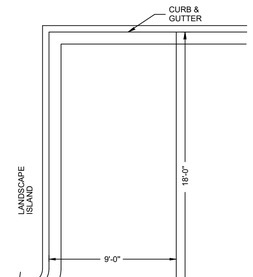
NOTE:
1. 2% MAX. SLOPE IN FULL AREAS OF HANDICAP SPACES
2. ALL WALKWAYS, RAMPS, HANDICAP PARKING SIGNAGE, ETC. SHALL MEET APPROVED A.D.A. STANDARDS

HANDICAP PARKING/RAMP DETAIL
NTS



INSTALLED IN FRONT OF EACH HANDICAP SPACE

HANDICAP SIGN
NTS



TYPICAL PARKING SPACE
NTS

Figure 34:
Examples of fully-shielded light fixtures.

FULLY SHIELDED OR FULL CUT-OFF LIGHT FIXTURES REQUIRED.
ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER E 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E (SEE FIGURE 34 ABOVE).

25562 RONALD REAGAN BLVD C-STORE				
Total Project Area	=	2.501 AC.	108,926 S.F.	
ROW Dedication	=	0.785 AC.		
Net Site Area	=	1.715 AC.		
Zoning	=	N/A		
Proposed Use	=	Convenience Store, Gas Station, Retail		
Existing Use	=	Vacant		
Impervious Cover Summary				
Total Imp Cover	=	**0.973 AC.**	**56.7%**	**42,398 S.F.**
Building Coverage	=	0.156 AC.	**9.1%**	6,800 S.F.
Parking / Drives	=	0.764 AC.	**44.6%**	33,296 S.F.
Concrete / Sidewalks	=	0.053 AC.	**3.1%**	2,302 S.F.
Building Summary				
Convenience Store	=	20' (1-story)	5,500 SF	
Retail	=	20' (1-story)	1,300 SF	
		Total =	6,800 SF (GFA)	
Parking Calculations				

		Standard	ADA	ADA Van	**Total**
Surface Spaces	=	23	1	1	**25**
Total Provided Parking	=	**25**	**Spaces**		

SITE PLAN RELEASE NOTES

1. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL BY TRAVIS COUNTY.
2. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING AND FIRE CODE APPROVAL, NOR BUILDING PERMIT APPROVAL.
3. A DEVELOPMENT PERMIT MUST BE ISSUED PRIOR TO AN APPLICATION FOR BUILDING PERMIT FOR NON-CONSOLIDATED OR PLANNING COMMISSION APPROVED SITE PLANS.
4. WATER SERVICE WILL BE PROVIDED BY AQUA WATER SUPPLY COPORATION.
5. WASTEWATER SERVICE WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY.
6. FOR DRIVEWAY AND PROJECT CONSTRUCTION: THE OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE RELOCATION OF OR DAMAGE TO UTILITIES.

GENERAL NOTES

8. FOR DETAILED SITE PLAN INFORMATION SEE SHEET SP01.
9. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.
10. CONTRACTOR AND/OR SUBCONTRACTOR SHALL TAKE EVERY PRECAUTION TO NOT DAMAGE CONSTRUCTED CURB AND GUTTER, PAVEMENT, AND/OR SIDEWALKS. ANY DAMAGE TO CONSTRUCTED CURB AND GUTTER, PAVEMENT, AND/OR SIDEWALKS MAY RESULT IN RECONSTRUCTION OF THE DAMAGED AREA(S) BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
11. ALL SITE UTILITIES ARE PROPOSED TO BE UNDERGROUND.
12. ALL EXTERIOR LIGHTING WILL BE FULL CUT-OFF AND FULLY SHIELDED AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW.
13. _____ SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE BOTH DURING AND AFTER CONSTRUCTION.
14. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTER ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
15. FOR 90 GALLON ROLL OUT CONTAINERS STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY A PRIVACY FENCE.

FIRE PLAN NOTES

1. ALL FIRE LANE STRIPING SHALL COMPLY WITH THE CURRENT ADOPTED FIRE CODE IN THE 2018 EDITION OF THE INTERNATIONAL FIRE CODE.
2. FIRE LANES SHALL BE CONTINUOUSLY MARKED BY RED TRAFFIC PAINT THAT IS MINIMUM SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE.
3. "FIRE LANE TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT THIRTY FOOT (30') INTERVALS OR LESS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANE.
4. WHERE A 6" BARRIER CURB EXISTS, THE FIRE LANE STRIPING SHALL BE ON BOTH THE VERTICAL FACE OF THE CURB AND TOP OF CURB. "NO PARKING FIRE LANE" SHALL BE MARKED IN 4" WHITE BLOCK LETTERS ON FACE OF CURB ONLY.
5. WHERE A FIRE LANE IS ADJACENT TO PARKING SPACES, THE FIRE LANE STRIPING SHALL BE AN 8" RED STRIPE PAINTED ON THE DRIVE SURFACE WITH 4" WHITE LETTER STATING "NO PARKING FIRE LANE". FIRE LANE STRIPING SHALL EXTEND BEHIND ALL PARKING SPACES.
6. WHERE A FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, OR OTHER FIRE PROTECTION EQUIPMENT IS LOCATED ON A FIRE LANE, THE FIRE LANE SHALL BE A MINIMUM OF TWENTY-SIX FEET (26') IN WIDTH, EXCLUSIVE OF SHOULDERS.

PAVEMENT DESIGN

ALL PAVEMENT SHALL BE INSTALLED PER THE GEOTECHNICAL REPORT PREPARED BY GEOSCIENCE ENGINEERS, LLC, DATED FEBRUARY 26, 2025.

PAVEMENT RECOMMENDATION

Rigid Pavement

Based on assumed loading conditions, we have developed the following Portland Cement concrete pavement design sections for use at this site.

	Minimum Thickness (inches)
Parking Traffic	
Portland Cement Concrete	5
Minimum Lime Stabilized Subgrade	6
Compacted Subgrade Soils /Re-work of Fill*	6/24*
Driveway /Fire Lane**	
Portland Cement Concrete	6
Minimum Lime Stabilized Subgrade	6
Compacted Subgrade Soils /Re-work of Fill*	6/24*
Dumpster/Approach	
Portland Cement Concrete	7
Minimum Lime Stabilized Subgrade	6
Compacted Subgrade Soils /Re-work of Fill*	6/24*

*Where fill soils are encountered
**Capable of carrying 85000 lbs of fire apparatus load.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
SITE PLAN NOTES & DETAILS
25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
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DRAWING NAME: A3954-0404-P-SP02.dwg

7/2/2025
STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

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7500 Rialto Boulevard
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Austin, Texas 78735
Phone 512.439.4700
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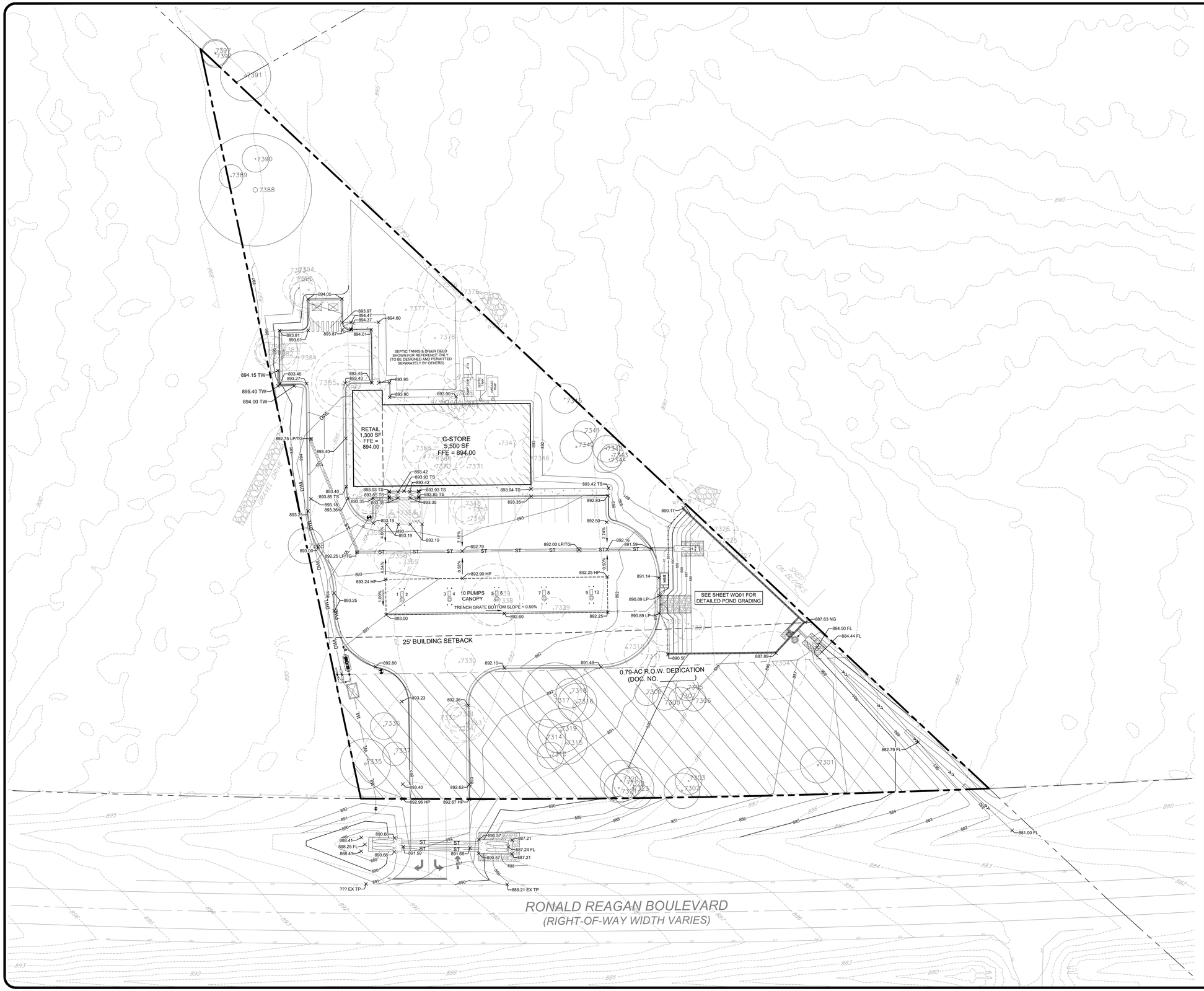
SP02

SHEET NO. 15 OF 25 SHEETS

I:\A3954\0404\Sheets\A3954-0404-P-SP02.dwg
User: orsdl
Plot Style: Jul 01, 25 - 16:07
Plot Scale: Jul 02, 25 - 15:25:33



40 20 0 40 80

SCALE IN FEET

LEGEND

PROPOSED	EXISTING	
		SITE PROPERTY BOUNDARY
		ADJ. PROPERTY BOUNDARY
		EASEMENT LINE
872	872	CONTOURS
		DRAINAGE SWALE
×800		ELEVATION ONLY
×800FG		FINISHED GROUND
×800HP		HIGH POINT
×800LP		LOW POINT
×800TW		TOP OF WALL
×800BW		BOTTOM OF WALL
×800TP	×800EX TP	TOP OF PAVEMENT
×800TG/TC		TOP OF GRATE / TOP OF CURB
×800TS		TOP OF SIDEWALK
		RETAINING WALL
		RETAINING WALL W/ FENCE
		GRAVITY RETAINING WALL
		FENCE
		FENCE
		CONCRETE SIDEWALK
		WASTEWATER CLEANOUT
WL	W	WATER LINE
		FIRE HYDRANT
		WATER VALVE
ST	ST	STORMSEWER LINE
		STORMSEWER MANHOLE
		CURB INLET
		GRATE INLET
	2743	TREE TO REMAIN
		1/2" REBAR WITH ILLEGIBLE CAP FOUND
		1/2" REBAR WITH "PAYNE BOUNDARY" CAP FOUND
		1/2" REBAR FOUND (OR AS NOTED)
		1/2" IRON PIPE FOUND (OR AS NOTED)
		SQUARE BOLT FOUND
		CONTROL POINT/BENCHMARK LOCATION
		UTILITY POLE
		GUY WIRE
		BOLLARD
		ELECTRIC MANHOLE
		LIGHT POLE
		SIGN
		UTILITY VAULT
		GAS VALVE
		PIPELINE MARKER

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL BE 5' WIDE UNLESS OTHERWISE NOTED.
3. ALL SPOT ELEVATIONS ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL SIDEWALKS SHALL HAVE A MAX. RUNNING SLOPE OF 5%.
5. ALL SIDEWALKS SHALL HAVE A MAX. CROSS SLOPE OF 2%.
6. RAMPS SHALL NOT EXCEED 8.33%. RAMPS LONGER THAN 6' REQUIRE HANDRAILS. RAMPS LONGER THAN 30' REQUIRE A LEVEL LANDING.
7. ALL PAVEMENT SHALL BE CONCRETE WITH CURB AND GUTTER.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
GRADING PLAN

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-GP01

7/2/2025
STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

GP01

SHEET NO. 16 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

J:\A3954\0404\Sheets\A3954-0404-P-GP01.dwg
User: orrell
Last Modified: Jul 01, 25 - 16:35
Plot Date/Time: Jul 02, 25 - 13:06:09

WILLIAMSON COUNTY ESD NO. 4 / LIBERTY HILL FIRE DEPARTMENT	
DESIGN STANDARDS	2021 INTERNATIONAL FIRE CODE (IFC)
PROPOSED USE	COMMERCIAL
CONSTRUCTION CLASSIFICATION	II-B
BUILDING AREA (SF)	6,800
AUTOMATIC FIRE SPRINKLER SYSTEM	NOT SPRINKLED
FIRE FLOW DEMAND @ 20 PSI	1,750 GPM

25562 RONALD REAGAN BLVD
Water / Wastewater Demand Summary

Description	SF	LUE per SF	Land Use	LUE's	Area (AC)
Convenience Store	5,500	1 LUE / 1660 SF	Commercial	3.31	2.5
Retail	1,300	1 LUE / 1660 SF	Commercial	0.78	2.5
			TOTAL	4.1	2.5

Wastewater Flow Calculation

Average Dry Weather Flow
Q = 245 GPD * LUE = 1,003.6 GPD
Q =0.170 GPM * LUE = 0.7 GPM

Peak Dry Weather
Q = ((18 + (0.0206* F)^0.5) /(4+(0.0206*F)^0.5) * F = 3.1 GPM

Inflow/Infiltration
Q = AREA * 750 GPD/1440 = 2.5 acres * 0.5208 = 1.3 GPM

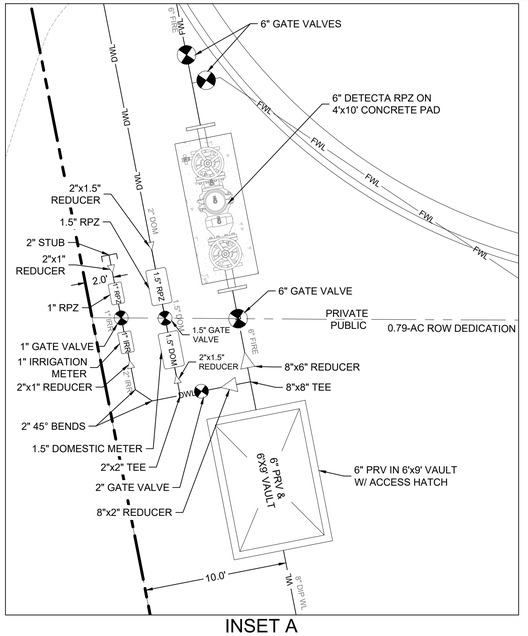
Peak Wet Weather
Peak Dry Weather + Inflow/Infiltration = **4.4 GPM**

Water Flow Calculation

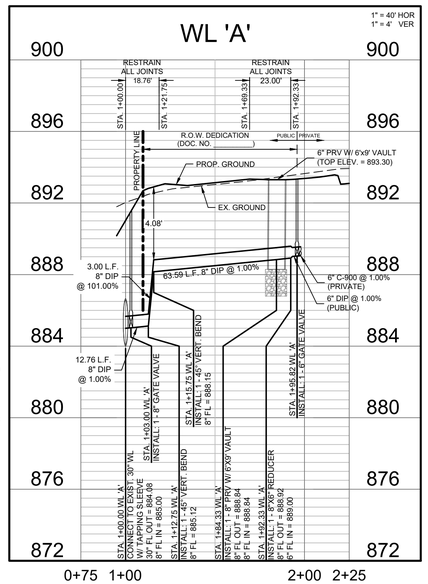
Peak Hour
Q = 2.2 GPM * LUE = **9.0 GPM**

Peak Day
Q = 1.3 GPM* LUE = **5.3 GPM**

S76°37'49"E 518.76'
S68°37'05"W 731.43'
GRAVEL DRIVE
GREASE TRAP (TO BE PERMITTED UNDER BUILDING PERMIT)
SEPTIC TANKS & DRAIN FIELD SHOWN FOR REFERENCE ONLY. (TO BE DESIGNED AND PERMITTED SEPARATELY BY OTHERS)
ATU
PUMP TANK
SEPTIC TANK
GREASE TRAP
26' FIRE LANE
STUB DOMESTIC SERVICE AT BUILDING
2" DOM SVC WL
± 220 LF
4" SCH 40 PVC
INSTALL 2 - 4" TWO-WAY CLEANOUTS 3-LF FROM EDGE OF BUILDING @ FL = 889.00±
RETAIL 1,300 SF FFE = 894.00
C-STORE 5,500 SF FFE = 894.00
60.00'
133.5 LF
2.50-AC LOT 108,900 SF 1,675 LF
CALLED 9.224 ACRES TRACT 1 MIGHTY SAI INVESTMENTS, LLC DOC. NO. 20210521800 O.P.R.W.C.TX.
STA. 3+02.32 WL 'A' INSTALL 1 - 6" GATE VALVE 1 - 5-1/4" FIRE HYDRANT
R25.00'
R60.00'
6" FIRE SVC WL
12.00
52.50'
5.00'
UNDERGROUND STORAGE TANK
207.6 LF
1 2 3 4 10 PUMPS CANOPY 5 6 7 8 9 10
HMI
VAN
SHED ON BLOCKS
R40.00'
25' BUILDING SETBACK
0.79-AC R.O.W. DEDICATION (DOC. NO. _____)
INSET A
2+00
STA. 2+61.56 WL 'A' INSTALL 1 - 6" 45° BEND DEF. < = 44°59'58.10" RT.
STA. 2+04.16 WL 'A' INSTALL 1 - 6" RPZ BFP (ABOVE GROUND) ON 4'x10' CONCRETE PAD
STA. 1+84.33 WL 'A' INSTALL 1 - 8" PRV W/ 6'x9' VAULT
STA. 2+12.60 WL 'A' INSTALL 1 - 6"x6" TEE 2 - 6" GATE VALVES
STA. 2+12.60 WL 'A' (2.00' RT.) INSTALL 1 - 6" 45° BEND
STA. 1+93.16 WL 'A' (21.45' RT.) INSTALL 1 - 5-1/4" FIRE HYDRANT
STA. 1+95.82 WL 'A' INSTALL 1 - 6" GATE VALVE AT PROPERTY LINE
STA. 1+92.33 WL 'A' INSTALL 1 - 8"x6" REDUCER
STA. 1+91.33 WL 'A' INSTALL 1 - 8"x8" TEE
STA. 1+09.75 WL 'A' INSTALL 1 - 8" 11.25° BEND DEF. < = 12°53'48.57" LT.
STA. 1+03.00 WL 'A' INSTALL 1 - 8" GATE VALVE
STA. 1+00.00 WL 'A' CONNECT TO EX. 30" WL W/ 30" SMITH-BLAIR 663 OR JCM 439 STAINLESS STEEL FULL BODY TAPPING SLEEVE (HOT TAP). CITY OF GEORGETOWN INSPECTOR MUST BE PRESENT. EX. 30" FL = 884.08, PROP. 8" FL = 885.00 (MATCH CENTER OF PIPE)
EXISTING R.O.W.
30"-DIP WL @ 1.97%
C1



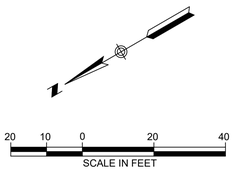
INSET A
(SCALE: 1" = 5')



Joint Restraints Calculated Using EBAA Iron Restraint Length Calculator and the Following Assumptions:	
Pipe Material:	Ductile Iron
Type of Trench:	Type 5
Factor of Safety:	1.5 to 1
Test Pressure (psi):	200
Soil Type:	CH, Gran.Fill

Joint Restraint Calculations - WL 'A' (within Public R.O.W.)

Order	Station	Fitting Type	Depth from Top of Pipe to Pvmt	Min. Joint Restraint Along Run (LF)	Min. Joint Restraint Along Branch (LF)
1	1+00.00	30"x8" Tapping Sleeve	4.4	-	1.0
2	1+09.75	8" 11.25° Horiz. Bend	6.9	4.0	-
3	1+91.33	8" 45° Vert. Bend	7.0	12.0	-
4	1+15.75	8" 45° Vert. Bend	4.1	4.0	-
5	1+91.33	8"x8" Tee	3.7	-	20.0
6	1+92.33	8"x6" Reducer	3.7	23.0	-



LEGEND

PROPOSED	EXISTING	
		EASEMENT LINE
		R.O.W. DEDICATION
		FIRE LANE
		DISTANCE FROM FURTHEST PART OF BUILDING TO FIRE HYDRANT
		DRIVE ACCESS
ST	ST	STORM SEWER LINE
WW	WW	WASTEWATER LINE
		WASTEWATER SERVICE
WL	WL	WATER LINE
DWL		DOMESTIC WATER SERVICE LINE
FWL		FIRE SERVICE LINE
		WATER VALVE
		FIRE HYDRANT

WATER NOTES:

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
2. POTABLE WATER LINES SHALL BE DR-14 C-900 PVC OR CL 350 DIP. ALL WATER LINES WITHIN EASEMENTS, INCLUDING PRIVATE STREETS, TO BE CL. 350 DUCTILE IRON. FIRE HYDRANT LEADS SHALL BE CLASS 350 DUCTILE IRON.
3. CONTRACTOR TO FILL AND COMPACT TO 98% DENSITY IN FILL SECTIONS OVER WATER LINES. 2.0'(MIN) COVER OVER WATER PRIOR TO CONSTRUCTION.
4. TRACER TAPE PER SPL WW-597 SHALL BE PLACED OVER ALL NON-METALLIC PIPE.
5. ALL SERVICE LINES SHALL INCLUDE GATE VALVE AT MAIN LINE.
6. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED.
7. ALL WATER SERVICES SHALL BE INSTALLED USING HDPE TUBING. COPPER TUBING IS NOT ALLOWED. MINIMUM SERVICE TAP SHALL BE 2".
8. MINIMUM FOUR (4') FOOT OF COVER IS REQUIRED ON ALL WATER LINES.
9. CONCRETE THRUST BLOCKING IS NOT ALLOWED. MECHANICAL JOINT RESTRAINTS SHALL BE USED AS NOTED.
10. ALL STUBOUTS FOR FUTURE WATER SERVICE SHALL INCLUDE THE INSTALLATION OF GATE VALVES AT THE TEE. GATE VALVES SHALL BE "CLOSED" ONCE SYSTEM HAS BEEN FLUSHED & TESTED. ALL STUBOUTS SHALL INCLUDE A TEMPORARY 2" SERVICE W/ BALL VALVE & METER BOX FOR FLUSHING & TESTING PURPOSES.
11. ALL PROPOSED FILL OUTSIDE OF PAVEMENT SHALL BE COMPACTED IN LIFTS TO 95%.
12. CHANGES IN DIRECTION OF PVC PIPE SHALL ONLY BE BY USE OF FITTINGS OR BY DEFLECTING STRAIGHT PIPE SECTIONS AT JOINTS. LONGITUDINAL BENDING OF PVC PIPE IS NOT ALLOWED. DEFLECTION OF PVC PIPE AT FITTINGS IS NOT ALLOWED. DEFLECTION OF STRAIGHT PVC PIPE SECTIONS SHALL NOT EXCEED 1 DEGREE AT EACH JOINT (EVEN IF JOINT RESTRAINT DEVICES ARE INSTALLED. DEFLECTION OF PIPE JOINTS AT FITTINGS IS ONLY ALLOWED ON DUCTILE IRON PIPE.
13. THE CITY OF GEORGETOWN INSPECTOR MUST BE PRESENT WHEN TAPPING THE WATER MAIN.

WASTEWATER NOTES:

1. REFERENCE THE REPORT AND PLANS PREPARED BY THE SEPTIC ENGINEER FOR ON-SITE SEWAGE FACILITY (OSSF) RELATED INFORMATION.
2. WASTEWATER SERVICES SHALL TERMINATE WITH A 2-WAY CLEANOUT 3-LF FROM EDGE OF BUILDING.

WCESD NO. 4 NOTES:

1. ANY BEND IN THE FIRE LINE SHALL BE SUPPORTED BY THRUST BLOCKING, TO BE VERIFIED BY THE FIRE CODE OFFICIAL.
2. THE FIRE LINE SHALL BE HYDROSTATICALLY TESTED AT A MINIMUM 200 PSI FOR A DURATION OF 2 HOURS, TO BE VERIFIED BY THE FIRE CODE OFFICIAL.
3. THERE SHALL BE NO OVERHEAD OBSTRUCTIONS OF LESS THAN 13' 6" OVER THE FIRE LANE.
4. FIRE HYDRANTS SHALL BE INSTALLED, APPROVED BY WCESD NO. 4, AND MAINTAINED PRIOR TO VERTICAL CONSTRUCTION OF ANY BUILDING OR STRUCTURE.
5. UNDERGROUND TANKS CONTAINING ANY FUEL WILL REQUIRE A SEPARATE SUBMITTAL AND PERMIT.
6. ALL UNDERGROUND TANKS WILL BE REQUIRED TO BE INSPECTED AND APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO ANY FUEL BEING PLACED INTO THE TANKS.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
WATER LINE AND FIRE PROTECTION PLAN
25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-FI-UT01.dwg

7/2/2025
STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

UT01

SHEET NO. 17 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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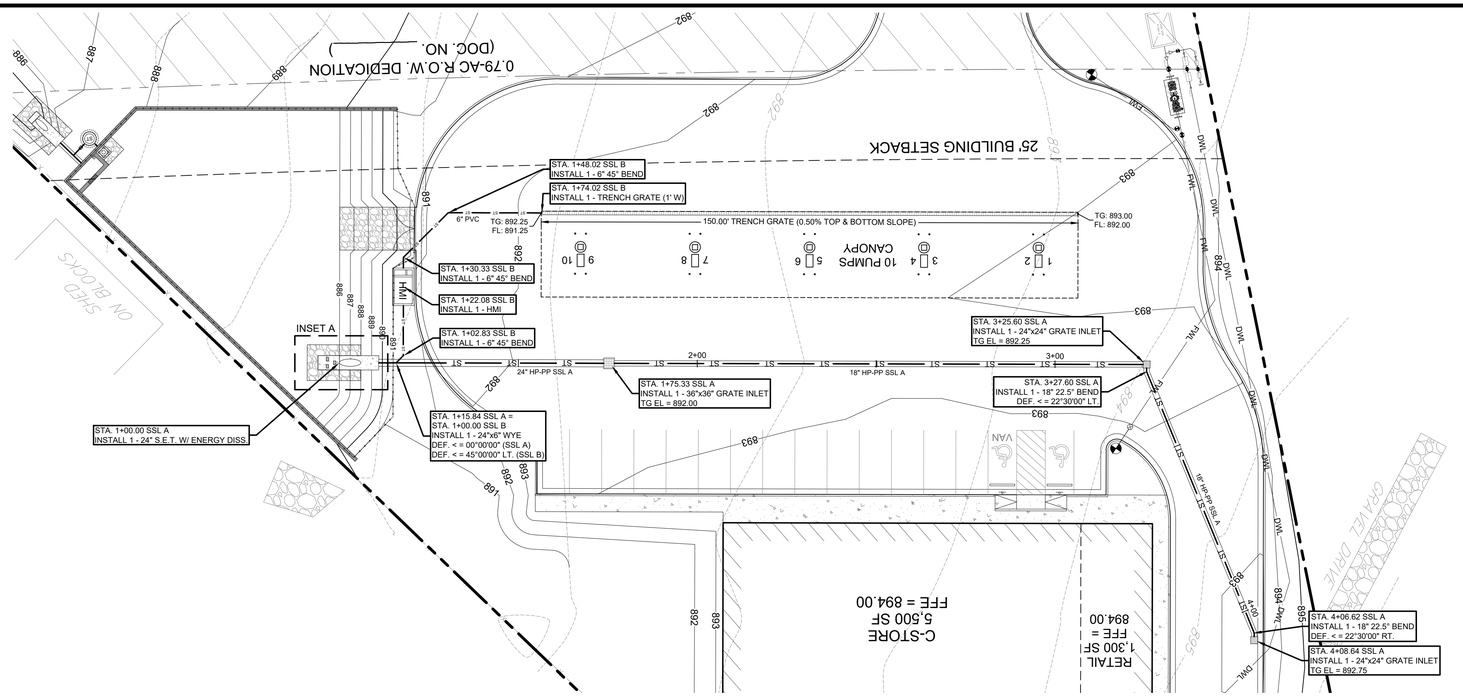
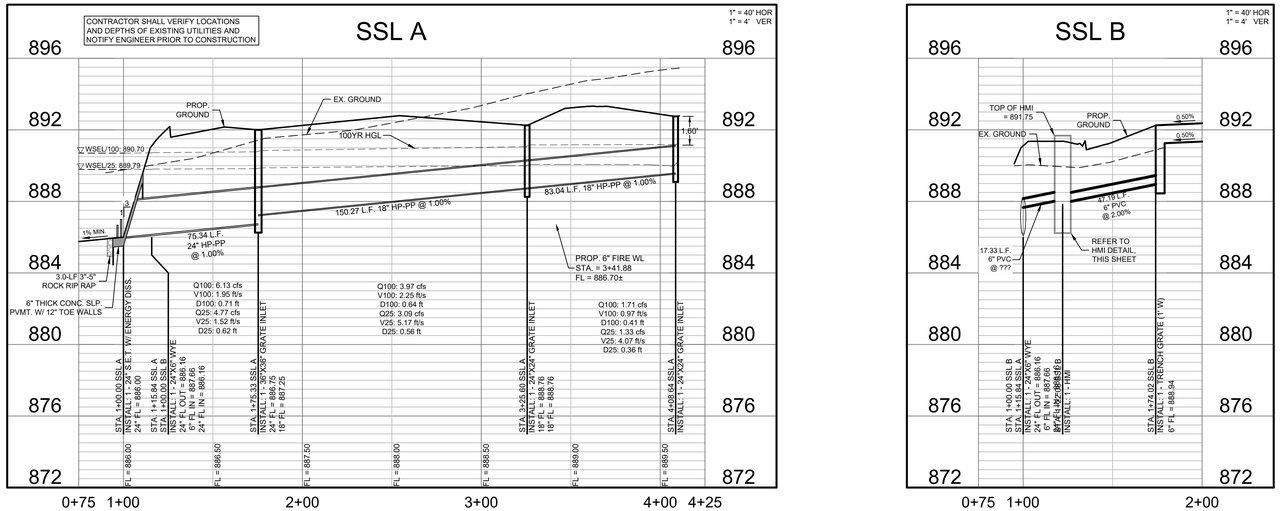
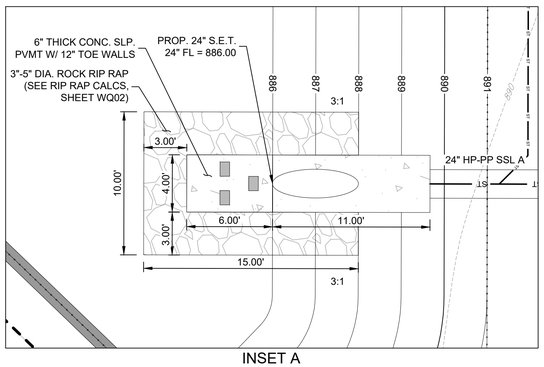
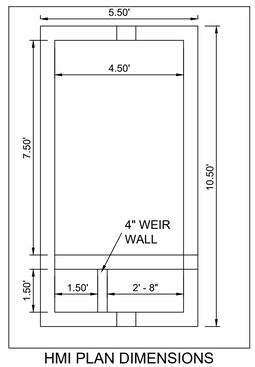


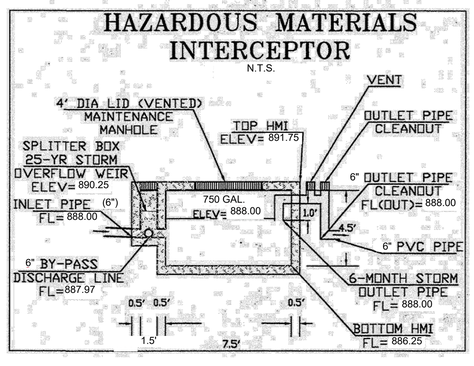


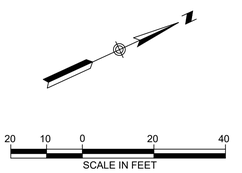


INSET A
(SCALE: 1" = 5')



HMI PLAN DIMENSIONS
(SCALE: 1" = 30')





LEGEND

PROPOSED	EXISTING	
ST	ST	STORM SEWER LINE
WW	WW	WASTEWATER LINE
		WASTEWATER SERVICE
WL	WL	WATER LINE
		WATER SERVICE
		WATER VALVE
		FIRE HYDRANT
ST	SSMH	STORMSEWER MANHOLE
		CURB INLET
		GRATE INLET
		WATER METER
		UTILITY POLE
	OU	OVERHEAD UTILITIES
		ELEC. UTILITY
		ELEC. MANHOLE
		LIGHT POLE
		TELEPHONE UTILITY
		UNDERGROUND FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		UNDERGROUND GAS MARKER
		CHAIN LINK FENCE

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

2. CONTRACTOR TO FILL AND COMPACT TO 95% DENSITY IN FILL SECTIONS OVER STORM SEWER LINES. 2.0'(MIN) COVER OVER WATER PRIOR TO CONSTRUCTION.

3. ALL STORM SEWER PIPE SHALL BE HP-PP OR APPROVED EQUAL. ALL PUBLIC STORM SEWERS SHALL BE RCP. STORM SEWER LINES OUTSIDE OF PAVEMENT AND EASEMENTS MAY BE INSTALLED AS PVC OR APPROVED EQUAL.

4. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH WILLIAMSON COUNTY SPECIFICATIONS.

5. ALL BENDS AND FITTINGS SHALL BE PREFABRICATED BY MANUFACTURER. NO FIELD FABRICATION OF FITTINGS IS ALLOWED.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
STORM SEWER PLAN AND PROFILE

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-ST01.dwg

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

ST01

SHEET NO. 18
OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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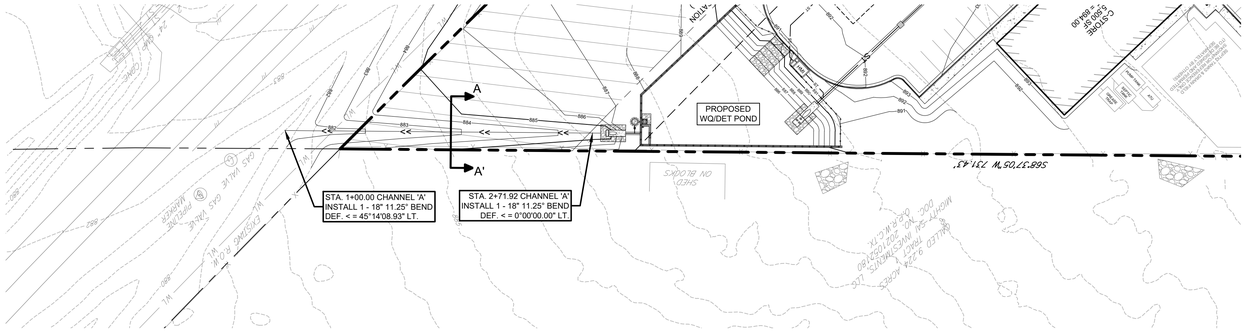
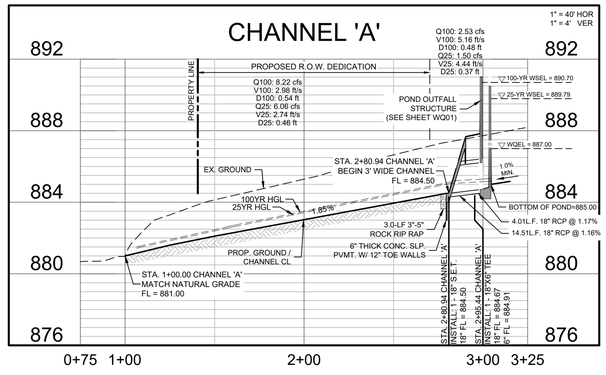
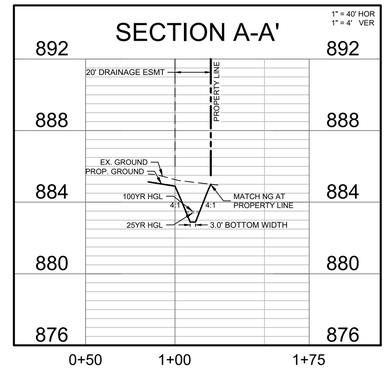
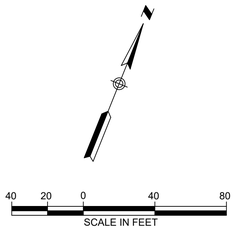
Last Modified: Jun 11, 25 - 10:56
Plot Date/Time: Jul 02, 25 - 15:01







100-Year Storm Event Channel 'A' Design Summary														
Start Station	End Station	Q_{100} (cfs)	Description	n-Value	Bottom Width	Side Slopes (RT)	Side Slopes (LT)	Slope (ft/ft)	Velocity (fps)	Normal Depth (ft)	Velocity $Head_{100}$ (ft)	Top Flow Width (ft)	Depth Req'd (ft)	Depth Provided (ft)
1+00.00	2+80.94	8.22	Grass-lined, Clean	0.035	3	4 : 1	4 : 1	0.0185	2.98	0.54	0.14	7.29	0.68	2.0
25-Year Storm Event Channel 'A' Design Summary														
Start Station	End Station	Q_{25} (cfs)	Description	n-Value	Bottom Width	Side Slopes (RT)	Side Slopes (LT)	Slope (ft/ft)	Velocity (fps)	Normal Depth (ft)	Velocity $Head_{100}$ (ft)	Top Flow Width (ft)	Depth Req'd (ft)	Depth Provided (ft)
1+00.00	2+80.94	6.06	Grass-lined, Clean	0.035	3	4 : 1	4 : 1	0.0185	2.74	0.46	0.12	6.66	0.58	2.0



LEGEND

PROPOSED	EXISTING	
ST	ST	STORM SEWER LINE
>>	>>	SWALE
WW	WW	WASTEWATER LINE
		WASTEWATER SERVICE
WL	WL	WATER LINE
		WATER SERVICE
		WATER VALVE
		FIRE HYDRANT
WM	WWMH	WASTEWATER MANHOLE
ST	SSMH	STORMSEWER MANHOLE
		CURB INLET
		GRATE INLET

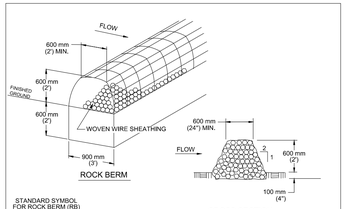
NOTES:

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

2. CONTRACTOR TO FILL AND COMPACT TO 95% DENSITY IN FILL SECTIONS OVER STORM SEWER LINES. 2.0'(MIN) COVER OVER WATER PRIOR TO CONSTRUCTION.

3. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH WILLIAMSON COUNTY SPECIFICATIONS.

4. ALL BENDS AND FITTINGS SHALL BE PREFABRICATED BY MANUFACTURER. NO FIELD FABRICATION OF FITTINGS IS ALLOWED.



ROCK BERM DETAIL

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
CHANNEL PLAN AND PROFILE

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: CRH
DRAWN BY: DLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-PI-CH01.dwg

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
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Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

CH01

SHEET NO. 19 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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Last Modified: Jun 17, 25 - 14:03
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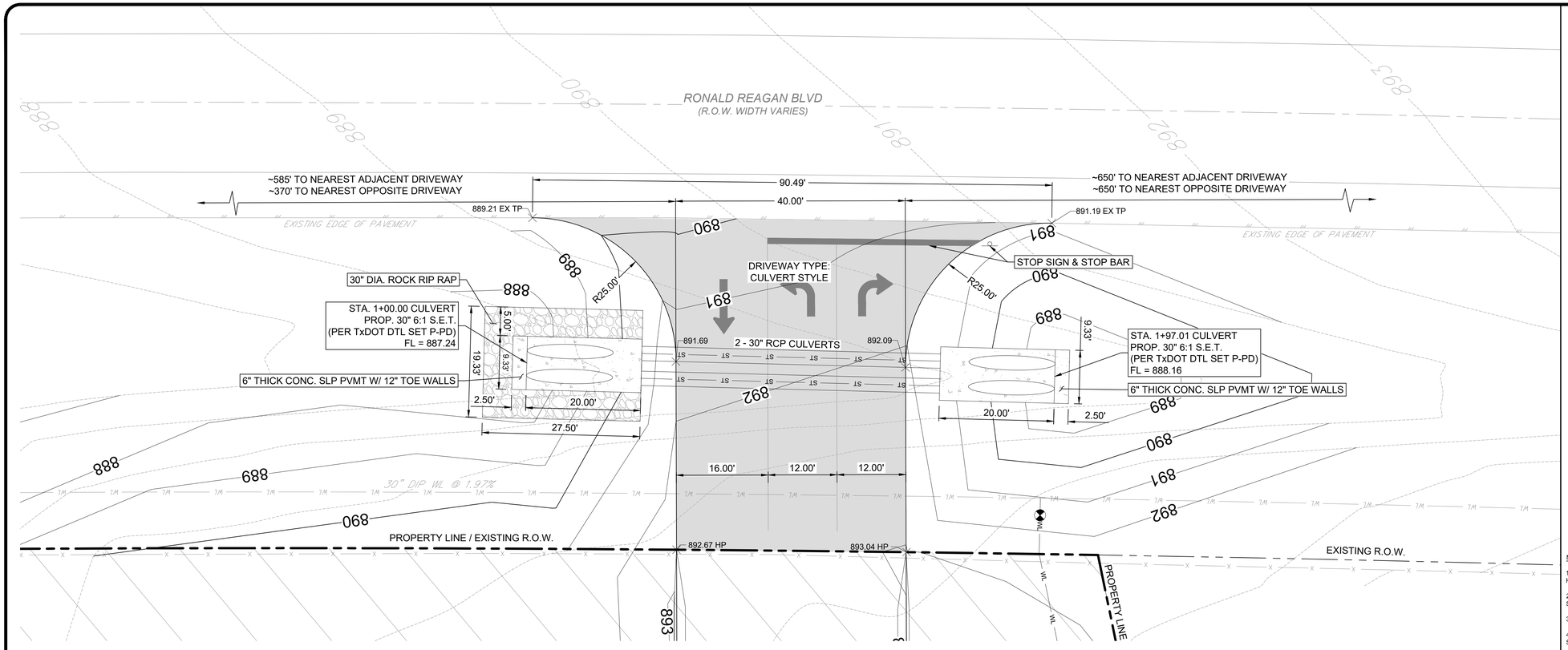
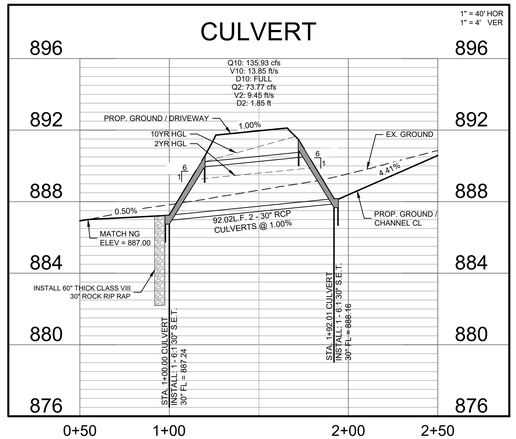
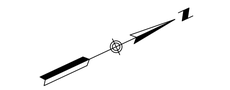




Outfall Rip Rap Sizing (Culvert)
Q_{10} = 135.93 cfs
A = 9.82 ft^2 (2 - 30" RCP)
V = 13.85 fps (V=Q/A)
D_{50} = 28.28 ($D_{50} = 0.0105V^{2.06}$) inches min.
USE CLASS VIII 30" DIA. (D_{50}) RIP-RAP



LEGEND

PROPOSED	EXISTING	
ST	ST	STORM SEWER LINE
>>	>>	SWALE
WW	WW	WASTEWATER LINE
		WASTEWATER SERVICE
WL	WL	WATER LINE
		WATER SERVICE
		WATER VALVE
		FIRE HYDRANT
	WWMH	WASTEWATER MANHOLE
	SSMH	STORMSEWER MANHOLE
		CURB INLET
		GRATE INLET
		1/2" REBAR FOUND (OR AS NOTED)
	CH	1/2" REBAR WITH CAP FOUND
		1/2" REBAR WITH CHAPARRAL CAP SET
		WATER METER
		UTILITY POLE
	OU	OVERHEAD UTILITIES
		ELEC. UTILITY
		ELEC. MANHOLE
		LIGHT POLE
	T	TELEPHONE UTILITY
		UNDERGROUND FIBER OPTIC MARKER
		TELEPHONE MANHOLE
		UNDERGROUND GAS MARKER
		CHAIN LINK FENCE

NOTES:

1. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.

2. CONTRACTOR TO FILL AND COMPACT TO 95% DENSITY IN FILL SECTIONS OVER STORM SEWER LINES. 2.0'(MIN) COVER OVER WATER PRIOR TO CONSTRUCTION.

3. ALL PUBLIC STORM SEWERS SHALL BE RCP.

4. ALL PIPE SHALL BE INSTALLED IN ACCORDANCE WITH WILLIAMSON COUNTY SPECIFICATIONS.

5. ALL BENDS AND FITTINGS SHALL BE PREFABRICATED BY MANUFACTURER. NO FIELD FABRICATION OF FITTINGS IS ALLOWED.

6. THE PROPOSED DRIVEWAY CULVERT SHOULD BE CONSISTENT WITH THE EXISTING DRIVEWAY CULVERTS UPSTREAM AND DOWNSTREAM OF THE SITE.

7. ONCE THE DRIVEWAY APPLICATION IS APPROVED BY THE COUNTY, THE DEVELOPER/CONTRACTOR MAY PROCEED WITH CONSTRUCTION.

8. AT THE FOLLOWING STAGES OF CONSTRUCTION, THE DEVELOPER/CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY FOR INSPECTION. INSPECTIONS CAN BE REQUESTED AT 512-943-3330 OR ROADREQUEST@WILCO.ORG:
   DRIVEWAY TYPE WITH CULVERT INSTALLATION
   - SAFETY END TREATMENT AND CONCRETE DRIVEWAY INSPECTION IS REQUIRED WHEN THE FORMS ARE SET AND BEFORE CONCRETE IS PLACED.
   - WHEN APPLICANT HAS COMPLETED ALL CONSTRUCTION ACTIVITIES RELATED TO THE DRIVEWAY, CULVERT, AND SAFETY END TREATMENT.

9. DEVELOPER OR BUILDER IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF TREES/BRUSH/LANDSCAPING/DEBRIS WITHIN THE RIGHT-OF-WAY AT PROPOSED DRIVEWAY LOCATION, AND RELOCATION OF ANY UTILITIES WITHIN THE RIGHT-OF-WAY.

10.IF GRADING IS NECESSARY UPSTREAM OR DOWNSTREAM OF THE DRIVEWAY, THE DEVELOPER OR BUILDER IS REQUIRED TO GRADE THE DITCH FOR POSITIVE DRAINAGE.

11.FAILURE TO CONTACT WILLIAMSON COUNTY FOR REQUIRED INSPECTIONS, OR FAILURE TO CONSTRUCT THE DRIVEWAY TO COUNTY STANDARDS, MAY RESULT IN A NOTICE TO REMOVE AND REPLACE THE DRIVEWAY.

12.THE DRIVEWAY WILL BE CONSIDERED AN AUTHORIZED, PERMITTED DRIVEWAY ONLY AFTER CONSTRUCTION IS COMPLETE AND INSPECTION DETERMINES THE DRIVEWAY MEETS THE REQUIREMENTS OF THE WILLIAMSON COUNTY DRIVEWAY POLICY.

13.IF THE DRIVEWAY IS NOT CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DRIVEWAY APPLICATION, THE COUNTY RESERVES THE RIGHT TO REMOVE THE DRIVEWAY.

14.THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRIVEWAY MAINTENANCE. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS OR REPAIR/REMOVE INOPERABLE CULVERTS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

15.IF ANY DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY OR SURROUNDING AREA, IT IS THE RESPONSIBILITY OF THE DEVELOPER.

16.WHEN A DRIVEWAY APPLICATION IS APPROVED, THE DEVELOPER HAS ONE YEAR TO COMPLETE CONSTRUCTION OF PROPOSED OR MODIFIED DRIVEWAY. AFTER ONE YEAR, ANOTHER APPLICATION OR ADDITIONAL INSPECTION SHALL BE REQUIRED.

17.NO CONSTRUCTION WORK ON THE DRIVEWAY SHALL BE UNDERTAKEN ON THE RIGHT-OF-WAY UNTIL A FULLY EXECUTED DRIVEWAY PERMIT HAS BEEN RECEIVED BY THE DEVELOPER.

18.A DRIVEWAY MUST BE CONSTRUCTED IN ACCORDANCE WITH A FULLY EXECUTED DRIVEWAY PERMIT AND ALL APPLICABLE REQUIREMENTS. A WILLIAMSON COUNTY INSPECTOR WILL REVIEW THE DRIVEWAY CONSTRUCTION TO DETERMINE IF IT IS ACCEPTABLE OR IF MODIFICATIONS ARE NEEDED.

19.THE DEVELOPER/CONTRACTOR SHALL FURNISH ALL MATERIALS NECESSARY FOR THE CONSTRUCTION OF THE ACCESS DRIVEWAYS AND ALL APPURTENANCES AUTHORIZED BY THE PERMIT. ALL MATERIALS SHALL BE OF SATISFACTORY QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY WILLIAMSON COUNTY.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
DRIVEWAY AND CULVERT PLAN

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: CRH
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-DW01.dwg

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

DW01

SHEET NO. 20 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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User: orsak
Last Modified: Jun 17, 25 - 14:13
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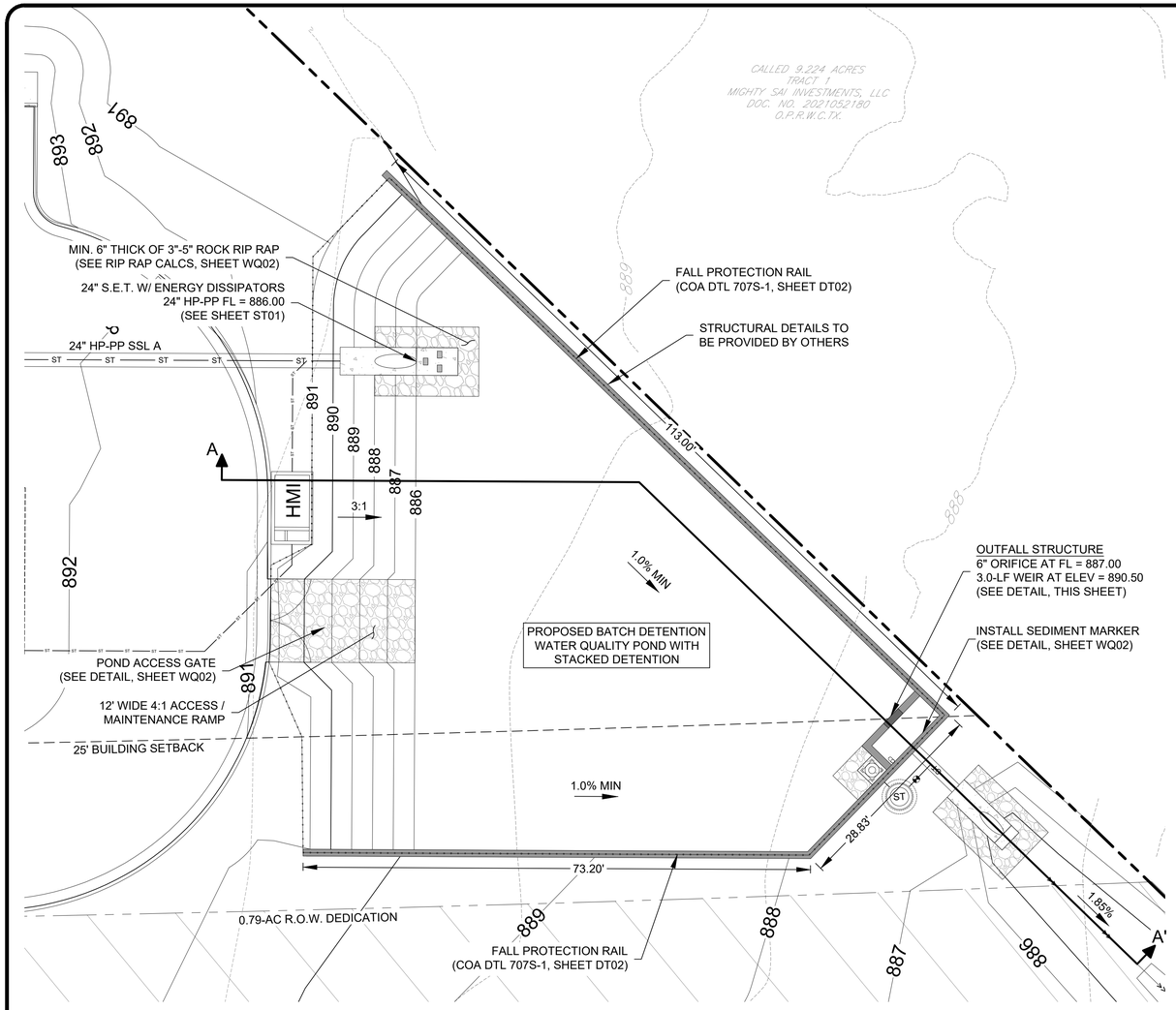
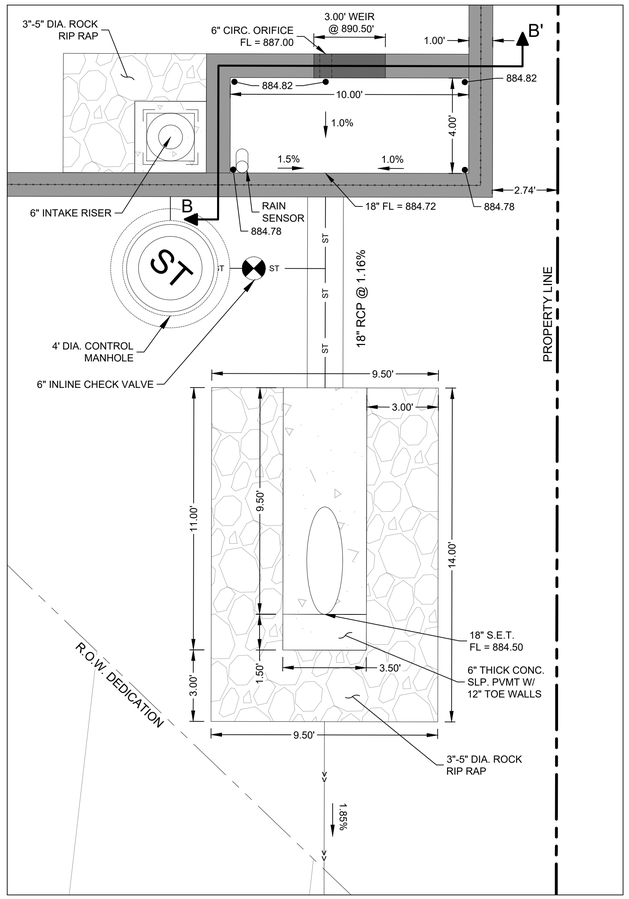
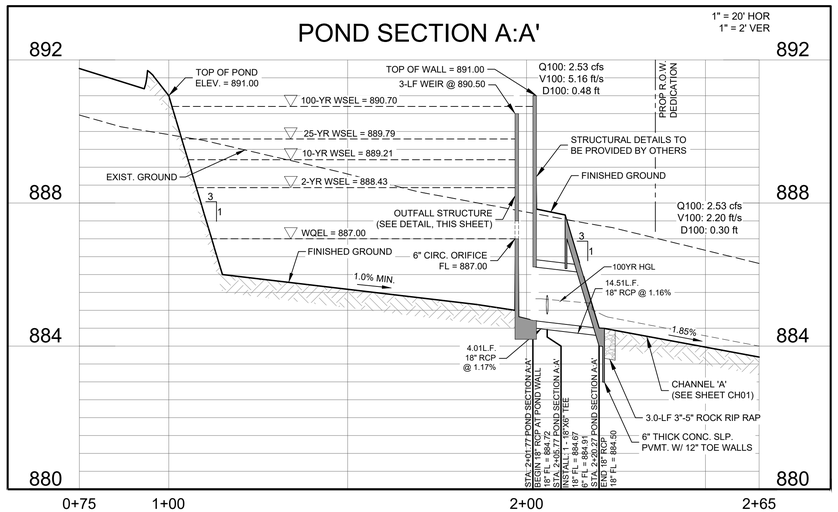


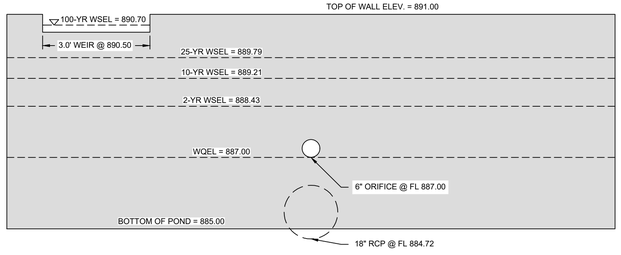


OUTFALL STRUCTURE DETAIL

SCALE: 1" = 3'

(STRUCTURAL DETAILS TO BE PROVIDED BY OTHERS)

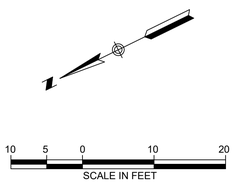




OUTFALL SECTION B-B'

SCALE: 1" = 2'

(STRUCTURAL DETAILS TO BE PROVIDED BY OTHERS)



LEGEND

- PROPERTY LINE
- 625 PROPOSED CONTOURS
- 625 EXISTING CONTOURS
- POND RETAINING WALL
- CONCRETE
- ROCK RIPRAP

SEE SHEET WQ02 FOR POND CALCULATIONS AND DETAILS.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

811 Know what's below. Call before you dig.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
WATER QUALITY POND PLAN & PROFILE

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: CRH
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-WQ01

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

WQ01

SHEET NO. 21 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

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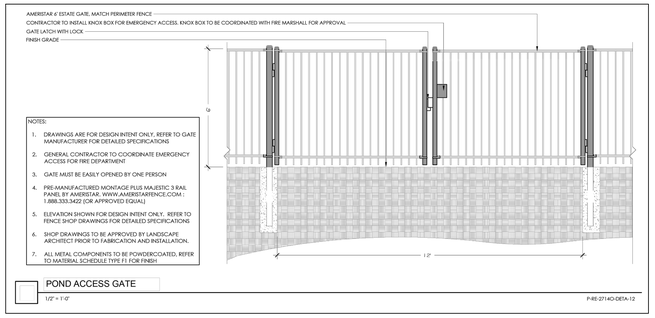
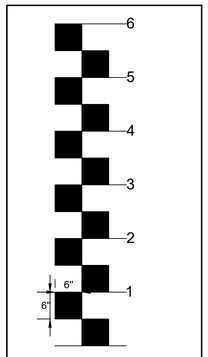
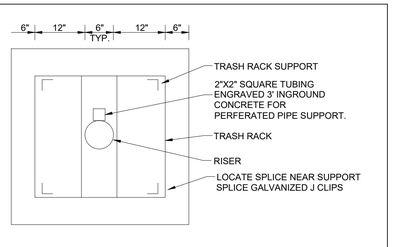


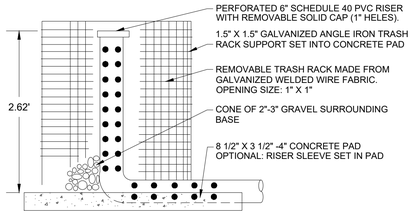


SEDIMENT MARKER DETAIL

CONTRACTOR TO PAINT 6" STAINLESS STEEL POLE WITH BLACK PAINT AND LABEL ELEVATIONS IN INCREMENTS OF 1' TO ACT AS SEDIMENT DEPTH MARKER.

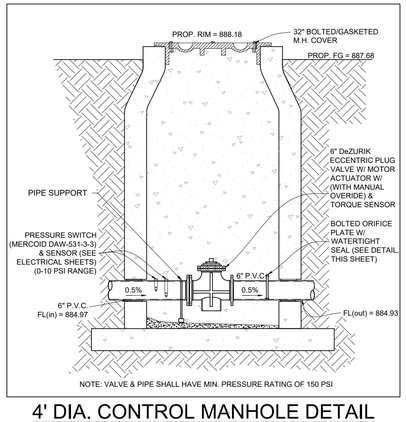


TOP VIEW OF RISER (SQUARE DESIGN)



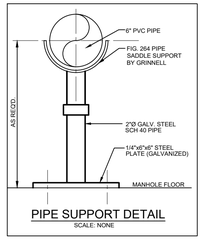
SIDE VIEW OF RISER

INTAKE RISER DETAIL
NOT TO SCALE

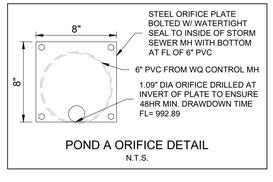


NOTE: VALVE & PIPE SHALL HAVE MIN. PRESSURE RATING OF 150 PSI

4' DIA. CONTROL MANHOLE DETAIL
N.T.S.



PIPE SUPPORT DETAIL
SCALE: NONE



POND A ORIFICE DETAIL
N.T.S.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: 25562 Ronald Reagan Blvd
Date Prepared: 7/2/2025

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

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

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

where:

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

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

County =	**Williamson**	
Total project area included in plan * =	**2.50**	acres
Predevelopment impervious area within the limits of the plan * =	**0.00**	acres
Total post-development impervious area within the limits of the plan* =	**0.97**	acres
Total post-development impervious cover fraction * =	**0.39**	
P =	**32**	inches
$L_{M\ TOTAL\ PROJECT}$ =	**847**	lbs.

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

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

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

Drainage Basin/Outfall Area No. = D2

Total drainage basin/outfall area =	**1.15**	acres
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres
Post-development impervious area within drainage basin/outfall area =	**0.97**	acres
Post-development impervious fraction within drainage basin/outfall area =	**0.85**	
$L_{M\ THIS\ BASIN}$ =	**847**	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Extended Detention** (Batch Detention Basin)
Removal efficiency = **91** percent

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

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

where:

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

A_C =	**1.15**	acres
A_I =	**0.97**	acres
A_P =	**0.18**	acres
L_R =	**983**	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **847** lbs.

F = **0.86**

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

Rainfall Depth =	**1.38**	inches
Post Development Runoff Coefficient =	**0.69**	
On-site Water Quality Volume =	**3982**	cubic feet

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

Off-site area draining to BMP =	**0.00**	acres
Off-site Impervious cover draining to BMP =	**0.00**	acres
Impervious fraction of off-site area =	**0**	
Off-site Runoff Coefficient =	**0.00**	
Off-site Water Quality Volume =	**0**	cubic feet
Storage for Sediment =	**796**	
Total Capture Volume (required water quality volume(s) x 1.20) =	**4778**	cubic feet

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

8. Extended Detention Basin System Designed as Required in RG-348 Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin =	**4778**	cubic feet
PROVIDED WATER QUALITY VOLUME=	**6061**	cubic feet

DETENTION POND SUMMARY

STORM EVENT	INFLOW (CFS)	Time to Peak (hrs)	OUTFLOW (CFS)	Time to Peak (hrs)	WS ELEV.
2YR	5.51	12:03	1.02	12:27	888.43
10YR	8.41	12:03	1.32	12:30	889.21
25YR	10.34	12:03	1.50	12:36	889.79
100YR	13.51	12:03	2.53	12:27	890.70

Detention Pond - Stage Storage Table

Elevation (FT)	Area (AC)	A1+A2+SQR (A1*A2) (AC)	Incremental Volume (AC-FT)	Cumulative Volume (AC-FT)
885.00	0.000	0.000	0.000	0.000
886.00	0.091	0.091	0.030	0.030
887.00	0.097	0.281	0.094	0.124
888.00	0.103	0.300	0.100	0.224
889.00	0.110	0.319	0.106	0.331
890.00	0.116	0.339	0.113	0.444
891.00	0.123	0.359	0.120	0.563

Outlet Structure - Stage Discharge Table

Stage / Elevation	6" Dia. Orifice @ FL 887.00 Coef.: 0.6 Q (cfs)	3.0' Weir @ 890.50 Coef.: 3 ft^3/s Q (cfs)	TOTAL Q (cfs)
885.00	0.00	0.00	0.00
886.00	0.00	0.00	0.00
887.00	0.00	0.00	0.00
888.00	0.82	0.00	0.82
889.00	1.25	0.00	1.25
890.00	1.57	0.00	1.57
891.00	1.83	3.18	5.01

HEAD REQUIRED TO PASS 100-YR EVENT INTO 18" RCP OUT

100-yr Storm Event Ponding Height (above centroid)=	$(Q/(C_d*A))^2/(2*32.2)$
0.6	Cd
PIPE	PIPE OR ORIFICE? (PIPE, OR)
18	Pipe Diameter or Orifice Height (in)
1.77	Orifice Area (SF)
2.53	Discharge (100 Yr) (cfs)
884.72	Pipe FL (ft)
0.09	Height Above Centroid (ft)
885.56	100-Yr WSEL to Pass 100-yr Discharge (ft)
890.70	Pond 100-yr WSEL (ft)
Yes	Is Pond 100-yr WSEL > Head to Pass 100-year Storm Event?

Outfall Rip Rap Sizing (SSL A)	
Q_{100} =	10.40 cfs
A =	3.14 ft^2 (24" HP-PP)
V =	3.31 fps (V=Q/A)
D_{50} =	1.48 ($D_{50} = 0.0105V^{2.05}$) inches min.
	USE 3"-5" DIA. RIP-RAP

Outfall Rip Rap Sizing (Pond Outfall)	
Q_{100} =	2.53 cfs
A =	1.77 ft^2 (18" HP-PP)
V =	1.43 fps (V=Q/A)
D_{50} =	0.26 ($D_{50} = 0.0105V^{2.05}$) inches min.
	USE 3"-5" DIA. RIP-RAP

BATCH DETENTION WATER QUALITY
W/ STACKED DETENTION POND CALCULATIONS
FOR TCEQ WPAP PERMITTING IN WILLIAMSON COUNTY

DRAINAGE AREA DATA:

THE WATER QUALITY CONTROL IS TO BE BATCH DETENTION (91% REMOVAL EFFICIENCY)

DRAINAGE AREA TO CONTROL (A_C)	1.15 AC
DRAINAGE AREA IMPERVIOUS COVER (IC)	84.44 %
DRAINAGE AREA IMPERVIOUS COVER (A_I)	0.97 AC
AV. ANNUAL PRECIPITATION (P)	32 IN
L_M TOTAL PROJECT	847 LBS
PERVIOUS AREA REMAINING IN DA (A_P)	0.18 AC
TSS LOAD REMOVED BY PROP. WQ POND (L_R)	983 LBS
FRACTION OF ANNUAL RUNOFF / OUTFALL AREA (F)	0.86
RAINFALL DEPTH	1.38 IN
POST-DEV. RUNOFF COEFFICIENT	0.62
ON-SITE WATER QUALITY VOL. REQUIRED (WQV)	3,982 CF
TOTAL CAPTURE VOLUME (WQV x 1.20)	4,778 CF

WATER QUALITY CONTROL CALCULATIONS:

THE WATER QUALITY CONTROL IS TO BE **BATCH DETENTION**

	REQUIRED	PROVIDED
WATER QUALITY VOLUME	4,778 CF	6,061 CF
MAX PONDING DEPTH ABOVE WQ OUTLET (H)		2.00 FT
WATER QUALITY ELEVATION		887.00 FT MSL

BATCH DETENTION BASIN:

ELEV.	AREA [SF]	INCREMENTAL VOL. [CF]	CUMULATIVE VOL. [CF]
885.0	0	0	0
886.0	3951	1976	1976
887.0	4220	4086	6061
888.0	4497	4359	10420
889.0	4780	4639	15058
890.0	5070	4925	19983
891.0	5367	5219	25202

DRAWDOWN CALCULATION FOR BATCH DET WQ BASIN

WQ VOLUME =	6061 CF	
MINIMUM DRAWDOWN TIME = 36 HR = 129600 SECONDS		(48 HRS w/ 12-HR DELAY)
FLOW = 6061 CF / 129600 SEC =	0.047 CFS	
HEAD =	= 2.25 (POND AVG HEAD TO ORIFICE CL)	
A = 0.047 CFS/(.60 *	(64.4 *2.25) ^.5)=	0.006475 SF
R =(A/(3.14))^.5 =	0.05 FT	
D (in.) = 2R * 12 =	1.09 inch orifice	
Q =0.0065 * .60 * (64.4 * 2.25)^.5 =	0.047 CFS	
DRAWDOWN TIME =	6061 CF / 0.047 CFS	= 129600 SEC = 36 HRS
THEREFORE, POND WILL DRAWDOWN IN LESS THAN 72 HRS		

Water Quality Drawdown Calculations

Time (HRS)	Drawdown Percentage (%)	Remaining WQ	WQ Stage Elevation (FT)
0:00	0	6,061	887.00
12:00	0	6,061	887.00
24:00	25	4,546	886.73
36:00	50	3,031	886.41
48:00	75	1,515	886.08
60:00	100	0	885.00

Note: Batch Detention requires 12-hr lag and to be drained within the next 48 hrs.

COUNTY MAINTENANCE NOTES

UPON COMPLETION OF THE PROPOSED STORM WATER STRUCTURAL CONTROL(S), AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF ACCEPTANCE OR OCCUPANCY BY THE PERMIT CENTER, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED STRUCTURAL CONTROL(S) WAS INSPECTED (INCLUDING DATE AND TIME OF THE INSPECTION) AND CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.

GENERAL NOTES

1. NO PORTION OF THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
2. NO PORTION OF THIS PROJECT IS LOCATED WITHIN A 100-YEAR FLOODPLAIN, PER FEMA MAP NO. 48491C0275E, DATED SEPTEMBER 26, 2008.
3. THERE ARE NO NATURAL SLOPES GREATER THAN 15% WITHIN THE PROJECT BOUNDARY.
4. ALL POND BOTTOM, SIDE SLOPES, AND EARTHEN EMBANKMENTS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
5. EXPANSION JOINTS ON FREESTANDING WALLS SHALL HAVE WATERTIGHT SEALS AS NEEDED.
6. OUTFALL STRUCTURE SHOWN FOR ELEVATION AND DIMENSIONAL REQUIREMENTS OF POND. REFER TO STRUCTURAL PLANS FOR DETAILED STRUCTURAL INFORMATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
7. SIDE SLOPES AND EARTHEN EMBANKMENTS SHALL NOT EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL.
8. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE IN THE DETENTION POND.
9. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE DETENTION FACILITIES HAVE BEEN INSPECTED AND ACCEPTED BY WILLIAMSON COUNTY.

MAINTENANCE NOTES

1. ACCUMULATED PAPER, TRASH AND DEBRIS SHALL BE REMOVED EVERY SIX (6) MONTHS OR AS NECESSARY TO MAINTAIN PROPER OPERATION.
2. STRUCTURAL INTEGRITY SHALL BE MAINTAINED AT ALL TIMES. BASINS AND ALL APPURTENANCES SHALL BE INSPECTED ANNUALLY, OR MORE FREQUENTLY IF SPECIFIED, AND REPAIRS SHALL BE MADE IF NECESSARY. WHEN MAINTENANCE OR REPAIRS ARE PERFORMED, THE SCM SHALL BE RESTORED TO THE ORIGINAL LINES AND GRADES.
3. CORRECTIVE MAINTENANCE SHALL OCCUR ANY TIME DRAWDOWN DOES NOT OCCUR WITHIN TWENTY-FOUR (24) HOURS.
4. THE INLET AND OUTLET OF SCMS SHALL BE MAINTAINED UNIMPEDED IN ORDER TO CONVEY FLOW AT ALL TIMES. OBSERVED BLOCKAGES TO THE INLET AND OUTLET, DUE TO VEGETATION, SEDIMENT, DEBRIS, OR ANY OTHER CAUSE, SHALL BE REMOVED.
5. NO UNVEGETATED AREA SHALL EXCEED TEN (10) SQUARE FEET. THIS PERFORMANCE REQUIREMENT APPLIES TO THE ENTIRE POND INCLUDING THE POND BOTTOM, SIDE SLOPES, AND AREAS ADJACENT TO THE POND, AND IS INTENDED TO LIMIT EROSION.
6. THE MINIMUM VEGETATION HEIGHT SHALL BE FOUR (4) INCHES IN THE SCM AND ALL APPURTENANCES, INCLUDING THE TOE OF THE BERM OR WALL OUTSIDE THE SCM, WHERE APPLICABLE.
7. SEDIMENT BUILD-UP SHALL BE REMOVED WHEN THE ACCUMULATION EXCEEDS SIX (6) INCHES IN OUTFALL STRUCTURE AND POND BASIN, WHEN SEDIMENT TRAPS ARE FULL, AND/OR WHEN SEDIMENT, OF ANY AMOUNT, CAUSES STANDING WATER CONDITIONS OR REDUCES BASIN STORAGE BY MORE THAN 10%.
8. WHEN SEDIMENT IS REMOVED, IRRIGATION SHALL BE PROVIDED, AS NEEDED, UNTIL VEGETATION IS ESTABLISHED (WELL ROOTED).
9. VEGETATION WITHIN THE BASIN SHALL NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT AT ANY TIME.

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
WATER QUALITY POND CALCULATIONS & DETAILS
25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-WQ01

7/2/2025
STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

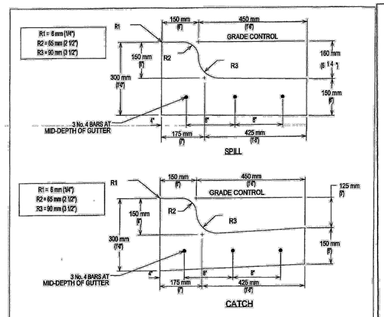
LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

JOB NUMBER: A3954-0404

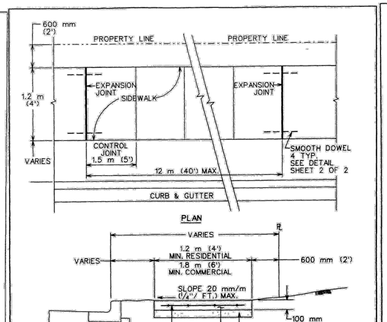
WQ02

SHEET NO. 22 OF 25 SHEETS

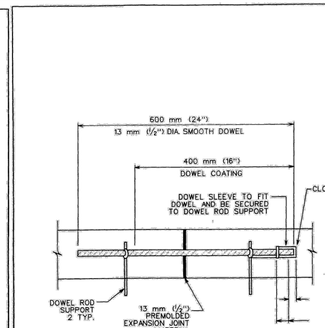
J:\A3954\0404\Sheets\A3954-0404-P-WQ01.dwg
User: orhall
Last Modified: Jul 02, 25 - 15:15
Plot Date/Time: Jul 02, 25 - 15:15



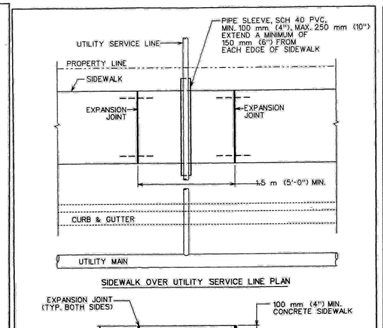
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	REINFORCED CURB AND GUTTER SECTION	
ADOPTED 1/1/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 430S-2



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
ADOPTED 9/24/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 1 OF 3

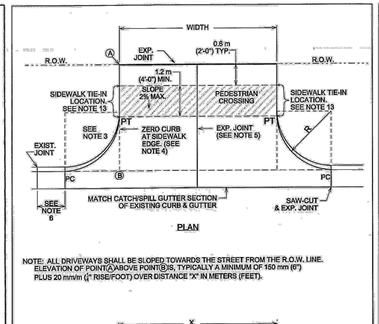


CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
ADOPTED 9/24/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 2 OF 3



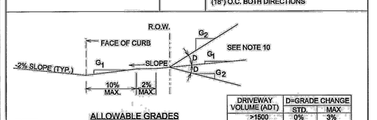
NOTES:
1. THIS STANDARD APPLIES TO THE INSTALLATION OF NEW UTILITIES OR UTILITIES BEING REPLACED BY A NEW LINE.
2. NO JOINTS IN UTILITY SERVICE PIPE TO BE LOCATED INSIDE PVC PIPE SLEEVE.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	SIDEWALK	
ADOPTED 9/24/08	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 432S-1 3 OF 3



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
ADOPTED 2/14/18	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 1 OF 2

USE	THICKNESS	REINFORCEMENT
DRIVEWAYS FOR PASSENGER VEHICLE PARKING LOTS	150 mm (6") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS
ALL OTHERS	175 mm (7") MIN.	125 mm (5") MIN. CONCRETE WITH ONE LAYER OF 13M (#4) BARS PLACED ON CHAIRS AT MIDDEPTH OF SLAB AT NO MORE THAN 450 mm (18") O.C. BOTH DIRECTIONS

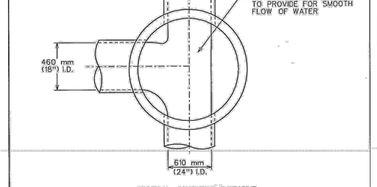


ALLOWABLE GRADES

DRIVEWAY VOLUME (AADT)	D=GRADE CHANGE STD.	MAX.
>1500	0%	3%
500-1500	3%	6%
<500	6%	15%

NOTES:
1. ALL TYPE II DRIVEWAYS SHALL HAVE RADIUS ENDS.
2. DRIVEWAY WIDTHS AND RADII DIMENSIONS, ONE/TWO WAY TRAVEL REQUIREMENTS, AND GEOMETRIC LAY-OUT ARE HIGHLY VARIABLE, SUBJECT TO SITE SPECIFIC CONDITIONS AND REQUIREMENTS. SEE TRANSPORTATION CRITERIA MANUAL SECTION 9 "DRIVEWAYS".
3. THE DRIVEWAY EDGE SHALL BE SMOOTHLY TRANSITIONED INTO THE SIDEWALK TIE-IN LOCATION BEGINNING AT THE RADIUS NC LINE.
4. "ZERO" CURB AT PT OR SIDEWALK EDGE, WHICHEVER IS ENCOUNTERED FIRST.
5. PLACE AN EXPANSION JOINT DOWN THE CENTER OF DRIVEWAY ALL DRIVEWAYS.
6. IF DIMENSION IS LESS THAN 1.5 METERS (5 FEET), REMOVE CURB AND GUTTER TO EXISTING JOINT AND POUR MONOLITHICALLY WITH DRIVEWAY.
7. IF THE BASE IS OVER-EXCAVATED WHERE THE CURB AND GUTTER WERE REMOVED, BACKFILL WITH CONCRETE MONOLITHICALLY WITH THE DRIVEWAY.
8. TYPE II DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHT OF WAY THAN 60% OF PARCEL FRONTAGE AT 30 METERS (100 FEET) WHICHEVER IS LESS.
9. DRIVEWAY SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
10. WHILE THE PROPERTY OWNER REMAINS RESPONSIBLE FOR GRADE BREAKS WITHIN PRIVATE PROPERTY, THE FIRE DEPARTMENT SHALL BE CONSULTED WHERE THE DRIVEWAY IS ESSENTIAL TO EMERGENCY VEHICLE ACCESS AND "G2" IS GREATER THAN 15%.
11. USE 12 MM (½") ASPHALT BOARD OR OTHER APPROVED MATERIAL FOR CURB AND GUTTER EXPANSION JOINTS. SIDEWALK, AT THE R.O.W. LINE AND AT MIDWIDTH, SEE NOTE 5.
12. SEE TRANSPORTATION CRITERIA MANUAL, SECTION 6 FOR OTHER DRIVEWAY REQUIREMENTS.
13. THE SIDEWALK, REGARDLESS OF ITS LOCATION WITH RESPECT TO THE CURB OR PROPERTY LINE, SHALL BE CONNECTED TO THE DRIVEWAY AT THESE LOCATIONS.
14. WATER METER BOXES AND WASTEWATER CLEAN OUTS ARE PROHIBITED FROM BEING LOCATED IN DRIVEWAY AREAS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	TYPE II DRIVEWAY	
ADOPTED 2/14/18	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 433S-2 2 OF 2



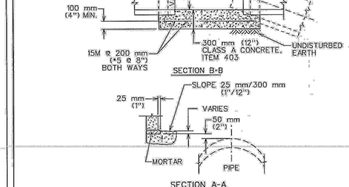
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	MANHOLE INVERT PLAN	
ADOPTED 1/1/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-1

NOTE:
USE 800 mm (32") FRAME AND COVER.

MINIMUM MANHOLE DIA.	MINIMUM PIPE SIZE
1.2 m (4')	450 TO 600 mm (18 TO 24")
1.5 m (5')	750 mm TO 1.1 m (30 TO 42")
1.8 m (6')	1.2 TO 1.4 m (48 TO 54")
2.1 m (7')	1.5 TO 1.7 m (60 TO 66")

SIZE TO BE USED IS DEPENDENT ON DRAIN ANGLES.

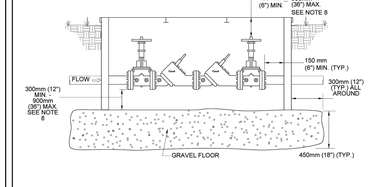
CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
ADOPTED 1/1/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 1 OF 2



CITY OF AUSTIN DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	PRE-CAST CONCRETE STORM DRAIN MANHOLE	
ADOPTED 1/1/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 506S-3 2 OF 2

NOTE:
1. WASTEWATER CLEANOUT FRAME AND LID SHALL NOT BE PLACED IN PAVED AREAS, INCLUDING SIDEWALKS, DRIVEWAYS, OR PARKING LOTS, AND MUST BE LOCATED A MINIMUM OF 6" FROM ALL PAVED AREAS.

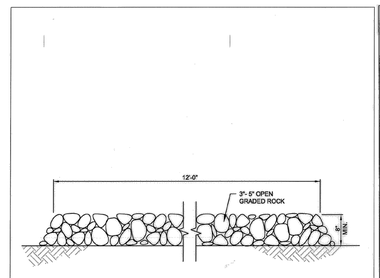
CITY OF AUSTIN AUSTIN WATER	WASTEWATER CLEANOUT FRAME AND LID	
JEFF A. KYLE 08/15/2019 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520-AW-03 1 OF 1



CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19B 1 OF 2

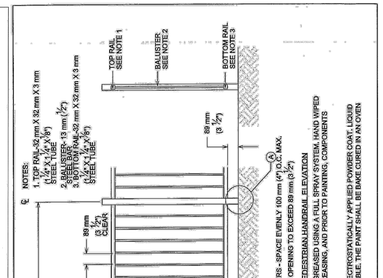
NOTES:
1. ALL BACKFLOW PREVENTION ASSEMBLIES SHALL HAVE LAB AND FIELD APPROVAL FROM THE UNIVERSITY OF SOUTHERN CALIFORNIA FOUNDATION FOR CROSS CONNECTION CONTROL AND HYDRAULIC RESEARCH.
2. ALL TEST PORTS SHALL BE DIRECTED UPWARD AND PLUGGED. TEST PORTS ARE LOCATED ON SERVICE SIDE. PLUGS SHALL BE NON-FERROUS.
3. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN THE UPRIGHT HORIZONTAL POSITION, UNLESS OTHERWISE APPROVED. BACKFLOW PREVENTION ASSEMBLIES SHALL NOT BE ROTATED ON THEIR AXIS.
4. CLEARANCE SHALL BE AS INDICATED AND IN THE STANDARD CROSS CONNECTION ORDINANCES AND UCM.
5. ACCESS OPENING MUST BE LARGE ENOUGH TO REMOVE LARGEST PORTION OF BACKFLOW PREVENTER, BUT NOT LESS THAN 750 mm (30") IN LEAST DIMENSION.
6. TEST AND MAINTENANCE REPORT SHALL BE RECEIVED BY AUSTIN WATER UTILITY'S SPECIAL SERVICE DIVISION WITHIN 5 DAYS AFTER BEING INSTALLED.
7. VAULT SHALL NOT BE INSTALLED IN TRAFFIC AREA.
8. VAULT DEPTH MAY NOT EXCEED 1.8m (72"), BOTTOM OF LID TO TOP OF FLOOR.
9. HAND WHEELS SHALL BE HORIZONTALLY LOCATED WITHIN 300mm (12") OF ACCESS OPENING.
10. FOR ACCESS DOORS SEE SPL WW-614 OR APPROVED EQUAL (H20 LOADING REQUIRED)
11. FOR VAULT SEE SPL WW-298 OR APPROVED EQUAL (H20 LOADING REQUIRED).
12. VAULT PIPE WALL VOIDS SHALL BE SEALED WITH NON-SHRINK GROUT OR SEALANT PER SPL WW-146A OR APPROVED EQUAL.
13. THE TOP OF THE METER VAULT SHALL BE AT AN ELEVATION SUCH THAT THE SURROUNDING GROUND SLOPES AWAY FROM THE VAULT. ADDITIONAL DRAINAGE CONSIDERATION SUCH AS CONNECTION OF VAULT TO STORM SEWER, LATERAL DRAIN LINES FROM GRAVEL BED OR OTHER MEANS SHALL BE REQUIRED IF CONDITIONS CAUSE WATER TO COLLECT IN VAULT.

CITY OF AUSTIN AUSTIN WATER UTILITY	STANDARD BACKFLOW PREVENTER ON FIRE LINE WITH MASTER METER	
RECORD COPY SIGNED BY KATHI L FLOWERS 08/31/2011 ADOPTED	THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD. MODIFICATIONS TO THIS STANDARD ARE PROHIBITED.	STANDARD NO. 520S-19B 2 OF 2



NOTES:
1. STONE SIZE: 75–125 mm (3–5") OPEN GRADED ROCK.
2. THICKNESS: NOT LESS THAN 200 mm (8").
3. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	POND MAINTENANCE ROAD CROSS SECTION	
E. D. L., P.E. 1/4/2016 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 662S-2

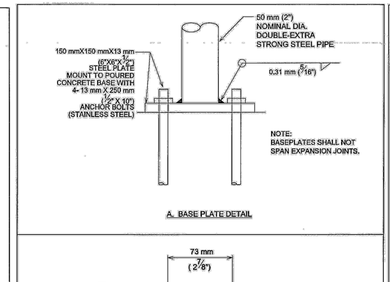


NOTES:
1. TOP RAIL: 42 mm X 92 mm X 3 mm (1 ⅝" x 3 ⅝" x ⅛") ALUMINUM RECTANGULAR TUBE
2. BALUSTERS: 13 mm (½") SQUARE BAR, 22 mm X 32 mm X 3 mm (⅞" x 1 ¼" x ⅛") ALUMINUM RECTANGULAR TUBE
3. BOTTOM RAIL: 42 mm X 92 mm X 3 mm (1 ⅝" x 3 ⅝" x ⅛") ALUMINUM RECTANGULAR TUBE

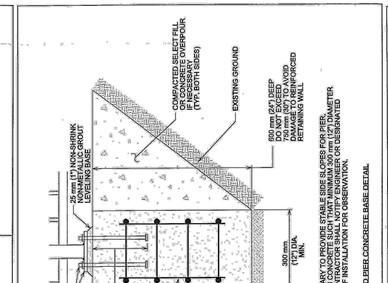
PEDESTRIAN HANDRAIL ELEVATION

HANDRAIL FINISH NOTES:
1. PRIOR TO PAINTING, COMPONENTS SHALL BE DEGREASED USING A FULL SPRAY SYSTEM. HAND WIPED SHALL BE ACCEPTABLE FOR SMALL AREAS ONLY. FOLLOWING DEGREASING, AND PRIOR TO PAINTING, COMPONENTS SHALL BE RINSED IN A DRAWING OVEN.
2. THE PAINT SHALL BE NON-TOXIC, LEAD-FREE, ELECTROSTATICALLY APPLIED POWDER COAT, LIQUID SPRAY OR DIP TYPE APPLICATION IS NOT ACCEPTABLE. THE PAINT SHALL BE BAKE CURED IN AN OVEN SYSTEM, NOT AIR-DRIED.

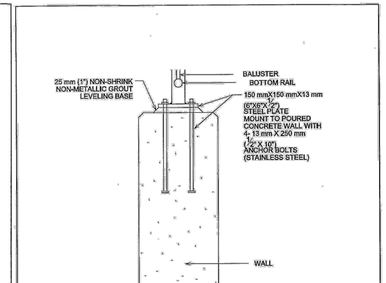
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL	
ADOPTED 1/1/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 1 OF 4



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL	
ADOPTED 1/1/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 2 OF 4



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL	
ADOPTED 1/1/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 3 OF 4



CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	PEDESTRIAN HANDRAIL	
ADOPTED 1/1/06	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 707S-1 4 OF 4

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
STANDARD DETAILS SHEET 1

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

REVISIONS

NO.	DESCRIPTION	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-F-DT01.dwg

7/2/2025

STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

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Phone 512.439.4700
Fax 512.439.4716
TBPE-F-1386

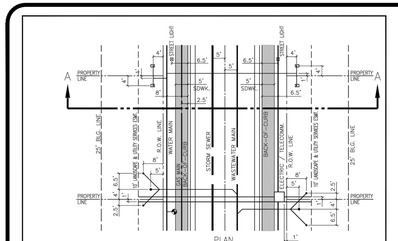
JOB NUMBER: A3954-0404

DT01

SHEET NO. 23 OF 25 SHEETS

Last Modified: Jun 17, 25 - 14:29
Plot Date/Time: Jul 02, 25 - 15:41:43

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD



MINIMUM COVER BELOW FINISH-GRADE ALL UTILITIES UNDER ROADWAY – 36"	
ELECTRIC PRIMARY	36"
ELECTRIC SECONDARY	24"
WATER	36"
WASTEWATER	48"
STORM SEWER	36"
GAS	36"
TELECOMMUNICATIONS	36"

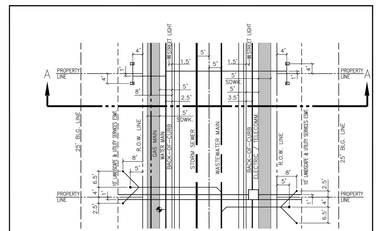
CLASSIFICATION	ROW	B–B	PVMT.
LOCAL STREET	50'	28'	24'
RESIDENTIAL STREET	60'	37'	33'
MAJOR COLLECTOR	73'	45'	41'

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
UTILITY ASSIGNMENTS FOR LOCAL STREETS, RESIDENTIAL COLLECTORS AND MAJOR COLLECTORS

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W01A — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB



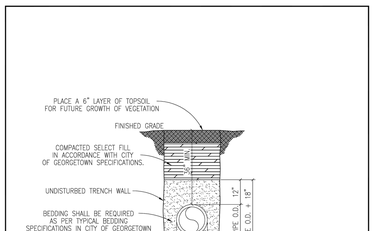
CLASSIFICATION	ROW	B–B	PVMT.
MINOR ARTERIAL	VARIES	80'	76'
MAJOR ARTERIAL	VARIES	110'	106'
———	———	———	———

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
UTILITY ASSIGNMENTS FOR MINOR ARTERIAL AND MAJOR ARTERIAL ROADWAYS

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W01B — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB



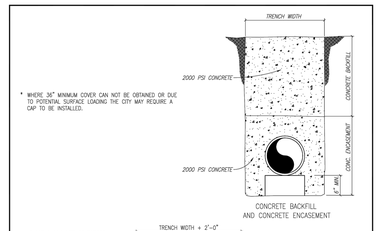
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'–0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'–0" + PIPE O.D.

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCHING AND EMBEDMENT DETAIL UNDER NON–PAVED AREAS

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W02 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB



* WHERE 36" MINIMUM COVER CAN NOT BE OBTAINED OR DUE TO POTENTIAL SURFACE LOADING THE CITY MAY REQUIRE A CAP TO BE INSTALLED.

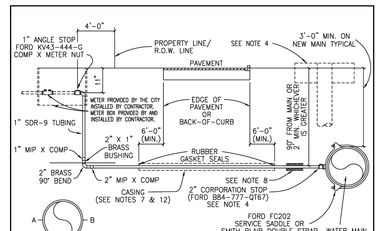
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'–0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'–0" + PIPE O.D.

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CONCRETE TRENCH CAP DETAIL

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W02A — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB



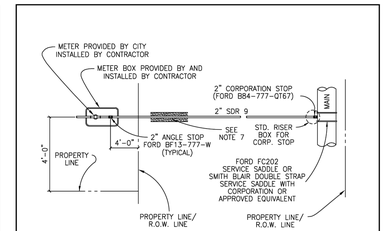
NOTES:
1. SUCCESSVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT THE CENTERLINE AS SHOWN ON DETAIL "A".
2. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR–9. CLASS 200, SDR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

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL WATER SERVICE–ELEVATION

REVISION MEMO: ADOPTED 01/23/2013 — DRAWING NAME: W03 — SCALE: NTS — DATE: 1/2013 — DRAWING BY: MH — CHECKED BY: ———



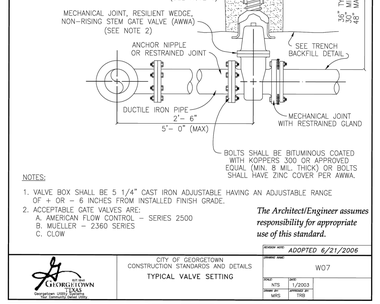
NOTES:
1. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR–9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
2. ANGLE STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER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

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SINGLE WATER SERVICE PLAN

REVISION MEMO: ADOPTED 01/23/2013 — DRAWING NAME: W04 — SCALE: NTS — DATE: 1/2013 — DRAWING BY: MH — CHECKED BY: ———



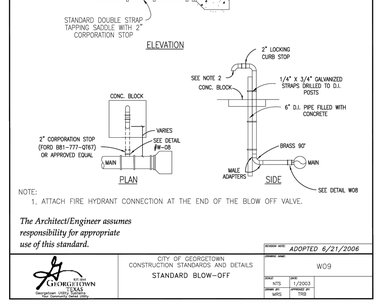
NOTES:
1. VALVE BOX SHALL BE 5 1/4" CAST IRON ADJUSTABLE HAVING AN ADJUSTABLE RANGE OF + OR – 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
   A. AMERICAN FLOW CONTROL – SERIES 2500
   B. MUELLER – 2360 SERIES
   C. CLOW

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL VALVE SETTING

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W07 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB



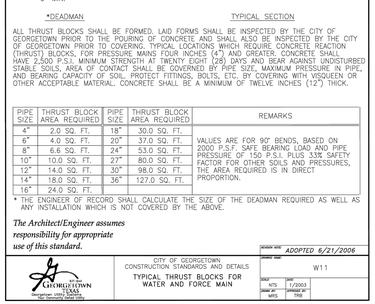
NOTE:
1. ATTACH FIRE HYDRANT CONNECTION AT THE END OF THE BLOW OFF VALVE.

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD BLOW–OFF

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W09 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB



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

PIPE SIZE	THRUST BLOCK AREA REQUIRED	PIPE SIZE	THRUST BLOCK AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	VALUES ARE FOR 90° BENDS, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33⅓ SAFETY FACTOR FOR OTHER SOILS AND PRESSURES, THE AREA REQUIRED IS IN DIRECT PROPORTION.
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

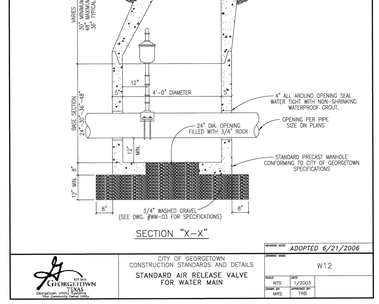
* THE ENGINEER OF RECORD SHALL CALCULATE THE SIZE OF THE DEADMAN REQUIRED AS WELL AS ANY INSTALLATION WHICH IS NOT COVERED BY THE ABOVE.

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W11 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB

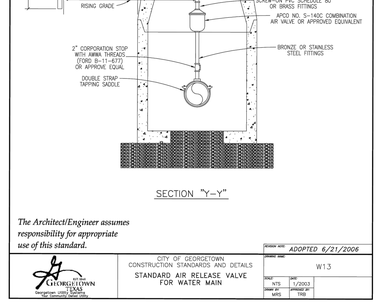


The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD AIR RELEASE VALVE FOR WATER MAIN

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W12 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB

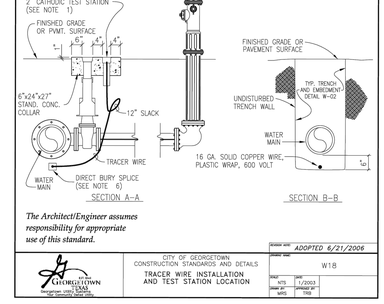


The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD AIR RELEASE VALVE FOR WATER MAIN

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W13 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB



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

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRACER WIRE INSTALLATION AND TEST STATION LOCATION

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W18 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB

NOTES:
1. GATE VALVE SHALL BE A HAMMOND IB645, CLASS 125, BRONZE GATE, SCREWED BONNET, NON–RISING STEM, SOLID WEDGE DISC WITH THREADED ENDS OR APPROVED EQUAL.
2. DROP–IN VALVE CAP SHALL BE CAST WITH THE WORD "WATER" ON TOP.
3. USE SCHEDULE 80, M.I.P. ADAPTER AS REQUIRED.

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CUSTOMER'S CUT–OFF

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W20 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB

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

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
INLINE VALVE INSTALLATION

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W21 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB

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

CITY OF GEORGETOWN TEXAS — Georgetown Texas Named Best Small Texas City — High Quality Value Life

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
METER BOX (NON–TRAFFIC AREAS)

REVISION MEMO: ADOPTED 6/21/2006 — DRAWING NAME: W23 — SCALE: NTS — DATE: 1/2003 — DRAWING BY: MPG — CHECKED BY: TRB

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
STANDARD DETAILS SHEET 2

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION / REVISIONS	BY	DATE

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-DT01

7/2/2025
STATE OF TEXAS
CHARLES R. HAGER
127034
LICENSED PROFESSIONAL ENGINEER

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN–F–1386

JOB NUMBER: A3954-0404

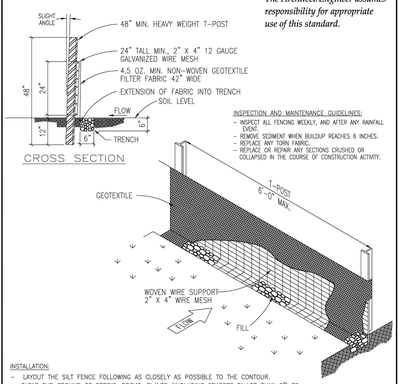
DT02

SHEET NO. 24 OF 25 SHEETS

CITY OF GEORGETOWN PROJECT NO. 2025-193-WD

Plotted: Jun 17, 25 - 14:29
Last Modified: Jun 17, 25 - 14:29
Last Modified: Jul 02, 25 - 15:46:03
Plot Date/Time: Jul 02, 25 - 15:46:03

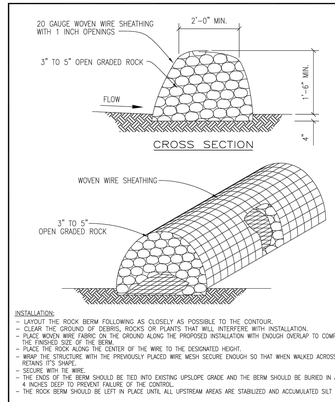
The Architect/Engineer assumes responsibility for appropriate use of this standard.



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

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

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

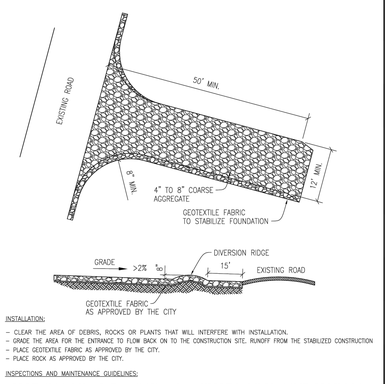


INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE 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.
- ~~MAINTAIN~~ ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

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

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

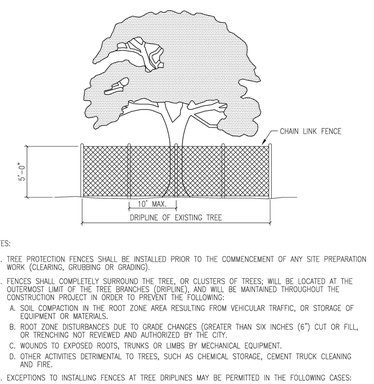


INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

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

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

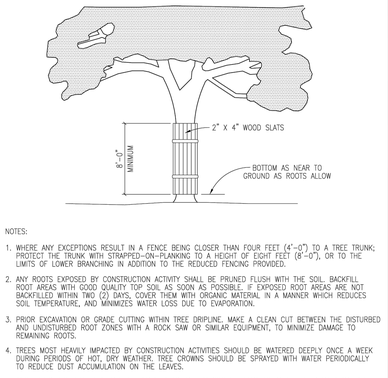
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
STABILIZED CONSTRUCTION ENTRANCE	DRAWING NAME: EC06
	SCALE: NTS 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



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.

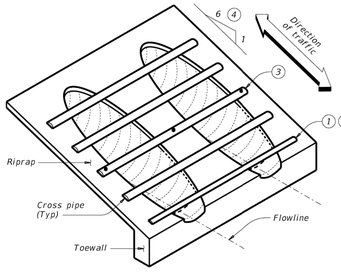
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
TREE PROTECTION – CHAIN LINK FENCE	DRAWING NAME: EC09
	SCALE: NTS 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



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

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

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

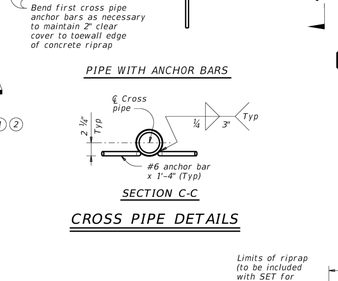


NOTE: All cross pipes, calculations, and dimensions are based on the pipe culverts mitered as shown in detail. Alternate styles of mitered ends will require that appropriate adjustments be made to the values presented on this standard.

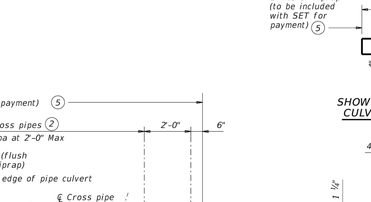
SIDE ELEVATION OF TYPICAL PIPE CULVERT MITER

(Showing corrugated metal pipe (CMP) culvert Details at reinforced concrete pipe (RCP) culvert are similar.)

ISOMETRIC VIEW OF TYPICAL INSTALLATION



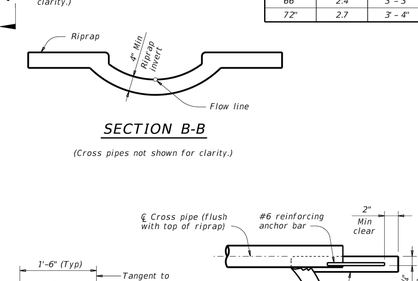
PIPE WITH BOLTED ANCHOR



PIPE WITH ANCHOR BARS

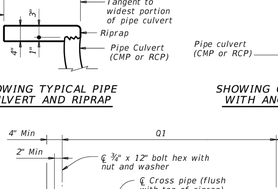
SECTION C-C

CROSS PIPE DETAILS



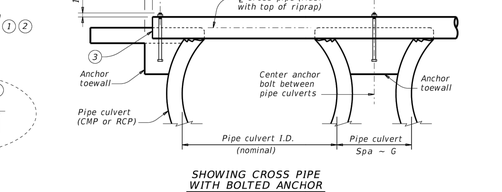
DETAIL "A"

(Showing invert with corrugated metal pipe (CMP) culvert. Reinforced concrete pipe (RCP) culvert details are similar. Cross pipes not shown for clarity.)



SECTION B-B

(Cross pipes not shown for clarity.)



SIDE ELEVATION OF CAST-IN-PLACE CONCRETE

(Showing reinforced concrete pipe (RCP) culvert. Details at corrugated metal pipe (CMP) culvert are similar.)

SHOWING TYPICAL PIPE CULVERT AND RIPRAP

SHOWING CROSS PIPE WITH ANCHOR BAR

SHOWING CROSS PIPE WITH BOLTED ANCHOR

SECTION A-A

CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, AND RIPRAP QUANTITIES (2)

Nominal Culvert I.D.	Conc Riprap (CY) (6)	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for Use of Cross Pipes	Cross Pipe Sizes
12"	0.6	0' - 9"	N/A	2' - 1"	1' - 9"	3 or more pipe culverts	3" Std (3.500" O.D.)
15"	0.7	0' - 11"	N/A	2' - 5"	2' - 2"		
18"	0.8	1' - 2"	N/A	2' - 10"	2' - 8"		
21"	0.9	1' - 4"	N/A	3' - 2"	3' - 1"		
24"	0.9	1' - 7"	N/A	3' - 6"	3' - 7"		
27"	1.0	1' - 8"	N/A	3' - 10"	3' - 11"	3 or more pipe culverts	3 1/2" Std (4.000" O.D.)
30"	1.1	1' - 10"	N/A	4' - 2"	4' - 4"	2 or more pipe culverts	
33"	1.2	1' - 11"	4' - 2"	4' - 5"	4' - 8"	All pipe culverts	
36"	1.3	2' - 1"	4' - 5"	4' - 9"	5' - 1"	All pipe culverts	4" Std (4.500" O.D.)
42"	1.5	2' - 4"	4' - 11"	5' - 5"	5' - 10"		
48"	1.7	2' - 7"	5' - 5"	6' - 0"	6' - 7"	All pipe culverts	5" Std (5.563" O.D.)
54"	2.0	3' - 0"	5' - 11"	6' - 9"	7' - 6"		
60"	2.2	3' - 3"	6' - 5"	7' - 4"	8' - 3"		
66"	2.4	3' - 3"	6' - 11"	7' - 10"	8' - 9"		
72"	2.7	3' - 4"	7' - 5"	8' - 5"	9' - 4"		

(1) *The proper installation of the first cross pipe is critical for vehicle safety. Place the top of the first cross pipe no more than 6" above the flow line.*

(2) *Provide cross pipes, except the first bottom pipe, of the size shown in the table. Provide a 3 1#2" standard pipe (4" O.D.) for the first bottom pipe.*

(3) *Install the third cross pipe from the bottom of the culvert using a bolted connection. Ensure that riprap concrete does not flow into the cross pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, install all other cross pipes using the bolted connection details.*

(4) *Match cross slope as shown elsewhere in the plans. Cross slope of 6:1 or flatter is required for vehicle safety.*

(5) *Riprap placed beyond the limits shown will be paid for as concrete riprap in accordance with Item 432, "Riprap."*

(6) *Quantities shown are for one end of one reinforced concrete pipe (RCP) culvert. For multiple pipe culverts or for corrugated metal pipe (CMP) culverts, quantities will need to be adjusted. Riprap quantities are for contractor's information only.*

MATERIAL NOTES:

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Provide cross pipes that meet the requirements of ASTM A53 (Type E or S, Gr B), ASTM A500 (Gr B), or API 5LX52.

Provide ASTM A307 bolts and nuts.

Galvanize all steel components, except concrete reinforcing, after fabrication. Repair galvanizing damaged during transport or construction in accordance with the specifications.

GENERAL NOTES:

Cross pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Safety end treatments (SET) shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the cross pipes.

Construct concrete riprap and all necessary inverts in accordance with the requirements of Item 432, "Riprap."

Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

Texas Department of Transportation — Bridge Division Standard

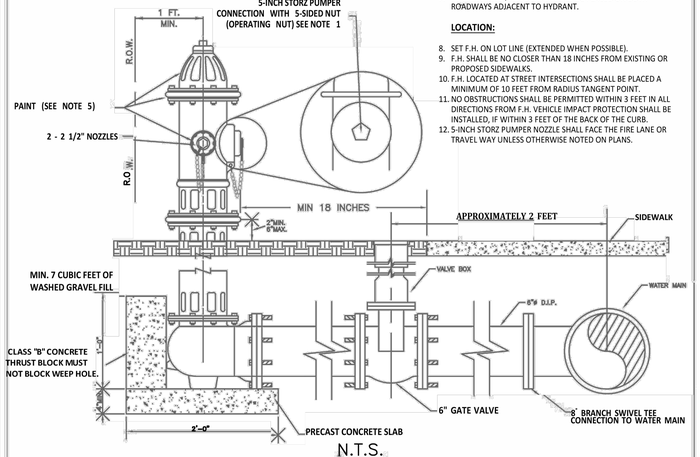
SAFETY END TREATMENT FOR 12" DIA TO 72" DIA PIPE CULVERTS TYPE II ~ PARALLEL DRAINAGE

SETP-PD

FILE: CO-SETP-PD-20.dgn	DN: GAF	CK: CAT	DW: JRP	CK: GAF
©TxDOT February 2020	CONT	SECT	JOB	HIGHWAY
REVISIONS	DIST	COUNTY		SHEET NO.

FIRE HYDRANTS MUST HAVE STORZ CONNECTIONS ON 5" STEAMER (EITHER INTREGRAL OR ADAPTER)

RATED FLOW	FIRE HYDRANT BONNET COLOR
1,500 G.P.M. +	LIGHT BLUE
1000 - 1499 G.P.M.	GREEN
500 - 999 G.P.M.	ORANGE
BELOW 500 G.P.M.	RED



N.T.S.

NOTE: STANDARD FIRE HYDRANT ASSEMBLY INCLUDES ALL COMPONENTS SHOWN HEREIN, EXCEPT WATER MAIN, INSTALLED COMPLETE AND IN-PLACE.

NOTES:
1. FIRE HYDRANT BRAND AND MODEL SHALL BE APPROVED BY THE LOCAL WATER AUTHORITY DISTRICT. THE PRIMARY FEATURES REQUIRED INCLUDE: FACTORY INSTALLED INTEGRAL 5 INCH STORZ PUMPER NOZZLE: 1.5-INCH PENT OPERATING NUT ON NOZZLE CAP; OPEN LEFT; FACTORY PAINTED.
2. HYDRANTS SHALL BE ORDERED SILVER IN COLOR. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY
3. ALL DUCTILE OR CAST IRON FITTINGS AND /OR PIPE SHALL BE POLYWRAPPED.
4. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MEGALUG" OR APPROVED EQUAL ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
5. AFTER COMPLETION OF FIRE HYDRANT INSTALATION, A FIRE FLOW TEST SHALL BE CONDUCTED BY A THIRD PARTY COMPANY. BASED ON A FIRE FLOW TEST, THE FIRE HYDRANT BONNET SHALL BE PAINTED THE APPROVED COLOR CORRESTONING WITH THE APPROPRATE FLOW RATE.
6. BLUE, BI-DIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE WET NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 6 INCHES FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED AT.
7. INTERSECTIONS, MARKERS SHOULD BE PLACED ON BOTH ROADWAYS ADJACENT TO HYDRANT.

LOCATION:
8. SET F.H. ON LOT LINE (EXTENDED WHEN POSSIBLE).
9. F.H. SHALL BE NO CLOSER THAN 18 INCHES FROM EXISTING OR PROPOSED SIDEWALKS.
10. F.H. LOCATED AT STREET INTERSECTIONS SHALL BE PLACED A MINIMUM OF 10 FEET FROM RADIUS TANGENT POINT.
11. NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN 3 FEET IN ALL DIRECTIONS FROM F.H. VEHICLE IMPACT PROTECTION SHALL BE INSTALLED, IF WITHIN 3 FEET OF THE BACK OF THE CURB.
12. 5-INCH STORZ PUMPER NOZZLE SHALL FACE THE FIRE LANE OR TRAVEL WAY UNLESS OTHERWISE NOTED ON PLANS.

Williamson County Emergency Services District No. 4

STANDARD FIRE HYDRANT ASSEMBLY

25562 RONALD REAGAN BLVD
SITE DEVELOPMENT PLAN
STANDARD DETAILS SHEET 3

25562 RONALD W REAGAN BLVD, GEORGETOWN, TEXAS 78633

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
TFRN-F-1386

JOB NUMBER: A3954-0404

DT03

SHEET NO. 25 OF 25 SHEETS

JOB NUMBER: A3954-0404
DATE: 7/2/2025
DESIGNED BY: OLR
DRAWN BY: OLR
CHECKED BY: CRH
DRAWING NAME: A3954-0404-P-DT03

7/2/2025
STATE OF TEXAS
CHARLES R. HAGER V
127034
LICENSED PROFESSIONAL ENGINEER

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CITY OF GEORGETOWN PROJECT NO. 2025-193-WD