



WATER POLLUTION ABATEMENT PLAN

FOR

GEORGETOWN FAMILY YMCA

SITE DEVELOPMENT IMPROVEMENTS

6100 WILLIAMS DRIVE
GEORGETOWN, TX 78633

APPLICANT:
YMCA OF CENTRAL TEXAS
1812 N. MAYS STREET
ROUND ROCK, TX 78664

SUBMITTED TO:
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
REGION 11 OFFICE
12100 PARK 35 CIRCLE, BLDG A.
AUSTIN, TEXAS 78753

AUGUST 2025

HEA#21-012

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: GEORGETOWN FAMILY YMCA					2. Regulated Entity No.:				
3. Customer Name: YMCA OF CENTRAL TEXAS					4. Customer No.: 601387905				
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):		11.40	
9. Application Fee:	\$6,500.00		10. Permanent BMP(s):				SED./SAND FILTER		
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						

13. County:	WILLIAMSON	14. Watershed:	BERRY CREEK
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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)	—	—	—
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 ☒ Georgetown ☐ Jerrell ☐ Leander ☐ Liberty Hill ☐ Pflugerville ☐ Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	☐ Edwards Aquifer Authority ☐ Trinity-Glen Rose	☐ Edwards Aquifer Authority	☐ Kinney	☐ EAA ☐ Medina	☐ EAA ☐ Uvalde
City(ies) Jurisdiction	☐ Castle Hills ☐ Fair Oaks Ranch ☐ Helotes ☐ Hill Country Village ☐ Hollywood Park	☐ Bulverde ☐ Fair Oaks Ranch ☐ Garden Ridge ☐ New Braunfels ☐ Schertz	NA	☐ San Antonio ETJ (SAWS)	NA

	San Antonio (SAWS)				
	Shavano Park				

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.

TERRY R. HAGOOD

Print Name of Customer/Authorized Agent

Terry R. Hagood

Signature of Customer/Authorized Agent

Date

08-29-2025

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: TERRY R. HAGOOD

Date: August 29, 2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: GEORGETOWN FAMILY YMCA

2. County: WILLIAMSON

3. Stream Basin: SAN GABRIEL

4. Groundwater Conservation District (If applicable): N/A

5. Edwards Aquifer Zone:

☒ Recharge Zone

☐ Transition Zone

6. Plan Type:

☒ WPAP

☐ SCS

☐ Modification

☐ AST

☐ UST

☐ Exception Request

7. Customer (Applicant):

Contact Person: JEFF ANDRESEN

Entity: YMCA OF CENTRAL TEXAS

Mailing Address: 1812 N. MAYS STREET

City, State: ROUND ROCK, TX

Zip: 78664

Telephone: 512.244.1546

FAX: _____

Email Address: TERRYH@HEAENG.COM

8. Agent/Representative (If any):

Contact Person: TERRY R. HAGOOD

Entity: HAGOOD ENGINEERING ASSOCIATES, INC

Mailing Address: 900 E. MAIN STREET

City, State: ROUND ROCK, TX

Zip: 78664

Telephone: 512.244.1546

FAX: _____

Email Address: TERRYH@HEAENG.COM

9. Project Location:

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

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

BEGINNING AT THE WEST BOUNDARY OF 5721 WILLIAMS DR, APPRX. 2780 FT WEST

11. ☒ **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12. ☒ **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
- ☒ Project site boundaries.
- ☒ USGS Quadrangle Name(s).
- ☒ Boundaries of the Recharge Zone (and Transition Zone, if applicable).
- ☒ Drainage path from the project site to the boundary of the Recharge Zone.
13. ☐ **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.
- ☒ Survey staking will be completed by this date: _____

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

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

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

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

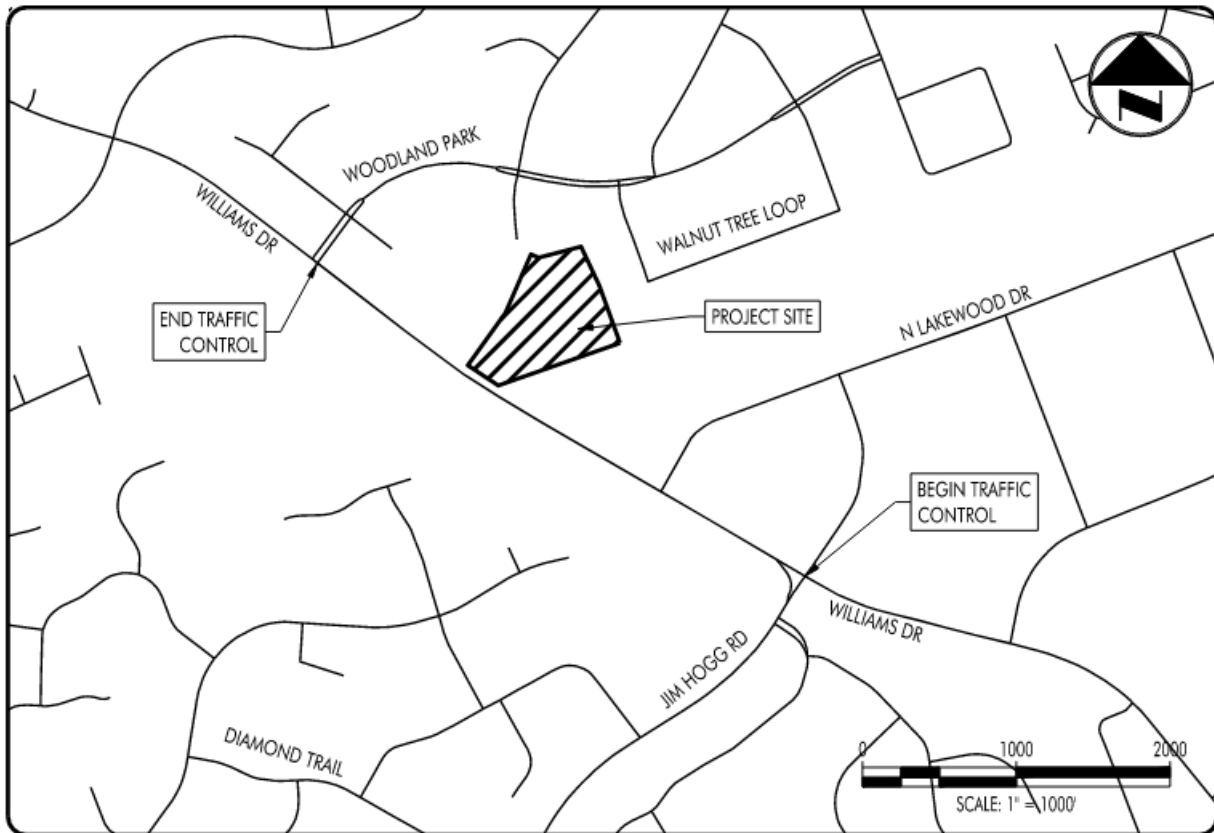
- ☒ TCEQ cashier
- ☐ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
- ☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

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

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

GENERAL INFORMATION
Attachments to form TCEQ-0587

ATTACHMENT A - Road Map



ATTACHMENT B - USGS / Edwards Recharge Zone Map

See attached map

ATTACHMENT C - Project Description

Please refer to the attached plans for site improvement layout. The site is located within the City of Georgetown's (CoGt) Corporate Limits and the TCEQ Edwards Aquifer Recharge Zone.

The Project is located at 6100 Williams Drive. The Property current legal description 11.40 acres out of the AW0229 Foy, F. Survey. During site development permitting, the property will be platted along with the adjacent (west) 10.65-acre Wellspring United Methodist Church parcel to create a 2-lot subdivision:

Lot 1 - Georgetown Family YMCA: 11.40 acres currently undeveloped.

Lot 2 - Wellspring Church: 10.65 acres currently developed.

The Subdivision lots have frontage on Williams Drive and both lots will take access from the existing single driveway located on Lot 2.

The Project is the development of a two (2) story 58,864 sf building. Building foot print area is 45,830.70 sf. Project also includes parking and drives (asphalt), sidewalks (concrete), grass playground areas, and water, wastewater, storm sewer. The Project site is zoned Commercial (C-3) and the use is classified as Commercial Recreation by the City of Georgetown Unified

GENERAL INFORMATION
Attachments to form TCEQ-0587

Development Code. No impervious cover currently exists on the Project site. Total impervious cover for the Project Site (Lot 1 - 11.40 acs) is 220,217.72 sf (5.06 acs) or 44.35%. Total impervious cover for the TCEQ Plan (11.74 acs including upgradient area) will be 221,033.38 sf (5.07 acs) or 43.2%.

A stormwater management pond (SWMP) provides a single offline sand filter with sedimentation chamber BMP and detention. A splitter box is provided to capture and hold offline the appropriate water quality volume. All impervious cover is captured and conveyed to the SWM. Due to the natural topography, Williams Drive is upgradient of the Project site. Storm runoff from the center of the Williams Drive ROW to the northeast ROW sheet flows into the site and continues to sheet from through the site and collected in the drainage area which contributes to the SWMP.

The Project Site and surrounding collection areas generally slope from southwest to northeast at 1% to 3%. The Subdivision is within the Cowan Creek watershed which contributes to Berry Creek which contributes to the South San Gabriel River. Based upon the natural topography the site, stormwater is discharged into the existing residential subdivision to the north and east. Specifically, the discharge point from the existing detention pond is an existing grass lined open channel between Lot1, Woodland Park Cove and Lot 5, Block 4, Woodland Park Phase 3-A. Please refer to Appendix C plan sheet "EDA-UNDEV".

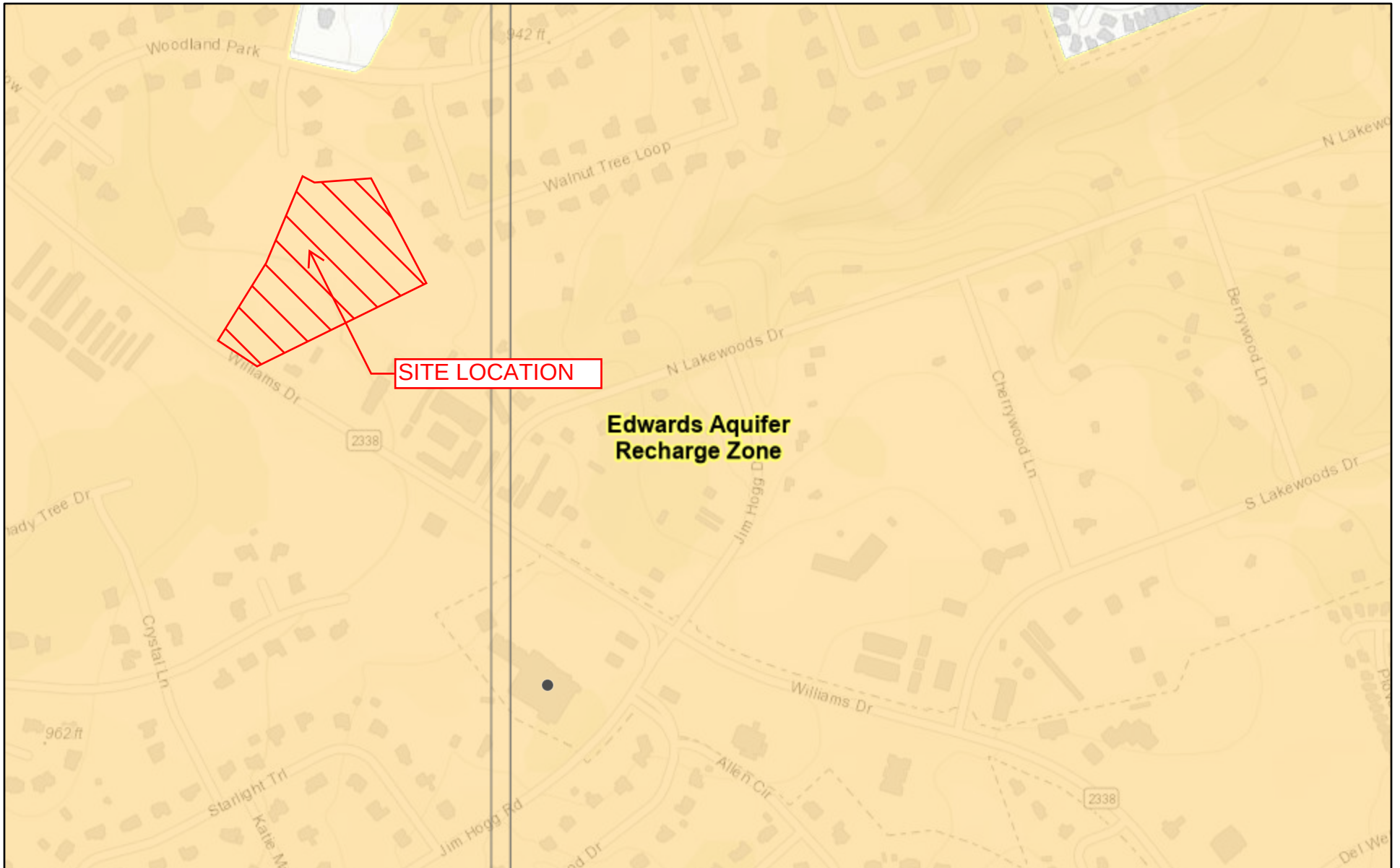
The project site is served by CoGt Water and Wastewater Utility. Wastewater from the site will be treated at the San Gabriel Wastewater Treatment Plant.

A Geologic Assessment has been provided for the YMCA Project. No karst or sensitive geologic features are present.

The original development of the 22.03-acre parcel occurred in 2012 by Wellspring Church as a church use with buildings, parking, drives, sidewalks, public water lines, on-site sewage facility (OSSF), water quality (sedimentation/filtration) and detention stormwater management ponds, playground, and baseball field. The existing stormwater management infrastructure consists of a water quality sedimentation/filtration pond and splitter box for diversion of stormwater to a detention pond. Both ponds are grass lined with three to one side slopes. Drainage plans and calculations from the Wellspring Church development are not available from the City, County, or Wellspring Church.

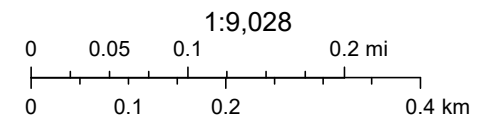
As a result of the subdivision platting, the Wellspring Church building, parking lots, and water quality basin are located on Lot 2 within the Subdivision. The detention portion of the Wellspring Church stormwater management pond and on-site septic system field is location on the Project site, Lot 1, and will be demolished.

Edwards Aquifer Viewer Custom Print



6/7/2024, 10:56:15 AM

- Edwards Aquifer Label  7.5 Minute Quad Grid
-  City/Place  TCEQ_EDWARDS_OFFICIAL_MAPS
-  TX Counties



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

Web AppBuilder for ArcGIS

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



SCI ENGINEERING, INC.

EARTH • SCIENCE • SOLUTIONS

GEOTECHNICAL
ENVIRONMENTAL
NATURAL RESOURCES
CULTURAL RESOURCES
CONSTRUCTION SERVICES

February 15, 2024

Rich Carlton
YMCA of Central Texas
1801 North IH-35
Round Rock, Texas 78664

RE: Geological Assessment
YMCA Wellspring
Georgetown, Texas
SCI No. 2024-0125.1G

Dear Rich Carlton:

As requested, SCI Engineering, Inc. (SCI) conducted a Geologic Assessment (GA) at the subject site located at 6200 Williams Drive (WCAD: R419754 and R419753) in Georgetown, Texas. Our services were provided in general accordance with our proposal, dated January 23, 2024, and authorized by Hagood Engineering Associates, Inc. on January 31, 2024. The GA was completed in compliance with the Texas Commission on Environmental Quality (TCEQ) requirements for regulated developments located within the Edwards Aquifer Recharge Zone (EARZ). As the site is in the EARZ, the GA must be completed and signed by a Professional Geoscientist licensed in the State of Texas. This letter addresses those requirements and describes the surficial geologic units and identifies the location and extent of geologic features present within the development area.

According to *30 TAC 213.5(b)(3)*, Effective June 1, 1999, a Geologic Assessment must include:

- Geologic Assessment Form (TCEQ-0585);
- Geologic Assessment Table (TCEQ-0585-Table);
- Stratigraphic Column;
- Overview Maps;
- Site Geologic Map;
- Narrative Description of Geology and Soils; and
- Site Photographs.

Rich Carlton
YMCA of Central Texas

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February 15, 2024
SCI No. 2024-0125.1G

PROJECT DESCRIPTION

SCI understands that the project site measures 22.05 acres in size and is currently developed with an active church, drive lanes, parking lots, athletic fields, and nature areas. The proposed project site lies within the Edwards Aquifer Recharge Zone (EARZ) and the 2014 USGS Karst dataset indicates that the site is located within a Carbonate Karst Zone. The majority of the site is situated within Karst Zone 3 (defined as an area that probably does not contain endangered cave fauna) with a small northeast portion of the site that is situated within Karst Zone 1 (defined as an area known to contain endangered cave fauna). The site is located approximately 1 mile from a Salado Salamander Critical Habitat as identified by the U.S. Fish and Wildlife Service.

As the proposed project meets the 30 TAC 213 definition of a regulated activity, a GA will be required to be submitted to the TCEQ in conjunction with the Water Pollution Abatement Plan (WPAP), prepared by others, and approved prior to the beginning of construction activities.

SITE INVESTIGATION

The site investigation was conducted on February 6, 2024, by an SCI Staff Scientist under the supervision of a State of Texas Licensed Professional Geoscientist (PG). Vegetation consisted of grasses with deciduous and coniferous trees and scrub-shrub. There were multiple stands throughout the property of older cedar elms, live oaks, and red cedar, with varying vegetation of scrub/shrubs around older stands and smaller growth section throughout the property. White limestone outcrops and surficial limestone were observed. Some of the limestone outcrop appeared to be disturbed or graded due to past site work. Limestone bedrock belongs to the Georgetown (Kgt) and Edwards Limestone (Ked) formations of the Fredericksburg group according to United States Geological Survey (USGS) data.

The site is currently developed with an active church, drive lanes, parking lots, athletic fields, and nature areas. The site is surrounded by a mix of commercial and residential properties. The investigation was performed in maximum 50-foot transects to evaluate the property for potential sensitive/recharge features. One natural feature was documented and assessed for recharge potential, but no sensitive features (ex. caves, sinkholes, faults/fractures) were identified within the project site, nor along its perimeter.

SUMMARY

No sensitive features were identified within the project site, and it seems improbable that the features found on the property provide rapid recharge to underlying formations. However, it is possible that other features within the property may be covered by soil, organic debris, or vegetation. If such karst features are found during excavation or construction, further investigation may be required to determine the extent of these features and their influence on groundwater aquifers. Additional details regarding features found within the project site may be referenced in the Geologic Table in Attachment A and in the Geologic Narrative in Attachment C.

LIMITATIONS

This report has been prepared for the exclusive use of YMCA of Central Texas and Hagood Engineering Associates, Inc. SCI is not responsible for independent conclusions or recommendations made by others. The findings of this report are valid as of the present date of the assessment. SCI is not responsible for surveys, calculations, or plans that were prepared by others.

Rich Carlton
YMCA of Central Texas

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February 15, 2024
SCI No. 2024-0125.1G

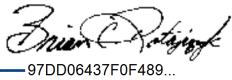
We appreciate the opportunity to be of service to you on this project. If you have any questions or comments, please do not hesitate to contact us.

Respectfully,

SCI ENGINEERING, INC.

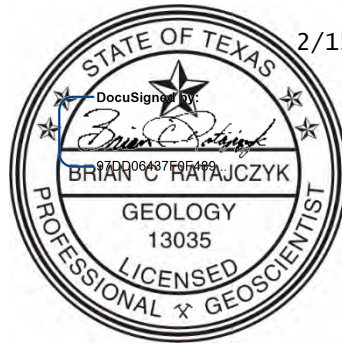
Texas Engineering Firm F-7870

DocuSigned by:

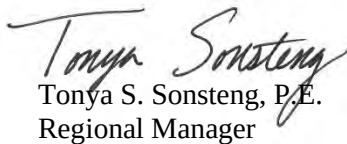


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Brian C. Ratajczyk, P.G.
Professional Geoscientist



2/15/2024


Tonya S. Sonsteng, P.E.
Regional Manager

CMH/LJV/TSS/BCR/mas/hgs

Enclosures

- Attachment A - Geologic Assessment Form and Table
- Attachment B - Stratigraphic Column
- Attachment C - Site Geology Narrative
- Attachment D - Site Maps
- Attachment E - Photographic Summary

C: Terry Hagood, Hagood Engineering Associates, Inc.
Debbie Bauerkemper, Hagood Engineering Associates, Inc.

\\sciengineering.local\shared\Projects\2024\2024-0125 YMCA Wellspring\1G\Report\YMCA Wellspring - GA Cover Summary.docx

Attachment A

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: Brian Ratajczyk

Telephone: 512-996-9199

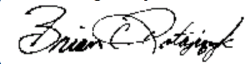
Date: 02/15/2024

Fax: 844-462-0439

Representing: SCI Engineering, Inc. - TBPB 13035

(Name of Company and TBPB or TBPE registration number)

Signature of Geologist:

DocuSigned by:
 2/15/2024
97DD06437F0F489...

Regulated Entity Name: YMCA of Central Texas

Project Information

1. Date(s) Geologic Assessment was performed: 02/06/2024

2. Type of Project:

☒ WPAP
☐ SCS

☐ AST
☐ UST

3. Location of Project:

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

4. ☒ **Attachment A - Geologic Assessment Table.** Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
5. ☒ Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
DoC- Doss silty clay, moist, 1 to 5 percent slopes	D	>80"
EaD- Eckrant cobbly clay, 1 to 8 percent slopes	D	>80"

Soil Name	Group*	Thickness(feet)

** Soil Group Definitions (Abbreviated)*

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

6. ☒ **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. ☒ **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. ☒ **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
- Applicant's Site Plan Scale: 1" = 250'
- Site Geologic Map Scale: 1" = 250'
- Site Soils Map Scale (if more than 1 soil type): 1" = _____'
9. Method of collecting positional data:
- ☒ Global Positioning System (GPS) technology.

- ☐ Other method(s). Please describe method of data collection: _____
10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.
12. ☒ Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- ☐ Geologic or manmade features were not discovered on the project site during the field investigation.
13. ☒ The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- ☐ There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- ☐ The wells are not in use and have been properly abandoned.
- ☐ The wells are not in use and will be properly abandoned.
- ☐ The wells are in use and comply with 16 TAC Chapter 76.
- ☒ There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

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

GEOLOGIC ASSESSMENT TABLE										PROJECT NAME: YMCA Wellspring									
LOCATION			FEATURE CHARACTERISTICS											EVALUATION		PHYSICAL SETTING			
1A	1B*	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10	11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY	CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	≥1.6
CD-1	30.7093780	-97.755995	CD	5	Kgt	30	30	-1	E/W	0			V	5	10	X		X	Hilltop
D-1	30.7096347	-97.753873	MB	30	Ked	110	100	-5		0			X	5	35	X		X	Hilltop
D-2	30.7094860	-97.753501	MB	30	Ked	50	5	-4		0			X	5	35	X		X	Hilltop
D-3	30.7096073	-97.752883	MB	30	Ked	375	125	-6		0			X	5	35	X		X	Hilltop
D-4	30.7097970	-97.752404	MB	30	Ked	70	6	-5	E/W	0			X	5	35	X		X	Hilltop
D-5	30.7092960	-97.753953	MB	30	Kgt	300	10	-1	N/S	0			V	5	35	X		X	Drainage
D-6	30.7079707	-97.752729	MB	30	Kgt	900	10	-1	E/W	0			V	5	35	X		X	Drainage
UT-1	30.7082480	-97.755034	MB	30	Kgt	3	3	-4		0			X	5	35	X		X	Hilltop
UT-2	30.7081280	-97.755072	MB	30	Kgt	3	3	-4		0			X	5	35	X		X	Hilltop
UT-3	30.7083318	-97.755357	MB	30	Kgt	3	3	-4		0			X	5	35	X		X	Hilltop
UT-4	30.7852400	-97.754982	MB	30	Kgt	1	1	1		0			X	5	35	X		X	Hilltop
UT-5	30.7904400	-97.756391	MB	30	Kgt	3	3	-4		0			X	5	35	X		X	Hilltop
UT-6	30.7076030	-97.754191	MB	30	Kgt	3	3	-4		0			X	5	35	X		X	Hilltop
UT-7	30.7094950	-97.755605	MB	30	Kgt	3	3	-4		0			X	5	35	X		X	Hilltop
UT-8	30.7090270	-97.754880	MB	30	Kgt	3	3	-4		0			X	5	35	X		X	Hilltop

* DATUM: WGS 84

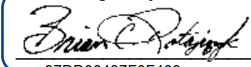
2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

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

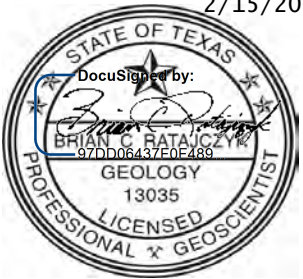
12 TOPOGRAPHY
Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

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

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


97DD06437F0F489...

Date: 02/15/2023



Attachment B

Attachment B - Stratigraphic Column

AGE	GROUP	STRATIGRAPHIC FORMATION	THICKNESS (ft)	LITHOLOGY	
Upper Cretaceous	Buda	Buda Limestone (Kbu)	~ 45	Fine grained, bioclastic, commonly glauconitic, pyritiferous, hard, massive, poorly bedded to nodular, thinner bedded and argillaceous near upper contact, light gray to pale orange; weathers dark gray to brown, burrows filled with chalky marl. Abundant pelecypods.	
	Grayson	Del Rio Clay (Kdr)	40 to 70	Calcareous and gypsiferous clay, blocky, medium gray, weathers light gray to yellowish gray; some thin lenticular beds of highly calcareous siltstone. Marine mega fossils include abundant Exogyra arietina and other pelecypods.	
	Washita	Georgetown Formation (Kgt)	~ 90	Unit consists of thick bedded nodular limestone with interbedded chalky, argillaceous limestone and light gray to buff shale. Interbedded, thin, chalky limestone and light gray marl can be present near the bottom of the formation.	Edwards Aquifer
Lower Cretaceous	Fredericksburg	Edwards Formation (Ked)	~ 210	Formation consists of massive limestone bed with chert nodules and dolomite. The limestone is aphanitic to fine-grained, massive to thin bedded, hard, brittle, some rudistid biostromes, and milliollid biosparite. Zones of recrystallized weathering and vuggy porosity.	
	Fredericksburg	Comanche Peak Formation (Kcp)	~ 65	Unit consists of fine to very fine grained, fairly hard, nodular, light gray weathers to white. Extensively burrowed, irregularly interbedded with marl.	
	Fredericksburg	Walnut Formation (Kwa)	70 to 90	Limestone and claystone interbedded. Argillaceous, nodular, thin to medium bedded, iron stained, and burrowed. unit consist of marly limestone alternating with harder more crystalline limestone.	

Note: Stratigraphic Column adapted from; Housh, Todd B. 2007, Bedrock Geology of Round Rock and Surrounding areas, Williamson and Travis Counties, Texas.

*Blue shading represents lithology underling the project site.

Attachment C

Attachment C – Site Geology Narrative

INTRODUCTION

This Geologic Assessment Narrative accompanies the TCEQ Geologic Assessment Form TCEQ-0585 completed for the approximately 22.05-acre property located at 6200 Williams Drive in Georgetown, Williamson County, Texas. The site location is depicted on the *Vicinity and Topographic Map*, Attachment D, Figure 1. SCI understands that the proposed development will likely include the construction of a new YMCA facility with associated pavement areas and infrastructure.

GEOLOGIC SETTING

Located within Williamson County, Texas, the project site is located in northwest Georgetown. The site is located on the east edge of the Edwards Plateau, within the Balcones Escarpment. With the region's semi-arid climate, precipitation is approximately 36 inches per year, with temperate grasslands, savannas, and shrublands. Outcrops were observed on site; however, our capacity to assess if the exposed rock is standalone vs actual outcrop is limited. Bedrock would consist of Cretaceous aged limestone belonging to the Georgetown and Edwards Limestone of the Fredericksburg Group. Lake Georgetown is approximately 2 miles south-southeast of the site. The project site is located within the Edwards Aquifer Recharge Zone.

Soils:

Information regarding the following soil description is derived from the soil survey of Williamson County published by the Soil Conservation Service via the Web Soil Survey application. The soils map shows the project site is located within the Doss silty clay unit (DoC) and the Eckrant stony clay unit (EaD). The soils are classified as Hydrologic Soil Group D which have a very slow infiltration rate (high runoff potential) when thoroughly wet, and water movement through the soil is restricted or very restricted. The Doss series soils occur on hillslopes and consist of silty clay typically 17 inches in thickness. The Eckrant series soils occur on ridges and consist of cobbly clays typically 11 inches in thickness. The Doss series and Eckrant series are underlain by limestone bedrock.

Table 1 – Soil Description

Map Symbol and Map Unit Name	Component/ Local Phase	Component Percent	Landform	Depth to Restrictive Feature	Depth to Water Table	Hydrologic Soil Group
DoC – Doss silty clay, moist, 1 to 5 percent slopes	Doss silty clay	87.6	Hillslopes	11 to 20-inches to lithic bedrock	>80"	D
EaD – Eckrant cobbly clay, 1 to 8 percent slopes	Eckrant cobbly clay	12.4	Ridges	4 to 20-inches to lithic bedrock	>80"	D

Stratigraphy:

The bedrock lithology underlying the site consists of the Georgetown (Kgt) and Edwards Limestone (Ked), and the tract is located entirely within the Edwards Aquifer Recharge Zone *Geologic Formation Map*, Attachment D, Figure 2. Georgetown limestone is a cretaceous age formation within the Washita Group of the Comanchean – Albian series. The formation consists of limestone and marl, mostly limestone, fine grained, argillaceous, nodular, light gray, hard, brittle, thick bedded. The Edwards Limestone is a cretaceous age limestone within the Fredericksburg Group of the Comanchean - Albian series. Edwards Limestone consists of limestone, dolostone, and chert. The limestone is aphanitic to fine grained, massive to thin bedded, hard, brittle, in part rudistid biostromes, many miliolid biospartie. Exposed outcrops are generally susceptible to chemical weathering, and secondary porosity may vary from microscopic to megascopic in scale.

Attachment C – Site Geology Narrative

A Stratigraphic Column Illustrating the Generalized Stratigraphy of the Edwards and Trinity Aquifers, underlaying the proposed project is provided in Attachment B. (Barton Springs Edwards Aquifer Conservation District (2022) defines the generalized stratigraphy and aquifers around the project site, accessed from <https://bseacd.org/aquifer-science/about-the-aquifers>).

Structure:

The Balcones Escarpment is a geologic fault zone several miles wide consisting of several faultings. The Balcones fault zone ultimately controls the structural geology of the region, displacing eastward dipping strata of the Early and Late Cretaceous as much as 1,000 feet down to the east through north to northeast-trending normal faults. It is thought that this displacement occurred primarily during the late Oligocene or early Miocene; others have argued instead that movement during the Late Cretaceous and Pliocene is plausible.

In general, aquifer recharge occurs where formations are exposed at or near the surface, but it may also occur in the presence of faults, fractures, and karst features. Exposure of the Edwards Formation is often correlated to karst development within the region. Karst features are commonly found along fractures, joints, and bedding planes within the Edwards Formation.

SITE SUMMARY

The site investigation was conducted on February 6, 2024, by an SCI Staff Scientist under the supervision of a State of Texas Licensed Professional Geoscientist (PG). Vegetation consisted of grasses with deciduous and coniferous trees and scrub-shrub. There were multiple stands throughout the property of older cedar elms, live oaks, and red cedar, with varying vegetation of scrub-shrub around older stands and smaller growth section throughout the property. White limestone outcrops and surficial limestone was observed. Some of the limestone outcrop appeared to be disturbed or graded due to past site work.

The site is currently developed with an active church, drive lanes, parking lots, athletic fields, and nature areas with utilities noted along Williams Drive and in conjunction with the existing facility. The site is surrounded by a mix of residential and commercial properties. Based on historical aerial images, the site was previously undeveloped agricultural land until the construction of the existing church in 2002 to 2003. Residential housing to the north of the property began to develop in the 2000's. Land development to the southeast of the site have varied from residential to commercial since the 2000's.

The site investigation was performed in maximum 50-foot transects to evaluate the property for potential sensitive/recharge features. One feature was documented and evaluated for recharge potential, but no sensitive features (ex. caves, sinkholes, faults/fractures) were identified within the 22.05-acre lot, nor along its perimeter.

Feature Description:

CD-1: Feature CD-1 is a topographic depression that is approximately 3 feet by 6 feet in diameter and approximately 6 inches to a foot deep. The depression appeared to develop by multiple surficial limestone slabs being displaced and edges of limestone slabs elevated along the rim of the depression. The depression was filled with soil and rock and vegetation covered. Other limestone cobbles were exposed around the rim. Probing with tool indicated that the feature was closed. Further evaluation suggests that CD-1 formed independently of karst processes.

Attachment C – Site Geology Narrative

Manmade Features:

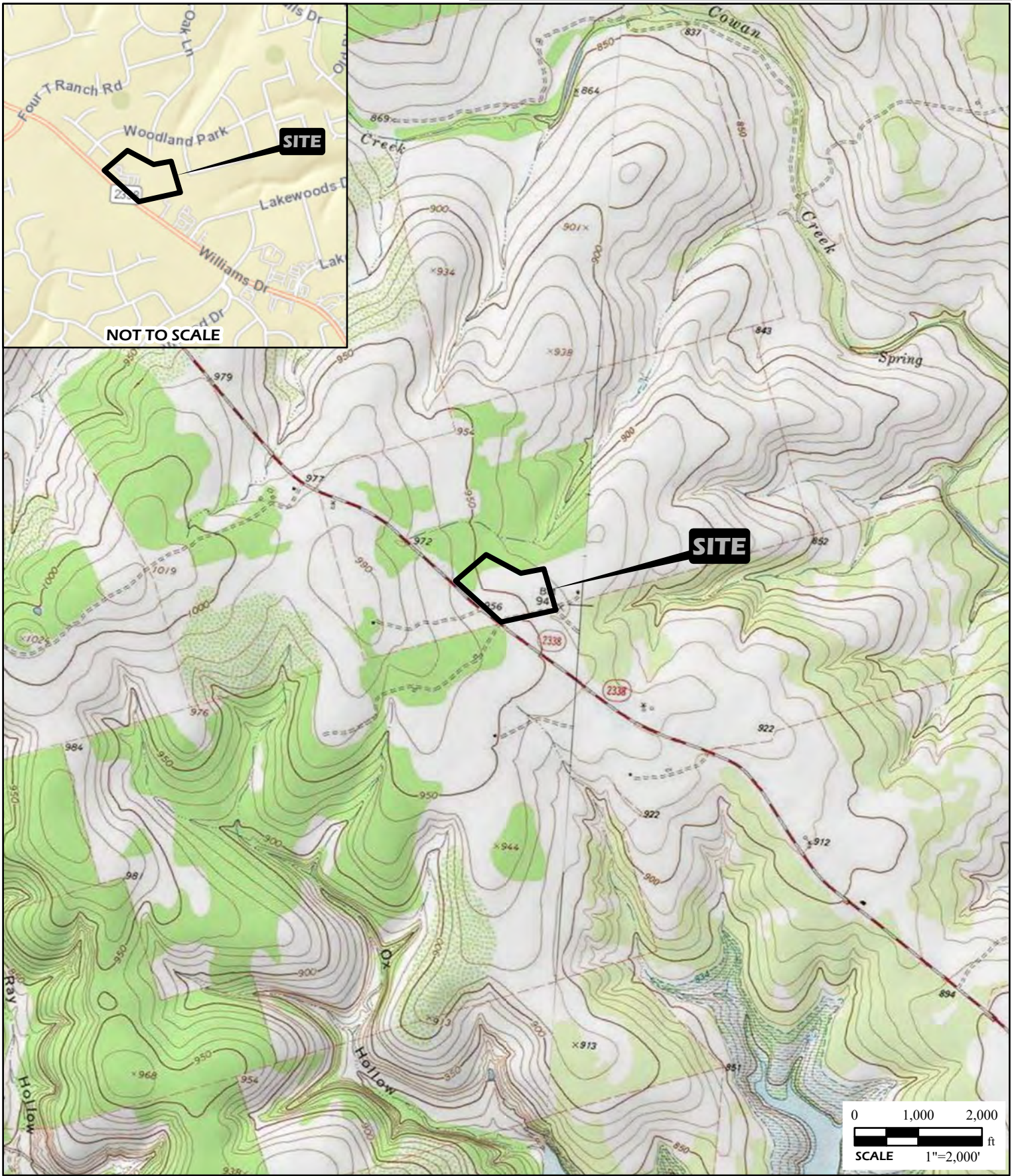
Due to the site being previously developed, infrastructure exists throughout the site. Several water utilities were observed such as sprinklers, fire hydrants, water shutoffs, and water meters throughout the existing church parking lot and drive (UT-1 to UT-8). SCI did observe underground utility connections at the corners of adjacent properties but did not observe any grading or disturbance for any underground utilities within the site. Based on our observations, the utilities appear to be performing as intended and there was no indication of increased infiltration at the utility locations. Two detention basins were observed on the northeast end of the property (D-1 to D-4). Detention basins were connected by a concrete overflow with a culvert. It is our presumption that the basins were installed in accordance with TCEQ requirements, and no evidence was observed to indicate that the basins are not performing as designed. Two drainage ways were observed on the northeast and southeast section of the site (D-5 to D-6). The northeast drainage way was approximately 1 to 3 feet deep containing mud, gravel, and grass. The drainage way ran from the northeast corner of the parking lot to the detention basins. The southeast drainage way was approximately 6 inches to 1 foot deep and ran along the fence line at the edge of the property. Two limestone boulder stockpiles were observed within the northern and eastern portions of the site (O-1 and O-2), these stockpiles are presumed to have been created during previous site grading and extend from the existing site grades.

City of Georgetown Ordinance:

No springs or streams were identified on the property during the assessment site survey, and therefore no occupied site protection, or spring or stream buffer protections measures will be required for the property.

All regulated activities within the recharge zone must follow water quality best management practices, and development of the property will need to comply with the water quality protection measures as outlined in the City of Georgetown Unified Development Code, Section 11.07.040.

Attachment D



PROJECT NAME
YMCA WELLSRING
GEORGETOWN, TEXAS

VICINITY AND TOPOGRAPHIC MAP

DRAWN BY JTM
CHECKED BY CMH

FIGURE DATE
02/2024

JOB NUMBER
2024-0125.2G

GENERAL NOTES/LEGEND

USGS TOPOGRAPHIC MAP
LEANDER NE, TEXAS QUADRANGLE
DATED 1962 PHOTO REVISED 1991
10' CONTOURS
GEORGETOWN, TEXAS QUADRANGLE
DATED 1982 PHOTO REVISED 1995
10' CONTOURS

STREET MAP
[HTTP://GOTO.ARCGISONLINE.COM/MAPS/WORLD_STREET_MAP](http://GOTO.ARCGISONLINE.COM/MAPS/WORLD_STREET_MAP)

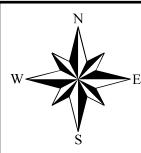
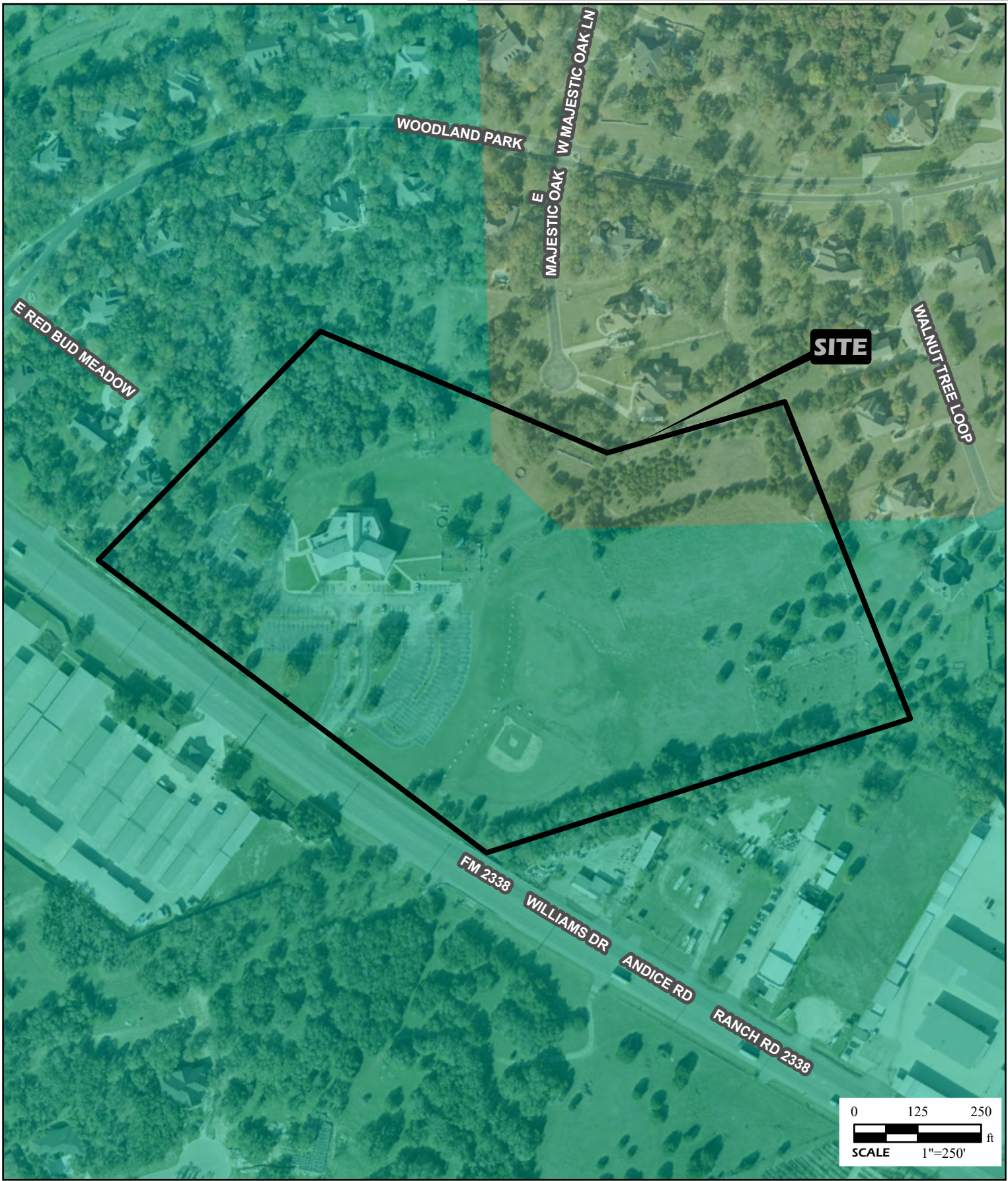
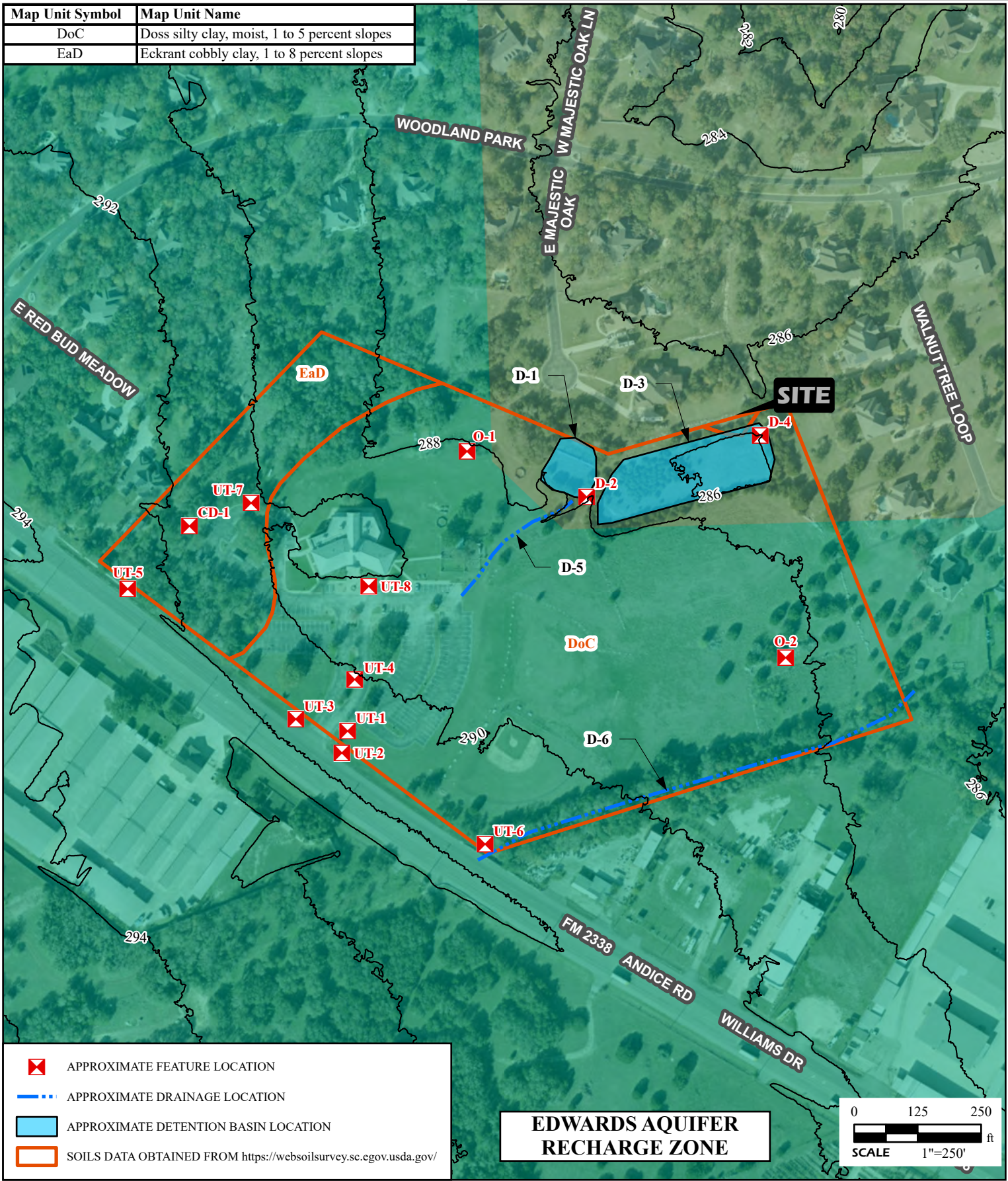


FIGURE
1



	PROJECT NAME			<u>GENERAL NOTES/LEGEND</u> Kgt - GEORGETOWN LIMESTONE Ked - EDWARDS LIMESTONE	
	YMCA WELLSRING GEORGETOWN, TEXAS				
	GEOLOGICAL FORMATION MAP			AERIAL PHOTOGRAPH OBTAINED FROM ARCGIS ONLINE, WORLD IMAGERY. DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.	FIGURE 2
	DRAWN BY	JTM	FIGURE DATE		
CHECKED BY	CMH	02/15/2024	2024-0125.1G		



	PROJECT NAME			<u>GENERAL NOTES/LEGEND</u>		
	YMCA WELLSRING GEORGETOWN, TEXAS			 Kgt - GEORGETOWN LIMESTONE  Ked - EDWARDS LIMESTONE		
	SITE GEOLOGIC MAP			AERIAL PHOTOGRAPH OBTAINED FROM ARCGIS ONLINE, WORLD IMAGERY.		
	DRAWN BY	JTM	FIGURE DATE	JOB NUMBER	DIMENSIONS AND LOCATIONS ARE APPROXIMATE; ACTUAL MAY VARY. DRAWING SHALL NOT BE USED OUTSIDE THE CONTEXT OF THE REPORT FOR WHICH IT WAS GENERATED.	
	CHECKED BY	CMH	02/15/2024	2024-0125.1G		FIGURE 3

Attachment E



Photo 1. CD-1, closed depression, facing northwest.



Photo 2. O-1, displaced limestone boulders, facing east.



Photo 3. O-2, limestone stockpile, facing southwest.



Photo 4. D-1, First stage detention, facing east.



Photo 5. D-3, Second stage detention, facing east.



Photo 6. D-3, Second stage detention, facing west.



Photo 7. D-4, Concrete structure for Detention, facing west.



Photo 8. D-2, Culvert overflow between detention stages, facing west.



Photo 9. Exposed surficial limestone, facing south.



Photo 10. D-6, South drainage, facing southwest.



Photo 11. D-6, South drainage, facing west.



Photo 12. D-5, Parking lot drainage, facing southwest.



Photo 13. D-5, Parking lot drainage, facing northeast.



Photo 14. UT-1, Hydrant line and shut off, facing southwest.



Photo 15. North side wooded area, facing south.



Photo 16. West side wooded area, facing east.



Photo 17. Open space facing north.



Photo 18. Site entrance, facing north.



Photo 19. Baseball field, facing east.



Photo 20. Parking, facing southwest.

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Terry R Hagood

Date: 08-29-2025

Signature of Customer/Agent:



Regulated Entity Name: GEORGETOWN FAMILY YMCA

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 11.4 ac

3. Estimated projected population: 200

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	45,830.70	$\div 43,560 =$	1.05
Parking	129,620.45	$\div 43,560 =$	2.98
Other paved surfaces	45,582.22	$\div 43,560 =$	1.04
Total Impervious Cover	221,033.38	$\div 43,560 =$	5.07

Total Impervious Cover 5.07 $\div$ Total Acreage 11.74 $\times$ 100 = 43.2% Impervious Cover

5. ☒ **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. ☐ Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

7. Type of project:
- ☐ TXDOT road project.
 - ☐ County road or roads built to county specifications.
 - ☐ City thoroughfare or roads to be dedicated to a municipality.
 - ☐ Street or road providing access to private driveways.
8. Type of pavement or road surface to be used:
- ☐ Concrete
 - ☐ Asphaltic concrete pavement
 - ☐ Other: _____
9. Length of Right of Way (R.O.W.): _____ feet.
- Width of R.O.W.: _____ feet.
- $L \times W =$ _____ $\text{Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} =$ _____ acres.
10. Length of pavement area: _____ feet.
- Width of pavement area: _____ feet.
- $L \times W =$ _____ $\text{Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} =$ _____ acres.
- Pavement area _____ acres $\div$ R.O.W. area _____ acres $\times$ 100 = _____ % impervious cover.
11. ☐ A rest stop will be included in this project.
- ☐ A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100%</u> Domestic	<u>4000</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>4000</u>	

15. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

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

☒ The SCS was previously submitted on 07-15-2024.

☐ The SCS was submitted with this application.

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

☒ The sewage collection system will convey the wastewater to the San Gabriel Wastewater (name) Treatment Plant. The treatment facility is:

☒ Existing.

☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = ____'.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): ____

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

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

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

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

☐ The wells are not in use and have been properly abandoned.

☐ The wells are not in use and will be properly abandoned.

☐ The wells are in use and comply with 16 TAC §76.

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

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

☐ All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.

☒ No sensitive geologic or manmade features were identified in the Geologic Assessment.

☐ **Attachment D - Exception to the Required Geologic Assessment.** A request and justification for an exception to a portion of the Geologic Assessment is attached.

- 22. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.
- 23. ☒ Areas of soil disturbance and areas which will not be disturbed.
- 24. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 25. ☐ Locations where soil stabilization practices are expected to occur.
- 26. ☐ Surface waters (including wetlands).
☒ N/A
- 27. ☐ Locations where stormwater discharges to surface water or sensitive features are to occur.
☒ There will be no discharges to surface water or sensitive features.
- 28. ☒ Legal boundaries of the site are shown.

Administrative Information

- 29. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 30. ☒ Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

WATER POLLUTION ABATEMENT PLAN APPLICATION

Attachments to form TCEQ-0584

ATTACHMENT A

There are several factors that could affect surface and ground water quality. During construction, fuels and hazardous substances could spill. These spills shall be contained on-site and immediately cleaned up and properly discarded. Any spills or discharges of oil, petroleum products and used oil onto land having a volume greater than 25 gallons also, spills or discharges directly into waters of the state having a quantity sufficient enough to create a sheen, shall be reported immediately to TCEQ at (512) 339-2929 or the State Emergency Response Center at 1-800-832-8224. There are no significant factors proposed which could affect surface and ground water quality relating to the permanent use of the facility.

ATTACHMENT B

The character of the storm water leaving the site shall be filtered and all pollutants will remain onsite. There will be a partial sedimentation/filtration pond located on the site which will filter the first flush of runoff from the proposed impervious areas. The outflow from these water quality ponds will be released and discharged first into an onsite piped storm sewer and discharged into an offsite open channel conveyance system and will not adversely impact the environment downstream.

ATTACHMENT C

Attachment C is not required. (Sustainability Letter for OSSF/Septic Tank)

ATTACHMENT D

Attachment D is not required. (Exception to the Geologic Assessment)

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: Terry R Hagood

Date: 08-29-2025

Signature of Customer/Agent:



Regulated Entity Name: GEORGETOWN FAMILY YMCA

Project Information

Potential Sources of Contamination

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

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

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

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

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

- ☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- ☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- ☒ Fuels and hazardous substances will not be stored on the site.
- 2. ☒ **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. ☒ **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. ☒ **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - ☐ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Berry Creek

Temporary Best Management Practices (TBMPs)

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

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

- ☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - ☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - ☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - ☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- ☐ **Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
- ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. ☒ **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. ☒ **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- ☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- ☒ N/A
12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. ☐ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

ATTACHMENT A

There are several factors that could affect surface and ground water quality. During construction, fuels and hazardous substances could spill. These spills shall be contained on-site and immediately cleaned up and properly discarded. Any spills or discharges of oil, petroleum products and used oil onto land having a volume greater than 25 gallons, and spills or discharges directly into waters of the state having a quantity sufficient enough to create a sheen, shall be reported immediately to TCEQ at (512) 339-2929 or the State Emergency Response Center at 1-800-832-8224. There are no significant factors proposed which could affect surface and groundwater quality relating to the permanent use of the facility.

Education

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

General Measures

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

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

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

Cleanup

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

Refer to attached Spill Response Poster for quantity / action requirements

ATTACHMENT B

Potential Sources of Contamination:

1. Soil disturbance during construction.
2. Hydrocarbon-based fluids from Construction Equipment.
3. Landscaping – Fertilizer and Pesticides.

ATTACHMENT C

Sequence of major activities for each phase is as follows:

1. Submit written Notice of Construction to TCEQ regional office at least 48 hours prior to the start of any regulated activities.
2. The installation of Erosion/Sedimentation Controls –1.0 ac. Disturbed, 1 month.
3. Demolition of existing structures, pavements, structures, etc. - .5 ac. Disturbed, 1 month.
4. Clearing, grubbing, and removal of topsoil from entire site – 7.0 ac. Disturbed, 2 months.
5. Rough grading and building pad excavation – 7.0 ac. Disturbed, 2 months
6. Excavating for utilities – 2 ac. Disturbed, 1.5 months
7. Installation of paving - 4 acs Disturbed, 4 months
8. Finish grading and landscaping – 3 ac. Disturbed, 2 months
9. Revegetate/stabilize all disturbed areas - 4 acs Disturbed, 1.5 months

ATTACHMENT D

The Temporary Best Management Practices (TBMP) for this project will consist of:

1. A stabilized construction entrance.
2. Silt fencing at boundary of site.
3. Grate Inlet protection to prevent existing inlet from getting clogged up by silt.
4. A concrete washout station.

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

5. Rough grading of the water quality pond to serve as a temporary sediment basin.

All TBMP's will be in place prior to any regulated activities commencing. The stabilized construction entrance will remove excess spoils from construction vehicles leaving the site. The silt fencing will collect silt runoff and debris during construction activities. These controls will be maintained during construction and will remain until after all construction activities are complete and permanent re-vegetation is established.

ATTACHMENT F

The silt fence, inlet protection, concrete washout area, staging area and stabilized construction entrance/exit, and temporary sediment pond will provide control to retain any runoff from the exposed site.

ATTACHMENT G

Refer to the drawings, sheets EDA and DDA.

ATTACHMENT H

The total limit of construction area is 10.7 acres with no common drainage area greater than 10 which is not served by a temporary BMP.

ATTACHMENT I

The contractor is required to inspect all of the erosion and sediment controls, fences, inlet protection, stabilized construction entrance and concrete washout at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches. Records described in the SWPPP must be retained on site for 5 years beyond the date of the cover letter notifying the facility of coverage under a storm water permit, and shall be made available to the state or federal compliance inspection officer upon request. Additionally, employee training records and waste and recycling receipts or vouchers shall also be maintained.

ATTACHMENT J

Schedule of Interim Soil Stabilization Practices:

1. Erosion and sediment control measures including perimeter sediment controls must be in place before vegetation is disturbed and must remain in place and be maintained and repaired.
2. Temporary stabilization or covering of soil stockpiles and protection of stockpile located away from construction activity must be maintained
3. Should construction activities cease for fifteen (15) days or more on any significant portion of the construction site, temporary stabilization is required for that portion of the site to prevent soil and wind erosion until work resumes on that portion of the site.

TEMPORARY STORWATER SECTION

Attachments to form TCEQ-0602

4. Should all construction activities cease for thirty days or more, the entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding or other method.

Schedule of Permanent Soil Stabilization Practices:

1. Stabilized any unpaved area that is final grade or remain unpaved for the next two weeks. Permanent stabilization may consist of sodding, seeding, or mulching that must be maintained to prevent erosion from the site until re-vegetation has achieved 70% coverage
2. Once construction is complete, remove all the pollution prevention measures that were temporary.

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Terry R Hagood

Date: 08-29-2025

Signature of Customer/Agent



Regulated Entity Name: GEORGETOWN FAMILY YMCA

Permanent Best Management Practices (BMPs)

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

1. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
☐ N/A
2. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

- ☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____
- ☐ N/A
3. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.
- ☐ N/A
4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- ☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.
- ☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.
- ☒ The site will not be used for low density single-family residential development.
5. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
- ☐ **Attachment A - 20% or Less Impervious Cover Waiver.** The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
- ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
- ☒ The site will not be used for multi-family residential developments, schools, or small business sites.
6. ☐ **Attachment B - BMPs for Upgradient Stormwater.**

- ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
 - ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
 - ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7. ☐ **Attachment C - BMPs for On-site Stormwater.**
- ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
 - ☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
8. ☐ **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- ☒ N/A
9. ☐ The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- ☒ The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
 - ☐ **Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. ☒ **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- ☒ Design calculations (TSS removal calculations)
 - ☒ TCEQ construction notes
 - ☒ All geologic features
 - ☒ All proposed structural BMP(s) plans and specifications
- ☐ N/A

11. ☒ **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- ☒ Prepared and certified by the engineer designing the permanent BMPs and measures
 - ☒ Signed by the owner or responsible party
 - ☒ Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
 - ☒ A discussion of record keeping procedures
- ☐ N/A
12. ☐ **Attachment H - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- ☒ N/A
13. ☒ **Attachment I - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.
- ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

14. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- ☐ N/A
15. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.
- ☐ N/A

PERMANENT STORMWATER SECTION

Attachments to form TCEQ-0600

ATTACHMENT A

This attachment is not needed. (20% or less Impervious Cover Waiver)

ATTACHMENT B

There is stormwater that originates upgradient from the site. The upgradient water is from the public ROW and existing asphalt pavement. The runoff sheet flows into the project site and comingles with project runoff. The combined runoff is collected in various onsite drainage areas which contribute to various grate inlets. The combined runoff is conveyed in a piped storm sewer system to the sedimentation/filtration pond for treatment.

ATTACHMENT C

A single sedimentation/sand filter BMP will be used to prevent pollution of surface water or ground water originating on-site.

ATTACHMENT D

There are no surface streams, sensitive features or aquifer entrance points on this site. The water quality pond will significantly reduce the pollutants being piped to the downstream Berry Creek.

ATTACHMENT E

This attachment is not needed. (Request to Seal Features)

ATTACHMENT F

See attached drawings. (Construction Plans)

ATTACHMENT G

See attached maintenance plan for the ponds. (TCEQ-0589).

ATTACHMENT H

This attachment is not needed. (Pilot-Scale Field Testing Plan)

ATTACHMENT I

All flows from the site will be conveyed through a private storm sewer system to the permanent BMP and detention pond. The detention pond will control the increased runoff from the developed impervious cover to existing conditions flow rates for the 2, 10, 25, and 100 year storm events to insure no increase in the flows as demonstrated in the calculations in the plan sheets.

SUGGESTED MAINTENANCE PLAN AND SCHEDULE FOR SAND FILTER

PROJECT NAME: GEORGETOWN FAMILY YMCA

ADDRESS: 6100 Williams Drive

CITY, STATE ZIP: Georgetown, Texas 78633

The Best Management Practice for water quality control is a single offline sand filter with sedimentation chamber. The systems include a concrete splitter box with overflow for peak flow diversion of 100-year storm flows. Outflow from the sand filter is to a lift station which will pump the discharge to a storm sewer line for a single point of storm water discharge from the site.

Regular, routine maintenance is essential to effective, long-lasting performance of sand filters. Neglect or failure to service the sedimentation and sand filter on a regular basis will lead to poor performance and eventually costly repairs. It is required that sand filter BMPs be inspected on a quarterly basis and after large storms for the first year of operation. This intensive monitoring is intended to ensure proper operation and provide maintenance personnel with a feel for the operational characteristics of the filter.

Certain construction and maintenance practices are essential to efficient operation of the filter. The biggest threat to any filtering system is exposure to heavy sediment loads that clog the filter media. Construction within the watershed should be complete prior to exposing the filter to stormwater runoff. All exposed areas should be stabilized to minimize sediment loads. Runoff from any unstabilized construction areas should be treated via a separate sediment system that bypasses the filter media.

Other recommended maintenance guidelines include:

- **Inspections.** BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.
- **Sediment Removal.** Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should be cleared from the inlet structure at least every year and the required sediment volume restored at least every 5 years.
- **Media Replacement.** Maintenance of the filter media is necessary when the draw-down time exceeds 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited to the top 2 to 3 inches.
- **Debris and Litter Removal.** Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the stone gabion structure.
- **Filter Underdrain.** Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.
- **Mowing.** Grass areas in and around sand filters 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. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

Inspections shall be documented in a report format and maintained as part of the maintenance records for the BMP.

GENERAL MAINTENANCE SCHEDULE:

Monthly: The vegetative growth around the structures shall be checked. The growth shall not exceed 18 inches in height. Remove debris and litter and any obstructions from the sediment chamber. Remove all debris and accumulated sediment within the splitter when the depth reaches 6".

Quarterly: Inspect for erosion or damage to structures. The ground surface shall have uniform grass cover, no debris, litter, or obstructions. Bare spots and areas of erosion shall be reseeded and restored to complete coverage and density. Sand surface shall be raked to smooth the surface and breakup any crusted areas. Remove any areas of sand which has been clogged due to sediment. Retore with sand media and rake to a smooth surface consistent with the remaining sand filter. Filter underdrain shall be checked for any clogging and, if present, cleaned.

After Rainfall: Fill and level eroded areas with topsoil and reseed and restore. Remove any debris, obstructions, or litter from splitter boxes or manholes.

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.

YMCA of Central Texas will be responsible for storing and maintaining all maintenance records at the YMCA Metro Offices located at 1826 North Mays Street, Round Rock, Texas

Responsible Party: YMCA of Central Texas

Mailing Address: 1812 N. Mays

City, State: Round Rock, Texas Zip: 78664

Telephone: 512-246-9622 FAX: ()

Signature of Responsible Party

Date

9-17-25

Signature of Engineer

Date

08-29-2025



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

I JEFF ANDRESEN,
Print Name
PRESIDENT,
Title - Owner/President/Other
of YMCA OF CENTRAL TEXAS,
Corporation/Partnership/Entity Name
have authorized TERRY R. HAGOOD
Print Name of Agent/Engineer
of HAGOOD ENGINEERING ASSOCIATES, 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

5-30-23
Date

THE STATE OF Texas §
County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Andresen 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 May, _____.




NOTARY PUBLIC

Ariel White
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 05/12/2026

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: GEORGETOWN FAMILY YMCA

Regulated Entity Location: 6100 WILLIAMS DRIVE, GEORGETOWN TEXAS 78633

Name of Customer: YMCA OF CENTRAL TEXAS

Contact Person: RICH CARLTON

Phone: 512-923-0658

Customer Reference Number (if issued): CN 601387905

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

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

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

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	11.40 Acres	\$ 6,500.00
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	. Acres	\$
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 08-29-2025

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

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

Organized Sewage Collection Systems and Modifications

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

Exception Requests

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

Extension of Time Requests

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150



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 601387905		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)					
<i>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).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
YMCA OF CENTRAL TEXAS					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits) 56638201	10. DUNS Number (if applicable)
11. Type of Customer:		☐ Corporation		☐ Individual	Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other		☐ Sole Proprietorship		☒ Other: NON PROFIT	
12. Number of Employees				13. Independently Owned and Operated?	
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher				☐ Yes ☒ No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
☐ Owner ☐ Operator ☒ Owner & Operator ☐ Other: ☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant					
15. Mailing Address:	1812 N. Mays Street				
	City	ROUND ROCK	State	TX	ZIP 78664 ZIP + 4
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(512) 246-9622		() -

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								
<i>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).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
GEORGETOWN FAMILY YMCA								
23. Street Address of the Regulated Entity: (No PO Boxes)	6100 WILLIAMS DRIVW							
	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:	BEGINNING AT THE WEST BOUNDARY OF 5721 WILLIAMS DR, APPRX. 2780 FT WEST							
26. Nearest City					State	Nearest ZIP Code		
GEORGETOWN				TX		78633		
<i>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).</i>								
27. Latitude (N) In Decimal:		30.708951			28. Longitude (W) In Decimal:		-97.752897	
Degrees	Minutes	Seconds		Degrees	Minutes	Seconds		
30	42	32.22		-97	35	10.43		
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)		
8399		7991		813319		713940		
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
COMMUNITY FITNESS FACILITY								
34. Mailing Address:	1812 N. MAYS							
	City	ROUND ROCK	State	TX	ZIP	78664	ZIP + 4	
35. E-Mail Address:		RCARLTON@YMCACTX.ORG						
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)		
(512) 246-9622						() -		

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

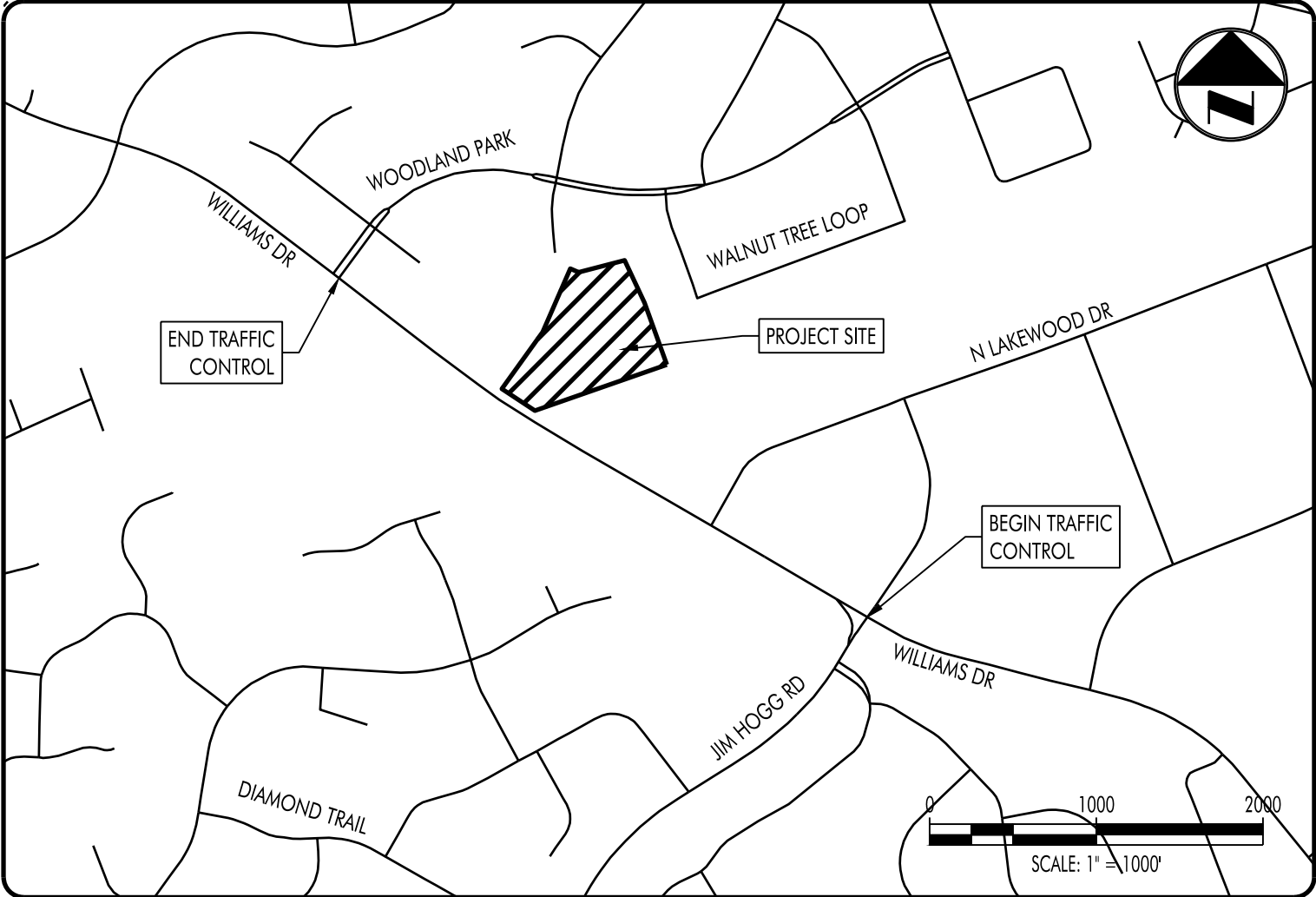
40. Name:	RAQUEL SAENZ		41. Title:	PROJECT ASSISTANT
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(512) 244-1546		() -	RAQUELR@HEAENG.COM	

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:	HAGOOD ENGINEERING ASSOCIATES, INC	Job Title:	PROJECT MANAGER/ P.E.	
Name (In Print):	TERRY R. HAGOOD	Phone:	(512) 244- 1546	
Signature:			Date:	8/28/2025

SITE LOCATION MAP



BENCHMARKS

BM #1 - JPH BENCHMARK (SEE SP)
ELEV = 956.76

BM #2 - JPH BENCHMARK (SEE SP)
ELEV = 953.92

LEGAL DESCRIPTION

LOT 1, BLOCK A, WELLSRING YMCA ADDITION (PENDING APPROVAL AND RECORDATION) PLEASE SEE SHEETS PLAT 1 AND PLAT 2.

PLAN SUBMITTALS

NO.	DATE	COMMENTS
1	8/15/2025	SUBMITTAL TO CITY OF GEORGETOWN
2	8/29/2025	SUBMITTAL TO TCEQ - WPAP ADMINISTRATIVE
3	09/15/2025	SUBMITTAL TO TCEQ - WPAP ADMINISTRATIVE UPDATE 1
4		
5		
6		
7		
8		
9		
10		

RELATED CASES

CASE NO	DESCRIPTION
2024-1-ANX	ANNEXATION AND ZONING
2024-14-PPP	PRELIMINARY FINAL PLAT

GENERAL NOTES:

- 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.
- 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.
- THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
- DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
- OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
- 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.
- THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
- ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
- A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
- FIRE FLOW REQUIREMENTS OF _____ PER MINUTE ARE BEING MET BY THIS PLAN.
- 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.
- THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEERS 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.
- 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.
- 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.
- ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
- AN ADMINISTRATIVE EXCEPTION FOR (AN ALTERNATE BUILDING GYM WALL, BUILDING PARAPET HEIGHT, AND BUILDING ROOF SLOPE) WAS APPROVED BY THE PLANNING DIRECTOR ON ____/____/____ TO ALLOW _____ PENDING APPROVAL.
- THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN. (FOR PROPERTIES LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE)
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 2-15-2024. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
- THIS PROJECT IS WITHIN THE TCEQ EDWARDS AQUIFER RECHARGE ZONE. PROJECT IS SUBJECT TO REQUIREMENTS OF THE APPROVED WATER POLLUTION ABATEMENT PLAN #EAPP _____.
- IMPERVIOUS COVER LIMITATION PER UDC 11.02.010 IS: (70%±5 ocs) + (55%±11.4-5) / 11.42 = 61.6%

SITE DEVELOPMENT PLANS

SUBMITTED FOR

GEORGETOWN FAMILY YMCA

SITE DEVELOPMENT IMPROVEMENTS

6100 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633

Sheet List Table

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
01	CVR	COVER SHEET
02	PLAT 1	PLAT
03	PLAT 2	PLAT
04	SRV	SURVEY
05	DP	DIMENSION PLAN
06	SA22.0	COMPOSITE FLOOR PLANS
07	SA32.0	OVERALL BUILDING ELEVATIONS - SDP
08	SA32.1	BUILDING ELEVATIONS
09	SA32.2	BUILDING ELEVATIONS
10	SA32.3	BUILDING ELEVATIONS
11	SA32.4	BUILDING ELEVATIONS
12	ES10.1	ELECTRICAL SITE PLAN
13	LA0.00	LANDSCAPE NOTES & SCHEDULES
14	LA0.01	LANDSCAPE SCHEDULES
15	LA1.00	LANDSCAPE PLAN
16	LA1.01	LANDSCAPE PLAN
17	LA1.02	LANDSCAPE PLAN
18	LA1.03	LANDSCAPE PLAN
19	LA5.01	LANDSCAPE DETAILS
20	TPP	TREE PRESERVATION PLAN
21	UFPP	UNDERGROUND FIRE PROTECTION PLAN
22	C00	GENERAL NOTES
23	C100	OVERALL EROSION AND SEDIMENTATION CONTROL PLAN
24	C101	EROSION AND SEDIMENTATION CONTROL PLAN
25	C102	EROSION AND SEDIMENTATION CONTROL PLAN
26	C103	EROSION AND SEDIMENTATION CONTROL PLAN
27	C104	EROSION AND SEDIMENTATION CONTROL PLAN
28	C112	DEMOLITION PLAN
29	C113	DEMOLITION PLAN
30	C114	DEMOLITION PLAN
31	C200	OVERALL UTILITY PLAN
32	C201	UTILITY PLAN
33	C202	UTILITY PLAN
34	C203	UTILITY PLAN
35	C204	UTILITY PLAN
36	C205	UTILITY PROFILES
37	C206	UTILITY PROFILES

Sheet List Table

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
38	C400	OVERALL GRADING PLAN
39	C401	GRADING PLAN
40	C402	GRADING PLAN
41	C403	GRADING PLAN
42	C404	GRADING PLAN
43	EDA	EXISTING DRAINAGE AREA MAP
44	DC1	DRAINAGE CALCULATIONS
45	DDA	DEVELOPED DRAINAGE AREA MAP
46	DC2	DRAINAGE CALCULATIONS
47	C300	OVERALL DRAINAGE PLAN
48	C302	DRAINAGE PLAN
49	C303	DRAINAGE PLAN
50	C304	DRAINAGE PLAN
51	C305	DRAINAGE PROFILES
52	C306	WATER QUALITY POND PLAN
53	C307	WATER QUALITY POND SECTIONS
54	C308	POND WALL ELEVATIONS
55	C309	WQ POND WALL FOOTING DIMENSION PLAN
56	C310	POND WALL SECTIONS
57	C311	SPLITTER BOX SECTION
58	C500	OVERALL DIMENSION PLAN
59	C501	DIMENSION PLAN
60	C502	DIMENSION PLAN
61	C503	DIMENSION PLAN
62	C504	DIMENSION PLAN
63	C600	OVERALL PAVING AND STRIPING PLAN
64	C601	PAVING AND STRIPING PLAN
65	C602	PAVING AND STRIPING PLAN
66	C603	PAVING AND STRIPING PLAN
67	C604	PAVING AND STRIPING PLAN
68	C70	CONSTRUCTION DETAILS
69	C71	ESC DETAILS
70	C72	UTILITY DETAILS
71	C73	UTILITY DETAILS
72	E10.2	ELECTRICAL SCHEDULES
73	E10.3	ELECTRICAL SCHEDULES

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

STATE OF TEXAS
COUNTY OF WILLIAMSON

★
★
★

I, TERRY R. HAGOOD, DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF GEORGETOWN, TEXAS.



Terry R. Hagood

9/15/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TERRY R. HAGOOD, P.E. 52960. THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER, AND MUST BE IN ACCORDANCE WITH THE RULES OF THE TEXAS ENGINEERING PRACTICE ACT.

ACCEPTED FOR CONSTRUCTION BY:

Systems Engineering
City of Georgetown, Texas

Date

UTILITY PROVIDERS

- WATER AND WASTEWATER: CITY OF GEORGETOWN
300-1 INDUSTRIAL AVE
GEORGETOWN, TX 78626
(512)930-3640
- GAS: ATMOS
BRAD CROSSWHITE
3110 N. I-35
ROUND ROCK, TX 78681
(512)310-3800
- ELECTRIC: ONCOR
DEREK SPENCER
317 N 2ND ST.
KILLEEN, TX 76541
(254)770-6239
- FIRE: GEORGETOWN FIRE DEPARTMENT
JASON FRYER (FIRE MARSHAL)
3500 D B WOOD RD
GEORGETOWN, TX 78628
(512)930-8453

PROPOSED USE	RETAIL	
ZONING	GENERAL COMMERCIAL [C3]	
AREA	496,584 S.F./11.40 AC.	
UTILITY PROVIDERS	WATER	COG
	WW	COG
	GAS	ATMOS
	ELEC	ONCOR

SITE PLAN PERMIT NO. _____

RECORDED FINAL PLAT DOC. NO. _____ PENDING

IMPERVIOUS COVER	
PUBLIC SIDEWALK, STREET, CURB AND GUTTER	1,422 SF
BUILDING FOOTPRINT	45,831 SF
PARKING, PRIVATE SIDEWALK	175,202 SF
TOTAL SF	222,455 SF
TOTAL I.C. %	43.20%
TOTAL AREA OF DISTURBANCE (LOC)	467,006.8 SF



REVISIONS

NO.	DATE	DESCRIPTION	APPROVED BY
1			
2			
3			
4			
5			

 900 E. Main Street Round Rock, TX 78664 Phone (512) 244-1546 Fax (512) 244-1010 www.haeng.com TBPE Registration No. F-12709 JOB NO. 22-012 © 2024 HEA, Inc.	JOB NO:	22-012
	DRAWN BY:	WSH
	CHECKED BY:	TRH
	P.I.C.:	TRH
	FILE NO:	22-012 SD CVR
	DATE:	9/15/2025
	SHEET:	01 OF 73

ENGINEER

HAGOOD ENGINEERING ASSOCIATES, INC.

900 E. MAIN STREET
ROUND ROCK, TEXAS 78664
TERRY R. HAGOOD, P.E.
(512) 244-1546
TERRYH@HEAENG.COM

LANDSCAPE ARCHITECT

STUDIO 16:19, LLC

305 W LIBERTY, SUITE 100
ROUND ROCK, TEXAS 78664
JONATHAN WAGNER, RLA, LI, ASLA
(512) 534-8680

ARCHITECT

SCHAEFER ARCHITECTURE

257 N. BROADWAY
WICHITA, KANSAS 67202
MALCOLM WATKINS AIA, NCARB, LED AP
(316) 684-0171

OWNER

YMCA OF CENTRAL TEXAS

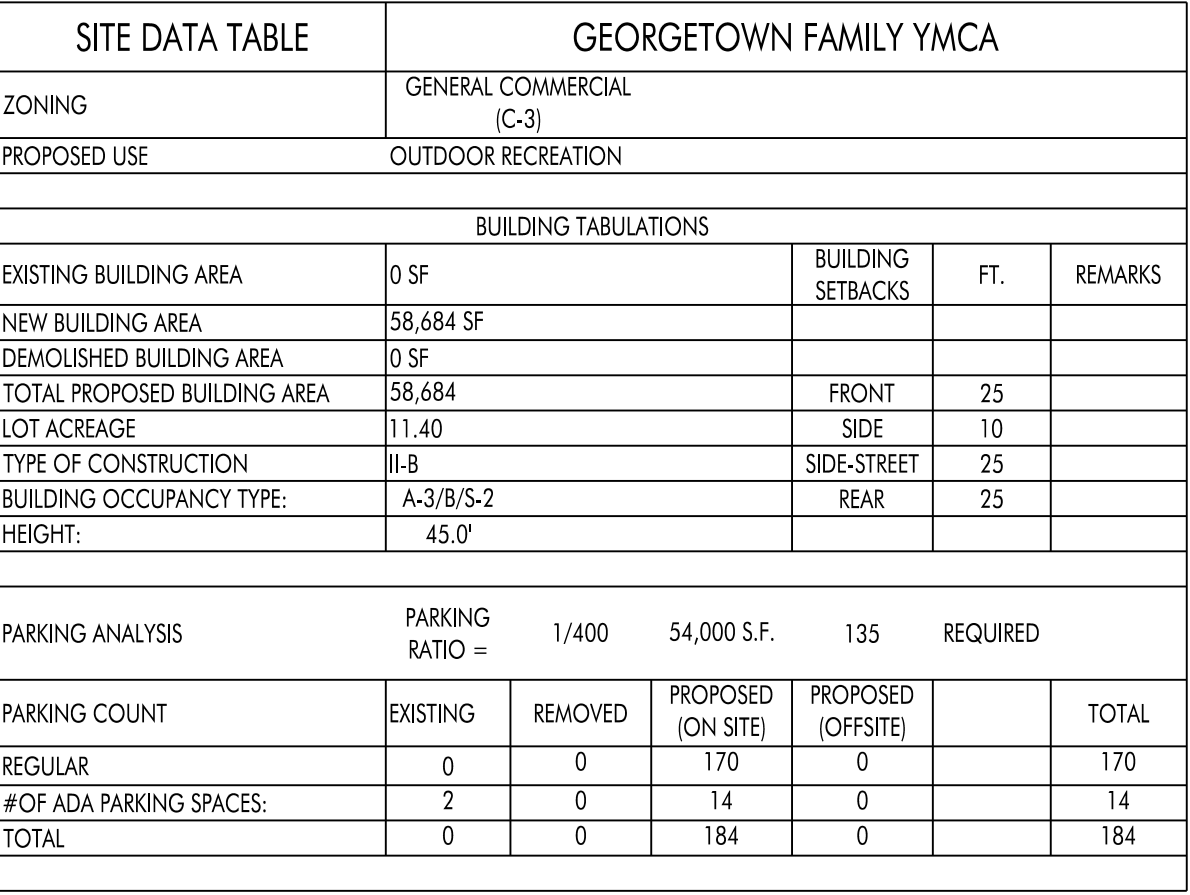
1812 N. MAYS STREET
ROUND ROCK, TEXAS 78664

RICH CARLTON
(512) 246-YMCA

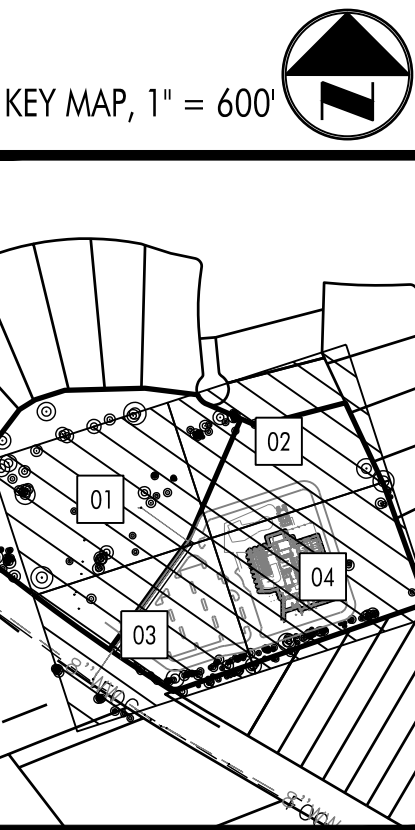
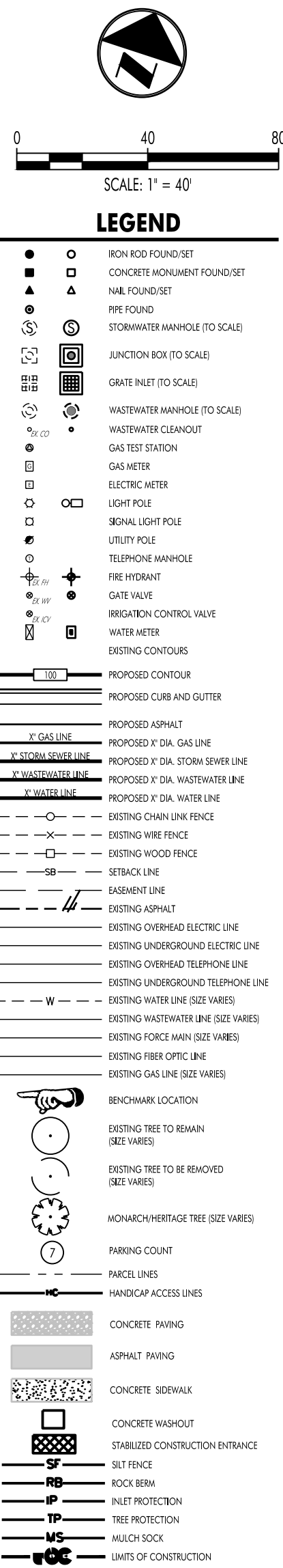
SURVEYOR

JPH LAND SURVEYING INC.

1516 E. PALM VALLEY BLVD., SUITE A4
ROUND ROCK, TEXAS 78664
CHRIS HENDERSON, RPLS
(512) 686-1474



1. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2 FOOT CANDLES AT A HEIGHT OF THREE FEET AT PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
2. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE ON THE SAME PLAN AND SCREENING DESIGN. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
3. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE 11' FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAT IS REQUIRED AND MUST BE SLOPED DRAIN. THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OF APPROVED FENCE OR SCREENING WITH OPAQUE GATES.




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TERRY R. HAGOOD
52960
REGISTERED
PROFESSIONAL ENGINEER
State of Texas

Terry R. Hagood

THE SIGNATURE WAS NOT BE AFFIXED WITHOUT THE
SEAL OF THE REGISTERED PROFESSIONAL ENGINEER, AND
THEN ONLY IN ACCORDANCE WITH THE RULES OF THE
TEXAS ENGINEERING PRACTICE ACT

DATE SIGNED: 09-15-2025
ISSUED FOR: AGENCY REVIEW

Schaefer
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316.684.0171

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STRUCTURAL ENGINEERS

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**PROGRESS DRAWINGS
NOT FOR CONSTRUCTION**

**YMCA OF CENTRAL TEXAS
GEORGETOWN FAMILY YMCA
6100 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633**

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REVISIONS	
HEA PROJECT NO.	
HEA PROJECT NO.22-012	
ISSUED DATE: 09-15-2025	

DIMENSION PLAN

05

DP

EXISTING TREE CHART			
Key	Legend	Size (Cal.)	Mitigation
P	Protected Trees Preserved	12" - <26"	
R	Protected Trees Removed	12" - <26"	1:1
NP	Non-Protected Trees Preserved	12" +	
R-NP	Non-Protected Trees Removed	12" +	n/a
HT	Heritage Trees Preserved	26" +	
R-HT	Heritage Trees Removed	26" +	3:1
C	Credit Trees Preserved	6" - <12"	
D	Dead or Diseased Trees Removed	n/a	n/a
OFF	Surveyed Trees Outside Boundary	(Not Included in Calcs)	

Key	Tag	Tree Species	Multi-Trunk Size (cal.)	Mitigation
P	80993	OAK	12.5	0
C	80994	OAK	10.5	0
C	80995	OAK	7.5	0
C	80996	OAK	9	0
C	80997	OAK	9	0
C	80998	OAK	8	0
C	80999	OAK	8	0
C	81000	OAK	6.5	0
P	81001	OAK	12	0
C	81002	OAK	9.5	0
C	81003	OAK	6.5	0
C	81004	OAK	9	0
C	81005	OAK	7	0
C	81006	OAK	6.5	0
C	81007	OAK	11	0
R-NP	81008	CEDAR	12	0
C	81009	OAK	7.5	0
P	81010	CEDAR ELM	12	0
C	81011	CEDAR ELM	8.5	0
C	81012	OAK	9	0
C	81013	CEDAR ELM	9	0
HT	81014	OAK	28	0
P	81015	CEDAR ELM	15.5	0
C	81016	CEDAR ELM	8	0
C	81017	CEDAR ELM	7	0
C	81909	OAK	6.5	0
C	82052	CEDAR ELM	11	0
C	82053	CEDAR ELM	10	0
C	82054	CEDAR ELM	7	0
C	82055	CEDAR ELM	7.5	0
P	82056	CEDAR ELM	13.5	0
C	82057	CEDAR ELM	11	0
NP	82058	CEDAR	7.5	0
NP	82059	CEDAR	12.5	0
C	82060	CEDAR ELM	9	0
NP	82061	CEDAR	9	0
C	82062	CEDAR ELM	7	0
NP	82063	CEDAR	14	0
NP	82064	CEDAR	6	0
NP	82065	CEDAR	17.5	0
C	82066	GUM-BUMELIA	7	0
C	82067	CEDAR ELM	9	0
NP	82068	HACKBERRY	7	0
C	82069	CEDAR ELM	9.5	0
C	82070	CEDAR ELM	9.5	0
C	82071	CEDAR ELM	8.5	0
C	82072	CEDAR ELM	7	0
C	82073	CEDAR ELM	8.5	0
C	82074	CEDAR ELM	7.5	0
C	82075	CEDAR ELM	7.5	0
P	82076	OAK	14	0
C	82077	CEDAR ELM	8	0
C	82078	CEDAR ELM	10	0
P	82079	CEDAR ELM	12	0
C	82080	CEDAR ELM	10.5	0
C	82081	CEDAR ELM	8	0
C	82082	CEDAR ELM	7	0
C	82083	CEDAR ELM	7	0
HT	82084	OAK	34.5	0
C	82085	CEDAR ELM	10	0
HT	82086	OAK	27.5	0
P	82087	OAK	17.5	0
R	82088	OAK	15	15
R-NP	82089	OAK	7	0
R-NP	82090	OAK	8	0
R-NP	82091	OAK	11	0
R-NP	82092	CEDAR	8	0
NP	82093	CEDAR	7	0
NP	82094	CEDAR	11.5	0
NP	82095	CEDAR	13.5	0
NP	82096	CEDAR	7	0
C	82097	CEDAR ELM	10.5	0
C	82098	OAK	11.5	0
C	82099	OAK	10.5	0
NP	82100	CEDAR	6.5	0
R-NP	82101	CEDAR	7	0
C	82102	CEDAR ELM	8.5	0
P	82103	OAK	14	0
P	82104	OAK	14	0
C	82105	OAK	10	0
NP	82106	HACKBERRY	13	0
NP	82107	CEDAR	6.5	0
C	82108	OAK	6	0
NP	82109	CHINABERRY	6	0
NP	82110	CEDAR	6.5	0
P	82111	OAK	12	0
C	82112	OAK	8.5	0
C	82113	CEDAR ELM	8.5	0
P	82114	OAK	15.5	0
C	82115	OAK	9.5	0
P	82116	OAK	15.5	0
P	82117	OAK	18.5	0
P	82118	OAK	12	0
C	82119	CEDAR ELM	9	0
NP	81120	CEDAR	11	0
NP	82121	CEDAR	8	0
NP	82122	CEDAR	6.5	0
C	82127	CEDAR ELM	6	0
NP	82137	CEDAR	6.5	0
NP	82138	CEDAR	6.5	0
NP	82139	CEDAR	7	0
R-NP	82146	HACKBERRY	8	0
NP	82147	CEDAR	16.5	0
NP	82148	CEDAR	8	0
R-NP	82149	CEDAR	10	0
NP	82150	HACKBERRY	7.5	0
NP	82151	CEDAR	8	0
R-NP	82152	CEDAR	11.5	0
C	82153	GUM-BUMELIA	9	0
NP	82154	CEDAR	16.5	0
C	82155	OAK	6.5	0
C	82156	OAK	8	0
NP	82157	CEDAR	33	0
NP	82158	CEDAR	30.5	0
C	82172	OAK	10	0
R-NP	82198	CEDAR	7	0



SCALE: 1" = 40'

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PROGRESS DRAWINGS
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ELECTRICAL ENGINEERS

YWCA OF CENTRAL TEXAS
CONSTRUCTION PLANS FOR
FAMILY YMCA WASTEWATER IMPROVEMENTS
6100 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633

KEY MAP, 1" = 600'

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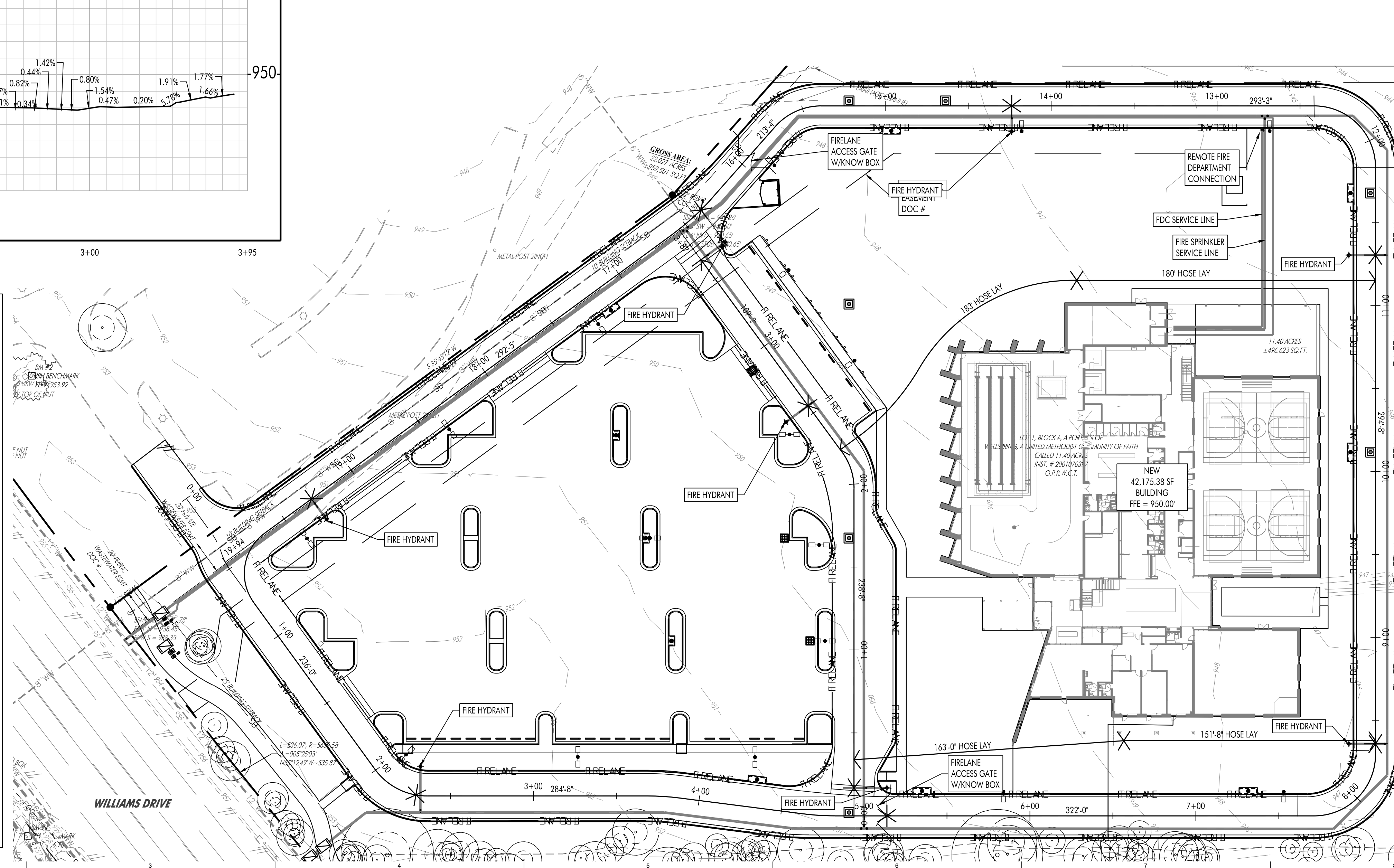
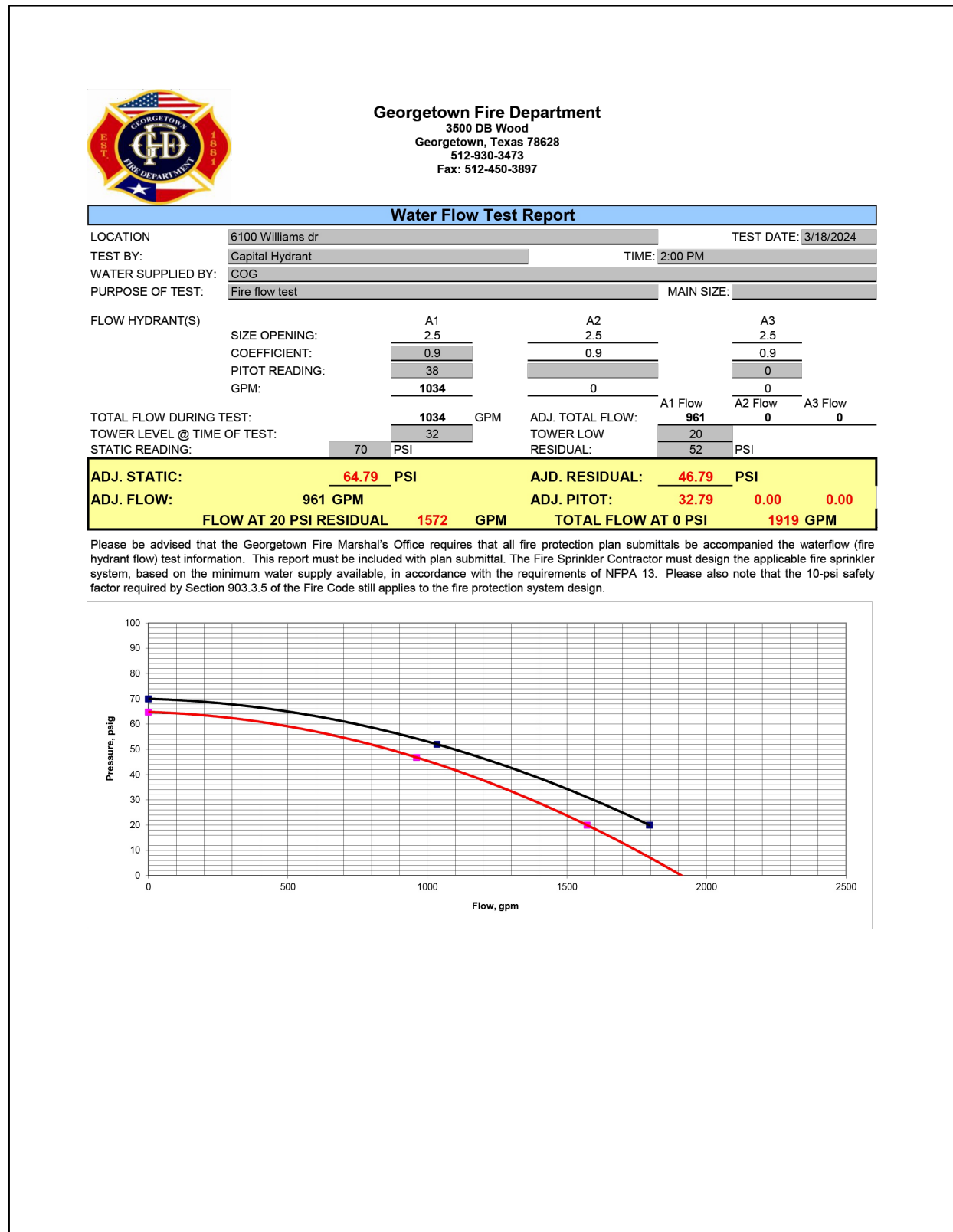
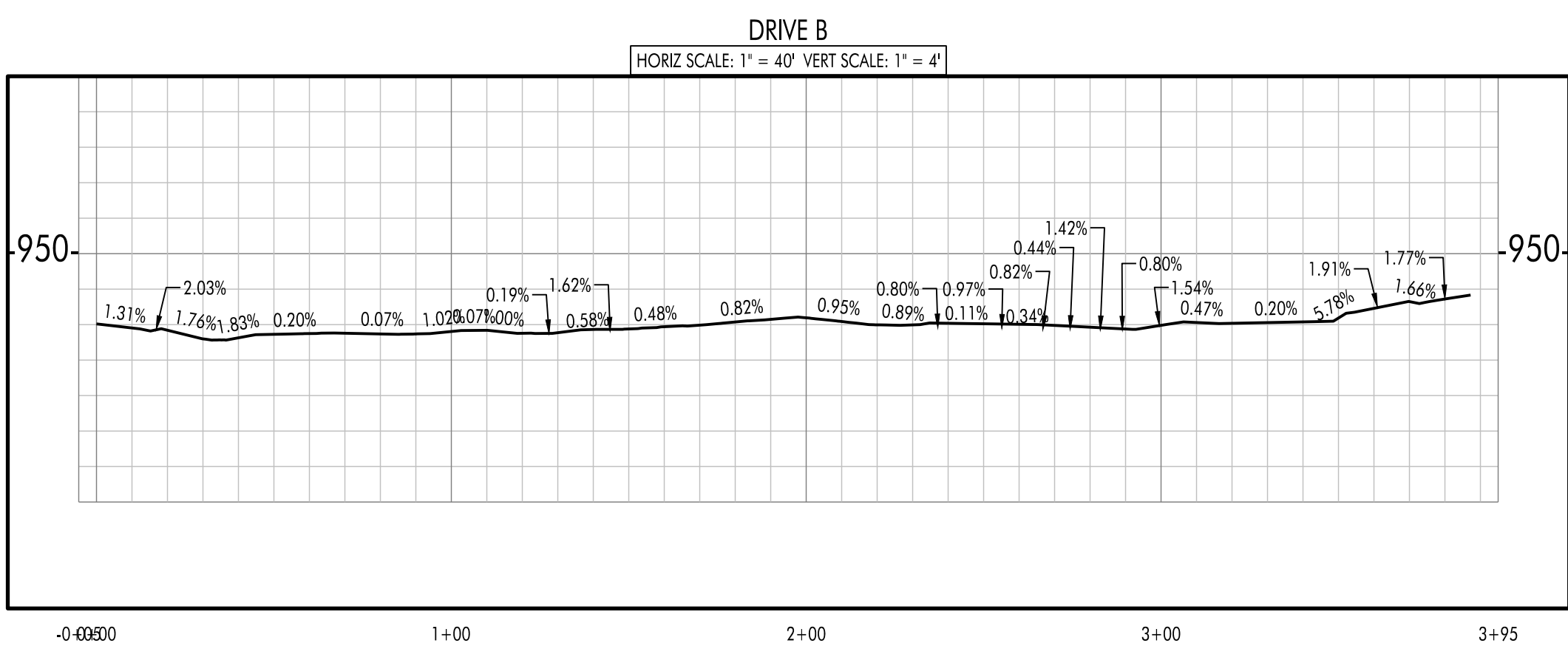
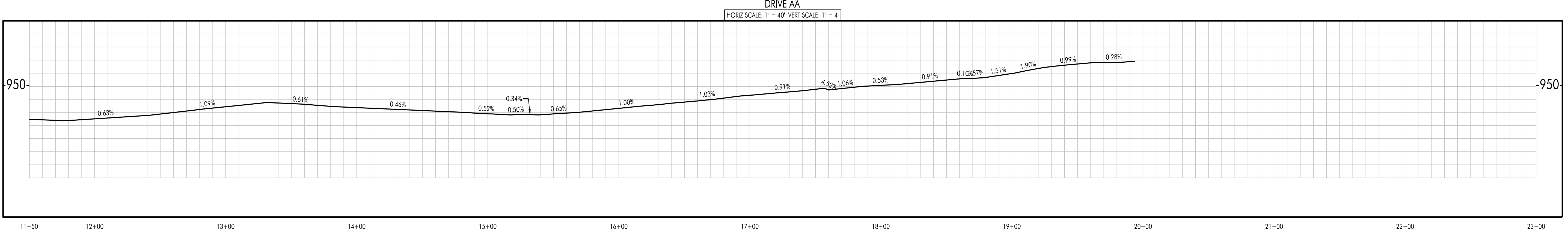
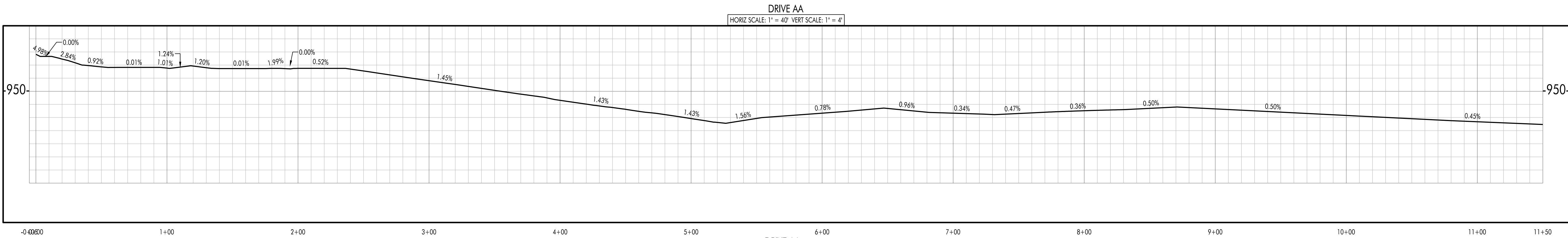
HEA PROJECT NO.

HEA PROJECT NO. 22-012
ISSUED DATE: 09-15-2025

TREE PRESERVATION
PLAN

20

TPP



GEORGETOWN GENERAL NOTES

WATER AND WASTEWATER NOTES:

- PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
- PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26), DUCTILE IRON (AWWA C-100, MIN. CLASS 200).
- UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER, DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42" MINIMUM AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
- ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
- ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
- THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
- LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE CITY INSPECTOR.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR (REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF GEORGETOWN.
- SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE, SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER REQUIRED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF GEORGETOWN, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY FEE AMOUNTS MAY BE OBTAINED BY CALLING THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT.
- THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY PERSONNEL.
- THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
- THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY.
- ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
- ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:

WATER SERVICE	"W" ON TOP OF CURB
WASTEWATER SERVICE	"S" ON TOP OF CURB
CURB VALVE	"V" ON FACE OF CURB

TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF GEORGETOWN.
- CONTACT THE CITY ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
- THE CITY FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE FIRE DEPARTMENT MAY MONITOR SUCH TESTING.
- SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

SIEVE SIZE	PERCENT RETAINED BY WEIGHT
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100
- THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES, MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
- ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

FIRE DEPARTMENT CONNECTION (FDC) NOTES

- 2018 IFC 912.2 - LOCATION
WITH RESPECT TO HYDRANTS, DRIVEWAYS, BUILDINGS AND LANDSCAPING, FIRE DEPARTMENT CONNECTIONS SHALL BE SO LOCATED THAT FIRE APPARATUS AND HOSE CONNECTED TO SUPPLY THE SYSTEM WILL NOT OBSTRUCT ACCESS TO THE BUILDINGS FOR OTHER FIRE APPARATUS.
- 2018 IFC 912.4 - ACCESS
IMMEDIATE ACCESS TO FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED AT ALL TIMES AND WITHOUT OBSTRUCTION BY FENCES, BUSHES, TREES, WALLS, BEHIND PARKING STALLS, OR ANY OTHER FIXED OR MOVABLE OBJECT.
- 2018 IFC 912.5 - SIGNS
INSTALL A SIGN ABOVE THE FIRE DEPARTMENT CONNECTION STATING "FDC". THE SIGN SHALL BE 7" ABOVE GRADE. THE SIGN SHALL HAVE REFLECTIVE WHITE LETTERS UPON A REFLECTIVE RED BACKGROUND. THE LETTERING SHALL BE MINIMUM 2 INCH STROKE AND MINIMUM 6 INCHES IN HEIGHT.
- 2018 IFC 912.7 - INSPECTION
ALL FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED AS APPROVED BY THE FIRE CODE OFFICIAL.
- TWO RED STREET LANE REFLECTORS (STIMSONITE MODEL 8848 OR SIMILAR) SHALL BE INSTALLED SIX INCHES FROM CENTERLINE OF THE FIRE APPARATUS ACCESS ROADWAY ON THE SIDE CLOSEST TO THE FDC. MARKERS SHALL BE PARALLEL TO THE FDC HAVING THE REFLECTIVE ENDS OF THE STREET MARKERS FACING THE DIRECTION OF TRAFFIC.
- THE FDC FOR THE FIRE SPRINKLER SYSTEM SHALL HAVE A 5 INCH STORTZ CONNECTION ON A 30 DEGREE DOWNTURN WITH A KNOX BRAND LOCKING CAP.

SEQUENCE OF CONSTRUCTION:

- INSTALL EROSION CONTROLS AS INDICATED ON APPROVED SITE PLAN.
- INSTALL TREE PROTECTION AS NOTED ON APPROVED SITE PLAN.
- SCHEDULE PRE CONSTRUCTION MEETING WITH THE CITY INSPECTION DEPT., CONTRACTOR, UTILITY CONTRACTOR, AND ENGINEER.
- EVALUATION OF TEMPORARY EROSION CONTROL INSTALLATION. REVIEW CONSTRUCTION SCHEDULE AND THE EROSION CONTROL PLAN.
- BEGIN SITE CLEARING.
- INSTALL TEMPORARY SEDIMENTATION PONDS AND ROUGH GRADE SITE. INSPECT AND MAINTAIN ALL CONTROLS AS PER GENERAL NOTES.
- CONSTRUCT SITE UTILITIES.
- MID-CONSTRUCTION ON-SITE MEETING TO COORDINATE CHANGES IN CONSTRUCTION SCHEDULE AND EVALUATE EFFECTIVENESS OF EROSION CONTROL PLAN (CITY INSPECTOR, PROJECT ENGINEER, GENERAL CONTRACTOR).
- CONSTRUCT PAVING, PARKING AND BUILDINGS.
- COMPLETE CONSTRUCTION AND INSTALL LANDSCAPING.
- PROVIDE AS-BUILTS TO ENGINEER.
- REVEGETATE DISTURBED AREAS OR COMPLETE A DEVELOPERS CONTRACT FOR THE RE-VEGETATION ALONG WITH THE ENGINEERS CONCURRENCE LETTER.
- PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY, FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF THE LETTER
- RECEIVE CITY CLEARANCE FOR OCCUPANCY.
- REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS.

FIRE DEPARTMENT NOTES

- PRIVATE FIRE HYDRANT MAINTENANCE SHALL BE IN ACCORDANCE WITH NFPA 291.
- ALL PRIVATE HYDRANT BARRELS WILL BE PAINTED RED WITH THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN PARAGRAPH C OF THIS SECTION TO INDICATE FLOW. IT WILL BE THE CUSTOMERS RESPONSIBILITY TO TEST AND MAINTAIN THEIR PRIVATE FIRE HYDRANT(S).
 - ALL PRIVATE FIRE HYDRANTS SHOULD BE INSPECTED, MAINTAINED, AND FLOW TESTED ANNUALLY AND COLOR CODED TO INDICATE THE EXPECTED FIRE FLOW FROM THE HYDRANT DURING NORMAL OPERATION. SUCH COLOR APPLIED TO THE FIRE HYDRANT BY PAINTING THE BONNET THE APPROPRIATE COLOR FOR THE EXPECTED FLOW CONDITION.
 - HYDRANT FLOW CODING STANDARDS: PUBLIC HYDRANT BARRELS WILL BE PAINTED SILVER, THE HYDRANTS WILL BE FLOW TESTED, AND THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN AS FOLLOWS:
 - BLUE - GREATER THAN 1500 GPM
 - GREEN - 1000-1500 GPM
 - ORANGE - 500-999 GPM
 - RED - LESS THAN 500 GPM
 - BLACK OR BAGGED - NOT WORKING
 - FIRE LANE MARKING:
 - ON PAVEMENT FIRE LANE, STRIPES SHALL BE A CONTINUOUS 8" RED COLOR STRIPE WITH:
"NO PARKING - FIRE LANE - TOW AWAY ZONE" IN 4" WHITE COLOR LETTERS.
b. ALONG CURBS, PAINT FACE WITH RED COLOR AND WRITE:
"NO PARKING - FIRE LANE - TOW AWAY ZONE" IN 4" WHITE COLOR LETTERS.

FIRE PROTECTION NOTES

- APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY.
- BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS.
- ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 INSTALLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES.
- ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEMENT. THRUST BLOCKING AND JOINT RESTRAINTS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24.
- ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO). ALL JOINT RESTRAINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION.
- ALL UNDERGROUND SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND WITNESSED BY GEORGETOWN FMO.
- ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI OR 50 PSI IN EXCESS OF THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE + OR - 5 PSI FOR 2 HOURS.
- FENCES, LANDSCAPING, AND OTHER ITEMS WILL NOT BE INSTALLED WITHIN 3 FEET, AND WHERE THEY WILL OBSTRUCT THE VISIBILITY OR ACCESS TO HYDRANTS OR REMOTE FDCS.
- LICENSE REQUIREMENTS OF EITHER RWE-U OR G WHEN CONNECTING BY UNDERGROUND TO THE WATER PURVEYORS MAIN FROM THE POINT OF CONNECTION OR VALVE WHERE THE PRIMARY PURPOSE OF WATER IS FIRE PROTECTION SPRINKLER SYSTEM.

STREET AND DRAINAGE NOTES:

- ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNERS EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING.
- BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3' OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
- DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
- STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/4" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT.
- BARRICADES BUILT TO CITY STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
- ALL R.C.P. SHALL BE MINIMUM CLASS III.
- THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY: SKG ENGINEERING IN A REPORT DATED OCTOBER 2022, AND THE PAVING SECTIONS DESIGNED IN ACCORDANCE WITH THE CURRENT CITY DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS: SEE DETAIL SHEET C70

- THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.
- WHERE PIS ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE CITY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.

GENERAL NOTES: CITY OF GEORGETOWN

- THESE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEERS 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.
- THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN AFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
- THIS SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
- WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
- WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
- MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
- WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
- WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO THE CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
- WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY OF GEORGETOWN ON DVD FORMAT PRIOR TO PAVING THE STREETS.
- PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY CONTRACTOR TO 200 PSI FOR 4 HOURS.
- PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
- PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
- ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
- LONG FIRE HYDRANT LEAD SHALL BE RESTRAINED.
- ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
- WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF TCEQ AND THE CITY.
- FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TxDOT TYPE A GRADE 1.
- HOT MIX ASPHALT CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.
- ALL SIDEWALK RAMPS ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.
- A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENT. THIS BOND SHALL BE ESTABLISHED FOR 2YEARS IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
- RECORD DRAWINGS OF THE PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE ON A PDF EMAILED TO THE DEVELOPMENT ENGINEER.
- PRIOR TO CONSTRUCTION ABOVE THE SLAB, PROVIDE AN ALL-WEATHER DRIVE SURFACE OF ASPHALT OR CONCRETE OR CHIP SEAL PLACED ONTO BASE MATERIAL ENGINEERED TO WITHSTAND 75,000 LBS. AN ACCEPTANCE INSPECTION BY FIRE INSPECTIONS IS REQUIRED (2012 IFC 503 AND D102.1).
- IN GENERAL ACCORDANCE WITH UDC SECT. 3.09.090, AN SDP SHALL EXPIRE 24 MONTHS AFTER APPROVAL, UNLESS AN ASSOCIATED BUILDING PERMIT APPLICATION HAS BEEN APPROVED.

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HEA PROJECT NO.22-012
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GENERAL NOTES

22

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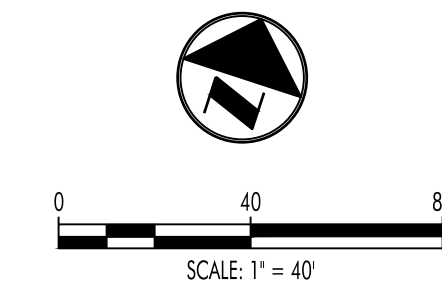
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1. CONTRACTOR TO ENSURE AT ALL TIMES, CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THROUGH A STABILIZED CONSTRUCTION ENTRANCE.
2. ALL DIRT, MUD, ROCKS, DEBRIS, ETC. SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED SURFACES, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
3. CONTRACTOR TO IMPLEMENT TRAFFIC CONTROL MEASURES AS REQUIRED TO MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
4. EROSION CONTROL SHALL BE IN PLACE PRIOR TO ANY DEMOLITION.
5. THE CONTRACTOR SHALL CONSTRUCT AN ALL WEATHER SURFACE ACCESS DRIVE PRIOR TO GOING VERTICAL WITH THE BUILDING STRUCTURE. DIRT WORK AND FOUNDATION WORK MAY BE DONE PRIOR TO THE CONSTRUCTION OF THIS REQUIREMENT. ALL WEATHER SURFACE IS DEFINED AS ASPHALT, CONCRETE OR CHIP SEAL OVER AN ENGINEERED COMPACTED BASE.
6. ALL EXISTING AREAS SHALL BE REVEGETATED AND ESTABLISHED PER CITY OF CEDAR RAPIDS AND TC&Q REQUIREMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE SITE INSPECTOR.
8. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING PRIOR TO SCHEDULING THE PRECONSTRUCTION MEETING: NOTICE OF INTENT APPLIED TO TC&Q TO THE CITY USA COORDINATOR DENNIS NELSON, UPLOAD TC&Q NOT TO MISS AND POST ON SITE WITH CGP AND SWPP.
9. ALL UNDERGROUND UTILITIES MUST BE LOCATED PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING POND DURING ALL CONSTRUCTION ACTIVITY PRIOR TO FINAL CERTIFICATE OF OCCUPANCY. COORDINATE WITH THE CITY OF CEDAR RAPIDS WATER COORDINATOR, DENNIS NELSEN AT 202.881.5359.
11. AREA OF DISTURBANCE LIMITS OF CONSTRUCTION = 517,581 S.F.



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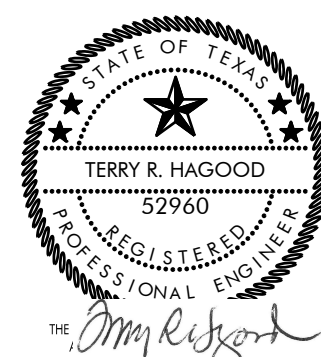
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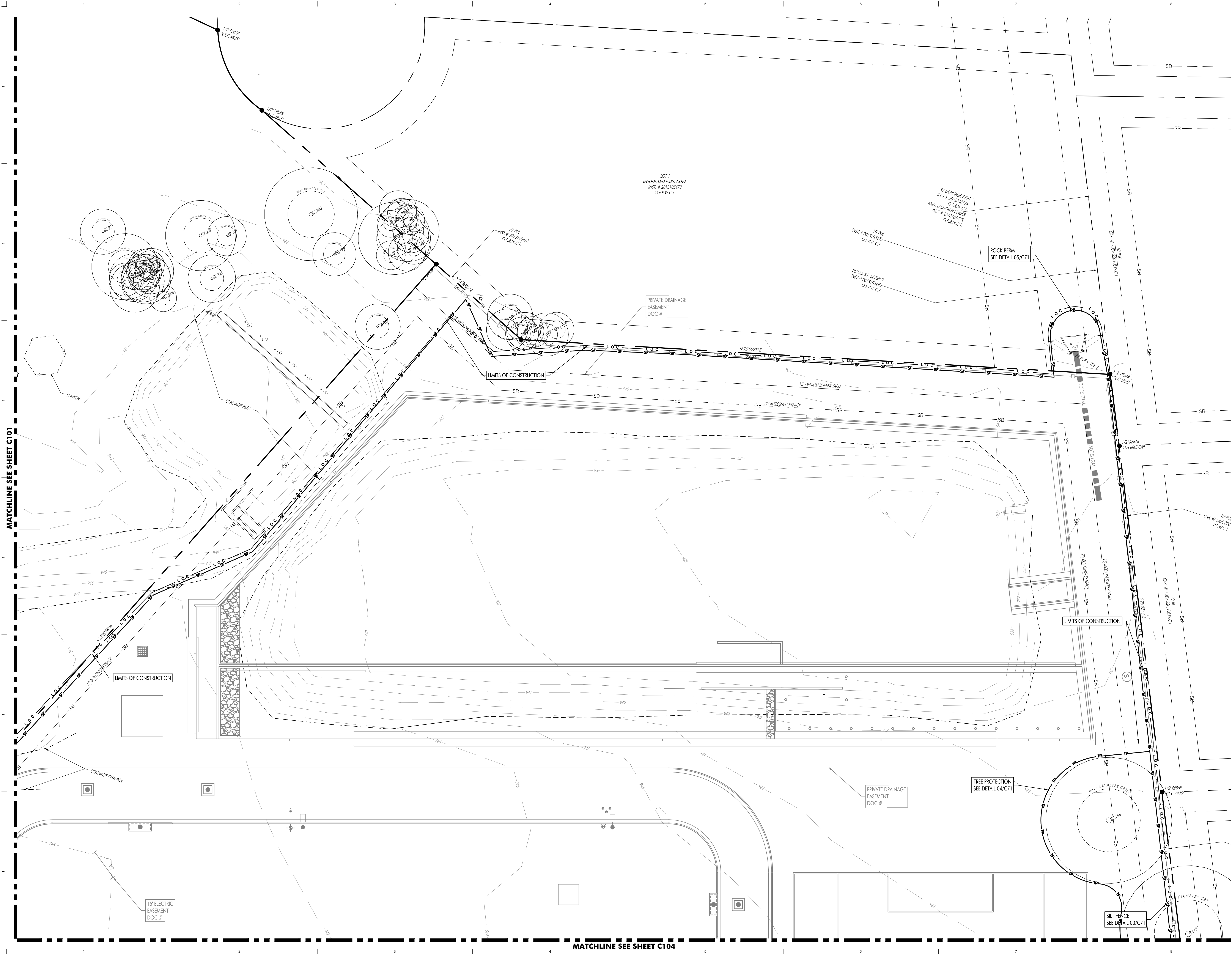
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OVERALL EROSION AND SEDIMENTATION CONTROL PLAN

23

C100



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**EROSION AND
SEDIMENTATION
CONTROL PLAN**

25

C102

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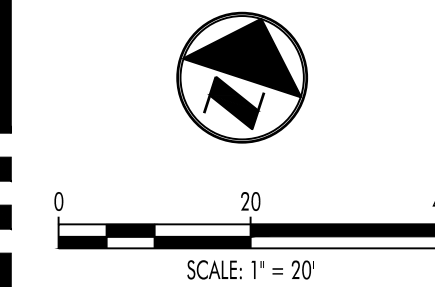
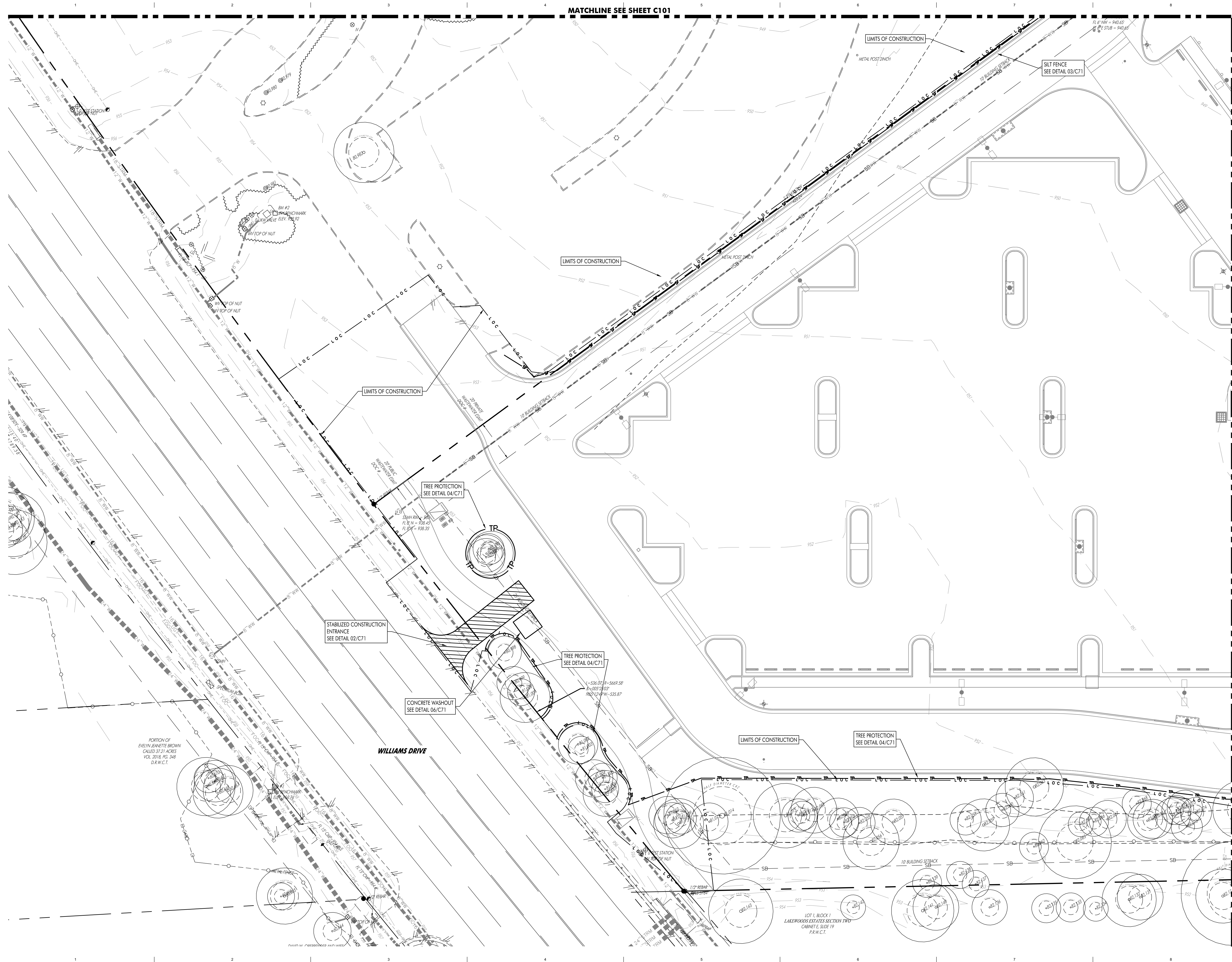
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KEY MAP, 1" = 600'



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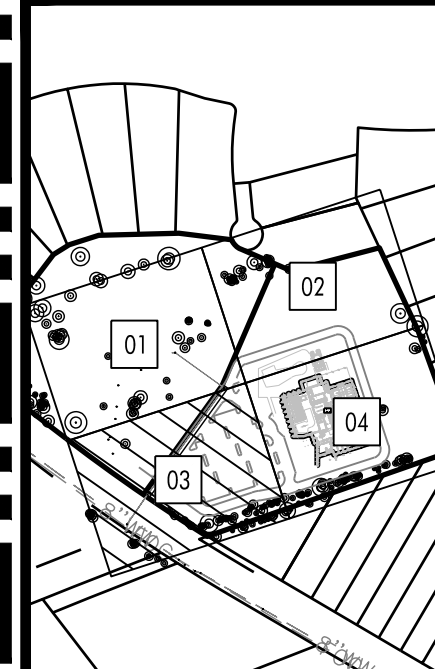
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EROSION AND SEDIMENTATION CONTROL PLAN

26

C103

KEY MAP, 1" = 600'





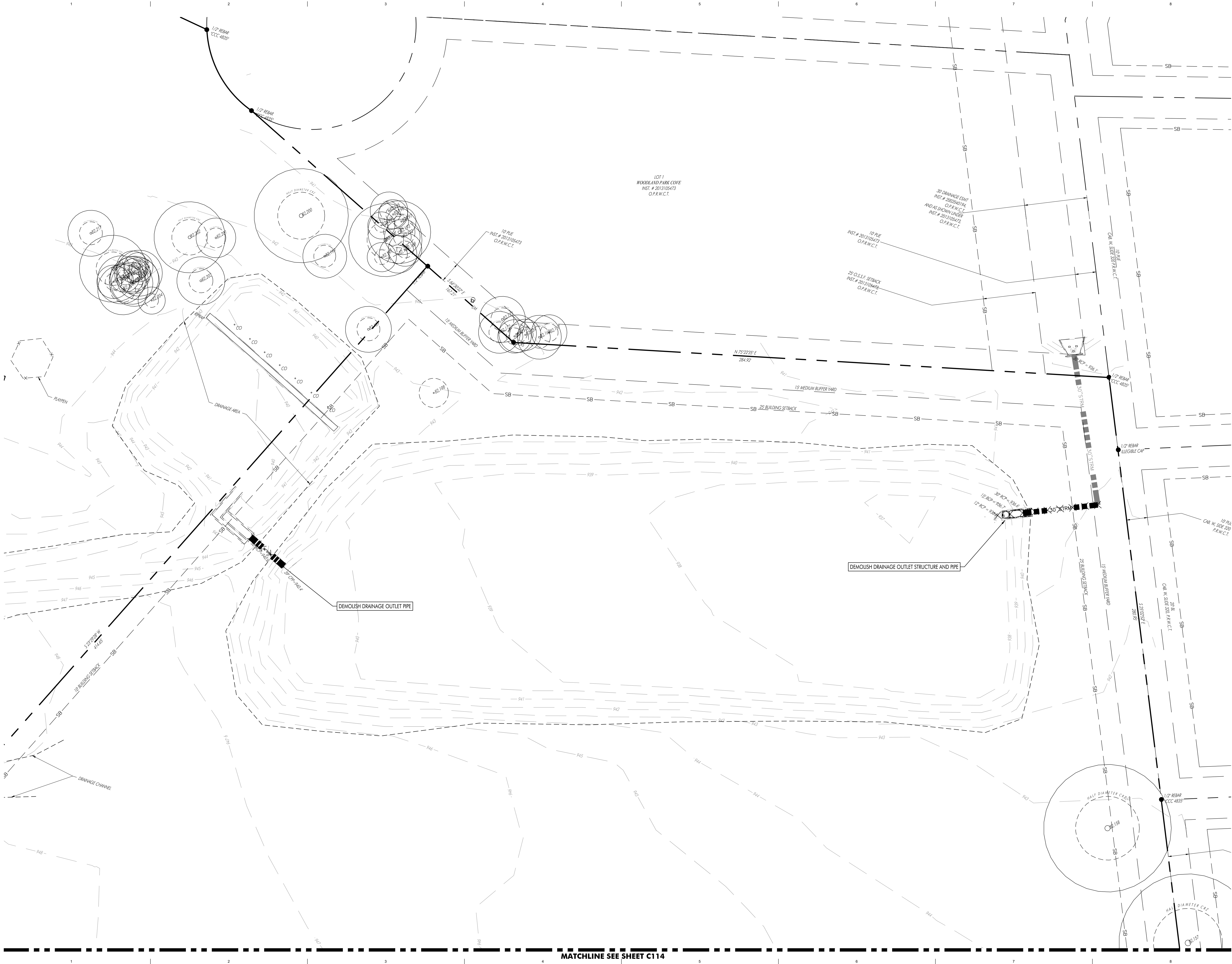
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DEMOLITION PLAN

28

C112

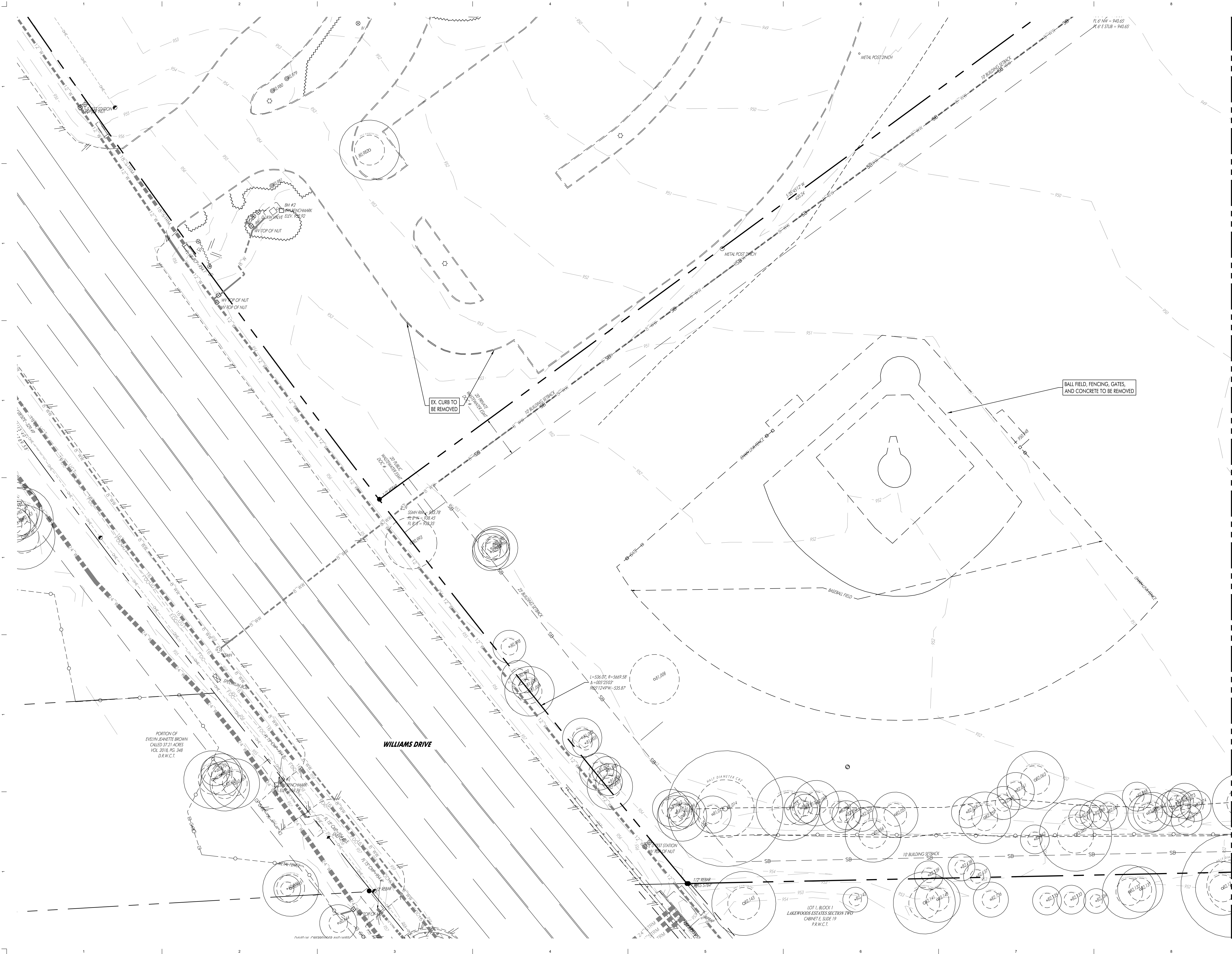
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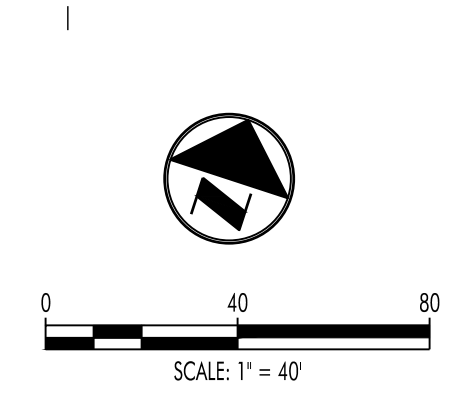
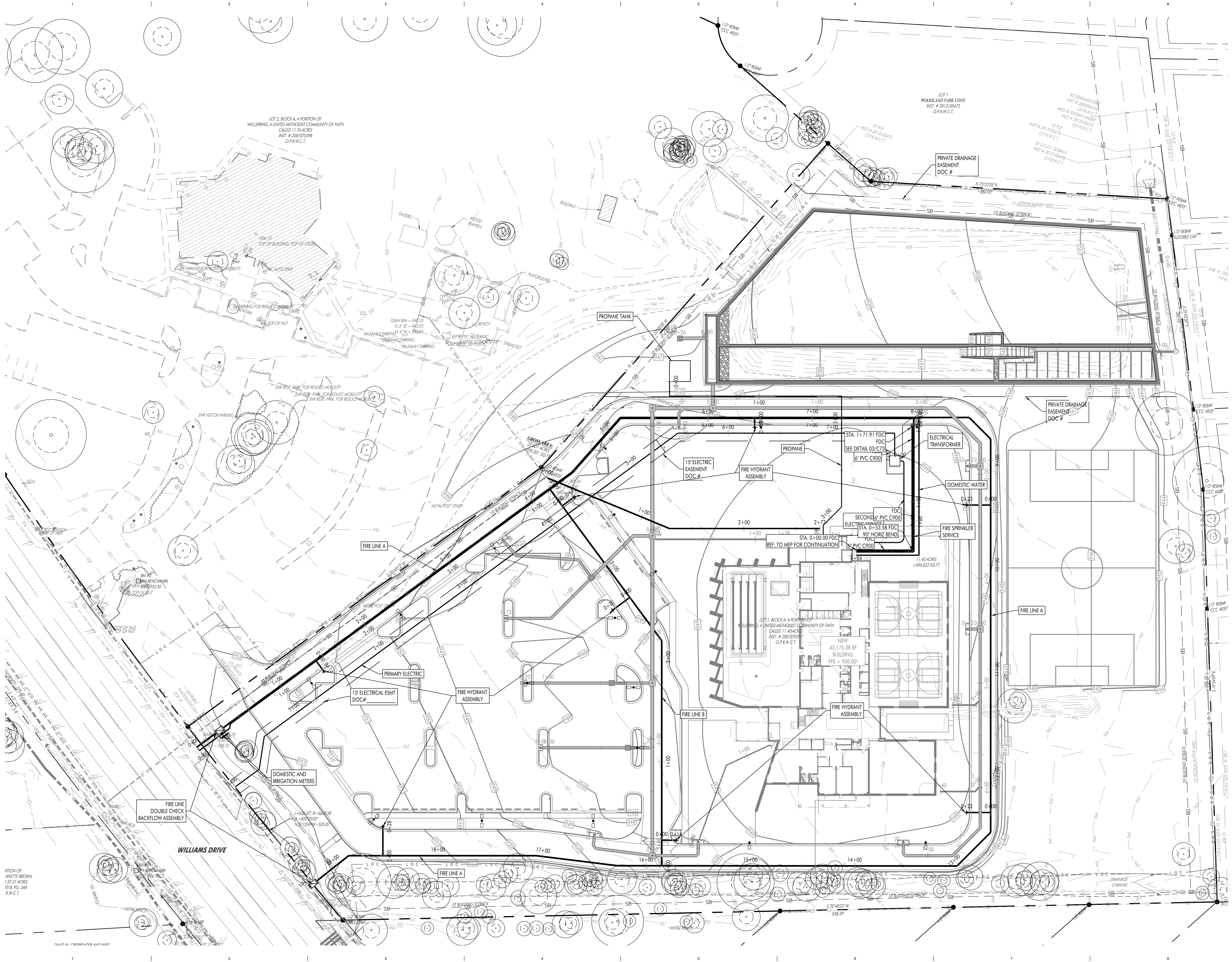
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29

C113



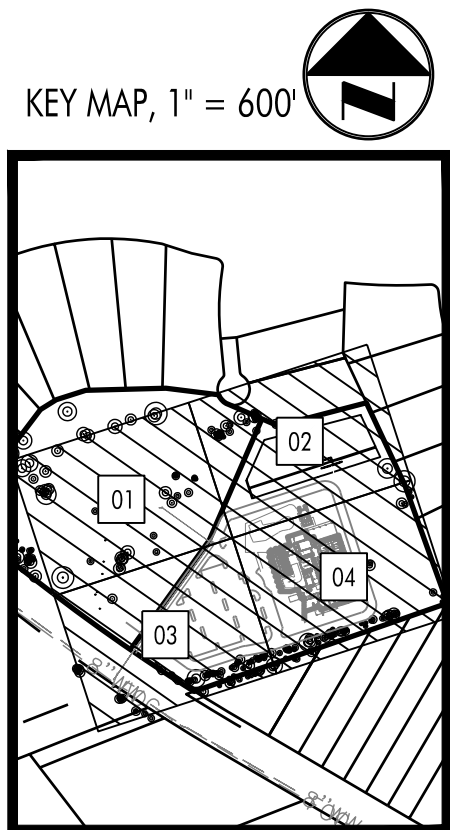
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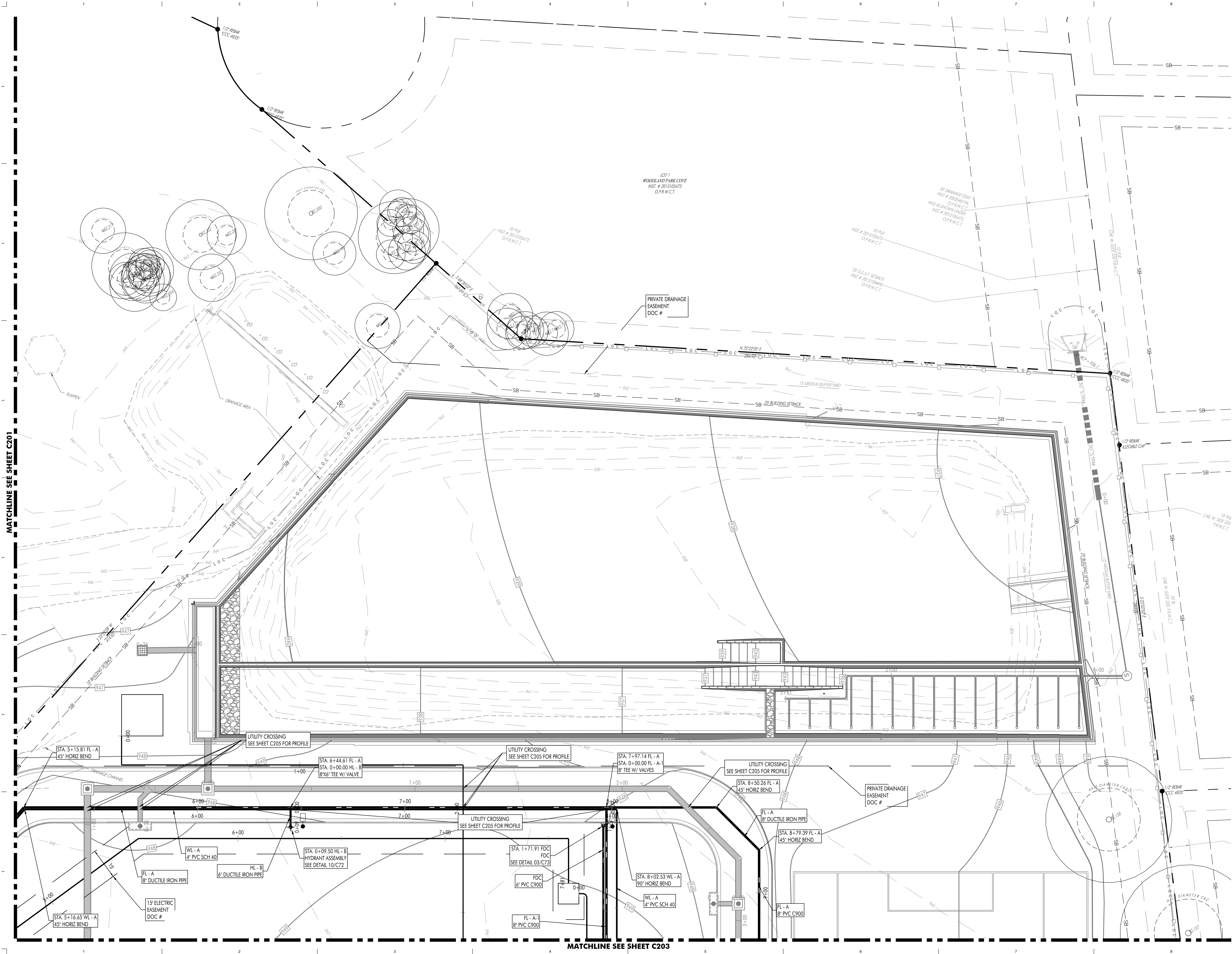
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OVERALL UTILITY PLAN

31
C200



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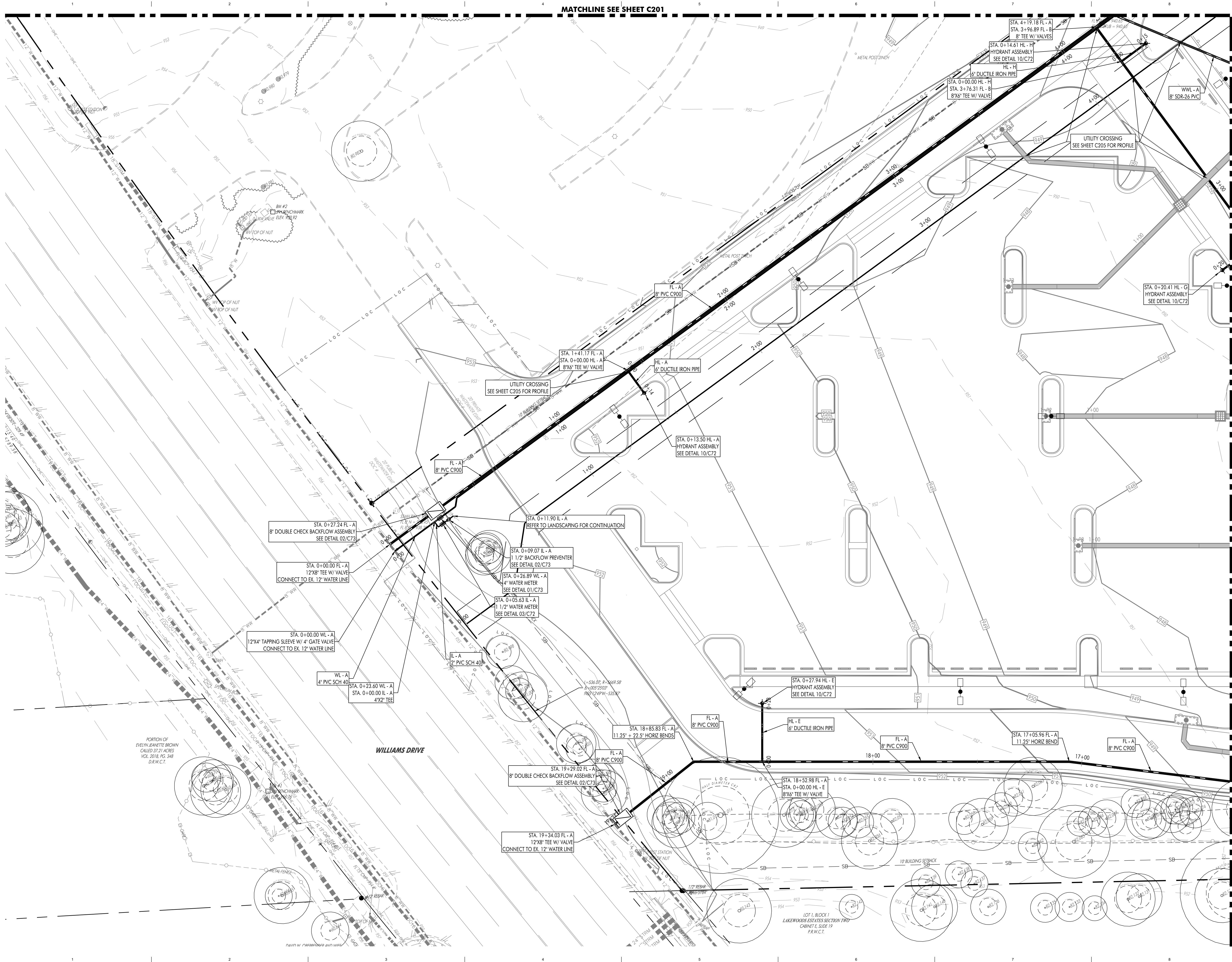
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UTILITY PLAN

33

C202



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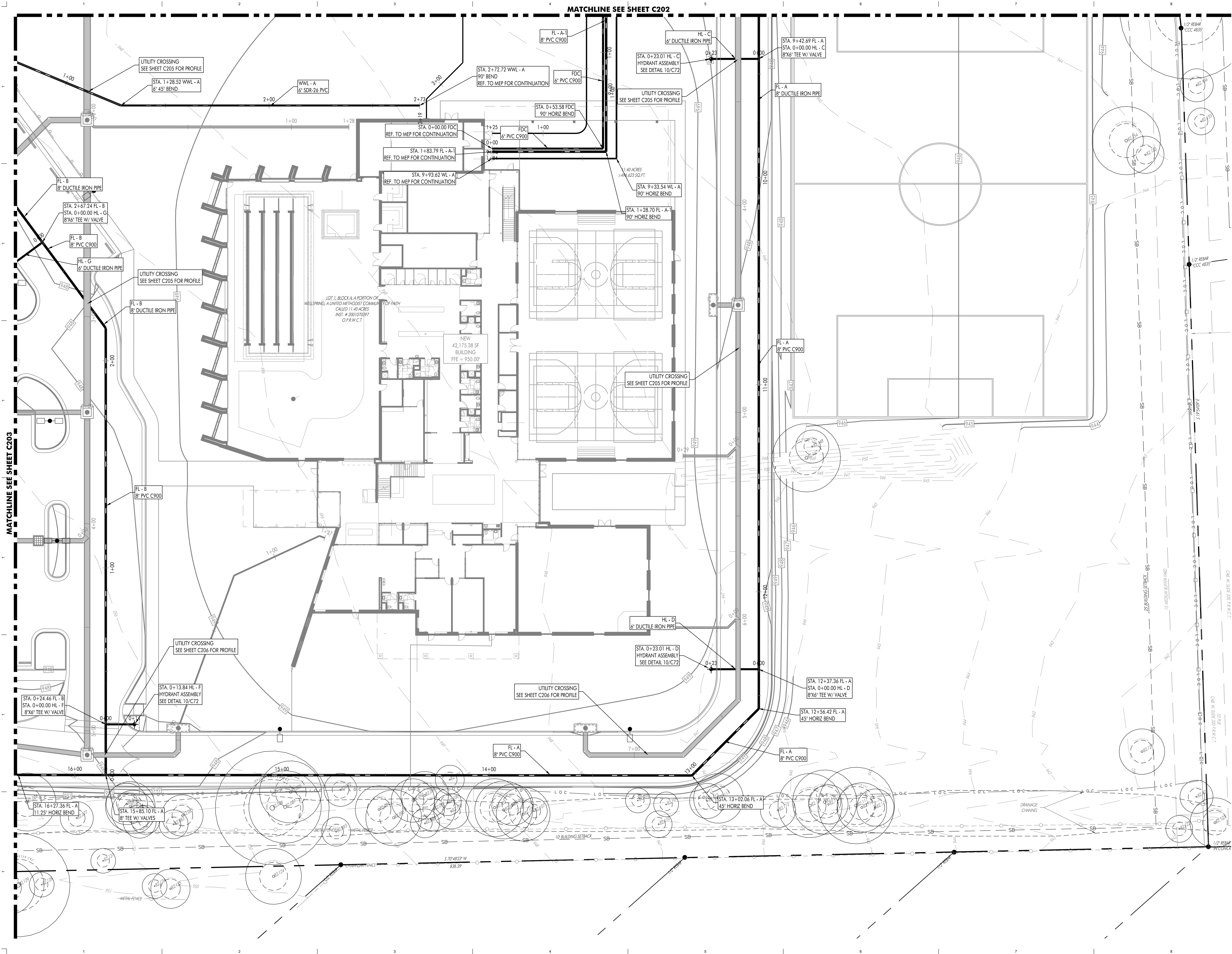
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UTILITY PLAN

35

C204

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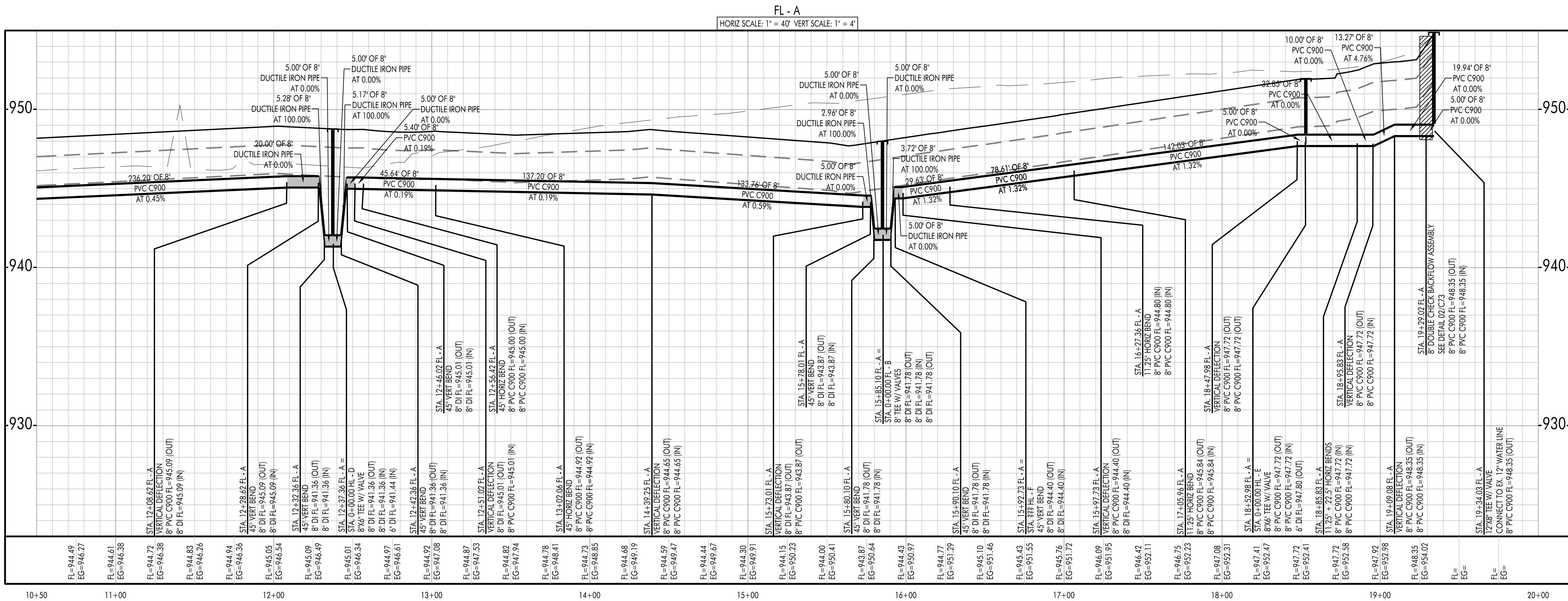
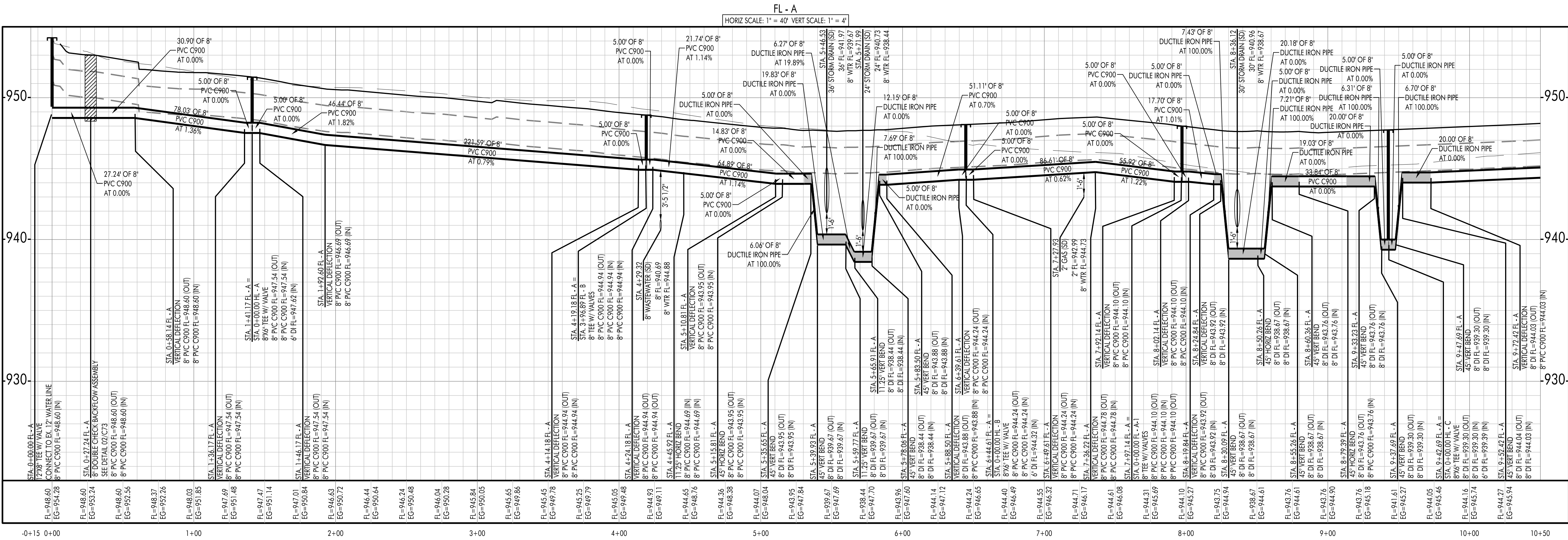
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UTILITY PROFILES

36
C205

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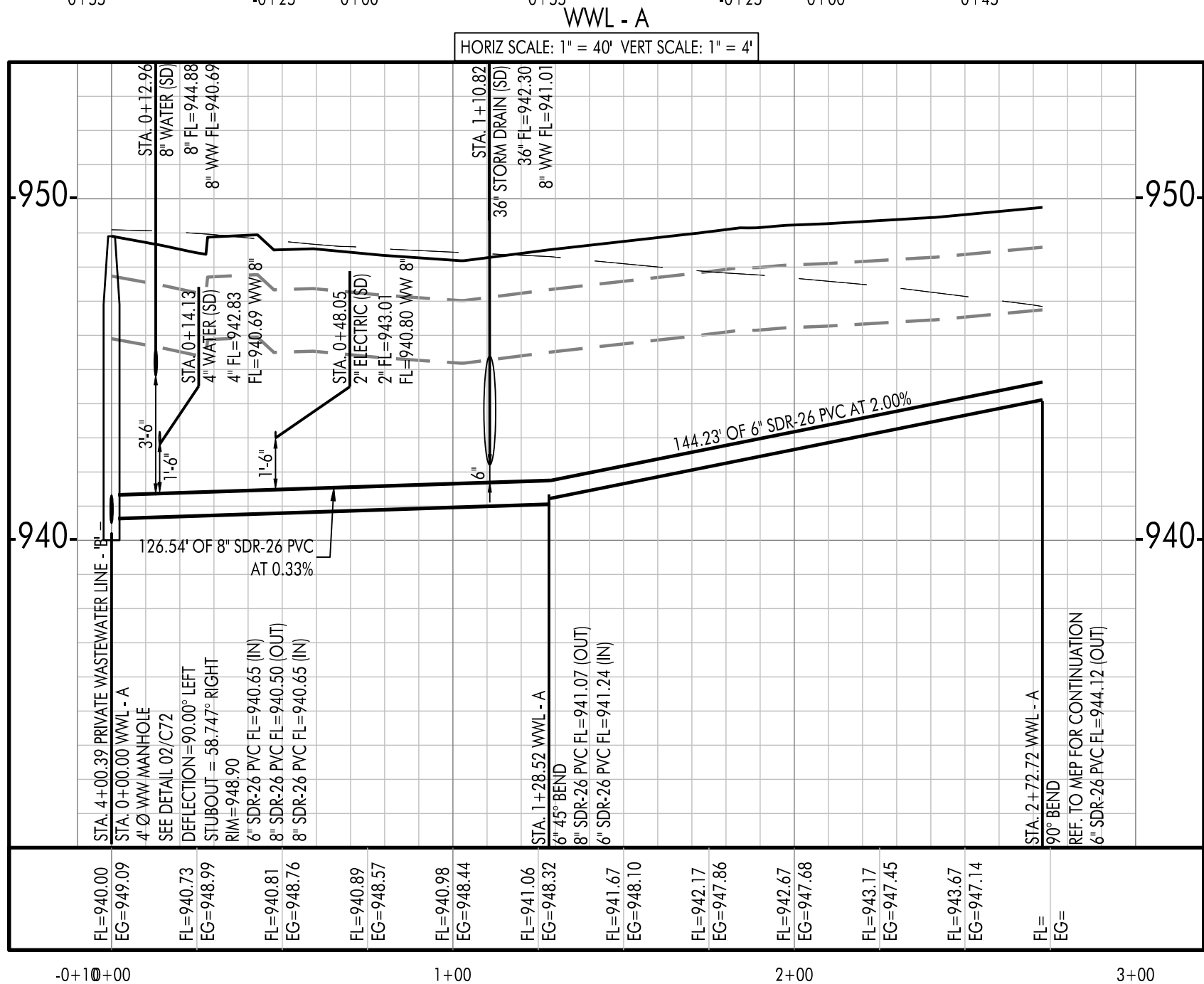
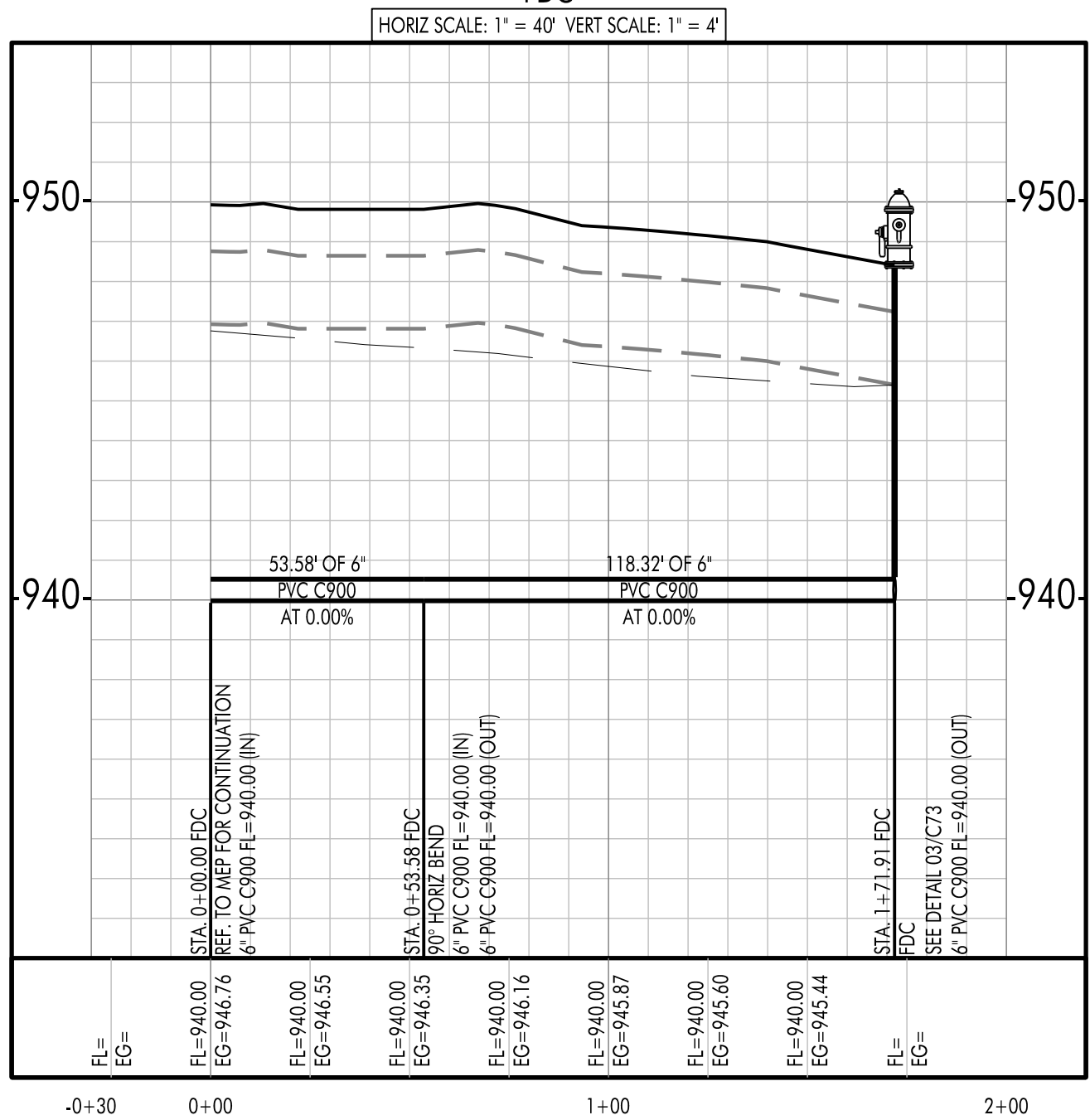
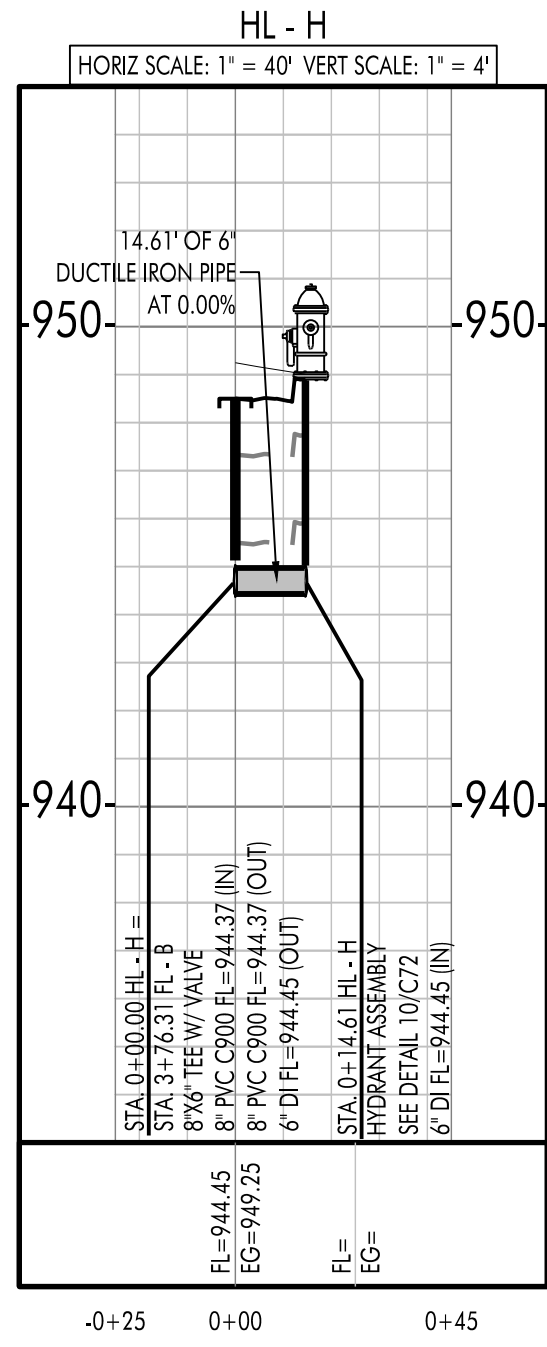
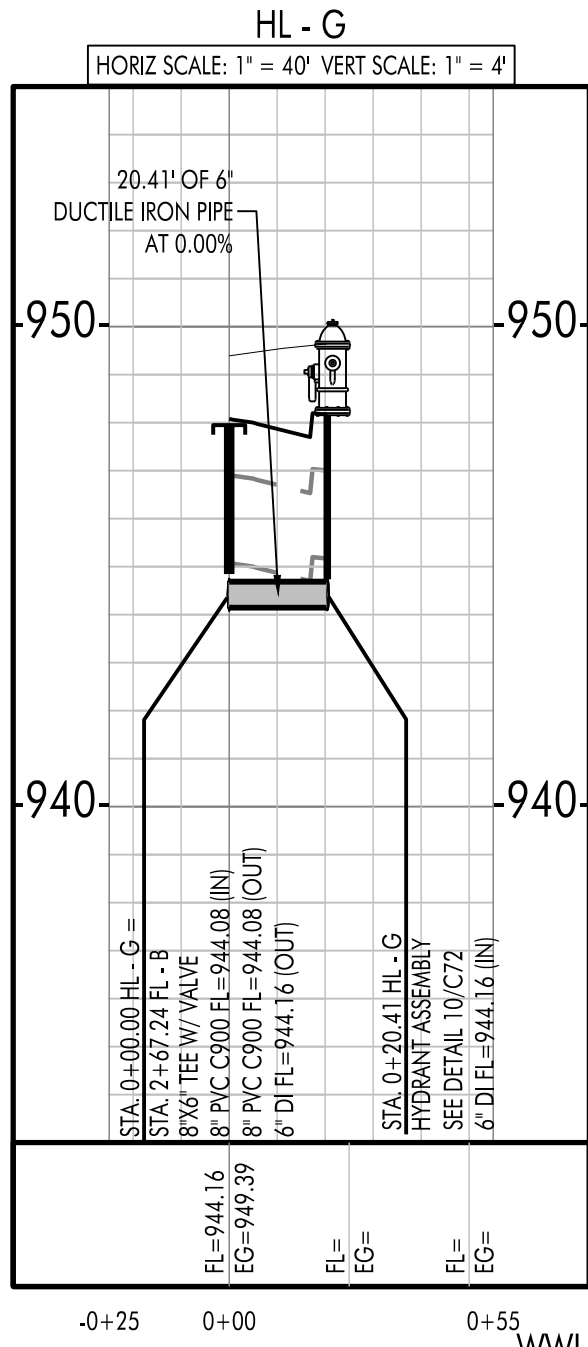
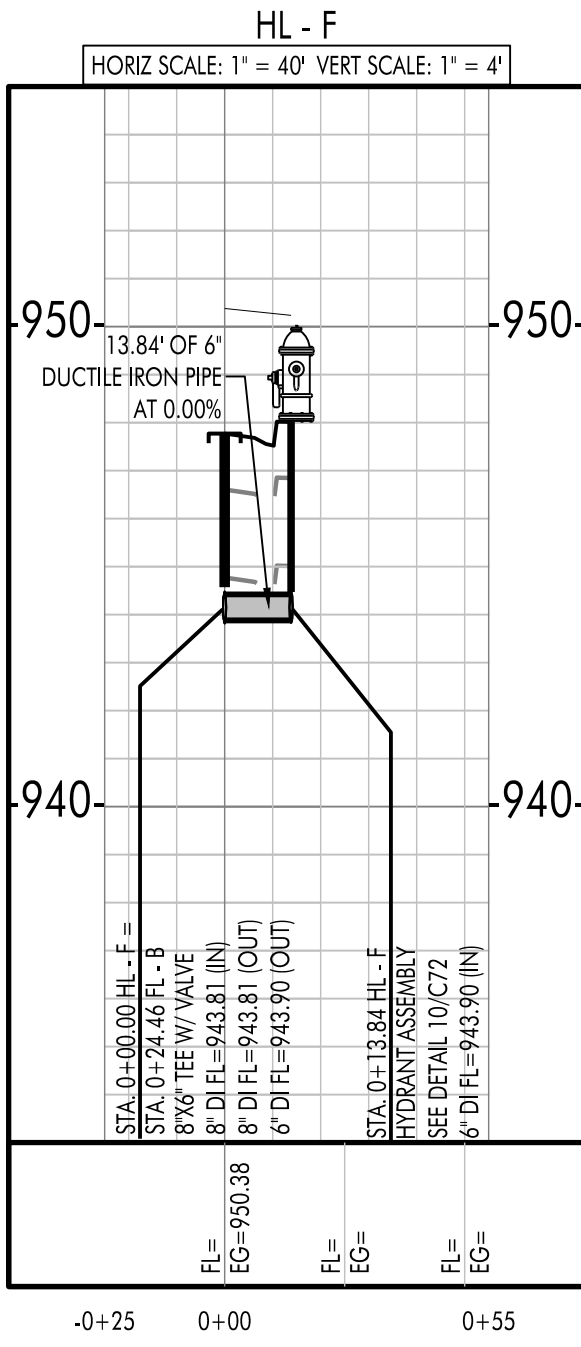
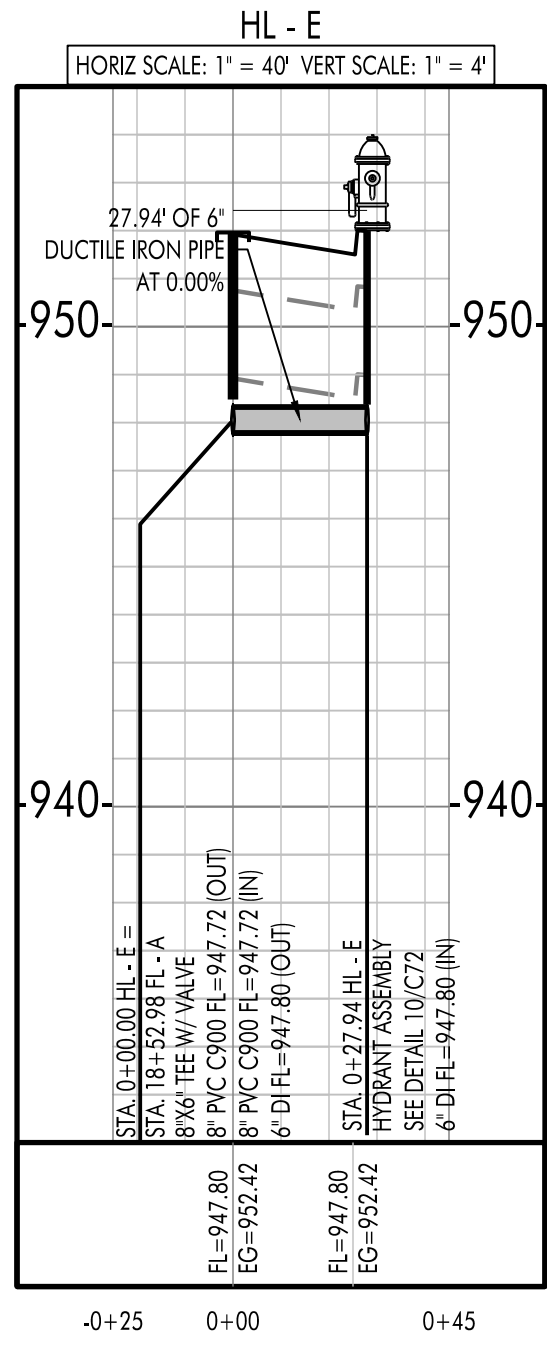
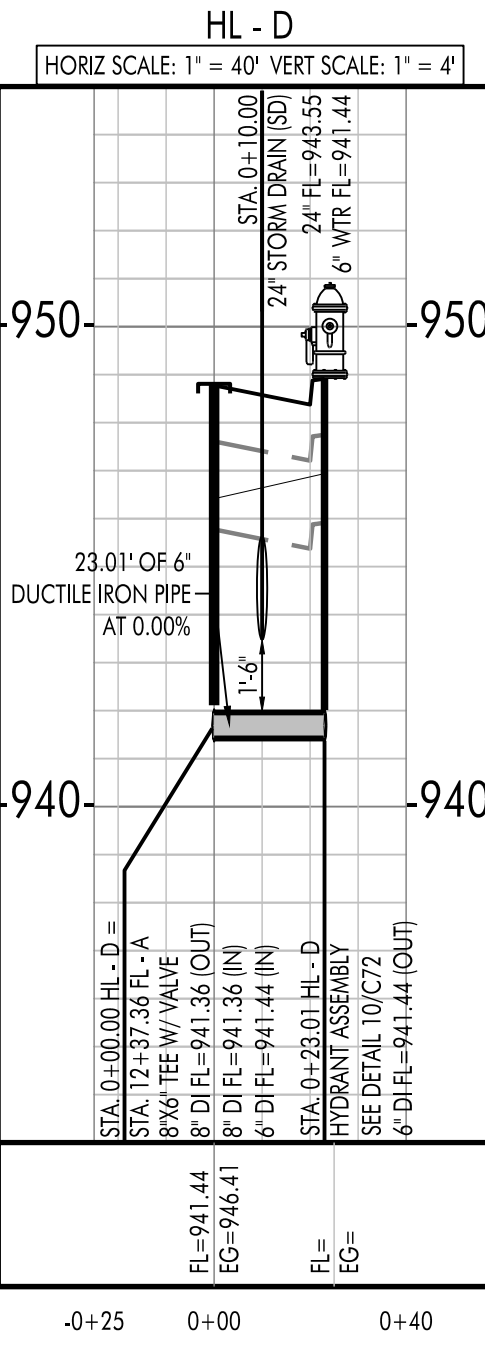
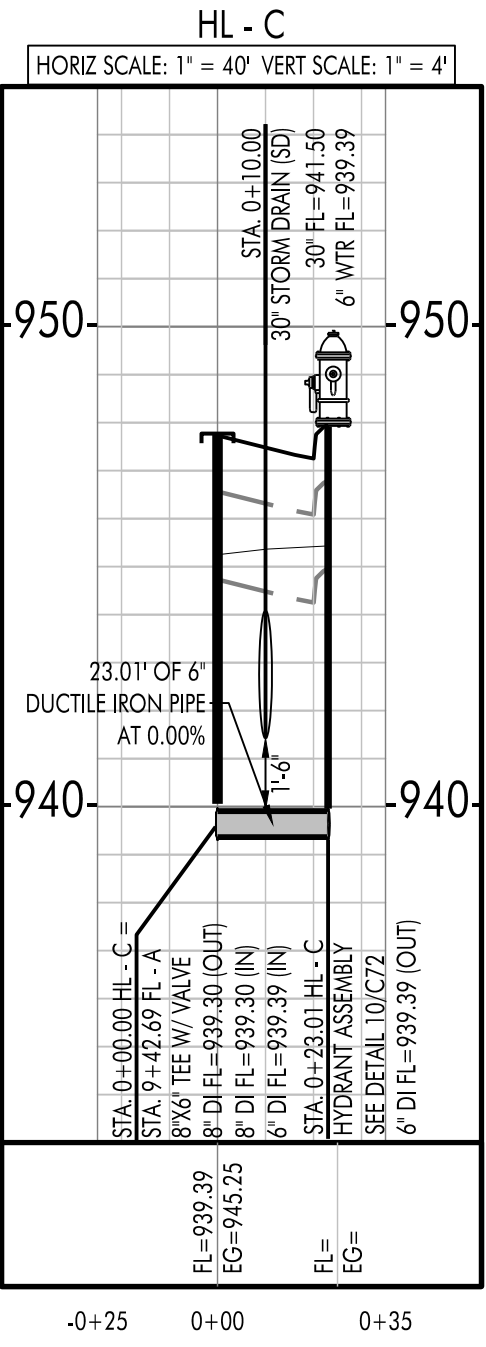
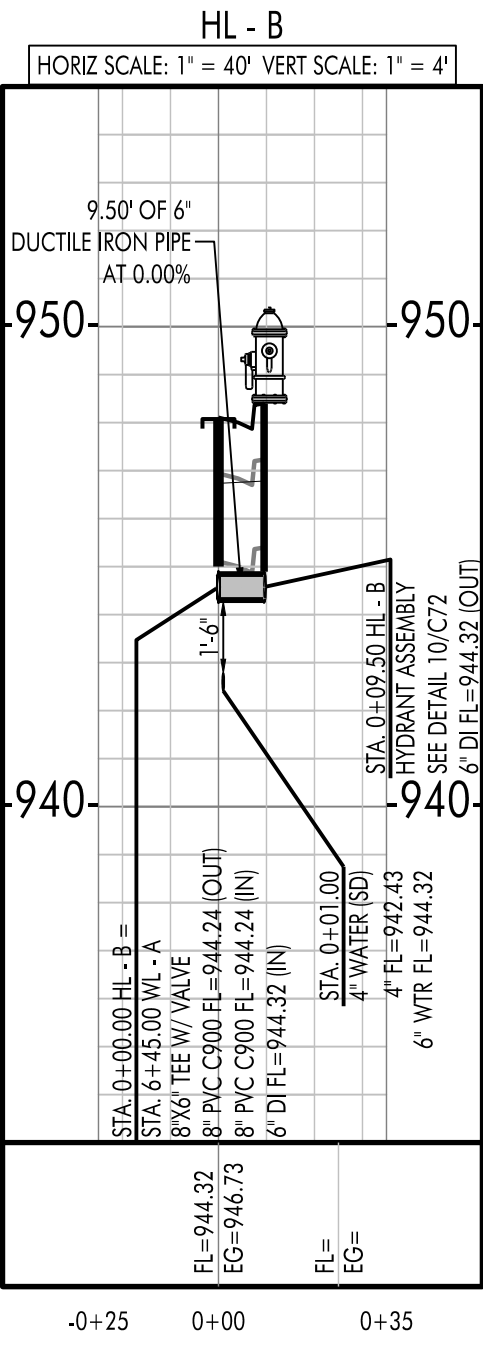
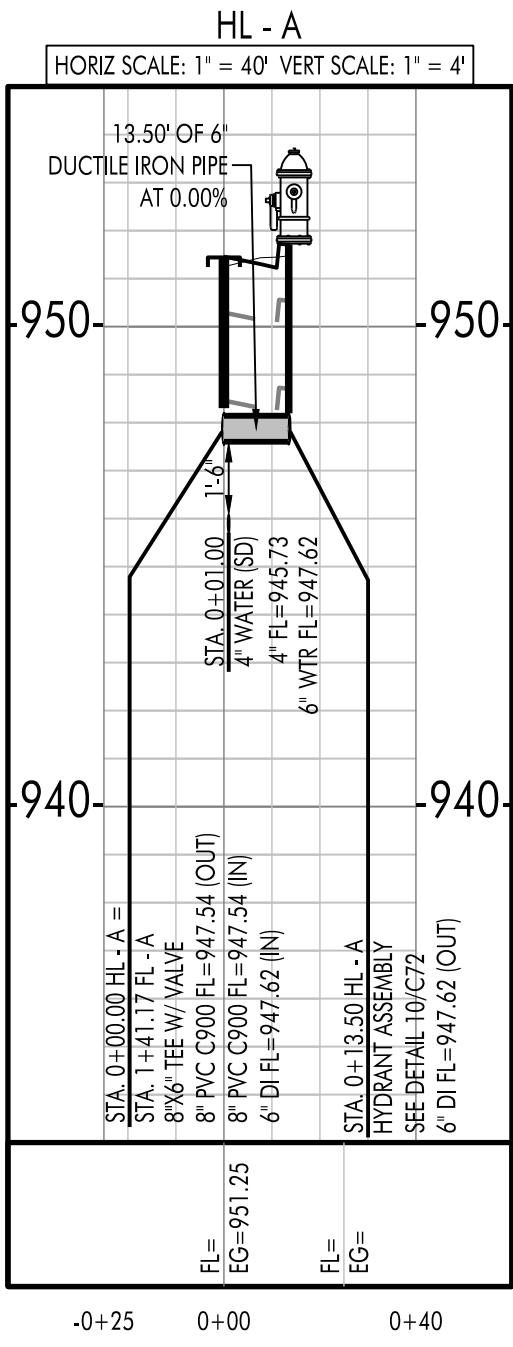
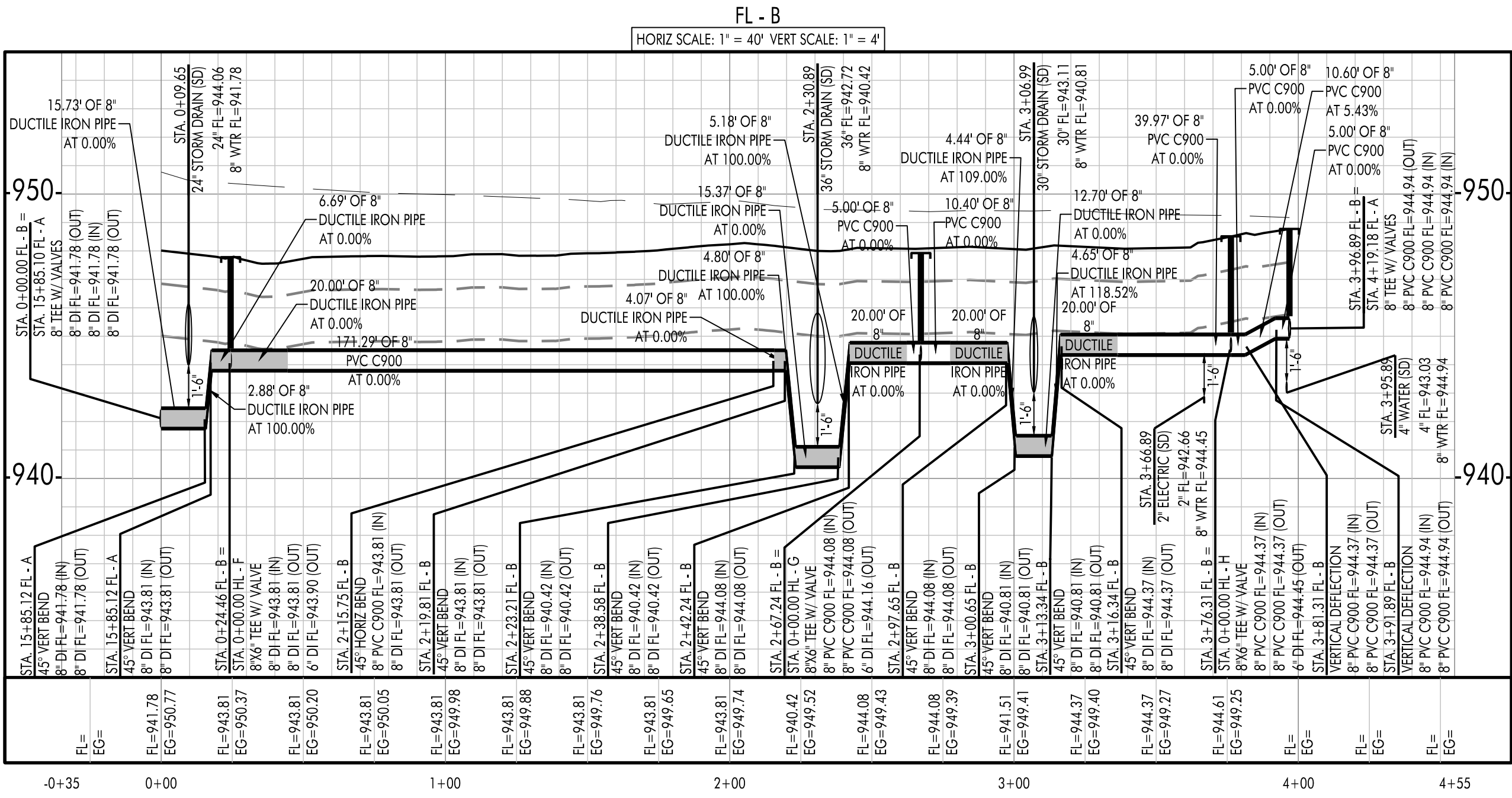
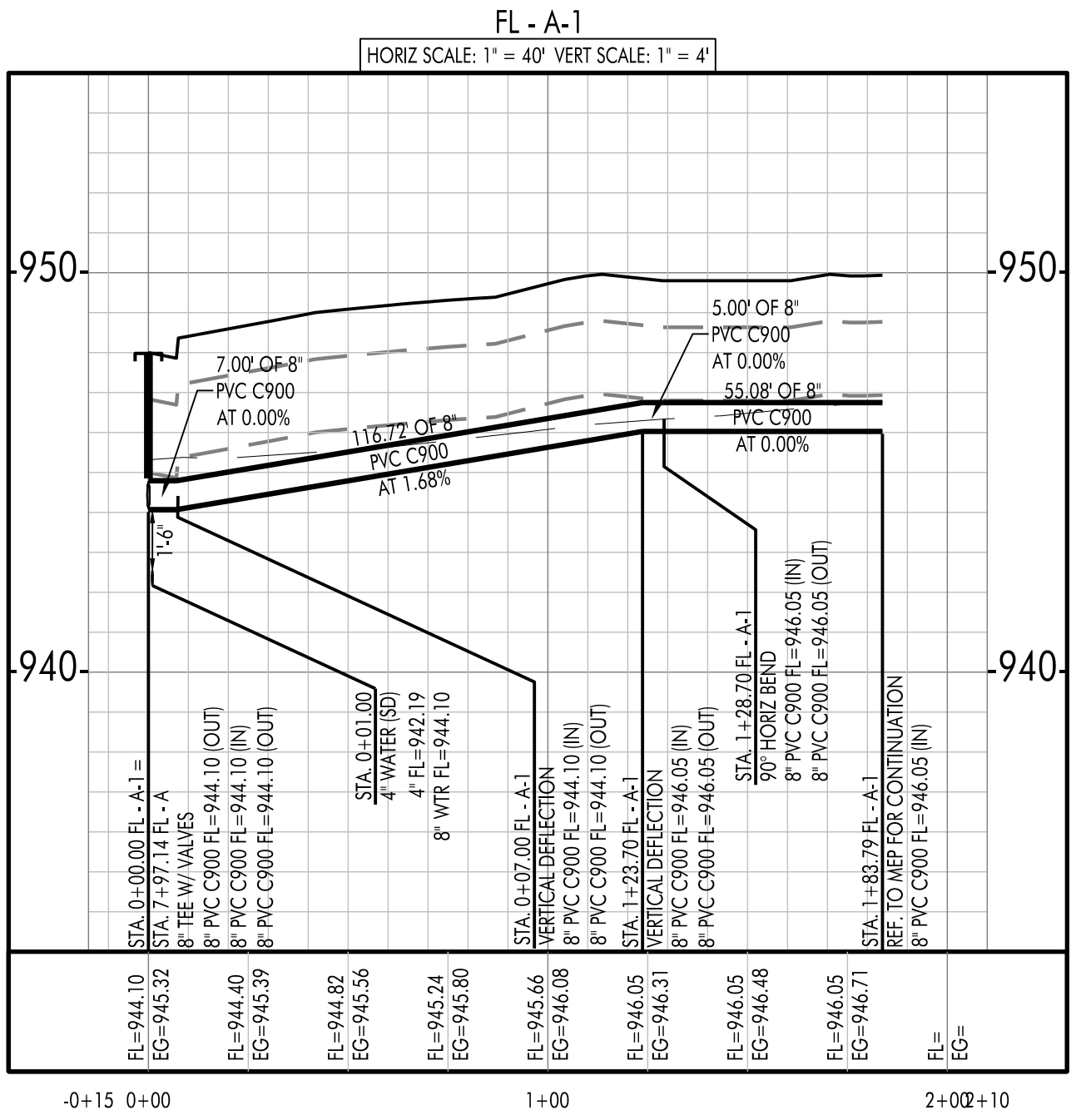
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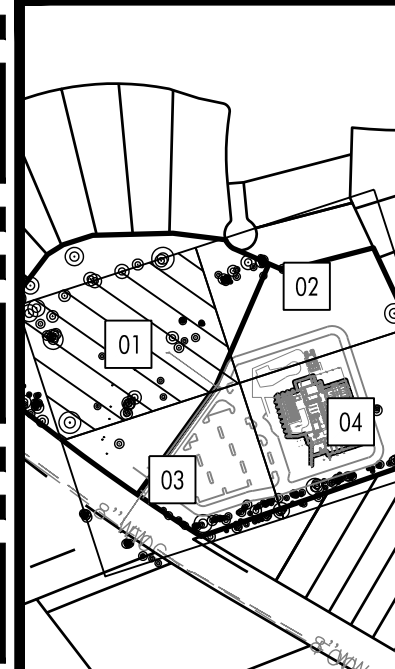
LOT 2, BLOCK A, A PORTION OF
WELLSPRING, A UNITED METHODIST COMMUNITY OF FAITH
CALLED 11.76 ACRES
INST. # 2001070398
O.P.R.W.C.T.

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 - GROUND SURFACE ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.
 - SPOT ELEVATION LEGEND:
BW = BOTTOM OF WALL
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FL = FLOW LINE
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TF = TOP OF FOOTING
TG = GUTTER
TI = TOP OF INLET
TP = TOP OF PAVEMENT
(CONCRETE/ASPHALT/SIDEWALK)
TW = TOP OF WALL

NO
SLOPES
GREATER
THAN 2%
ANY
DIRECTION
IN THIS
AREA.

MATCHLINE SEE SHEET C402

KEY MAP, 1" = 600'



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the *Am Wilson*

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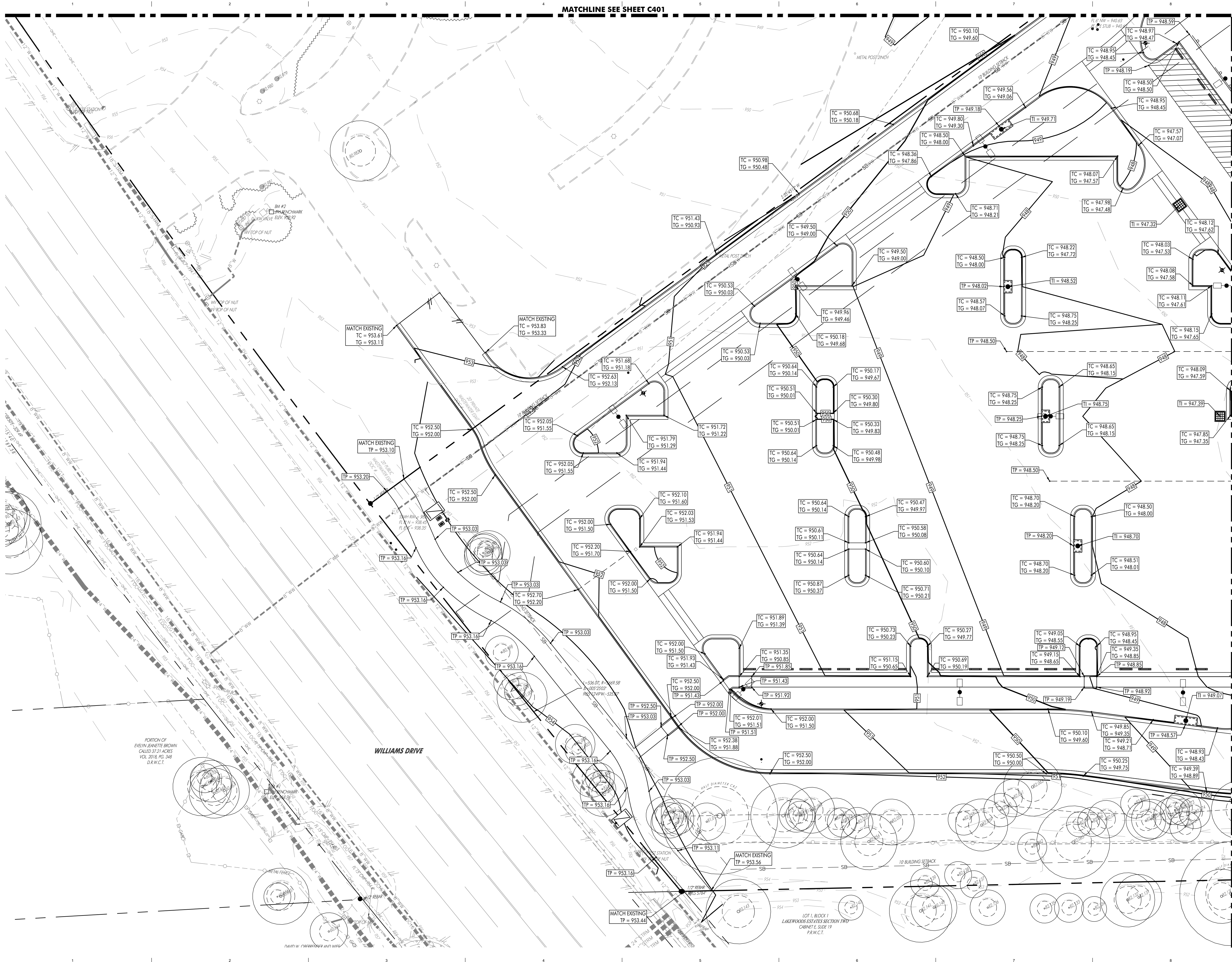
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GRADING PLAN

39
C401

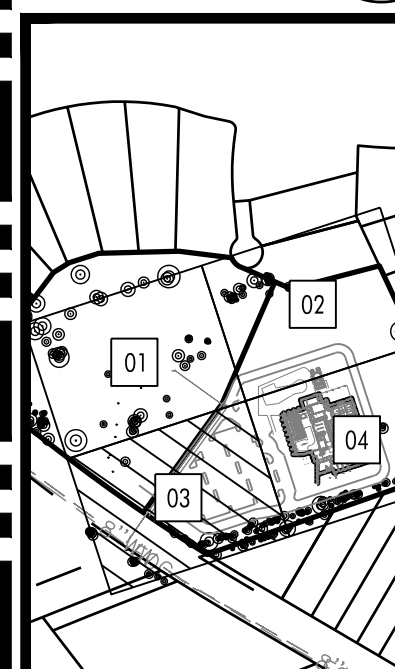
MATCHLINE SEE SHEET C403



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TI = TOP OF INLET
TP = TOP OF PAVEMENT (CONCRETE/ASPHALT/SIDEWALK)
TW = TOP OF WALL

NO SLOPES GREATER THAN 2% ANY DIRECTION IN THIS AREA.

KEY MAP, 1" = 600'



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GRADING PLAN

41

C403

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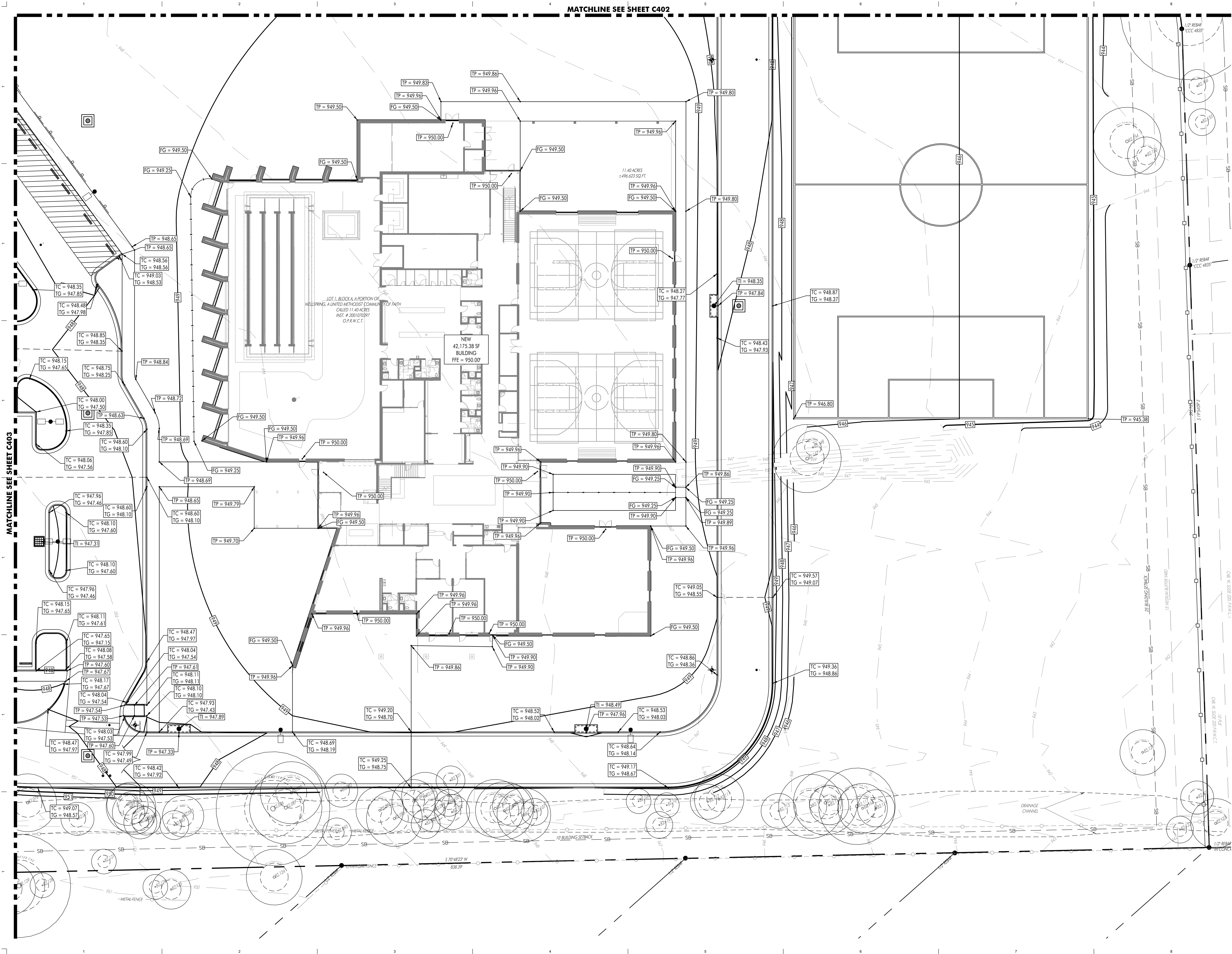
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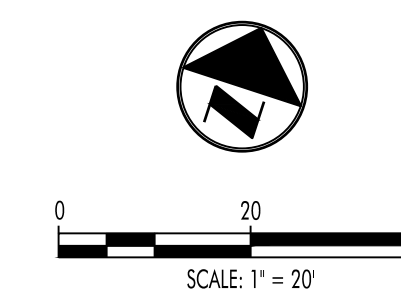
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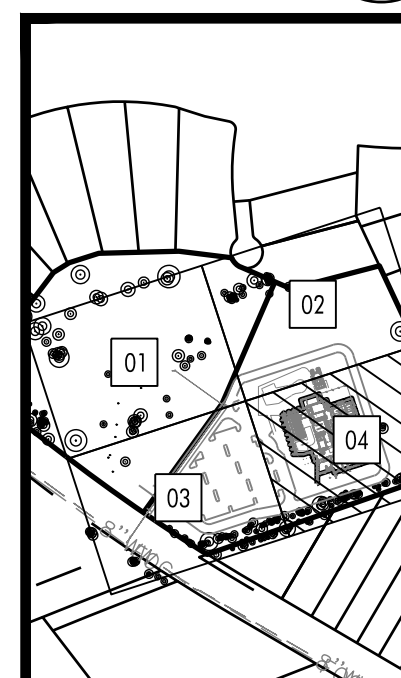
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GRADING PLAN

42
C404

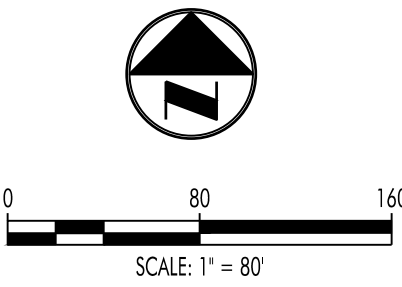
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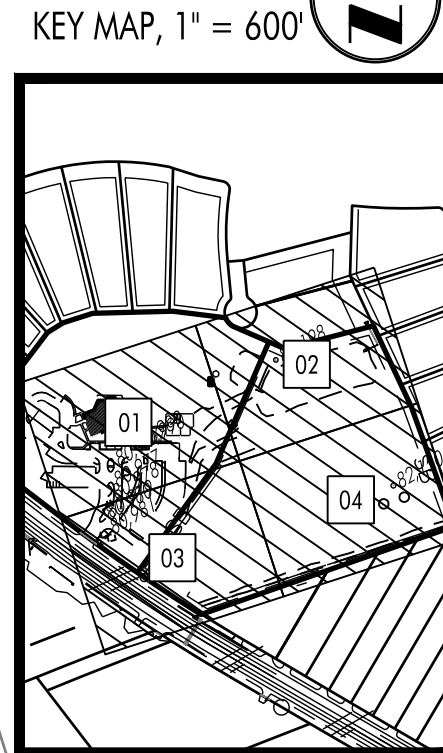
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EXISTING DRAINAGE
AREA MAP

43

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EXISTING UNDEVELOPED CONDITIONS																
ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY FOR DA 1																
55 SCSS Log Time (mins)																
Segment #1	Segment #2	Segment #3	Segment #4			Segment #5			Flow Summary							
Flow Flow	Flow Flow	Flow Flow	Channel Characteristics			Channel Characteristics			Area	IC	CN	G2	G10	G15	G100	
Moanings Wp	0.01	Unpaved	YES	Unpaved	No	Moanings Wp	0.10	Moanings Wp	0.01	18.710	24.54	84.0	30.400	59.400	44.600	116.300
Slope (Ht/L)	1.00					Cross Sec. A (ft)	18.00	Length (ft)	0.00	Cross Sec. A (ft)	0.00	Length (ft)	0.00	Cross Sec. A (ft)	0.00	Length (ft)
2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 11.0, 12.0, 13.0, 14.0, 15.0, 16.0, 17.0, 18.0, 19.0, 20.0, 21.0, 22.0, 23.0, 24.0, 25.0, 26.0, 27.0, 28.0, 29.0, 30.0, 31.0, 32.0, 33.0, 34.0, 35.0, 36.0, 37.0, 38.0, 39.0, 40.0, 41.0, 42.0, 43.0, 44.0, 45.0, 46.0, 47.0, 48.0, 49.0, 50.0, 51.0, 52.0, 53.0, 54.0, 55.0, 56.0, 57.0, 58.0, 59.0, 60.0, 61.0, 62.0, 63.0, 64.0, 65.0, 66.0, 67.0, 68.0, 69.0, 70.0, 71.0, 72.0, 73.0, 74.0, 75.0, 76.0, 77.0, 78.0, 79.0, 80.0, 81.0, 82.0, 83.0, 84.0, 85.0, 86.0, 87.0, 88.0, 89.0, 90.0, 91.0, 92.0, 93.0, 94.0, 95.0, 96.0, 97.0, 98.0, 99.0, 100.0	0.0058	10.00	Length (ft)	0.00	Cross Sec. A (ft)	0.00	Slope (Ht/L)	0.01	Wetted Perim. (ft)	0.01	Wetted Perim. (ft)	0.01	Slope (Ht/L)	0.01	Slope (Ht/L)	0.01
2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 11.0, 12.0, 13.0, 14.0, 15.0, 16.0, 17.0, 18.0, 19.0, 20.0, 21.0, 22.0, 23.0, 24.0, 25.0, 26.0, 27.0, 28.0, 29.0, 30.0, 31.0, 32.0, 33.0, 34.0, 35.0, 36.0, 37.0, 38.0, 39.0, 40.0, 41.0, 42.0, 43.0, 44.0, 45.0, 46.0, 47.0, 48.0, 49.0, 50.0, 51.0, 52.0, 53.0, 54.0, 55.0, 56.0, 57.0, 58.0, 59.0, 60.0, 61.0, 62.0, 63.0, 64.0, 65.0, 66.0, 67.0, 68.0, 69.0, 70.0, 71.0, 72.0, 73.0, 74.0, 75.0, 76.0, 77.0, 78.0, 79.0, 80.0, 81.0, 82.0, 83.0, 84.0, 85.0, 86.0, 87.0, 88.0, 89.0, 90.0, 91.0, 92.0, 93.0, 94.0, 95.0, 96.0, 97.0, 98.0, 99.0, 100.0	4.2	Slope (Ht/L)	0.01	Slope (Ht/L)	0.00	Hyd. Radius	0.90	Velocity (ft/s)	1.33	Hyd. Radius	0.00	Velocity (ft/s)	0.00	Hyd. Radius	0.00	Velocity (ft/s)
Segment total	9.154	segment total	12.11	segment total	0.00	segment total	3.65	segment total	0.00	time of conc.(mins)	24.94	SCS Log Time (d x 1c)	14.97	minutes		

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY FOR DA 2																		
TR-55 SCS Lag Time (mins)										Flow Summary								
Segment #1		Segment #2		Segment #3		Segment #4		Segment #5		Area across		Tc minutes		Square Miles=				
Sheet Flow		Shallow Concent		Shallow Concent		Channel Characteristics		Channel Characteristics		G1		G2		G3 G4 G5 G6				
Manning "N"	Slope (ft/ft)	Unimproved	Yes	No	Cross Sec. A (ft)	Length (ft)	Wetted Per. (ft)	Cross Sec. B (ft)	Length (ft)	Wetted Per. (ft)	0.00500	Imp Cr =	0.0%					
0.01	0.01	Unimproved	Yes	No	0.00	Length (ft)	0.00	0.00	Length (ft)	0.00	9.250	14.33	84.0	5.900	11.600	15.500	27.200	
Length (ft)	100				0.00	Length (ft)	0.00	0.00	Length (ft)	0.00								
Slope (ft/ft)	0.01	Length (ft)	732.00	Length (ft)	0.00	Wetted Per. (ft)	0.00	Wetted Per. (ft)	0.00	Length (ft)	0.00							
2 yr, 3 hr rainfall	4.2	Slope (ft/ft)	0.02	Slope (ft/ft)	0.00	Hyd. Radius	0.00	Velocity (ft/s)	0.00	Velocity (ft/s)	0.00							
segment total	6.159	segment total	6.17	segment total	0.00	segment total	0.00	segment total	0.00	segment total	0.00							
										time of conc.(mins)		14.33		SCS lag time [d x h x m]		8.60 minutes		

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA OFF1														
IR-55 SCS Log Time (mins)														
Segment #1		Segment #2		Segment #3		Segment #4		Segment #5		Flow Summary				
Shoat Flow		Shallow Channel		Shallow Channel		Channel Characteristics		Channel Characteristics		Area	tc	Cn	Q2	Square Miles=
										across			cfs	0.00395
													cfs	Imp Cr =
													cfs	40.3%
Segment #1	Segment #2	Segment #3	Segment #4	Segment #5	Area	tc	Cn	Q2	Square Miles=	0.00395	Imp Cr =	40.3%		
Shoat Flow	Shallow Channel	Shallow Channel	Channel Characteristics	Channel Characteristics	across								cfs	cfs
Maneuvering "t"	Prepared	Unprepared	Maneuvering "t"	Maneuvering "t"									cfs	cfs
Length (ft)	100		Length (ft)	Length (ft)									cfs	cfs
Length (ft)	0.003	Length (ft)	544.00	Length (ft)	Cross Sec. A (ft)	0.00	Length (ft)	Cross Sec. A (ft)	0.00	Length (ft)	0.00		cfs	cfs
					Cross Wted. Par. (ft)	0.00		Cross Wted. Par. (ft)	0.00				cfs	cfs
2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100	0.003	Length (ft)	0.003	Slope (ft/ft)	Hyd. Radius	0.00		Hyd. Radius	0.00	Velocity (ft/s)	0.00	Velocity (ft/s)	0.00	
segment total	5.00	segment total	3.24	segment total		0.00		segment total	0.00	segment total	0.00	segment total	0.00	
time of conc.(mins)										8.31	SCS Log time (.6 x tc) =		4.98	minutes

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA OFF2																			
IR-55 SCS Log time (min)										Flow Summary									
Segment #1		Segment #2		Segment #3		Segment #4		Segment #5		Area		Square Miles		0.00397		Imp Cr=C		22.1%	
Shallow Channel		Shallow Channel		Shallow Channel		Channel Characteristics		Channel Characteristics		acres		ft		G1		G25		G400	
Manning "n"		0.1		Prepared		Yes		Unprepared		No		Herrings "n"		0.01		Herrings "n"		0.01	
Length (ft)		100						Cross Sec. A (ft)		0.00		Cross Sec. A (ft)		0.00		Length (ft)		0.00	
Slope (ft/ft)		0.025		Length (ft)		820.00		Unprepared				Length (ft)		0.00		Slope (ft/ft)		0.00	
Wetted Per. (ft)		0.025		Wetted Per. (ft)		0.03		Slope (ft/ft)				Wetted Per. (ft)		0.00		Wetted Per. (ft)		0.00	
Hyd. Radius		0.03		Hyd. Radius		0.03		Slope (ft/ft)				Hyd. Radius		0.00		Velocity (fps)		0.00	
Element total		0.00		Element total		0.00		Element total		0.00		Element total		0.00		Element total		0.00	
										time of conc.(mins)		11.01		SCS Log time [6 x t _c] =		6.61 minutes			

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY FOR DA OFF3																	
TR-55 SCS Lag Time (mins)										Flow Summary							
Segment #1 Sheet Flow		Segment #2 Shallow Channel		Segment #3 Shallow Channel		Segment #4 Channel Characteristics		Segment #5 Channel Characteristics		Area acres		Tc mins	Cn	Q2 cfs	Q10 cfs	Q25 cfs	Q100 cfs
Manning "n"	0	Prepared	Yes	Unprepared	No		Manning "n"	0.10	Manning "n"	0.01	4.410	11.82	84.0	11,550	20,550	26,800	37,200
Slope (ft/f)	100					Cross Sec. A (ft)	64.00	Length (ft)	426.00	Cross Sec. A (ft)	0.00	Length (ft)	0.00				
Length (ft)	0.003	Length (ft)	0.710	Length (ft)	0.00	Wetted Per. (ft)	25.00	Length (ft)	0.01	Wetted Per. (ft)	0.00	Length (ft)	0.00				
Z, or h, or rainfall segment total	5.001	Slope (ft/f)	0.00	Slope (ft/f)	0.00	Hyd. Radius	2.54	Velocity (ft/s)	2.79	Hyd. Radius	0.00	Velocity (ft/s)	0.00				
		segment total	4.23	segment total	0.00		segment total	2.55	segment total	0.00							
										time of conc.(mins)	11.82	SCS lag time (.6 x tc) =		7.09 minutes			

ATLAS 14 HEC-HMS HYDROLOGIC ROUTING SUMMARY for DA OFF4															
TR-55 SCS Lag Time (mins)															
Segment #1		Segment #2		Segment #3		Segment #4		Segment #5		Flow Summary		Square Miles		0.00191 Imp Cr = 14.9%	
Sheet Flow		Shallow Channel		Shallow Channel		Channel Characteristics		Channel Characteristics		Area		Tc		Q2	
Manning "N"		Unprepared		Unprepared		Grass Sec. A (ft)		Grass Sec. A (ft)		acres		Cn		G2	
0.015		0.015		0.015		0.00		0.00		1.270		9.41		84.0	
Length (ft)		100		339.00		0.00		0.00		3.100		5.700		150.00	
Width (ft)		4.0		0.02		Slope (ft/ft)		Slope (ft/ft)							
2 yr, 3 hr rainfall		6.937		6.937		0.00		0.00							
Segment total		6.937		2.40		Segment total		0.00							
time of conc.(mins)										9.41		SCS Lag Time (d.x x x)		5.65 minutes	



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DRAINAGE CALCULATIONS

44

DC1



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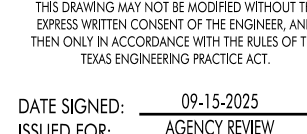
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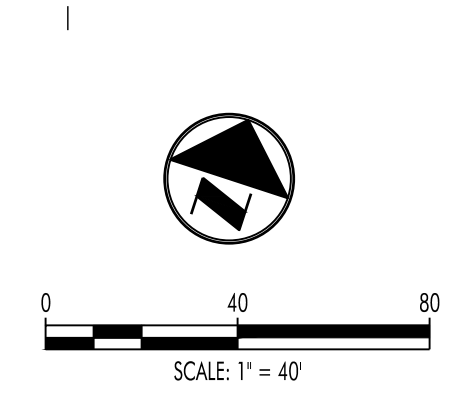
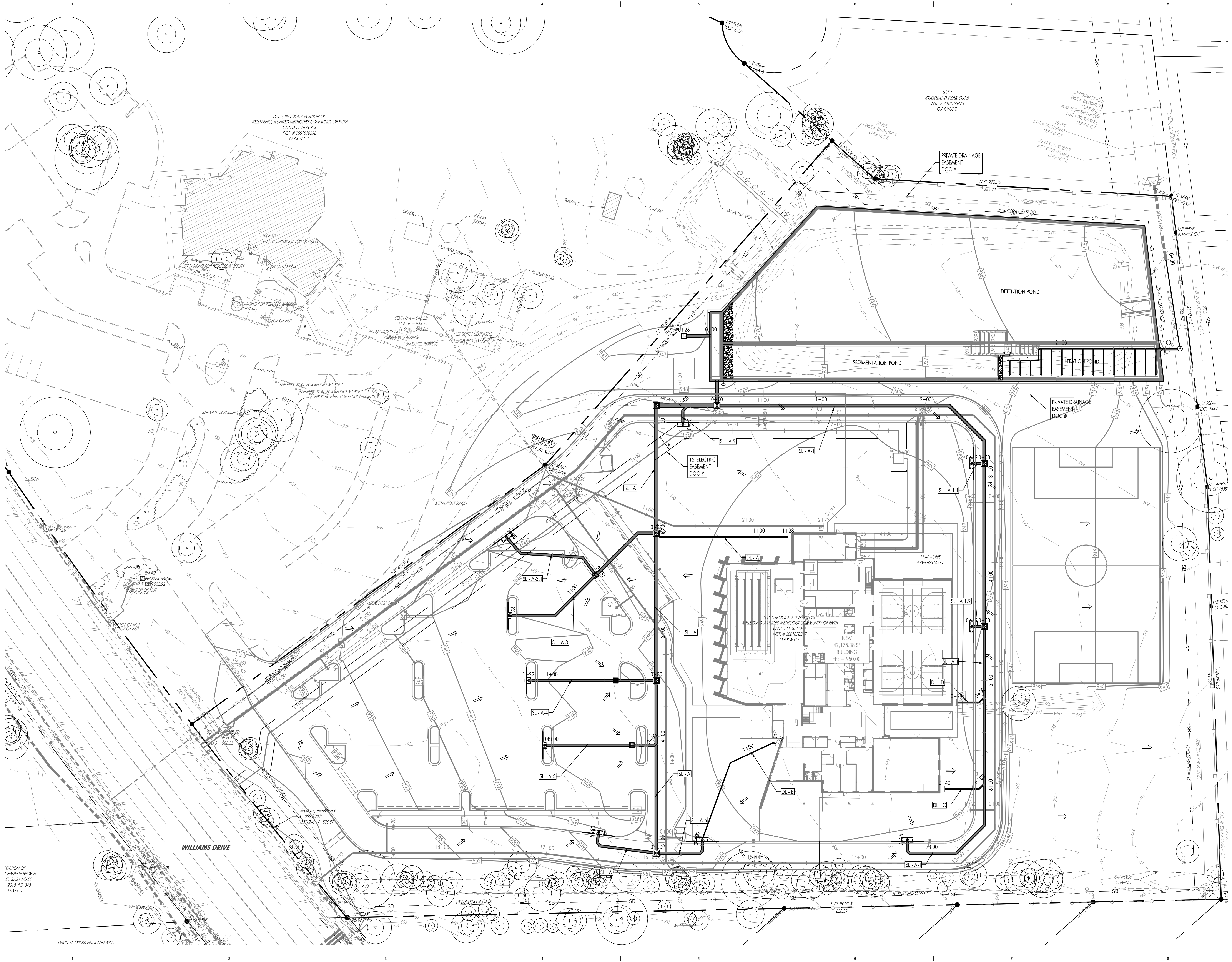


DEVELOPED DRAINAGE AREA MAP

45

DDA





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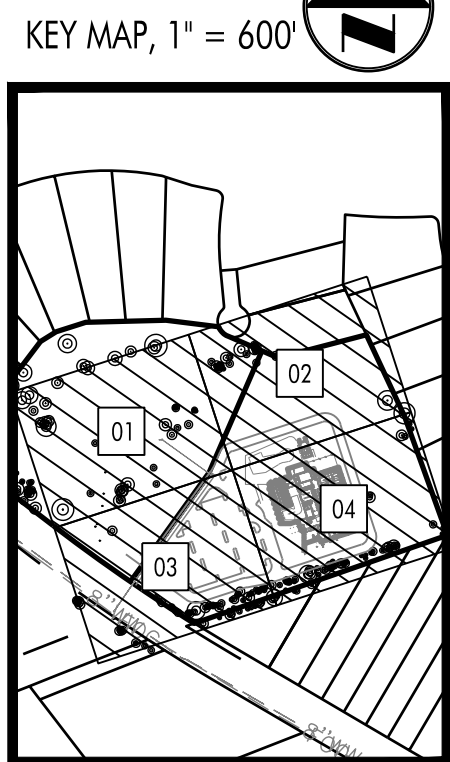
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OVERALL DRAINAGE
PLAN

47
C300



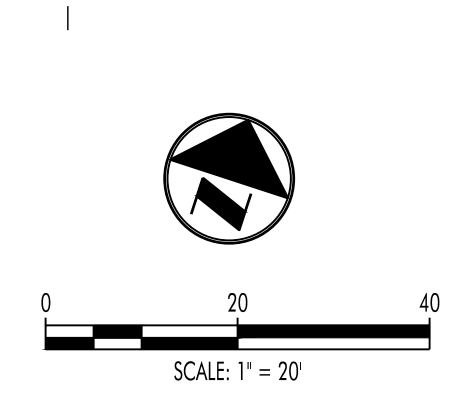
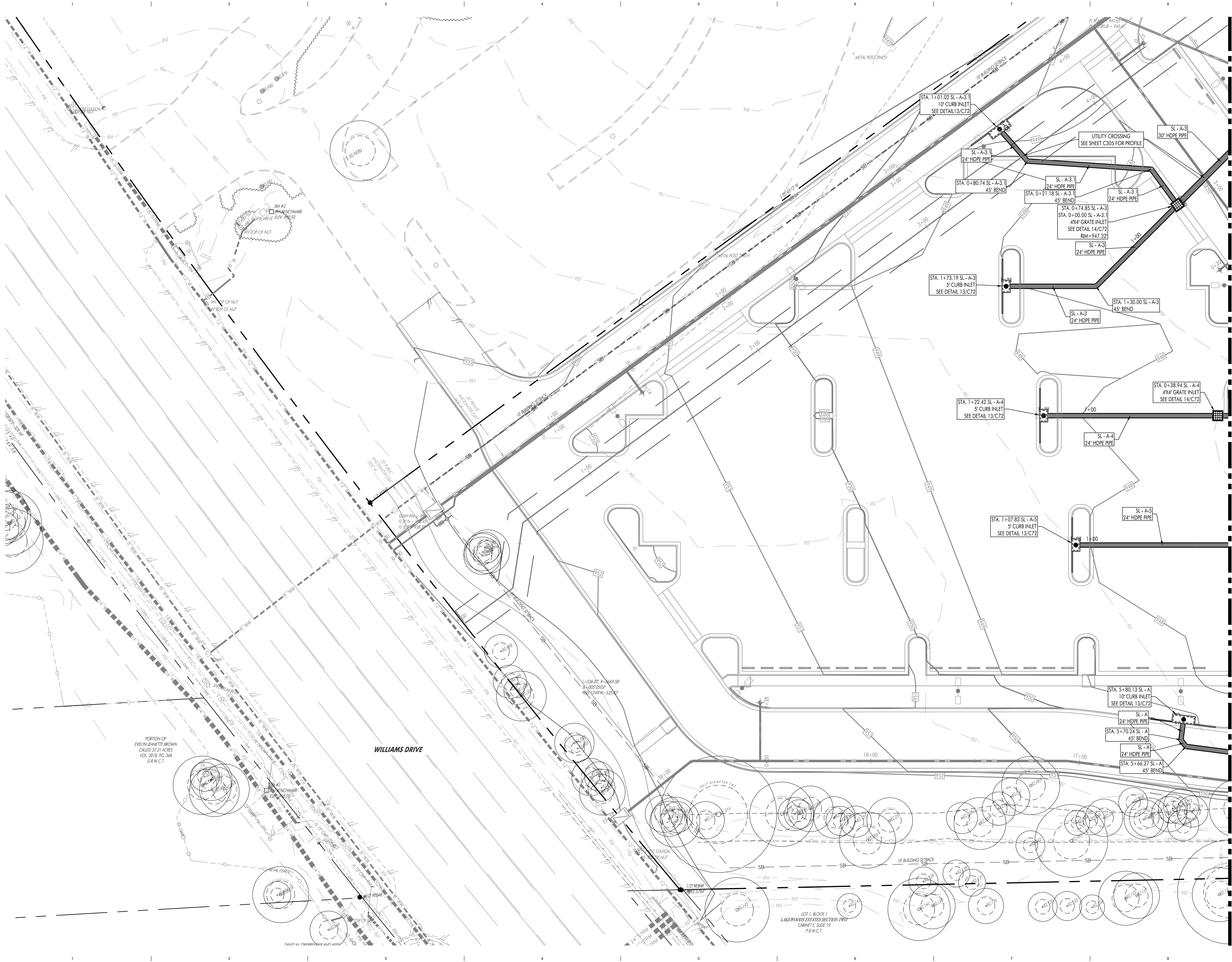
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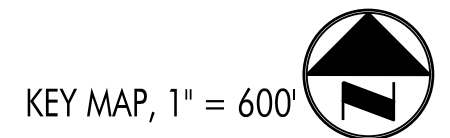
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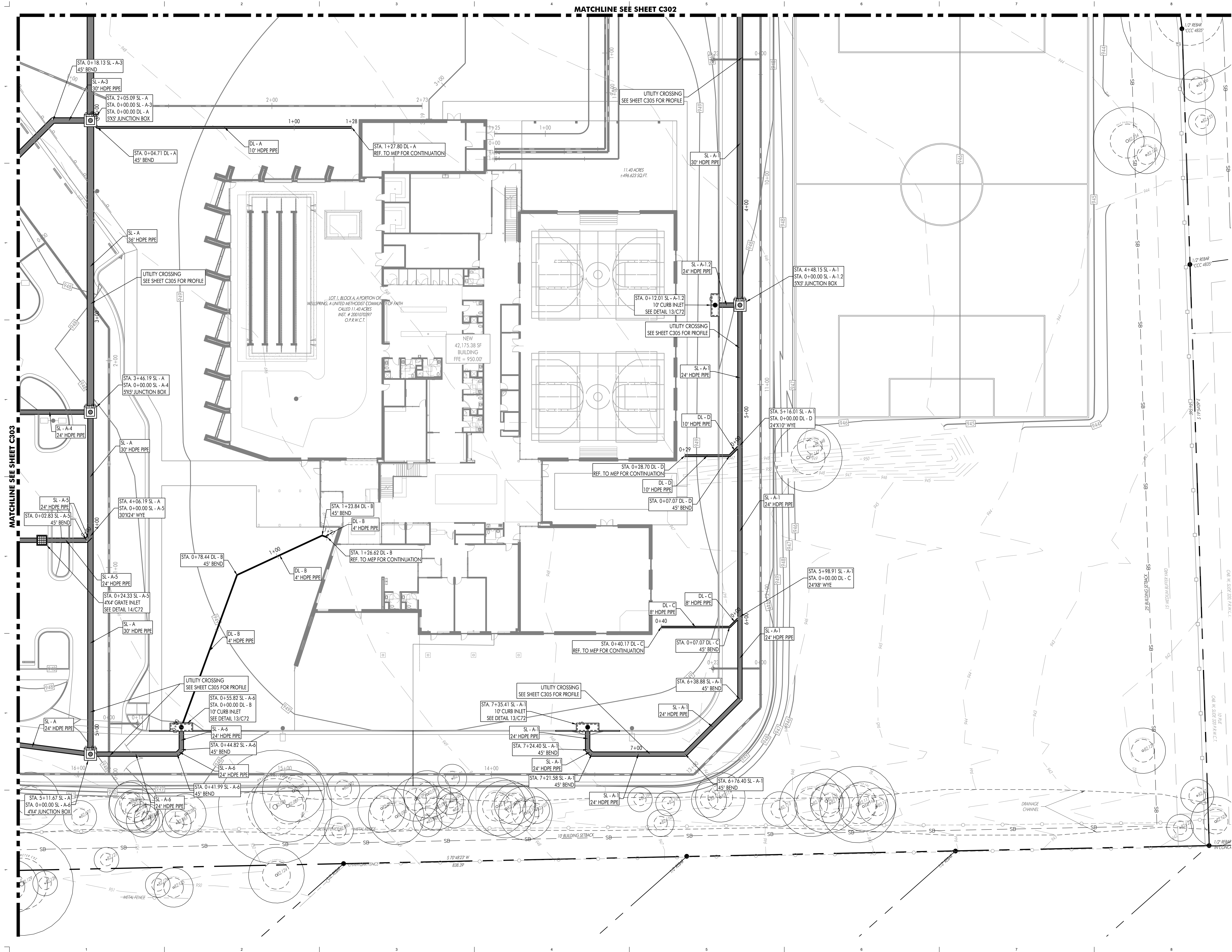
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DRAINAGE PLAN

49
C303



SCALE: 1" = 20'

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KEY MAP, 1" = 600'

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DRAINAGE PLAN

50

C304

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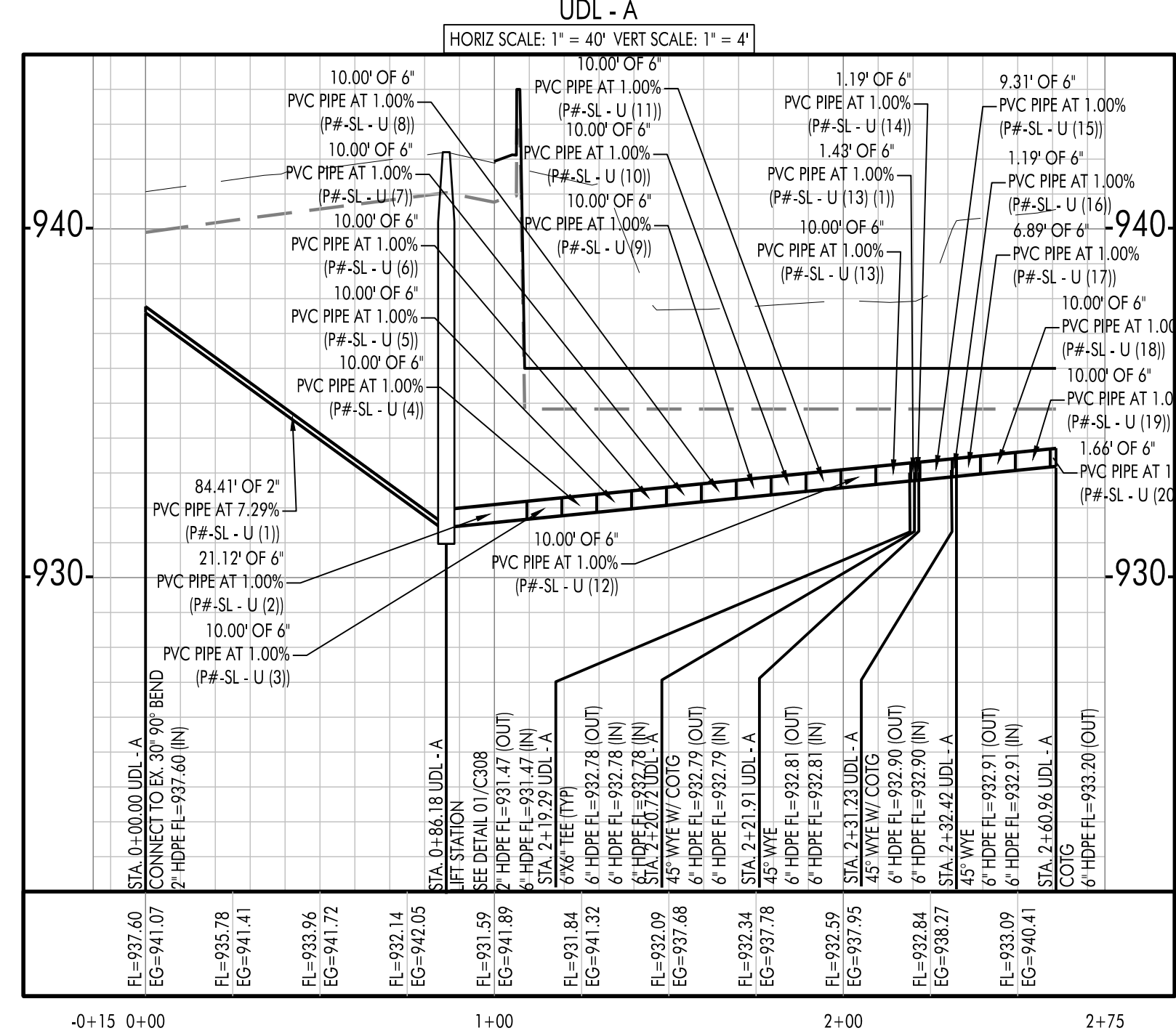
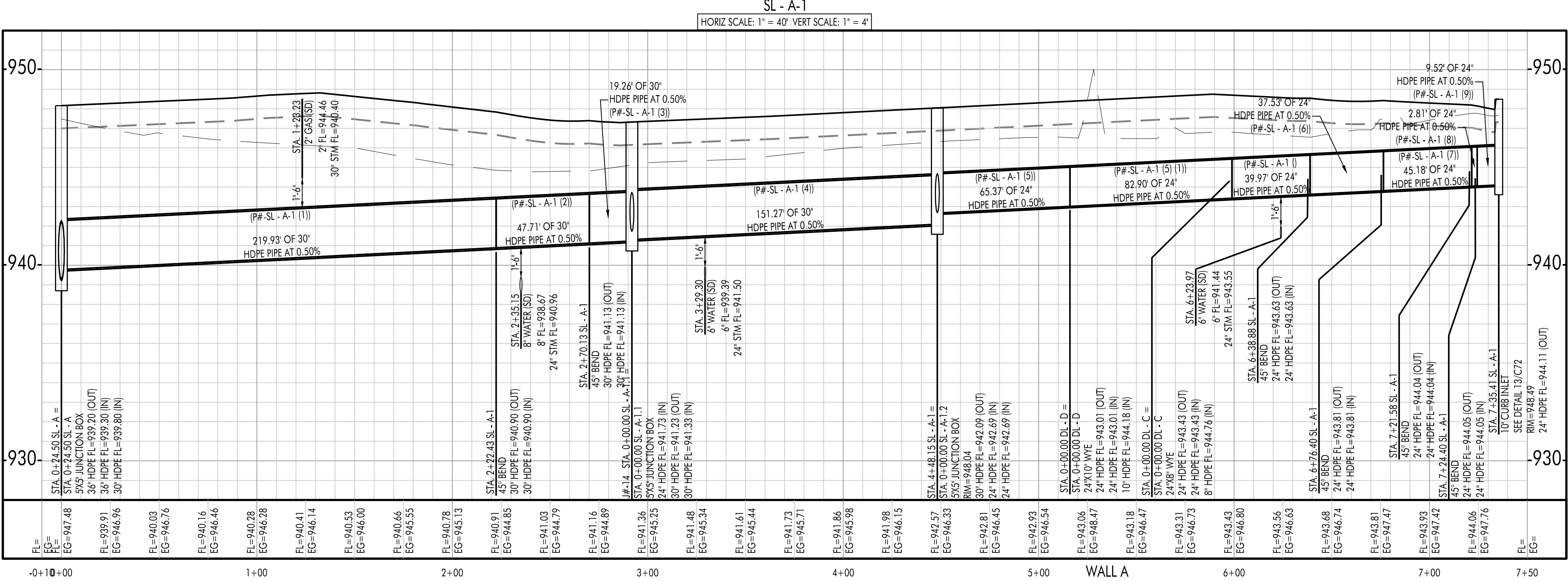
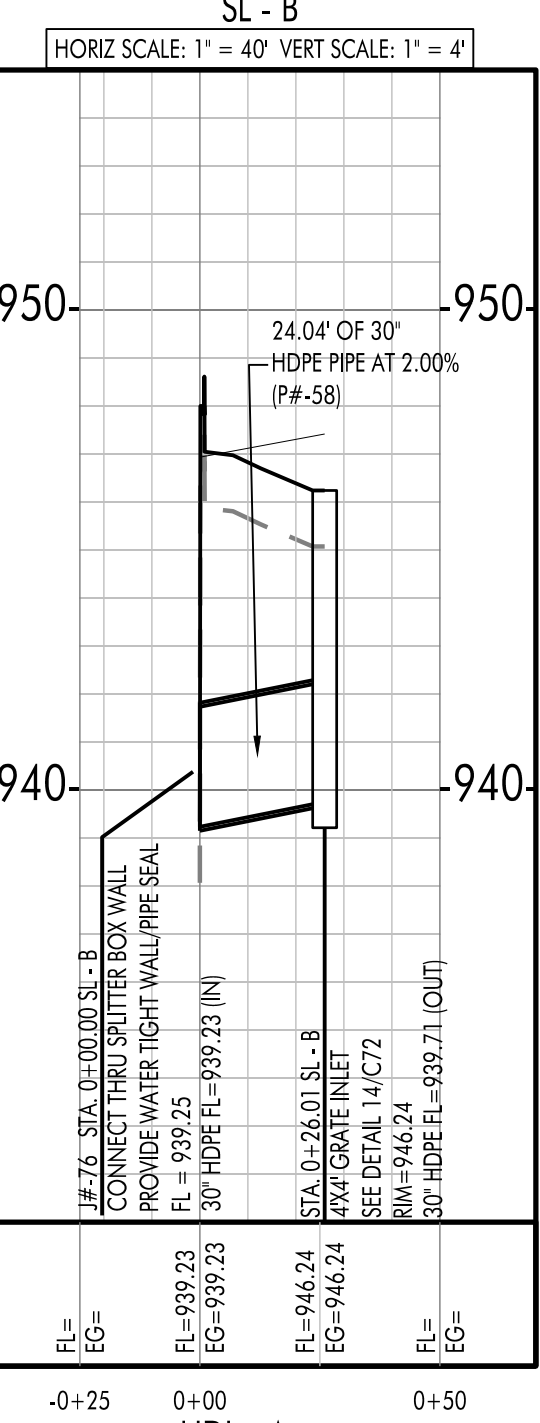
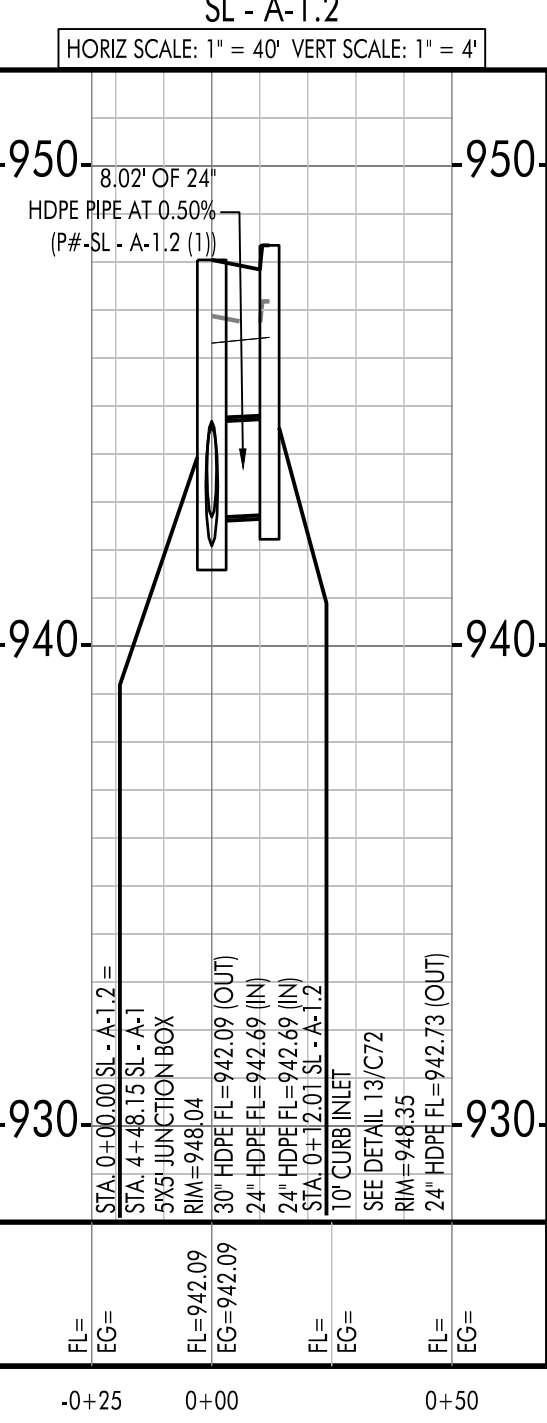
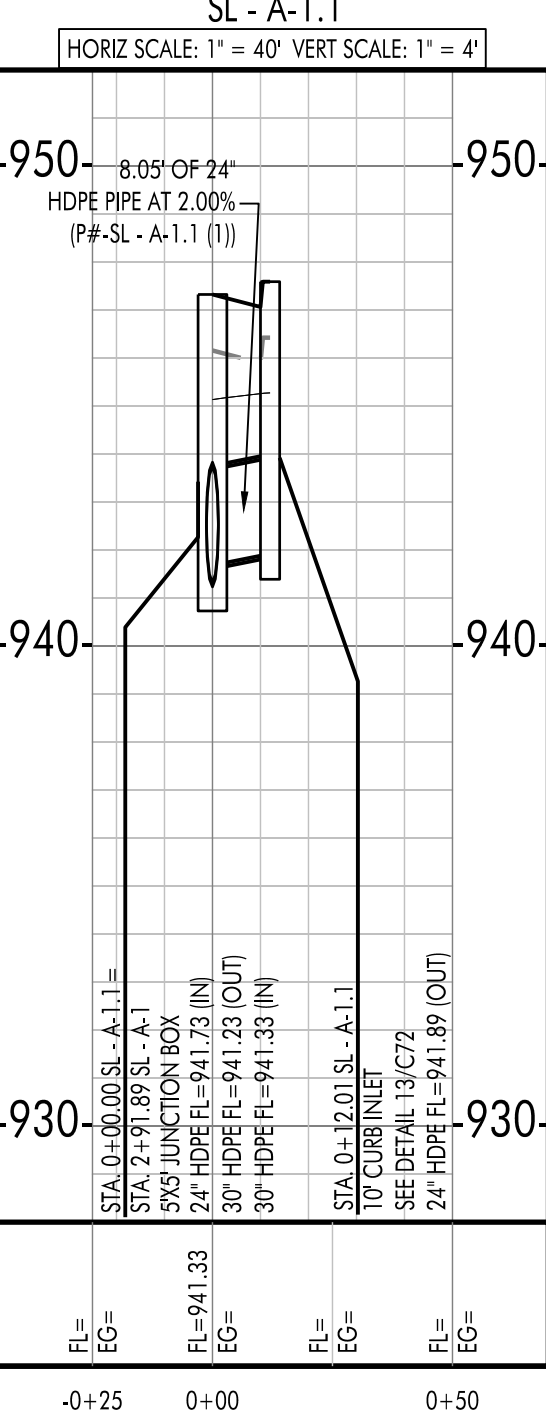
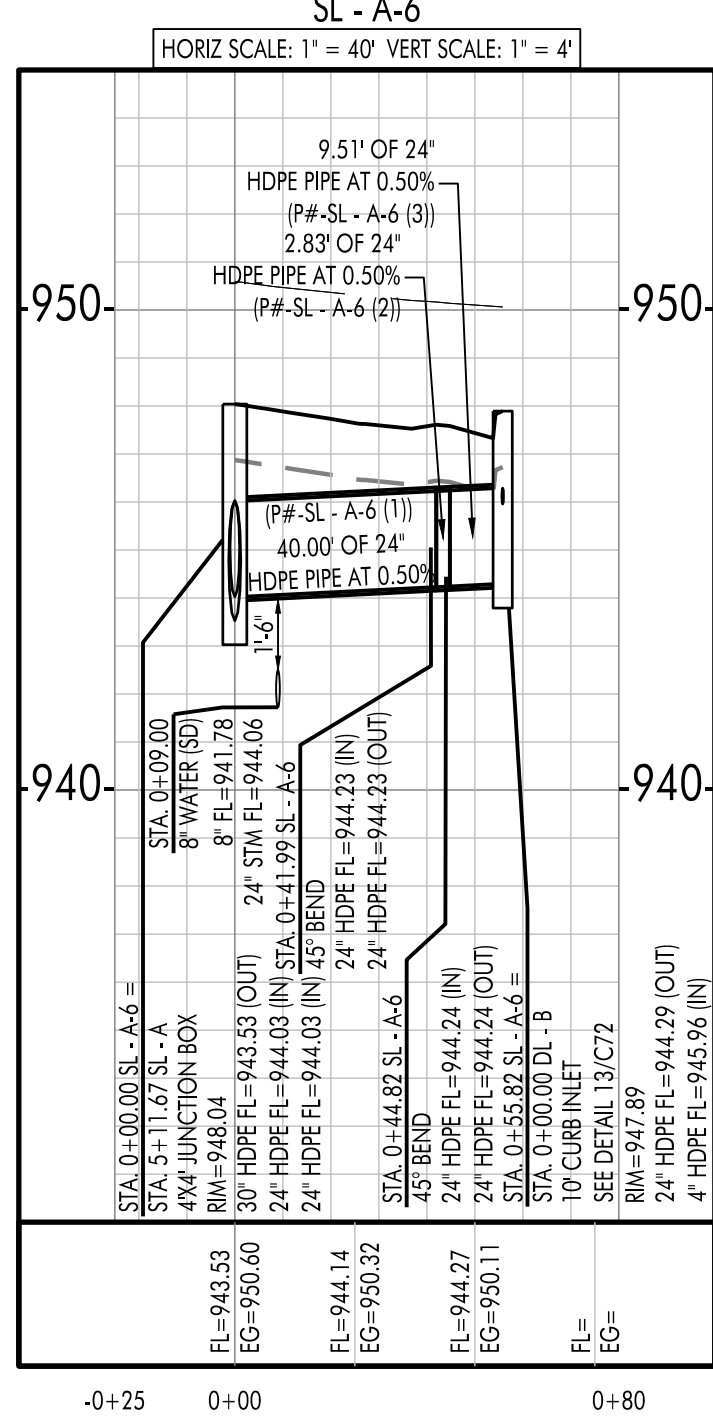
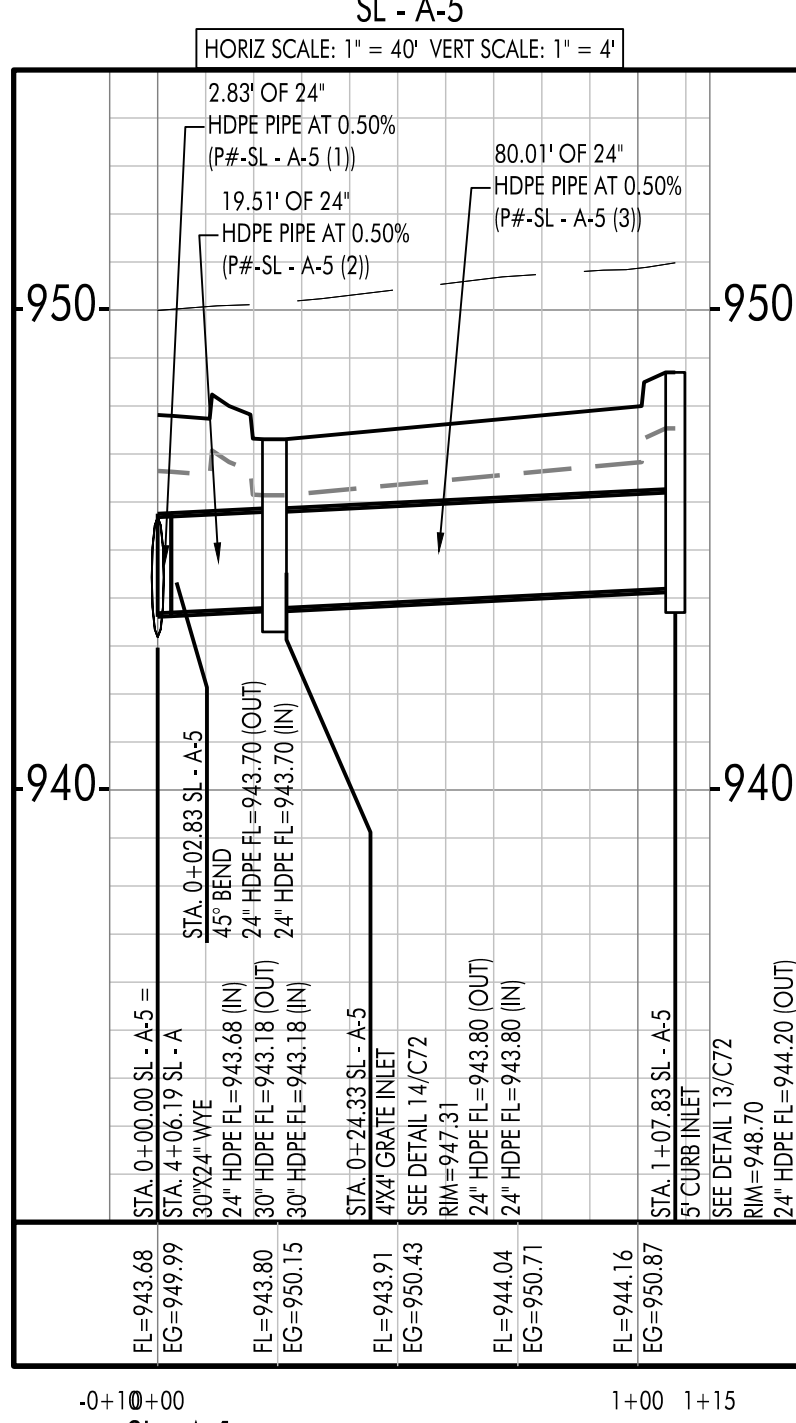
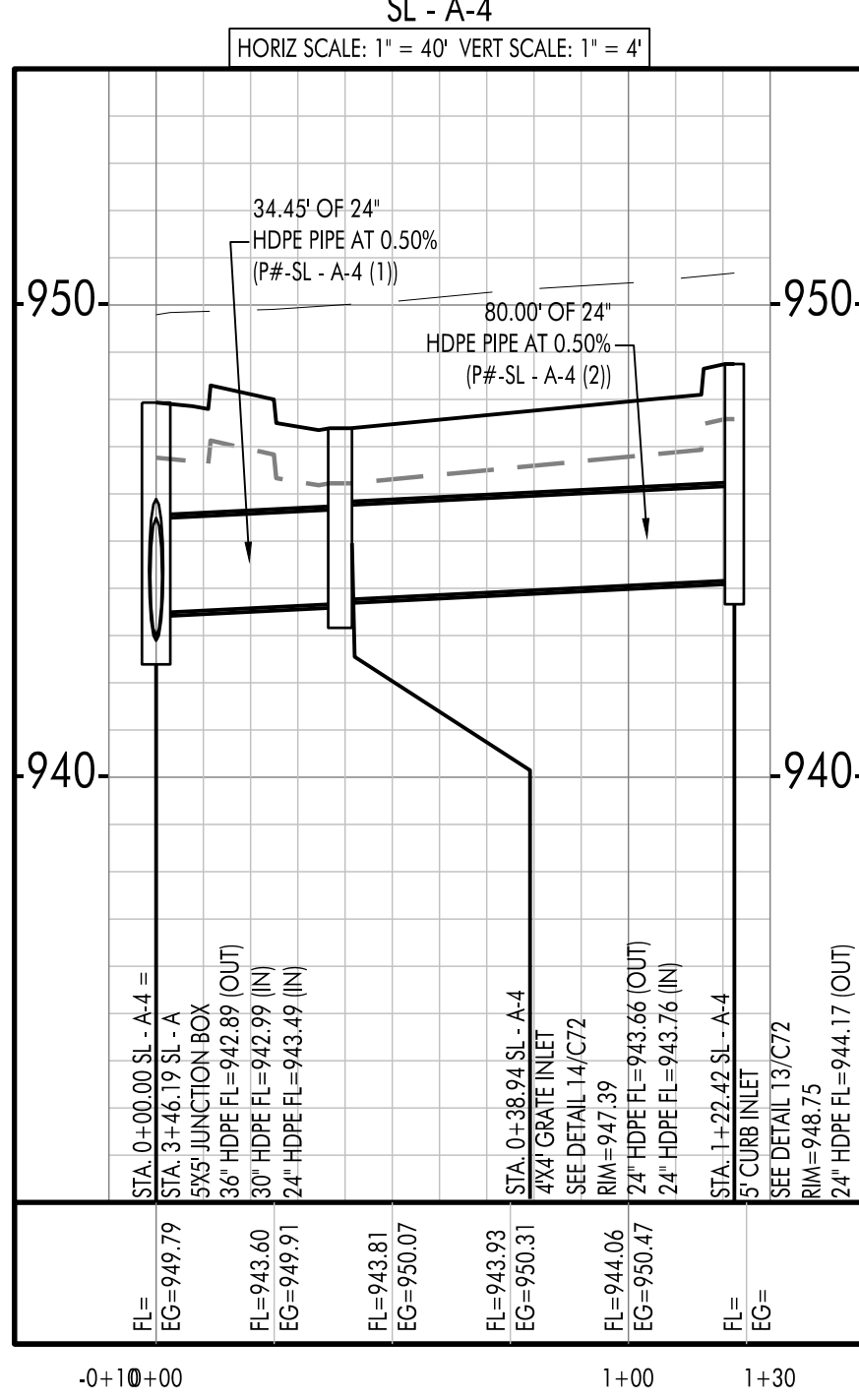
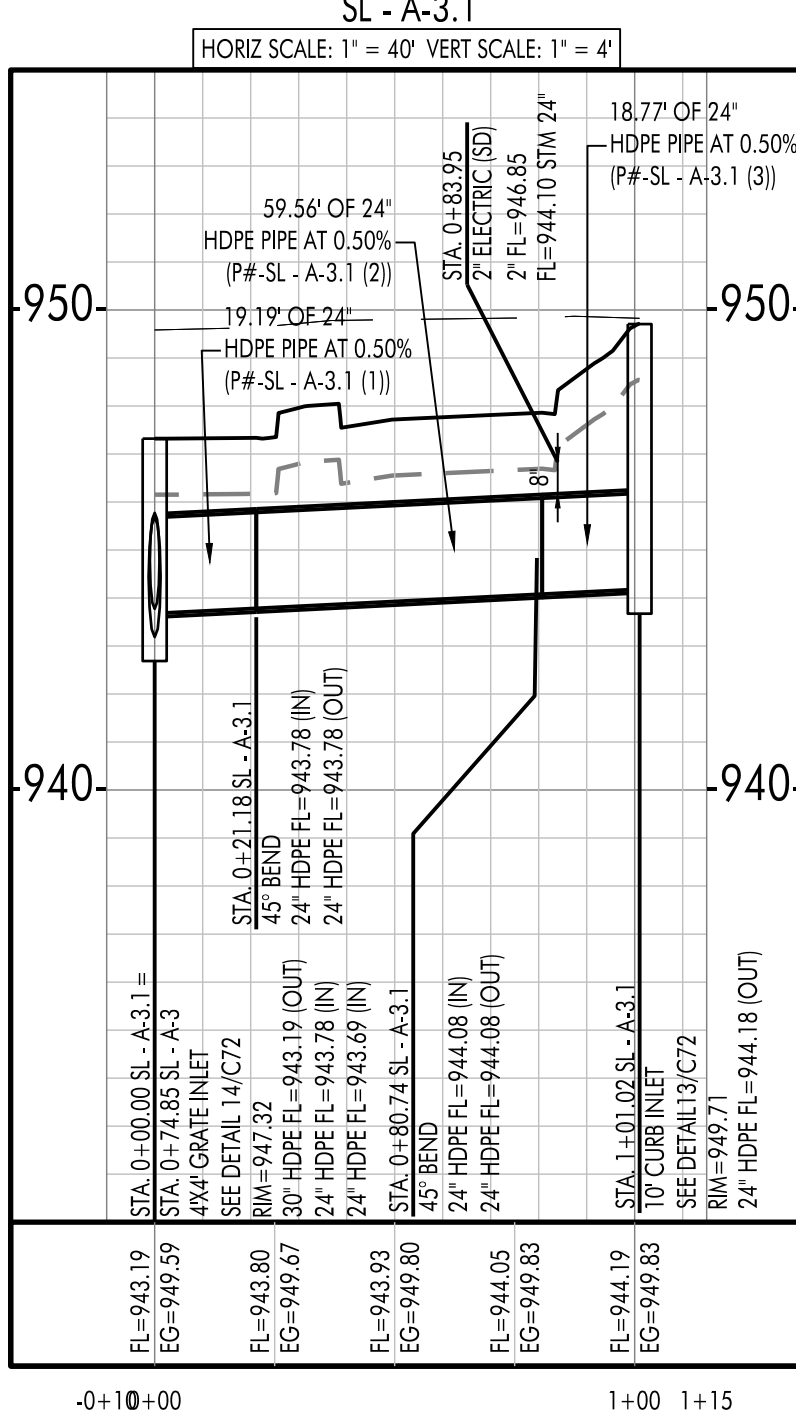
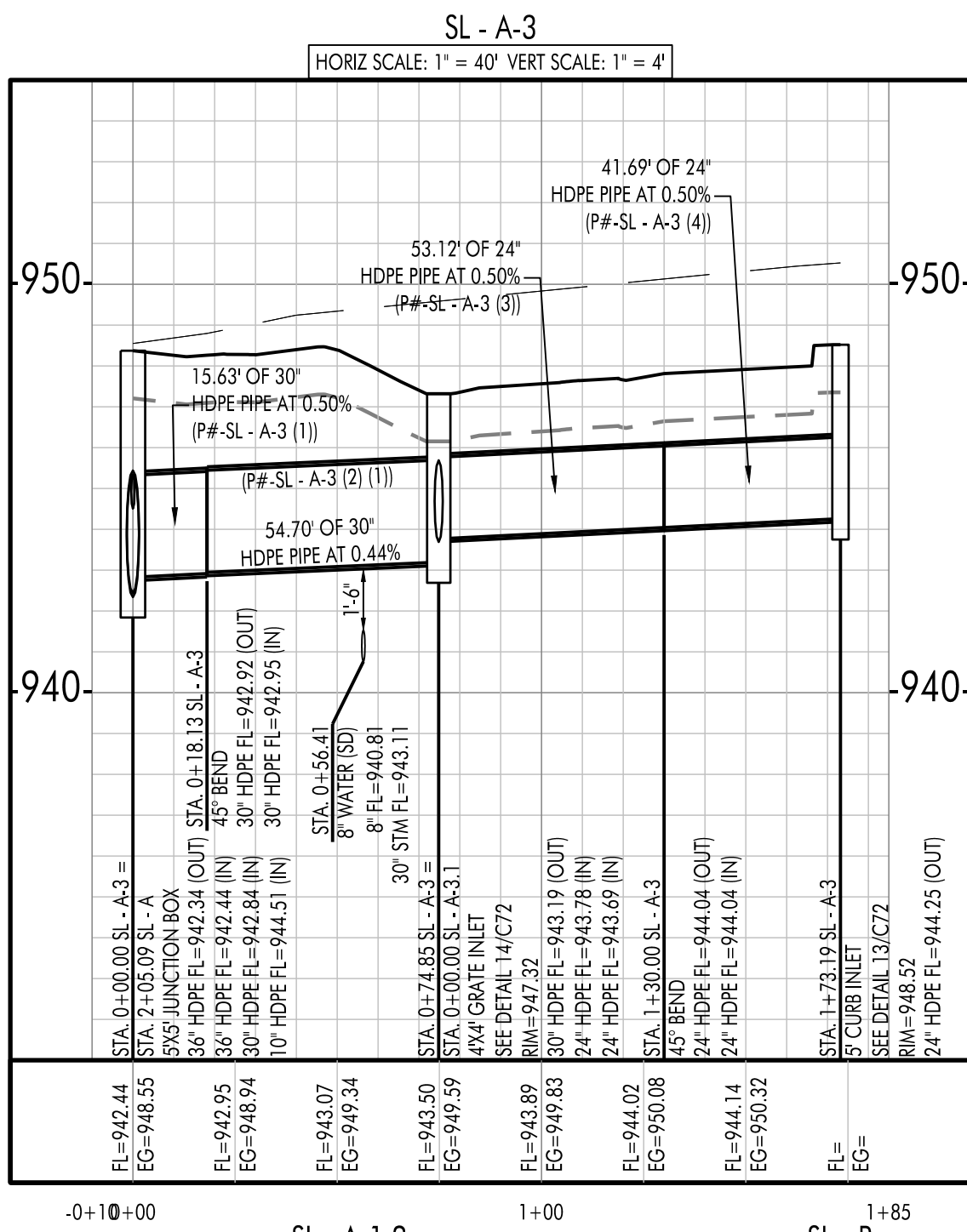
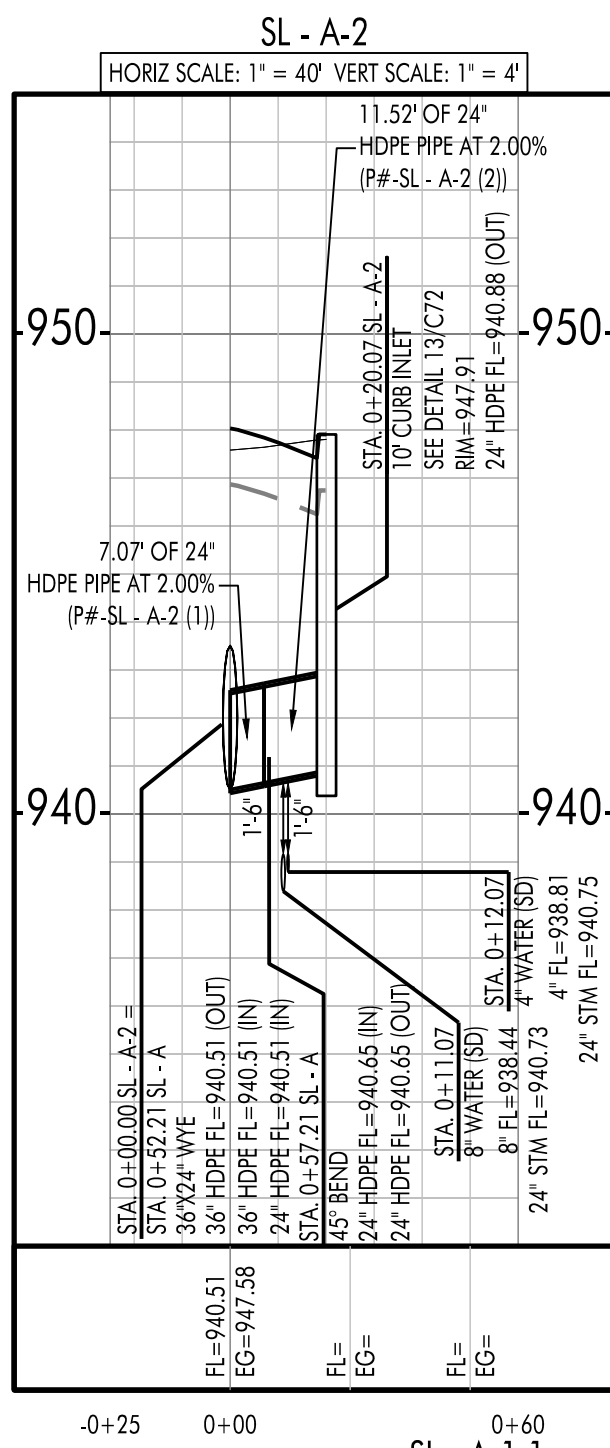
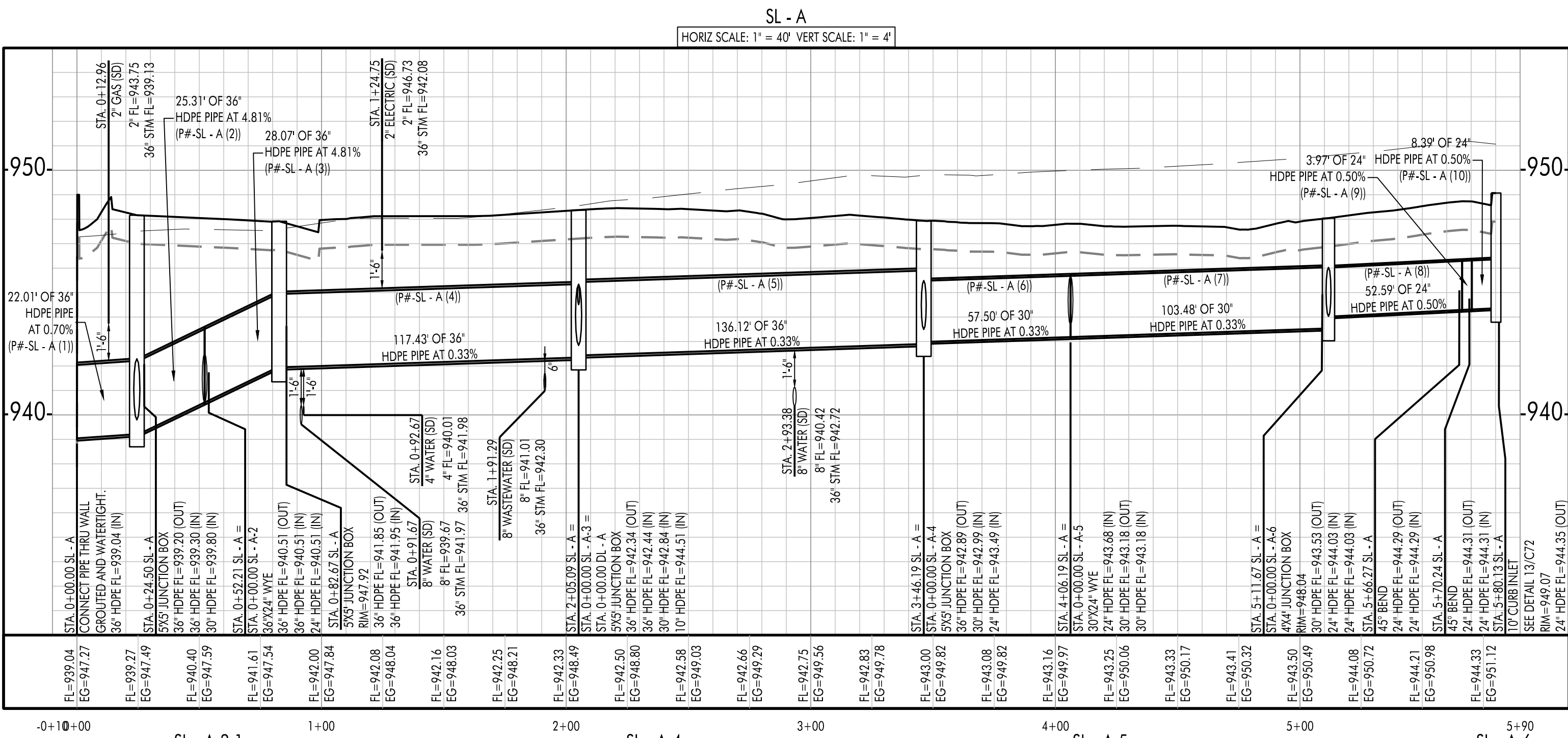
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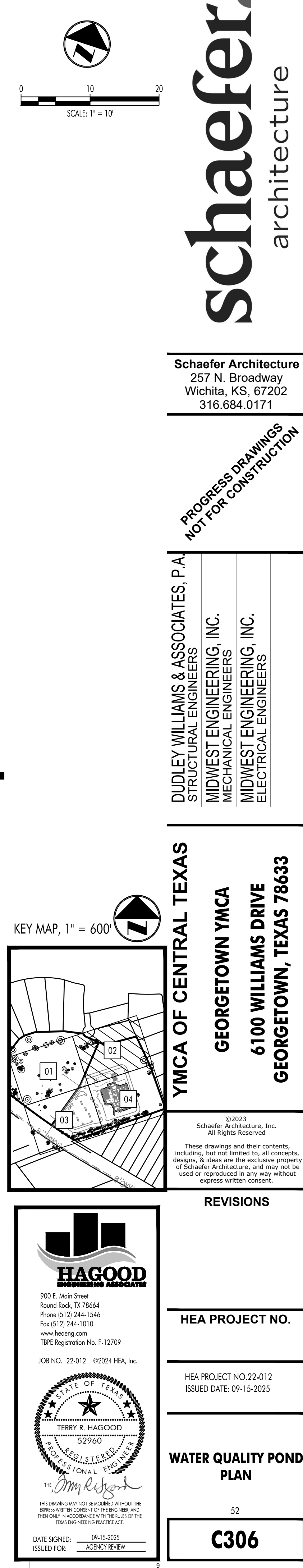
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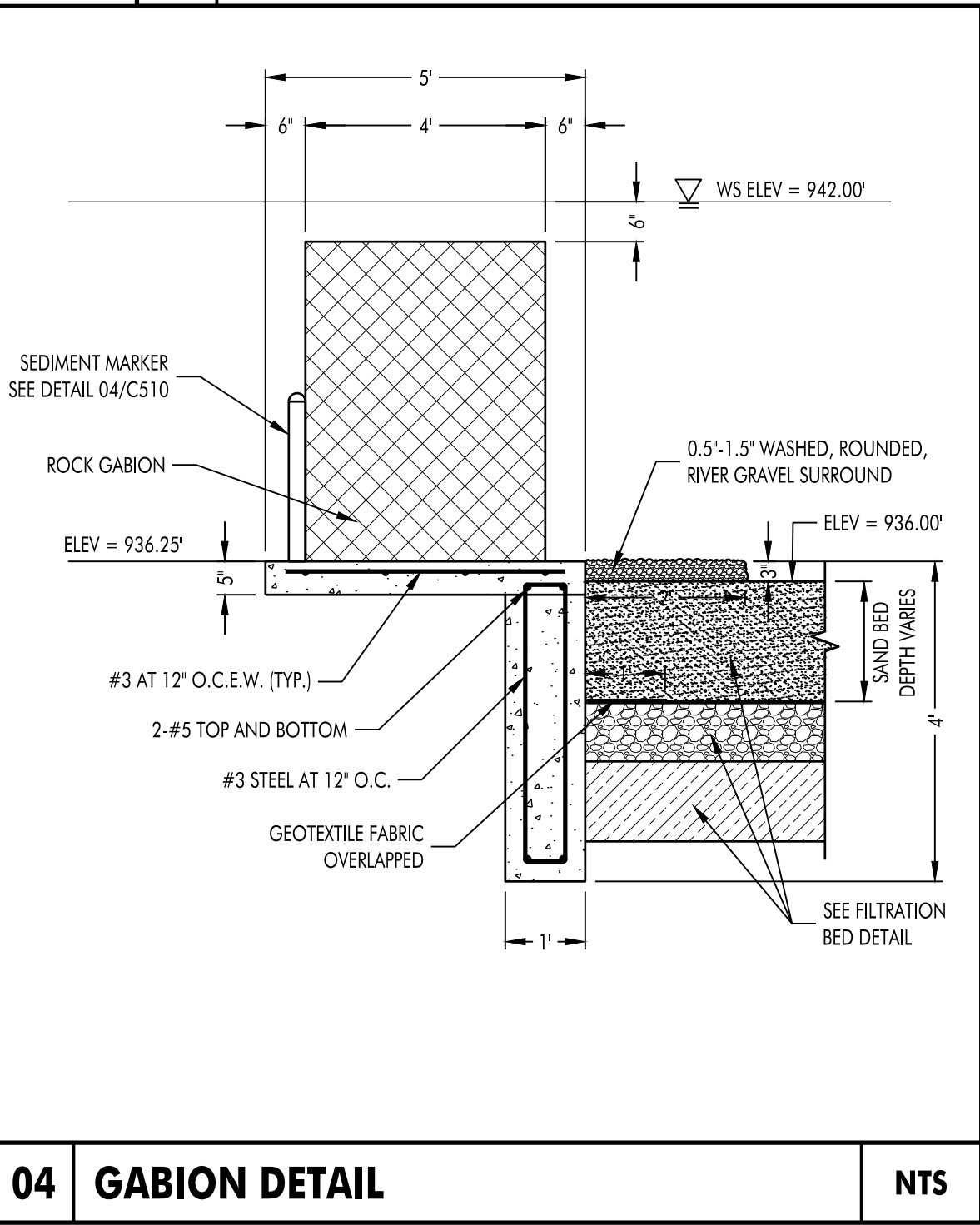
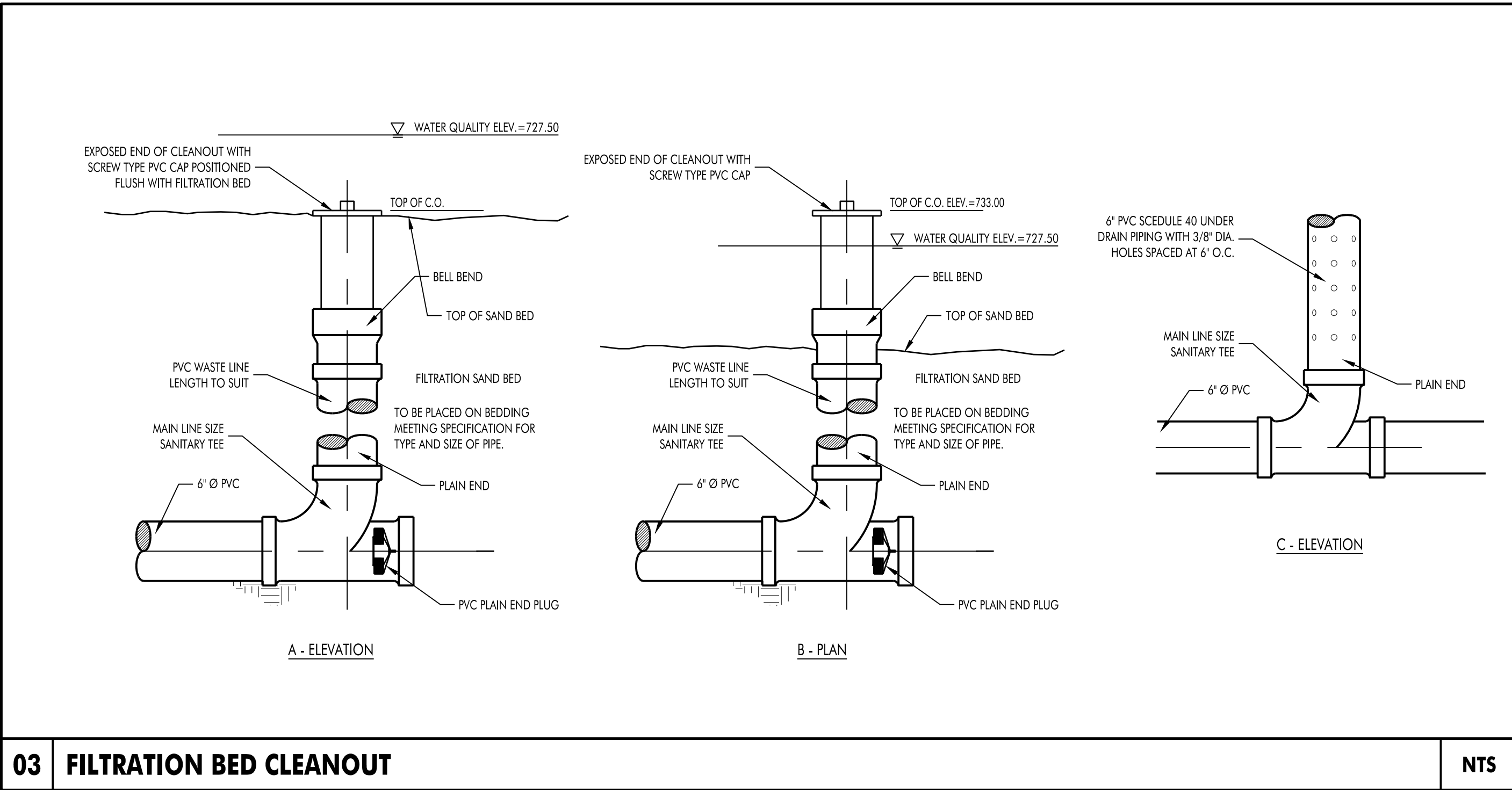
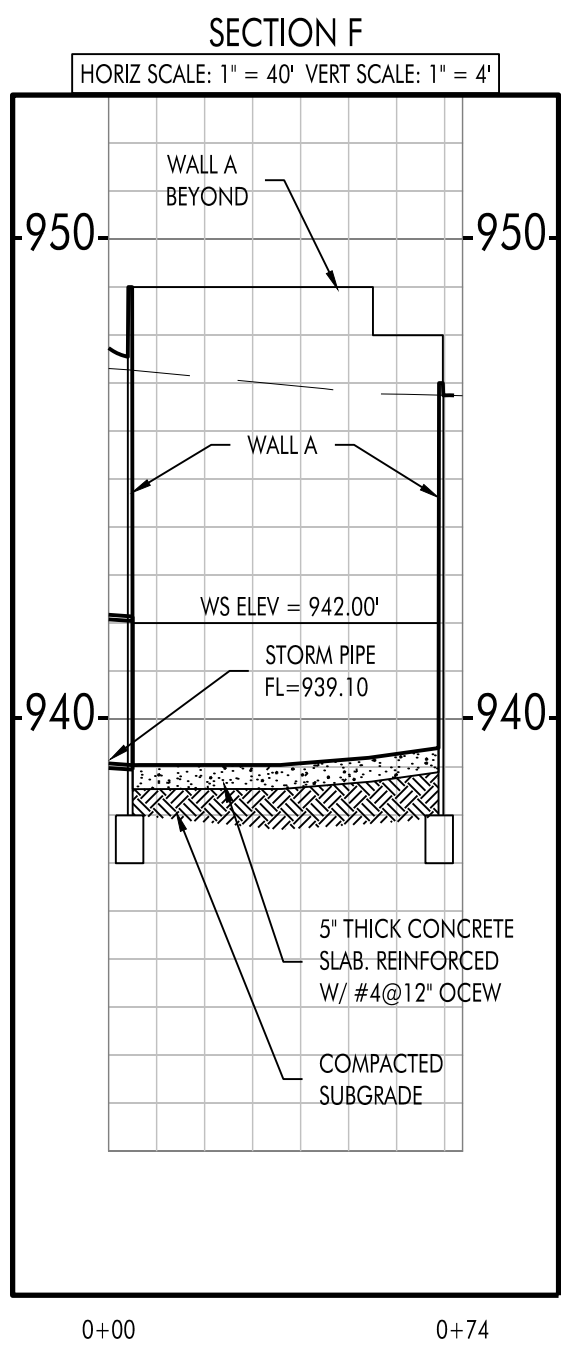
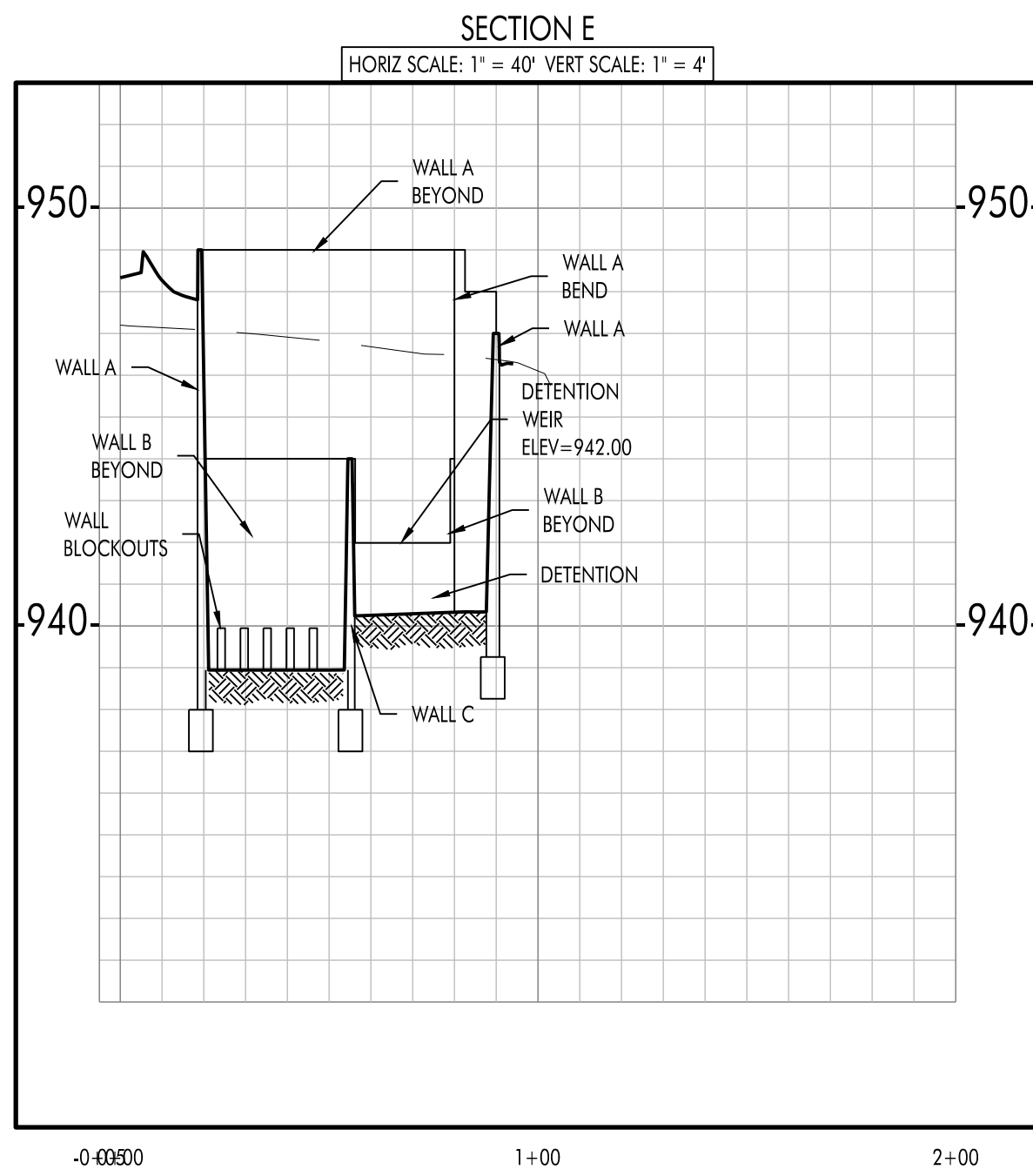
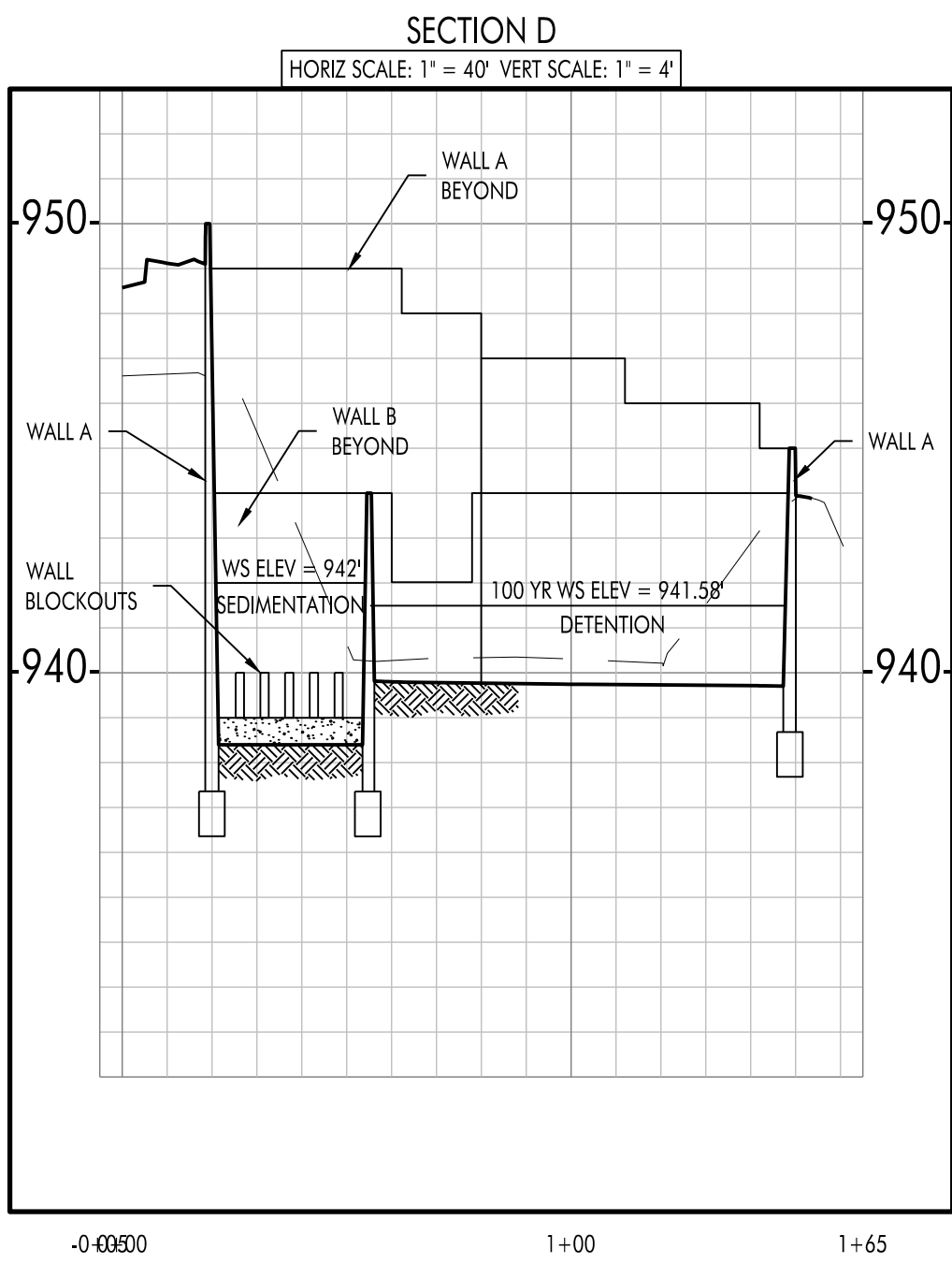
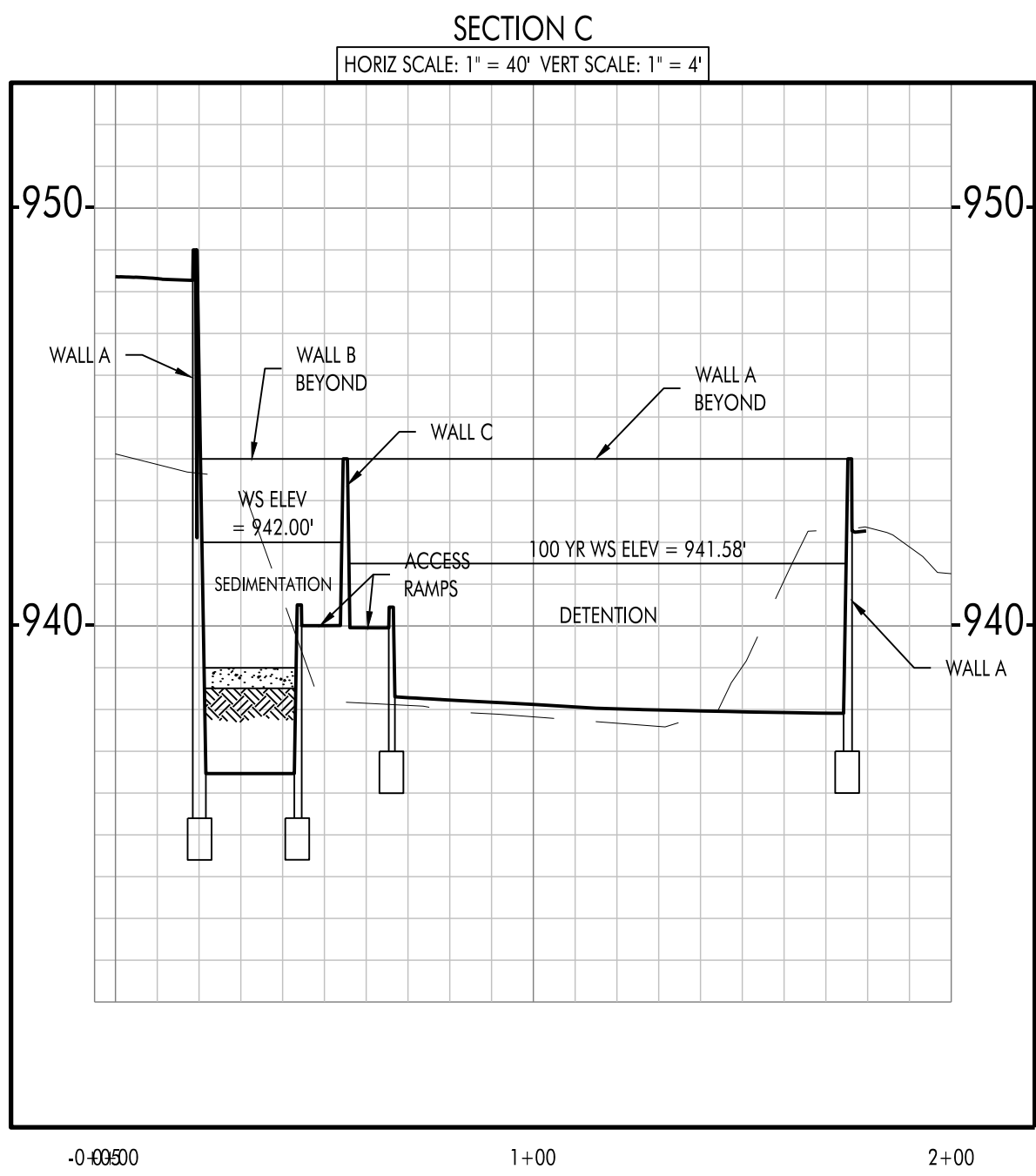
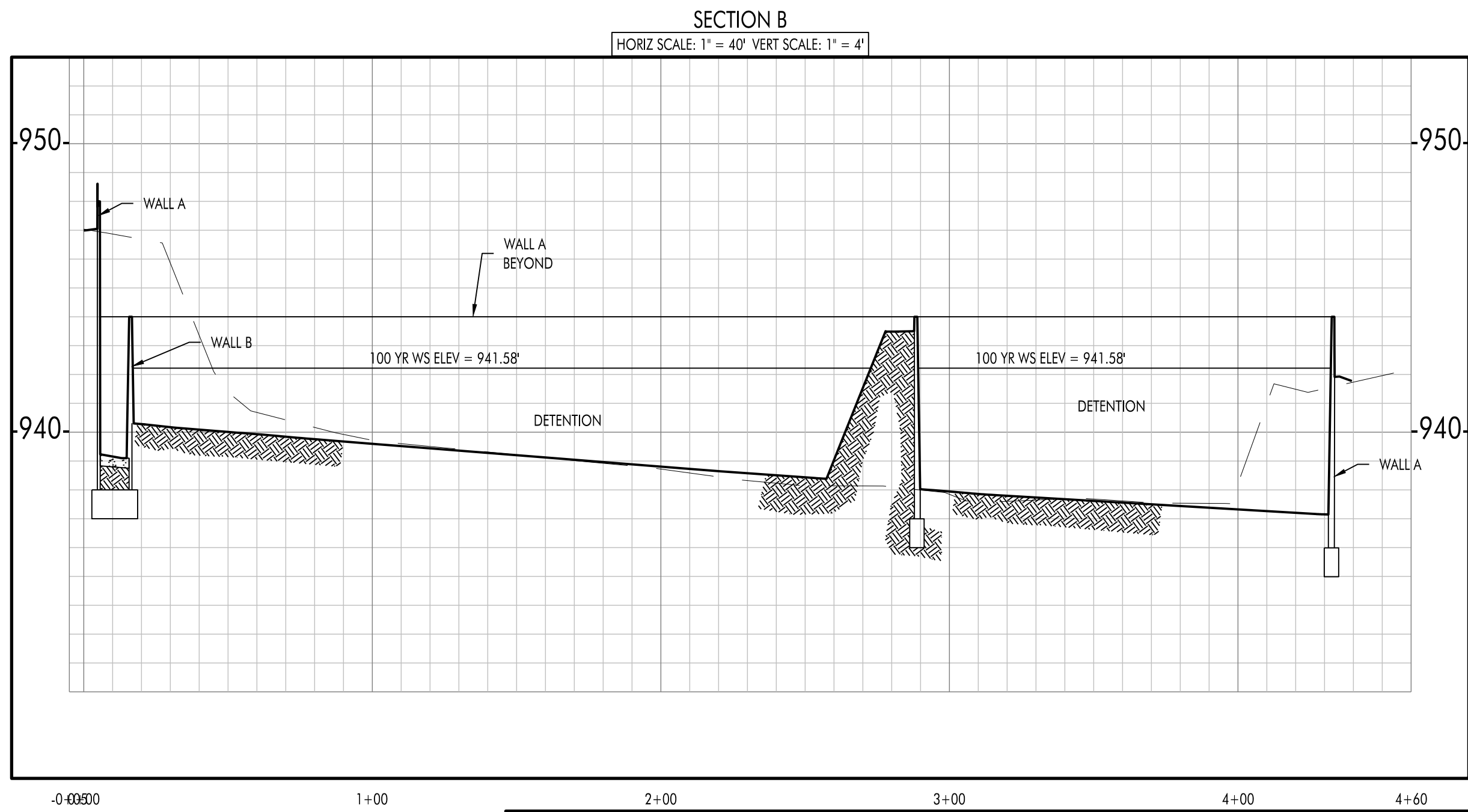
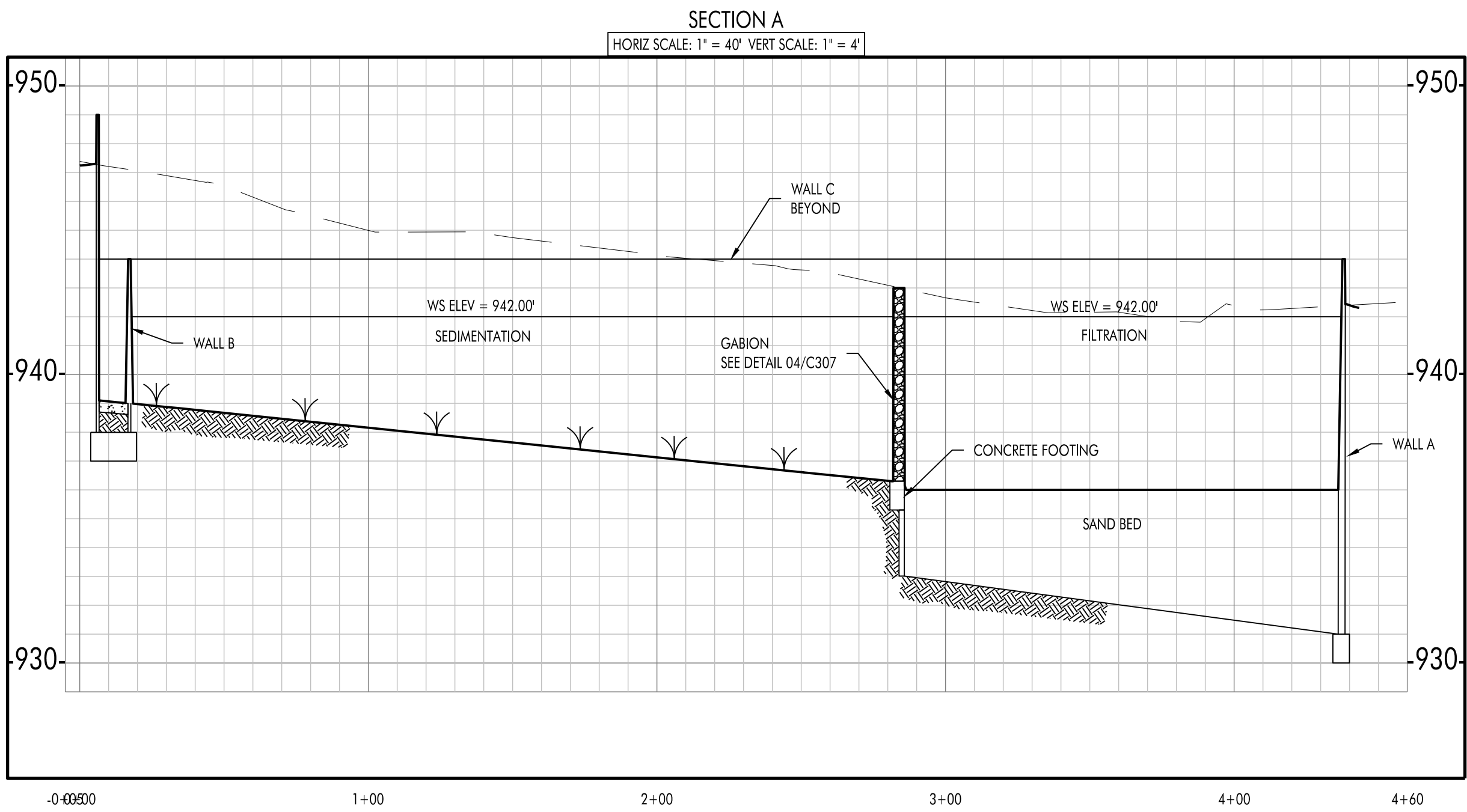
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FILTRATION SAND BED SPECIFICATIONS

THE TOP LAYER SHALL BE 12-18 INCHES OF 0.02-0.04 INCH DIAMETER SAND WHICH CORRESPONDS WITH ASTM D-33 CONCRETE SAND (SMALLER SAND SIZE IS NOT ACCEPTABLE). LATERALS SHALL BE PLACED IN TRENCHES WITH A COVERING OF 1/2 TO TWO (2) INCH GRAVEL AND GEOTEXTILE FABRIC. THE BASIN SHALL BE UNDERLAIN BY A LAYER OF DRAINAGE MATING. THE GEOTEXTILE FABRIC IS NEEDED TO PREVENT THE FILTER MEDIA FROM INFILTRATING INTO THE LATERAL PIPING. THE DRAINAGE MATING IS NEEDED TO PROVIDE FOR ADEQUATE VERTICAL AND HORIZONTAL HYDRAULIC CONDUCTIVITY TO THE LATERALS. THE GEOTEXTILE FABRIC SPECIFICATIONS ARE LISTED IN SECTION 1.6.2 (C). THE DRAINAGE MATING SPECIFICATIONS ARE LISTED BELOW.

MATERIAL	TEST METHOD	UNIT	SPECIFICATION
NONWOVEN GEOTEXTILE FABRIC	ASTM D-3776	Oz/Sq Yd.	≥3.0
UNIT WEIGHT	ASTM D-4491	GPW/FT ²	275 (MIN.)
FLOW RATE (FABRIC)	ASTM D-2434	Cm/Sec	12.4 x 10 ⁻⁹
PERMEABILITY (FABRIC)	ASTM D-1682	Lb.	WET Lg 95 WET Wg 70
GRAB STRENGTH (FABRIC)	COE SW-02215	Lb.	42 (MIN.)
PUNCTURE STRENGTH	ASTM D-1117	PSI	≥220
MOLEEN BURST STRENGTH	US STANDARD SIEVE	NO.	100 (70-120)
EQUIV. OPENING SIZE	ASTM D-4491	GPW/ft ²	≥275
WATER FLOW RATE (DRAINAGE CORE)	ASTM D-4355		70% STRENGTH RETAINED MIN. AFTER 500 HOURS IN LONDON ABC DEVICE
ULTRAVIOLET (UV) RADIATION STABILITY			

GABION SPECIFICATIONS

- PREPARE SITE FOR PLACEMENT OF BASKET BY EXCAVATING TO SMOOTH LINE, GRADE AND CROSS-SECTION, AS REQUIRED TO MEET DESIGN DIMENSIONS.
- COMPACT ANY FILLS REQUIRED TO MEET GRADE REQUIREMENTS TO REDUCE DIFFERENTIAL SETTLEMENT.
- ALL REMOVED EARTH THAT IS NOT USED TO BUILD FILLS FOR THE STRUCTURE WILL BE DISPOSED OF AT AN APPROVED SPOILS SITE IN SUCH A MANNER AS TO REDUCE THE LIKELIHOOD OF EROSION.
- MATERIALS AND METHODS OF CONSTRUCTION FOR GABIONS SHALL BE IN ACCORDANCE WITH ITEM 554 OF THE CITY OF AUSTIN SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.

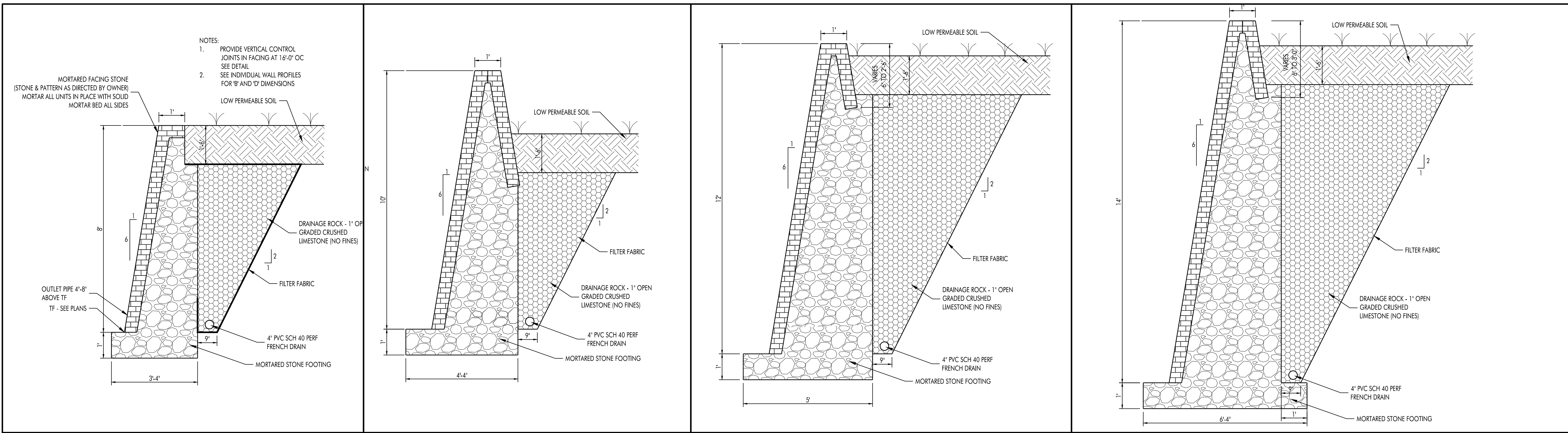
MATERIALS:

THE WIRE MESH SHALL CONSIST OF PLASTIC-COATED (POLYVINYL CHLORIDE) GALVANIZED WIRE WITH A DIAMETER OF 0.0842 INCHES FOR REINFORCING AND 0.155 INCH FOR ALL OTHER APPLICATIONS. THE WIRE FOR SALVAGES AND CORNERS SHALL BE PLASTIC-COATED GALVANIZED WIRE WITH A DIAMETER OF 0.1305 INCH. TIE AND CONNECTING WIRE SHALL BE PLASTIC-COATED WIRE WITH A DIAMETER OF 0.084.

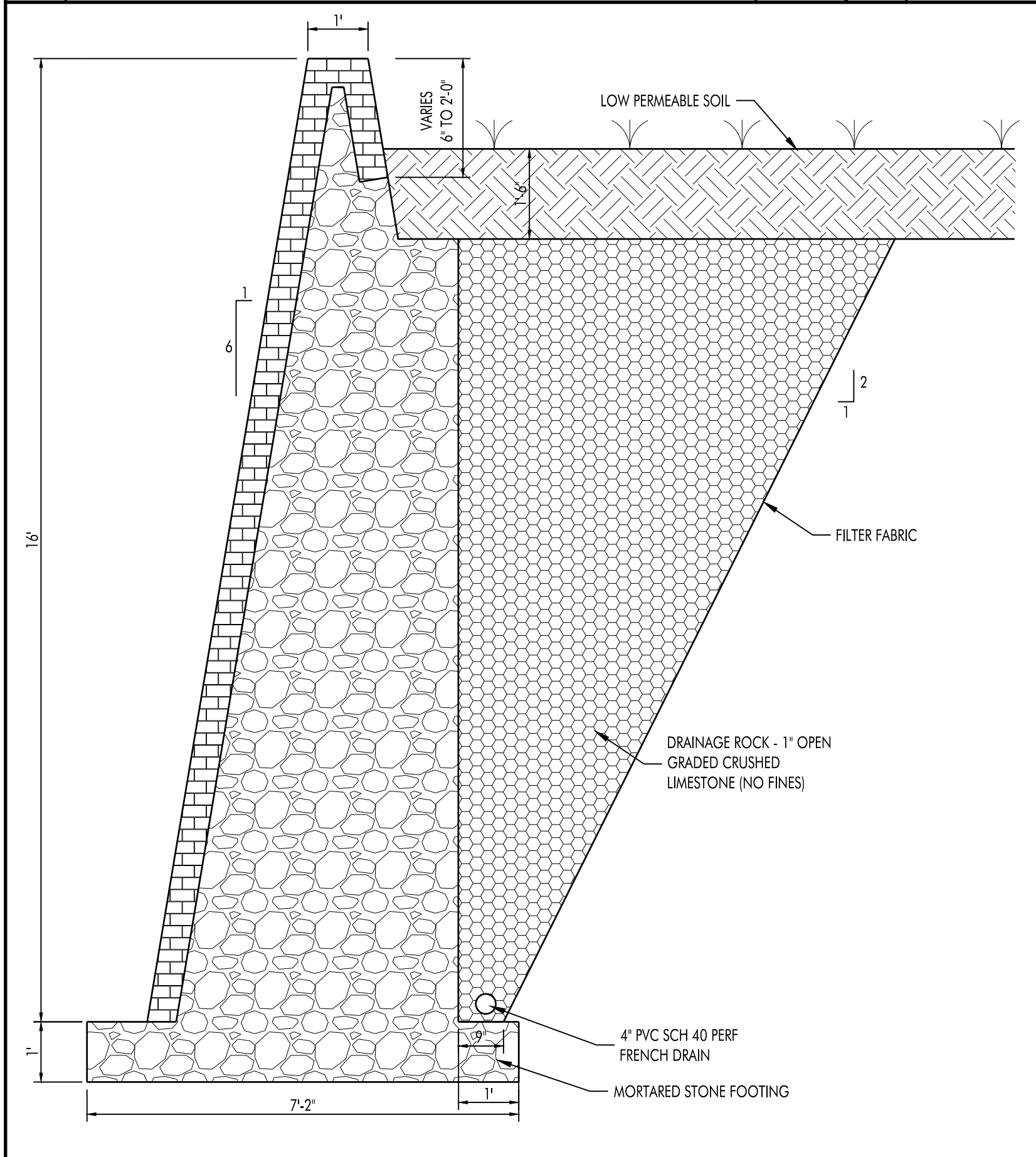
CLAY LINER SPECIFICATIONS

PROPERTY	TEST METHOD	UNIT	SPECIFICATION
PERMEABILITY	ASTM D-2434	Cm/Sec	1 x 10 ⁻⁷
PLASTICITY INDEX OF CLAY	ASTM D-423 & D-424		NOT LESS THAN 15
LIQUID LIMIT OF CLAY	ASTM D-2216		NOT LESS THAN 30
CLAY PARTICLES PASSING 20% OF STANDARD	ASTM D-422	%	NOT LESS THAN 30
CLAY COMPACTION	ASTM D-2216	%	PROCTOR DENSITY

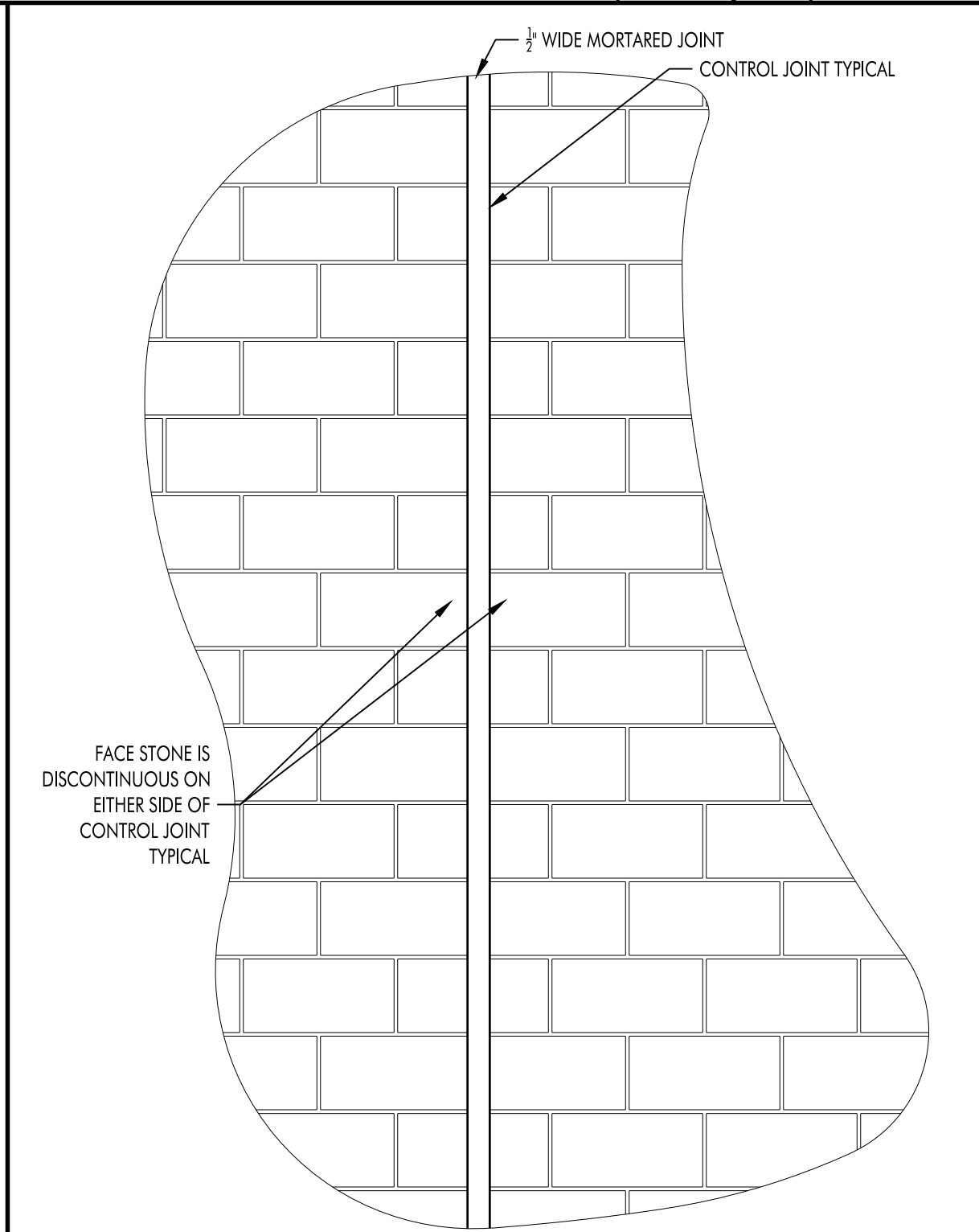
SOURCE: CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL 1.6.2 (C). THE CLAY LINER SHALL HAVE A MINIMUM THICKNESS OF 12 INCHES.



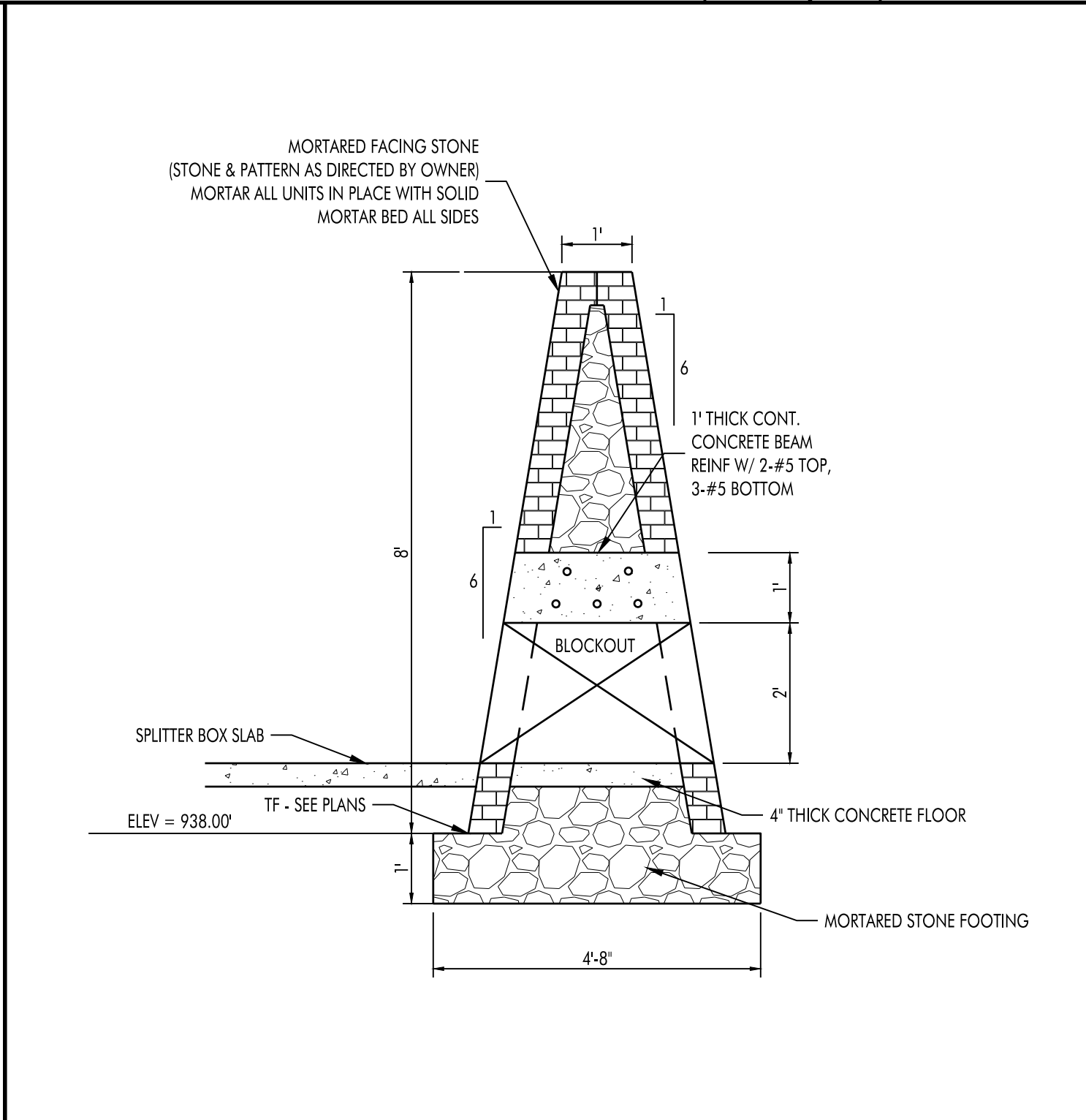
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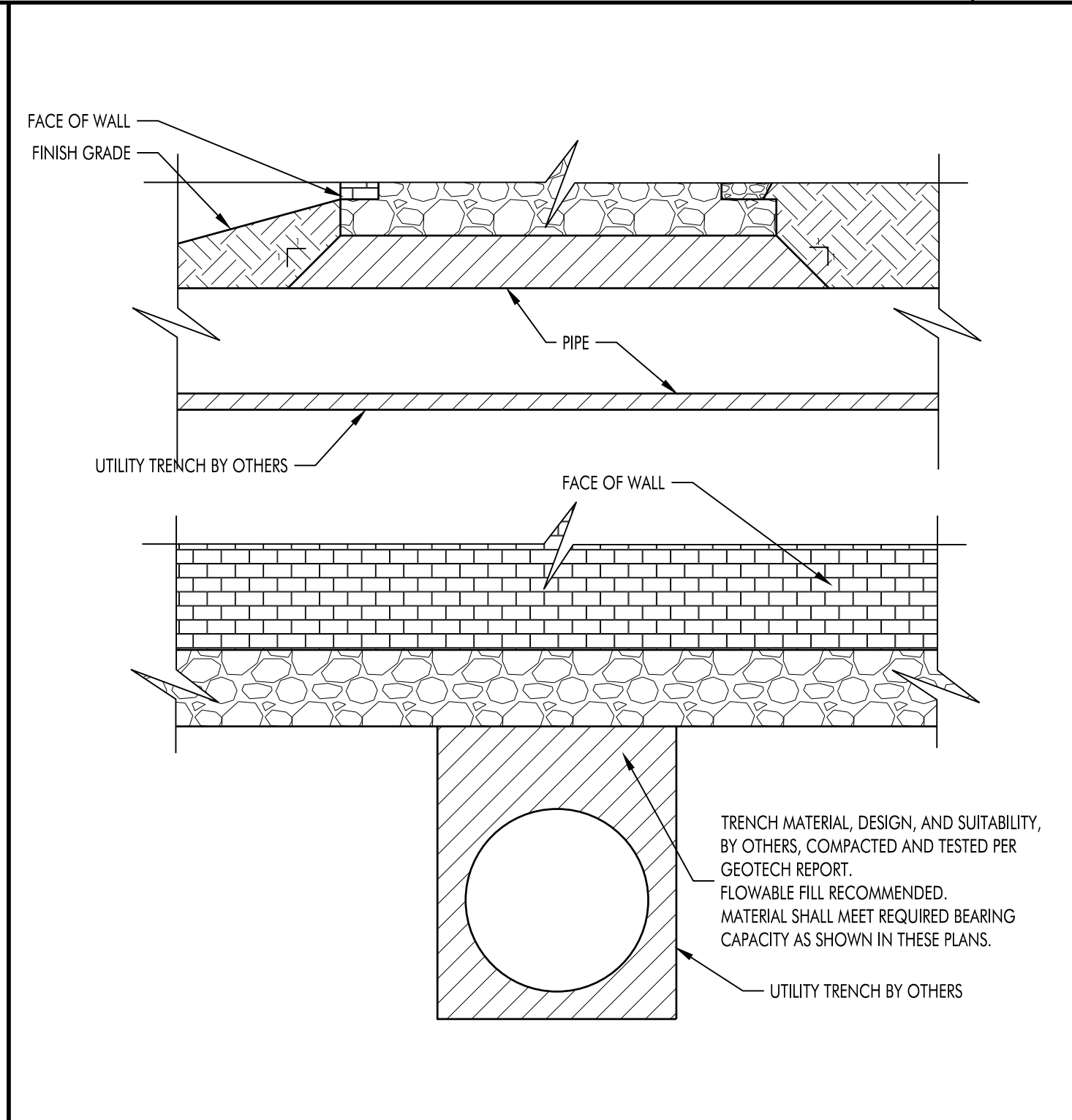
05	16' WALL	1/2"=1'
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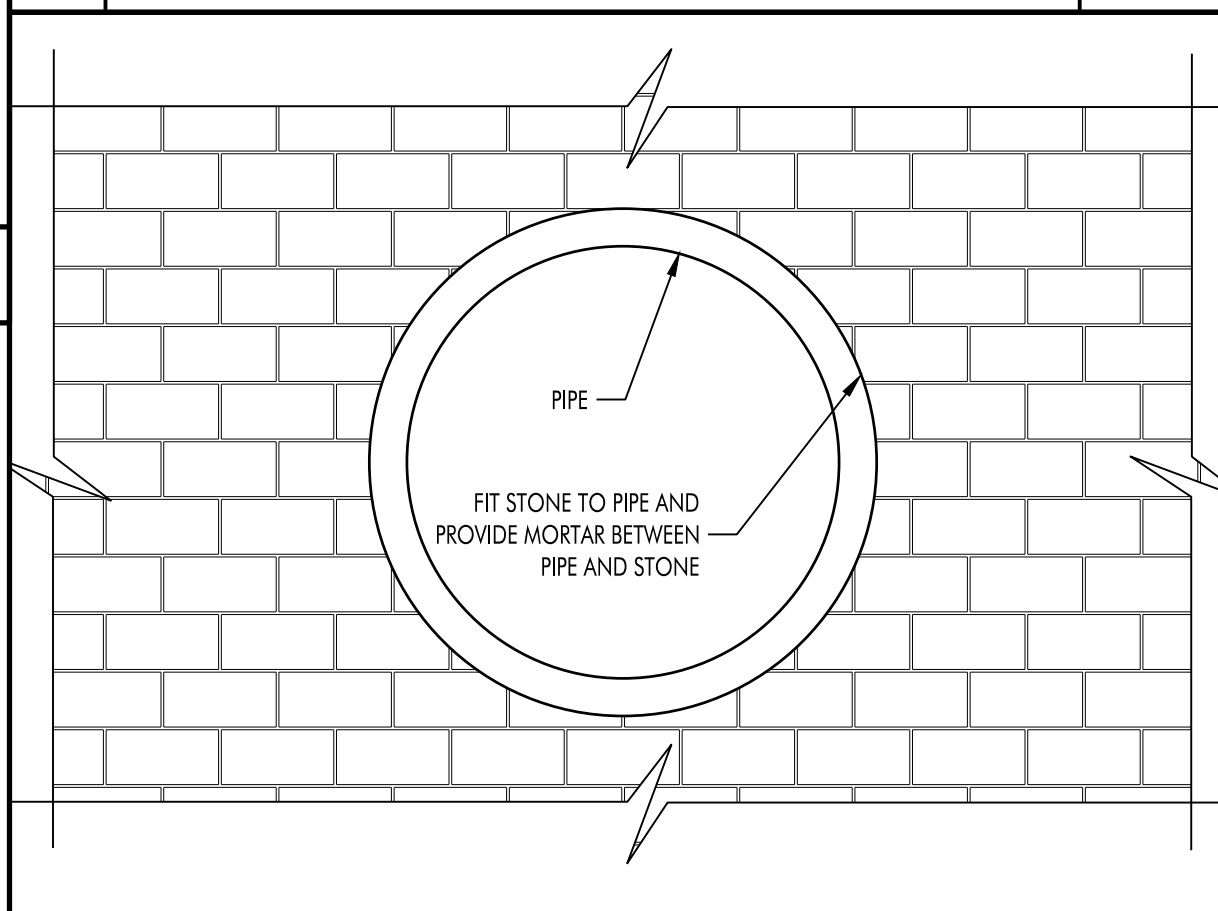
06	CONTROL JOINT DETAIL	NTS
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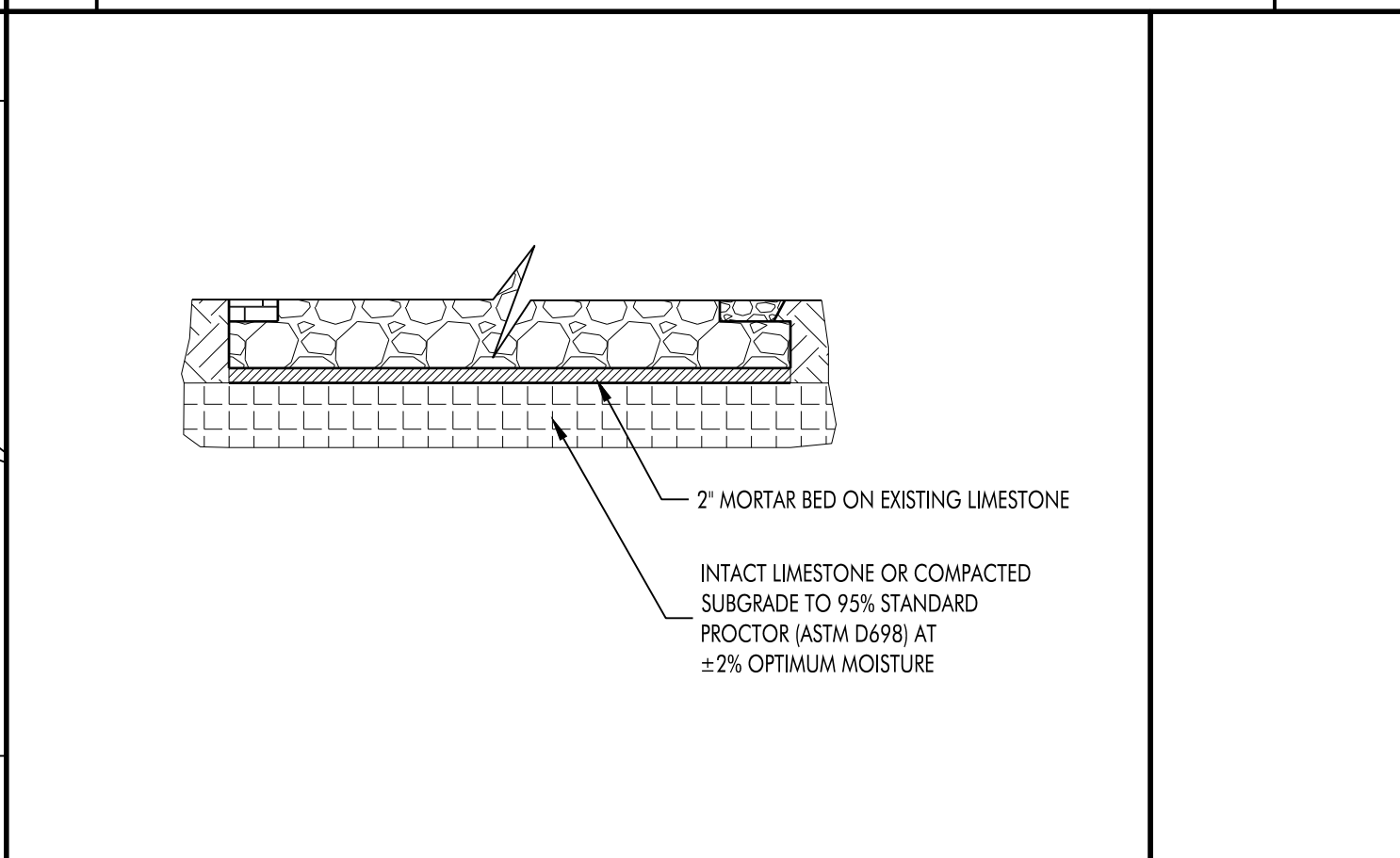
07	SPLITTER BOX WALL B	1/2"=1'
----	---------------------	---------



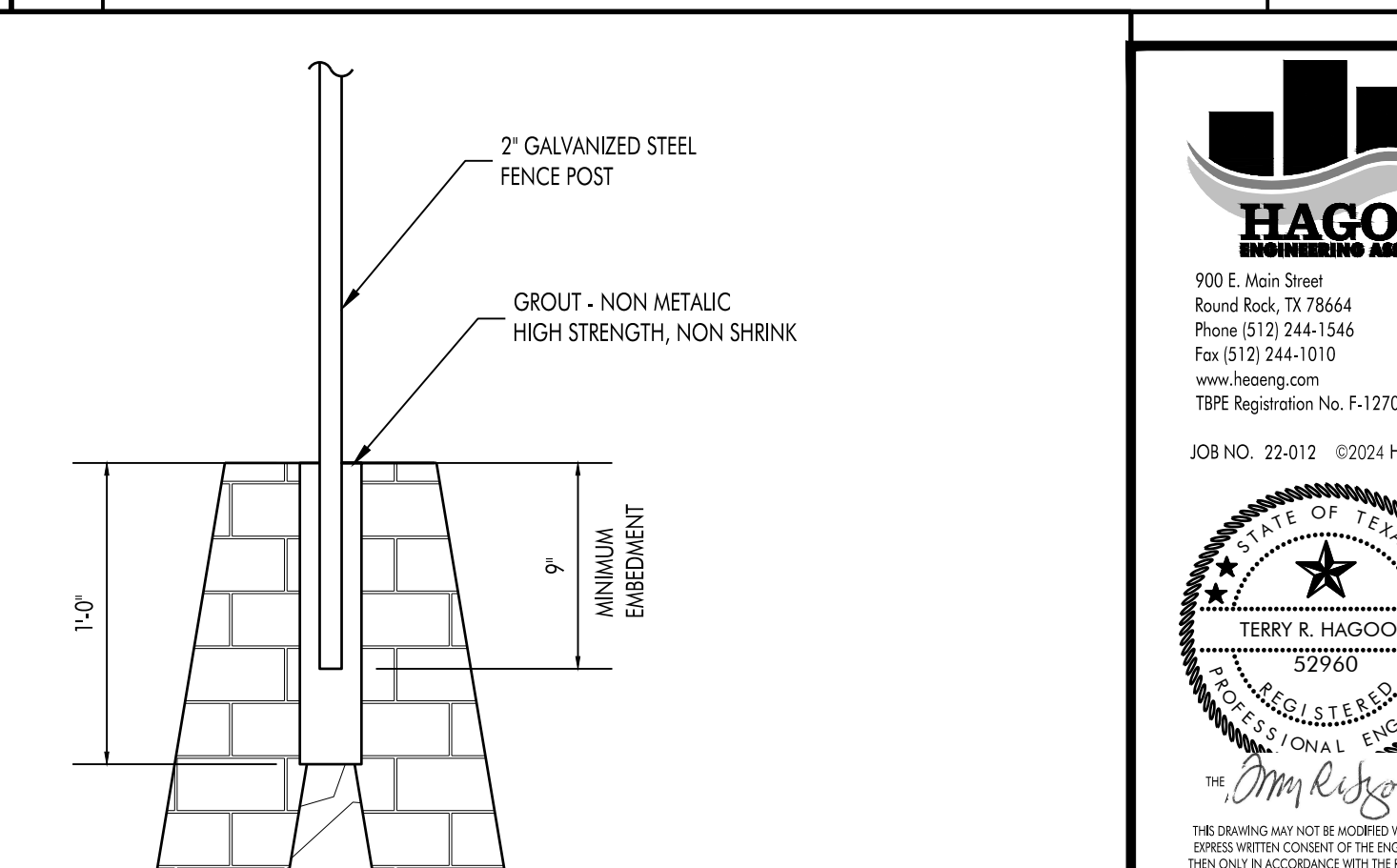
08	UTILITY TRENCH CROSSING	NTS
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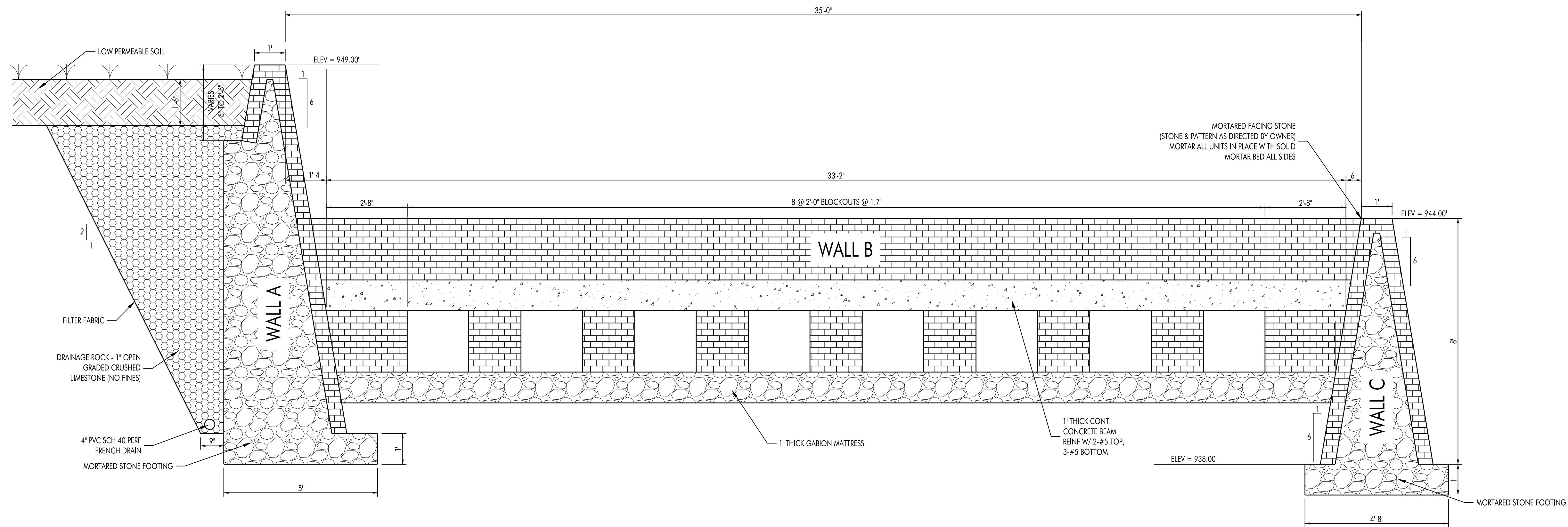
09	PIPE WALL PENETRATION DETAIL	NTS
----	------------------------------	-----



10	LIMESTONE FOUNDATION DETAIL	NTS
----	-----------------------------	-----



11	TYPICAL OPEN FENCE AT WALL	1 1/2"=1'
----	----------------------------	-----------



01 SPLITTER BOX ELEVATION AT SEDIMENTATION POND

$$\frac{1}{2}'' = 1'$$

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PHYSICS OF CENTRAL IDEAS

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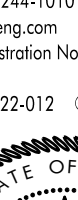
HEA PROJECT NO.22-012
ISSUED DATE: 09-15-2025

SPLITTER BOX SECTION

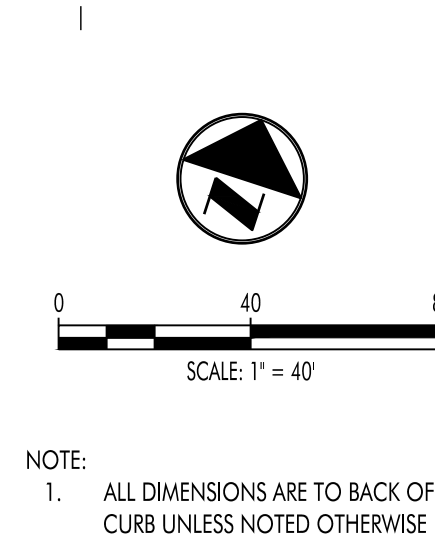
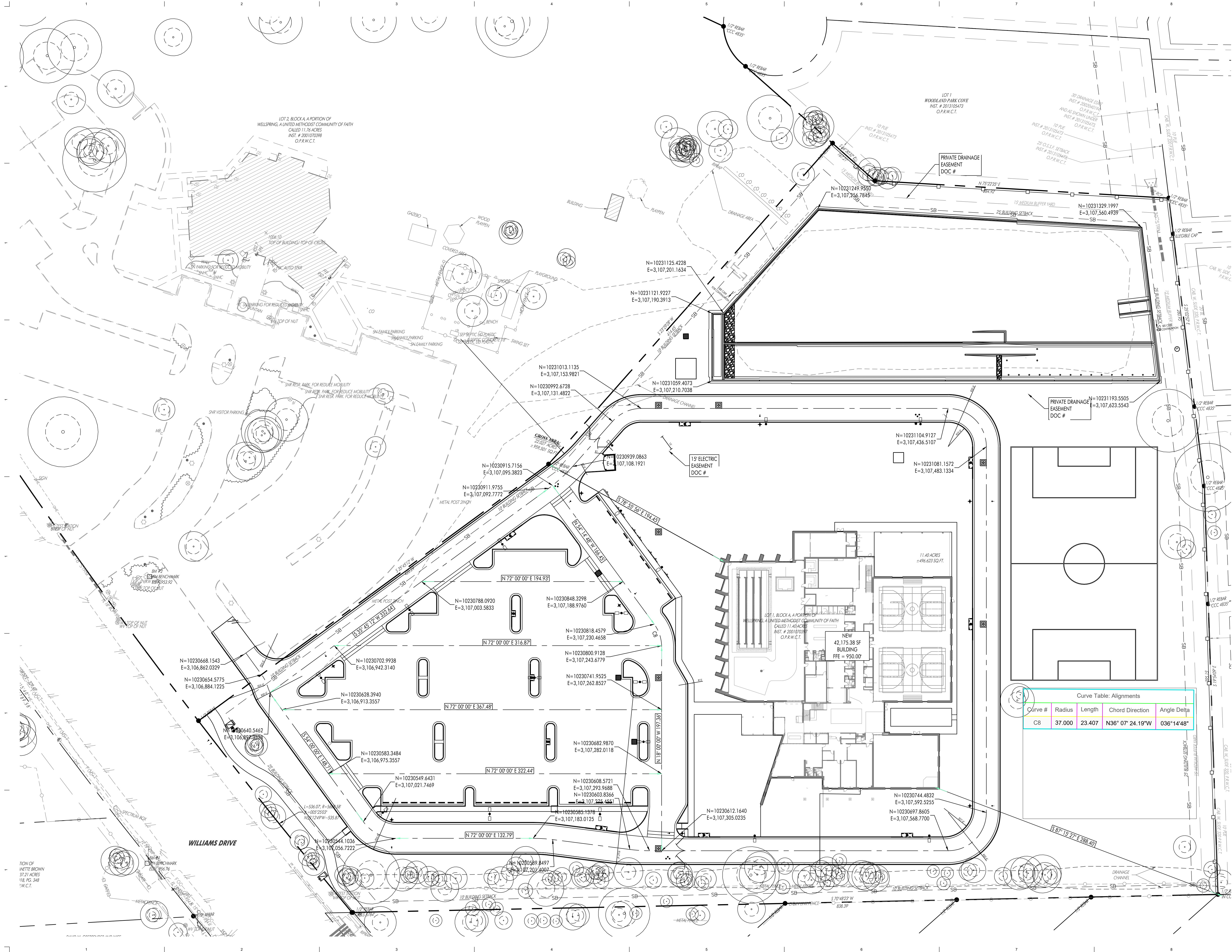

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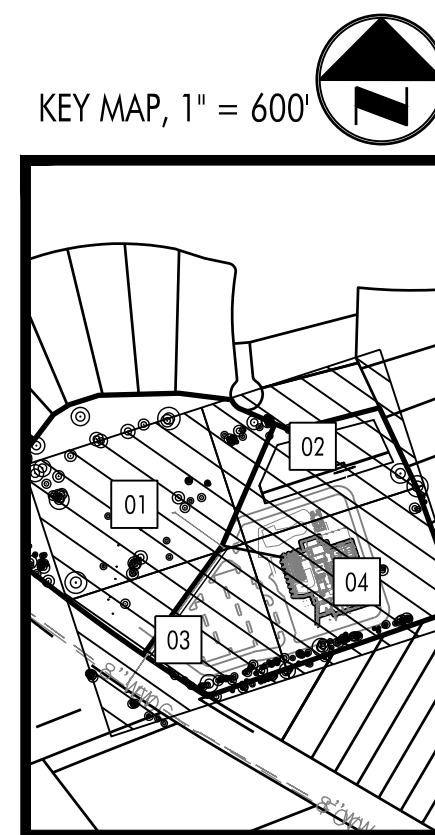
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OVERALL DIMENSION
PLAN

58

C500

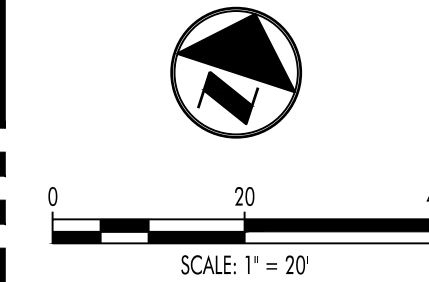


LOT 2, BLOCK A, A PORTION OF
WELLSPRING, A UNITED METHODIST COMMUNITY OF FAITH
CALLED 11.16 ACRES
INST. # 2001070298
O.P.R.W.C.T.

MATCHLINE SEE SHEET C502

MATCHLINE SEE SHEET C503

NOTE:
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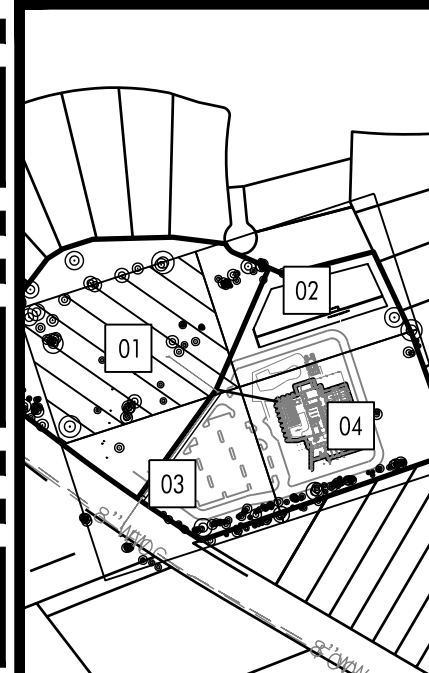


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KEY MAP, 1" = 600'



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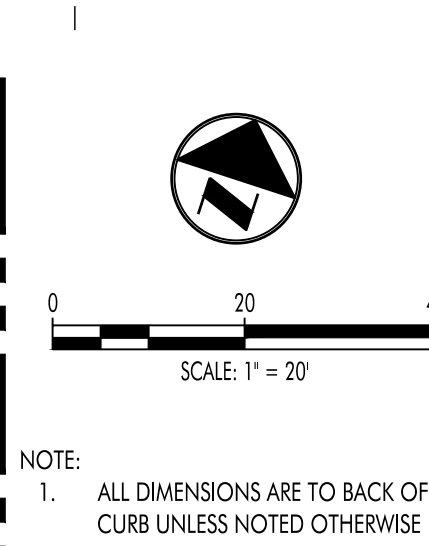
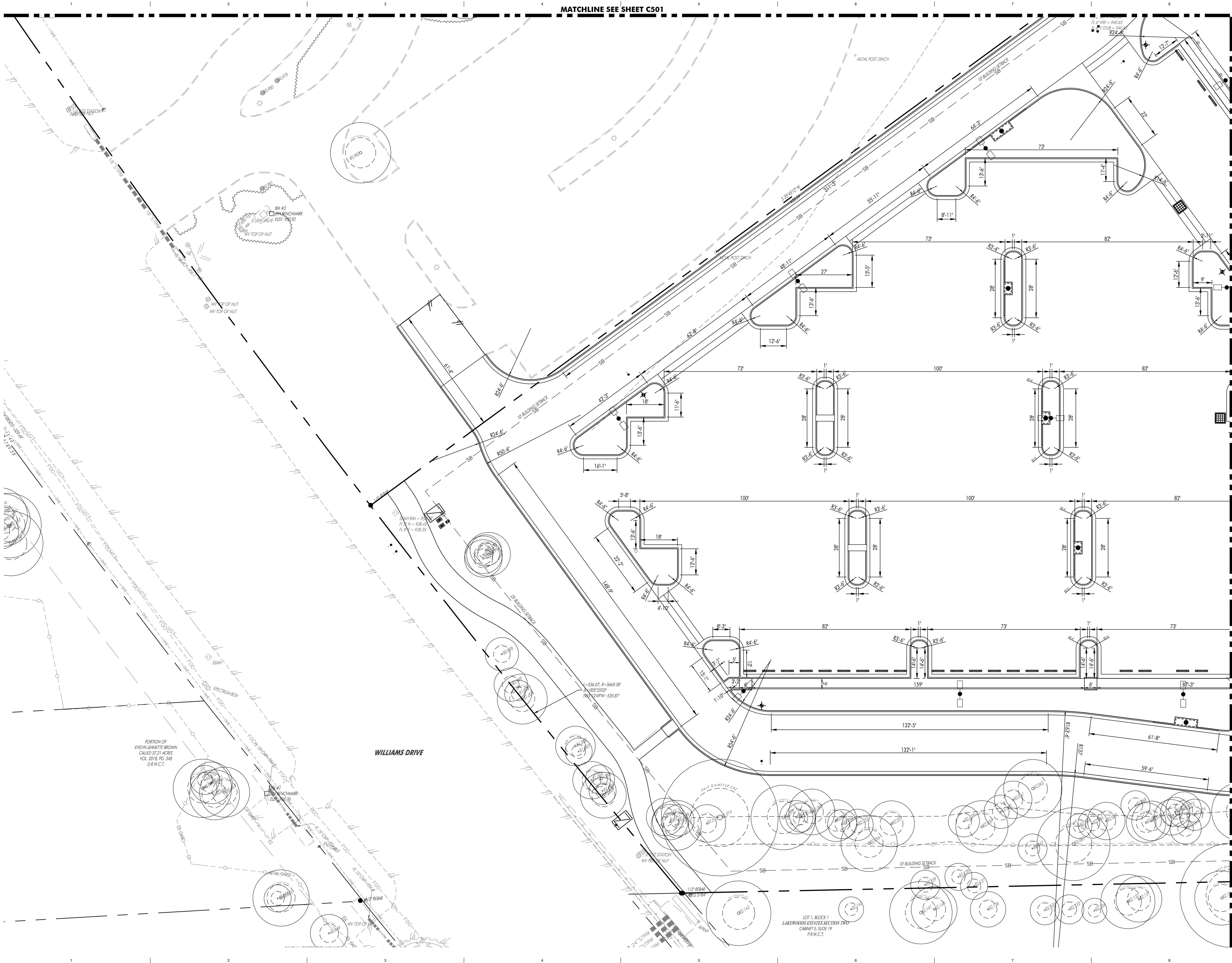
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DIMENSION PLAN

59

C501

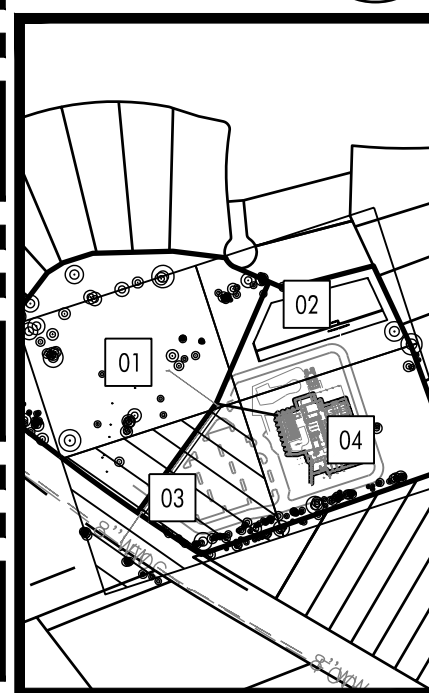


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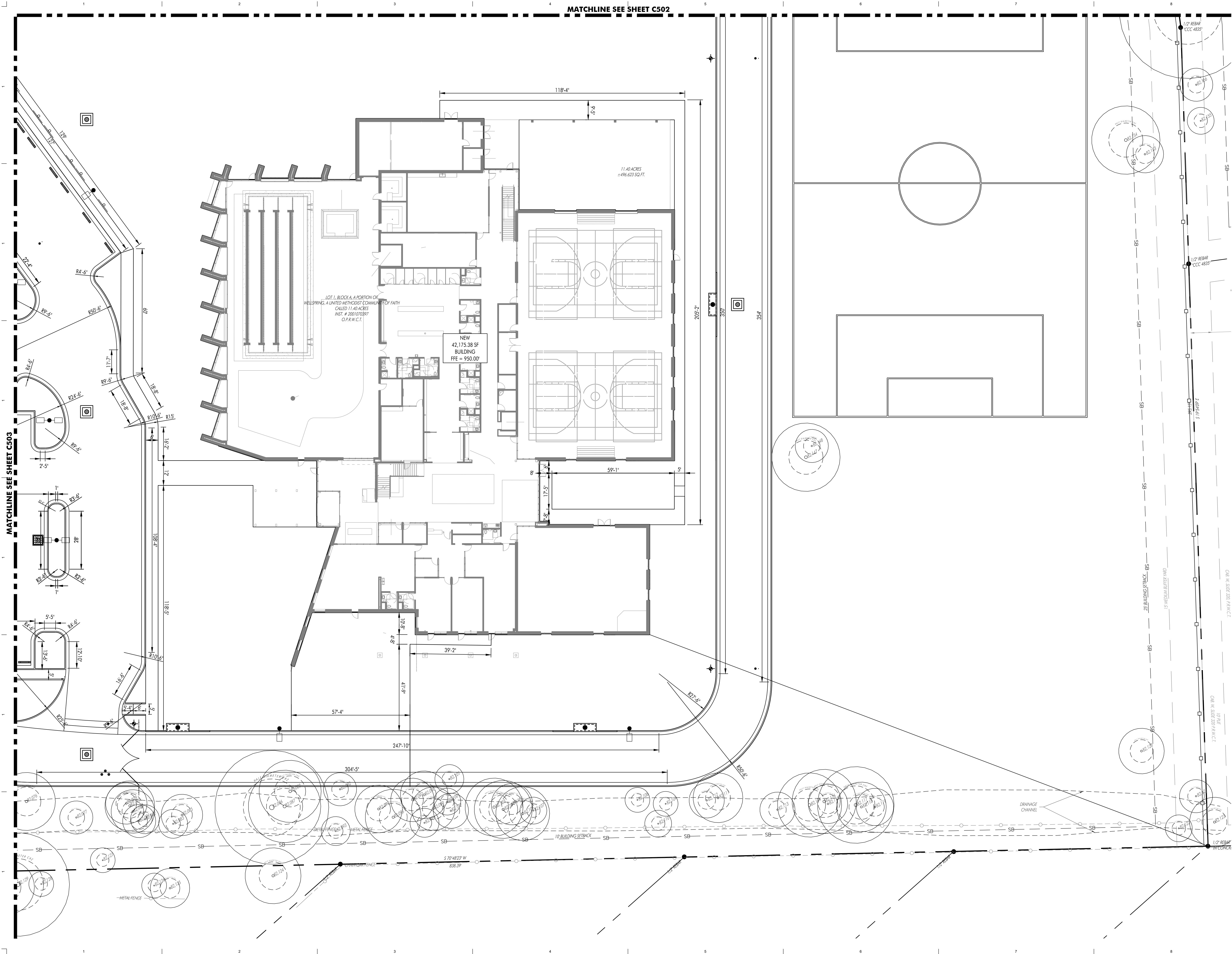
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the *Amesbury*

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DIMENSION PLAN

61
C503



0 20 40
SCALE: 1" = 20'

NOTE:
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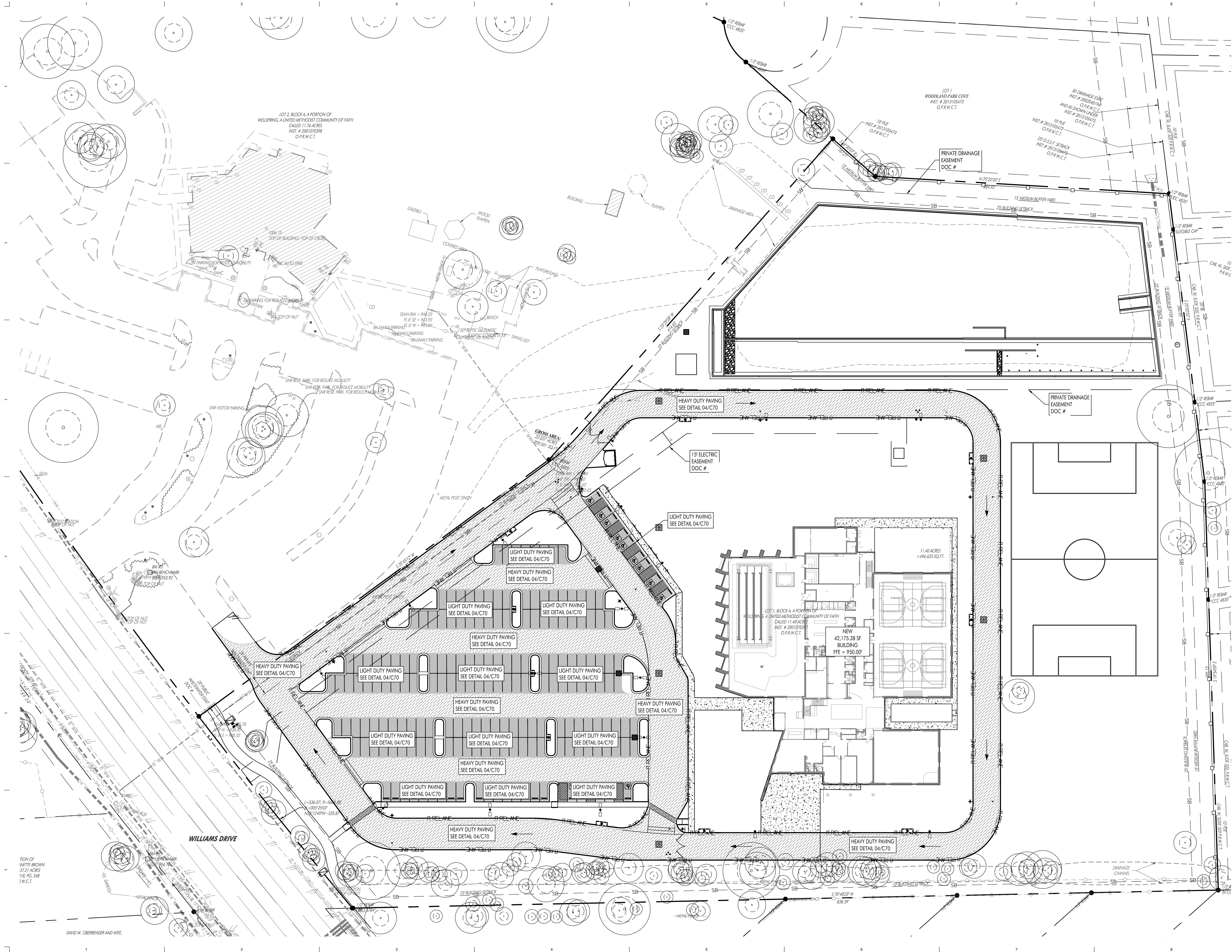
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ISSUED DATE: 09-15-2025

DIMENSION PLAN

62

C504



0 40 80
SCALE: 1" = 40'

NOTES:

- FIRELANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE NO PARKING" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART. STRIPING TO BE PAINTED ON FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON PARKING SURFACE WHEN IT IS NOT.
- ALL DIMENSIONS ARE TO THE FACE OF CURB, OR CENTER OF STRIPING (WHERE APPLICABLE), UNLESS OTHERWISE NOTED.
- FIRELANES SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES BEFORE ANY COMBUSTIBLE MATERIALS ARE ALLOWED ON SITE.

LIGHT DUTY PAVING

HEAVY DUTY PAVING

SIDEWALK PAVING

PRIVATE DRAINAGE EASEMENT DOC #

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KEY MAP, 1" = 600'

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OVERALL PAVING AND STRIPING PLAN

63

C600



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INST. # 2001070398
O.F.R.W.C.T.

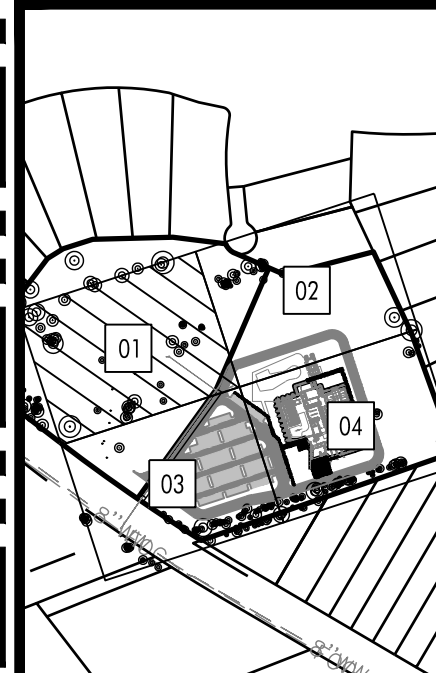
NOTES:

1. FIRELANE STRIPING TO BE 6" WIDE
RED PAINT WITH "FIRE LANE NO
PARKING" IN 4" TALL WHITE
LETTERS. WORDING MAY NOT BE
SPACED MORE THAN 30 FEET
APART. STRIPING TO BE PAINTED
ON FACE OF CURB WHEN
PRESENT AND PAINTED FLAT ON
PARKING SURFACE WHEN IT IS
NOT.
2. ALL DIMENSIONS ARE TO THE
FACE OF CURB, OR CENTER OF
STRIPING (WHERE APPLICABLE),
UNLESS OTHERWISE NOTED.
3. FIRELANES SHALL BE SURFACED
SO AS TO PROVIDE ALL-WEATHER
DRIVING CAPABILITIES BEFORE
ANY COMBUSTIBLE MATERIALS
ARE ALLOWED ON SITE.

- LIGHT DUTY PAVING
- HEAVY DUTY PAVING
- SIDEWALK PAVING

MATCHLINE SEE SHEET C602

KEY MAP, 1" = 600'



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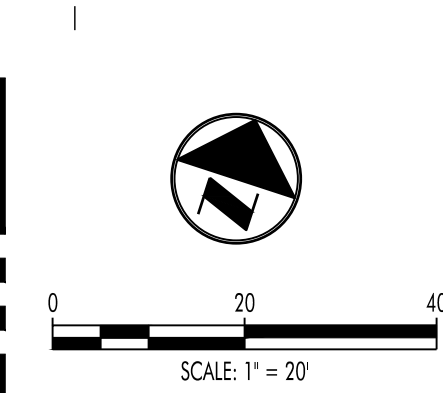
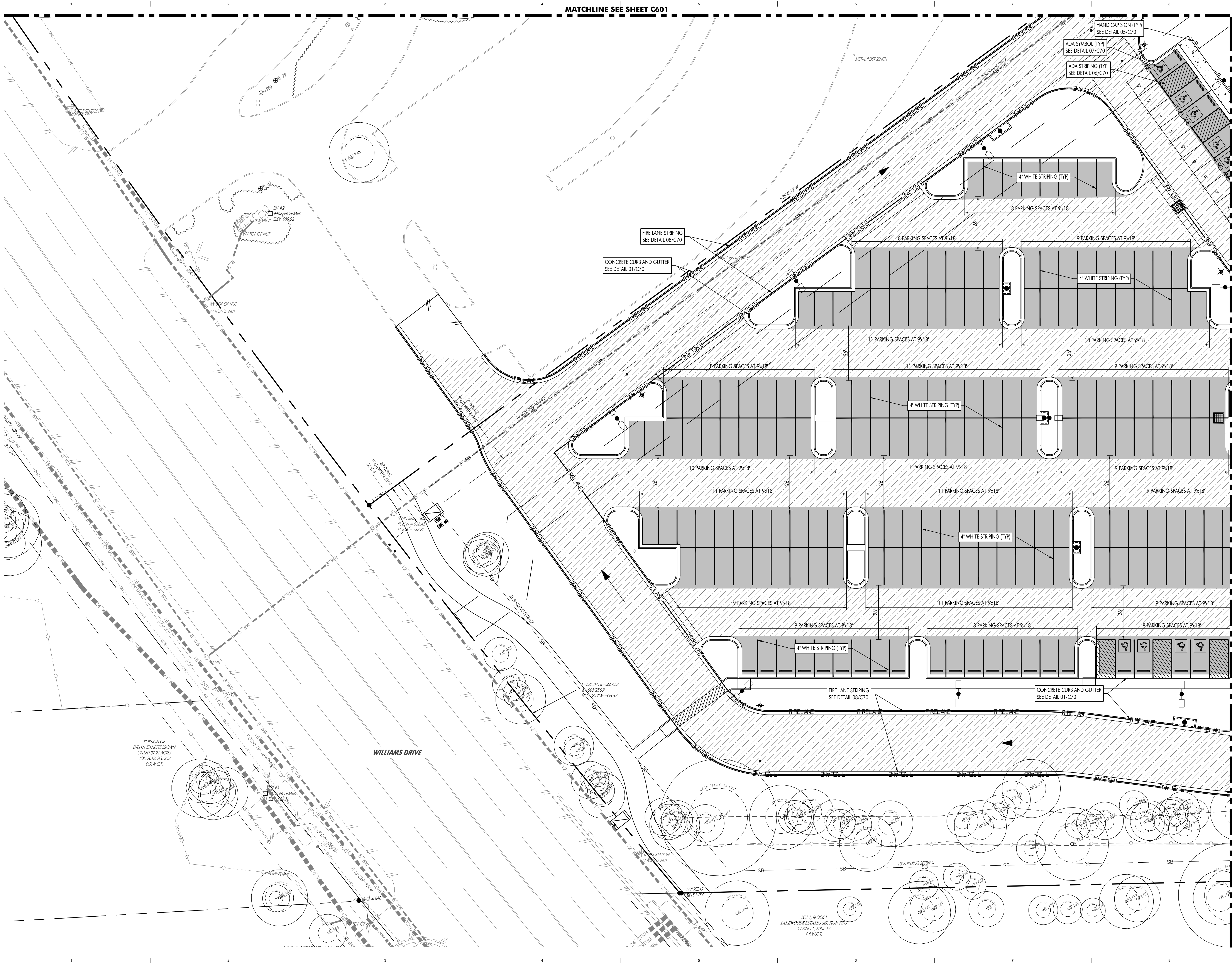
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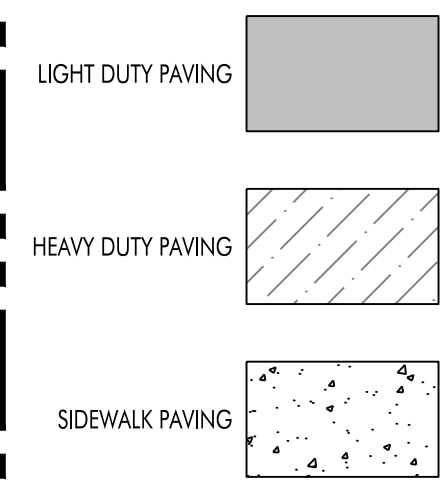
PAVING AND
STRIPING PLAN

64

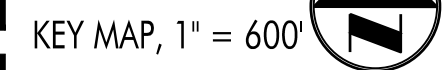
C601



- NOTES:
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MATCHLINE SEE SHEET C604



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the *AmEsign*

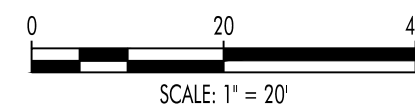
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PAVING AND STRIPING PLAN

66
C603



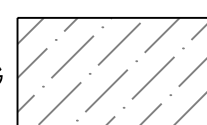
NOTES:

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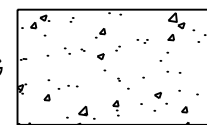
LIGHT DUTY PAVING



HEAVY DUTY PAVING



SIDEWALK PAVING



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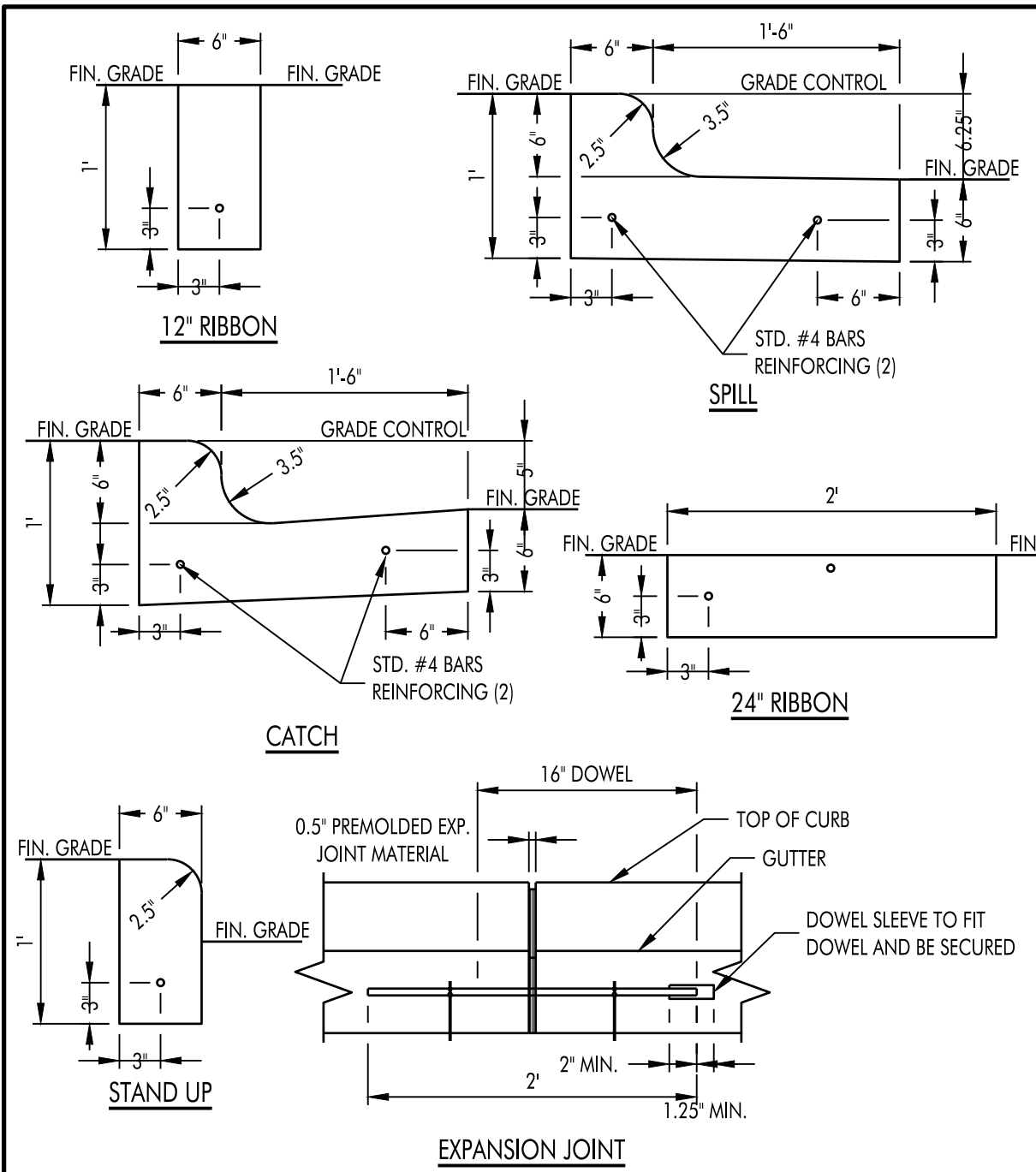
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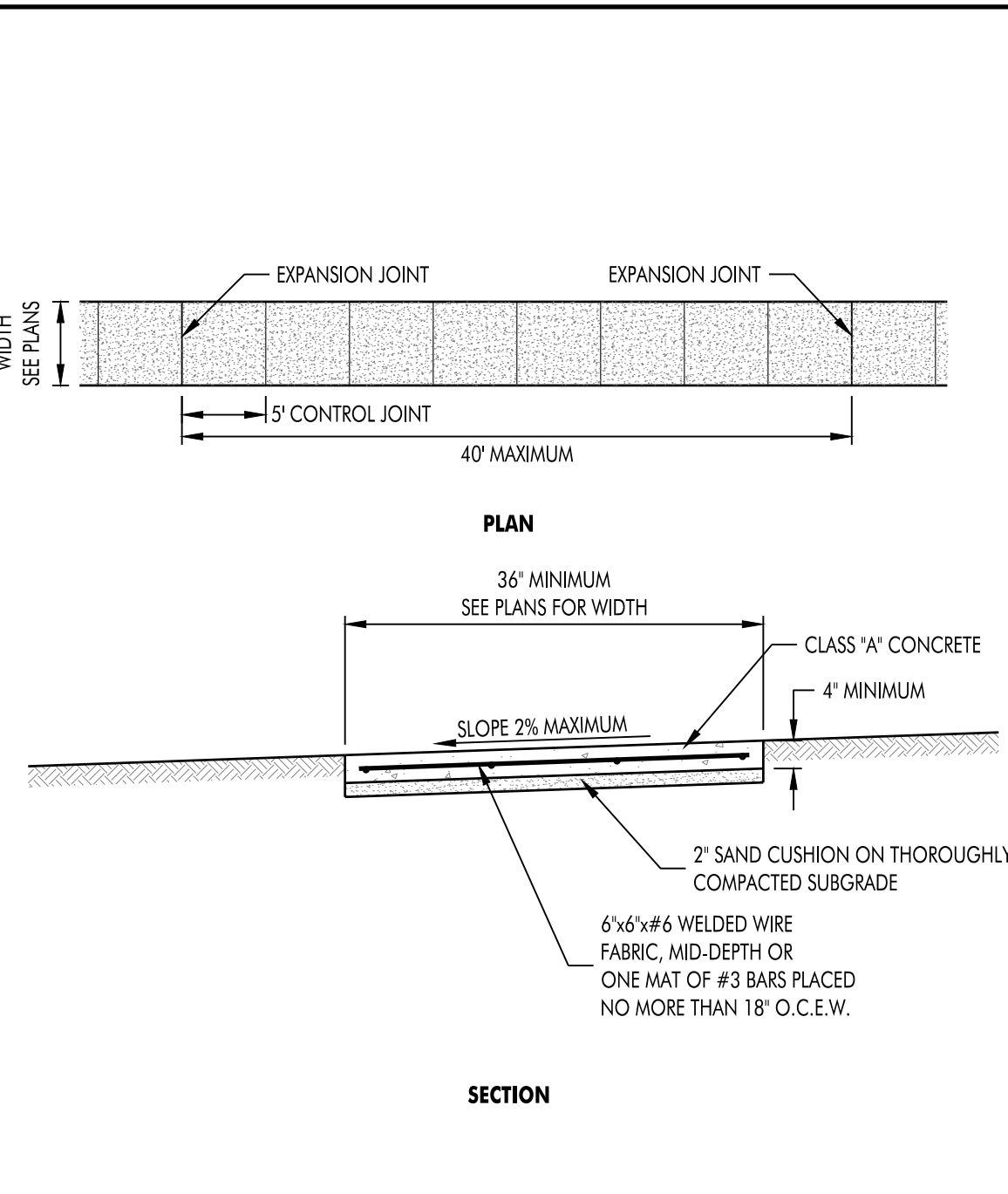
PAVING AND STRIPING PLAN

67

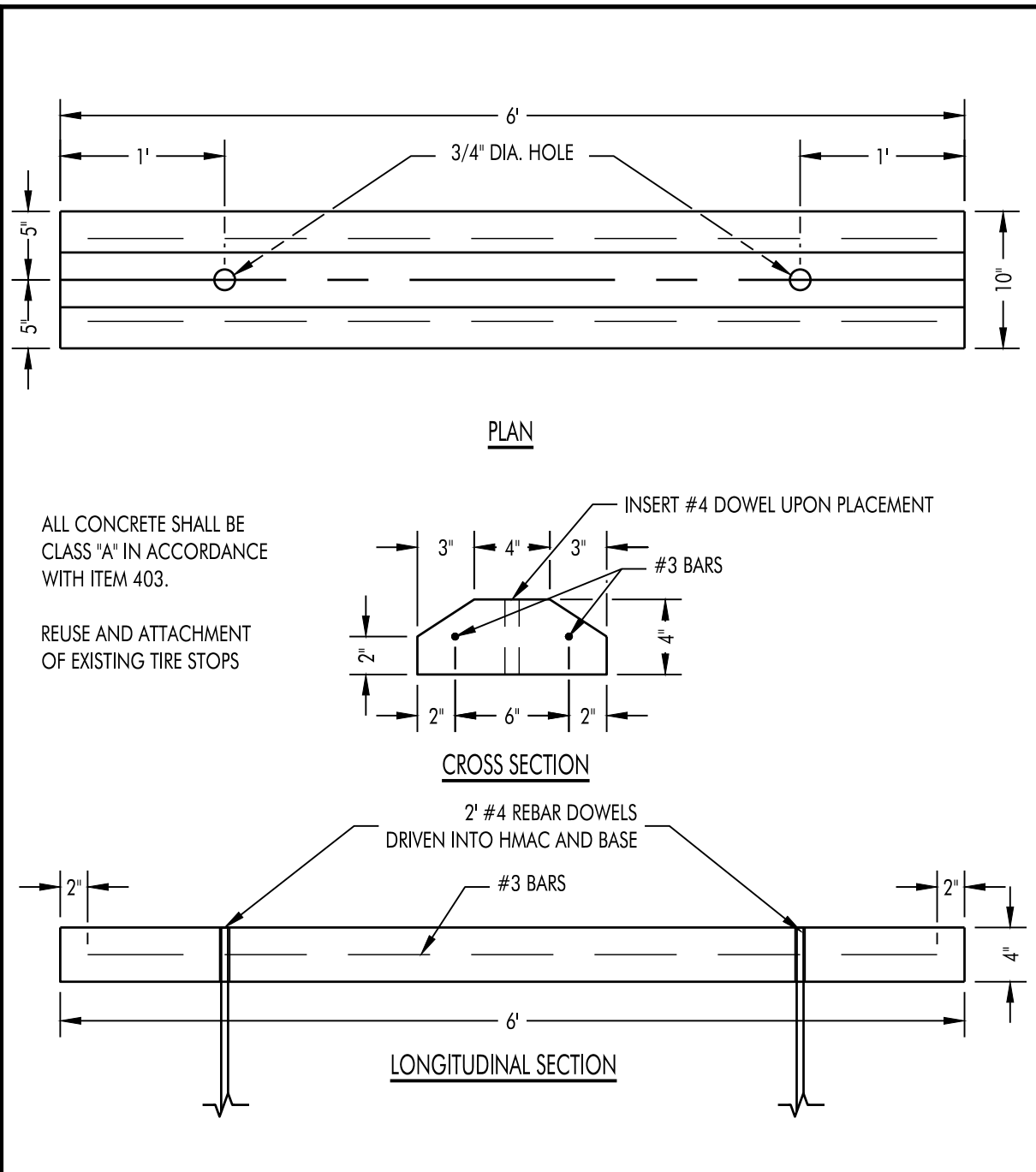
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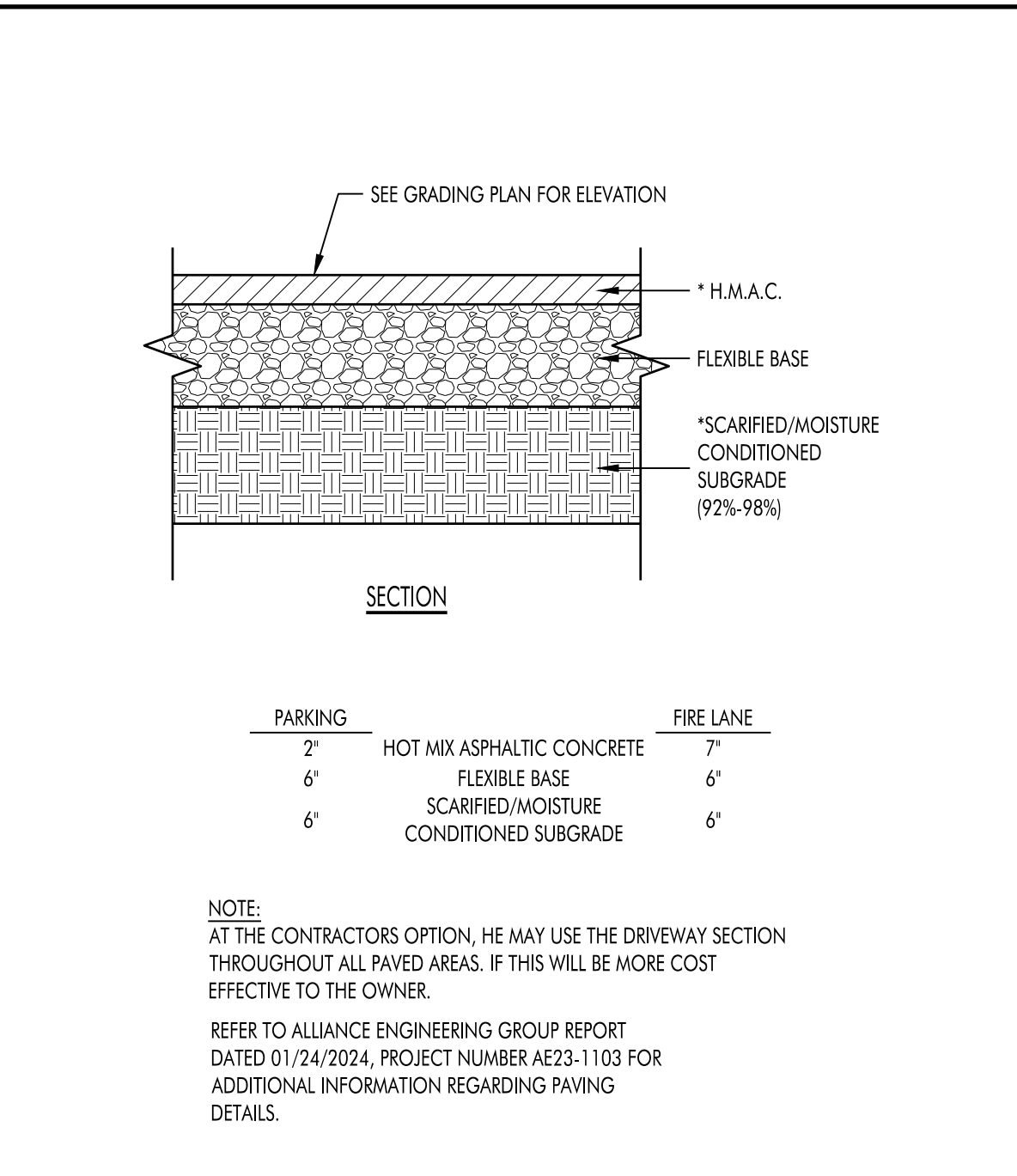
01 CURB AND GUTTER DETAILS NTS



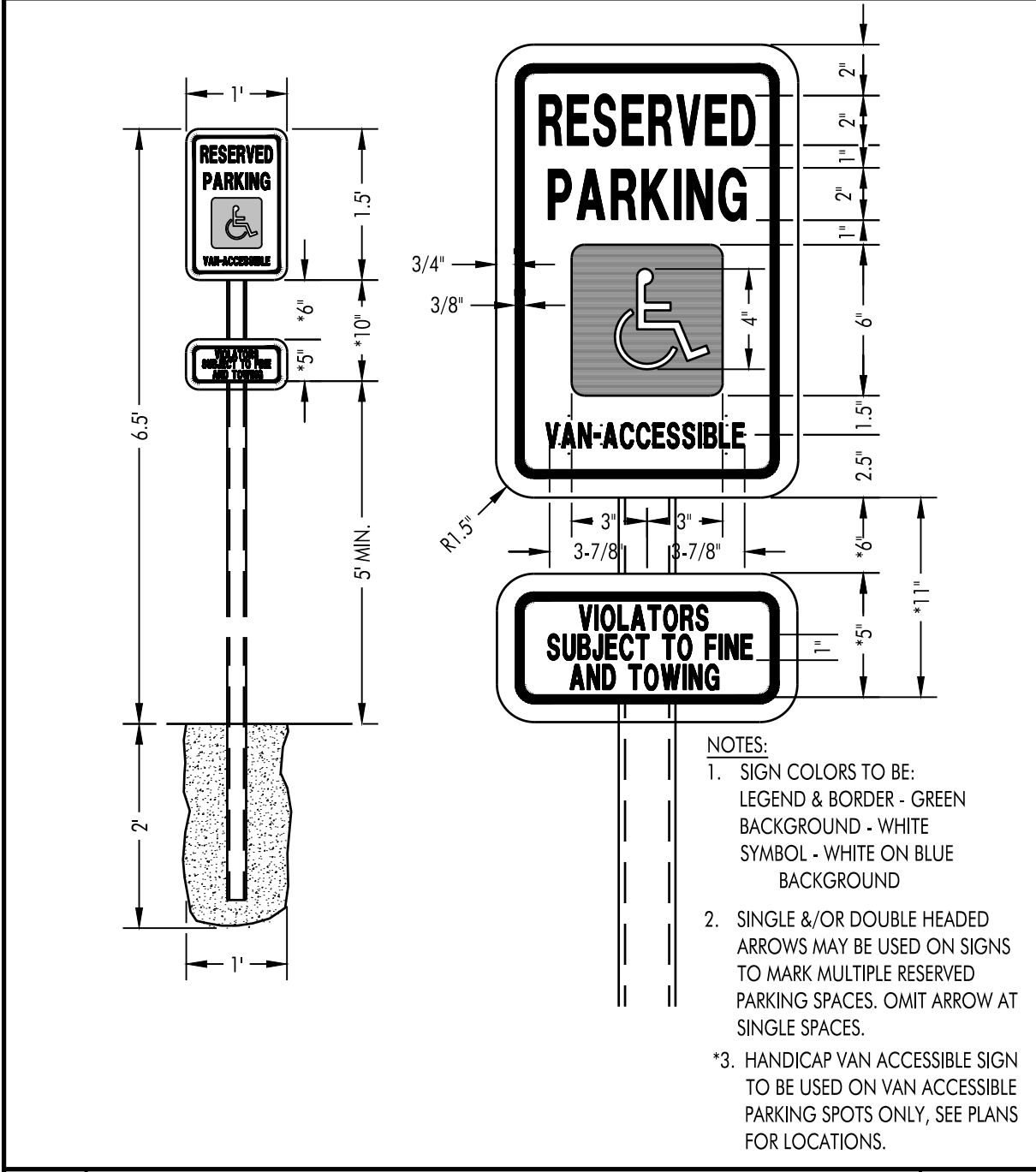
02 SIDEWALK NTS



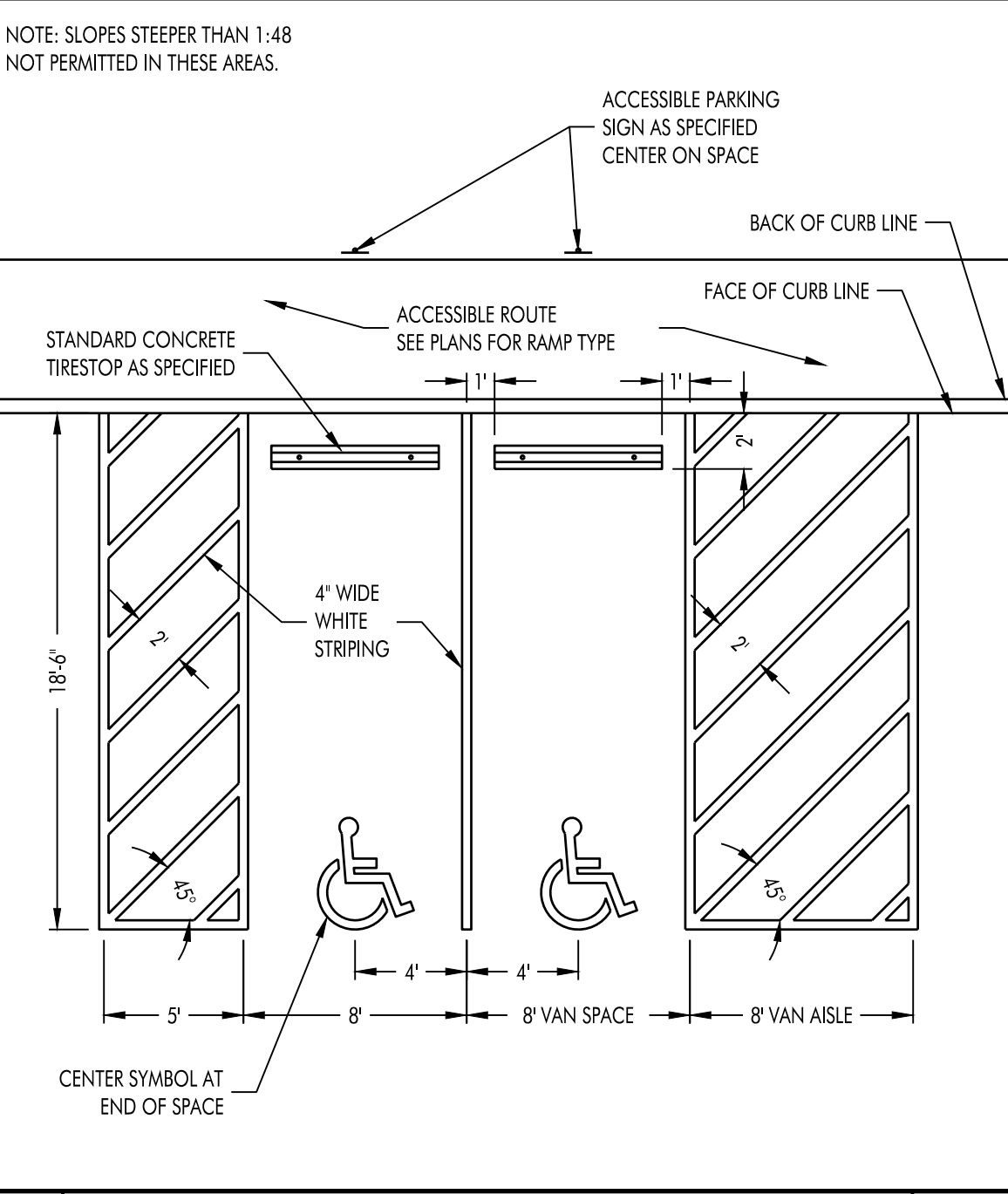
03 TIRE STOP DETAIL NTS



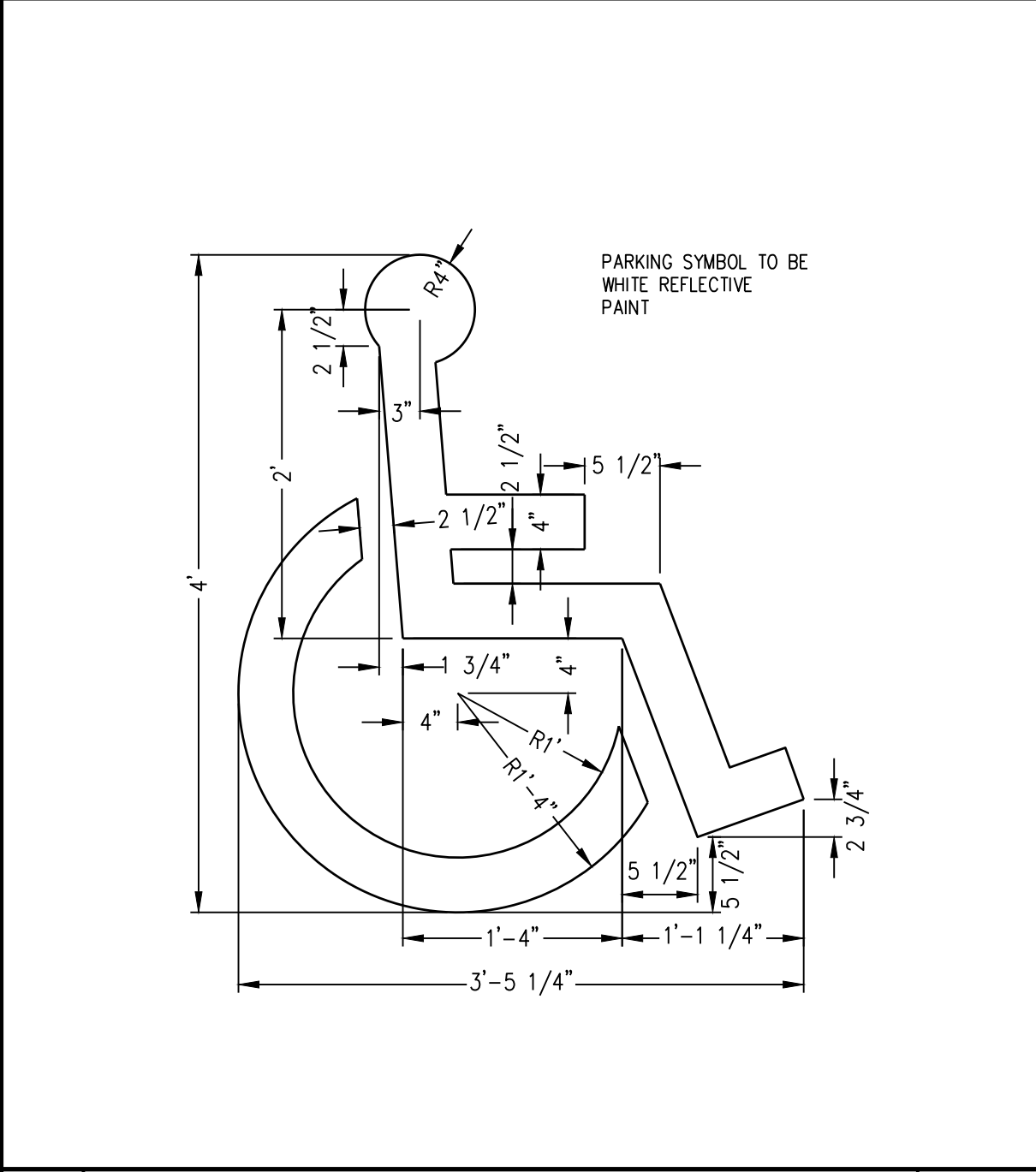
04 ASPHALT PAVING SECTION NTS



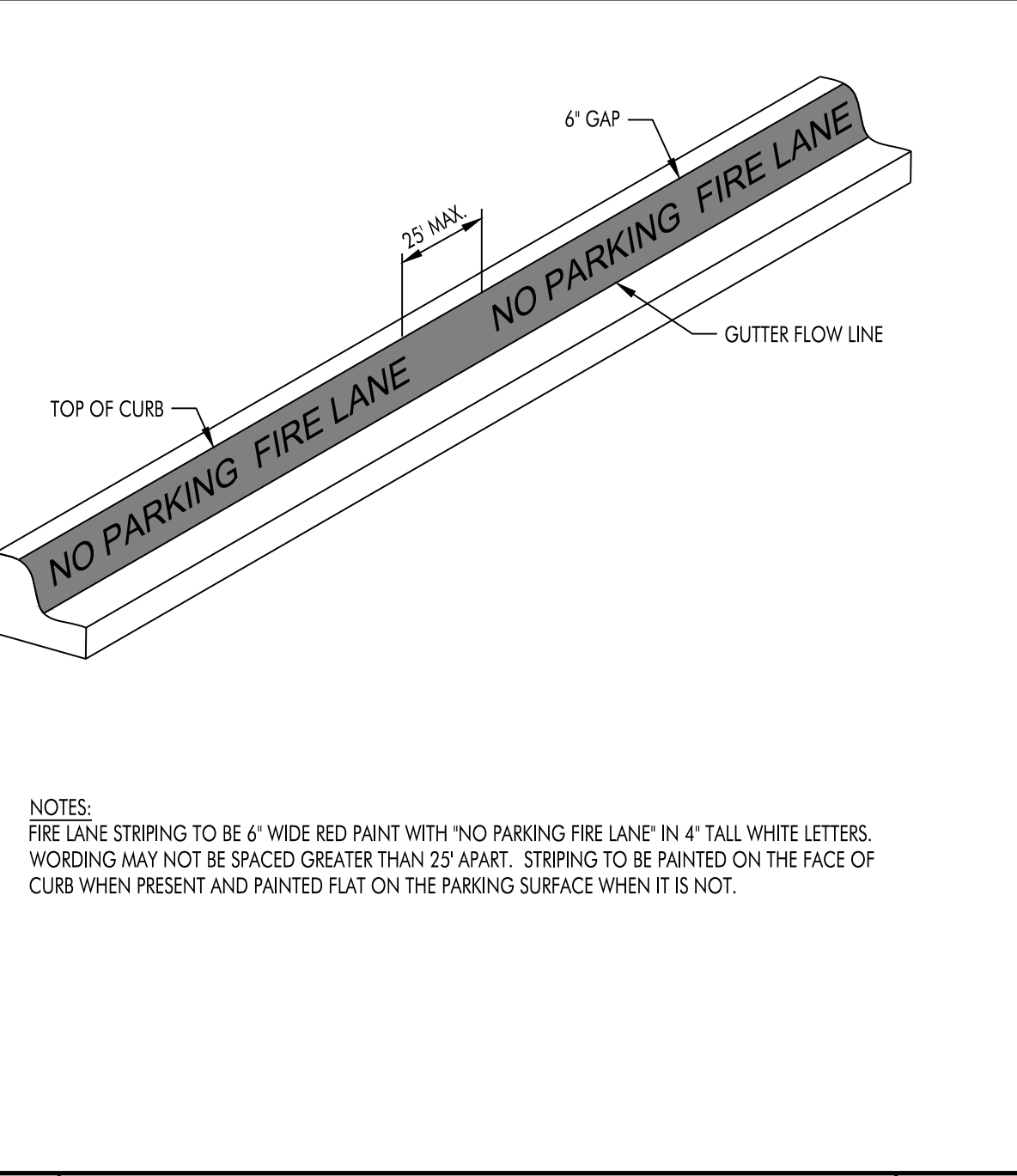
05 HANDICAP PARKING SIGN DETAIL NTS



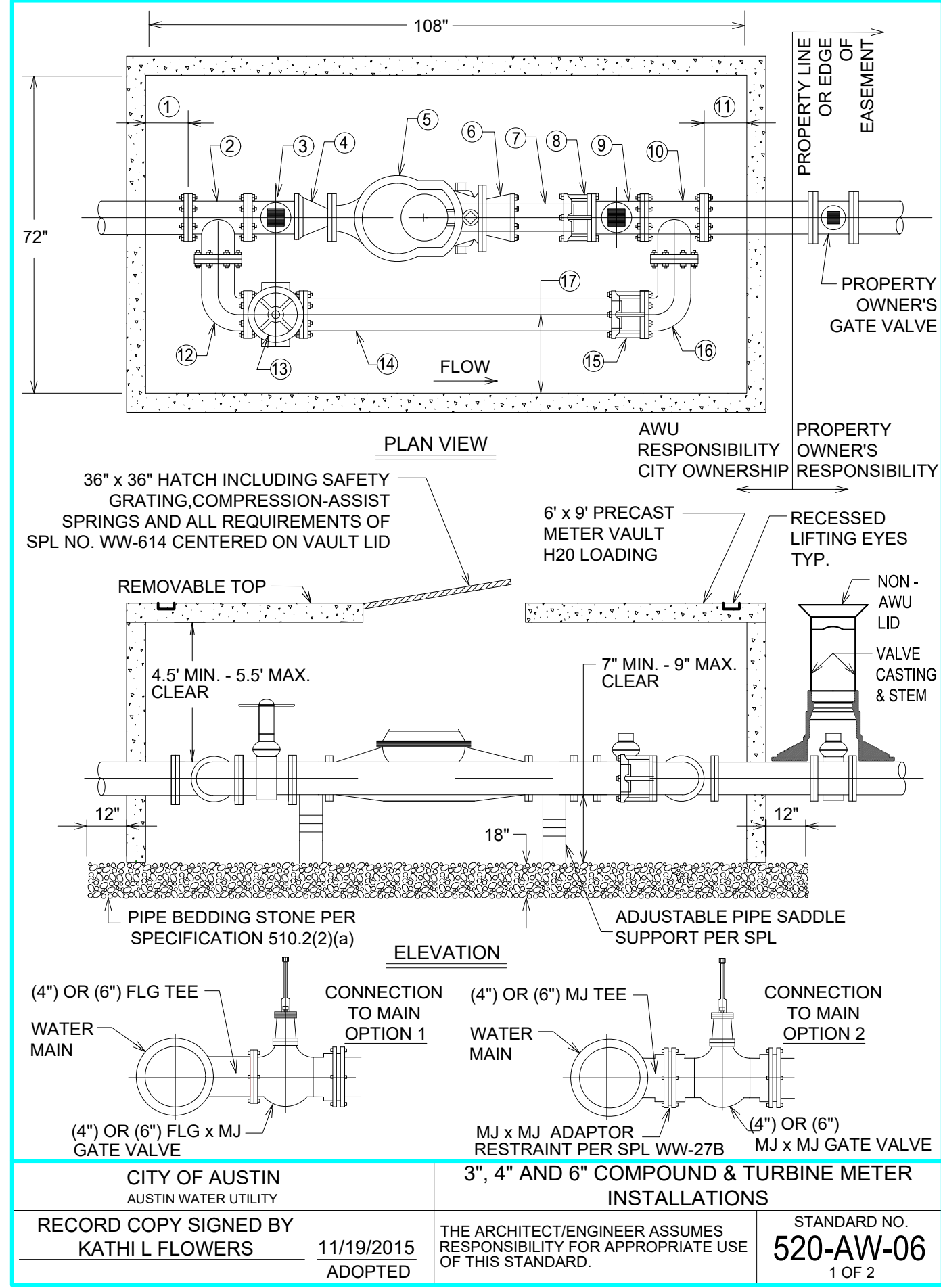
06 ADA PARKING STRIPING NTS



07 ADA PARKING SPACE SYMBOL NTS



08 FIRE LANE MARKING NTS

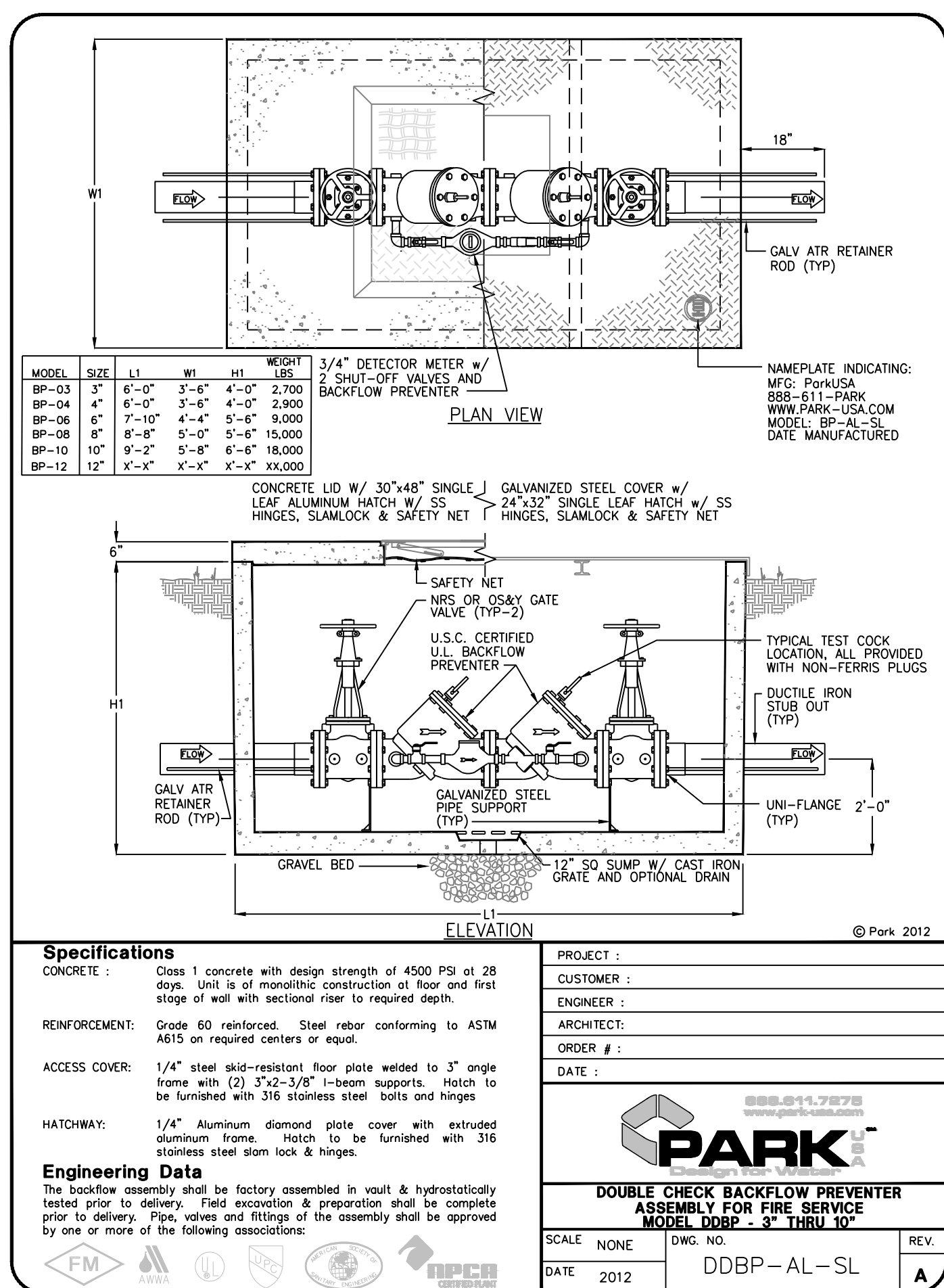


LARGE METER INSTALLATIONS						
DIMENSIONS IN INCHES		3" TURBINE	3" COMPOUND	4" TURBINE	4" COMPOUND	6" TURBINE
No.	METER LINE	4" BYPASS	4" BYPASS	4" BYPASS	4" BYPASS	6" BYPASS
1	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	6"
2	FLANGED TEE	13"	13"	13"	13"	16"
3	COA GATE VALVE SQUARE NUT	9"	9"	9"	9"	10 1/2"
4	3" X 4" FLANGED REDUCER (3" METER ONLY)	7"	7"	—	—	—
5	METER	17"	19"	20"	23"	27"
6	3" X 4" FLANGED REDUCER (3" METER ONLY)	7"	7"	—	—	—
7-8	(7) FLANGED X PLAIN END DI PIPE + (8) RESTRAINED FLANGE COUPLING ADAPTER (RFC) OR (7) FLANGE X DI PIPE + (8) DISMANTLING JOINT (DJ)	17"	15"	20"	17"	16"
9	COA GATE VALVE SQUARE NUT	9"	9"	9"	9"	10 1/2"
10	FLANGED TEE	13"	13"	13"	13"	16"
11	CLEARANCE FROM INSIDE WALL TO TEE	8"	8"	12"	12"	6"
12	TOTAL (INCHES)	108.0"	108.0"	108.0"	108.0"	108.0"
BYPASS LINE						
1	CLEARANCE FROM INSIDE WALL TO TEE	8"	8"	12"	12"	6"
1/2	TEE	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"
12	FLANGED 90° ELBOW	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"
13	BYPASS GATE VALVE WITH HAND WHEEL	9"	9"	9"	9"	10 1/2"
14-15	(14) FLANGED X PLAIN END DI PIPE + (15) RESTRAINED FLANGE COUPLING ADAPTER (RFC) OR (14) FLANGE X FLANGE DI PIPE + (15) DISMANTLING JOINT (DJ)	57"	57"	49"	49"	53 1/2"
16	FLANGED 90° ELBOW	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"
1/2	TEE	6 1/2"	6 1/2"	6 1/2"	6 1/2"	8"
11	CLEARANCE FROM VALVE WALL TO TEE	8"	8"	12"	12"	6"
17	TOTAL (INCHES)	108.0"	108.0"	108.0"	108.0"	108.0"
17	OF BYPASS LINE	23"	23"	23"	23"	20"

NOTES:

- METER VAULT MUST BE PLACED AT THE PROPERTY LINE WITHIN PUBLIC RIGHT-OF-WAY OR WITHIN A DEDICATED WATER METER EASEMENT. METER SHALL NOT BE PLACED IN THE PATH OF VEHICULAR TRAFFIC INCLUDING ROADWAYS, DRIVEWAYS AND PARKING LOTS. METERS MAY NOT BE PLACED IN SIDEWALKS UNLESS SPECIFICALLY APPROVED BY AUSTIN WATER. METERS MUST BE ACCESSIBLE TO SERVICE VEHICLES AND SHALL NOT BE ENCLOSED WITHIN PROPERTY FENCES.
- ALL PIPE AND FITTINGS FROM MAIN TO CUSTOMER VALVE SHALL BE RESTRAINED.
- FACTORY NOTCHES WHERE PIPING GOES THROUGH VAULT WALL SHALL BE FILLED WITH NON-SHRINK GROUT PER SPL NO. WW-704A.

CITY OF AUSTIN		AUSTIN WATER UTILITY		STANDARD NO. 520-AW-06	
RECORD COPY SIGNED BY KATHI L FLOWERS	11/19/2015 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		2 OF 2	

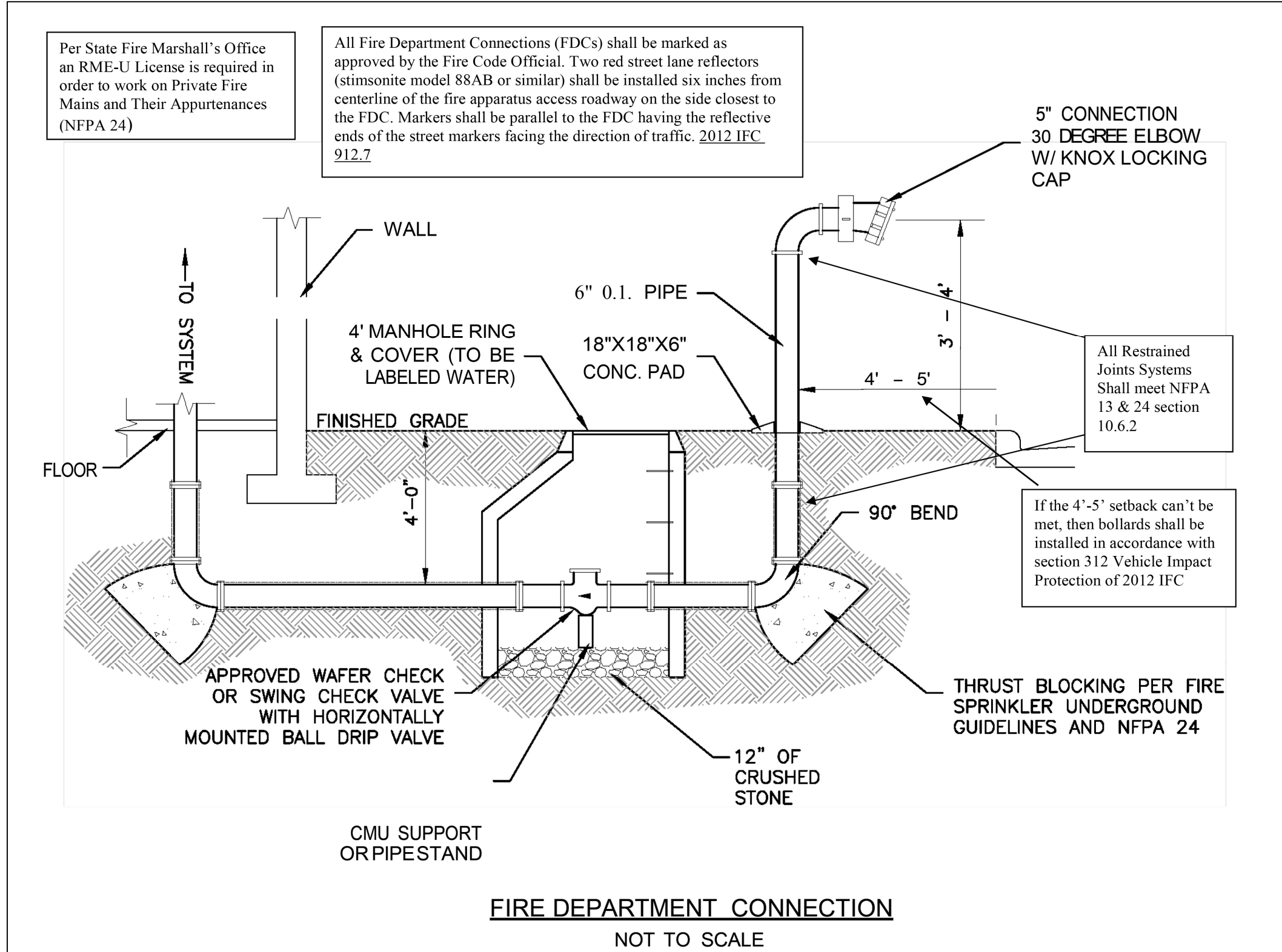


01 3IN 4IN AND 6IN COMPOUND AND TURBINE METER INSTALL

NTS

02 DOUBLE CHECK BACKFLOW

NTS



03 FDC DETAIL

NTS

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PROGRESS DRAWINGS
NOT FOR CONSTRUCTION

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REVISIONS

HEA PROJECT NO.

HEA PROJECT NO. 22-012
ISSUED DATE: 09-15-2025

UTILITY DETAILS

71

C73



Branch Panel: H1														
Location: MECH B111						Volts: 480/277 WYE				A.I.C. Rating: 10,000A				
Supply From:						Phases: 3				Mains Type:				
Mounting: SURFACE						Wires: 4				Mains Rating:				
Enclosure: NQ										MCB Rating:				
Notes:														
CKT	Circuit Description					Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT
1	DBP-1					50 A	3	7171						2
3	--					--	--		7171					4
5	--					--	--			7171				6
7														8
9														10
11														12
13														14
15														16
17														18
19														20
21														22
23														24
25														26
27														28
29														30
31														32
33														34
35														36
37														38
39														40
41														42
						Total Load:		7171 VA		7171 VA		7171 VA		
						Total Amps:		26 A		26 A		26 A		
Legend:														
Load Classification						Connected Load	Demand Factor	Estimated Demand		Panel Totals				
HVAC						21512 VA	100.00%	21512 VA						
										Total Conn. Load: 21512 VA				
										Total Est. Demand: 21512 VA				
										Total Conn.: 26 A				
										Total Est. Demand: 26 A				
Notes:														

DISTRIBUTION PANEL: MSB							
Location: MECH B111				Volts: 480/277 WYE		A.I.C. Rating:	
Supply From: UTILITY XFMR				Phases: 3		Mains Type:	
Mounting:				Wires: 4		Mains Rating:	
Enclosure:				MCB Rating:			
Notes:							
CKT	Circuit Description			# of Poles	Trip Rating	Load	Wire Size
1	T1			3	250 A	29840 VA	
2	PDU-1			3	300 A	230300 VA	
3	M			3	600 A	369978 VA	
4							
5							
6							
7							
8							
9							
10							
11							
12							
						630118 VA	
						758 A	
Load Classification		Connected Load		Demand Factor	Estimated Demand	Panel Totals	
HVAC		600278 VA		100.00%	600278 VA		
Other		1620 VA		100.00%	1620 VA	Total Conn. Load: 630118 VA	
Receptacle		28220 VA		67.72%	19110 VA	Total Est. Demand: 621008 VA	
						Total Conn.: 758 A	
						Total Est. Demand: 747 A	

DISTRIBUTION PANEL: MDPL							
Location: MECH B111				Volts: 208/120 WYE		A.I.C. Rating:	
Supply From: T1				Phases: 3		Mains Type:	
Mounting:				Wires: 4		Mains Rating:	
Enclosure: I-LINE						MCB Rating:	
Notes:							
CKT	Circuit Description			# of Poles	Trip Rating	Load	Wire Size
1	P1	3			200 A	11300 VA	
2	P2	3			100 A	900 VA	
3	P3	3			200 A	5580 VA	
4	P4	3			200 A	12060 VA	
5	P5	3			200 A	0 VA	
6	P6	3			200 A	0 VA	
7							
8							
9							
10							
11							
12							
13							
14							
15							
						29840 VA	
						83 A	
Load Classification		Connected Load	Demand Factor	Estimated Demand		Panel Totals	
Other		1620 VA	100.00%	1620 VA			
Receptacle		28220 VA	67.72%	19110 VA		Total Conn. Load:	29840 VA
						Total Est. Demand:	20730 VA
						Total Conn.:	83 A
						Total Est. Demand:	58 A
Notes:							

Branch Panel: P1															
Location: MECH B111						Volts: 208/120 WYE				A.I.C. Rating: 10,000A					
Supply From: MDPL						Phases: 3				Mains Type:					
Mounting: SURFACE						Wires: 4				Mains Rating:					
Enclosure: NQ										MCB Rating:					
Notes:															
CKT	Circuit Description					Trip	Poles	A	B	C	Poles	Trip	Circuit Description	CKT	
1	Receptacles (Ext. B106)					20 A	1	540	540		1	20 A	Receptacles (A134)	2	
3	Receptacles (A109)					20 A	1		360	360		1	20 A	Receptacles (A113,A114)	4
5	Refrigerator (A109)					20 A	1			180	360	1	20 A	Receptacles (A115,A116)	6
7	CT Receptacle (A109)					20 A	1	180	360			1	20 A	Receptacles (A117, A118)	8
9	CT Receptacle (A109)					20 A	1		180	360		1	20 A	Receptacles (A119,A120)	10
11	CT Receptacle (A109)					20 A	1			180	540	1	20 A	Receptacles (A121,A122,A123)	12
13	CT Receptacle (A109)					20 A	1	180	500			1	20 A	Swimsuit Dryer (A111)	14
15	Receptacles (A109)					20 A	1		900	900		1	20 A	Receptacles (A124)	16
17	Receptacles (A110,A128)					20 A	1			540	900	1	20 A	Receptacles (A125)	18
19								1080				1	20 A	Receptacles (A126)	20
21									720			1	20 A	Receptacles (A126)	22
23										720		1	20 A	Receptacles (A126)	24
25								720				1	20 A	Receptacles (A126)	26
27															28
29															30
31															32
33															34
35															36
37															38
39															40
41															42
Total Load:						4100 VA		3780 VA		3420 VA					
Total Amps:						35 A		32 A		29 A					
Legend:															
Load Classification						Connected Load	Demand Factor	Estimated Demand		Panel Totals					
Receptacle						11300 VA	94.25%	10650 VA							
						Total Conn. Load: 11300 VA									
						Total Est. Demand: 10650 VA									
						Total Conn.: 31 A									
						Total Est. Demand: 30 A									
Notes:															