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: T. Morales Office and Warehouse						**2. Regulated Entity No.:** RN110938891			
3. Customer Name: Zymac Group, Ltd.						**4. Customer No.:** CN605742063			
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):**		4.13	
9. Application Fee:			**10. Permanent BMP(s):**			Batch Detention Basin			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Berry Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	X
Region (1 req.)	__	__	X
County(ies)	__	__	X
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence XGeorgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.
Chad Jones Print Name of Customer/Authorized Agent
Chad W Jones 9/11/25 Signature of Customer/Authorized Agent Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Chad Jones

Date: 9/11/25

Signature of Customer/Agent:

Chad W Jones

Project Information

1. Regulated Entity Name: T. Morales Office and Warehouse
2. County: Williamson
3. Stream Basin: Berry Creek
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Randy Eldridge
   Entity: Zymac Group, Ltd.
   Mailing Address: P.O. Box 859
   City, State: Florence, TX Zip: 76527
   Telephone: 254-793-4344 FAX: 254-793-3044
   Email Address: REldridge@moralescompany.com

8. Agent/Representative (If any):

   Contact Person: Chad Jones
   Entity: Steger Bizzell
   Mailing Address: 1978 S. Austin Ave.
   City, State: Georgetown, TX Zip: 78726
   Telephone: 512-930-9412 FAX: _____
   Email Address: chad.jones@stegerbizzell.com

9. Project Location:

   ☒ The project site is located inside the city limits of Georgetown, TX.
   ☐ 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.

    From Austin, take I35N towards Georgetown. Exit 265 toward SH130 and remain on frontage, turn left at CR 152. Turn left at SH130 frontage, destination will be on the right hand side after around 0.6 miles, before yiou reach the abandoned RV park.

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: N/A

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:

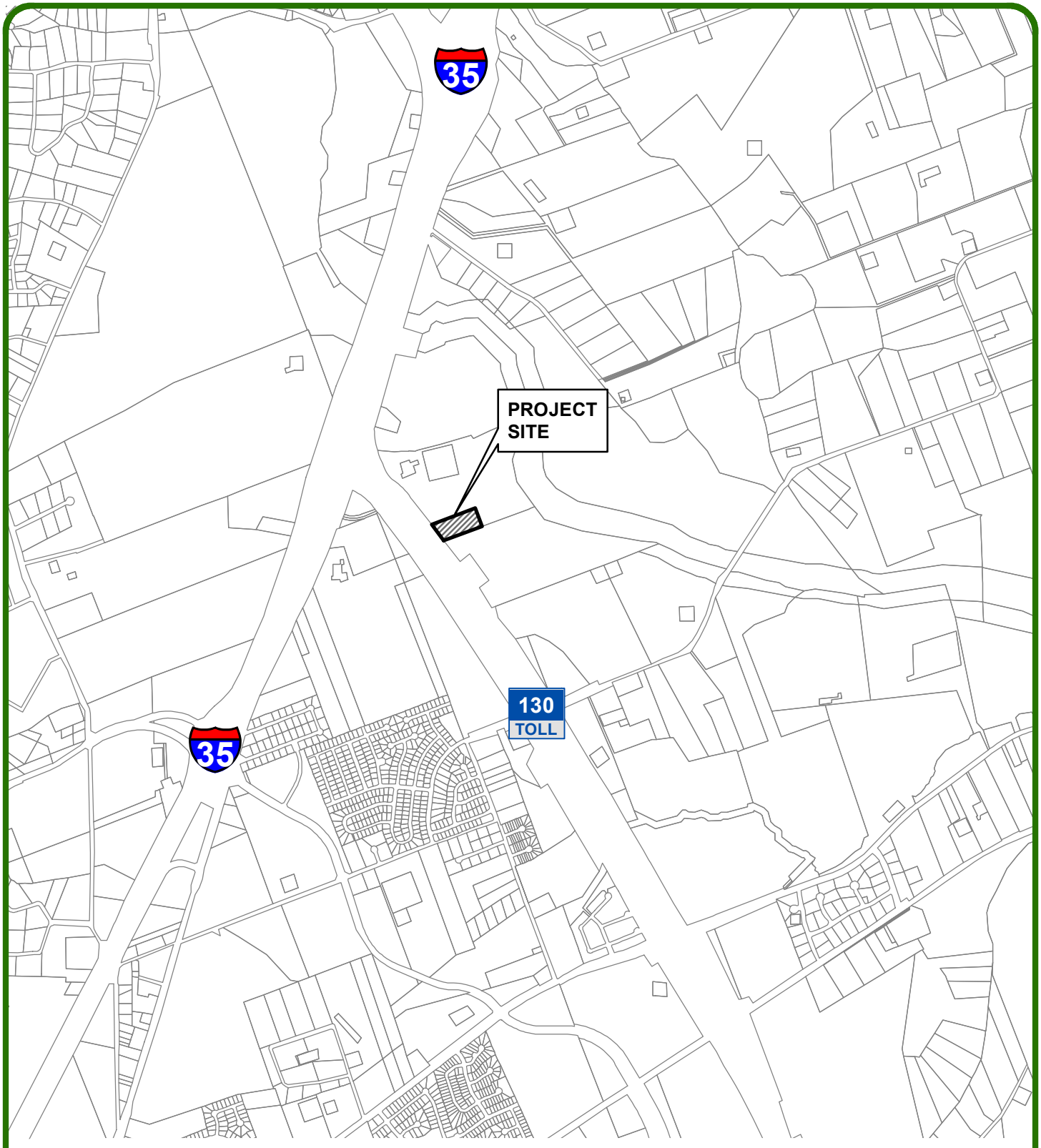
☒ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
☐ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
☐ For a UST Facility Plan or Modification or an AST Facility 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.



ROAD MAP
ATTACHMENT A

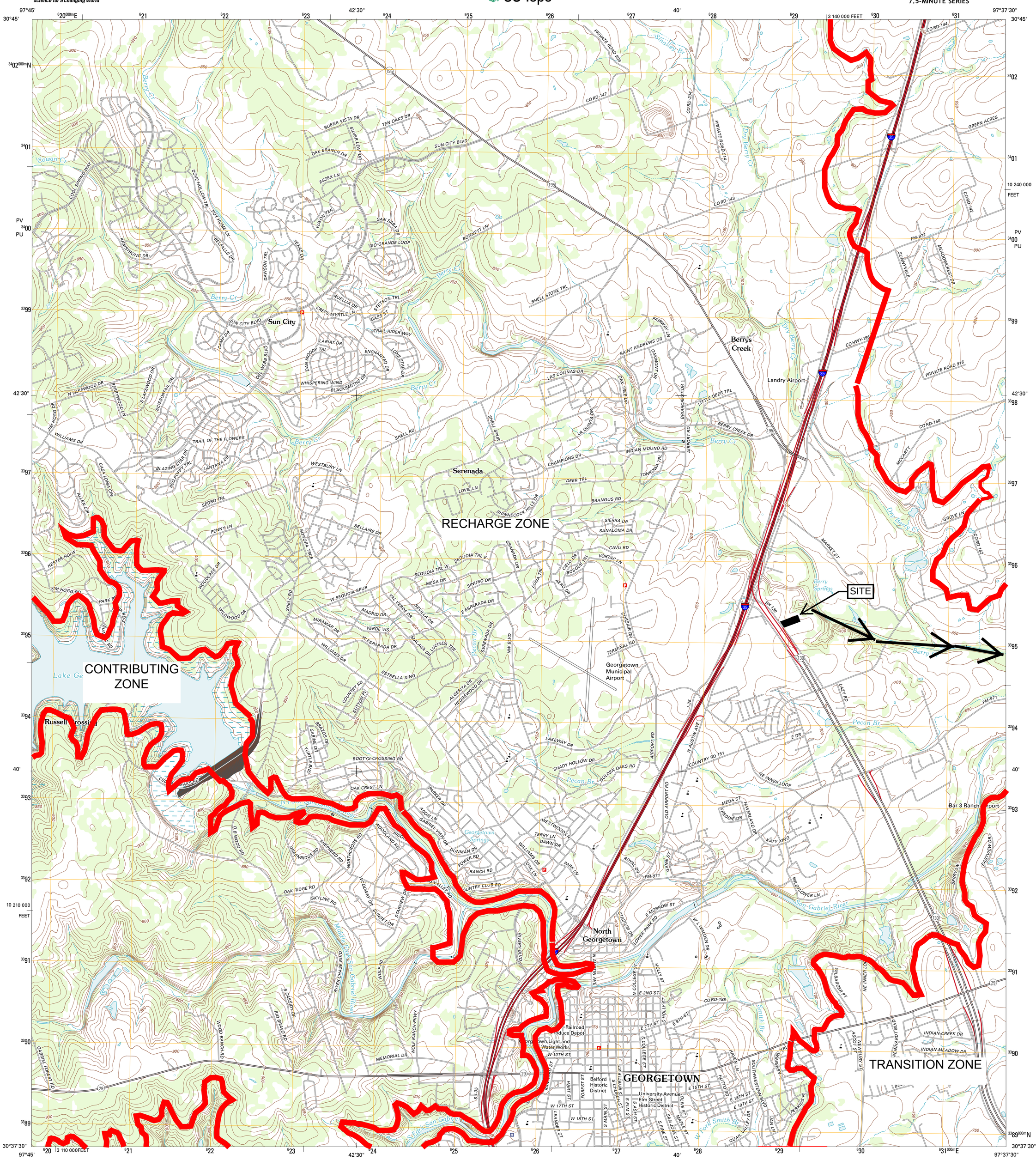
SCALE: 1" = 2000'

N
W E
S

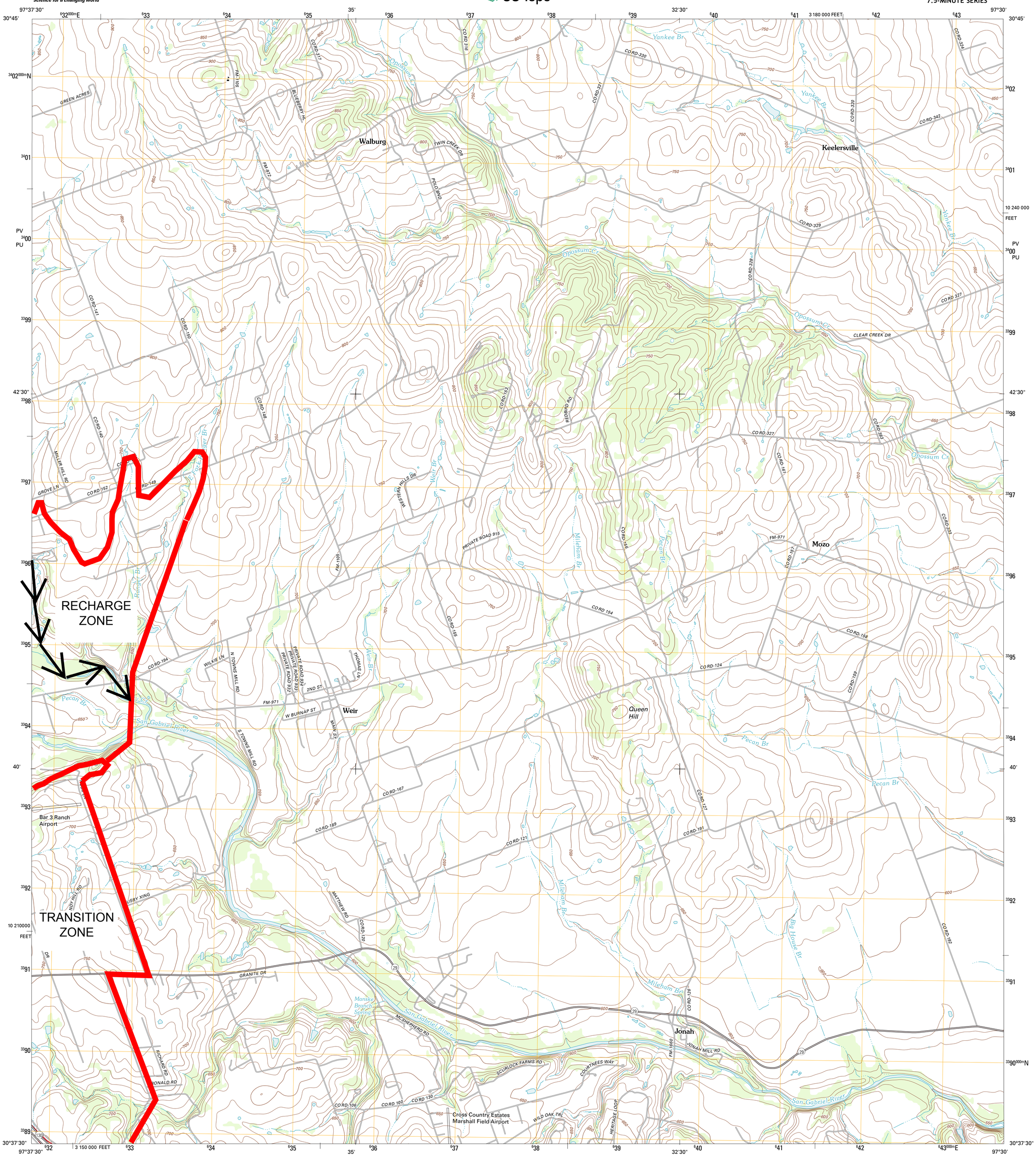
STEGER BIZZELL
TEXAS REGISTERED ENGINNERING FIRM F-181
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 FAX 512.930.9416 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

JOB NO. 22675 1/13/2020

Attachment B



Attachment B (cont.)



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 14R
10 000-foot ticks: Texas Coordinate System of 1983 (central zone)

Imagery.....NAIP, May 2010
Roads.....©2006-2012 TomTom
Names.....GNIS, 2012
Hydrography.....National Hydrography Dataset, 2010
Contours.....National Elevation Dataset, 2004
Boundaries.....Census, IBWC, IBC, USGS, 1972 - 2012

UTM GRID AND 2013 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
MN 4° 16' 76 MILS
GN 0° 44' 13 MILS

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

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.7

TEXAS
QUADRANGLE LOCATION

Cobbs Cavern	Jarrell	Bartlett
Georgetown	Weir	Granger
Round Rock	Hutto	Taylor

ADJOINING 7.5' QUADRANGLES

ROAD CLASSIFICATION
Interstate Route
US Route
Ramp
State Route
Local Road
4WD
Interstate Route US Route State Route

WEIR, TX
2013

Attachment C – Project Description

T. Morales Company Electric & Controls, Ltd. Is proposing to build a building extension to an existing office and warehouse on a 4.13 acre tract of land in Georgetown, Texas. The project site is located on the north bound frontage road for State Highway 130. The site is in the City of Georgetown city limits. The scope of this modification will include demolition of concrete in a part of the area currently servicing as a parking lot, and construction of the additional warehouse and office space attached to the currently existing building.

The upstream off-site runoff is diverted by ditches along SH 130, so there is no upstream off-site runoff. The surrounding land is mostly undeveloped except for an abandoned RV park to the north of the property.

The site is currently used as an active commercial site. The existing impervious cover consists of a building area of 19,534 s.f. (0.45 ac.) and a paving area of 78,475 s.f. (1.80 ac.) for an impervious cover total of 98,009 s.f. (2.25 ac.). The proposed impervious cover will consist of a building area of 22,675 s.f. (0.52 ac.) and a paving area of 75,334 s.f. (1.73 ac.) for an equivalent impervious cover total of 98,009 s.f. (2.25 ac.). The total impervious cover represents 54.5% of the 4.13 acre project site. A batch detention basin is and will remain the permanent BMP used to treat the runoff from the site. The site is currently graded to curb inlets with storm sewer pipes that route the drainage to the batch detention basin. All other drainage is surface drainage graded toward the batch detention basin.

According to the TCEQ TSS Removal Calculations spreadsheet, a total of 1,697 pounds of total suspended solids must be removed for the site for 80% TSS Removal. The batch detention basin has been sized for an 85% TSS removal rate (1,805 pounds) and increased by 20%. The required capture volume for 85% TSS removal for the basin is 7,513 cubic feet. The proposed batch detention basin provides 7,555 cubic feet of water quality volume.

Historically, the site was a residence, but after the SH 130 acquisition, the property was sold, and the house was condemned and demolished. The current use of the site is an electrical contractor’s office and warehouse. The proposed modification includes an addition to the building area with no change to the impervious cover. This project includes demolition of 8,585 sq.ft of the existing parking lot.

Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

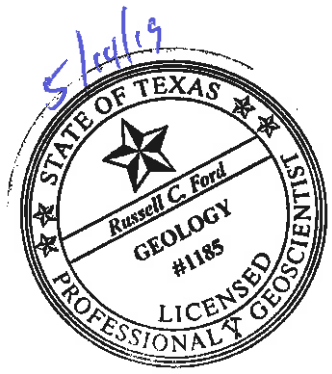
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

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

Date: 5/14/19 Fax: _____

Representing: Terracon Consultants, Inc. (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: 4.13-Acre Site, SH 130, Georgetown, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 5/1/19
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)
AgC2	C	4-6
KsB	D	2-4

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = _'
   Site Geologic Map Scale: 1" = 40'
   Site Soils Map Scale (if more than 1 soil type): 1" = 40 '

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

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

Administrative Information

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

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE

PROJECT NAME: 4.13-Acre Site, SH-130, Georgetown, Texas

LOCATION			FEATURE CHARACTERISTICS											EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11	12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)	TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	≥1.6	
WW-1	30.6829	-97.6524	MB	30	Qu									10	X		X	X		Hillside

* DATUM NAD27

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

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

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

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

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

Date 5/14/19

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

Sheet 1 of 1

5/14/19

STATE OF TEXAS
Russell C. Ford
GEOLOGY
#1185
LICENSED
PROFESSIONAL GEOSCIENTIST

ATTACHMENT B

Stratigraphic Column
4.13-Acre Site, SH 130
Georgetown, Texas

HYDROGEOLOGIC SUBDIVISION	FORMATION	THICKNESS (feet)	LITHOLOGY
Confining Unit	Quaternary alluvium	15	Unconsolidated silt, sand and gravel

Source: Senger, Collins and Kreitler, 1990

5/14/09

STATE OF TEXAS
Russell C. Ford
GEOLOGY
#1185
LICENSED
PROFESSIONAL GEOSCIENTIST

Terracon

ATTACHMENT C
SITE-SPECIFIC GEOLOGY

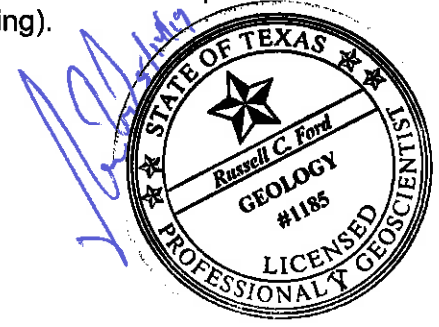
The Geologic Assessment (GA) of the 4.13-Acre site was performed by Mr. Russell C. Ford, P.G., of Terracon on May 1, 2019. The site is located on SH 130 northbound access road just south of IH-35 in Georgetown, Texas. The site is improved with a residence and a small outbuilding.

Exhibit 1 (attached) is a site location map depicting the site in relation to the surrounding area. The areas immediately surrounding the site are a mix of undeveloped and residential properties. The site is characterized as gently sloping to the east-northeast and is vegetated with predominately native grasses. Site elevation ranges from about 730 to 720 feet above mean sea level.

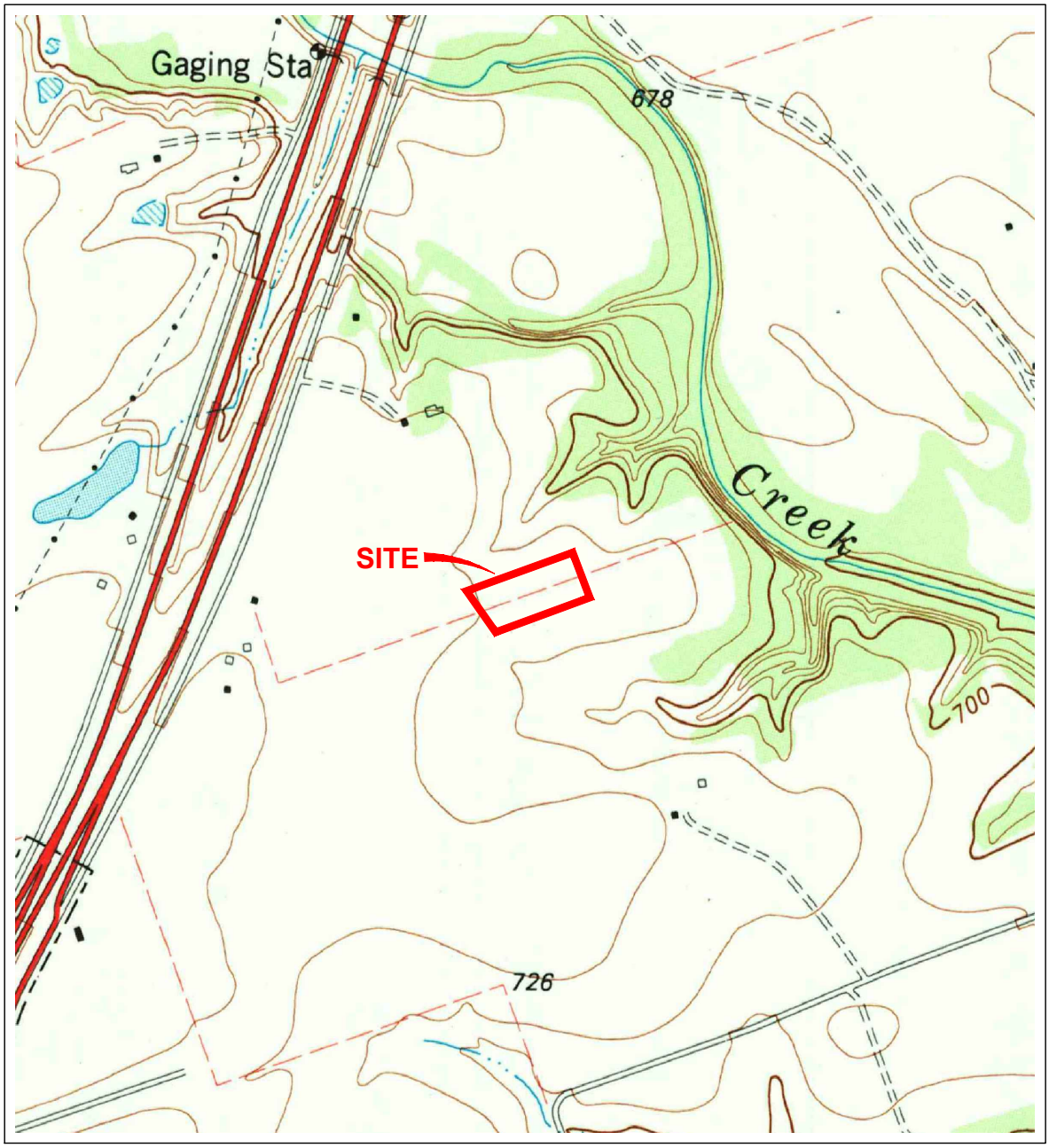
The surficial geologic unit present at the site has been identified as Quaternary alluvium. Exhibit 2 (attached) is a geologic map of the site. The site is located in the recharge zone of the Edwards aquifer and the recharge zone boundary is located about 1-mile northeast of the site. The Quaternary alluvium consists of a typically coarsening downward sequence of clays/silts, sands, and cherty gravel and is about 15 feet thick in the site vicinity. Attachment B (attached) is a stratigraphic column prepared for the site. Exposure of this unit onsite is obscured by the soil cover and vegetation present. No evidence of any faulting was observed on the site. Additionally, a review of aerial photographs did not reveal any lineations, which typically indicate the presence of faulting. Based on a review of the Geologic Atlas of Texas Austin Sheet, the closest mapped fault is located about 1,500 feet northeast of the site. The fault trends to the northeast and is associated with the Balcones fault zone, which is comprised of normal, high-angle faults, that are generally down-thrown to the southeast. The Balcones fault zone represents the dominant structural trend of the area.

No geologic features were observed on the site. The completed Geologic Assessment form is attached as Attachment A. An existing water well was observed onsite located within a small pump shed which prevented access into the well. If no future use of the well is planned, it should be properly plugged and abandoned in accordance with applicable regulations. Due to the lack of any significant sensitive recharge features observed on the site and the presence of a relatively impermeable soil cover present, the potential for fluid movement to the Edwards aquifer beneath the site is considered low.

No streams or springs were observed onsite. A review of the site maps contained in the City of Georgetown Ordinance 2015-14 indicated there are no known springs occupied by the Georgetown Salamander on the site and the nearest known occupied site is located approximately 2 miles south of the site (San Gabriel Spring).



UNITED STATES – DEPARTMENT OF THE INTERIOR – GEOLOGICAL SURVEY



SCALE 1:12,000

.5 .25 0 KILOMETERS .5 1

500 0 METERS 500 1000

.5 .25 0 .5

MILES

500 0 500 1000 1500 2000 2500 3000 3500 4000 4500 5000

CONTOUR INTERVAL 10 FEET

NATIONAL GEODETIC VERTICAL DATUM OF 1929

Georgetown, Texas
30097-F6-TF-024
1982
7.5 MINUTE SERIES (TOPOGRAPHIC)

Project Mngr: RF	Project No. 96197385	Terracon Consulting Engineers and Scientists	TOPOGRAPHIC MAP
Drawn By: ATX Drafting	Scale: AS SHOWN	5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735	4.13 Acres - SH 130
Checked By: RF	File No. 96197385	PH. (512) 442-1122 FAX (512) 442-1181	201 Old Bishop Road
Approved By: RF	Date: May 13, 2019		Georgetown, Williamson County, Texas

EXHIBIT 1

Qu

Residence

4.13 Ac.

Qu

Qu

Barn

Water Well

Unimproved Drive
(Old Bishop Rd)

Highway 130 Frontage Road

N

40 0 20 40

APPROXIMATE SCALE IN FEET

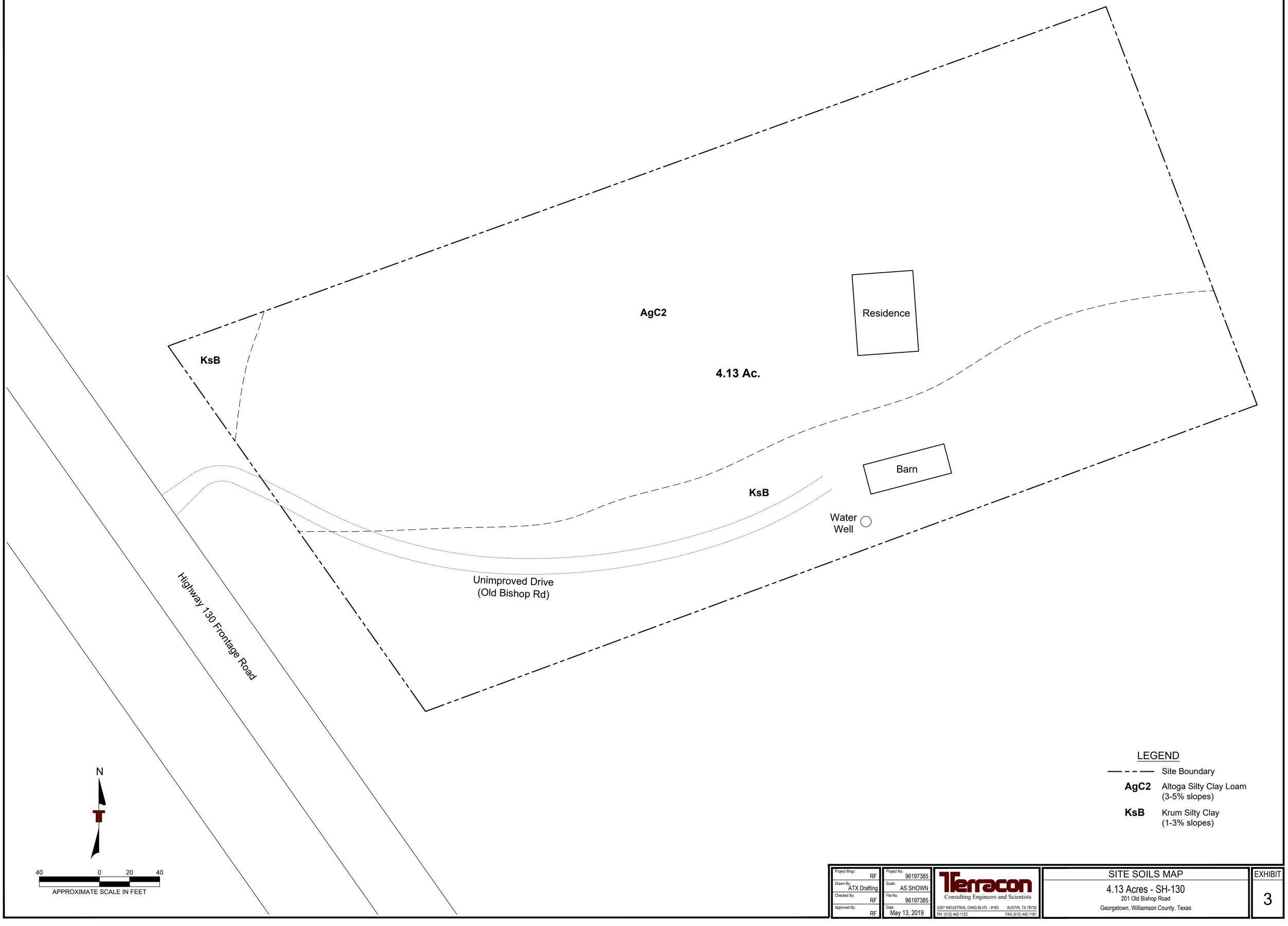
LEGEND

Site Boundary

Qu Quarternary Deposits

Project Mngr: RF	Project No.: 96197385	Terracon Consulting Engineers and Scientists	SITE GEOLOGIC MAP
Drawn By: ATX Drafting	Scale: AS SHOWN	5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735	4.13 Acres - SH-130
Checked By: RF	File No.: 96197385	PH. (512) 442-1122 FAX (512) 442-1181	201 Old Bishop Road
Approved By: RF	Date: May 13, 2019		Georgetown, Williamson County, Texas

EXHIBIT 2



Project Mngr: RF	Project No. 96197385	Terracon Consulting Engineers and Scientists	SITE SOILS MAP
Drawn By: ATX Drafting	Scale: AS SHOWN	5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735	4.13 Acres - SH-130
Checked By: RF	File No. 96197385	PH. (512) 442-1122 FAX (512) 442-1181	201 Old Bishop Road
Approved By: RF	Date: May 13, 2019		Georgetown, Williamson County, Texas

EXHIBIT 3

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Chad Jones

Date: 9/11/25

Signature of Customer/Agent:

Chad W Jones

Project Information

1. Current Regulated Entity Name: T. Morales Office and Warehouse
   Original Regulated Entity Name: T. Morales Office and Warehouse
   Regulated Entity Number(s) (RN): _____
   Edwards Aquifer Protection Program ID Number(s): _____
   ☒ The applicant has not changed and the Customer Number (CN) is: 605277649
   ☐ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

WPAP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	4.13	4.13
Type of Development	Commercial	Commercial
Number of Residential Lots	0	0
Impervious Cover (acres)	2.25	2.25
Impervious Cover (%	54.5	54.5
Permanent BMPs	1	1
Other	_____	_____

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

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

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

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

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

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

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

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 14, 2020

Mr. Randy Eldridge
Zymac Group, Ltd.
P.O. Box 859
Florence, TX 76527

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: T Morales Office and Warehouse; Located 0.25 miles E. of SH 130 and IH 35, Georgetown, Texas

TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer

Edwards Aquifer Protection Program ID No. 11001891; Regulated Entity No. RN110938891

Dear Mr. Eldridge:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP Application for the above-referenced project submitted to the Austin Regional Office by Steger Bizzell on behalf of Zymac Group, Ltd. on January 16, 2020. Final review of the WPAP was completed after additional material was received on April 17, 2020 and May 6, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed WPAP project will have an area of approximately 4.13 acres. It will include an office and warehouse building, parking, drives, utilities and associated appurtenances. The impervious cover will be 2.26 acres (54.7 percent). According to a letter dated February 28, 2020, signed by Mr. James Lancaster with Williamson County, the site in the development is acceptable for the use of on-site sewage facilities.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a batch detention basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 1,697 pounds of TSS generated from the 2.26 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the site includes Krum silty clay and Altoga silty clay loam. The surficial geologic unit is Quaternary deposits. No sensitive features were identified on the site. The TCEQ site assessment conducted on March 31, 2020 revealed the site to be generally in accordance with the description included in the GA.

SPECIAL CONDITIONS

I. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.

II. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

4. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

5. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
6. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
7. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
8. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
9. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

<u>During Construction:</u>

10. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
11. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 6, above.
12. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

13. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
14. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
15. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
16. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
17. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

18. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
19. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.
20. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
21. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.

22. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

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

Sincerely,

Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/rbc

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625

Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2020062345

AFF Fee: $41.00
06/12/2020 02:59 PM OSALINAS

THE STATE OF TEXAS
WILLIAMSON COUNTY

Nancy E. Rister, County Clerk
Williamson County, Texas

STEGER BIZZELL
1978 S AUSTIN AVENUE
GEORGETOWN, TX 78626

Attachment B – Narrative of Proposed Modification

T. Morales Company Electric & Controls, Ltd. intends to construct an extension to the existing office and warehouse on a 4.13 acre tract of land in Georgetown, Texas. The scope of this modification will include demolition of concrete in a parking lot, and construction of the building extension on that space. The extension will be attached to the existing building.

The previously approved plan consisted of the construction of an office/warehouse building with associated drives, parking, utilities, and a batch detention pond. The construction of that project has been completed. This proposed modification will change the approved plan only by reallocating parking space to building area. This will include demolition of the designated section of parking area.

The proposed modification will not change the total impervious cover of the site. The impervious cover currently consists of a building area of 19,534 s.f. (0.45 ac.) and a paving area of 78,475 s.f. (1.80 ac.) for an impervious cover total of 98,009 s.f. (2.25 ac.). The proposed impervious cover will consist of a building area of 22,675 s.f. (0.52 ac.) and a paving area of 75,334 s.f. (1.73 ac.) for an equivalent impervious cover total of 98,009 s.f. (2.25 ac.). The total impervious cover represents 54.5% of the 4.13 acre project site.

Attachment C: Current Site Plan of the Approved Project

See following pages:

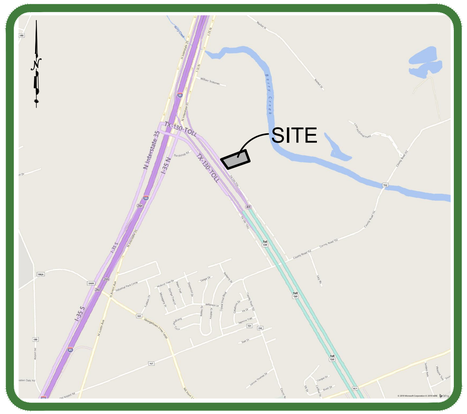
SITE DEVELOPMENT PLAN (2020-4-SDP)
T. MORALES OFFICE/WAREHOUSE
401 SH 130
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

PROJECT INFORMATION

SITE ADDRESS:	401 SH 130 Georgetown, TX 78626
OWNER:	ZYMAC Group LTD P.O. Box 859 Florence, TX 76527 254-793-4344 reldridge@moralescompany.com http://www.moralescompany.com/
ARCHITECT:	Neal Architects 1023 Canyon Creek Drive, Suite 125 Temple , TX 76502 254-778-1466 kelly@nealarchitect.com https://www.nealarchitects.com/
CIVIL ENGINEER/SURVEYOR:	Steger Bizzell 1978 S. Austin Avenue Georgetown, TX 78626 512-930-9412 info@stegerbizzell.com https://stegerbizzell.com/
LANDSCAPE ARCHITECT:	Covey Landscape Architects 800 S. Austin Aveue Georgetown, TX 78626 512-887-5311 info@coveylandscape.com http://coveylandscape.com/contact/
MEP:	Cen-Tex Engineering 18 South Main - Suite #610 Temple, Texas 76502 info@centexeng.com https://pdscad.com/
ZONING DISTRICT:	Industrial, IN
ACREAGE:	4.137 Acres
EXISTING IMPERVIOUS COVER:	0.28 Acres (6.8%)
PROPOSED IMPERVIOUS COVER:	2.25 Acres (54.5%)
LIMITS OF CONSTRUCTION:	3.84 Acres
LEGAL DESCRIPTION:	Lot 1, Block A, of ZYMAC Group Subdivision Doc. No. 2020114296
PROPOSED USE:	Office, Warehouse, Contractor Services
UTILITY PROVIDERS:	Domestic Water - City of Georgetown Utility Systems Wastewater - On-Site Sewage Facilities Electric - City of Georgetown Utility Systems 300-1 Industrial Ave., Georgetown, Texas 78626 512-930-3640 https://gus.georgetown.org/
ORIGINAL DATE:	November 11, 2020
REVISION DATE:	

GENERAL NOTES:

1. It is the responsibility of the property owner, and successors to the current property owner, to ensure the subject property and any improvements are maintained in conformance with this Site Development Plan.
2. This development shall comply with all standards of the Unified Development Code (UDC), the City of Georgetown Construction Standards and Specifications Manual, the Development Manual and all other applicable City standards.
3. This Site Development Plan shall meet the UDC Stormwater requirements.
4. All signage requires a separate application and approval from the Inspection Services Department. No signage is approved with the Site Development Plan.
5. Sidewalks shall be provided in accordance with the UDC.
6. Driveways will require approval by the Development Engineer of the City of Georgetown.
7. Outdoor lighting shall comply with Section 7.04 of the UDC.
8. Screening of mechanical equipment, dumpsters and parking shall comply with Chapter 8 of the UDC. The screening is shown on the Landscape and Architectural Plans, as applicable.
9. The companion Landscape Plan has been designed and plant materials shall be installed to meet all requirements of the UDC.
10. All maintenance of required landscape shall comply with the maintenance standards of Chapter 8 of the UDC.
11. A separate Irrigation Plan shall be required at the time of building permit application.
12. Fire flow requirements of 1,500 gallons per minute are being met by this plan.
13. Any Heritage Tree noted on this Site Development Plan is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the Unified Development Code.
14. The construction portion of these plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the Standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
15. This project is subject to all City Standard Construction Specifications and Details in effect at the time of submittal of the project to the City.
16. Screening and location of outdoor storage shall comply with Section 5.09 of the UDC.
17. The property subject to this application is subject to the Water Quality Regulations of the City of Georgetown.
18. A Geologic Assessment in accordance with the City of Georgetown Water Quality Regulations, was completed on 5/14/19. Any springs and streams as identified in the Geologic Assessment are shown herein.
19. An Administrative Exception for an Alternative Building Design (2020-4-AE) was approved on April 22, 2020, to allow for a roof pitch less than 2 to 12.
20. An Administrative Exception to allow an Alternative Landscape Plan (2020-13-AE) was approved on October 16, 2020, to allow for some plantings outside of the 25-foot Highway Gateway Overlay Buffer to be credited toward the Gateway planting requirement and to allow the required parking lot screening to be located in the Highway Gateway Overlay Buffer.



Location Map
APPROX. 1" = 2000'

BEFORE YOU DIG Texas811.com

TEXAS ONE-CALL 800-344-8377

NOTE TO CONTRACTOR:

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

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

STEGER BIZZELL

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

Submitted By:

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER

David L. Platt, P.E. — 2020-11-13 Date

SHEET INDEX

SHEET #	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	EROSION & SEDIMENTATION CONTROL PLAN
5	EROSION & SEDIMENTATION CONTROL DETAILS
6	EXISTING DRAINAGE MAP
7	DEVELOPED DRAINAGE MAP
8	SITE PLAN
9	OFF-SITE WATER PLAN & PROFILE
10	UTILITY PLAN
11	WATER DETAILS
12	WASTEWATER DETAILS
13	STORM SEWER PLAN
14	GRADING PLAN
15	PAVING PLAN
16	PAVING & DRAINAGE DETAILS
17	PAVING & DRAINAGE DETAILS (CONT.)
18	STRIPING & SIGNAGE PLAN
19	STRIPING & SIGNANGE DETAILS
20	WATER QUALITY AND DETENTION POND PLAN
21	WATER QUALITY AND DETENTION POND DETAILS
22	TRAFFIC CONTROL PLAN
23	RETAINING WALL DETAILS
24	DUMPSTER ENCLOSURE DETAILS
ARCH	
A2.01	FIRST FLOOR PLAN
A4.01	BUILDING ELEVATIONS - SOUTH AND WEST
A4.02	BUILDING ELEVATIONS - EAST AND NORTH
MEP	
E0.02	ELECTRICAL PHOTOMETRIC PLAN
E0.04	ELECTRICAL LIGHTING CUT SHEETS
LA	
LS-00	LANDSCAPE SITEWORK REFERENCE PLAN, SCHEDULES, AND NOTES
LS-01	LANDSCAPE SITEWORK AND PLANTING PLAN
LS-02	LANDSCAPE SITEWORK AND PLANTING PLAN
LS-03	LANDSCAPE SITEWORK AND PLANTING DETAILS

BENCHMARKS:

BM 51-48B: MAG NAIL WITH WASHER STAMPED "CONTROL POINT" SET IN ASPHALT. APPROXIMATELY 117 FEET SOUTH WEST OF THE NORTH PROPERTY LINE OF THE SURVEYED TRACT AND APPROXIMATELY 24 FEET EAST OF THE CENTERLINE OF THE NORTH BOUND FRONTAGE ROAD OF STATE HIGHWAY 130 TOLL.
GRID NORTHING: 10222263.35
GRID EASTING: 3138769.89
ELEV: 731.91' (NAVD 88)

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

Approved for construction by the City of Georgetown Planning & Zoning Commission on:

December 1, 2020

This SDP will expire 24 months from the date of approval if the applicable conditions of UDC Section 3.09.090 are not met.

APPROVED FOR CONSTRUCTION

COG Project Number: 2020-4-SDP
Project Number: 22675
Sheet **1** OF **24**

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-2299922675 t morales office warehouse\CAD\Plans\1 COVER.dwg, 1 COVER, 11/13/2020 9:52:01 AM, DPLATT, 1:1

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\2 GENERAL NOTES.dwg, 2 GENERAL NOTES, 11/13/2020 9:52:28 AM, DPLATT, 1:1

HANDICAP ACCESSIBILITY NOTES:

1. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.

2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8 FEET WIDE.

4. PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

5. ACCESSIBLE AISLES SHALL BE A MINIMUM OF 5 FEET WIDE. VAN ACCESSIBLE AISLES SHALL BE A MINIMUM OF 8 FEET WIDE.

6. ADDITIONAL INFORMATION ON CURB RAMPS, PARKING SPACES AND AISLES MAY BE FOUND IN THE CURRENT ADDITION OF TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE T.D.L.R.

7. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB. CURB RAMPS ARE GENERALLY INTERPRETED AS ONLY THE PORTION TYING DIRECTLY INTO THE ROADWAY.

8. ALL SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

9. UNDER NO CIRCUMSTANCE, REGARDLESS OF WHAT IS SHOWN IN THESE PLANS, IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TDLR OR OTHER REGULATORY AGENCY. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFO.

ACCESSIBILITY NOTES

1. Project shall be constructed in full compliance with the Texas Accessibility Standards (TAS) 2012.

2. Slopes in the direction of pedestrian travel shall not exceed 5% (1:20) or have a cross slope greater than 2% (1:48). This shall include routes that cross-vehicular ways including but not limited pedestrian/ vehicular ways such as street intersections.

   A. Exception: Per TAS 405.8 and 68.102 (1) grades at the new sidewalks parallel to the streets shall be equal to, or less than, the street grade. Should the new sidewalks exceed the street grade, and the new sidewalk grades exceed 5% in the direction of travel, ramps complying with TAS 405 are required at these conditions.

3. Curb Ramps:
   A. Curb ramps shall not exceed 8.3% (1:12) in the direction of pedestrian ravel.
   B. Curb ramps flares (wings) shall not exceed 1:10.
   C. Minimum width of a curb ramp is 36".
   D. Top of the curb ramp must be 2% in all directions for an area 36" wide and 48"deep.
   E. When truncated domes are used, the truncated dome system shall extend the full width of the curb ramp and for a minimum depth of 24" at the bottom of the curb ramp.
   F. Returned curb ramps shall only be used where the adjacent surface on one or both sides of the curb ramp do not allow pedestrian travel such as but not limited to stop lights, stop signs and permanently mounted waste receptacles.

4. There shall be no changes in level greater than ¼" on any accessible route or ½" with a 1:2 bevel.

5. Decomposed granite surfaces, or similar Engineer-approved surfaces shall be compacted tight and maintained by the Owner at all times.

6. Provide directional signage using the international symbol of accessibility when not all routes are accessible. Signage shall be placed at the beginning of the route to avoid a patron from proceeding on a non-accessible route.

7. Verify that no plantings or other site elements on circulation paths would be protruding objects based on TAS 307 (protrudes more 4" and is higher than 27" from the surface and less than 80" from the surface).

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

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

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TCEQ-0592 (Rev. July 15, 2015)

GENERAL CONSTRUCTION NOTES

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

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

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

4. No blasting will be permitted on this project.

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

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

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

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

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

SEQUENCE OF CONSTRUCTION

Note: Other contractors could be working on this site. Coordinate all activities with the activities of others. The project will be constructed in multiple phases.

1. Call all affected parties at least 48 hours prior to beginning any construction to schedule a pre-construction conference and secure all required permits.

2. Install temporary erosion controls prior to any clearing and grubbing. Notify the City of Georgetown when installed.

4. Excavation will take place where the proposed buildings, drive aisles, utilities, and detention ponds will be situated.

5. Install all utility mains & services.

6. Ensure that all underground utility installations are complete.

7. Complete construction of driveways, parking lots, storm sewer, and buildings.

8. Complete final site grading and revegetation.

9. Remove and dispose of temporary erosion controls.

10. Complete any necessary final dress-up.

PERMANENT EROSION CONTROL NOTES

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

TEMPORARY EROSION CONTROL NOTES

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

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

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

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

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

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

CITY OF GEORGETOWN HERITAGE TREE PROTECTION DURING CONSTRUCTION

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

CITY OF GEORGETOWN GENERAL NOTES

1. These Construction plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the standard Construction Specifications and Details Manual and all other applicable City, State, and Federal Requirements and Codes.
2. This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
3. The site construction plans shall meet all requirements of the approved site plan.
4. Wastewater mains and service lines shall be SDR-26 PVC.
5. Wastewater mains shall be installed without horizontal or vertical bends.
6. Maximum distance between wastewater manholes is 500 feet.
7. Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to City of Georgetown and TCEQ requirements.
8. Wastewater manholes shall be vacuum tested and coated by the contractor according to City of Georgetown and TCEQ requirements.
9. Wastewater mains shall be camera tested by the contractor and submitted to the City on DVD format prior to paving the streets.
10. Private water system fire lines shall be tested by the contractor to 200 psi for 2 hours.
11. Private water system fire lines shall be ductile iron piping from the water main to the building sprinkler system, and 200 psi C900 DR-18 PVC for all others.
12. Public water system mains shall be 150 psi C900 DR-18 PVC and tested by the contractor at 150 psi for 4 hours.
13. All bends and changes in direction on water mains shall be restrained and thrust blocked.
14. Fire hydrant leads shall be restrained.
15. All water lines are to be bacteria tested by the contractor according to the City standards and specifications.
16. Water and Sewer main crossings shall meet all requirements of the TCEQ and the City.
17. Flexible base material for public streets shall be TXDOT Type A Grade 1.
18. Hot mix asphaltic concrete pavement shall be Type D unless otherwise specified and shall be a minimum of 2 inches thick on public streets and roadways.
19. All sidewalk ramps are to be installed with the public infrastructure.
20. A maintenance bond is required to be submitted to the City prior to acceptance of the public improvements. This bond shall be established for 2 year in the amount of 10% of the cost of the public improvements and shall follow the City format.
21. Record drawings of the public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. These drawings shall be submitted on a flash drive or emailed through a cloud source. If a flash drive is submitted, a bond set shall be included with the drive.
22. Prior to the start of construction, the City shall be provided with a WPAP approval letter, WPAP recordation receipt, NOI, approved SWPPP, and contact information of the compliance inspector.
23. During construction, all compliance inspections and resolutions shall be copied to the City inspector upon receipt.
24. At the completion of construction, Engineer's letter of concurrence and Notice of Termination shall be provided.
25. Prior to construction above the slab, Contractor to provide an all-weather drive surface of asphalt, 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.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. Construction for public water systems must always, at a minimum, meet TCEQ's "Rules and Regulations for Public Water Systems.
2. An appointed engineer shall notify in writing the local TCEQ's Regional Office when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner shall notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the commission as required in 30 TAC §290.39(h)(3).
3. All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61-G and must be certified by an organization accredited by ANSI, as required by 30 TAC §290.44(a)(1).
4. Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-G) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less, as required by 30 TAC §290.44(a)(2).
5. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply, as required by 30 TAC §290.44(a)(3).
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface, as required by 30 TAC §290.44(a)(4).
7. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.
   - The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

     $$Q = \frac{LD\sqrt{P}}{148{,}000}$$

     Where:
     - Q = the quantity of makeup water in gallons per hour,
     - L = the length of the pipe section being tested, in feet,
     - D = the nominal diameter of the pipe in inches, and
     - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
   - The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

     $$L = \frac{SD\sqrt{P}}{148{,}000}$$

     Where:
     - L = the quantity of makeup water in gallons per hour,
     - S = the length of the pipe section being tested, in feet,
     - D = the nominal diameter of the pipe in inches, and
     - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
8. Projects constructed on or after January 4, 2014 must comply with changes to the Safe Drinking Water Act that reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures to 0.25 percent.
9. The system must be designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 1.5 gallons per minute per connection. When the system is intended to provide firefighting capability, it must also be designed to maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions as required by 30 TAC §290.44(d).
10. The contractor shall install appropriate air release devices in the distribution system at all points where topography or other factors may create air locks in the lines. All vent openings to the atmosphere shall be covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent as required by 30 TAC §290.44(d)(1).
11. Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations should be shown on the plans.
12. Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs. The engineering report shall establish criteria for this design.
13. Pursuant to 30 TAC §290.44(d)(6), the system shall be designed to afford effective circulation of water with a minimum of dead ends. All dead-end mains shall be provided with acceptable flush valves and discharge piping. All dead-end lines less than two inches in diameter will not require flush valves if they end at a customer service. Where dead ends are necessary as a stage in the growth of the system, they shall be located and arranged to ultimately connect the ends to provide circulation.
14. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes and septic tank drainfields. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet 30 TAC §290.44(e)(1-4) of the current rules.
15. Pursuant to 30 TAC §290.44(e)(5), the separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant.
16. Pursuant to 30 TAC §290.44(e)(6), fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction.
17. Pursuant to 30 TAC §290.44(e)(7), suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line.
18. Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
19. Pursuant to 30 TAC §290.44(f)(1), the contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation.
20. Pursuant to 30 TAC §290.44(f)(2), when waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the water main shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested.
21. The contractor shall disinfect the new water mains in accordance with AWWA Standard C-651 and then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer, in accordance with 30 TAC §290.44(f)(3).

2020-4-SDP

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

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY — 10/12/19 DATE
RCP, KMM — DRAWN BY — 10/12/19 DATE
CHECKED BY — DATE
APPROVED BY — DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2020-11-13

STEGER BIZZELL

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

GENERAL NOTES
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 2 of 24

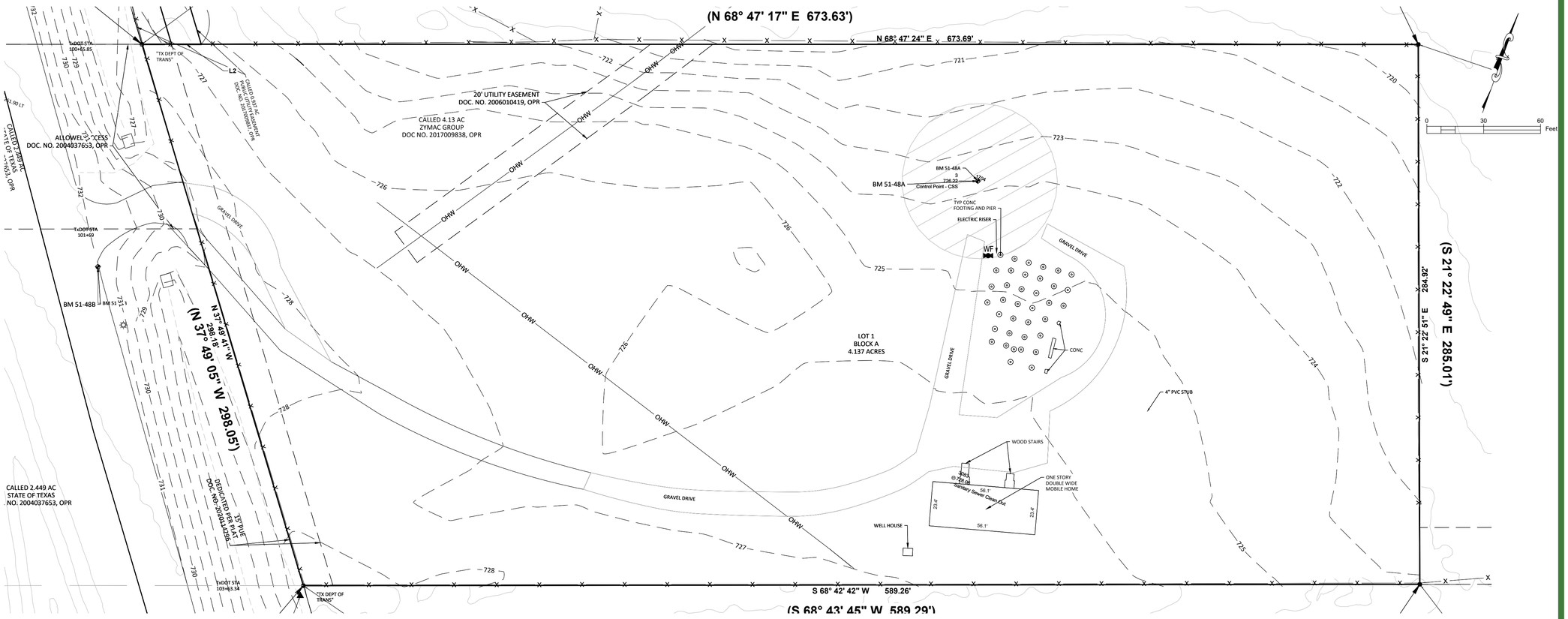
These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\3 EXISTING CONDITIONS.dwg, Layout1, 11/13/2020 9:54:01 AM, DPLATT, 1:1

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- UTILITY PULL BOX
- EM — ELECTRIC METER
- GUY ANCHOR
- UTILITY POLE
- WF — WATER FAUCET
- CO — SANITARY CLEAN OUT
- X — BARBED WIRE FENCE
- OHW — OVERHEAD WIRES
- DE — DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- ROW — RIGHT-OF-WAY
- OR — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB — POINT OF BEGINNING
- FIRE HYDRANT

NOTE:
OFFSITE CONTOURS PROVIDED BY CITY OF GEORGETOWN AND DO NOT REPRESENT A TOPOGRAPHIC GROUND SURVEY



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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER — 2020-11-13

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

EXISTING CONDITIONS
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 3 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\4 EROSION & SEDIMENTATION CONTROL PLAN.dwg, 4 EROSION & SEDIMENTATION CONTROL PLAN, 11/13/2020 9:55:37 AM, DPLATT, 1:1

JOHN BERRY SURVEY, A-51
WILLIAMSON COUNTY, TEXAS

CALLED 11.070 AC
STATE OF TEXAS
005015488, OPR

CALLED 49.31 AC
IH35 SH130, LP
DOC. NO. 2018066618, OPR

CALLED 0.937 AC
PUBLIC UTILITY EASEMENT
DOC. NO. 2017009837, OPR

POB

0 30 60 Feet

1,035 L.F. OF SILT FENCE

SILT FENCE J-HOOK (TYP.)

N 68° 47' 24" E 673.69'

TEMPORARY DEWATERING OUTLET

160 L.F. OF ROCK BERM

32 L.F. OF ROCK BERM

STABILIZED CONSTRUCTION ENTRANCE

INLET PROTECTION

TEMPORARY DEWATERING BAG

BM 51-48A

BM 51-48B

LIMITS OF CONSTRUCTION 4.21 AC

N 37° 49' 41" W 296.18'

CONCRETE WASHOUT

LOT 1
BLOCK A
4.137 ACRES

INLET PROTECTION

TEMPORARY CONSTRUCTION STAGING AREA

TEMPORARY SPOILS AREA

S 21° 22' 51" E 284.92'

S 68° 42' 42" W 589.26'

CALLED 2.449 AC
STATE OF TEXAS
DOC. NO. 2004037653, OPR

DEDICATED PER VOL. 2001, PG. 15 PLT
DOC NO. 2001019390

"TX DEPT OF TRANS"

CALLED 0.66 AC
SEWER UTILITY EASEMENT
DOC. NO. 2017009836, OPR

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

EROSION & SEDIMENTATION CONTROL PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

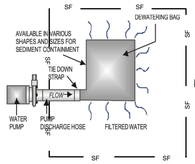
SHEET 4 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-2299\22675 t morales office warehouse\CAD\Plans\5 EROSION & SEDIMENTATION CONTROL DETAILS.dwg, 5 EROSION & SEDIMENTATION CONTROL DETAILS, 11/13/2020 9:56:13 AM, DPLATT, 1:1

TEMPORARY POND DEWATERING

1. Place dewatering pump at/in pond to be dewatered.
2. The pump inlet shall have a floating intake to pump water from the surface of the pond.
3. Pump discharge hose is attached to sediment dewatering bag.
4. Sediment dewatering bag is located as shown.
5. Secondary containment consisting of silt fencing is installed around the sediment dewatering bag.
6. The pump is run until the pond is dewatered.
7. Inspect the flow conditions, bag condition, bag capacity and secondary containment during operation of the pump to insure the system is operating effectively.
8. Replace the bag when it no longer filters sediment or passes water at a reasonable rate. The bag is disposed of offsite.



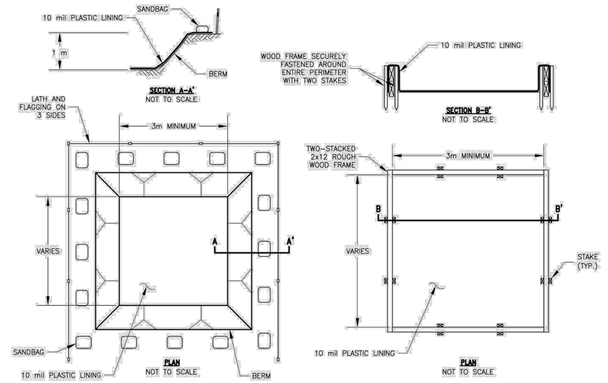
Minimum Bag Size - 6' x 6'

Sediment Dewatering Bag

NTS

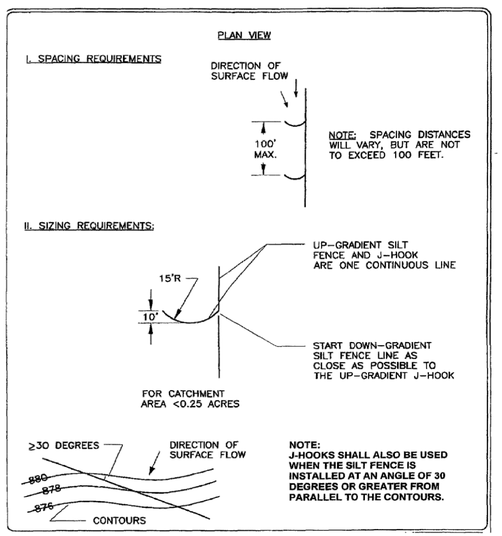
Concrete Waste Management

WM-8



NOTES:

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



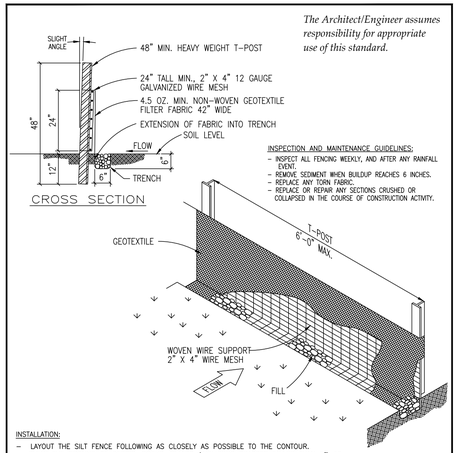
WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor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

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

1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100lb/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 83% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP, RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS . RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
9. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
17. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4') BEHIND THE AREA IN QUESTION.
18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
19. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

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

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



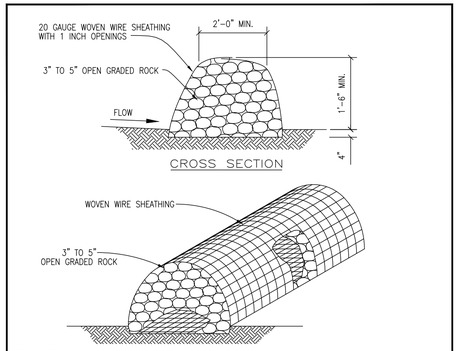
The Architect/Engineer assumes responsibility for appropriate use of this standard.

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

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

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

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

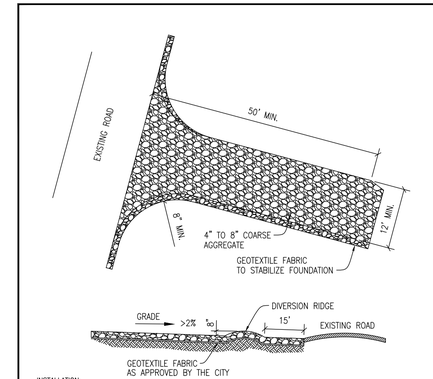


INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE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

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

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

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

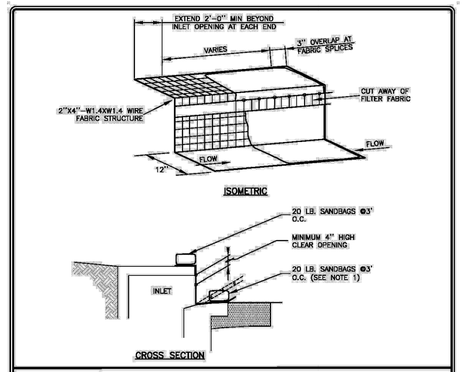


INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

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

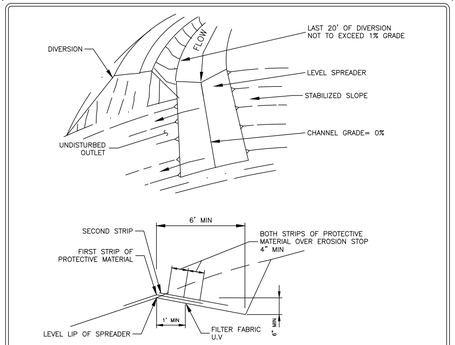
The Architect/Engineer assumes responsibility for appropriate use of this standard.

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



NOTES:
1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE THE ARCHITECT/ENGINEERS ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CITY OF ROUND ROCK CURB INLET PROTECTION DETAIL	DRAWING NO: EC-14 ROUND ROCK TEXAS



NOTES:
1. LEVEL SPREADERS SHALL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THE ENGINEER.
2. CONSTRUCT LEVEL LIP ON ZERO PERCENT GRADE TO INSURE UNIFORM SPREADING OF SEDIMENT-FREE RUNOFF (CONVERTING CHANNEL FLOW TO SHEET FLOW)
3. LEVEL SPREADER SHALL BE CONSTRUCTED ON UNDISTURBED SOIL (NOT ON FILL).
4. A MATTING EROSION STOP SHALL BE PLACED VERTICALLY AND AT LEAST 6" DEEP IN A SILT TRENCH 1' BACK OF AND PARALLEL WITH THE LIP. THIS EROSION STOP SHALL EXTEND THE ENTIRE LENGTH OF THE LEVEL LIP AND SHALL BE TRIMMED AFTER BACK FILLING WITH TAMPED SOIL, SO THAT THE UPPER EDGE IS FLUSH WITH THE SOIL SURFACE.
5. THE ENTIRE LEVEL LIP AREA SHALL BE PROTECTED BY PLACING 2 STRIPS OF JUTE, EXCELSIOR, OR OTHER APPROVED PROTECTIVE MATERIAL AS SHOWN ABOVE.
6. THE ENTRANCE CHANNEL SHALL NOT EXCEED A 1% GRADE FOR AT LEAST 20 FEET BEFORE ENTERING SPREADER.
7. STORM RUNOFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREAS. WATER SHALL NOT BE RECONCENTRATED IMMEDIATELY BELOW THE POINT OF DISCHARGE.
8. PERIODIC INSPECTION AND REQUIRED MAINTENANCE SHALL BE PROVIDED.

APPROVED 03-25-11 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	CITY OF ROUND ROCK LEVEL SPREADER DETAIL	DRAWING NO: EC-08 ROUND ROCK TEXAS

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

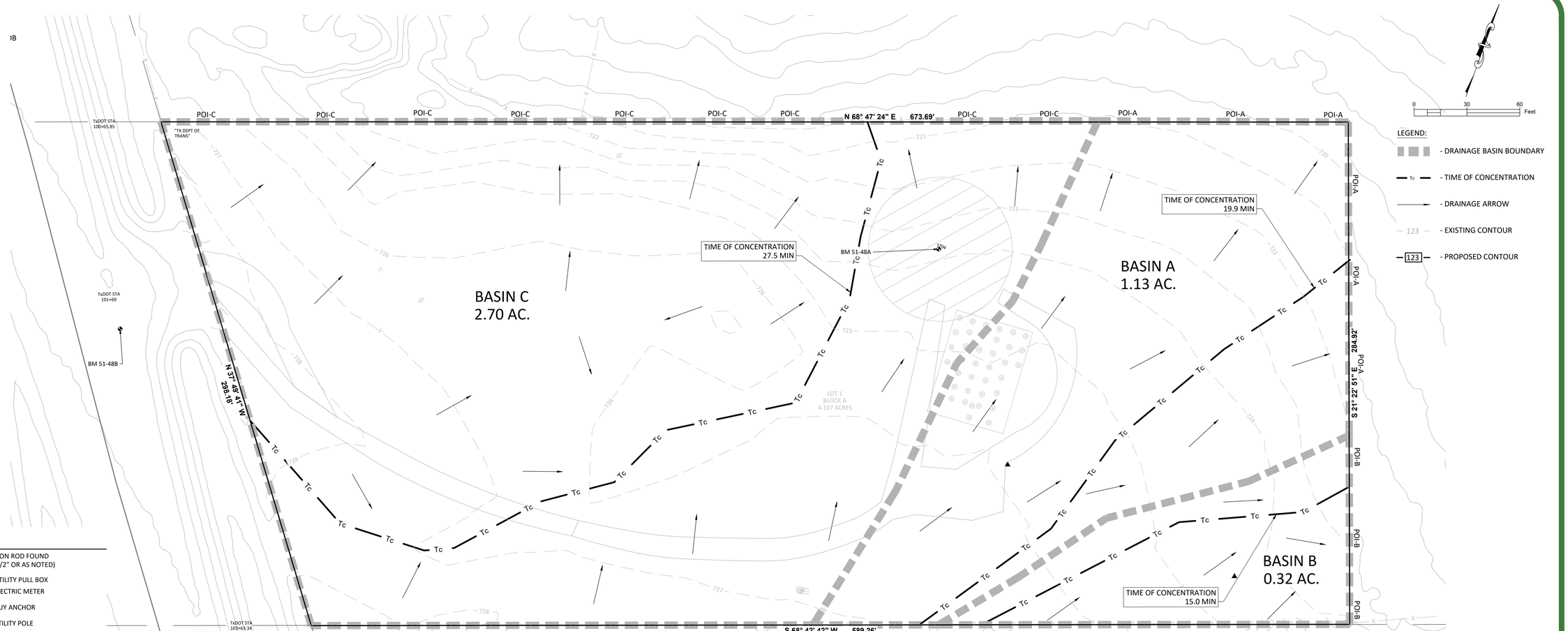
EROSION & SEDIMENTATION CONTROL DETAILS
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 5 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\6 EXISTING DRAINAGE MAP .dwg, 6 EXISTING DRAINAGE MAP, 11/13/2020 9:57:25 AM, DPLATT, 1:1



LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- UTILITY PULL BOX
- EM — ELECTRIC METER
- GUY ANCHOR
- UTILITY POLE
- WF — WATER FAUCET
- SANITARY CLEAN OUT
- X — BARBED WIRE FENCE
- OHW — OVERHEAD WIRES
- DE — DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- ROW — RIGHT-OF-WAY
- OR — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB — POINT OF BEGINNING
- FIRE HYDRANT
- LIGHT POLE
- SIGN POST
- WV — WATER VALVE

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

NOTES:
OFFSITE CONTOURS PROVIDED BY CITY OF GEORGETOWN AND DO NOT REPRESENT A TOPOGRAPHIC GROUND SURVEY

Existing Time of Concentration

	Sheet Flow							Shallow Concentrated								
Drainage Area	Length (ft)	Surface Condition	Initial Elevation	Final Elevation	Roughness	Slope (%)	Tc sf (min)	Length (ft)	Surface Condition	Initial Elevation	Final Elevation	Slope (%)	Avg Vel (fps)	Tc-sc (min)	Tc Total (min)	T lag (min)
Basin A	300	Range (Natural)	726.747	721.73	0.13	1.67%	19.7	22.07	unpaved	721.73	721.05	3.08%	2.83	0.1	19.86	11.92
Basin B	225.95	Range (Natural)	726.6	722.368	0.13	1.87%	15.0								15.03	9.02
Basin C	300	Range (Natural)	728.36	725.834	0.13	0.84%	26.0	230.58	unpaved	725.834	720.197	2.44%	2.52	1.5	27.49	16.49

Existing Conditions Summary

Drainage Area	mi.²	RCN	Lag Time
Basin A	0.001758	74.23	11.92
Basin B	0.000498	78.61	9.02
Basin C	0.004216	73.70	16.49

Existing Impervious Cover and RCN Values

	Total Area (sf)			Impervious Area												
Drainage Area	ft²	mi.²	AC.	ft²	mi.²	AC.	% Impervious Cover	% Pervious Cover	% Pervious Cover B	% Pervious Cover C	Soil Group	Land Group	Cover Type	Cover Type/Hydrologic Condition	RCN Pervious B	RCN Pervious C	RCN Weighted
Basin A	48999.31	0.001758	1.125	5401.75	0.000194	0.124	11.02%	88.98%	77.20%	22.80%	B & C	Other Agricultural Lands	Pasture, Grassland, or Range-continuous Forage for Grazing	Fair Condition (grass cover=50%)	69	79	74.23
Basin B	13893.22	0.000498	0.319	0			0.00%	100.00%	3.90%	96.10%	B & C	Other Agricultural Lands	Pasture, Grassland, or Range-continuous Forage for Grazing	Fair Condition (grass cover=50%)	69	79	78.61
Basin C	117527.87	0.004216	2.698	8189.4	0.000294	0.188	6.97%	93.03%	71.20%	28.80%	B & C	Other Agricultural Lands	Pasture, Grassland, or Range-continuous Forage for Grazing	Fair Condition (grass cover=50%)	69	79	73.70

Flow Summary Table (cfs)

	POI A			POI B			POI C		
Rainfall Frequency	EX	PR	Change	EX	PR	Change	EX	PR	Change
2	1.20	1.00	-0.20	0.50	0.60	0.10	2.30	0.40	-1.90
10	2.90	2.40	-0.50	1.10	1.30	0.20	5.90	1.10	-4.80
25	3.90	3.40	-0.50	1.40	1.60	0.20	8.20	1.40	-6.80
100	5.60	4.80	-0.80	2.00	2.30	0.30	11.80	2.20	-9.60

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

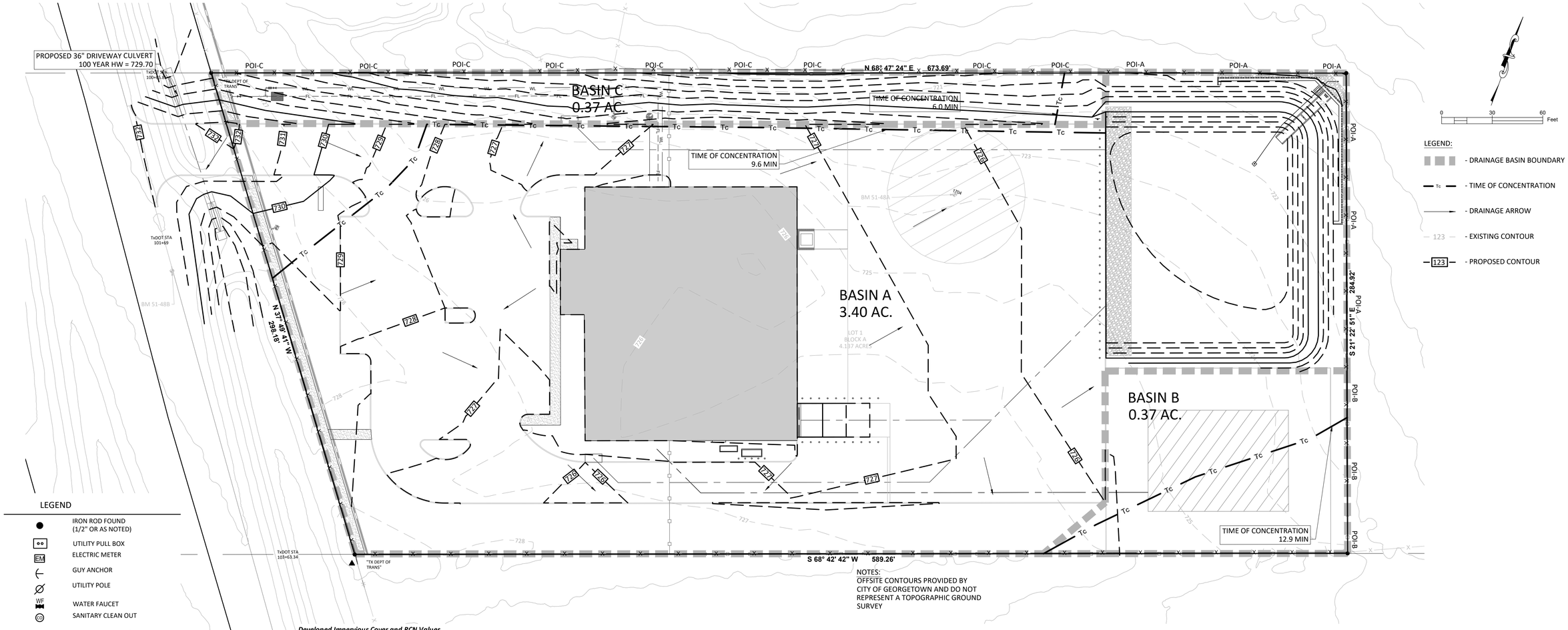
EXISTING DRAINAGE MAP
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 6 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000\22999\22675 t morales office warehouse\CAD\Plans\7 DEVELOPED DRAINAGE MAP.dwg, 7 DEVELOPED DRAINAGE MAP, 11/13/2020 9:59:28 AM, DPLATT, 1:1



LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- UTILITY PULL BOX
- ELECTRIC METER
- GUY ANCHOR
- UTILITY POLE
- WATER FAUCET
- SANITARY CLEAN OUT
- BARBED WIRE FENCE
- OVERHEAD WIRES
- DE, PUE, ROW — DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT, RIGHT-OF-WAY
- OR — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB — POINT OF BEGINNING
- FIRE HYDRANT
- LIGHT POLE
- SIGN POST
- WV — WATER VALVE

NOTES:
OFFSITE CONTOURS PROVIDED BY CITY OF GEORGETOWN AND DO NOT REPRESENT A TOPOGRAPHIC GROUND SURVEY

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

Developed Impervious Cover and RCN Values

	Total Area (sf)			Impervious Area												
Drainage Area	ft²	mi.²	AC.	ft²	mi.²	AC.	% Impervious Cover	% Pervious Cover	% Pervious Cover B	% Pervious Cover C	Soil Group	Land Group	Cover Type	Cover Type/Hydrologic Condition	RCN Pervious B	RCN Pervious C	RCN Weighted
Basin A	147,991.19	0.005308	3.397	98453.22	0.003532	2.260	66.53%	33.47%	63.10%	36.90%	B & C	Other Agricultural Lands	Pasture, Grassland, or Range-continuous Forage for Grazing	Fair Condition (grass cover=50%)	69	79	89.53
Basin B	16,132.57	0.000579	0.370	0	0	0	0.00%	100.00%	15.40%	84.60%	B & C	Other Agricultural Lands	Pasture, Grassland, or Range-continuous Forage for Grazing	Fair Condition (grass cover=50%)	69	79	77.46
Basin C	16,131.62	0.000579	0.370	187.85	6.73819E-06	0.004312443	1.16%	98.84%	93.10%	6.90%	B & C	Other Agricultural Lands	Pasture, Grassland, or Range-continuous Forage for Grazing	Fair Condition (grass cover=50%)	69	79	70.02

Developed Time of Concentration	Sheet Flow							Shallow Concentrated								
Drainage Area	Length (ft)	Surface Condition	Initial Elevation	Final Elevation	Roughness	Slope (%)	Tc sf (min)	Length (ft)	Surface Condition	Initial Elevation	Final Elevation	Slope (%)	Avg Vel (fps)	Tc-sc (min)	Tc Total (min)	T lag (min)
Basin A	86.7	Range (Natural)	728.9	726.19	0.13	3.13%	5.7	447.41	paved	726.19	722.32	0.86%	1.89	3.9	9.64	5.78
Basin B	198.3	Range (Natural)	726.49	722.32	0.13	2.10%	12.9								12.93	7.76
Basin C	31.03	Range (Natural)	722.18	721.16	0.13	3.29%	2.5								6.00	3.60

Developed Conditions Summary

Drainage Area	mi.²	RCN	Lag Time
Basin A	0.005308	89.53	5.78
Basin B	0.000579	77.46	7.76
Basin C	0.000579	70.02	3.60

Stage Storage Table

Contour Elevation (Feet AMSL)	Cumulative Storage Average-End (Ac-FT)	Cumulative Storage Average-End (Ft³)
721	0.00	0.00
722	0.27	11570.59
723	0.60	26279.98
724	0.97	42051.86
725	1.35	58916.08

Detention Pond Summary	Water Surface Elevation	Water Storage	Discharge Rate
Rainfall Frequency	[Feet AMSL]	[AC-FT]	[CFS]
2	722.8	0.5	1
10	723.6	0.8	2.4
25	724.1	1	3.4
100	724.8	1.3	4.8

Flow Summary Table (cfs)	POI A			POI B			POI C		
Rainfall Frequency	EX	PR	Change	EX	PR	Change	EX	PR	Change
2	1.20	1.00	-0.20	0.50	0.60	0.10	2.30	0.40	-1.90
10	2.90	2.40	-0.50	1.10	1.30	0.20	5.90	1.10	-4.80
25	3.90	3.40	-0.50	1.40	1.60	0.20	8.20	1.40	-6.80
100	5.60	4.80	-0.80	2.00	2.30	0.30	11.80	2.20	-9.60

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

DEVELOPED DRAINAGE MAP
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

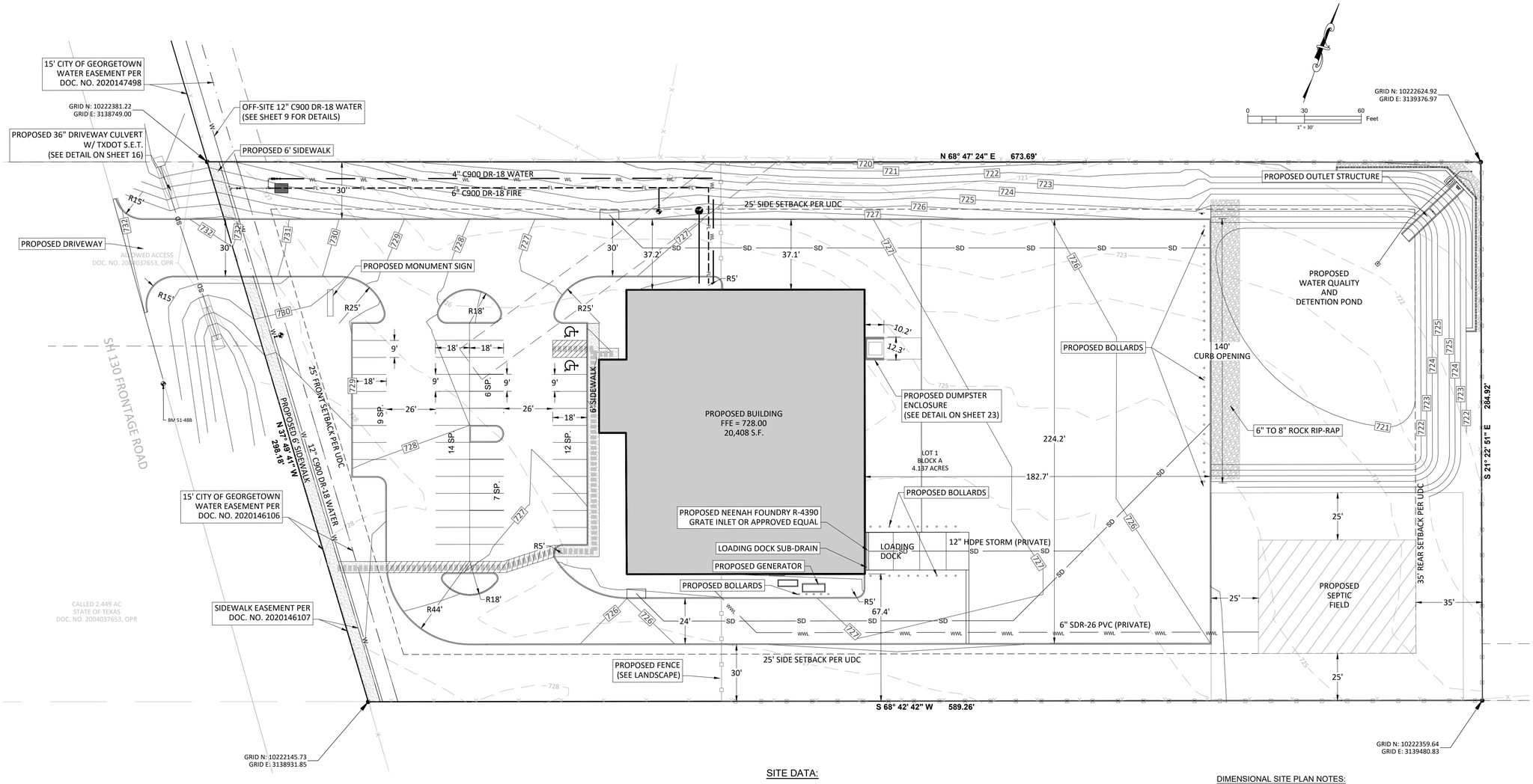
SHEET 7 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\8 SITE PLAN.dwg, Layout1, 11/24/2020 1:27:44 PM, DPLATT, 1:1

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- UTILITY PULL BOX
- ELECTRIC METER
- GUY ANCHOR
- UTILITY POLE
- WATER FAUCET
- SANITARY CLEAN OUT
- BARBED WIRE FENCE
- OVERHEAD WIRES
- DE — DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- ROW — RIGHT-OF-WAY
- OR — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB — POINT OF BEGINNING
- FIRE HYDRANT
- LIGHT POLE
- SIGN POST
- WATER VALVE
- ACCESSIBLE ROUTE
- PROPOSED FENCE (SEE LANDSCAPE)



SITE DATA:

LAND AREA:	180,192 S.F. (4.14 AC.)
LOT BUILDING COVERAGE:	12.4% (22,408 S.F./180,192 S.F.)
EXISTING IMPERVIOUS COVER:	8.2% (14,697 S.F./180,192 S.F.)
PROPOSED IMPERVIOUS COVER:	54.5% (98,159 S.F./180,192 S.F.)
MAX. IMPERVIOUS COVER:	85%
TOTAL G.F.A.:	22,408 S.F.

PARKING REQUIREMENTS

PARKING REQUIREMENT: TABLE 9.02.030.A.
INDUSTRIAL MANUFACTURING & WAREHOUSING
1 SP. / 500 S.F. GFA + 1 SP. / 2,500 S.F. INDOOR & OUTDOOR STORAGE AREA
= 22,408 S.F. / 500 + 7,500 S.F. / 2,500 STORAGE AREA =
= 48 SP.

TOTAL PARKING REQUIRED = 48 SP.

PARKING PROVIDED: 48 - 9'x18' PARKING SP.

DIMENSIONAL SITE PLAN NOTES:

1. All lighting fixtures shall be designed to completely conceal, fully shield within 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 two (2) foot candles at a height of three (3) feet at the property line. Only incandescent, fluorescent, color-corrected high-pressure sodium or metal halide may be used. All vehicle or pedestrian access shall be sufficiently lighted to ensure security of property and persons.
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 shown on the Site Plan and screening identified. Screening of mechanical equipment shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building and shall be screened from view from any rights-of-way or adjoining properties.
3. Per Chapter 8, the dumpster enclosures must be one (1) foot above the height of the waste container. Use protective poles in corners and at impact areas. Fence posts shall be of rust protected metal or concrete. A minimum 6" slab is required and must be sloped to drain. The enclosure must have steel framed gates with spring loaded hinges and fasteners to keep closed. Screening must be on all four (4) sides by masonry wall or approved fence or screening with opaque gates.

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER
2020-11-13

STEGER BIZZELL

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

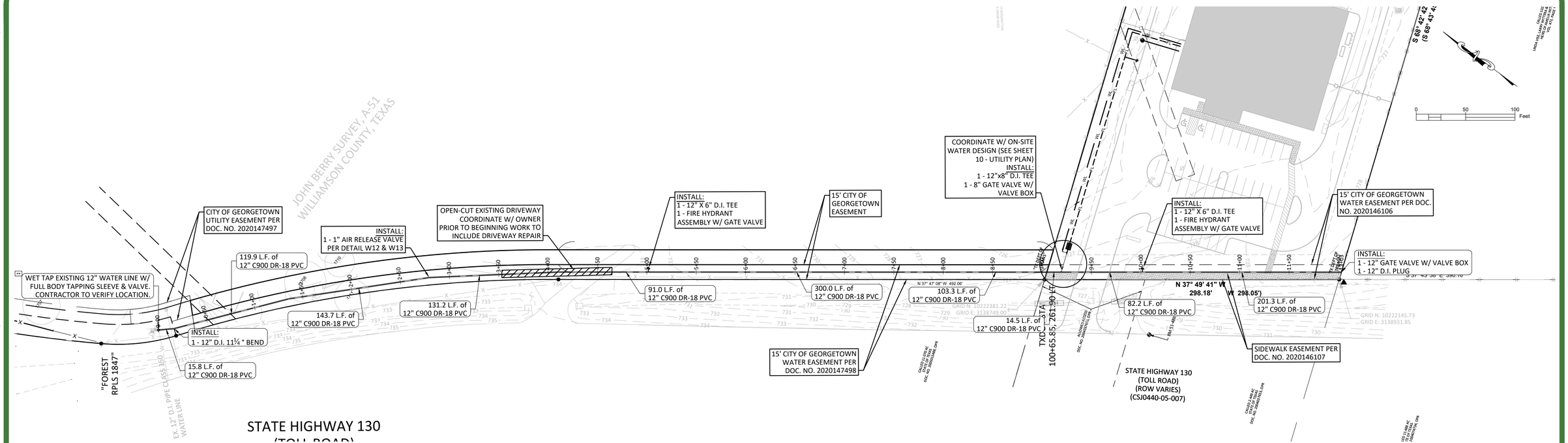
SITE PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

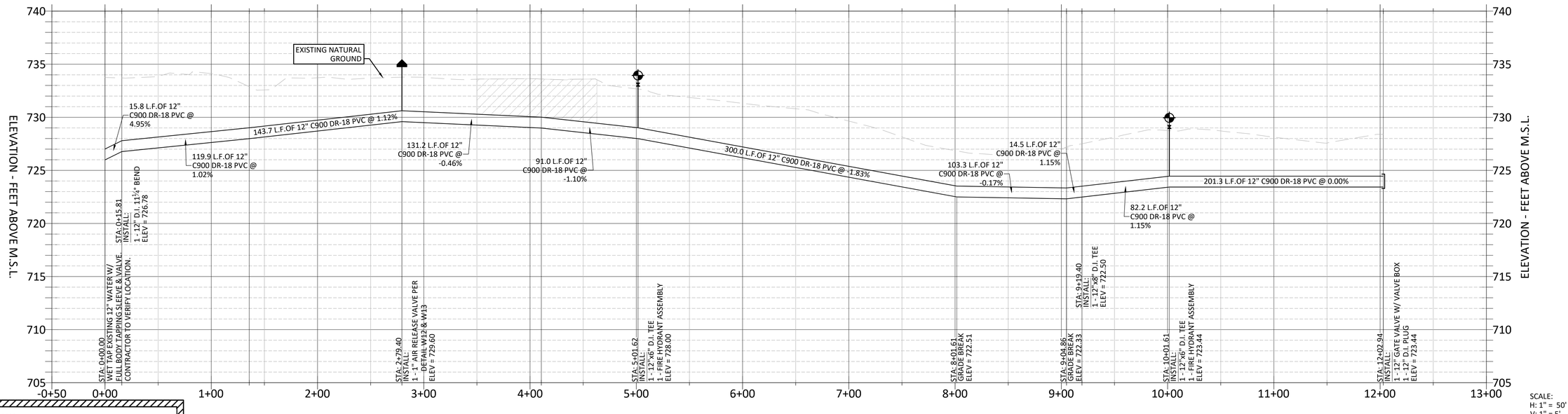
SHEET 8 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\9 OFF-SITE WATER PLAN & PROFILE.dwg, 9 OFF-SITE WATER PLAN & PROFILE, 11/24/2020 1:28:55 PM, DPLATT, 1:1



STATE HIGHWAY 130
(TOLL ROAD)



SCALE:
H: 1" = 50'
V: 1" = 5'

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

OFF-SITE WATER PLAN & PROFILE
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

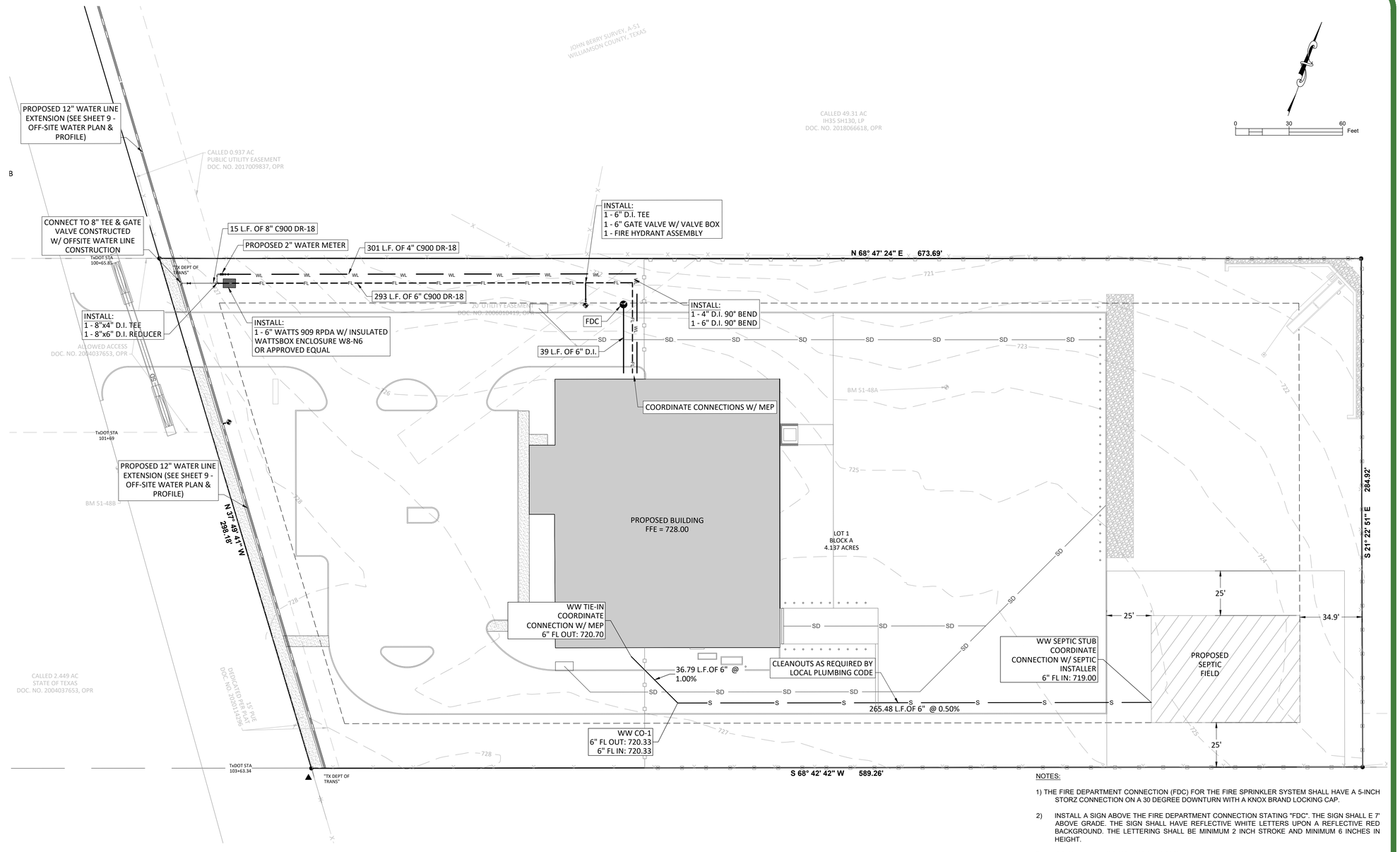
SHEET 9 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 | morales office warehouse\CAD\Plans\10 UTILITY PLAN.dwg, 10 UTILITY PLAN, 11/13/2020 10:03:39 AM, DPLATT, 1:1

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- UTILITY PULL BOX
- ELECTRIC METER
- GUY ANCHOR
- UTILITY POLE
- WF — WATER FAUCET
- SANITARY CLEAN OUT
- X — BARBED WIRE FENCE
- OHW — OVERHEAD WIRES
- DE — DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- ROW — RIGHT-OF-WAY
- OR — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB — POINT OF BEGINNING
- FIRE HYDRANT
- LIGHT POLE
- SIGN POST
- WV — WATER VALVE
- WL — WATER LINE
- FL — FIRE LINE
- FIRE DEPARTMENT CONNECTION



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

PRESSURE NOTE:

SUPPLY ELEVATED TANK = 906 PRESSURE PLANE

ELEVATIONS SERVED ON SITE = 728.00

STATIC PRESSURE PROVIDED = (906 - 728.00) / 2.31 = 77 PSI

NOTES:

1) THE FIRE DEPARTMENT CONNECTION (FDC) FOR THE FIRE SPRINKLER SYSTEM SHALL HAVE A 5-INCH STORZ CONNECTION ON A 30 DEGREE DOWNTURN WITH A KNOX BRAND LOCKING CAP.

2) INSTALL A SIGN ABOVE THE FIRE DEPARTMENT CONNECTION STATING "FDC". THE SIGN SHALL E 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.

3) PRIVATE FIRE HYDRANT MAINTENANCE
PER CITY ORDINANCE SEC. 13.15.120. - PRIVATE FIRE HYDRANT MAINTENANCE.

A) 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 CUSTOMER'S RESPONSIBILITY TO TEST AND MAINTAIN THEIR PRIVATE FIRE HYDRANT(S).

B) ALL PRIVATE FIRE HYDRANTS SHOULD BE TESTED ANNUALLY AND SHALL BE 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.

C) HYDRANT FLOW CODING STANDARDS.

FLOW	COLOR
GREATER THAN 1500 GPM	BLUE
1000 TO 1500 GPM	GREEN
500 TO 999 GPM	ORANGE
LESS THAN 500 GPM	RED
NOT WORKING	BLACK OR BAGGED

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER
2020-11-13

STEGER BIZZELL

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

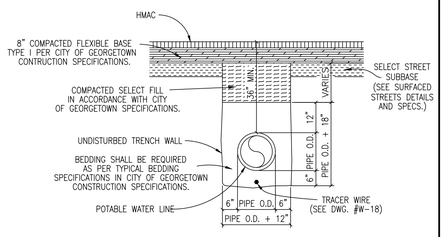
UTILITY PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 10 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\11 WATER DETAILS.dwg, 11 WATER DETAILS, 11/13/2020 10:04:10 AM, DPLATT, 1:1



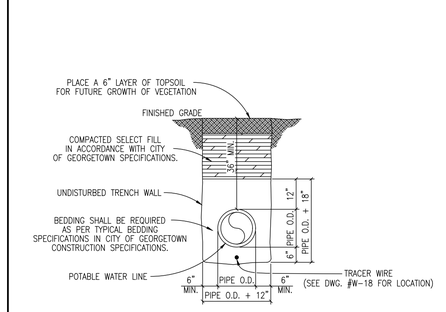
TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

NOTES:
1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY

REVISION NOTE: ADOPTED 6/21/2006 | DRAWING NAME: W22 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

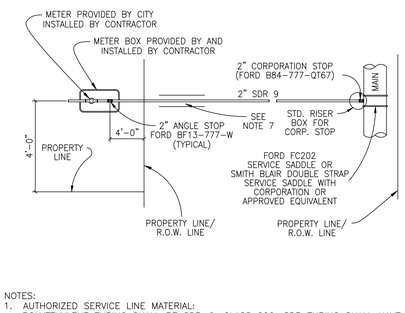


TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

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

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

REVISION NOTE: ADOPTED 6/21/2006 | DRAWING NAME: W02 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

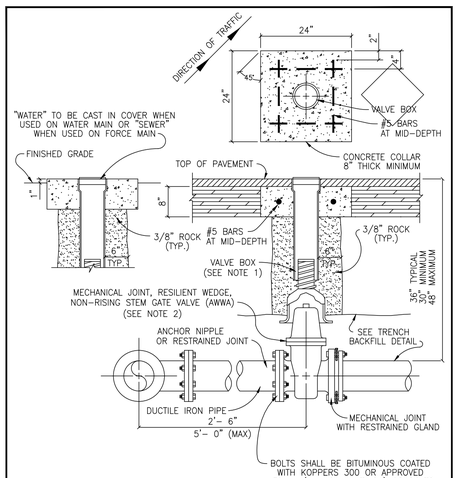


NOTES:
1. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
2. ANGLE STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER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

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SINGLE WATER SERVICE PLAN

REVISION NOTE: ADOPTED 01/23/2013 | DRAWING NAME: W04 | SCALE: NTS | DATE: 1/2013 | DRAWN BY: -- | APPROVED BY: MH

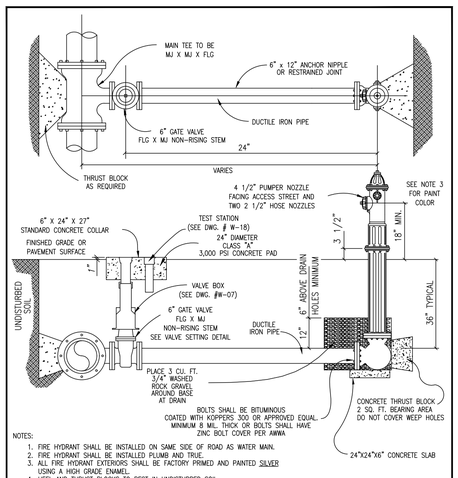


NOTES:
1. VALVE BOX SHALL BE 5 1/4" CAST IRON ADJUSTABLE HAVING AN ADJUSTABLE RANGE OF + OR – 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
   A. AMERICAN FLOW CONTROL – SERIES 2500
   B. MUELLER – 2360 SERIES
   C. CLOW

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL VALVE SETTING

REVISION NOTE: ADOPTED 6/21/2006 | DRAWING NAME: W07 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



NOTES:
1. FIRE HYDRANT SHALL BE INSTALLED ON SAME SIDE OF ROAD AS WATER MAIN.
2. FIRE HYDRANT SHALL BE INSTALLED PLUMB AND TRUE.
3. ALL FIRE HYDRANT EXTERIORS SHALL BE FACTORY PRIMED AND PAINTED SILVER USING A HIGH GRADE ENAMEL.
4. HEEL AND THRUST BLOCKS TO REST IN UNDISTURBED SOIL.
5. THE ONLY FIRE HYDRANTS ACCEPTABLE ARE:
   A. KENNEDY – K81
   B. AMERICAN DARLING – B84B
   C. CLOW MEDALLION
6. DOUBLE BLUE REFLECTOR "HYE-LITES" BRAND, MANUFACTURED BY PAVEMENT MARKERS INC. TO BE INSTALLED AT CENTERLINE OF STREET PERPENDICULAR TO HYDRANT.
7. ALL METALLIC PIPES AND FITTINGS SHALL BE WRAPPED WITH 8 MILL. POLYETHELENE FILM.

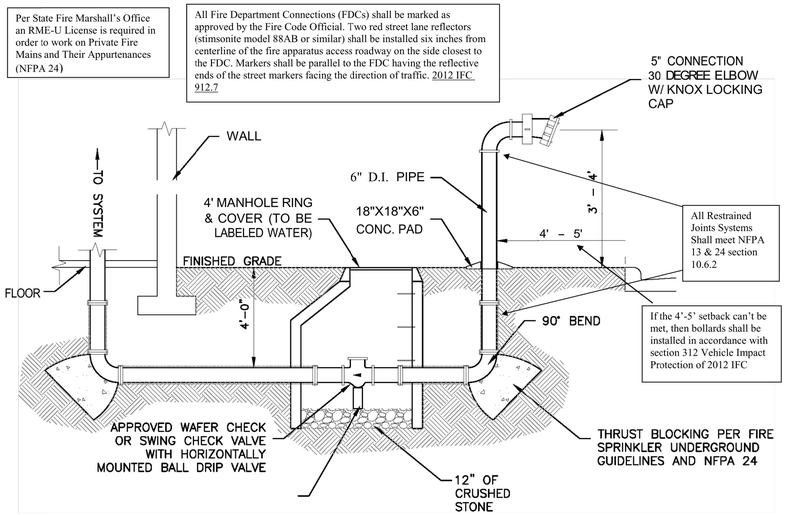
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL FIRE HYDRANT INSTALLATION

REVISION NOTE: ADOPTED 6/21/2006 | DRAWING NAME: W10 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

Per State Fire Marshall's Office an RME-U License is required in order to work on Private Fire Mains and Their Appurtenances (NFPA 24)

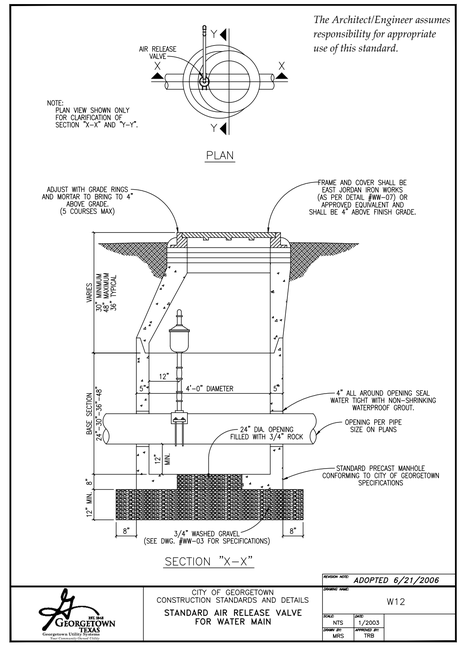
All Fire Department Connections (FDCs) shall be marked as approved by the Fire Code Official. Two red street lane reflectors (stimsonite model 88AB or similar) shall be installed six inches from centerline of the fire apparatus access roadway on the side closest to the FDC. Markers shall be parallel to the FDC having the reflective ends of the street markers facing the direction of traffic. 2012 IFC 912.7



FIRE DEPARTMENT CONNECTION NOTES:
1. INSTALL A SIGN ABOVE THE FIRE DEPARTMENT CONNECTION STATING "FDC."
2. THE SIGN SHALL BE 7' ABOVE GRADE.
3. THE SIGN SHALL HAVE REFLECTIVE WHITE LETTERS UPON A REFLECTIVE RED BACKGROUND.
4. THE LETTERING SHALL BE MINIMUM 2 INCH STROKE AND MINIMUM 6 INCHES IN HEIGHT.
5. THE SIGN SHALL ALSO HAVE THE ADDRESS/BUILDING NUMBER OF THE STRUCTURE PROTECTED IF A REMOTE FDC IS USED.
6. THE ADDRESS LETTERING SHALL BE MINIMUM 2 INCH STROKE.

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

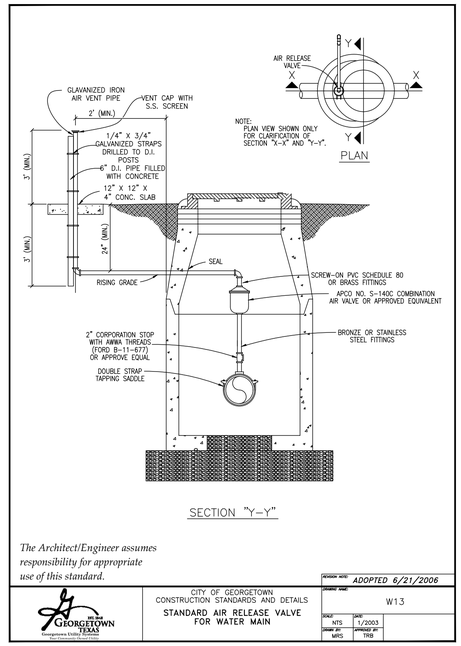
FIRE DEPARTMENT CONNECTION
NOT TO SCALE



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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD AIR RELEASE VALVE FOR WATER MAIN

REVISION NOTE: ADOPTED 6/21/2006 | DRAWING NAME: W12 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD AIR RELEASE VALVE FOR WATER MAIN

REVISION NOTE: ADOPTED 6/21/2006 | DRAWING NAME: W13 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

1

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE
1	ADDED ARV DETAILS	DLP	2020-09-28

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2020-11-13

STEGER BIZZELL

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

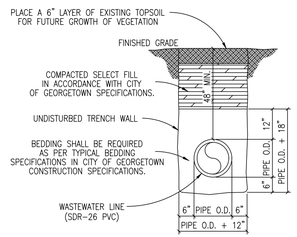
WATER DETAILS
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 11 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

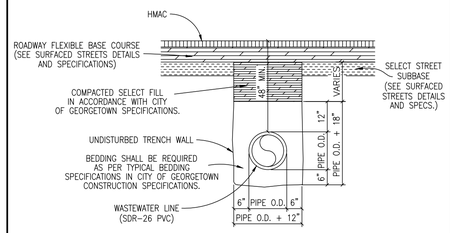
p:\22000-22999\22675 t morales office warehouse\CAD\Plans\12 WASTEWATER DETAILS.dwg, 12 WASTEWATER DETAILS, 11/13/2020 10:04:32 AM, DPLATT, 1:1



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

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

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW16
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

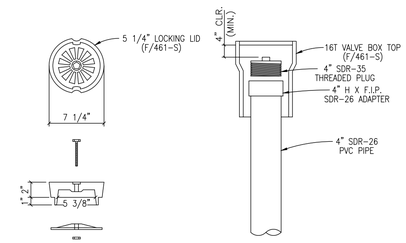


TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

NOTES:
1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW18
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB



5 1/4" LOCKING LID
(F/461-S)

SEWER CLEAN-OUT
CITY OF GEORGETOWN
(RESIDENTIAL SERVICE)

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

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: WW12
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SEWER CLEAN-OUT DETAIL
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

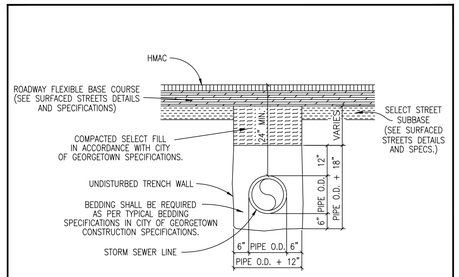
STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

WASTEWATER DETAILS
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 12 of 24



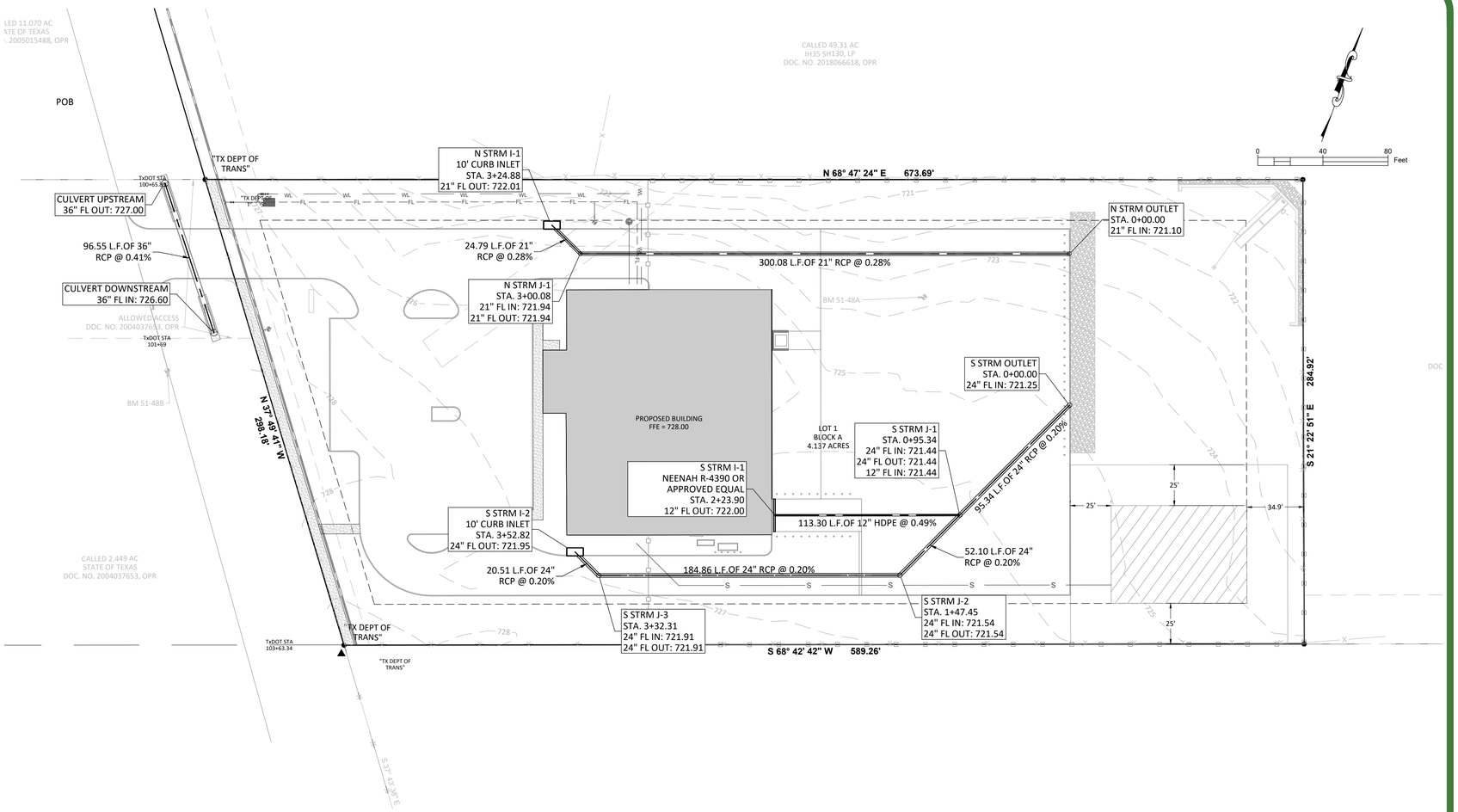
NOTES:

1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

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

CITY OF GEORGETOWN TEXAS	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY FOR STORM SEWER	REVISION NOTE / STANDARD NAME: ADOPTED 6/21/2006 SD41 SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB



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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2020-11-13

STEGER BIZZELL

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

STORM SEWER PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 13 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

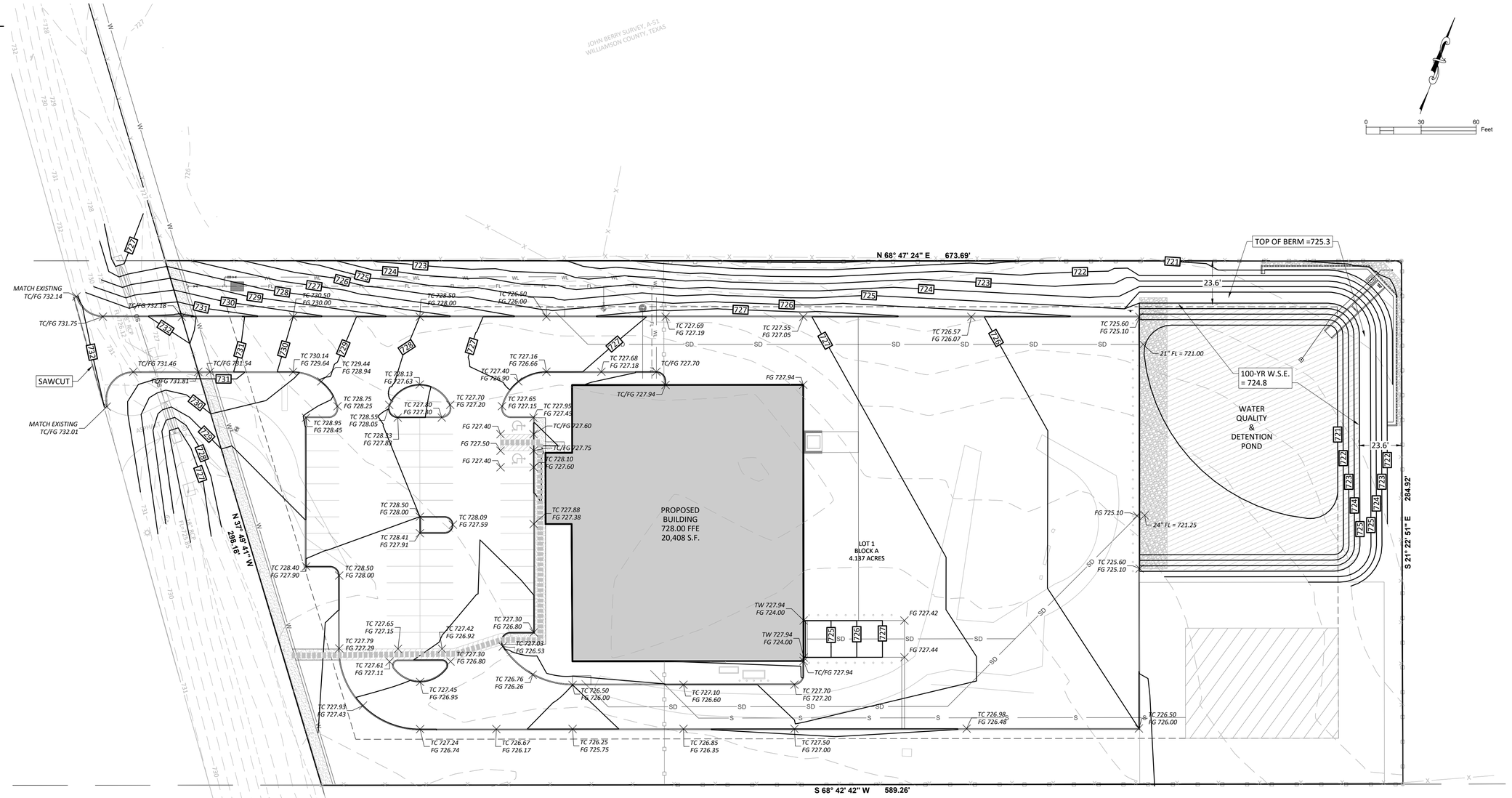
p:\22000-22999\22675 t morales office warehouse\CAD\Plans\13 STORM SEWER PLAN.dwg, 13 STORM SEWER PLAN, 11/13/2020 10:05:27 AM, DPLATT, 1:1

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\14 GRADING PLAN.dwg, 14 GRADING PLAN, 11/13/2020 11:07:57 AM, DPLATT, 1:1

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- UTILITY PULL BOX
- EM — ELECTRIC METER
- GUY ANCHOR
- UTILITY POLE
- WF — WATER FAUCET
- CO — SANITARY CLEAN OUT
- X — BARBED WIRE FENCE
- OHW — OVERHEAD WIRES
- DE — DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- ROW — RIGHT-OF-WAY
- OR — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB — POINT OF BEGINNING
- FIRE HYDRANT
- LIGHT POLE
- SIGN POST
- WV — WATER VALVE
- TW — TOP OF WALL
- FG — FINISH GRADE
- TC — TOP OF CURB
- ACCESSIBLE ROUTE
- 727 — EXISTING CONTOUR
- 731 — PROPOSED CONTOUR



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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

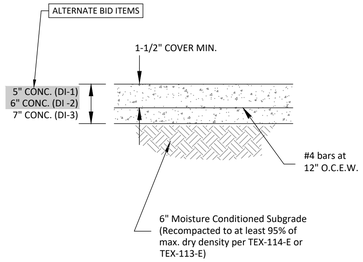
GRADING PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 14 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675\1 morales office warehouse\CAD\Plans\15 PAVING PLAN.dwg, 15 PAVING PLAN, 11/13/2020 10:08:28 AM, DPLATT, 1:1



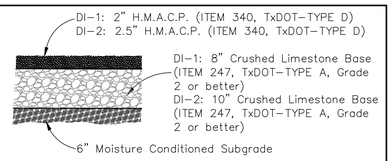
CONCRETE PAVEMENT SECTION

NTS

TYPICAL CONCRETE PAVEMENT DETAILS

THE EXPOSED SUBGRADE SHALL BE PREPARED BY REMOVING SURFICIAL ORGANIC SOILS, ROOTS, AND SOFT MATERIALS.

ALL CONCRETE SHALL BE 6 SK (MIN.) TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150 WITH 20-25% OF THE ACTIVE CEMENTICIOUS SUBSTITUTED WITH FLY ASH AND A MINIMUM 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL CONCRETE SHALL BE BATCHED AND MUST BE IN COMPLIANCE WITH CITY OF GEORGETOWN TECHNICAL SPECIFICATION SECTION C2-CONCRETE FOR STRUCTURES. REFER TO TERRACON GEOREPORT "GEOTECHNICAL ENGINEERING REPORT" FOR SH 130 OFFICE/WAREHOUSE DATED AUGUST 1, 2019, FOR MORE DETAIL.



ASPHALT PAVEMENT SECTION

NTS

NOTES:

1. The base materials in flexible pavement areas should be compacted to at least 100 percent of Maximum Proctor dry density as determined by TxDOT TEX-114-E. The base course should be within 3% of optimum moisture content at the time of compaction. The maximum lift shall not exceed 6 inches.

2. The HMAC should be compacted to a minimum of 91% and a maximum of 96% of the maximum theoretical density in accordance with TxDOT test method TEX-207-F/TEX-227-F. All rolling shall be completed before the HMAC temperature drops below 175° F.

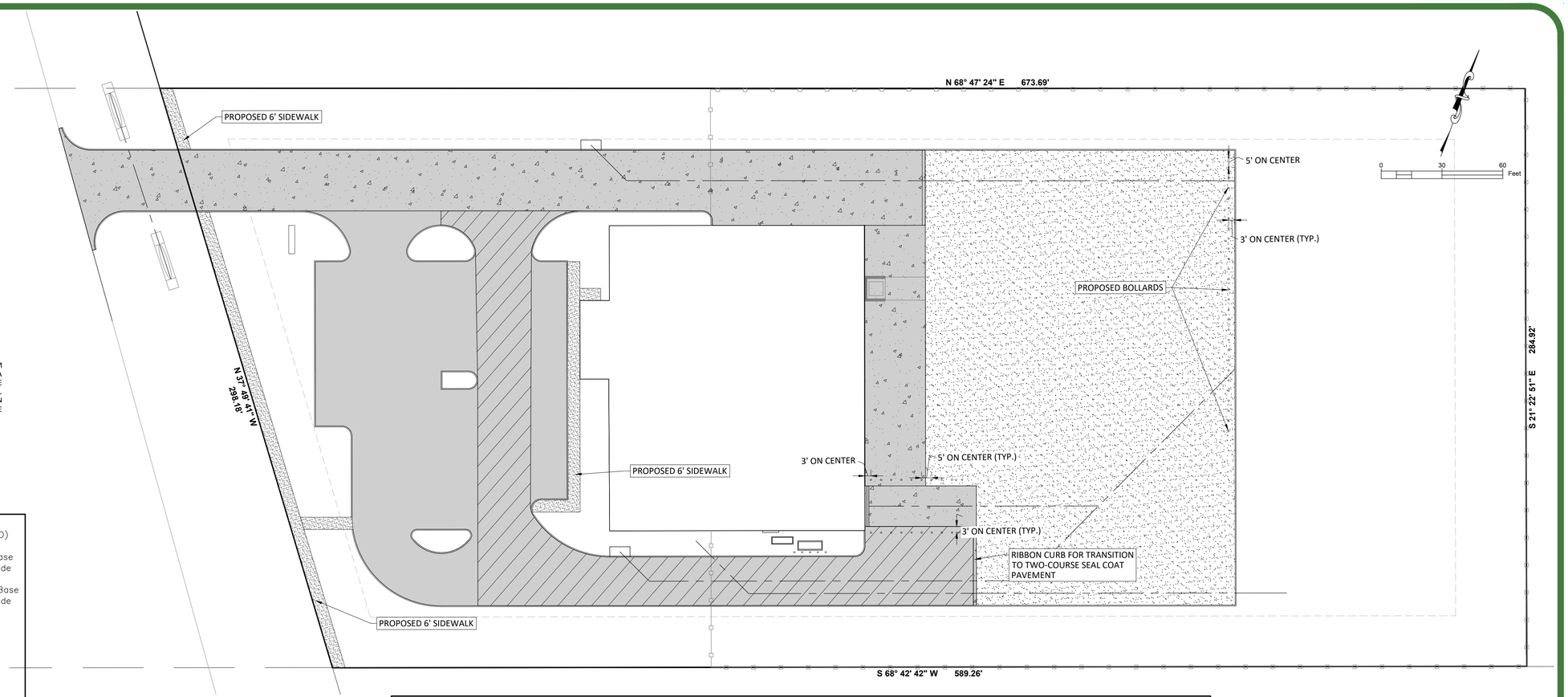
3. Strip and remove from construction area all topsoil, organics and vegetation to a minimum of 12 inches. The upper 8" of exposed subgrade with non-swelling soils with P.I.'s less than 20 should be compacted to a minimum density of 95% of the maximum dry density but not more than 100% as determined by TxDOT text method TEX-114-E. Soil moisture content should be within 1% to 3% above optimum moisture content.

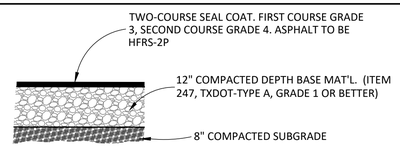
3. Following compaction, the subgrade should be protected and maintained in a moist condition until the pavement is placed.

4. Compaction of the subgrade should extend a minimum of 2 feet beyond the outer edges of pavement or curbs.

5. See Geotechical Report in project specifications for additional information and requirements.

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





TWO-COURSE SEAL COAT PAVEMENT SECTION

NTS

TWO-COURSE SEAL COAT PAVEMENT CONSTRUCTION SPECIFICATIONS

Pavement should be constructed and tested to meet the following requirements:

1. Two-Course Surface Treatment - All materials shall be subject to the approval of the Engineer when tested in accordance with the specifications and test methods outlined in TxDOT "Standard Specifications for Construction of Highways, Streets, and Bridges," 2014 Edition, Item 316, "Seal Coat."

a. Asphalt Application - Rates of application shall be in compliance with State Specifications. For basis of estimation, the rate of first application shall be 0.35 to 0.45 gal/sy of HFRS-2P (or approved equal) and the rate of second application shall be 0.25 to 0.35 gal/sy.

b. Aggregate - Type B, Grade 3 and Grade 4 with ratio of rock as follows:
First Course - Grade 3 - 1 cy/90 sy
Second Course - Grade 4 - 1 cy/180 sy

2. Crushed Limestone Base - The crushed limestone base shall conform to "Standard Specifications for Construction of Highways, Streets, and Bridges", Item 247, Type A,Grade 1-2 or 5 and shall be obtained from an approved source and shall be free of all deleterious materials. The crushed stone base shall be compacted to a density to at least 100% of the maximum dry density as determined by TxDOT test method TEX-113-E. Soil moisture should be within 3% of optimum. The base material should extend at least 18 inches behind the curb line or edge of the pavement.

3. Compacted Subgrade - The exposed subgrade should be prepared by removing the top 6 inches to 8 inches of brown silty clay, tree roots, and organic materials. The exposed subgrade should be prepared by compacting the upper 8 inches to 95% of the maximum dry density as determined by TxDOT test method TEX-113-E or 114-E. Soil moisture should be within 3% optimum.

4. Drainage - The street pavement shall be sloped or crowned for good drainage.

5. Testing - All subgrade preparation and base compaction should be inspected and tested by an Engineering/Testing Laboratory. The minimum testing frequency is one test per 3,000 sq. ft. or minimum of three tests per site visit.

6. Street Embankments - Street embankments should be sloped away from the street where possible and no steeper than 4 (Horizontal) to 1 (Vertical). Embankments should be compacted to 95% of the optimum dry weight in accordance with TxDOT test method TEX 114-E and moisture should be within 3% optimum.

LEGEND:

- PROPOSED DI-1 HOT MIX ASPHALTIC CONCRETE PAVING
- PROPOSED DI-2 HOT MIX ASPHALTIC CONCRETE PAVING
- PROPOSED DI-3 REINFORCED CONCRETE PAVING
- PROPOSED TWO-COURSE SEAL COAT PAVING
- PROPOSED SIDEWALK

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED
PROFESSIONAL ENGINEER
2020-11-13

STEGER BIZZELL

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

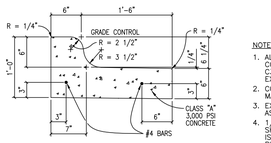
PAVING PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

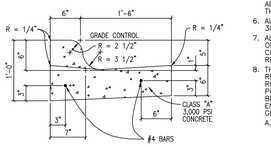
SHEET 15 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

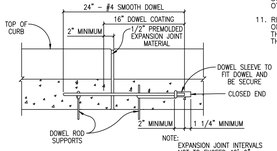
p:\22000-2299\22675 t morales office warehouse\CAD\Plans\16 PAVING & DRAINAGE DETAILS.dwg, 16 PAVING & DRAINAGE DETAILS, 11/13/2020 10:09:09 AM, DPLATT, 1:1



SPILL CURB



CATCH AND LAYDOWN CURB



CURB DOWEL DETAIL

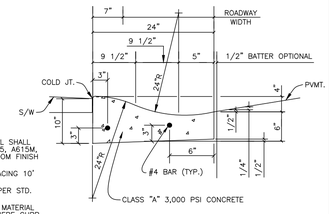
NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. THE FOLLOWING SCHEME OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. ALL CURB AND CURB AND GUTTER (REINFORCED) SHALL HAVE TWO #4 LONGITUDINAL REINFORCING BARS.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

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

REVISION NOTE:	ADOPTED 6/21/2006
DRAWING NAME:	SD06
SCALE: NTS	DATE:
DRAWN BY: MRS	APPROVED BY: TRB

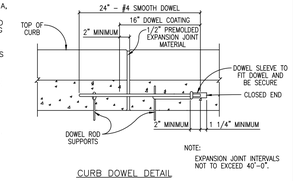
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB AND GUTTER DETAILS



MOUNTABLE CURB

NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR TH CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. ONE OF THE FOLLOWING SCHEMES OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #4,
   B. ALL TYPES OF CURB (REINFORCED) SHALL HAVE #4 BAR FOR LONGITUDINAL REINFORCEMENT.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

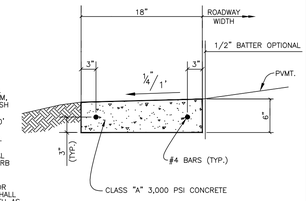


CURB DOWEL DETAIL

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

REVISION NOTE:	ADOPTED 6/21/2006
DRAWING NAME:	SD07
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

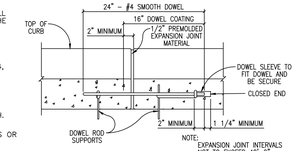
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
MOUNTABLE CURB AND GUTTER DETAILS



RIBBON CURB

NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR TH CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. ONE OF THE FOLLOWING SCHEMES OF REINFORCEMENT SHALL BE REQUIRED. THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. CURB AND GUTTER (REINFORCED) SHALL HAVE LONGITUDINAL REINFORCING BARS AS FOLLOWS: THREE #4,
   B. ALL TYPES OF CURB (REINFORCED) SHALL HAVE #4 BAR FOR LONGITUDINAL REINFORCEMENT.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

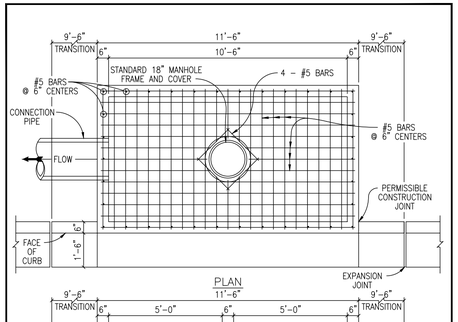


CURB DOWEL DETAIL

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

REVISION NOTE:	ADOPTED 6/21/2006
DRAWING NAME:	SD08
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
RIBBON CURB DETAILS



FRONT ELEVATION

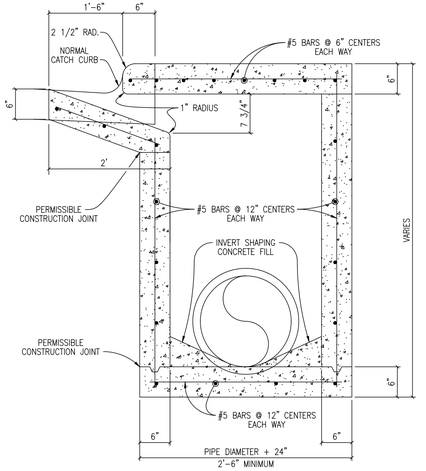
NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI CONCRETE.
2. STORM SEWER PIPE MATERIAL TO BE R.C.P. (CLASS III) UNLESS OTHERWISE APPROVED BY THE CITY OF GEORGETOWN.

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

REVISION NOTE:	ADOPTED 6/21/2006
DRAWING NAME:	SD09
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB INLET DETAIL



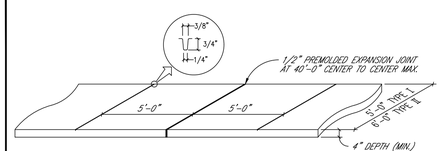
NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI CONCRETE.
2. STORM SEWER PIPE MATERIAL TO BE R.C.P. (CLASS III) UNLESS OTHERWISE APPROVED BY THE CITY OF GEORGETOWN.

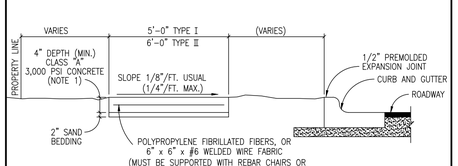
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE:	ADOPTED 6/21/2006
DRAWING NAME:	SD10
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB DRAIN INLET TYPICAL SECTION



TYPE I – AS REQUIRED FOR SINGLE FAMILY, DUPLEXES AND TOWNHOUSES, TRIPLEXES AND QUADRAPLEXES.
TYPE II – AS REQUIRED FOR MULTI-FAMILY, OTHER NON-RESIDENTIAL USES AND PARKING LOTS/STRUCTURES.
ALL THOROUGHFARES (COLLECTOR AND ABOVE) REQUIRE TYPE II.



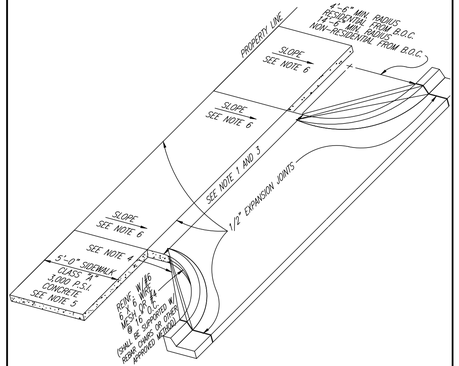
NOTES:

1. STANDARD LOCATION OF SIDEWALK SHALL BE IN CONFORMANCE WITH THE UDC.
2. SIDEWALK SHALL CONFORM TO CURRENT TDLR/TAS STANDARDS.
3. ALL SIDEWALKS SHALL BE SUBMITTED AND APPROVED BY THE REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND ENGINEER OF RECORD.
4. ANY VARIANCE IN TEXTURE, GRADE OR ALIGNMENT SHALL BE APPROVED BY THE REGISTERED ACCESSIBILITY SPECIALIST (RAS) AND BY THE CITY ENGINEER.
5. SLIP DOWEL SHALL BE INSTALLED AT EVERY LONGITUDINAL EXPANSION JOINT (UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER DURING ENGINEERING PLAN REVIEW PRIOR TO FINAL DESIGN).

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

REVISION NOTE:	REVISED 6/25/2015 WBD
REVISION NOTE:	ADOPTED 6/21/2006 TRB
DRAWING NAME:	SD14
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SIDEWALK SECTION AND JOINT DETAIL



NOTES:

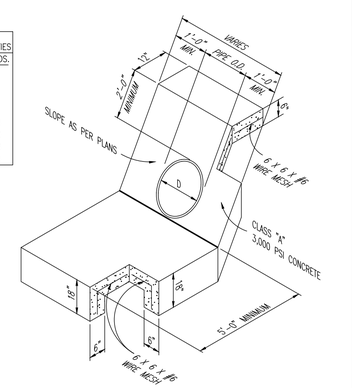
1. MAXIMUM WIDTH OF APPROACH SHALL BE 24'-0" FOR RESIDENTIAL, 30'-0" FOR NON-RESIDENTIAL UNDIVIDED AND 45'-0" FOR NON-RESIDENTIAL DIVIDED.
2. DRIVEWAY PERMITS SHALL BE ACQUIRED FROM CITY INSPECTION OFFICE.
3. MINIMUM WIDTH OF APPROACH SHALL BE 10'-0" FOR RESIDENTIAL AND 15'-0" FOR NON-RESIDENTIAL.
4. LINEAR "RADIUS" AT CORNERS, PERMITTED FOR "SINGLE FAMILY" OR "TWO FAMILY" RESIDENTIAL DRIVEWAY APPROACH.
5. SIDEWALK LOCATION SHALL BE APPROVED BY CITY ENGINEER PRIOR TO FINAL DESIGN.
6. SLOPE 1/8" PER FOOT USUAL, SHALL NOT EXCEED 2.0%.
7. DRIVEWAY APPROACH THICKNESS SHALL BE A MIN. OF 6".

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

REVISION NOTE:	REVISED 6/25/2015 WBD
REVISION NOTE:	ADOPTED 6/21/2006 TRB
DRAWING NAME:	SD15
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CONCRETE DRIVEWAY APPROACH TYPICAL

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



NOTES:

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

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

REVISION NOTE:	ADOPTED 6/21/2006
DRAWING NAME:	SD19
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL CONCRETE RIP-RAP AT PIPE

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2020-11-13

STEGER BIZZELL

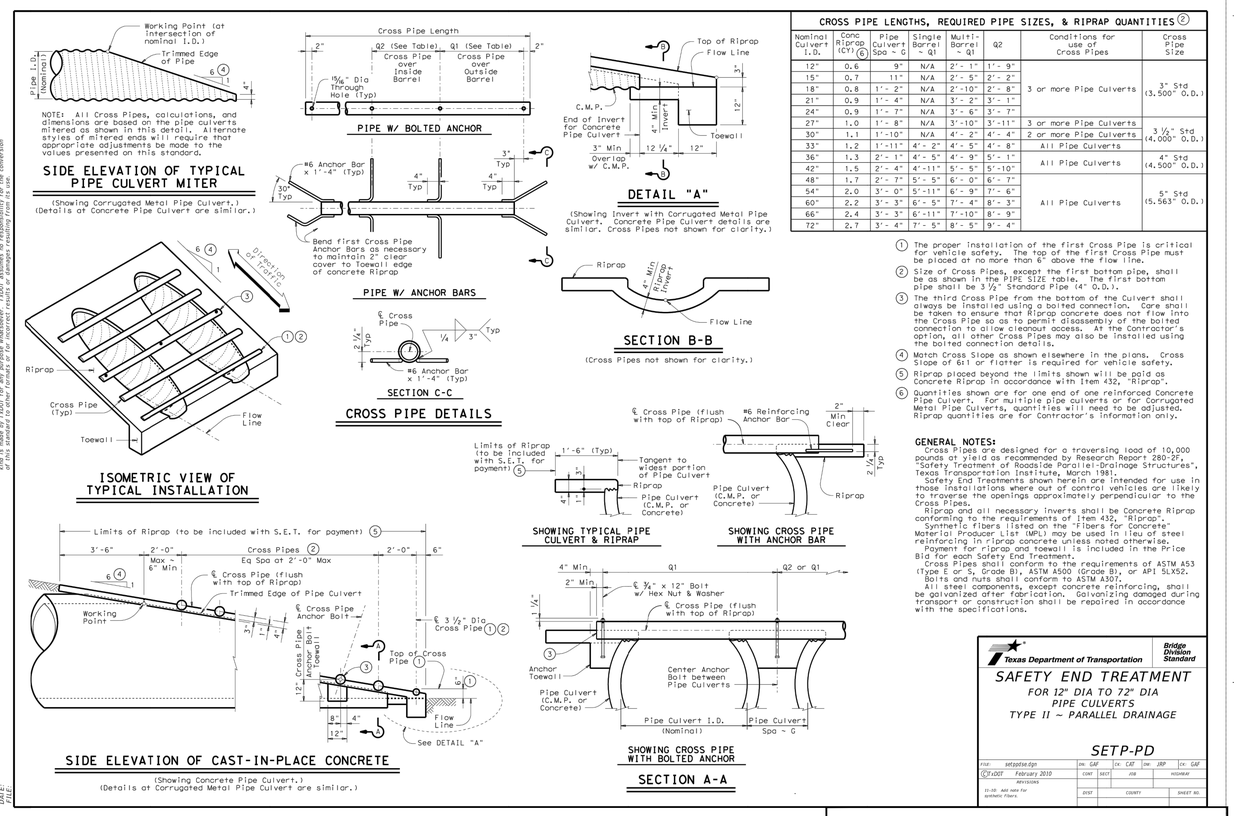
ADDRESS 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
METRO 512.930.9412
TEXAS REGISTERED ENGINEERING FIRM F-181
TBPLS FIRM No.10003700
WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PAVING & DRAINAGE DETAILS
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 16 of 24

DISCLAIMER:
The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited. Any such unauthorized use is at the user's sole risk and without liability to STEGER & BIZZELL ENGINEERING, INC. In accepting and using these drawings, the user agrees to indemnify and hold harmless STEGER & BIZZELL ENGINEERING, INC. from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom.



CROSS PIPE LENGTHS, REQUIRED PIPE SIZES, & RIPRAP QUANTITIES (2)

Nominal Culvert I.D.	Conc Riprap (CY) (6)	Pipe Culvert Spa ~ G	Single Barrel ~ Q1	Multi-Barrel ~ Q1	Q2	Conditions for use of Cross Pipes	Cross Pipe Size
12"	0.6	9"	N/A	2'-1"	1'-9"	3 or more Pipe Culverts	3" Std (3.500" O.D.)
15"	0.7	11"	N/A	2'-5"	2'-2"		
18"	0.8	1'-2"	N/A	2'-10"	2'-8"		
21"	0.9	1'-4"	N/A	3'-2"	3'-1"		
24"	0.9	1'-7"	N/A	3'-6"	3'-7"		
27"	1.0	1'-8"	N/A	3'-10"	3'-11"	3 or more Pipe Culverts	3 1/2" Std (4.000" O.D.)
30"	1.1	1'-10"	N/A	4'-2"	4'-4"	2 or more Pipe Culverts	
33"	1.2	1'-11"	4'-2"	4'-5"	4'-8"	All Pipe Culverts	4" Std (4.500" O.D.)
36"	1.3	2'-1"	4'-5"	4'-9"	5'-1"		
42"	1.5	2'-4"	4'-11"	5'-5"	5'-10"		
48"	1.7	2'-7"	5'-5"	6'-0"	6'-7"	All Pipe Culverts	5" Std (5.563" O.D.)
54"	2.0	3'-0"	5'-11"	6'-9"	7'-6"		
60"	2.2	3'-3"	6'-5"	7'-4"	8'-3"		
66"	2.4	3'-3"	6'-11"	7'-10"	8'-9"		
72"	2.7	3'-4"	7'-5"	8'-5"	9'-4"		

1. The proper installation of the first Cross Pipe is critical for vehicle safety. The top of the first Cross Pipe must be placed at no more than 6" above the flow line.
2. Size of Cross Pipes, except the first bottom pipe, shall be as shown in the PIPE SIZE table. The first bottom pipe shall be 3 1/2" Standard Pipe (4" O.D.).
3. The third Cross Pipe from the bottom of the Culvert shall always be installed using a bolted connection. Care shall be taken to ensure that Riprap concrete does not flow into the Cross Pipe so as to permit disassembly of the bolted connection to allow cleanout access. At the Contractor's option, all other Cross Pipes may also be installed using the bolted connection details.
4. Match Cross Slope as shown elsewhere in the plans. Cross Slope of 6:1 or flatter is required for vehicle safety.
5. Riprap placed beyond the limits shown will be paid as Concrete Riprap in accordance with Item 432, "Riprap".
6. Quantities shown are for one end of one reinforced Concrete Pipe Culvert. For multiple pipe culverts or for Corrugated Metal Pipe Culverts, quantities will need to be adjusted. Riprap quantities are for Contractor's information only.

GENERAL NOTES:

Cross Pipes are designed for a traversing load of 10,000 pounds at yield as recommended by Research Report 280-2F, "Safety Treatment of Roadside Parallel-Drainage Structures", Texas Transportation Institute, March 1981.

Safety End Treatments shown herein are intended for use in those installations where out of control vehicles are likely to traverse the openings approximately perpendicular to the Cross Pipes.

Riprap and all necessary inverts shall be Concrete Riprap conforming to the requirements of Item 432, "Riprap".

Synthetic fibers listed on the "Fibers for Concrete" Material Producer List (MPL) may be used in lieu of steel reinforcing in riprap concrete unless noted otherwise.

Payment for riprap and toewall is included in the Price Bid for each Safety End Treatment.

Cross Pipes shall conform to the requirements of ASTM A53 (type E or S, Grade B), ASTM A500 (Grade B), or API 5L X52.

Bolts and nuts shall conform to ASTM A307.

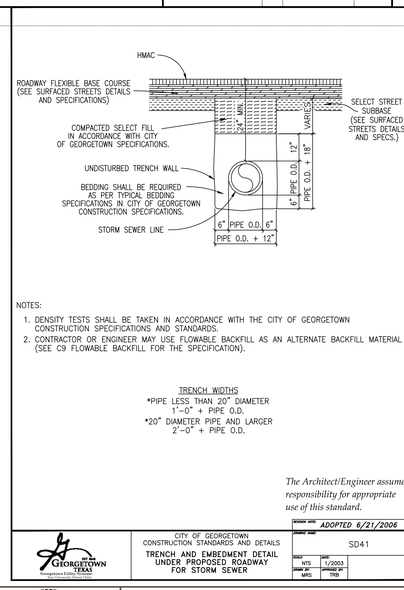
All steel components, except concrete reinforcing, shall be galvanized after fabrication. Galvanizing damaged during transport or construction shall be repaired in accordance with the specifications.

Texas Department of Transportation — Bridge Division Standard

SAFETY END TREATMENT
FOR 12" DIA TO 72" DIA PIPE CULVERTS
TYPE II ~ PARALLEL DRAINAGE

SETP-PD

File: setpdste.dgn	DN: CAF	CK: CAT	DW: JRP	CK: CAF
©TxDOT February 2010	CONT	SECT	JOB	HIGHWAY
REVISIONS				
11-10 Add note for synthetic fibers.	DIST	COUNTY		SHEET NO.



NOTES:

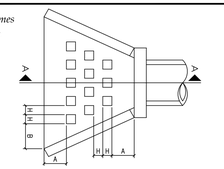
1. DENSITY TESTS SHALL BE TAKEN IN ACCORDANCE WITH THE CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. CONTRACTOR OR ENGINEER MAY USE FLOWABLE BACKFILL AS AN ALTERNATE BACKFILL MATERIAL (SEE C9 FLOWABLE BACKFILL FOR THE SPECIFICATION).

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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY FOR STORM SEWER
REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: SD41
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

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



NOTES:

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

TABLE OF DIMENSIONS FOR ENERGY DISSIPATOR DETAIL

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

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

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

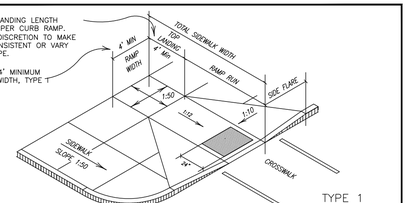
NOTES:

1. COMMERCIAL SIDEWALKS WIDTHS – 6'
   RESIDENTIAL SIDEWALKS WIDTHS – 5'
2. ALL SLOPES ARE MAXIMUM ALLOWABLE. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY ARE ENCOURAGED.
3. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
4. FOR PURPOSES OF WARNING, THE CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
5. TEXTURES MAY CONSIST OF PAVERS WITH TRUNCATED DOMED SURFACES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
6. COLOR CONTRAST, FOR EXAMPLE, MAY BE ACCOMPLISHED WITH COLORED CONCRETE PAVERS THAT HAVE TRUNCATED DOMES WHICH WOULD PROVIDE A CONTRAST WITH TYPICALLY LIGHT COLORED CONCRETE.
7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, VISIBILITY AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
8. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS IF THEY ARE UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. MEDIAN CROSSING SHALL BE A MINIMUM OF 5' WIDE. MEDIANS SHIOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
9. ALL SIDEWALK PLANS AND DETAILS SHALL BE SUBMITTED AND APPROVED BY "REGISTERED ACCESSIBILITY SPECIALIST" (RAS).
10. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL MEET THE REQUIREMENTS OF A RAMP PER TAS 405.THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
11. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE OR ACT PROTRUDING OBJECTS.
12. ALL SIDEWALKS SHALL BE DOWELED INTO EXISTING SIDEWALKS, DRIVEWALKS, DRIVEWAYS, INLET BOXES, RETAINING WALLS, ETC.
13. ALL SIDEWALK CROSS–SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
PEDESTRIAN RAMPS GENERAL NOTES
REVISION NOTE: REVISED 6/25/2015 WBD; ADOPTED 6/21/2006 TRB
DRAWING NAME: SD28
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

NOTE: LANDING LENGTH VARIES PER CURB RAMP. CITY'S DISCRETION TO MAKE ALL CONSISTENT OR VARY PER TYPE.

NOTE: 4' MINIMUM RAMP WIDTH, TYPE I OR II.

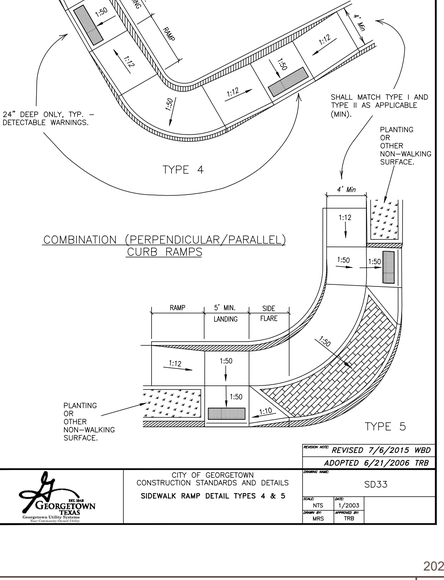


The Architect/Engineer assumes responsibility for appropriate use of this standard.

PARALLEL CURB RAMPS

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SIDEWALK RAMP DETAILS TYPE 1–3
REVISION NOTE: REVISED 6/30/2015 WBD; ADOPTED 6/21/2006 TRB
DRAWING NAME: SD31
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

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



CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SIDEWALK RAMP DETAIL TYPES 4 & 5
REVISION NOTE: REVISED 7/6/2015 WBD; ADOPTED 6/21/2006 TRB
DRAWING NAME: SD33
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

2020-4-SDP

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

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER — 2020-11-13

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

PAVING & DRAINAGE DETAILS (CONT.)
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675
SHEET 17 of 24

p:\22000-22999\22675\1 morales office warehouse\CAD\Plans\17 PAVING & DRAINAGE DETAILS (CONT.).dwg, 17 PAVING & DRAINAGE DETAILS (CONT.), 11/13/2020 10:09:38 AM, DPLATT, 1:1

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675\1 morales office warehouse\CAD\Plans\18 STRIPING & SIGNAGE PLAN.dwg, 18 STRIPING & SIGNAGE PLAN, 11/13/2020 10:10:30 AM, DPLATT, 1:1

JOHN BERRY SURVEY, A-51
WILLIAMSON COUNTY, TEXAS

CALLED 49.31 AC
IH35 SH130, LP
DOC. NO. 2018066618, OPR

0 30 60 Feet

N 68° 47' 24" E 673.69'

PROPOSED FIRE LANE STRIPING (TYP.)

ALLOWED ACCESS
DOC. NO. 2004037653, OPR

PROPOSED MONUMENT SIGN

BM 51-48B

N 37° 49' 41" W
298.18'

9' TYP.

18' TYP.

PROPOSED VAN ACCESSIBLE PARKING SPACE SIGN

PROPOSED ACCESSIBLE PARKING SPACE SIGN

PROPOSED CONCRETE WHEEL STOP

PROPOSED BOLLARDS (SEE DETAIL SHEET 19)

LOT 1
BLOCK A
4.157 ACRES

PROPOSED BOLLARDS (SEE DETAIL SHEET 19)

S 21° 22' 51" E 284.92'

CALLED 2.449 AC
STATE OF TEXAS
DOC. NO. 2004037653, OPR

S 68° 42' 42" W 589.26'

S 37° 49' 39" E 3

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2020-11-13

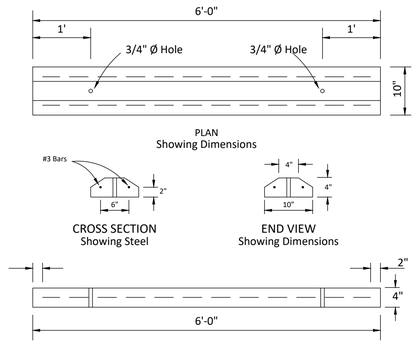
STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

STRIPING & SIGNAGE PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 18 of 24

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.



All concrete shall be
5 sack, 3000 psi.

CONCRETE WHEEL STOP
No Scale

HANDICAP RAMP AND PARKING NOTES:

1. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.

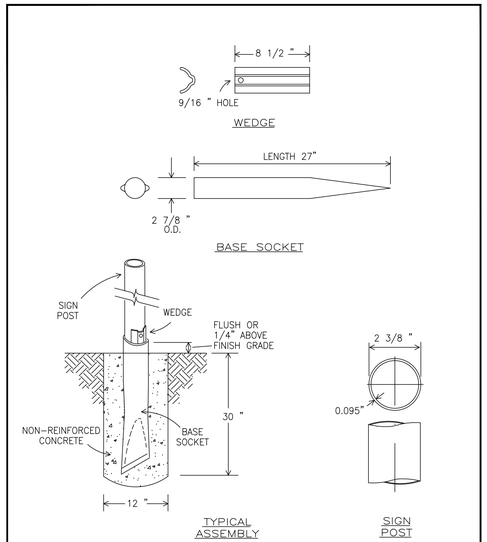
2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8 FEET WIDE.

4. PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

5. ACCESSIBLE AISLES SHALL BE A MINIMUM OF 5 FEET WIDE. VAN ACCESSIBLE AISLES SHALL BE A MINIMUM OF 8 FEET WIDE.

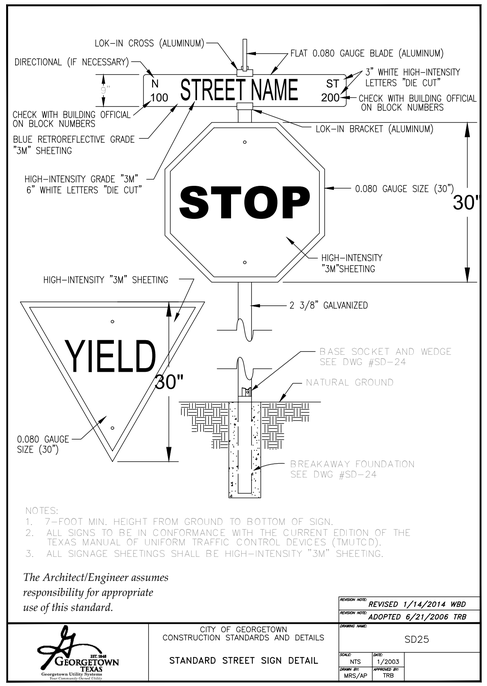
6. ADDITIONAL INFORMATION ON CURB RAMPS, PARKING SPACES AND AISLES MAY BE FOUND IN THE CURRENT ADDITION OF TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE T.D.L.R.



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

REVISION NOTE	ADOPTED 6/21/2006
DRAWING NAME	SD24
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
POZ-LOC (BREAKAWAY FOUNDATION)



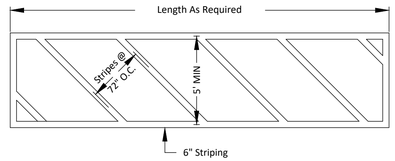
NOTES:
1. 7-FOOT MIN. HEIGHT FROM GROUND TO BOTTOM OF SIGN.
2. ALL SIGNS TO BE IN CONFORMANCE WITH THE CURRENT EDITION OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD).
3. ALL SIGNAGE SHEETINGS SHALL BE HIGH-INTENSITY "3M" SHEETING.

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

REVISION NOTE	REVISED 1/14/2014 WBD
REVISION NOTE	ADOPTED 6/21/2006 TRB
DRAWING NAME	SD25
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS/AP	APPROVED BY: TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD STREET SIGN DETAIL

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



ACCESS AISLE/CROSSWALK STRIPING
NTS

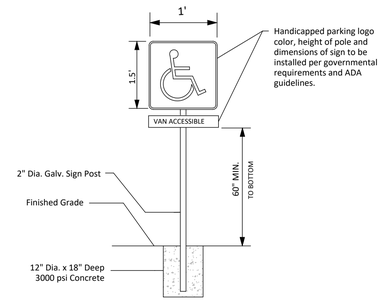
NOTE:

All striping shall be white paint.
All striping widths shall be 6" unless otherwise noted. Stripes are dimensioned to the centerline of stripe.

Typical Parking Space Sizes:

Standard - 9' x 18'
Handicap - 9' x 18'
Handicap Access - As Indicated x 18'

NOTE:
ALL ADA SIGNAGE AND STRIPING SHALL CONFORM WITH THE CURRENT REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS.



HANDICAP VAN ACCESSIBLE PARKING SIGN
NTS

HANDICAP ACCESSIBILITY NOTES:

1. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.

2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8 FEET WIDE.

4. PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

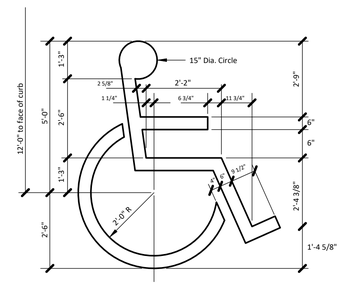
5. ACCESSIBLE AISLES SHALL BE A MINIMUM OF 5 FEET WIDE. VAN ACCESSIBLE AISLES SHALL BE A MINIMUM OF 8 FEET WIDE.

6. ADDITIONAL INFORMATION ON CURB RAMPS, PARKING SPACES AND AISLES MAY BE FOUND IN THE CURRENT ADDITION OF TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE T.D.L.R.

7. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB. CURB RAMPS ARE GENERALLY INTERPRETED AS ONLY THE PORTION TYING DIRECTLY INTO THE ROADWAY.

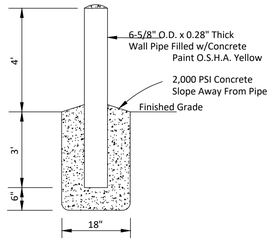
8. ALL SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

9. UNDER NO CIRCUMSTANCE, REGARDLESS OF WHAT IS SHOWN IN THESE PLANS, IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TDLR OR OTHER REGULATORY AGENCY. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFO.



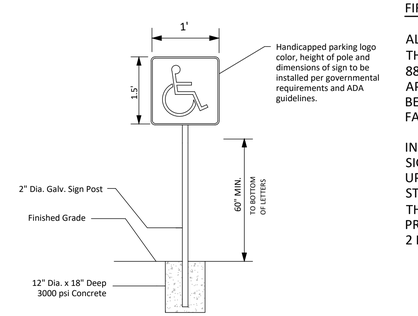
6" WIDE STROKES (typ.)
WHITE PAINT

HANDICAP STRIPING
NTS



Section

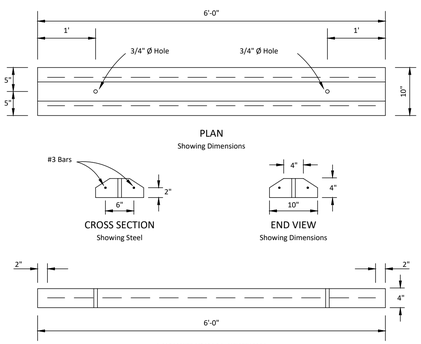
BOLLARD DETAIL
NTS



HANDICAP ACCESSIBLE PARKING SIGN
NTS

Note:

These signs shall be placed at the location(s) designated in the review of this project by the TEXAS DEPARTMENT OF LICENSING AND REGULATIONS, Architectural Barriers Section.



All concrete shall be
5 sack, 3000 psi.

CONCRETE WHEEL STOP
NTS

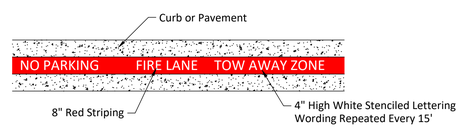
FIRE DEPARTMENT CONNECTION

ALL FIRE DEPARTMENT CONNECTIONS (FDCs) SHALL BE MARKED AS APPROVED BY THE FIRE CODE OFFICIAL. TWO RED STREET LANE REFLECTORS (STIMSONITE MODEL 88AB OR SIMILAR) SHALL BE INSTALLED SIX INCHES FROM CENTERLINE OF THE FIRE APPARATUS ACCESS ROADWAY ON THE SIDE CLOSET TO THE FDC. MARKERS SHALL BE PARALLEL TO THE FDC HAVING THE REFLECTIVE ENDS OF THE STREET MARKERS FACING THE DIRECTOR OF TRAFFIC. 2012 IFC 912.7

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.
THE SIGN SHALL ALSO HAVE THE ADDRESS/BUILDING NUMBER OF THE STRUCTURE PROTECTED IF A REMOTE FDC IS USED. THE ADDRESS LETTERING SHALL BE MINIMUM 2 INCH STROKE.

FIRE LANE DETAIL:

STRIPING – FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" OR "FIRE LANE NO PARKING" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FEET INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.



FIRE LANE STRIPING
NTS

FIRE LANE STRIPING NOTES:

1. FIRE LANES SHALL BE COMPLIANT WITH 2012 IFC 503.3 AND SECTION 10.16.070 OF THE CITY OF GEORGETOWN CODE OF ORDINANCES.
2. ALL CURBS AND CURB ENDS SHALL BE PANTED RED WITH FOUR-INCH WHITE LETTERING STATING "NO PARKING -- FIRE LANE" OR "FIRE LANE -- TOW AWAY ZONE" OR COMBINATION OF SIMILAR WORDING. THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE.
3. WORDING MAY NOT BE SPACED MORE THAN 30 FEET APART.

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER
2020-11-13

STEGER BIZZELL

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

STRIPING & SIGNANGE DETAILS
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

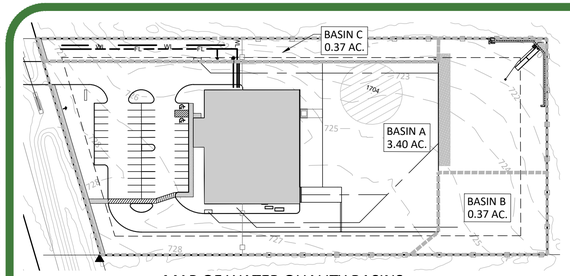
Project No: 22675

SHEET 19 of 24

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\19 STRIPING & SIGNANGE DETAILS.dwg, 19 STRIPING & SIGNANGE DETAILS, 11/13/2020 10:10:57 AM, DPLATT, 1:1

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\20 WATER QUALITY AND DETENTION POND PLAN.dwg, 20 WATER QUALITY AND DETENTION POND PLAN, 11/13/2020 10:12:28 AM, DPLATT, 1:1



MAP OF WATER QUALITY BASINS

SCALE: 1" = 100'

Stage Storage Table		
Contour Elevation (Feet AMSL)	Cumulative Storage Average-End (Ac-FT)	Cumulative Storage Average-End (Ft³)
721	0.00	0.00
722	0.27	11570.59
723	0.60	26279.98
724	0.97	42051.86
725	1.35	58916.08

Detention Pond Summary	Water Surface Elevation	Water Storage	Discharge Rate
Rainfall Frequency	[Feet AMSL]	[AC-FT]	[CFS]
2	722.8	0.5	1
10	723.6	0.8	2.4
25	724.1	1	3.4
100	724.8	1.3	4.8

Flow Summary Table (cfs)	POI A			POI B			POI C		
Rainfall Frequency	EX	PR	Change	EX	PR	Change	EX	PR	Change
2	1.20	1.00	-0.20	0.50	0.60	0.10	2.30	0.40	-1.90
10	2.90	2.40	-0.50	1.10	1.30	0.20	5.90	1.10	-4.80
25	3.90	3.40	-0.50	1.40	1.60	0.20	8.20	1.40	-6.80
100	5.60	4.80	-0.80	2.00	2.30	0.30	11.80	2.20	-9.60

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: T MORALES
Date Prepared: 4/9/2019

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

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

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

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

Site Data: Determine Required Load Removal Based on the Entire Project
County = Williamson
Total project area included in plan * = 4.13 acres
Predevelopment impervious area within the limits of the plan * = 0.31 acres
Total post-development impervious area within the limits of the plan * = 2.26 acres
Total post-development impervious cover fraction * = 0.570
P = 32 inches

$L_{M\ TOTAL\ PROJECT}$ = 1697 lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 3

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

Drainage Basin/Outfall Area No. = A

Total drainage basin/outfall area = 3.40 acres
Predevelopment impervious area within drainage basin/outfall area = 0.31 acres
Post-development impervious area within drainage basin/outfall area = 2.26 acres
Post-development impervious fraction within drainage basin/outfall area = 0.66
$L_{M\ THIS\ BASIN}$ = 1697 lbs. 1805 AT 80% REMOVAL

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

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

A_C = 3.40 acres Basin area
A_I = 2.26 acres
A_P = 1.14 acres
L_R = 2295 lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 1805 lbs.

F = 0.79

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

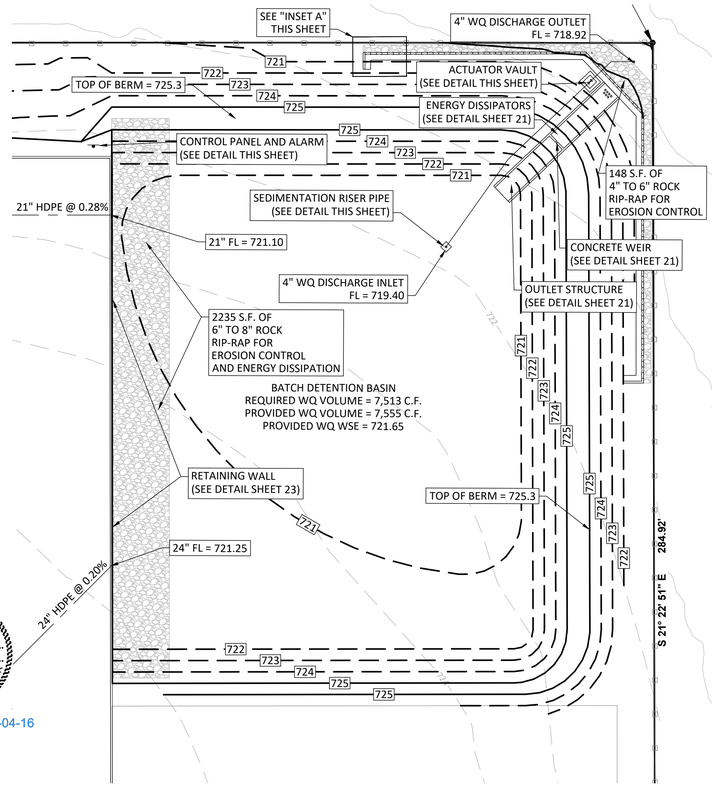
Rainfall Depth = 1.04 inches
Post Development Runoff Coefficient = 0.47
On-site Water Quality Volume = 6063 cubic feet

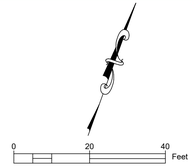
Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = 0.00 acres
Off-site Impervious cover draining to BMP = 0.00 acres
Impervious fraction of off-site area = 0
Off-site Runoff Coefficient = 0.00
Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 1213
Total Capture Volume (required water quality volume(s) x 1.20) = 7275 cubic feet

STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2020-04-16





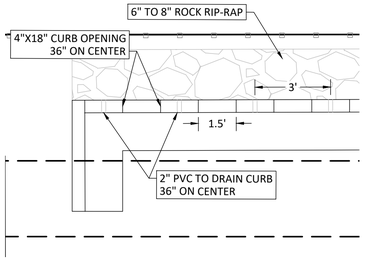
CONCRETE NOTES:

1. ALL CONCRETE TO BE CLASS C CONCRETE W/ A 28 DAY COMPRESSIVE STRENGTH OF 3,600 P.S.I.
2. CHAMFER ALL EXPOSED EDGES.
3. ALL EXPOSED CONCRETE SHALL HAVE A RUBBED FINISH.
4. STEEL REINFORCEMENT SHALL BE NO CLOSER THAN 1-1/2" CLR TO AIR OR CLOSER THAN 2" CLR TO SOIL OR BELOW GRADE.

LINER DATA

IMPERMEABLE LINER OF POND SHALL BE CLAY, AND SHOULD MEET THE SPECIFICATIONS AS SHOWN BELOW AND HAVE A MINIMUM THICKNESS OF 12 INCHES.

CLAY LINER SPECIFICATIONS (MIN. THICKNESS = 12")			
PROPERTY	TEST METHOD	UNIT	SPECIFICATION
PERMEABILITY	ASTM D-2434	Cm/Sec	$1X10^{(-4)}$
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	ASTM D-422	%	NOT LESS THAN 30
CLAY COMPACTION	ASTM D-2216	%	95% OF STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT

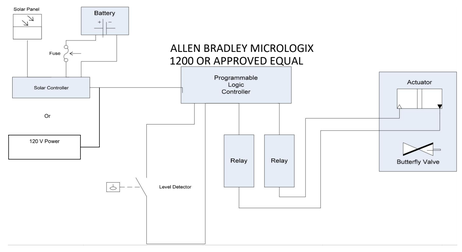


INSET A
SCALE: 1" = 3'

BATCH POND CONTROLLER NOTES:

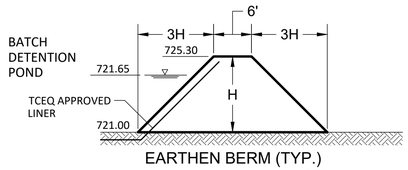
1. Submittals - The contractor shall provide the engineer with batch pond controller submittals for review and approval prior to construction. Submittals shall include: power source, battery backup, logic controller, lockable parts enclosure, float, valve, actuator, relay, alarm system, signage, etc. Total wattage of power consumption and w-hours of actuator, controller and relay shall be provided. A copy of the approved submittals shall be provided to TCEQ with the engineers certification of project completion for inclusion in the TCEQ project file .
2. Controller - The controller consists of a level sensor in the detention basin, a valve (with a default closed position), an actuator, and the associated control. The controller detects water filling the basin from the level sensor and initiates a 12-hour detention time. At the end of the required detention time, the controller opens the valve and drains into the pump vault. Control floats will activate the pump as the vault fills. Subsequent rainfall events that occur prior to the basin draining should cause the valve to remain open and allow the additional stormwater runoff to pass through the basin. Once the basin is drained the controller closes the valve. The drawdown time of the basin should not exceed 48 hours for a single storm event after the 12 hour required detention time. All cables should be protected by conduit and buried to prevent damage during maintenance activities. Information on the design and configuration of an existing system, including the system schematic, can be viewed at the Austin or San Antonio Regional Offices.
3. Logic Controller – The controller should be programmed to begin draining stormwater runoff from the basin 12 hours after the first stormwater runoff is detected. The system should be programmed to have the valve remain open for two hours after the level sensor indicates the basin is empty to allow any remaining shallow water to be discharged. The system should provide the following: a test sequence, be able to deal with low battery/power outages, an on/off/reset switch, manual open/close switches (maintenance/spill), clearly visible external indicator to indicate a cycle is in progress without opening the box, and ability to exercise the valve to prevent seizing.
4. Power – The pond control system controller and actuator shall be 120 volt powdered or 120 volt solar powered with backup battery power to respond to a loss of power in the middle of a cycle.
5. Parts Enclosure & Alarm System - The parts enclosure shall be lockable. An alarm system clearly visible to indicate system malfunction, with phone numbers of the owner and TCEQ Region 11 office shall be provided.
6. Temperature/Weather - The system shall be be capable of operation from 0 to 130 degrees Fahrenheit and from 10 to 90% humidity.
7. Reliability - The system shall have a minimum reliability of 40,000 hours (4.6 years).

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



CONTROLLER CIRCUIT BOX DIAGRAM

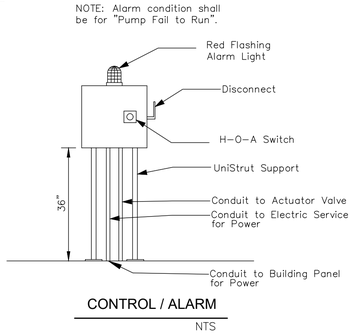
NTS



EARTHEN BERM (TYP.)

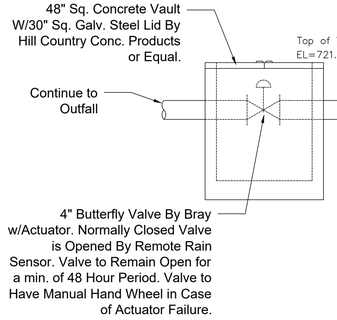
NTS

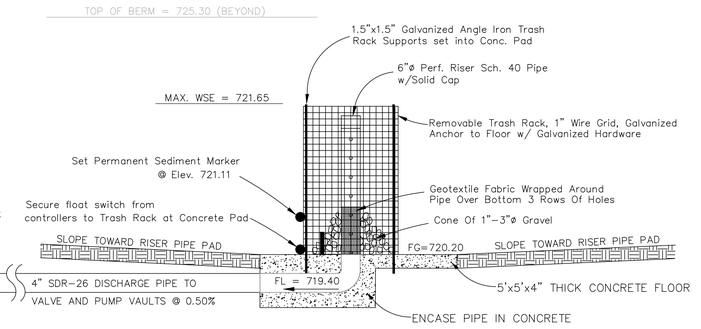
NOTE:
EARTHEN DIVERSION BERM SHALL BE CONSTRUCTED OF COMPACTED HIGH P.I. SOIL AND HYDROMULCHED.



CONTROL / ALARM

NTS





Perforated Riser Pipes			
Riser Pipe ø	Vert. Spacing Between Rows	No. Perforations Per Row	Diameter of Perforations
6"	2.5"	9	1"

SEDIMENTATION RISER PIPE

NTS

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

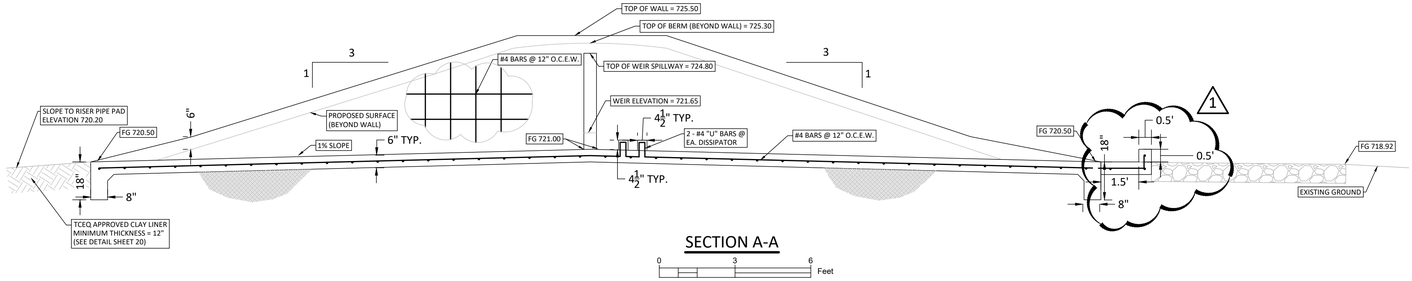
STATE OF TEXAS
DAVID L. PLATT
115964
LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

WATER QUALITY AND DETENTION POND PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

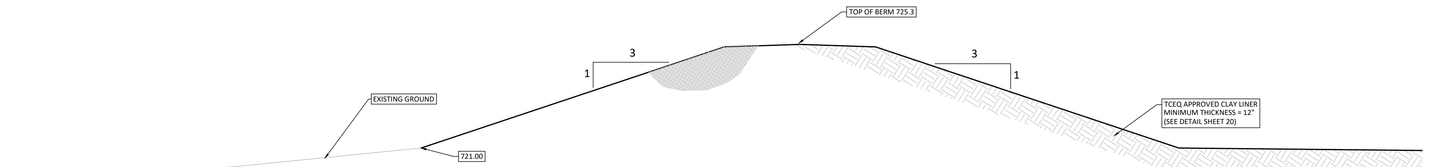
Project No: 22675

SHEET 20 of 24



SECTION A-A

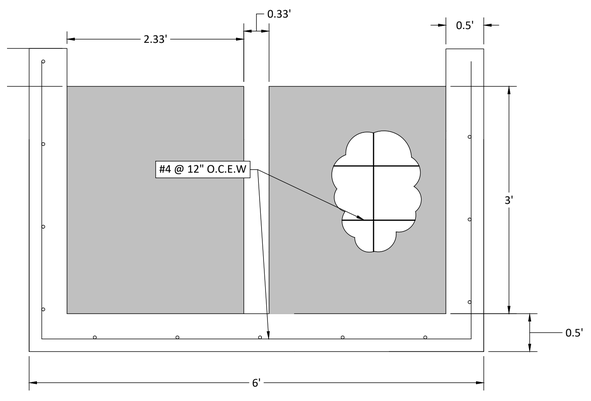
0 3 6 Feet



SECTION B-B

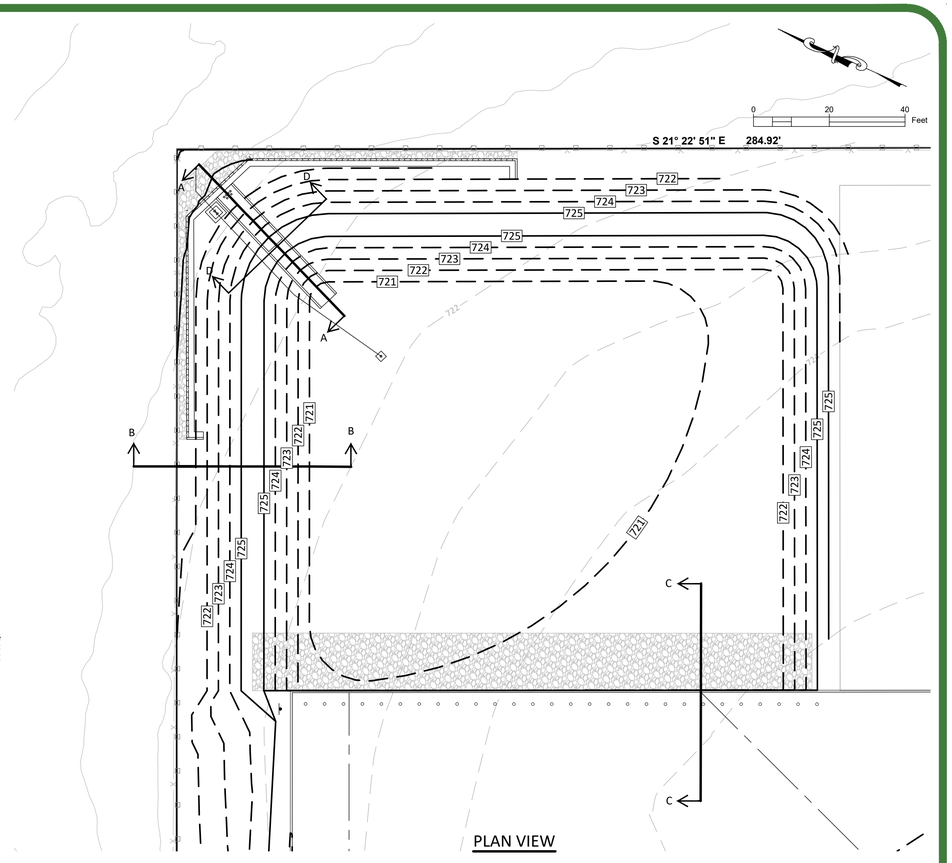
SCALE 1"=3'

0 3 6 Feet

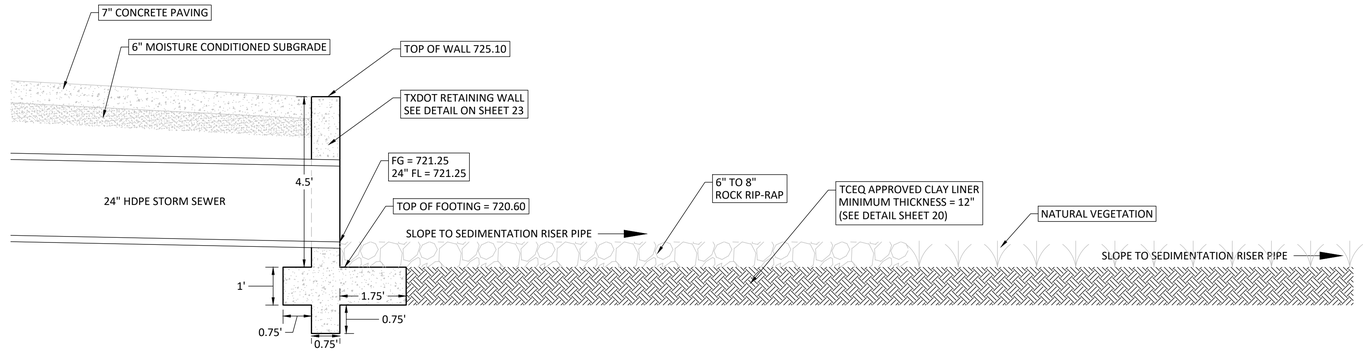


SECTION D-D

0 1 2 Feet



PLAN VIEW



SECTION C-C

0 2 4 Feet

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE
1	ADDED LEVEL SPREADER INFORMATION	DLP	2020-09-28

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

WATER QUALITY AND DETENTION POND DETAILS
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 21 of 24

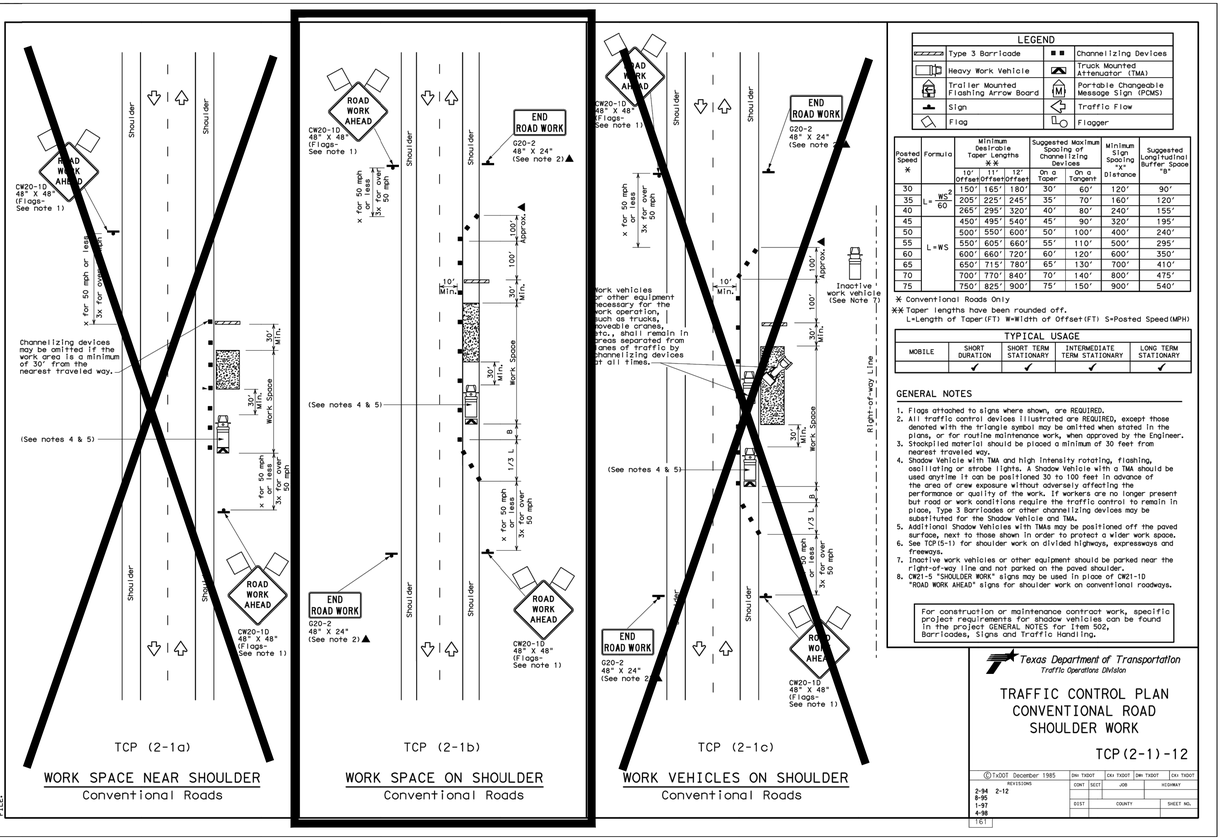
These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\21 WATER QUALITY AND DETENTION POND DETAILS.dwg, 11/13/2020 10:14:24 AM, DPLATT, 1:1

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\22 TRAFFIC CONTROL PLAN.dwg, 22 TRAFFIC CONTROL PLAN, 11/13/2020 10:15:52 AM, DPLATT, 1:1

DISCLAIMER: The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the completeness or accuracy of this standard or for damages resulting from its use.



LEGEND			
	Type 3 Barricade		Channelizing Devices
	Heavy Work Vehicle		Truck Mounted Attenuator (TMA)
	Trailer Mounted Flashing Arrow Board	M	Portable Changeable Message Sign (PCMS)
	Sign		Traffic Flow
	Flag		Flagger

Posted Speed *	Formula	Minimum Desirable Taper Lengths ** 10' Offset	11' Offset	12' Offset	Suggested Maximum Spacing of Channelizing Devices On a Taper	On a Tangent	Minimum Sign Spacing "x" Distance	Suggested Longitudinal Buffer Space "B"
30	L = WS²/60	150'	165'	180'	30'	60'	120'	90'
35		205'	225'	245'	35'	70'	160'	120'
40		265'	295'	320'	40'	80'	240'	155'
45		450'	495'	540'	45'	90'	320'	195'
50	L = WS	500'	550'	600'	50'	100'	400'	240'
55		550'	605'	660'	55'	110'	500'	295'
60		600'	660'	720'	60'	120'	600'	350'
65		650'	715'	780'	65'	130'	700'	410'
70		700'	770'	840'	70'	140'	800'	475'
75		750'	825'	900'	75'	150'	900'	540'

* Conventional Roads Only

** Taper lengths have been rounded off.
L=Length of Taper(FT) W=Width of Offset(FT) S=Posted Speed(MPH)

TYPICAL USAGE				
MOBILE	SHORT DURATION	SHORT TERM STATIONARY	INTERMEDIATE TERM STATIONARY	LONG TERM STATIONARY
	✓	✓	✓	✓

GENERAL NOTES

1. Flags attached to signs where shown, are REQUIRED.
2. All traffic control devices illustrated are REQUIRED, except those denoted with the triangle symbol may be omitted when stated in the plans, or for routine maintenance work, when approved by the Engineer.
3. Stockpiled material should be placed a minimum of 30 feet from nearest traveled way.
4. Shadow Vehicle with TMA and high intensity rotating, flashing, oscillating or strobe lights. A Shadow Vehicle with a TMA should be used anytime it can be positioned 30 to 100 feet in advance of the area of crew exposure without adversely affecting the performance or quality of the work. If workers are no longer present but road or work conditions require the traffic control to remain in place, Type 3 Barricades or other channelizing devices may be substituted for the Shadow Vehicle and TMA.
5. Additional Shadow Vehicles with TMAs may be positioned off the paved surface, next to those shown in order to protect a wider work space.
6. See TCP(5-1) for shoulder work on divided highways, expressways and freeways.
7. Inactive work vehicles or other equipment should be parked near the right-of-way line and not parked on the paved shoulder.
8. CW21-5 "SHOULDER WORK" signs may be used in place of CW21-1D "ROAD WORK AHEAD" signs for shoulder work on conventional roadways.

For construction or maintenance contract work, specific project requirements for shadow vehicles can be found in the project GENERAL NOTES for Item 502, Barricades, Signs and Traffic Handling.

Texas Department of Transportation
Traffic Operations Division

TRAFFIC CONTROL PLAN CONVENTIONAL ROAD SHOULDER WORK

TCP(2-1)-12

©TxDOT December 1985	DW: TxDOT	CK: TxDOT	DW: TxDOT	CK: TxDOT
REVISIONS	CONT	SECT	JOB	HIGHWAY
2-94 2-12				
8-95	DIST	COUNTY		SHEET NO.
1-97				
4-98				
161				

DATE:
FILE:

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2020-11-13

STEGER BIZZELL

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

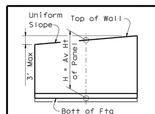
TRAFFIC CONTROL PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 22 of 24

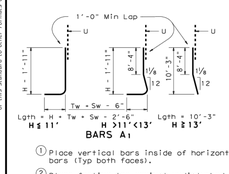
These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

DISCLAIMER:
The use of this standard is governed by the Texas Engineering Practice Act. No warranty of any kind is made by the Texas Department of Transportation for any purpose whatsoever. Texas Department of Transportation has prepared and provided this standard in cooperation with the Federal Highway Administration. The Texas Department of Transportation disclaims responsibility for any liability that may occur through other or future use of this standard. In no event shall the Texas Department of Transportation be liable for damages resulting from its use. In no event shall the Texas Department of Transportation be liable for incorrect results or damages resulting from its use.



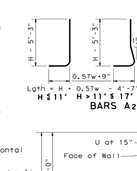
H DEFINITION

Wall Height "H"	PROPERTIES: WALL DIMENSIONS						Max Soil Press	REINFORCING STEEL FOR ONE 32' PANEL (DESIGN C): A1~ 26 #5 at 15" c-c		A2 ~ 25 #6 at 15" c-c		A3 ~ 25 #7 at 15" c-c		A4 ~ 26 #8 at 15" c-c		A5 ~ 25 #9 at 15" c-c		A6 ~ 25 #11 at 15" c-c		A7 ~ 26 #11 at 15" c-c		B ~ 26 #5 at 15" c-c		C				D (#5) at 12" c-c	Dowel F at 12" c-c		H (#5) at 12" c-c		T (#5) at 12" c-c		U ~ 26 #5 at 15" c-c		QUANTITY FOR ONE 32' PANEL		Wall Height "H"
																									Size	No	Spa	Lgth	Wt									CONC (CY)	REINF (LB)	
(Ft)	Fw	Tw	Sw	Hw	Ft	Kw	T/SF	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt	Lgth	Wt					No	Wt	No	Wt	No	Wt	No	Wt			(Ft)
2	2'-7"	11"	1'-0"	8"	1'-0"	9"	0.22																		#4	26	15"	2'-3"	39	4	131	4	32	2	66	2	66	3'-4"	90	4.9	425	2
3	3'-2"	1'-1"	1'-0"	1'-1"	1'-0"	9"	0.31																		#4	26	15"	2'-8"	46	6	197	5	40	3	99	2	66	5'-4"	145	6.8	593	3
4	3'-9"	1'-3"	1'-0"	1'-6"	1'-0"	9"	0.40	3'-9"	102															3'-6"	95	#4	26	15"	3'-0"	52	8	263	6	48	3	99	2	66	7'-4"	199	8.7	904	4
5	4'-3"	1'-6"	1'-0"	1'-9"	1'-0"	9"	0.50	5'-0"	136															4'-6"	122	#4	26	15"	3'-4"	58	10	329	7	56	3	99	3	99	8'-4"	226	10.4	1125	5
6	4'-9"	1'-7"	1'-0"	2'-2"	1'-0"	9"	0.59	6'-1"	165															5'-6"	149	#4	26	15"	3'-8"	64	12	394	8	64	3	99	3	99	8'-4"	226	12.2	1261	6
7	5'-3"	1'-9"	1'-0"	2'-6"	1'-0"	9"	0.68	7'-3"	197	3'-4"	125													6'-6"	176	#4	38	10"	4'-0"	102	14	460	9	72	4	131	3	99	8'-4"	226	14.0	1588	7
8	5'-10"	2'-0"	1'-0"	2'-10"	1'-0"	9"	0.74	8'-6"	231	4'-5"	166													7'-6"	203	#6	38	10"	4'-4"	247	16	526	10	80	4	131	3	99	8'-4"	226	15.9	1908	8
9	6'-4"	2'-2"	1'-0"	3'-2"	1'-0"	9"	0.83	9'-8"	262	5'-6"	207													8'-6"	231	#6	38	10"	4'-9"	271	18	591	11	88	4	131	4	131	8'-4"	226	17.7	2138	9
10	6'-10"	2'-4"	1'-0"	3'-6"	1'-0"	9"	0.92	10'-10"	294	6'-7"	247	4'-6"	230											9'-6"	258	#7	38	10"	5'-1"	395	20	657	12	96	5	164	4	131	8'-4"	226	19.4	2698	10
11	7'-4"	2'-6"	1'-0"	3'-10"	1'-0"	1'-0"	1.01	12'-0"	325	7'-8"	288	5'-8"	290											10'-6"	285	#8	38	10"	5'-5"	550	22	723	13	104	5	164	4	131	8'-4"	226	21.7	3080	11
12	7'-10"	2'-7"	1'-1 1/8"	4'-1 1/8"	1'-0"	1'-0"	1.09	13'-2"	357	8'-9"	329	6'-10"	349											11'-6"	312	#9	38	10"	5'-9"	743	24	789	14	112	6	197	4	131	8'-4"	226	23.6	3544	12
13	8'-4"	2'-9"	1'-2"	4'-5"	1'-3"	1'-3"	1.23	10'-3"	278	9'-10"	369	8'-1"	413	5'-7"	388									12'-6"	339	#9	38	10"	6'-1"	786	26	854	15	120	6	197	4	131	8'-4"	226	28.3	4101	13
14	8'-10"	3'-0"	1'-3 3/8"	4'-6 3/8"	1'-3"	1'-3"	1.31	10'-3"	278	10'-11"	410	9'-5"	481	6'-11"	480									13'-6"	366	#9	38	10"	6'-5"	829	28	920	16	128	7	230	5	164	8'-4"	226	30.5	4512	14
15	9'-4"	3'-2"	1'-4"	4'-10"	1'-6"	1'-3"	1.41	10'-3"	278	12'-0"	451	10'-8"	545	8'-2"	567									14'-6"	393	#9	38	10"	6'-9"	872	28	920	16	128	7	230	5	164	8'-4"	226	35.1	4774	15
16	10'-0"	3'-4"	1'-5"	5'-3"	1'-6"	1'-6"	1.47	10'-3"	278	13'-1"	491	11'-11"	609	9'-5"	654									15'-6"	420	#9	38	10"	7'-2"	926	30	986	17	136	7	230	5	164	8'-4"	226	38.8	5119	16
17	10'-4"	3'-6"	1'-6 1/2"	5'-3 3/4"	1'-6"	1'-6"	1.59	10'-3"	278	14'-2"	532	13'-2"	673	10'-8"	740									16'-6"	447	#10	38	10"	7'-5"	1213	32	1101	18	144	8	263	5	164	8'-4"	226	41.1	5731	17
18	10'-11"	3'-8"	1'-7"	5'-8"	1'-9"	1'-6"	1.68	10'-3"	278	11'-2"	419	14'-5"	737	11'-11"	827	6'-11"	588							17'-6"	475	#10	38	10"	7'-9"	1267	34	1117	19	152	8	263	5	164	8'-4"	226	46.7	6513	18
19	11'-4"	3'-10"	1'-8 1/4"	5'-9 5/8"	1'-9"	1'-6"	1.78	10'-3"	278	11'-2"	419	15'-8"	801	13'-2"	914	8'-2"	694							18'-6"	502	#10	38	10"	8'-1"	1322	36	1183	20	160	8	263	5	164	8'-4"	226	49.5	6926	19
20	12'-0"	4'-0"	1'-9 1/4"	6'-2 3/4"	1'-9"	1'-6"	1.83	10'-3"	278	11'-2"	419	16'-11"	864	14'-5"	1001	9'-4"	793							19'-6"	529	#8	76	5"	8'-6"	1725	38	1248	21	168	9	296	6	197	8'-4"	226	53.0	7764	20
21	12'-4"	4'-2"	1'-10 1/8"	6'-6 3/4"	2'-0"	1'-6"	1.97	10'-3"	278	11'-2"	419	18'-2"	928	15'-8"	1088	10'-7"	890							20'-6"	556	#8	76	5"	8'-9"	1776	40	1314	22	176	9	296	6	197	8'-4"	226	58.9	8144	21
22	13'-0"	4'-4"	1'-11 1/4"	6'-8 3/4"	2'-0"	1'-6"	2.02	10'-3"	278	11'-2"	419	12'-2"	622	16'-11"	1174	11'-9"	999	6'-1"	808					21'-6"	583	#8	76	5"	9'-2"	1860	42	1380	23	184	9	296	6	197	8'-4"	226	62.7	9026	22
23	13'-6"	4'-6"	2'-0 1/4"	6'-11 1/4"	2'-3"	1'-6"	2.12	10'-3"	278	11'-2"	419	12'-2"	622	18'-2"	1261	13'-0"	1105	7'-1"	941					22'-6"	610	#8	76	5"	9'-6"	1928	44	1446	24	192	10	329	6	197	8'-4"	226	69.7	9554	23
24	14'-0"	4'-8"	2'-1 1/4"	7'-2 3/4"	2'-3"	1'-6"	2.21	10'-3"	278	11'-2"	419	12'-2"	622	19'-5"	1348	14'-2"	1204	8'-1"	1074					23'-6"	637	#9	76	5"	9'-10"	2541	46	1511	25	200	10	329	6	197	8'-4"	226	73.4	10586	24
25	14'-6"	4'-10"	2'-2 3/8"	7'-5 5/8"	2'-3"	1'-9"	2.30	10'-3"	278	11'-2"	419	12'-2"	622	20'-8"	1435	15'-4"	1303	9'-1"	1206					24'-6"	664	#9	76	5"	10'-1"	2606	48	1577	26	208	10	329	7	230	8'-4"	226	78.3	11104	25
26	15'-0"	5'-0"	2'-3 1/2"	7'-8 1/2"	2'-3"	1'-9"	2.39	10'-3"	278	11'-2"	419	12'-2"	622	22'-0"	1527	16'-8"	1793	10'-1"	1339					25'-6"	692	#9	76	5"	10'-5"	2692	50	1643	27	217	11	361	7	230	8'-4"	226	82.3	12038	26
27	15'-6"	5'-2"	2'-4 5/8"	7'-11 3/8"	2'-3"	1'-9"	2.47	10'-3"	278	11'-2"	419	12'-2"	622	14'-4"	995	17'-10"	1516	11'-1"	1472	11'-10"	1635	26'-6"	719	#10	76	5"	10'-9"	3516	52	1708	28	225	11	361	7	230	8'-4"	226	86.4	13922	27
28	16'-0"	5'-4"	2'-5 3/4"	8'-2 1/4"	2'-3"	1'-9"	2.56	10'-3"	278	11'-2"	419	12'-2"	622	14'-4"	995	19'-1"	1622	12'-1"	1605	13'-1"	1807	27'-6"	746	#10	76	5"	11'-2"	3652	54	1774	29	233	11	361	8	263	8'-4"	226	90.6	14602	28
29	16'-6"	5'-6"	2'-6 1/2"	8'-5 1/2"	2'-6"	1'-9"	2.66	10'-3"	278	11'-2"	419	12'-2"	622	14'-4"	995	20'-3"	2690	13'-1"	1738	14'-4"	1980	28'-6"	773	#10	76	5"	11'-6"	3761	54	1774	29	233	12	394	8	263	8'-4"	226	99.1	16145	29

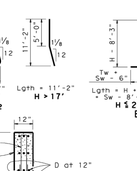


BARS A1

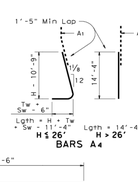
1. Place vertical bars inside of horizontal bars (typ both faces).
2. Place footing toe against undisturbed soil.
3. See standard RW 2 for size.



BARS A2



BARS A3

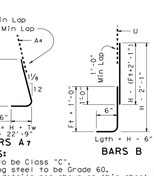


BARS A4

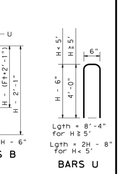
BARS A5

BARS A6

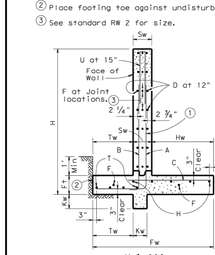
BARS A7



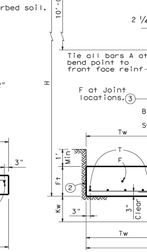
BARS B



BARS U

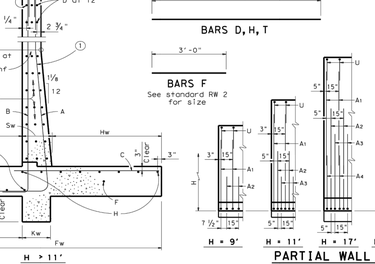


SECTIONS



BARS D, H, T

BARS F
See standard RW 2 for size



PARTIAL WALL ELEVATIONS
(Showing vertical reinforcing pattern in back face)

GENERAL NOTES:
All concrete to be Class "C".
All reinforcing steel to be Grade 60.
For notes and details not shown on this sheet see sheet RW2.
Quantities are based on "H" being average height of panel.
Retaining Walls are designed to be coded as follows on Retaining Wall Layout Sheets.

HC - 21 - 28
LA - 28 - 32
- Panel Length ~ 32' is standard; 28' requires special quantities
- Average Height "H" of panel
- Design ~ A = no surcharge or slope above wall; B = slopes up to 4:1; C = traffic surcharge and/or slopes up to 2.5:1
- Footing pressure design ~ L = low, H = high

Texas Department of Transportation — Bridge Division Standard

RETAINING WALLS

RW 1(H)C

FILE:	rw1c(H)10.dgn	DN: TxDOT	CK: TxDOT	DW: GHD	CK: MPM
©TxDOT	March 2010	CONT	SECT	JOB	HIGHWAY
	REVISIONS	DIST	COUNTY		SHEET NO.

DATE:
FILE:

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

STATE OF TEXAS · DAVID L. PLATT · 115964 · LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

RETAINING WALL DETAILS
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

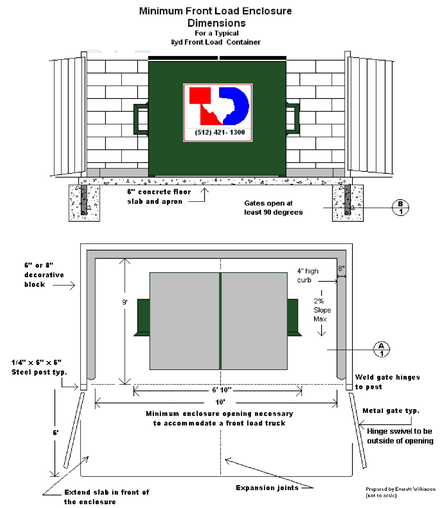
SHEET 23 of 24

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\23 RETAINING WALL DETAILS.dwg, 23 RETAINING WALL DETAILS, 11/13/2020 10:16:23 AM, DPLATT, 1:1

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

p:\22000-22999\22675 t morales office warehouse\CAD\Plans\24 DUMPSTER ENCLOSURE DETAILS.dwg, 24 DUMPSTER ENCLOSURE DETAILS, 11/13/2020 10:16:46 AM, DPLATT, 1:1

The pictures below depict basic requirements and may be adjusted according to each unique site.



Note: Enclosures with tall doors which do not open more than 90 degrees require a minimum of 12 feet width in the opening. The width of the front load truck at the mirror height is 10 feet.

Enclosure Detail

Construction Standards

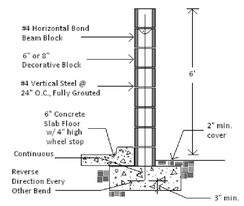
1) Walls are to be of decorative block, masonry, or similar materials. (Not precision block).

2) Gates are to be of solid construction.

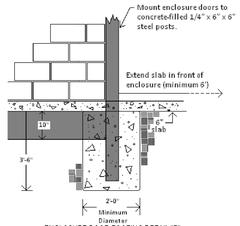
3) Pedestrian access is required if in residential or mulit-tenant areas. Consult with the Planning Department for those requirements.

4) Double swing gates shall have the swivel spots outside of the opening area of the enclosure. Swivel points shall be attached to concrete-filled steel posts/columns at ends of the walls.

5) Enclosure shall be on a level pad at ground level. The concrete apron in front of the pad shall extend 6' out from the pad with a width the same as the enclosure and shall not exceed a grade of 2 percent.



BLOCK ENCLOSURE DETAIL "A"



ENCLOSURE DOOR FOOTING DETAIL "B"

6) Minimum inside dimensions shall be as shown on illustrations.

7) Commercial enclosures shall be configured to allow the enclosure of two three-yard dumpsters.

8) Industrial enclosures shall be configured to allow the enclosure of three three-yard dumpsters.

9) Each bay shall have a separate pair of gates/ doors that comply with item #2 above.

10) Minimum wall and gate height to be 6'-0".

11) FL enclosure doors must open at least 90 degrees.

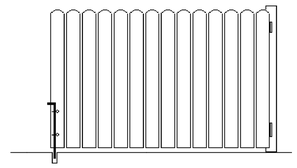
12) Enclosure doors must have wind stops

Prepared by Everett Williams (not to scale)

Wind Stops

Wind stops are devices installed on enclosure doors to hold them in the closed or open position. Without wind stops, the truck and or the enclosure can be damaged when the doors swing into the side of the truck during the servicing process.
A typical wind stop is a simple bar attached to the door which fits in a hole in the ground in order to keep the door stationary.

Commercial refuse enclosures are "rough service" areas and the doors should be constructed to industrial standards. Customers should inspect and provide repairs and maintenance to the doors and wind stops on their enclosure doors regularly



FL Enclosure Requirements Highlights

- Minimum opening for a single container is 10' if the approach is straight in and the enclosure doors are below the truck mirror level
- Minimum opening for an undivided double enclosure is 17'
- Minimum overhead clearance to drive to the container site is 14'
- Minimum overhead clearance at the dump site 22'
- Pad in front of the enclosure should be 6" steel re-enforced concrete

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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

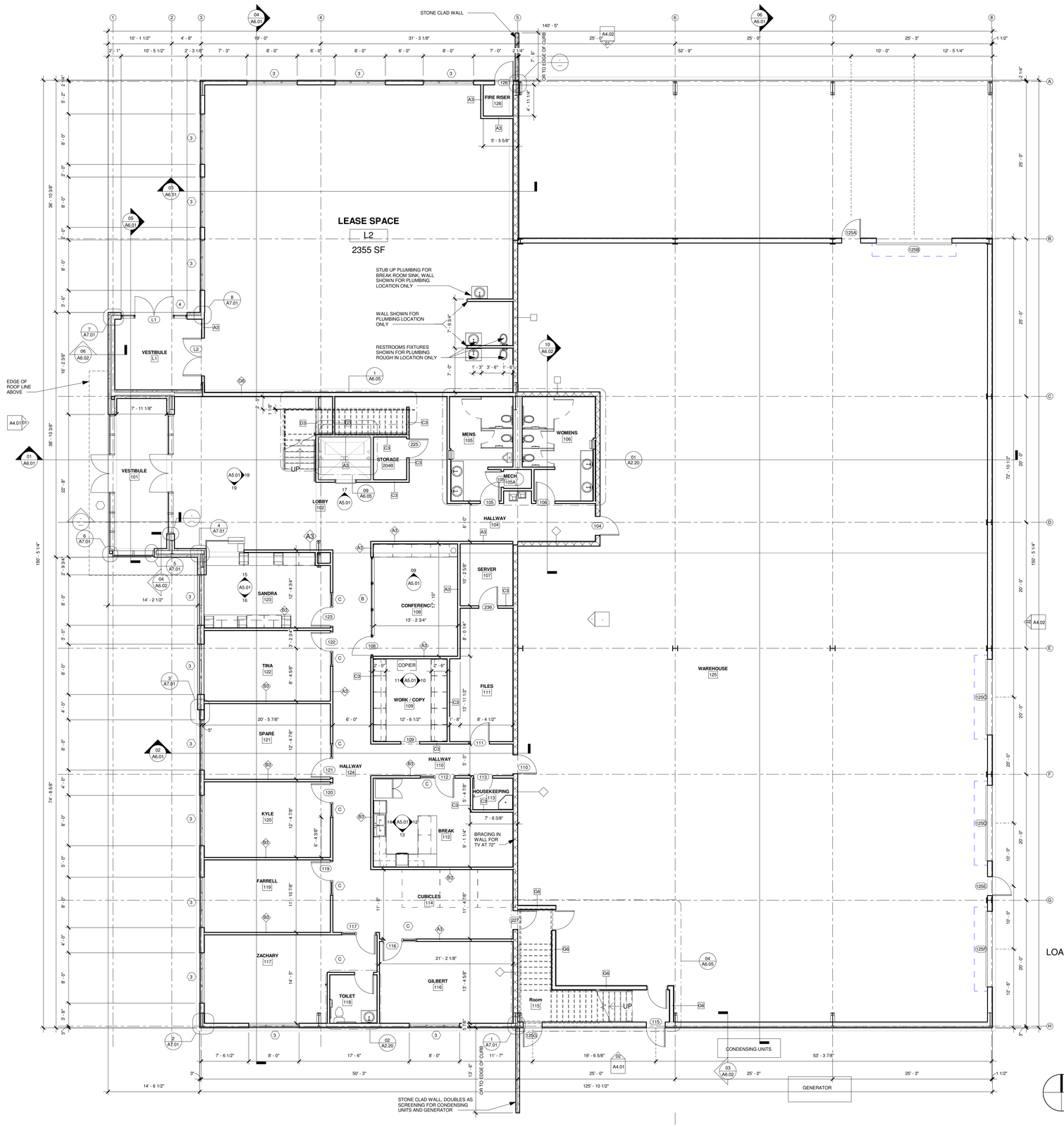
STATE OF TEXAS — DAVID L. PLATT — 115964 — LICENSED PROFESSIONAL ENGINEER
2020-11-13

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

DUMPSTER ENCLOSURE DETAILS
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 24 of 24



TRUE

01 **FIRST FLOOR PLAN**
1/8" = 1'-0"

ARCHITECTURAL PLAN NOTES:

1. All signage requires a separate application and approval from the Building Inspections Department. No signage is approved with the Site Development Plan.
2. Color selection is not approved with the Site Development Plan and may be counted toward the signage calculation if it is found to reflect color that is considered signage according to the definition of signage in the UDC.
3. This Site Development Plan shall meet all design standards for articulation, building design, elements and architectural features of Section 7.03 of the UDC.
4. All roof, wall and ground mounted mechanical and electrical equipment shall be screened using the following methods: Stone clad walls. *(Fill in the blank using guidance in 8.04.070)*

NEAL
ARCHITECTURAL GROUP
1023 CANYON CREEK DRIVE
SUITE 125
TEMPLE, TEXAS 76502

REVISIONS

Number	Description	Date

INTERIM REVIEW ONLY
These documents are not complete and are released for interim review only and are not intended for regulatory approval, permit, bidding or construction purposes.

T. MORALES COMPANY
401 SH 130
GEORGETOWN, TEXAS 78626

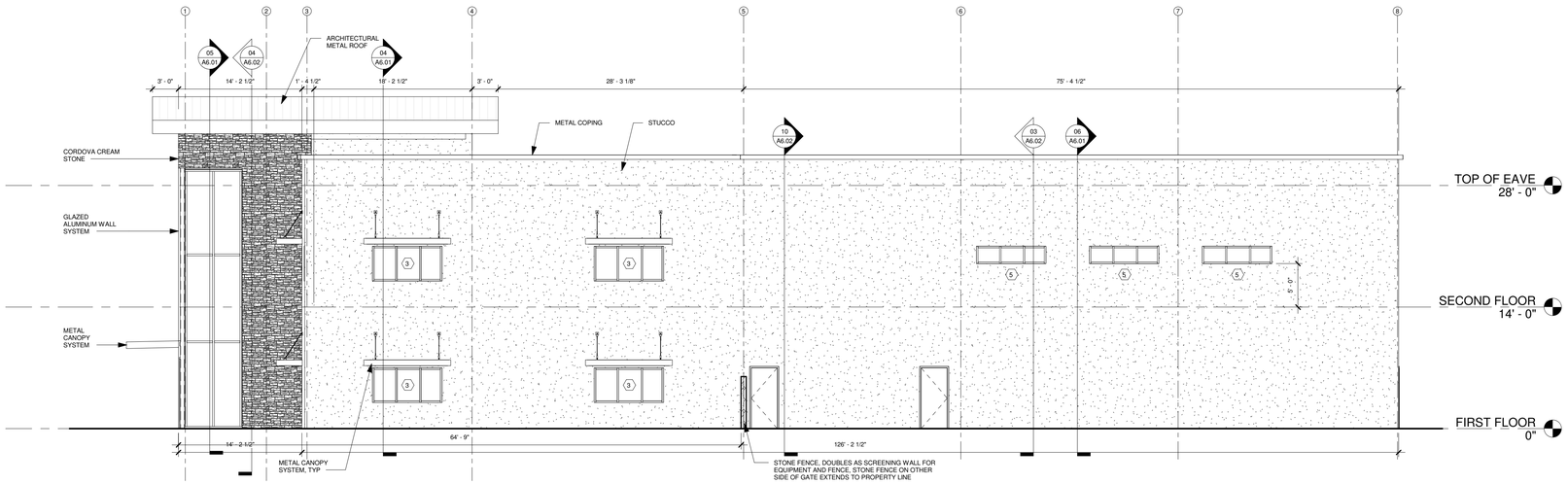
ISSUE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
1903-2
DATE:
03/20/2020
SHEET TITLE:
FIRST FLOOR PLAN

SHEET NO.:
A2.01

3/20/2020 3:57:22 PM

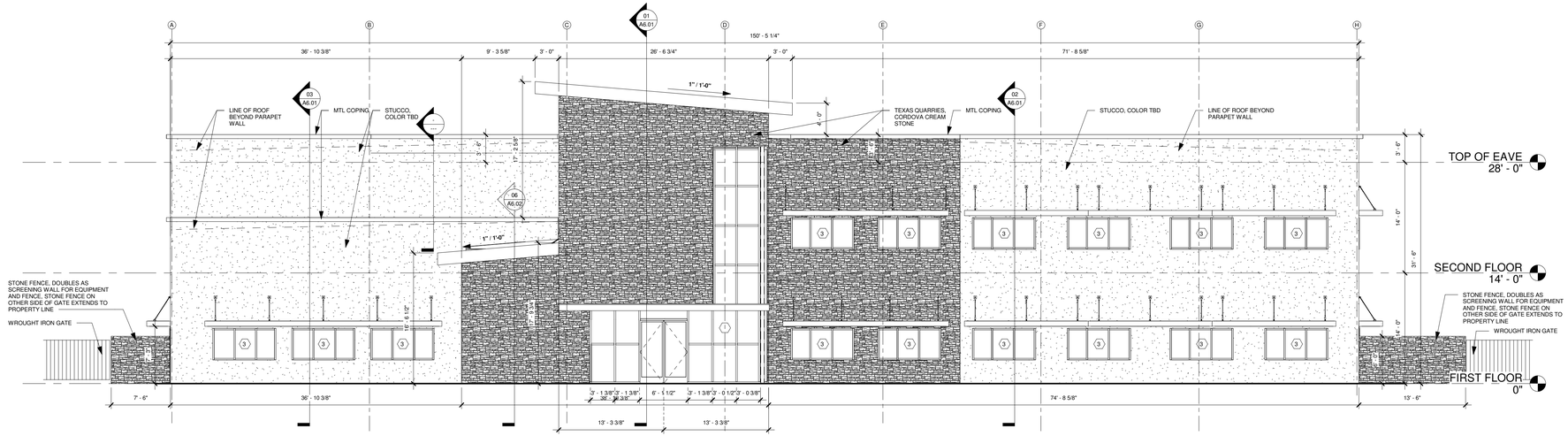
ARCHITECTURAL PLAN NOTES:

1. All signage requires a separate application and approval from the Building Inspections Department. No signage is approved with the Site Development Plan.
2. Color selection is not approved with the Site Development Plan and may be counted toward the signage calculation if it is found to reflect color that is considered signage according to the definition of signage in the UDC.
3. This Site Development Plan shall meet all design standards for articulation, building design, elements and architectural features of Section 7.03 of the UDC.
4. All roof, wall and ground mounted mechanical and electrical equipment shall be screened using the following methods: Stone clad walls. *(Fill in the blank using guidance in 8.04.070)*



ELEVATION NOT FACING A PUBLIC STREET, IT IS NOT SUBJECT TO ARTICULATION REQUIREMENTS, IT IS ALSO MORE THAN 30' SETBACK FROM THE LOT LINE

02 SOUTH ELEVATION
1/8" = 1'-0"



HORIZONTAL ARTICULATION FOR FOOTPRINT:
AVERAGE BUILDING HEIGHT 31 FT. X 3 = 93 FT., MAXIMUM DISTANCE WITHOUT PERPENDICULAR OFFSET
AVERAGE BUILDING HEIGHT 31 FT. X 25% = 7.75 FT., MINIMUM HEIGHT OF PERPENDICULAR OFFSET.
AVERAGE BUILDING HEIGHT 31 FT. X 75% = 23.25 FT., MINIMUM SPAN OF PERPENDICULAR OFFSET.

VERTICAL ARTICULATION FOR ELEVATIONS:
AVERAGE BUILDING HEIGHT 31 FT. X 3 = 93 FT., MAXIMUM DISTANCE WITHOUT VERTICAL ELEVATION CHANGE.
AVERAGE BUILDING HEIGHT 31 FT. X 25% = 7.75 FT., MINIMUM HEIGHT OF VERTICAL ELEVATION CHANGE.
AVERAGE BUILDING HEIGHT 31 FT. X 75% = 23.25 FT., MINIMUM LATERAL ELEVATION CHANGE.

01 WEST ELEVATION
1/8" = 1'-0"

NEAL
ARCHITECTURAL GROUP
1023 CANYON CREEK DRIVE
SUITE 125
TEMPLE, TEXAS 76502

REVISIONS

Number	Description	Date

INTERIM REVIEW ONLY
These documents are not complete and are released for interim review only and are not intended for regulatory approval, permit, bidding or construction purposes.

T. MORALES COMPANY
401 SH 130
GEORGETOWN, TEXAS 78626

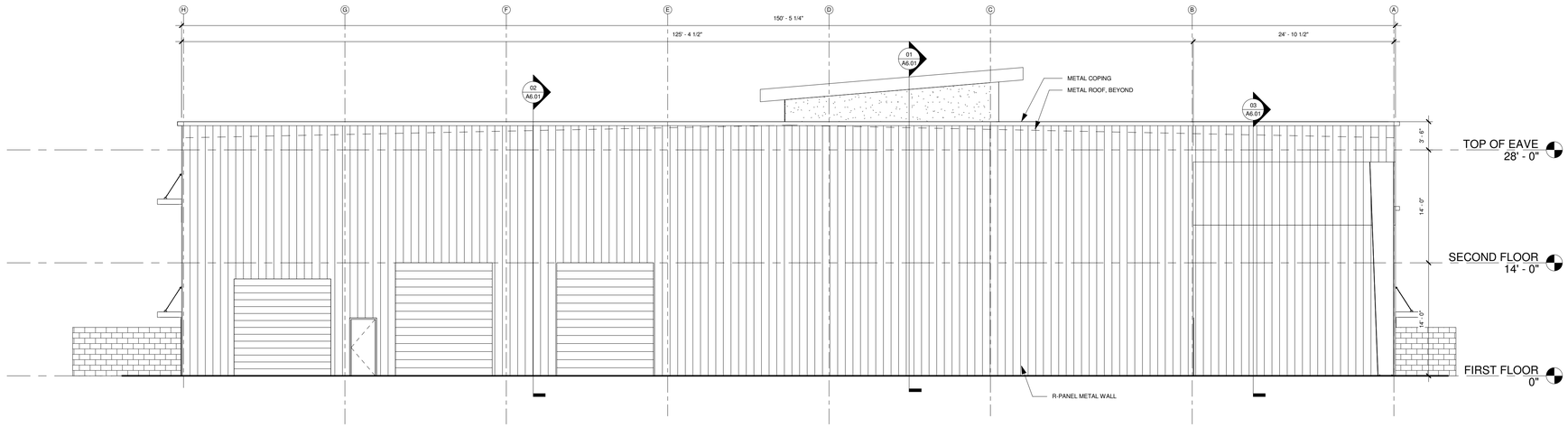
ISSUE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
1903-2
DATE:
03/20/2020
SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO.:
A4.01

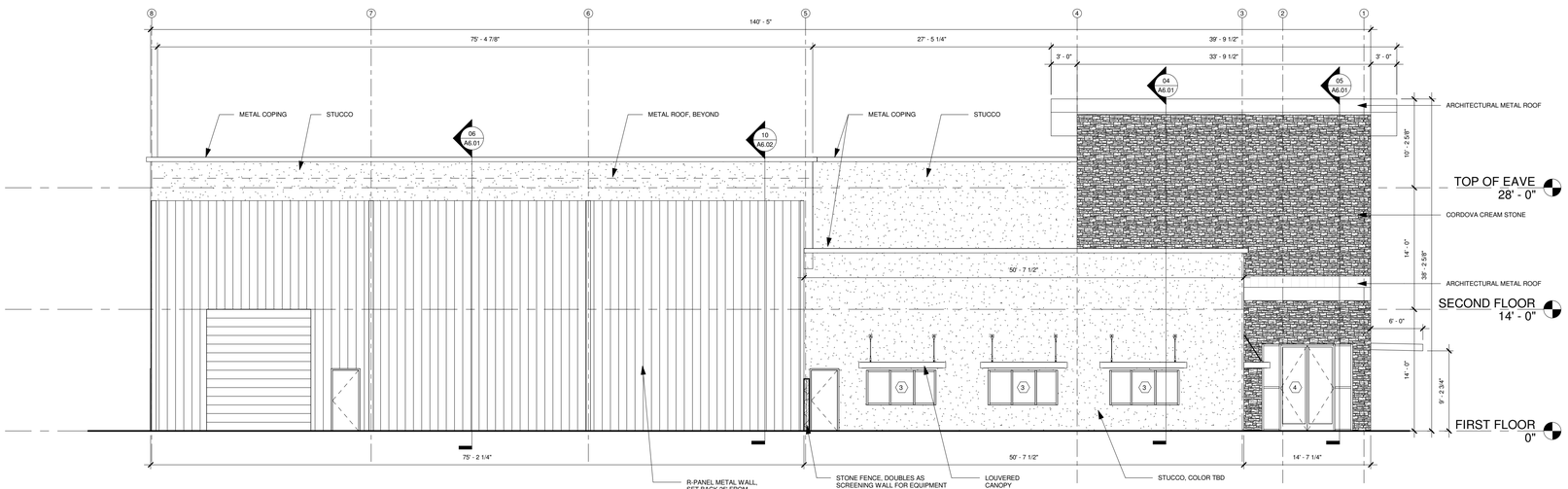
3/20/2020 3:57:25 PM

ARCHITECTURAL PLAN NOTES:

1. All signage requires a separate application and approval from the Building Inspections Department. No signage is approved with the Site Development Plan.
2. Color selection is not approved with the Site Development Plan and may be counted toward the signage calculation if it is found to reflect color that is considered signage according to the definition of signage in the UDC.
3. This Site Development Plan shall meet all design standards for articulation, building design, elements and architectural features of Section 7.03 of the UDC.
4. All roof, wall and ground mounted mechanical and electrical equipment shall be screened using the following methods: Stone clad walls. *(Fill in the blank using guidance in 8.04.070)*



02 EAST ELEVATION
1/8" = 1'-0"



ELEVATION NOT FACING A PUBLIC STREET, IT IS NOT SUBJECT TO ARTICULATION REQUIREMENTS, IT IS ALSO MORE THAN 30' SETBACK FROM THE LOT LINE

01 NORTH ELEVATION
1/8" = 1'-0"

NEAL
ARCHITECTURAL GROUP
1023 CANYON CREEK DRIVE
SUITE 125
TEMPLE, TEXAS 76502

REVISIONS

Number	Description	Date

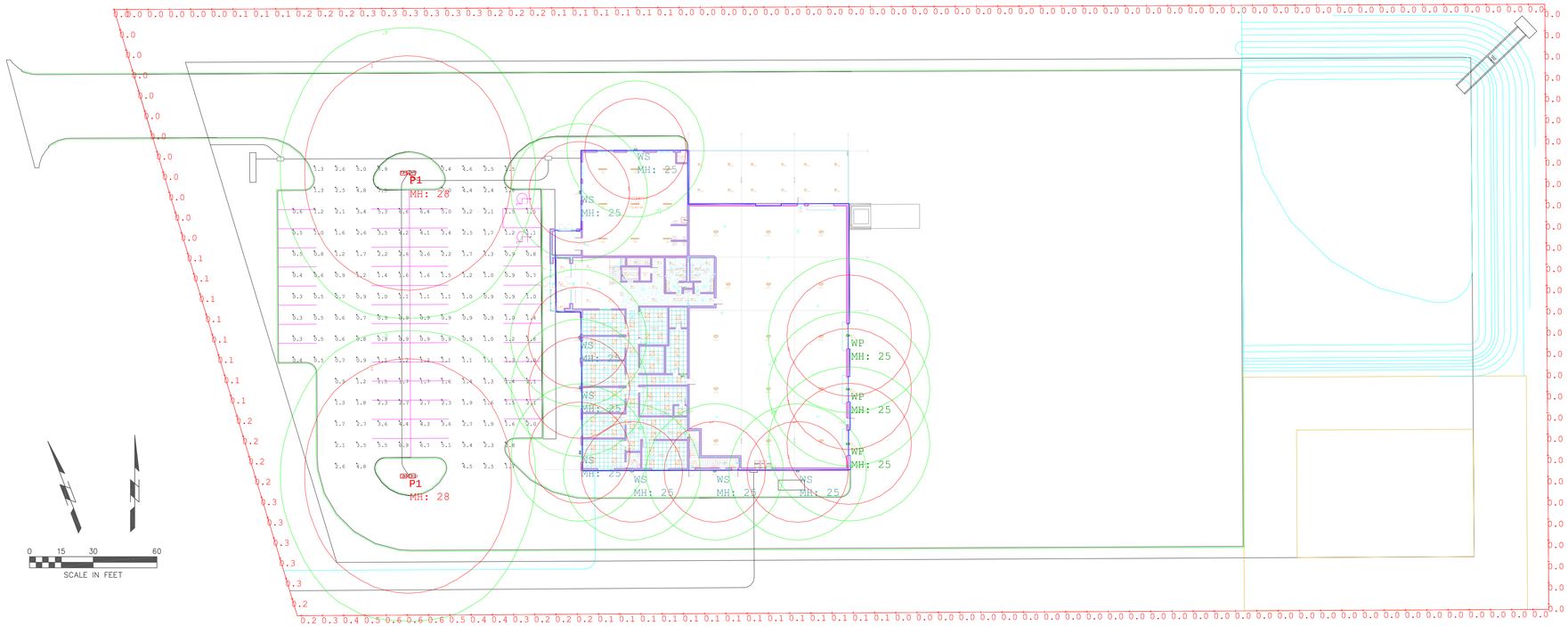
INTERIM REVIEW ONLY
These documents are not complete and are released for interim review only and are not intended for regulatory approval, permit, bidding or construction purposes.

T. MORALES COMPANY
401 SH 130
GEORGETOWN, TEXAS 78626

ISSUE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
1903-2
DATE:
03/20/2020
SHEET TITLE:
BUILDING ELEVATIONS

SHEET NO.:
A4.02

3/20/2020 3:57:26 PM



Luminaire Schedule

Symbol	Tag	Qty	Label	LLD	UDF	LLF	Description
	WS	8	Paraflex DCSH 60W Round WP	0.900	1.000	0.900	DCSHM-60W-30K
	P1	2	ParaFlex AL590 180W IV	0.900	1.000	0.900	AL590-180W-40K-T4
	WP	3	ParaFlex DC200 96W	0.900	1.000	0.900	CRT1801221416-008, Model_ DC200-90-96W-30K

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.07	7.9	0.3	6.90	26.33
Property Line	Illuminance	Fc	0.08	0.6	0.0	N.A.	N.A.

ERT Lighting & Sales Inc.
T Morales Site Plan.AGI
Date:1/21/2020

Photometrics Prepared by:
Ashley Main
2102 W Ben White Blvd
Austin, TX 78704
512-419-9142
ashley@ertlighting.com

1 ELECTRICAL SITE PHOTOMETRIC PLAN

LIGHTING PLAN NOTES
1. ALL LIGHTING FIXTURES SHALL BE DESIGNED SO THAT THE LIGHT SOURCE IS COMPLETELY CONCEALED, FULLY SHIELDED WITHIN OPAQUE HOUSING AND NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY, THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE.
2. THE ILLUMINATION SHALL NOT EXCEED 2-FOOT CANDLES AT A HEIGHT OF THREE (3) FEET AT THE PROPERTY LINE, ONLY INCANDESCENT, FLUORESCENT, LIGHT-EMITTING DIODE (LED), COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. 2. ROOF LIGHTING MAY NOT INCLUDE NAKED BULBS OR TUBING OR RUN ALONG THE HIGHEST PEAK OF THE ROOFLINE. ROOF LIGHTING THAT QUALIFIES AS SIGNAGE PER THE UDC IS PROHIBITED.

NEAL
ARCHITECTURAL GROUP
1023 CANYON CREEK DRIVE
SUITE 125
TEMPLE, TEXAS 76502

REVISIONS

Number	Description	Date

STATE OF TEXAS
STEPHEN C. STEWART
101287
LICENSED
PROFESSIONAL ENGINEER
06.16.2020

CEN-TEX ENGINEERING
18 SOUTH MAIN - SUITE #610
Temple, Texas 76502

T. MORALES COMPANY
401 SH 130
Georgetown, Texas 78626

ISSUE:
PERMIT SET

PROJECT NUMBER:
1903-2
DATE:
05/13/2020
SHEET TITLE:
ELECTRICAL PHOTOMETRIC PLAN

SHEET NO.:
E0.03

MODERN EXTERIOR

AL590

LED AREA & POST TOP LUMINAIRE SUBTITLE

P1

PARAFLEX
Fast Flexible Focused **Lighting**

PROJECT | DATE | TYPE

NOTES

REV: 09 19

STRAIGHT ARM MOUNT VERSION

HEAVY-DUTY, IP-65 RATED HOUSING
Die Cast Aluminum Housing with a Durable, Dark Bronze Powder Coat Finish, and a Heat-Resistant Polycarbonate Lens

WET LOCATION RATED
Engineered and Constructed for Exterior Environments

MULTIPLE MOUNTING OPTIONS
Multiple Mounting Options make the AL590 a Versatile Luminaire for Medium & Large Scale Lighting Applications

120-277V STANDARD

PRODUCT APPLICATIONS

Parking Lots	Playgrounds
Walkways	Parks & Recreational Fields
Buildings	Loading Docks
Signage	

When Specifying Options, Please Check with Factory for Availability and Lead-Time.

ORDERING GUIDE

Sample Part # AL590 - 150W - 40K - T5 - BZ - PC

MODEL	WATTAGE	COLOR TEMPERATURE (CCT)	OPTICS	HOUSING COLOR	OPTIONS & ACCESSORIES
AL590	70W 100W 150W 180W 220W 310W	**30K** 3000K - WARM WHITE **40K** 4100K - NEUTRAL WHITE **50K** 5000K - COOL WHITE	**T3** TYPE III **T4** TYPE IV **T5** TYPE V (STAR)	**BZ** BRONZE STANDARD **CC** CUSTOM COLOR	**PC** 120-277V PHOTOCELL **MS** MOTION SENSOR **D1** 0-10V DIMMING **V1** 480/347V INPUT (120-277V STANDARD) **SP** SURGE PROTECTOR 10 KV

STEP 2 - SELECT THE MOUNTING OPTION

Sample Part # AL590 - TM - FE - INST

MODEL	MOUNTING	INSTALLATION
AL590	**TM** TRUNNION MOUNT **SA** STRAIGHT-ARM MOUNT **SF** SLIP-FITTER MOUNT	**FE-INST** FIELD INSTALLED (STANDARD) **FA-INST** FACTORY INSTALLED

SEE PAGE 4 FOR POLE ADAPTERS

A 3 Luger Rd. #1 - Denville, NJ 07834 **E** info@paraflex.com **W** www.paraflex.com **P** 973-340-6040

Fast Flexible Focused ***Lighting***

CLASSIC EXTERIOR

DC200-90

CUT-OFF LED WALLPACK LUMINAIRE

WP

PARAFLEX
Fast Flexible Focused **Lighting**

PROJECT | DATE | TYPE

NOTES

REV: 19 0715

AVAILABLE IN QUICK SHIP

FULL CUT-OFF, HEAVY-DUTY HOUSING
The DC200-90 is a Large 18" Wallpack with a Die Cast Aluminum Body and Impact Resistant Glass Lens

WET LOCATION, IP-65 RATED
Engineered and Constructed for Exterior Environments

EASY TO INSTALL MOUNTING
The DC200-90 can be Surface Mounted over an Existing 4" Outlet Box or Surface Wired through a 1/2" Conduit Entry. Additional Conduit entries Available for Photocells & other Components

120-277V STANDARD **TYPE VS DISTRIBUTION**

OPERATING TEMPERATURE -20C TO 40C
0C - 40C with EM Pack Option

PRODUCT APPLICATIONS

Building Entrances	Bridges
Walkways	Catwalks
Tunnels	Stairwells
Loading Docks	

When Specifying Options, Please Check with Factory for Availability and Lead-Time.

ORDERING GUIDE

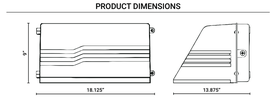
Sample Part # DC200-90 - 12W - 35K - BZ - PC1 - D1

MODEL	WATTAGE	COLOR TEMPERATURE (CCT)	HOUSING COLOR	OPTIONS & ACCESSORIES
DC200-90	12W 24W 36W 48W 60W 72W 84W 96W	**27K** 2700K - WARM WHITE **30K** 3000K - WARM WHITE **35K** 3500K - NEUTRAL WHITE **40K** 4000K - NEUTRAL WHITE **50K** 5000K - COOL WHITE **55K** 5500K - DAYLIGHT	**BZ** BRONZE (STANDARD) **WH** WHITE **BL** BLACK **SL** SILVER **CC** CUSTOM COLOR	**PC1** 120V PHOTOCELL **PC2** 208/277V PHOTOCELL **MS** MOTION SENSOR **MS-DS2** MOTION SENSOR WITH BILEVEL DIMMING **D1** 0-10V DIMMING **D2** STEP DIMMING (120V ONLY) **EM** EMERGENCY BATTERY PACK **V1*** 480/347V INPUT (120-277V STANDARD) *NOT AVAILABLE WITH A PHOTOCELL OR MOTION SENSOR

PRODUCT SPECIFICATIONS

NOMINAL WATTAGE	SYSTEM WATTAGE	CCT	LUMENS	EFFICACY	DLC LISTING
12W	12.65	3000K	1,530.00	120.95	PREMIUM
12W	12.65	4000K	1,606.50	127.00	PREMIUM
12W	12.65	5000K	1,686.83	133.35	PREMIUM
24W	23.68	3000K	3,060.00	129.22	PREMIUM
24W	23.68	4000K	3,213.00	135.68	PREMIUM
24W	23.68	5000K	3,373.65	142.47	PREMIUM
36W	34.27	3000K	4,590.00	133.91	PREMIUM
36W	34.27	4000K	4,708.79	123.85	PREMIUM
36W	34.27	5000K	4,419.23	128.95	PREMIUM
48W	45.80	3000K	5,344.50	116.69	PREMIUM
48W	45.80	4000K	5,611.73	122.53	PREMIUM
48W	45.80	5000K	5,892.31	128.65	PREMIUM
60W	56.83	3000K	6,680.63	117.55	PREMIUM
60W	56.83	4000K	7,014.66	123.43	PREMIUM
60W	56.83	5000K	7,365.39	129.60	PREMIUM
72W	67.65	3000K	8,016.75	118.50	STANDARD
72W	67.65	4000K	8,417.59	124.43	STANDARD
72W	67.65	5000K	8,838.47	130.65	STANDARD
84W	80.12	3000K	9,352.88	116.74	STANDARD
84W	80.12	4000K	9,820.52	122.57	STANDARD
84W	80.12	5000K	10,311.54	128.70	STANDARD
96W	91.65	3000K	10,685.00	116.62	STANDARD
96W	91.65	4000K	11,223.45	122.46	STANDARD
96W	91.65	5000K	11,784.62	128.58	STANDARD

PRODUCT DIMENSIONS



POWER

POWER FACTOR >0.90 - THD <20

PARAFLEX does not warrant or represent that the information is free from errors or omission. The information may change without notice and PARAFLEX is not in any way liable for the accuracy of any information printed and stored or in any way interpreted or used.

A 3 Luger Rd. #1 - Denville, NJ 07834 **E** info@paraflex.com **W** www.paraflex.com **P** 973-340-6040

Fast Flexible Focused ***Lighting***

CLASSIC EXTERIOR

DCSHM

ROUND LED WALLPACK LUMINAIRE

WS

PARAFLEX
Fast Flexible Focused **Lighting**

PROJECT | DATE | TYPE

NOTES

REV: 19 0715

AVAILABLE IN QUICK SHIP

FULL CUT-OFF, HEAVY-DUTY HOUSING
The DCSHM is an 18" Half-Moon Wallpack with a Die Cast Aluminum Body and Impact Resistant Glass Lens

WET LOCATION, IP-65 RATED
Engineered and Constructed for Exterior Environments

EASY TO INSTALL MOUNTING
4" x 4" Gasketed Wall Plate allows the Installer to Quickly Mount and Wire the Fixture without Opening the Housing

120-277V STANDARD **TYPE VS DISTRIBUTION**

OPERATING TEMPERATURE -20C TO 40C
0C - 40C with EM Pack Option

PRODUCT APPLICATIONS

Building Entrances	Bridges
Walkways	Catwalks
Tunnels	Stairwells
Loading Docks	

When Specifying Options, Please Check with Factory for Availability and Lead-Time.

ORDERING GUIDE

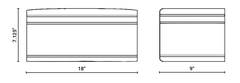
Sample Part # DCSHM - 12W - 35K - BZ - D1

MODEL	WATTAGE	COLOR TEMPERATURE (CCT)	HOUSING COLOR	OPTIONS & ACCESSORIES
DCSHM	12W 24W 36W 48W 60W	**27K** 2700K - WARM WHITE **30K** 3000K - WARM WHITE **35K** 3500K - NEUTRAL WHITE **40K** 4000K - NEUTRAL WHITE **50K** 5000K - COOL WHITE **55K** 5500K - DAYLIGHT	**BZ** BRONZE (STANDARD) **WH** WHITE **BL** BLACK **SL** SILVER **CC** CUSTOM COLOR	**MS** MOTION SENSOR **MS-DS2** MOTION SENSOR WITH BILEVEL DIMMING **D1** 0-10V DIMMING **D2** STEP DIMMING (120V ONLY) **EM** EMERGENCY BATTERY PACK **V1*** 480/347V INPUT (120-277V STANDARD) *NOT AVAILABLE WITH A MOTION SENSOR

PRODUCT SPECIFICATIONS

NOMINAL WATTAGE	SYSTEM WATTAGE	CCT	LUMENS	EFFICACY	DLC LISTING
12W	12.65	3000K	1,530.00	120.95	PREMIUM
12W	12.65	4000K	1,606.50	127.00	PREMIUM
12W	12.65	5000K	1,686.83	133.35	PREMIUM
24W	23.68	3000K	2,942.50	124.24	PREMIUM
24W	23.68	4000K	2,942.50	124.24	PREMIUM
24W	23.68	5000K	3,089.21	130.46	PREMIUM
36W	34.27	3000K	4,203.00	122.64	PREMIUM
36W	34.27	4000K	4,413.15	128.78	PREMIUM
36W	34.27	5000K	4,633.81	135.21	PREMIUM
48W	46.60	3000K	5,604.00	120.29	PREMIUM
48W	46.60	4000K	5,884.20	126.29	PREMIUM
48W	46.60	5000K	6,178.41	132.58	PREMIUM
60W	56.83	3000K	7,005.00	123.26	PREMIUM
60W	56.83	4000K	7,355.25	129.43	PREMIUM
60W	56.83	5000K	7,723.01	135.90	PREMIUM

PRODUCT DIMENSIONS



POWER

POWER FACTOR >0.90 - THD <20

PARAFLEX does not warrant or represent that the information is free from errors or omission. The information may change without notice and PARAFLEX is not in any way liable for the accuracy of any information printed and stored or in any way interpreted or used.

A 3 Luger Rd. #1 - Denville, NJ 07834 **E** info@paraflex.com **W** www.paraflex.com **P** 973-340-6040

Fast Flexible Focused ***Lighting***

NEAL
ARCHITECTURAL GROUP
1023 CANYON CREEK DRIVE
SUITE 125
TEMPLE, TEXAS 76502

REVISIONS

Number	Description	Date

STATE OF TEXAS
STEPHEN C. STEWART
101287
LICENSED
ARCHITECT

05.13.2020

CEN-TEX ENGINEERING
18 SOUTH MAIN - SUITE #610
Temple, Texas 76502

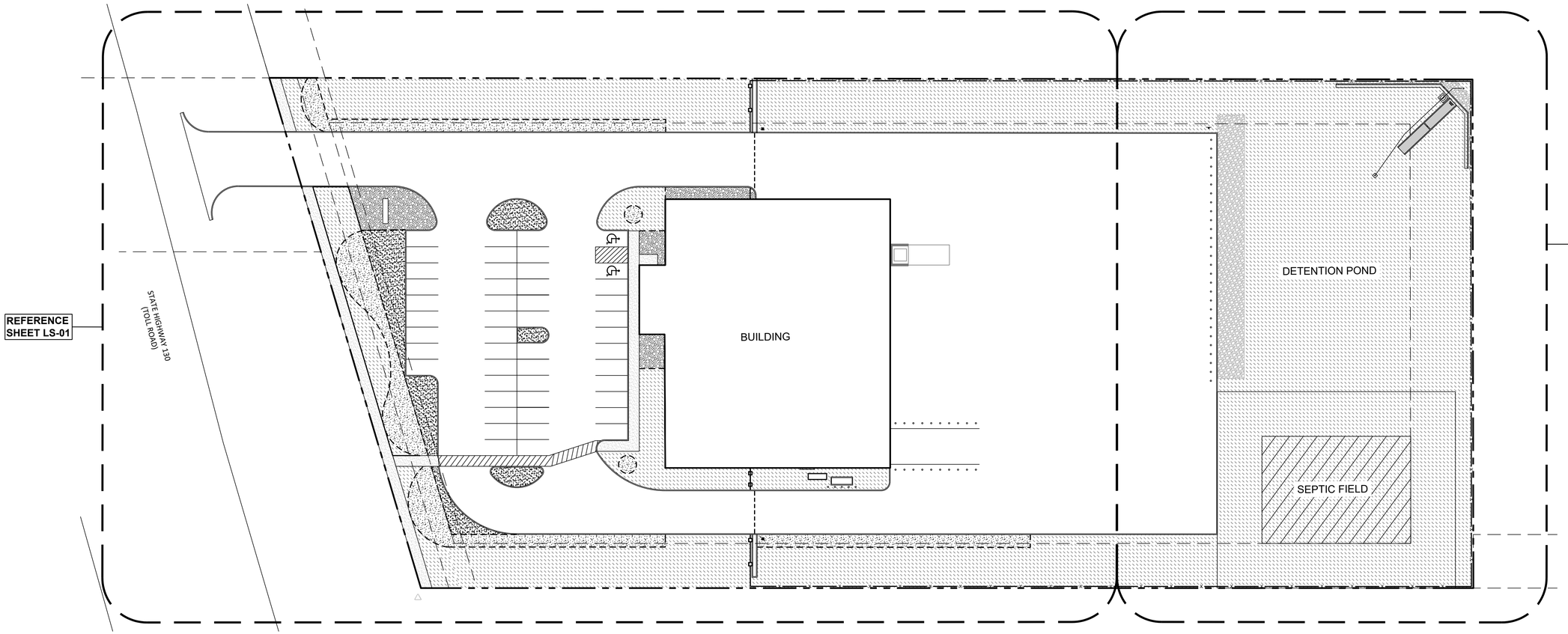
T. MORALES COMPANY

401 SH 130
Georgetown, Texas 78626

ISSUE:
PERMIT SET

PROJECT NUMBER:
1903-2
DATE:
05/13/2020
SHEET TITLE:
ELECTRICAL LIGHTING CUT SHEETS

SHEET NO.:
E0.04



PLANT LIST
(Reference technical specifications for requirements.)

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	WATER USE	REMARKS
●	QM	12	QUERCUS MUEHLENBERGII	CHINQUAPIN OAK	4" CALIPER 16' HEIGHT X 7' SPREAD	100 GALLON		MEDIUM	SINGLE TRUNK, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY; CONTAINER GROWN
◇	QP	9	QUERCUS POLYMORPHA 'MONTEREY'	MONTEREY OAK	4" CALIPER 16' HEIGHT X 7' SPREAD	100 GALLON		VERY LOW	SINGLE TRUNK, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY; CONTAINER GROWN
○	QV	12	QUERCUS VIRGINIANA	LIVE OAK	4" CALIPER 16' HEIGHT X 7' SPREAD	100 GALLON		LOW	SINGLE TRUNK, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY; CONTAINER GROWN
◆	UC	10	ULMUS CRASSIFOLIA	CEDAR ELM	4" CALIPER 16' HEIGHT X 7' SPREAD	100 GALLON		LOW	SINGLE TRUNK, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY; CONTAINER GROWN
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	WATER USE	REMARKS
△	SS	12	SOPHORA SECUNIFLORA	TEXAS MOUNTAIN LAUREL	8' HEIGHT X 4' SPREAD	45 GALLON		LOW	MULTI-TRUNK, 3-5 TRUNKS, 1-1/2" MINIMUM CAN CALIPER, HEAVILY BRANCHED, CLEAR TRUCK, FULL AND UNIFORM CANOPY; CONTAINER GROWN
⊙	IV2	6	ILEX VOMITORIA	YAUPON HOLLY	8' HEIGHT X 4' SPREAD	45 GALLON		LOW - MEDIUM	MULTI-TRUNK, 3-5 TRUNKS, 1-1/2" MINIMUM CAN CALIPER, HEAVILY BRANCHED, CLEAR TRUCK, FULL AND UNIFORM CANOPY; CONTAINER GROWN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	WATER USE	REMARKS
AG	AG	30	ABELIA X GRANDIFLORA	GLOSSY ABELIA	24" HEIGHT X 18" SPREAD	5 GALLON	36" O.C.	MEDIUM	PARKING LOT SCREENING SHRUBS TO BE 24" TALL AT TIME OF PLANTING, PER CITY OF GEORGETOWN REQUIREMENTS.
FN	FN	20	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	24" HEIGHT X 18" SPREAD	5 GALLON	36" O.C.	LOW - MEDIUM	PARKING LOT SCREENING SHRUBS TO BE 24" TALL AT TIME OF PLANTING, PER CITY OF GEORGETOWN REQUIREMENTS.
LF	LF	47	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	24" HEIGHT X 18" SPREAD	5 GALLON.	36" O.C.	MEDIUM	PARKING LOT SCREENING SHRUBS TO BE 24" TALL AT TIME OF PLANTING, PER CITY OF GEORGETOWN REQUIREMENTS.
LG	LG	42	LOROPETALUM CHINENSE	LOROPETALUM	24" HEIGHT X 18" SPREAD	5 GALLON.	36" O.C.	MEDIUM	PARKING LOT SCREENING SHRUBS TO BE 24" TALL AT TIME OF PLANTING, PER CITY OF GEORGETOWN REQUIREMENTS.
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	WATER USE	REMARKS
MSA	MSA	30	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS 'GRACILLIMUS'	24" HEIGHT X 18" SPREAD	5 GALLON	30" O.C.	MEDIUM	
SOD/SEED	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	WATER USE	REMARKS
CD2	CD2	69,188 SF	CYNODON DACTYLON	BERMUDA GRASS	SEED			MEDIUM	HYDROMULCH

IRRIGATION

AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS, TREES, AND TURF.
CONTRACTOR TO SUBMIT DESIGN BUILD DRAWINGS FOR APPROVAL.

TEMPORARY IRRIGATION WITHIN SEPTIC FIELD AND DETENTION POND FOR ESTABLISHMENT ONLY.
HEADS ADJACENT TO SEPTIC FIELD AND DETENTION POND ARE TO BE FULL COVERAGE TO SPRAY OVER THESE AREAS WITHOUT BEING INSTALLED WITHIN THEM.

REVEGETATION

THE RIGHT-OF-WAY AND ANY AREAS DISTURBED DURING CONSTRUCTION NOT DIRECTED TO RECEIVE LANDSCAPING ARE TO BE REVEGETATED WITH BERMUDA GRASS HYDROMULCH WITH TEMPORARY IRRIGATION FOR ESTABLISHMENT ONLY.

LANDSCAPE PLANTING REQUIREMENTS

	REQUIRED	PROVIDED
SECTION 8.04.030 - STREET YARD LANDSCAPING		
STREET YARD BETWEEN 50,000 AND 500,000 S.F. 50,115 S.F.		
LANDSCAPE AREA TOTALING 20% OF STREET YARD	10,023 S.F.	21,965 S.F.
10 SHADE TREES PLUS 1 PER 10,000 S.F. OVER 50,000 OF STREET YARD	10	10
30 SHRUBS PLUS 3 PER 10,000 S.F. OVER 50,000 OF STREET YARD	30	75
SECTION 8.04.040 - PARKING LOT LANDSCAPING		
PARKING LOT STALLS: REQUIRED 41 PROVIDED 48	STALL #	
PERVIOUS LANDSCAPE AREA	960 S.F.	6,835 S.F.
20 S.F. FOR STALL BETWEEN FRONT OF BUILDING OF ROW	48	
10 S.F. FOR STALL NOT BETWEEN FRONT OF BUILDING OF ROW	0	N/A
SHADE TREE	STALL #	
1 TREE PER 12 PARKING STALLS	41	4
1 TREE PER 8 PARKING STALLS IN EXCESS OF REQUIRED PARKING	7	N/A
NO PARKING STALL SHALL BE FURTHER THAN 50' FROM A SHADE TREE		50' RADIUS SHOWN ON TREES
SCENIC / NATURAL GATEWAY: 184 LINEAR FEET		
SCENIC / NATURAL GATEWAY WIDTH	25 FEET	25 FEET
SCENIC / NATURAL GATEWAY SQUARE FEET		
285 L.F. x 25' WIDTH = 7,125 S.F.		
SCENIC / NATURAL GATEWAY VEGETATIVE COVERAGE 80% EXCLUDING SIDEWALKS	3,818 S.F.	3,818 S.F.
4,772 X .8 (80%) = 3,818 S.F. VEGETATIVE COVERAGE		
TWO SHADE TREES PER 1,000 S.F.	14	14
(THE ENTIRE 25' GATEWAY CONSISTS OF EASEMENTS WHICH PROHIBITS THE PLANTING OF SHADE TREES. THEREFORE, I HAVE ADDED 8 SHADE TREES JUST OUTSIDE OF THE BUFFER INTENDED TO COUNT TOWARDS THIS REQUIREMENT, AS WELL AS REPLACED 2 ORNAMENTAL TREES TO THE 1 REQUIRED SHADE TREE AS REPLACEMENT)		(8 SHADE TREES ADJACENT TO EASEMENT & 12 ORNAMENTALS WHICH EQUATES TO 6 SHADE TREES)
5 SHRUBS PER 1,000 S.F.	35	96
SECTION 8.04.060 - BUFFERYARDS		
BUFFERYARD	N/A	N/A
1 SHADE TREE PER 50 L.F	0	N/A
2 EVERGREEN ORNAMENTAL TREE PER 50 L.F	0	N/A
8 EVERGREEN SHRUBS PER 50 L.F	0	N/A
SECTION 8.04.070 - SCREENING		
PARKING LOT SCREEN, LIVE SCREEN, MINIMUM 2' HT AT TIME OF PLANTING		INDICATED ON PLANS

NOTE:
ALL LANDSCAPE BEDS AND LAWN AREAS ARE TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
LANDSCAPE REQUIREMENT REFERENCE RESPECT SECTIONS OF GEORGETOWN UNIFIED DEVELOPMENT CODE

PROTECTED / HERITAGE TREE SCHEDULE

TAG #	Description	Status	Tree Credits
T. MORALES BUILDING SITE			
1704	41 in (M) Live Oak	HERITAGE TREE TO BE REMOVED	0 Tree

TOTAL NUMBER OF PROTECTED TREES 0
TOTAL NUMBER OF HERITAGE TREES 1
TOTAL NUMBER OF 6"-11" TREES 0
TOTAL SITE ACREAGE: 4.137 ac / 180,207.72 S.F.

TOTAL NUMBER OF HERITAGE / PROTECTED TREES TO BE SAVED 0

EXISTING TREE SYMBOLS

EXISTING TREE TO BE REMOVED

SAVE / REMOVED TREE CALCULATIONS

OWED MITIGATION FOR PROTECTED REMOVALS
OVERALL PROTECTED TREE MITIGATION INCHES OWED: 41
MITIGATION PROVIDED AT 3:1 FOR HERITAGE TREE REMOVAL: 123 INCHES

GENERAL SITE DEVELOPMENT PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
12. FIRE FLOW REQUIREMENTS OF 1,500 GPM PER MINUTE (INCLUDE AMOUNT) ARE BEING PERMIT APPLICATION.
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
16. 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)

GENERAL NOTES:

1. LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT LINE LOCATION SERVICES AND COST INCURRED FOR BODILY INJURY AND OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
2. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
3. DURING PERFORMANCE OF THE WORK, THE CONTRACTOR SHALL EXERCISE UTMOST CARE TO PREVENT ACCIDENTS TO PERSONS OR PROPERTY AND SHALL PROVIDE AND MAINTAIN BARRIERS AND SAFEGUARDS NECESSARY FOR THE PREVENTION OF ACCIDENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE DONE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
5. ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS RESULTING FROM THE ACCEPTANCE OF CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT / OWNER FOR APPROVAL.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS BY END OF WORK DAY.
7. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ORDINANCES. PRIOR TO CONSTRUCTION, ALL PERMITS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROJECT SHALL BE APPLIED, PAID AND SECURED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
9. THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS, UNLESS SPECIFIED BY THE LANDSCAPE ARCHITECT / OWNER.
12. ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY BY THE CONTRACTOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
14. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH. REPAIR ALL DAMAGE TO FINISH GRADING INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS OR ANY SETTLING OR EROSION OCCURRING PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.

LANDSCAPE PLAN NOTES:

1. THE CONVENTIONAL AND DRIP OR LEAKY-PIPE SYSTEM SYSTEM FOR IRRIGATION HAS BEEN SELECTED FOR THIS DEVELOPMENT. WATER WELL FED SYSTEM. NON-POTABLE WATER SOURCE. (CHOOSE ONE FROM BELOW)
   - CONVENTIONAL SYSTEM: AN AUTOMATIC OR MANUAL UNDERGROUND IRRIGATION SYSTEM, WHICH MAY HAVE CONVENTIONAL SPRAY OR BUBBLER TYPE HEADS.
   - DRIP OR LEAKY-PIPE SYSTEM: AN AUTOMATIC OR MANUAL UNDERGROUND IRRIGATION SYSTEM IN CONJUNCTION WITH A WATER-SAVING SYSTEM, WHICH IS A DRIP OR A LEAKY PIPE SYSTEM.
   - TEMPORARY AND ABOVE-GROUND WATERING: LANDSCAPE AREAS UTILIZING XERISCAPING PLANTS AND INSTALLATION TECHNIQUES, INCLUDING AREAS PLANTED WITH NATIVE GRASSES, WILDFLOWERS, AND TREES MAY USE A TEMPORARY AND ABOVE-GROUND SYSTEM, AND SHALL BE REQUIRED TO PROVIDE IRRIGATION FOR THE FIRST THREE (3) GROWING SEASONS.
2. A SEPARATE IRRIGATION PLAN SHALL BE PROVIDED AT THE TIME OF APPLICATION FOR A BUILDING PERMIT.
3. MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT

   ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. A PROPERTY/ HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.
4. THIS LANDSCAPE PLAN HAS BEEN PREPARED AND CERTIFIED BY A LANDSCAPE ARCHITECT TO MEET ALL REQUIREMENTS OF THE CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE. (PROVIDE INDIVIDUALS CONTACT INFORMATION AND CERTIFICATION ON LANDSCAPE PLAN.)
5. ALL PLANT SELECTIONS HAVE BEEN CHOSEN FROM THE CITY OF GEORGETOWN PREFERRED PLANT LIST.
6. NO MORE THAN 25% OF PLANTINGS HAVE BEEN SELECTED FROM ANY ONE SPECIES. (IF PLANTING MORE THAN 5 TREES OR 10 SHRUBS)
7. AT LEAST 50% OF THE REQUIRED PLANT MATERIALS ARE LOW WATER USERS AS IDENTIFIED ON THE PREFERRED PLANT LIST.

MATERIAL SCHEDULE
(REFERENCE TECHNICAL SPECIFICATIONS FOR REQUIREMENTS. CONTRACTOR TO VERIFY ALL QUANTITIES PER THE PLAN SET)

CODE	ITEM	DETAIL	DESCRIPTION	SUPPLIER	REMARKS
M-01	STEEL EDGING	4/LS-03	JD RUSSEL DURAEDGE - 3/16" X 4" STAKED; BROWN OR APPROVED EQUIVALENT	LOCAL SOURCE	CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTAL PRIOR TO ORDERING AND INSTALLATION
ML-02	RIVER ROCK	2LS-03	"BRAZOS" 2" - 4" SIZE BROWN TAN COLOR	WHITTLESEY LANDSCAPE SUPPLIES PHONE: 512-989-7625 OR APPROVED EQUIVALENT	CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTAL PRIOR TO ORDERING AND INSTALLATION
ML-03	WASHED GRANITE	1/LS-03	1/4" - 1/2" SIZE	WHITTLESEY LANDSCAPE SUPPLIES PHONE: 512-989-7625 OR APPROVED EQUIVALENT	CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTAL PRIOR TO ORDERING AND INSTALLATION
ML-04	SHREDDED HARDWOOD MULCH			LOCAL SOURCE	CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTAL PRIOR TO ORDERING AND INSTALLATION
ML-05	FILTER FABRIC		MIRAFI 140N OR APPROVED EQUIVALENT	LOCAL SOURCE	CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTAL PRIOR TO ORDERING AND INSTALLATION
ML-05	CHAIN LINK FENCE	1/LS-03	- 72" HIGH - 9 GAUGE CHAIN LINK FABRIC - SCHEDULE 40 FRAME WORK WITH 2-7/8 OD TERMINAL POSTS, 1-7/8" OD LINE POSTS, AND 1-5/8" OD TOP RAIL - (3) STRAND BARB WIRE - 12 1/2 GAUGE 4 POINT	LOCAL SOURCE	CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTAL PRIOR TO ORDERING AND INSTALLATION
ML-06	PRE-CAST CONCRETE SCREEN WALL	2/LS-03	8' HEIGHT PRECAST CONCRETE SCREENING FENCE	CONCRETEX CONCRETE FENCE 11800 N. HWY 183, FLORENCE, TX 76527 CONTACT: JIM BOHART or LEN TESORO PHONE: 512-219-1018 or 512-751-7126 EMAIL: JIM@TEBOHOLDINGS.COM or INFO@CONCRETEX.NET OR C&M CONCRETE PRECAST & CONSTRUCTION WWW.CANDMPRECAST.COM P.O. BOX 291090, KERRVILLE, TX 78029 CONTACT: PAT ACOSTA PHONE: 830-367-5988 or 830-377-7168 EMAIL: PATACOSTA@CANDMPRECAST.COM OR APPROVED EQUIVALENT	CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTAL PRIOR TO ORDERING AND INSTALLATION
ML-07	16' ORNAMENTAL ROLL GATE WITH GATE ROLLBACK CONCRETE FLUME QUANTITY: 2 TOTAL	2/LS-04	8' HEIGHT AMERISTAR PASSPORT COMMERCIAL ROLL GATE. COLOR: BLACK	AMERISTAR PHONE: 888-333-3422 OR APPROVED EQUIVALENT	NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER FOR OWNER APPROVAL PRIOR TO INSTALLATION
ML-08	AUTOMATIC GATE OPENERS QUANTITY: 2 TOTAL	2/LS-04	LIFTMASTER MODEL NO. SL5SUL WITH TELEPHONE ENTRY CONTROL SYSTEM MODEL NO. ELI2000SS SINGLE PHASE, 1.5 HP	LIFTMASTER 1-800-282-6225 OR APPROVED EQUIVALENT	CONTRACTOR TO PROVIDE A FULLY OPERATIONAL AUTOMATIC GATE OPENER INCLUDING TELEPHONE ENTRY CONTROLS. CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER FOR OWNER APPROVAL PRIOR TO INSTALLATION.

DRAWN BY: Author
CHECKED BY: Checker
12/19/2019 9:47:45 AM Author

covey
landscape architects
800 SOUTH AUSTIN AVE.
AUSTIN, TEXAS 78626

REVISIONS

Number	Description	Date
1	ADD. NO. 3	8-27-2020
2	ADD. NO. 4	9-10-2020

SUBMITTED BY:

I, RONALD STAFFORD , HEREBY CERTIFY THAT THIS LANDSCAPE PLAN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 8 OF THE UNIFIED DEVELOPMENT CODE.

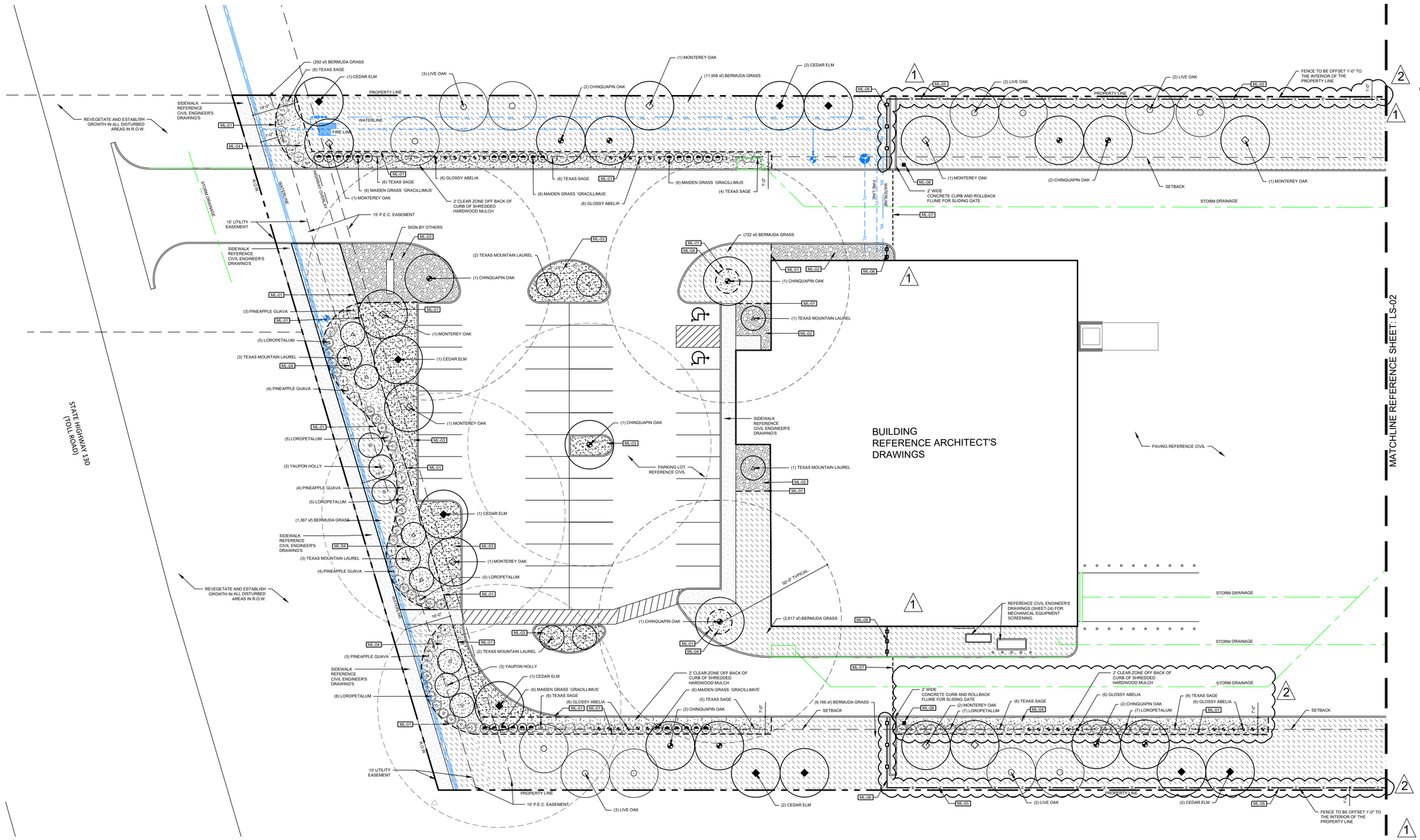
REGISTERED LANDSCAPE ARCHITECT
RONALD STAFFORD
2460
STATE OF TEXAS

SEPTEMBER 10, 2020

T. MORALES COMPANY
401 SH 130
Georgetown, Texas 78626

ISSUE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
2020-4-SDP
DATE:
6/17/2020
SHEET TITLE:
OVERALL LANDSCAPE REFERENCE PLAN, SCHEDULES, AND NOTES

SHEET NO.:
LS-00



DRAWN BY: Author
CHECKED BY: Checker
12/19/2019 9:47:45 AM Author

covey
landscape architects

800 SOUTH AUSTIN AVE.
AUSTIN, TEXAS 78626

REVISIONS

Number	Description	Date
1	ADD. NO. 3	8-27-2020
2	ADD. NO. 4	9-10-2020

REGISTERED LANDSCAPE ARCHITECT
RONALD STAFFORD
2460
STATE OF TEXAS

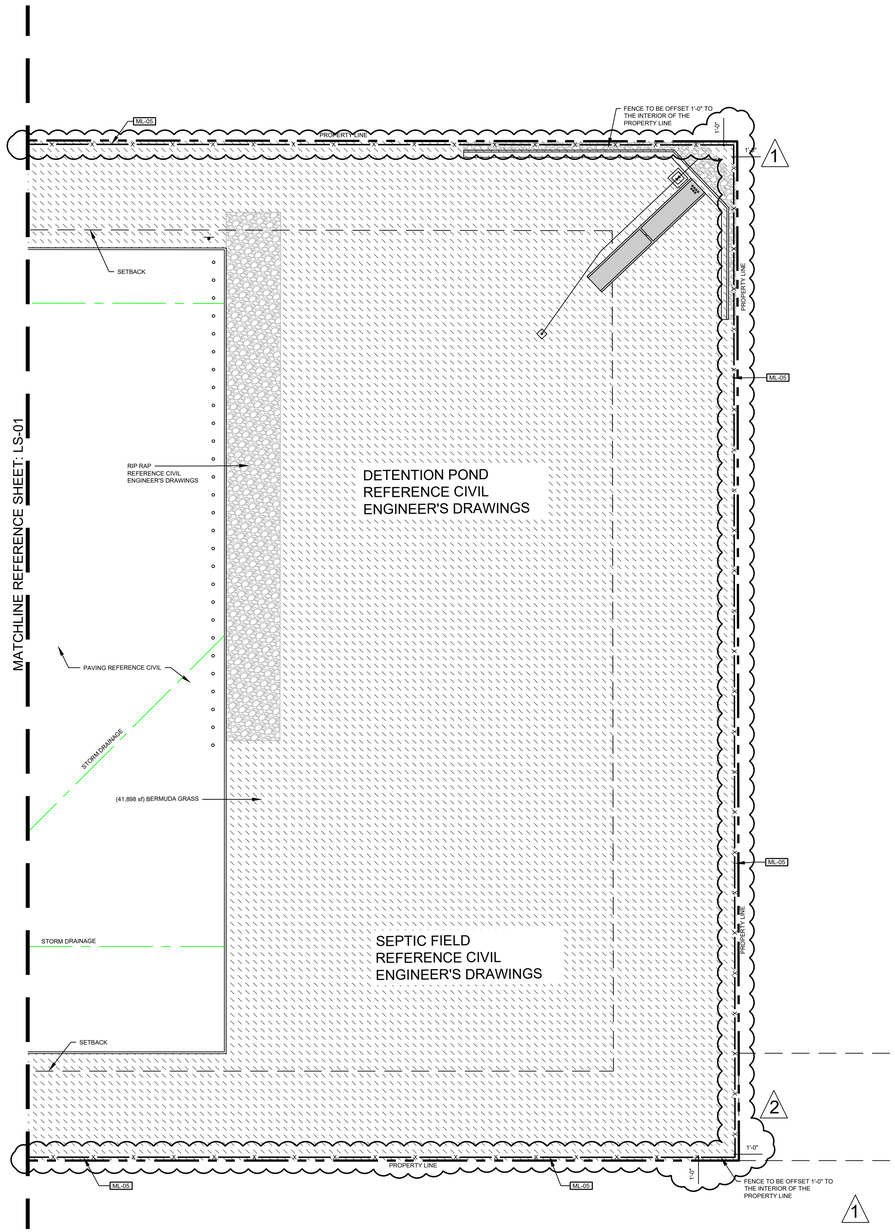
SEPTEMBER 10, 2020

T. MORALES COMPANY

401 SH 130
Georgetown, Texas 78626

ISSUE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
2020-4-SDP
DATE:
6/17/2020
SHEET TITLE:
LANDSCAPE SITEWORK AND PLANTING PLAN

SHEET NO.:
LS-01



NORTH

0 10 20 30 40

HORIZONTAL SCALE IN FEET

covey
landscape architects

800 SOUTH AUSTIN AVE.
AUSTIN, TEXAS 78626

REVISIONS

Number	Description	Date
1	ADD. NO. 3	8-27-2020
2	ADD. NO. 4	9-10-2020

REGISTERED LANDSCAPE ARCHITECT
RONALD STAFFORD
2460
STATE OF TEXAS

SEPTEMBER 10, 2020

T. MORALES COMPANY

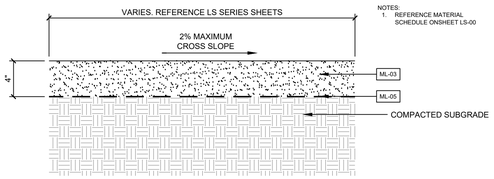
401 SH 130
Georgetown, Texas 78626

ISSUE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
2020-4-SDP
DATE:
6/17/2020
SHEET TITLE:
LANDSCAPE SITEWORK AND PLANTING PLAN

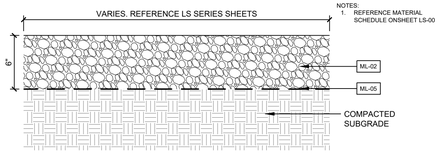
SHEET NO.:
LS-02

DRAWN BY: **Author** CHECKED BY: **Checker**

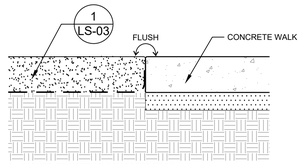
12/19/2019 9:47:45 AM Author



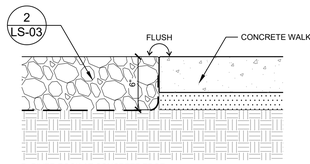
1 WASHED GRANITE
SECTION SCALE:1 1/2" = 1'-0"



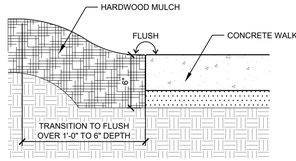
2 RIVER ROCK OVER FILTER FABRIC
SECTION SCALE:1 1/2" = 1'-0"



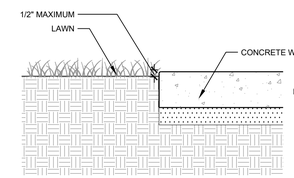
A. WASHED GRANITE AT CONCRETE EDGE



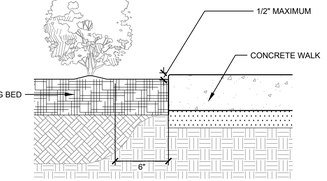
B. RIVER ROCK AT CONCRETE EDGE



C. HARDWOOD MULCH AT CONCRETE EDGE

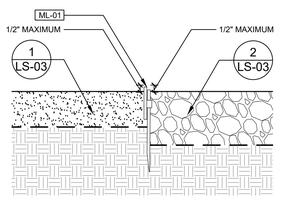


D. LAWN AT CONCRETE EDGE

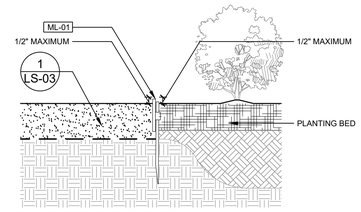


E. PLANTING BED AT CONCRETE EDGE

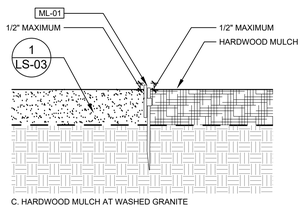
3 MATERIALS TO BE INSTALLED
ADJACENT AT CONCRETE (INCLUDING EXISTING CONCRETE)
SECTION SCALE:1 1/2" = 1'-0"



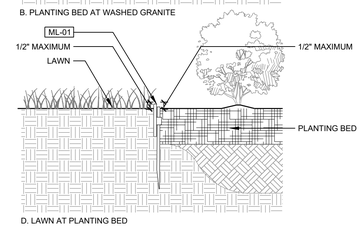
A. RIVER ROCK AT WASHED GRANITE



B. PLANTING BED AT WASHED GRANITE

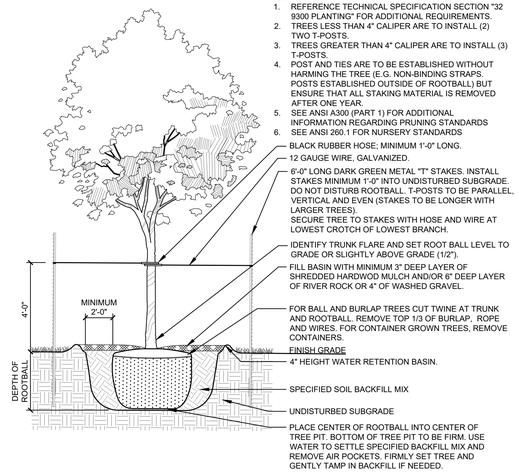


C. HARDWOOD MULCH AT WASHED GRANITE



D. LAWN AT PLANTING BED

4 MATERIALS TO BE INSTALLED WITH STEEL EDGING
SECTIONS SCALE:1 1/2" = 1'-0"

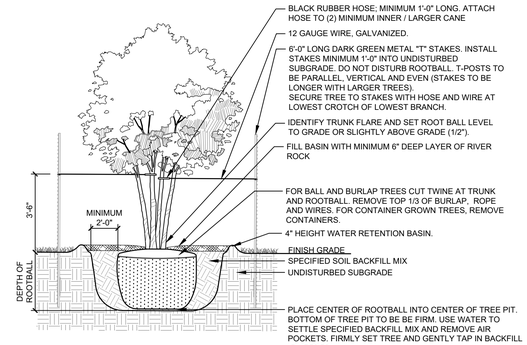


NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "32 9300 PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. TREES LESS THAN 4" CALIPER ARE TO INSTALL (2) TWO T-POSTS.
3. TREES GREATER THAN 4" CALIPER ARE TO INSTALL (3) T-POSTS.
4. POST AND TIES ARE TO BE ESTABLISHED WITHOUT HARMING THE TREE (E.G. NON-BINDING STRAPS. POSTS ESTABLISHED OUTSIDE OF ROOTBALL) BUT ENSURE THAT ALL STAKING MATERIAL IS REMOVED AFTER ONE YEAR.
5. SEE ANSI A300 (PART 1) FOR ADDITIONAL INFORMATION REGARDING PRUNING STANDARDS
6. SEE ANSI 260.1 FOR NURSERY STANDARDS

BLACK RUBBER HOSE; MINIMUM 1'-0" LONG.
12 GAUGE WIRE, GALVANIZED.
6'-0" LONG DARK GREEN METAL "T" STAKES. INSTALL STAKES MINIMUM 1'-0" INTO UNDISTURBED SUBGRADE. DO NOT DISTURB ROOTBALL. T-POSTS TO BE PARALLEL, VERTICAL AND EVEN (STAKES TO BE LONGER WITH LARGER TREES).
SECURE TREE TO STAKES WITH HOSE AND WIRE AT LOWEST CROTCH OF LOWEST BRANCH.
IDENTIFY TRUNK FLARE AND SET ROOT BALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE (1/2").
FILL BASIN WITH MINIMUM 3" DEEP LAYER OF SHREDDED HARDWOD MULCH AND/OR 6" DEEP LAYER OF RIVER ROCK OR 4" OF WASHED GRAVEL.
FOR BALL AND BURLAP TREES CUT TWINE AT TRUNK AND ROOTBALL. REMOVE TOP 1/3 OF BURLAP, ROPE AND WIRES. FOR CONTAINER GROWN TREES, REMOVE CONTAINERS.
FINISH GRADE
4" HEIGHT WATER RETENTION BASIN.
SPECIFIED SOIL BACKFILL MIX
UNDISTURBED SUBGRADE
PLACE CENTER OF ROOTBALL INTO CENTER OF TREE PIT. BOTTOM OF TREE PIT TO BE FIRM. USE WATER TO SETTLE SPECIFIED BACKFILL MIX AND REMOVE AIR POCKETS. FIRMLY SET TREE AND GENTLY TAMP IN BACKFILL IF NEEDED.

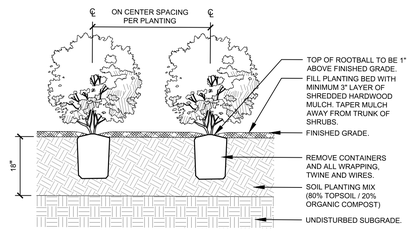
5 SINGLE TRUNK
TREE PLANTING DETAIL
SECTION SCALE: N.T.S.

NOTES:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "32 9300 PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. TREES LESS THAN 4" CALIPER ARE TO INSTALL (2) TWO T-POSTS.
3. TREES GREATER THAN 4" CALIPER ARE TO INSTALL (3) T-POSTS.
4. POST AND TIES ARE TO BE ESTABLISHED WITHOUT HARMING THE TREE (E.G. NON-BINDING STRAPS. POSTS ESTABLISHED OUTSIDE OF ROOTBALL) BUT ENSURE THAT ALL STAKING MATERIAL IS REMOVED AFTER ONE YEAR.
5. SEE ANSI A300 (PART 1) FOR ADDITIONAL INFORMATION REGARDING PRUNING STANDARDS
6. SEE ANSI 260.1 FOR NURSERY STANDARDS



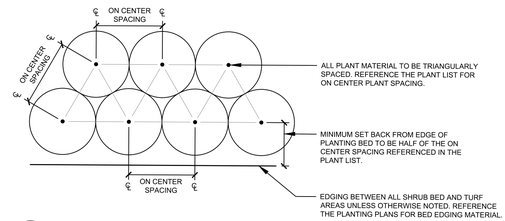
BLACK RUBBER HOSE; MINIMUM 1'-0" LONG. ATTACH HOSE TO (2) MINIMUM INNER / LARGER CANE
12 GAUGE WIRE, GALVANIZED.
6'-0" LONG DARK GREEN METAL "T" STAKES. INSTALL STAKES MINIMUM 1'-0" INTO UNDISTURBED SUBGRADE. DO NOT DISTURB ROOTBALL. T-POSTS TO BE PARALLEL, VERTICAL AND EVEN (STAKES TO BE LONGER WITH LARGER TREES).
SECURE TREE TO STAKES WITH HOSE AND WIRE AT LOWEST CROTCH OF LOWEST BRANCH.
IDENTIFY TRUNK FLARE AND SET ROOT BALL LEVEL TO GRADE OR SLIGHTLY ABOVE GRADE (1/2").
FILL BASIN WITH MINIMUM 6" DEEP LAYER OF RIVER ROCK
FOR BALL AND BURLAP TREES CUT TWINE AT TRUNK AND ROOTBALL. REMOVE TOP 1/3 OF BURLAP, ROPE AND WIRES. FOR CONTAINER GROWN TREES, REMOVE CONTAINERS.
4" HEIGHT WATER RETENTION BASIN.
FINISH GRADE
SPECIFIED SOIL BACKFILL MIX
UNDISTURBED SUBGRADE
PLACE CENTER OF ROOTBALL INTO CENTER OF TREE PIT. BOTTOM OF TREE PIT TO BE BE FIRM. USE WATER TO SETTLE SPECIFIED BACKFILL MIX AND REMOVE AIR POCKETS. FIRMLY SET TREE AND GENTLY TAP IN BACKFILL IF NEEDED.

6 MULTI-TRUNK
TREE PLANTING DETAIL
SECTION SCALE: N.T.S.



TOP OF ROOTBALL TO BE 1" ABOVE FINISHED GRADE.
FILL PLANTING BED WITH MINIMUM 3" LAYER OF SHREDDED HARDWOOD MULCH. TAPER MULCH AWAY FROM TRUNK OF SHRUBS.
FINISHED GRADE.
REMOVE CONTAINERS AND ALL WRAPPING, TWINE AND WIRES.
SOIL PLANTING MIX (80% TOPSOIL / 20% ORGANIC COMPOST)
UNDISTURBED SUBGRADE.

7 SHRUB BED PLANTING
SECTION SCALE:N.T.S.



ALL PLANT MATERIAL TO BE TRIANGULARLY SPACED. REFERENCE THE PLANT LIST FOR ON CENTER PLANT SPACING.
MINIMUM SET BACK FROM EDGE OF PLANTING BED TO BE HALF OF THE ON CENTER SPACING REFERENCED IN THE PLANT LIST.
EDGING BETWEEN ALL SHRUB BED AND TURF AREAS UNLESS OTHERWISE NOTED. REFERENCE THE PLANTING PLANS FOR BED EDGING MATERIAL.

8 PLANT SPACING LAYOUT
PLAN SCALE:N.T.S.

covey
landscape architects
800 SOUTH AUSTIN AVE.
AUSTIN, TEXAS 78626

REVISIONS

Number	Description	Date

REGISTERED LANDSCAPE ARCHITECT
RONALD STAFFORD
2460
STATE OF TEXAS
June 11, 2020

T. MORALES COMPANY
401 SH 130
Georgetown, Texas 78626

ISSUE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
2020-4-SDP
DATE:
3/2/2019
SHEET TITLE:
LANDSCAPE SITEWORK AND PLANTING DETAILS

SHEET NO.:
LS-03

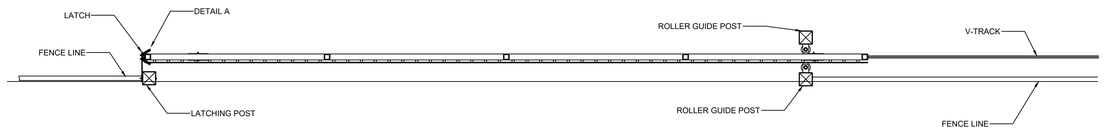
DRAWN BY: **Author**
CHECKED BY: **Checker**
12/19/2019 9:47:45 AM Author

DRAWN BY: Author CHECKED BY: Checker

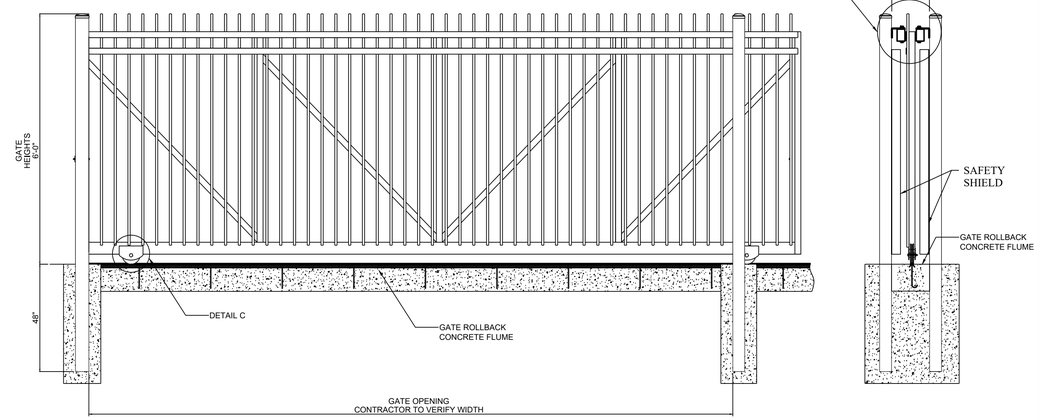
12/19/2019 9:47:45 AM Author

LA-D103.5 Fire Apparatus Access Road Gates

1. THE MINIMUM UNOBSTRUCTED GATE WIDTH SHALL BE 20 FEET (6096 MM).
   1.1. EXCEPTION: ONE AND TWO-FAMILY DWELLINGS AS APPROVED BY THE FIRE CODE OFFICIAL.
2. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE.
3. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON.
4. GATE COMPONENTS SHALL ALWAYS BE MAINTAINED IN AN OPERATIVE CONDITION AND REPLACED OR REPAIRED WHEN DEFECTIVE.
5. ELECTRICALLY OPERATED GATES:
   5.1. SHALL BE EQUIPPED WITH A MEANS OF OPENING THE GATE BY FIRE DEPARTMENT PERSONNEL FOR EMERGENCY ACCESS. EMERGENCY ACCESS DEVICES SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
   5.2. SHALL BE IN THE FULLY OPENED POSITION FOR NO MORE THAN 30 SECONDS.
   5.3. SHALL HAVE A MANUAL OVERRIDE SYSTEM. MANUAL OVERRIDE OPERATIONS SHALL BE LOCATED ON THE ENTRANCE SIDE OF THE GATE, OR WHEN POWER HAS FAILED, THE GATE(S) SHALL OPEN AND STAY OPEN UNTIL POWER IS RESTORED FOR NORMAL OPERATIONS.
   5.4. SHALL HAVE INSTALLED APPROVED PREEMPTIVE CONTROL OPENING EQUIPMENT.
   5.5. EXCEPTIONS
      5.5.1. DRIVEWAYS SERVING ONE AND TWO-FAMILY DWELLINGS AS APPROVED BY THE FIRE CODE OFFICIAL.
      5.5.2. GATES SERVING AS AN EMERGENCY ACCESS WITH 24-HOUR STAFFED GATEHOUSES
6. MANUAL OPENING GATES
   6.1. MAY BE LOCKED WHEN APPROVED BY THE FIRE CODE OFFICIAL.
   6.2. IF EQUIPPED WITH A LOCK, KEYS SHALL BE PROVIDED FOR INSTALLATION INTO AN APPROVED FIRE DEPARTMENT KEY BOX. KEYS SHALL BE MAINTAINED CURRENT.
7. LOCKING DEVICE SPECIFICATIONS SHALL BE SUBMITTED FOR APPROVAL BY THE FIRE CODE OFFICIAL.
8. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
9. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.
10. A CONSTRUCTION PERMIT IN ACCORDANCE WITH SUBSECTION 503.6 IS REQUIRED TO INSTALL OR MODIFY A GATE ACROSS FIRE APPARATUS ROADWAYS.
11. MAINTENANCE OF GATES SECURING FIRE APPARATUS ACCESS. GATES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AND REPAIRED OR REPLACED WHEN DEFECTIVE. WHEN REQUIRED BY THE FIRE CODE OFFICIAL, DEFECTIVE GATES SHALL BE SECURED IN THE OPEN POSITION UNTIL REPAIRED.



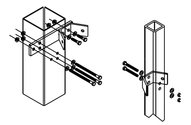
NOTE: CONTRACTOR TO PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A STATE OF TEXAS PROFESSIONAL ENGINEER FOR OWNER APPROVAL PRIOR TO INSTALLATION FOR SLIDING GATE AND CONCRETE ROLLBACK FLUME.



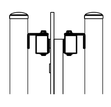
AUTOMATIC GATE OPENER

PROVIDE THE FOLLOWING:

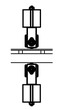
1. PRE-MOTION WARNING ALARM
2. EXTERNAL ALARM RESET BUTTON
3. MAXIMUM RUN TIMER
4. INHERENT REVERSING SENSOR
5. MECHANICAL LIMIT SYSTEM
6. MONITORED SAFETY INPUTS
7. SECURITY+2.0 ON BOARD
8. RADIO RECEIVER
9. LED DIAGNOSTIC DISPLAY
10. PROGRAMMABLE AUXILIARY RELAYS
11. INCLUDE CONCRETE PAD MOUNT INSTALLATION WITH SEPARATE CONDUITS FOR POWER AND CONTROLS STUBBED THROUGH CONCRETE PAD.



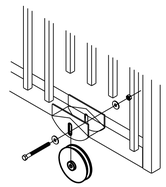
DETAIL A: ISO VIEW



DETAIL B: SIDE VIEW



DETAIL B: TOP VIEW



DETAIL C: ISO VIEW

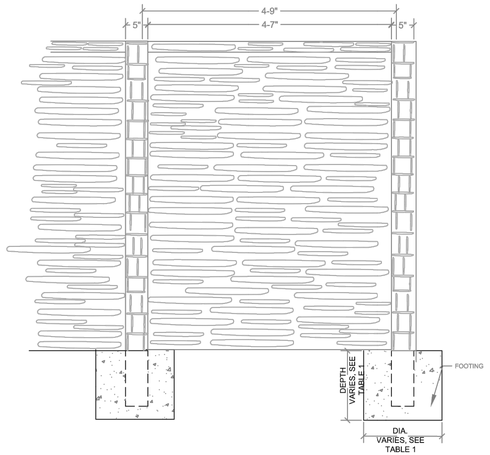
PassPort® Commercial Ornamental Roll Gate
Ornamental Pickets: ½" Square
Top Rail(s), Uprights and Diagonals Braces: 2"Square x 11Ga.
Bottom Rail: 2" x 4" x 11Ga. (Notched &Plated for V-track Wheels)
Roll Gate Hardware : Kit #PGKOD
2-Rail Profile

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

2 SLIDING GATE WITH AUTOMATIC GATE OPENER & GATE ROLLBACK CONCRETE FLUME

SECTION SCALE: N.T.S.

2



NOTES 1 :
1- MAXIMUM POST HEIGHT IS 8'-0".
2- ALL CONCRETE SHALL BE 5000 P.S.I. UNLESS OTHERWISE INDICATED.
3- ALL REINFORCEMENT SHALL BE ASTM E90
4- FOOTING:SEE TABLE (1) FOR SIZE , DEPENDANT ON LOCAL SOIL CONDITIONS. 3000 P.S.I. CONCRETE.
5- ALL STEEL REINFORCING IS POSITIONED TO ALLOW FOR MAX. CONCRETE COVERAGE.
6- CAPRAIL IS SECURED IN PLACE WITH A SILICONE SEALANT.

NOTE 2 :
CALCULATIONS ARE MADE FOR FLAT TOPOGRAPHY AND NOT OPEN AREA .
IF TOPOGRAPHY CHANGES NOTIFY THE ENGINEER FOR NEW CALCULATIONS.

NOT 3 :
A. A SOILS INVESTIGATION REPORT / GEOTECHNICAL REPORT IS REQUIRED FOR ALL PROJECTS USING THIS DETAILS.
B. ALLOWABLE FOUNDATION AND LATERAL PRESSURES FOR FOOTING DESIGN SHALL NOT EXCEED THE MINIMUM VALUE OF 2000 psf .

TABLE (1)

8' HIGH POST FOUNDATION DESIGN			6' HIGH POST FOUNDATION DESIGN		
SOIL PI	DIAMETER	DEPTH	SOIL TYPE	DIAMETER	DEPTH
PI 15-28	9"	4.4'	PI 15-28	9"	3.4'
	12"	3.8'		12"	3.0'
	18"	2.8'		18"	2.4'
PI 28-42	9"	5.7'	PI 28-42	9"	4.9'
	12"	5.3'		12"	4.5'
	18"	4.6'		18"	3.9'
PI 42-60	9"	7.8'	PI 42-60	9"	5.8'
	12"	7.0'		12"	5.3'
	18"	6.25'		18"	4.6'

1

01 PRE-CAST CONCRETE SCREEN FENCE

ELEVATION SCALE: N.T.S.

covey landscape architects

800 SOUTH AUSTIN AVE.
AUSTIN, TEXAS 78626

REVISIONS

Number	Description	Date
1	ADD. NO. 3	8-27-2020
2	ADD. NO. 4	9-10-2020

REGISTERED LANDSCAPE ARCHITECT
RONALD STAFFORD
2460
STATE OF TEXAS

SEPTEMBER 10, 2020

T. MORALES COMPANY

401 SH 130
Georgetown, Texas 78626

ISSUE:
CONSTRUCTION DOCUMENTS
PROJECT NUMBER:
2020-4-SDP
DATE:
6/17/2020
SHEET TITLE:

LANDSCAPE SITEWORK DETAILS

SHEET NO.:
LS-04

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: Chad Jones

Date: 9/11/25

Signature of Customer/Agent:

Chad W Jones

Regulated Entity Name: T. Morales Office and Warehouse

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):4.13

3. Estimated projected population:15

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	23,565	÷ 43,560 =	0.54
Parking	74,444	÷ 43,560 =	1.71
Other paved surfaces	0	÷ 43,560 =	0
Total Impervious Cover	98,009	÷ 43,560 =	2.25

Total Impervious Cover 2.25 **÷ Total Acreage** 4.13 **X 100 =** 54.5**% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100% Domestic	1,600 Gallons/day
_____% Industrial	_____ Gallons/day
_____% Commingled	_____ Gallons/day
TOTAL gallons/day _____	

15. Wastewater will be disposed of by:

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

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

☐ Sewage Collection System (Sewer Lines):

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

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

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

☐ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 30'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ No part of the project site is located within the 100-year floodplain.
The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Map panel 48491C0292F dated December 20, 2019

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

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

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

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

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

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

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

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

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

26. ☐ Surface waters (including wetlands).

    ☒ N/A

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

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

28. ☒ Legal boundaries of the site are shown.

Administrative Information

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

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

Attachment A – Factors Affecting Water Quality

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

- Disturbance of vegetated areas
- Leaking oil from parked vehicles
- Malfunctioning septic system and spill on site
- Loss of vegetative ground cover due to inadequate watering or mismanagement
- Use of roads by automotive traffic and subsequent oil/grease pollutants from normal use
- Accidental or improper discharge of the following:
    - Concrete
    - Cleaning solvents
    - Detergents
    - Petroleum based products
    - Paints
    - Paint solvents
    - Acids
    - Concrete additives

Attachment B – Character of Storm Water

The character of the storm water generated by this project is typical of a commercial type development. The site drains northeasterly toward the rear property line with slopes in the 2-5% range. The NRCS (formerly SCS) Method was used to calculate the volume of the storm water.

Existing conditions include 8.2% impervious cover with runoff draining through pasture toward the northern and eastern property lines. Developed conditions on the property result in 54.5% impervious cover. Runoff from the development will be routed through a proposed batch detention basin for water quality treatment. There is no upstream off-site runoff as ditches along SH 130 divert upstream runoff.

The tables below summarize the peak flow calculated from each basin.

Existing Conditions

			Peak Flow (cfs)			
Drainage Area	**Area (ac)**	**RCN**	**2 Yr**	**10 Yr**	**25 Yr**	**100 Yr**
POI A	1.01	73.4	1.0	2.5	3.4	4.9
POI B	0.32	78.6	0.5	1.1	1.4	2.0
POI C	2.81	74.3	2.5	6.3	8.7	12.4

Developed Conditions

			Peak Flow (cfs)			
Drainage Area	**Area (ac)**	**RCN**	**2 Yr**	**10 Yr**	**25 Yr**	**100 Yr**
POI A	3.40	88.7	1.1	2.6	3.7	5.2
POI B	0.37	77.5	0.6	1.3	1.6	2.3
POI C	0.37	69.7	0.4	1.1	1.4	2.1

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: Chad Jones

Date: 9/11/25

Signature of Customer/Agent:

Chad W Jones

Regulated Entity Name: T. Morales Office and Warehouse

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☒ N/A

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

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

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

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

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

Soil Stabilization Practices

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

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

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

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

Administrative Information

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

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

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

Attachment A – Spill Response Actions

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

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

Education

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

General Measures

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

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

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

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

Vehicle and Equipment Maintenance

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

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

Vehicle and Equipment Fueling

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

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

Attachment B – Potential Sources of Contamination

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

Attachment C – Sequence of Major Activities

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

1. Construction activities will commence with the installation of the required silt fences and rock berms. The total area disturbed by establishing temporary erosion controls is approximately 51397.16 s.f. [1.180 Ac.] and represents 28.57% of the site. **Silt fence and rock berms are the control measures.**
2. Existing structures and pavement will be cleared for the proposed building. Spoils of this material may be placed at a location on the project site as directed by the contractor and approved by the engineer. These spoils and any other loose granular material will be enclosed by a silt fence. The total area disturbed by construction is approximately 51397.16 s.f. [1.180 Ac.] and represents 28.57% of the site. **Silt fence and rock berm are the control measures.**
3. Grading on the site will consist of removing material for placement and compaction of base or select fill material under and/or around the proposed parking areas/driveway and excavation and/or fill for the proposed building pads. The portion of the site that is subject to grading is approximately 51397.16 s.f. [1.180 Ac.] and represents 28.57%. **Silt fence and rock berm are the control measures.**
4. Parking areas, and building foundations will be poured with concrete. This will disturb approximately 10075.22 s.f. [0.231 Ac.], representing 5.59% of the site. **Concrete washouts will be used as the control measure.**
5. After construction, control measures and spoils will be removed.

Attachment D – Temporary Best Management Practices and Measures

There is no surface runoff originating up-gradient. All on-site runoff will be contained within the proposed silt fence, rock berm, inlet protection, and/or temporary sediment bag in the batch detention basin. In addition, a concrete washout area will be located on the site. These temporary BMPs will trap most pollutants and prevent them from entering off-site surface streams, sensitive features, or the aquifer.

Attachment F – Structural Practices

The site has existing inlets with inlet protection installed. These inlets route flow to an existing on-site batch detention pond. For all other flows, the surface has been graded to direct runoff into the pond.

Attachment G – Drainage Area Map

No areas greater than 10 acres within a common drainage are will be disturbed at one time.

See sheet 7 of the previously approved site plan for the Developed Drainage Area Map. This Drainage Map remains unaffected by the proposed modifications.

Attachment I – Inspection and Maintenance for BMPs

Silt Fence

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

Stabilized Construction Entrance

1. Inspection should be made weekly or after each rainfall event and repair or replacement should be made promptly as needed by the contractor.
2. All sediment spilled, dropped, washed or tracked on to public rights-of-way should be removed immediately by contractor.
3. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Curb Inlet Protection

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

Sediment Basin

1. Inspection should be made weekly and after each rainfall. Check the embankment, spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Repair should be made promptly as needed by the contractor.
2. Trash and other debris should be removed after each rainfall to prevent clogging of the outlet structure.
3. Accumulated silt should be removed and the basin should be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to 75% of its original storage capacity.
4. The removed sediment should be stockpiled or redistributed in areas that are protected from erosion.

Dewatering Bag

1. Inspection of the flow conditions, bag condition, bag capacity, and the secondary barrier is required.
2. Replace the bag when it no longer filters sediment or passes water at a reasonable rate. The bag is disposed of off-site.

Rock Berm

1. Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
2. Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
3. Repair any loose wire sheathing.
4. The berm should be reshaped as needed during inspection.
5. The berm should be replaced when the structure ceases to function as intended due to silt accumulation among rocks, washout, construction traffic damage, etc.
6. The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Concrete Washout

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

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

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.

For on-site washout:

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

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

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

Temporary BMP Log

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

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

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

All disturbed areas shall be stabilized as described below:

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

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

Stabilization measures are described as follows:

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

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Chad Jones

Date: 9/11/25

Signature of Customer/Agent

Chad W Jones

Regulated Entity Name: T. Morales Office and Warehouse

Permanent Best Management Practices (BMPs)

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

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

   ☐ N/A

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

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

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

☐ N/A

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

   ☐ N/A

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

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

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

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

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

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

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

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

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

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

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

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

   ☐ N/A

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

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

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

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

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

    ☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☐ N/A

Responsibility for Maintenance of Permanent BMP(s)

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

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

    ☐ N/A

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

    ☐ N/A

Attachment B – BMPs for Upgradient Stormwater

The upstream off-site runoff is diverted by ditches along SH 130, so there is no upstream off-site runoff. No BMPs are proposed to treat upgradient runoff as the upgradient runoff is diverted by ditches along SH 130.

Attachment C – BMPs for On-site Stormwater

Batch detention, as described in the Addendum to TCEQ's "Complying with the Edwards Rules: Technical Guidance Manual on Best Management Practices" Section 3.2.17 (RG-348), is currently used on this site and will continue to be following the proposed site modifications. There are no proposed modifications to the existing batch detention pond. The TSS removal calculations and Inspection, Maintenance, Repair and Retrofit Plan from the original approved WPAP are included again here, as there will be no change to the existing permanent BMP.

The batch detention basin has a TSS removal efficiency of 91, and for 80% TSS removal, 1,715 pounds of solids must be removed for the site. The City of Georgetown Water Quality Ordinance requires 85% TSS removal when a structural BMP is used. The basin has been sized for an 85% TSS removal rate (1,824 pounds), and the total capture volume is the required water quality volume increased by 20%. The basins' total required capture volume must be at least 7,513 cubic feet. A capture volume of 7,555 cubic feet is being provided.

Runoff is captured by the proposed storm sewer system and routed toward the permanent BMP. Once the required capture volume is collected, the weir within the batch detention basin releases runoff below existing peak flow rates onto rock riprap to reduce erosion. After the capture volume is collected in the batch detention basin and held for the required 12-hour detention time, a programmed controller opens a valve and allows the treated runoff to flow offsite.

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

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: T MORALES
Date Prepared: 1/20/2019

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

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

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

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

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

County =	Williamson	
Total project area included in plan * =	4.14	acres
Predevelopment impervious area within the limits of the plan* =	0.28	acres
Total post-development impervious area within the limits of the pla* =	2.25	acres
Total post-development impervious cover fraction* =	0.70	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	1715	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 3

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

Drainage Basin/Outfall Area No. = A

Total drainage basin/outfall area=	3.40	acres
Predevelopment impervious area within drainage basin/outfall are =	0.28	acres
Post-development impervious area within drainage basin/outfall are =	2.25	acres
Post-development impervious fraction within drainage basin/outfall are =	0.66	
$L_{M\ THIS\ BASIN}$ =	1715	lbs.

1824 AT 85% REMOVAL

3. Indicate the proposed BMP Code for this basin

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

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

A_C =	3.40	acres	Basin area
A_I =	2.25	acres	
A_P =	1.15	acres	
L_R =	2285	lbs	

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

Desired $L_{M\ THIS\ BASIN}$ = 1824 lbs.

F = 0.80

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

Rainfall Depth =	1.08	inches
Post Development Runoff Coefficient =	0.47	
On-site Water Quality Volume =	6261	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	1252	
Total Capture Volume (required water quality volume(s) x 1.20) =	7513	cubic feet

2020-01-15

Attachment D – BMPs for Surface Streams

There are no additional BMPs for minimizing pollutants from entering surface streams. The site will use a batch detention basin to regulate and treat storm water runoff which will help to minimize surface stream contamination.

Attachment F – Construction Plans

Construction has already been completed on the permanent BMP. Please see the "Site Plan" attachment in the "Water Pollution Abatement Plan Application" section for the completed construction plans. Below are construction plans for the proposed modifications to the site.

SITE DEVELOPMENT PLAN (2020-4-SDP)
T. MORALES OFFICE/WAREHOUSE
401 SH 130
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

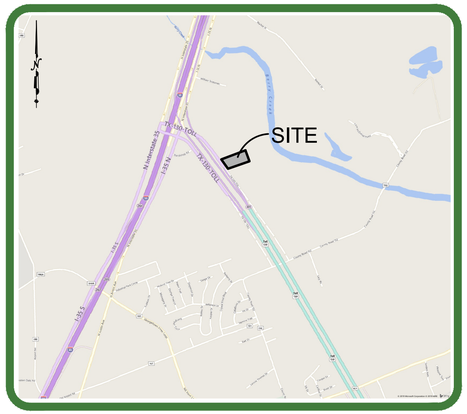
These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

PROJECT INFORMATION

SITE ADDRESS:	401 SH 130 Georgetown, TX 78626
OWNER:	ZYMAC Group LTD P.O. Box 859 Florence, TX 76527 254-793-4344 reldridge@moralescompany.com http://www.moralescompany.com/
ARCHITECT:	Neal Architects 1023 Canyon Creek Drive, Suite 125 Temple , TX 76502 254-778-1466 kelly@nealarchitect.com https://www.nealarchitects.com/
CIVIL ENGINEER/SURVEYOR:	Steger Bizzell 1978 S. Austin Avenue Georgetown, TX 78626 512-930-9412 info@stegerbizzell.com https://stegerbizzell.com/
LANDSCAPE ARCHITECT:	Covey Landscape Architects 800 S. Austin Aveue Georgetown, TX 78626 512-887-5311 info@coveylandscape.com http://coveylandscape.com/contact/
MEP:	Cen-Tex Engineering 18 South Main - Suite #610 Temple, Texas 76502 info@centexeng.com https://pdscad.com/
ZONING DISTRICT:	Industrial, IN
ACREAGE:	4.137 Acres
EXISTING IMPERVIOUS COVER:	0.28 Acres (6.8%)
PROPOSED IMPERVIOUS COVER:	2.25 Acres (54.5%)
LIMITS OF CONSTRUCTION:	1.18 Acres 8
LEGAL DESCRIPTION:	Lot 1, Block A, of ZYMAC Group Subdivision Doc. No. 2020114296
PROPOSED USE:	Office, Warehouse, Contractor Services
UTILITY PROVIDERS:	Domestic Water - City of Georgetown Utility Systems Wastewater - On-Site Sewage Facilities Electric - City of Georgetown Utility Systems 300-1 Industrial Ave., Georgetown, Texas 78626 512-930-3640 https://gus.georgetown.org/
ORIGINAL DATE:	November 11, 2020
REVISION DATE:	August 18, 2025 8

GENERAL NOTES:

1. It is the responsibility of the property owner, and successors to the current property owner, to ensure the subject property and any improvements are maintained in conformance with this Site Development Plan.
2. This development shall comply with all standards of the Unified Development Code (UDC), the City of Georgetown Construction Standards and Specifications Manual, the Development Manual and all other applicable City standards.
3. This Site Development Plan shall meet the UDC Stormwater requirements.
4. All signage requires a separate application and approval from the Inspection Services Department. No signage is approved with the Site Development Plan.
5. Sidewalks shall be provided in accordance with the UDC.
6. Driveways will require approval by the Development Engineer of the City of Georgetown.
7. Outdoor lighting shall comply with Section 7.04 of the UDC.
8. Screening of mechanical equipment, dumpsters and parking shall comply with Chapter 8 of the UDC. The screening is shown on the Landscape and Architectural Plans, as applicable.
9. The companion Landscape Plan has been designed and plant materials shall be installed to meet all requirements of the UDC.
10. All maintenance of required landscape shall comply with the maintenance standards of Chapter 8 of the UDC.
11. A separate Irrigation Plan shall be required at the time of building permit application.
12. Fire flow requirements of 1,500 gallons per minute are being met by this plan.
13. Any Heritage Tree noted on this Site Development Plan is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the Unified Development Code.
14. The construction portion of these plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the Standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
15. This project is subject to all City Standard Construction Specifications and Details in effect at the time of submittal of the project to the City.
16. Screening and location of outdoor storage shall comply with Section 5.09 of the UDC.
17. The property subject to this application is subject to the Water Quality Regulations of the City of Georgetown.
18. A Geologic Assessment in accordance with the City of Georgetown Water Quality Regulations, was completed on 5/14/19. Any springs and streams as identified in the Geologic Assessment are shown herein.
19. An Administrative Exception for an Alternative Building Design (2020-4-AE) was approved on April 22, 2020, to allow for a roof pitch less than 2 to 12.
20. An Administrative Exception to allow an Alternative Landscape Plan (2020-13-AE) was approved on October 16, 2020, to allow for some plantings outside of the 25-foot Highway Gateway Overlay Buffer to be credited toward the Gateway planting requirement and to allow the required parking lot screening to be located in the Highway Gateway Overlay Buffer.


N
SITE
N Interstate 35
Rivery Blvd
SE Inner Loop
SE Inner Loop
Rivery Blvd
Rivery Blvd
Rivery Blvd

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

HANDICAP ACCESSIBILITY NOTES:

1. TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.

2. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.

3. ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 8 FEET WIDE.

4. PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.

5. ACCESSIBLE AISLES SHALL BE A MINIMUM OF 5 FEET WIDE. VAN ACCESSIBLE AISLES SHALL BE A MINIMUM OF 8 FEET WIDE.

6. ADDITIONAL INFORMATION ON CURB RAMPS, PARKING SPACES AND AISLES MAY BE FOUND IN THE CURRENT ADDITION OF TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE T.D.L.R.

7. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB. CURB RAMPS ARE GENERALLY INTERPRETED AS ONLY THE PORTION TYING DIRECTLY INTO THE ROADWAY.

8. ALL SIDEWALK CROSS-SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

9. UNDER NO CIRCUMSTANCE, REGARDLESS OF WHAT IS SHOWN IN THESE PLANS, IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TDLR OR OTHER REGULATORY AGENCY. SEE GENERAL NOTES SHEET FOR ADDITIONAL INFO.

ACCESSIBILITY NOTES

1. Project shall be constructed in full compliance with the Texas Accessibility Standards (TAS) 2012.

2. Slopes in the direction of pedestrian travel shall not exceed 5% (1:20) or have a cross slope greater than 2% (1:48). This shall include routes that cross-vehicular ways including but not limited pedestrian/ vehicular ways such as street intersections.

   A. Exception: Per TAS 405.8 and 68.102 (1) grades at the new sidewalks parallel to the streets shall be equal to, or less than, the street grade. Should the new sidewalks exceed the street grade, and the new sidewalk grades exceed 5% in the direction of travel, ramps complying with TAS 405 are required at these conditions.

3. Curb Ramps:
   A. Curb ramps shall not exceed 8.3% (1:12) in the direction of pedestrian ravel.
   B. Curb ramps flares (wings) shall not exceed 1:10.
   C. Minimum width of a curb ramp is 36".
   D. Top of the curb ramp must be 2% in all directions for an area 36" wide and 48"deep.
   E. When truncated domes are used, the truncated dome system shall extend the full width of the curb ramp and for a minimum depth of 24" at the bottom of the curb ramp.
   F. Returned curb ramps shall only be used where the adjacent surface on one or both sides of the curb ramp do not allow pedestrian travel such as but not limited to stop lights, stop signs and permanently mounted waste receptacles.

4. There shall be no changes in level greater than ¼" on any accessible route or ½" with a 1:2 bevel.

5. Decomposed granite surfaces, or similar Engineer-approved surfaces shall be compacted tight and maintained by the Owner at all times.

6. Provide directional signage using the international symbol of accessibility when not all routes are accessible. Signage shall be placed at the beginning of the route to avoid a patron from proceeding on a non-accessible route.

7. Verify that no plantings or other site elements on circulation paths would be protruding objects based on TAS 307 (protrudes more 4" and is higher than 27" from the surface and less than 80" from the surface).

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

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

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TCEQ-0592 (Rev. July 15, 2015)

GENERAL CONSTRUCTION NOTES

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

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

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

4. No blasting will be permitted on this project.

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

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

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

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

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

SEQUENCE OF CONSTRUCTION

Note: Other contractors could be working on this site. Coordinate all activities with the activities of others. The project will be constructed in multiple phases.

1. Call all affected parties at least 48 hours prior to beginning any construction to schedule a pre-construction conference and secure all required permits.

2. Install temporary erosion controls prior to any clearing and grubbing. Notify the City of Georgetown when installed.

4. Excavation will take place where the proposed buildings, drive aisles, utilities, and detention ponds will be situated.

5. Install all utility mains & services.

6. Ensure that all underground utility installations are complete.

7. Complete construction of driveways, parking lots, storm sewer, and buildings.

8. Complete final site grading and revegetation.

9. Remove and dispose of temporary erosion controls.

10. Complete any necessary final dress-up.

PERMANENT EROSION CONTROL NOTES

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

TEMPORARY EROSION CONTROL NOTES

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

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

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

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

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

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

CITY OF GEORGETOWN HERITAGE TREE PROTECTION DURING CONSTRUCTION

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

CITY OF GEORGETOWN GENERAL NOTES

1. These Construction plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the standard Construction Specifications and Details Manual and all other applicable City, State, and Federal Requirements and Codes.
2. This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
3. The site construction plans shall meet all requirements of the approved site plan.
4. Wastewater mains and service lines shall be SDR-26 PVC.
5. Wastewater mains shall be installed without horizontal or vertical bends.
6. Maximum distance between wastewater manholes is 500 feet.
7. Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to City of Georgetown and TCEQ requirements.
8. Wastewater manholes shall be vacuum tested and coated by the contractor according to City of Georgetown and TCEQ requirements.
9. Wastewater mains shall be camera tested by the contractor and submitted to the City on DVD format prior to paving the streets.
10. Private water system fire lines shall be tested by the contractor to 200 psi for 2 hours.
11. Private water system fire lines shall be ductile iron piping from the water main to the building sprinkler system, and 200 psi C900 DR-18 PVC for all others.
12. Public water system mains shall be 150 psi C900 DR-18 PVC and tested by the contractor at 150 psi for 4 hours.
13. All bends and changes in direction on water mains shall be restrained and thrust blocked.
14. Fire hydrant leads shall be restrained.
15. All water lines are to be bacteria tested by the contractor according to the City standards and specifications.
16. Water and Sewer main crossings shall meet all requirements of the TCEQ and the City.
17. Flexible base material for public streets shall be TXDOT Type A Grade 1.
18. Hot mix asphaltic concrete pavement shall be Type D unless otherwise specified and shall be a minimum of 2 inches thick on public streets and roadways.
19. All sidewalk ramps are to be installed with the public infrastructure.
20. A maintenance bond is required to be submitted to the City prior to acceptance of the public improvements. This bond shall be established for 2 year in the amount of 10% of the cost of the public improvements and shall follow the City format.
21. Record drawings of the public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. These drawings shall be submitted on a flash drive or emailed through a cloud source. If a flash drive is submitted, a bond set shall be included with the drive.
22. Prior to the start of construction, the City shall be provided with a WPAP approval letter, WPAP recordation receipt, NOI, approved SWPPP, and contact information of the compliance inspector.
23. During construction, all compliance inspections and resolutions shall be copied to the City inspector upon receipt.
24. At the completion of construction, Engineer's letter of concurrence and Notice of Termination shall be provided.
25. Prior to construction above the slab, Contractor to provide an all-weather drive surface of asphalt, 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.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES

1. This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. Construction for public water systems must always, at a minimum, meet TCEQ's "Rules and Regulations for Public Water Systems.
2. An appointed engineer shall notify in writing the local TCEQ's Regional Office when construction will start. Please keep in mind that upon completion of the water works project, the engineer or owner shall notify the commission's Water Supply Division, in writing, as to its completion and attest to the fact that the work has been completed essentially according to the plans and change orders on file with the commission as required in 30 TAC §290.39(h)(3).
3. All newly installed pipes and related products must conform to American National Standards Institute/National Sanitation Foundation (ANSI/NSF) Standard 61-G and must be certified by an organization accredited by ANSI, as required by 30 TAC §290.44(a)(1).
4. Plastic pipe for use in public water systems must bear the National Sanitation Foundation Seal of Approval (NSF pw-G) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less, as required by 30 TAC §290.44(a)(2).
5. No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply, as required by 30 TAC §290.44(a)(3).
6. Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface, as required by 30 TAC §290.44(a)(4).
7. Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.
   - The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

     $$Q = \frac{LD\sqrt{P}}{148{,}000}$$

     Where:
     - Q = the quantity of makeup water in gallons per hour,
     - L = the length of the pipe section being tested, in feet,
     - D = the nominal diameter of the pipe in inches, and
     - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
   - The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

     $$L = \frac{SD\sqrt{P}}{148{,}000}$$

     Where:
     - L = the quantity of makeup water in gallons per hour,
     - S = the length of the pipe section being tested, in feet,
     - D = the nominal diameter of the pipe in inches, and
     - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
8. Projects constructed on or after January 4, 2014 must comply with changes to the Safe Drinking Water Act that reduce the maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures to 0.25 percent.
9. The system must be designed to maintain a minimum pressure of 35 psi at all points within the distribution network at flow rates of at least 1.5 gallons per minute per connection. When the system is intended to provide firefighting capability, it must also be designed to maintain a minimum pressure of 20 psi under combined fire and drinking water flow conditions as required by 30 TAC §290.44(d).
10. The contractor shall install appropriate air release devices in the distribution system at all points where topography or other factors may create air locks in the lines. All vent openings to the atmosphere shall be covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent as required by 30 TAC §290.44(d)(1).
11. Pursuant to 30 TAC §290.44(d)(4), accurate water meters shall be provided. Service connections and meter locations should be shown on the plans.
12. Pursuant to 30 TAC §290.44(d)(5), sufficient valves and blowoffs to make repairs. The engineering report shall establish criteria for this design.
13. Pursuant to 30 TAC §290.44(d)(6), the system shall be designed to afford effective circulation of water with a minimum of dead ends. All dead-end mains shall be provided with acceptable flush valves and discharge piping. All dead-end lines less than two inches in diameter will not require flush valves if they end at a customer service. Where dead ends are necessary as a stage in the growth of the system, they shall be located and arranged to ultimately connect the ends to provide circulation.
14. The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes and septic tank drainfields. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet 30 TAC §290.44(e)(1-4) of the current rules.
15. Pursuant to 30 TAC §290.44(e)(5), the separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant.
16. Pursuant to 30 TAC §290.44(e)(6), fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction.
17. Pursuant to 30 TAC §290.44(e)(7), suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line.
18. Pursuant to 30 TAC §290.44(e)(8), waterlines shall not be installed closer than ten feet to septic tank drainfields.
19. Pursuant to 30 TAC §290.44(f)(1), the contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation.
20. Pursuant to 30 TAC §290.44(f)(2), when waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the water main shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested.
21. The contractor shall disinfect the new water mains in accordance with AWWA Standard C-651 and then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed water line will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer, in accordance with 30 TAC §290.44(f)(3).

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

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

RCP, KMM — DESIGNED BY — 10/12/19 DATE
RCP, KMM — DRAWN BY — 10/12/19 DATE
CHECKED BY — DATE
APPROVED BY — DATE

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF CHAD W. JONES, P.E. #144785 ON 8/13/25. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

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

GENERAL NOTES
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

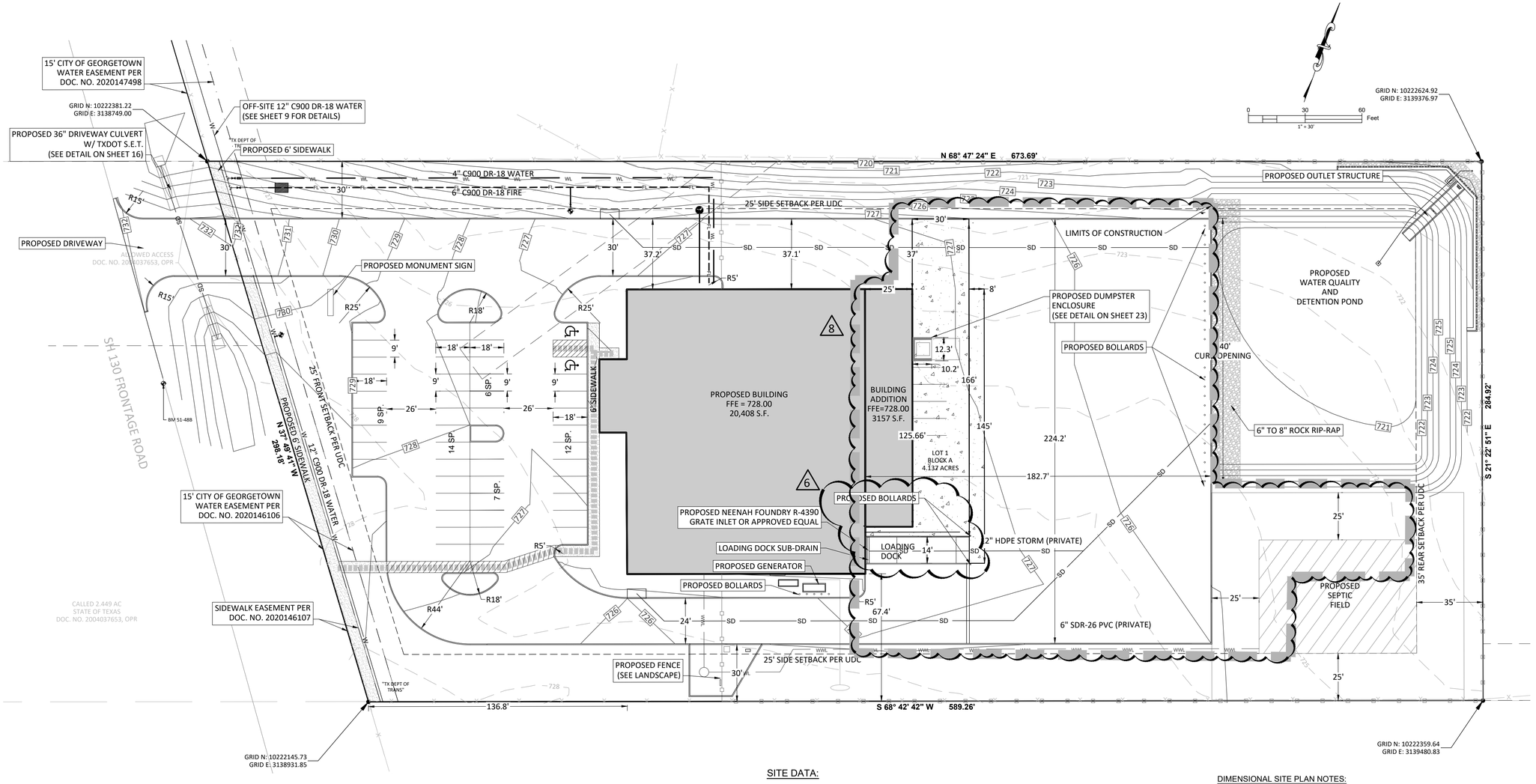
SHEET 2 of 26

2020-4-SDP

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- UTILITY PULL BOX
- ELECTRIC METER
- GUY ANCHOR
- UTILITY POLE
- WATER FAUCET
- SANITARY CLEAN OUT
- BARBED WIRE FENCE
- OVERHEAD WIRES
- DE — DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- ROW — RIGHT-OF-WAY
- OR — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB — POINT OF BEGINNING
- FIRE HYDRANT
- LIGHT POLE
- SIGN POST
- WATER VALVE
- ACCESSIBLE ROUTE
- PROPOSED FENCE (SEE LANDSCAPE)



SITE DATA:

LAND AREA:	180,192 S.F. (4.14 AC.)
LOT BUILDING COVERAGE:	12.4% (22,408 S.F./180,192 S.F.)
EXISTING IMPERVIOUS COVER:	8.2% (14,697 S.F./180,192 S.F.)
PROPOSED IMPERVIOUS COVER:	54.5% (98,159 S.F./180,192 S.F.)
MAX. IMPERVIOUS COVER:	85%
TOTAL G.F.A.:	22,408 S.F.

PARKING REQUIREMENTS

PARKING REQUIREMENT: TABLE 9.02.030.A.
INDUSTRIAL MANUFACTURING & WAREHOUSING
1 SP. / 500 S.F. GFA + 1 SP. / 2,500 S.F. INDOOR & OUTDOOR STORAGE AREA
= 22,408 S.F. / 500 + 7,500 S.F. / 2,500 STORAGE AREA =
= 48 SP.

TOTAL PARKING REQUIRED = 48 SP.

PARKING PROVIDED: 48 - 9'x18' PARKING SP.

DIMENSIONAL SITE PLAN NOTES:

1. All lighting fixtures shall be designed to completely conceal, fully shield within 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 two (2) foot candles at a height of three (3) feet at the property line. Only incandescent, fluorescent, color-corrected high-pressure sodium or metal halide may be used. All vehicle or pedestrian access shall be sufficiently lighted to ensure security of property and persons.
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 shown on the Site Plan and screening identified. Screening of mechanical equipment shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building and shall be screened from view from any rights-of-way or adjoining properties.
3. Per Chapter 8, the dumpster enclosures must be one (1) foot above the height of the waste container. Use protective poles in corners and at impact areas. Fence posts shall be of rust protected metal or concrete. A minimum 6" slab is required and must be sloped to drain. The enclosure must have steel framed gates with spring loaded hinges and fasteners to keep closed. Screening must be on all four (4) sides by masonry wall or approved fence or screening with opaque gates.

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

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE
2	REVISED RAMP TO 14' WIDE	DLP	2021-03-08
1	WAREHOUSE, DUMPSTER, PARKING EXT.	CWJ	2025-08-11

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF CHAD W. JONES, P.E. #144785 ON 8/13/25. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

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

SITE PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

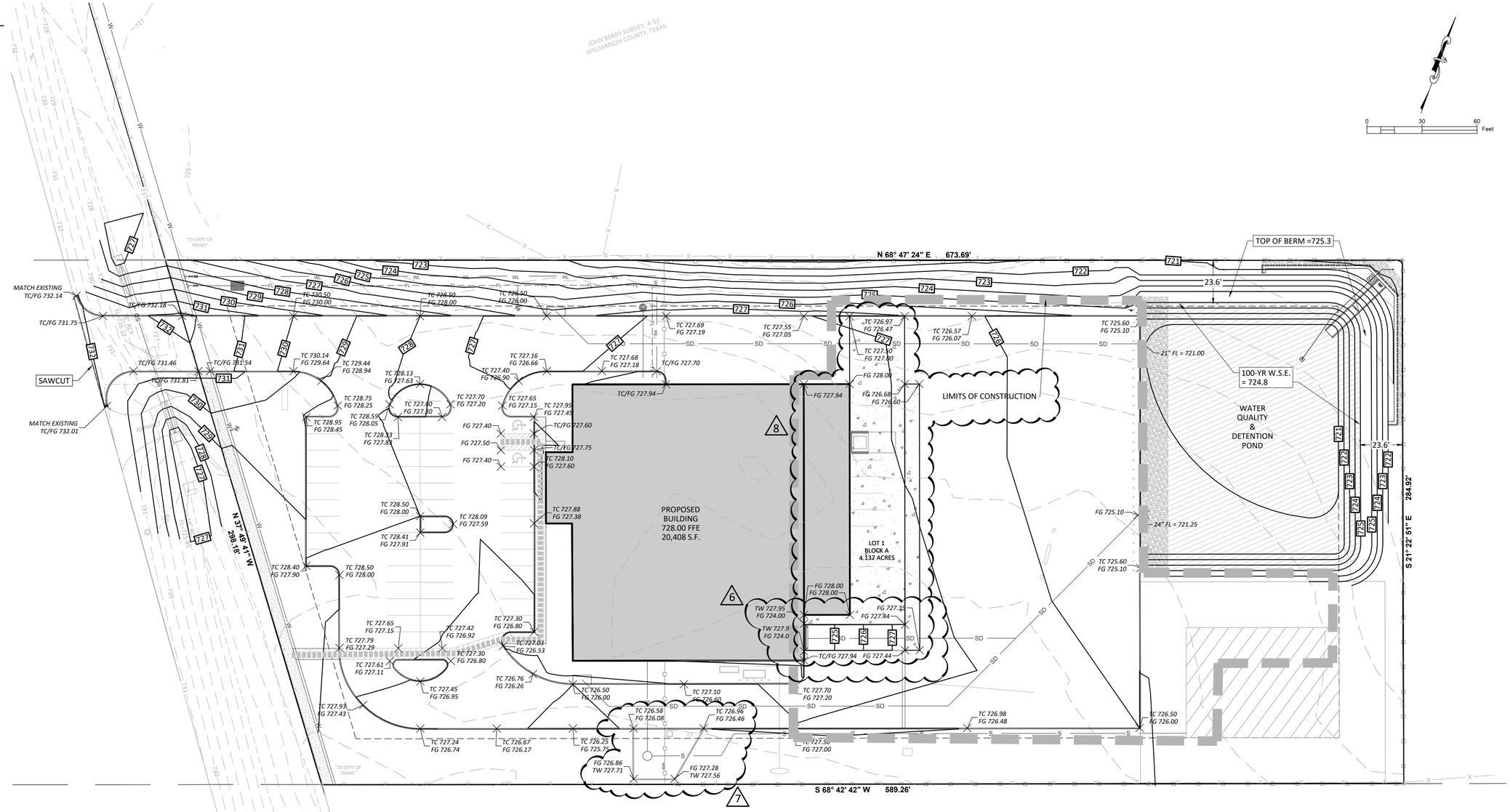
2020-4-SDP

SHEET 8 of 26

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- UTILITY PULL BOX
- EM — ELECTRIC METER
- GUY ANCHOR
- UTILITY POLE
- WF — WATER FAUCET
- CO — SANITARY CLEAN OUT
- X — BARBED WIRE FENCE
- OHW — OVERHEAD WIRES
- DE — DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- ROW — RIGHT-OF-WAY
- OR — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB — POINT OF BEGINNING
- FIRE HYDRANT
- LIGHT POLE
- SIGN POST
- WV — WATER VALVE
- TW — TOP OF WALL
- FG — FINISH GRADE
- TC — TOP OF CURB
- ACCESSIBLE ROUTE
- 727 — EXISTING CONTOUR
- 731 — PROPOSED CONTOUR



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

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE
6	REVISED RAMP TO 14' WIDE	DLP	2021-03-08
7	REVISED GRADING FOR L.S. PAD	DLP	2022-01-06
8	REVISED GRADING FOR NEW ADDITION	CWJ	2025-08-11

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF CHAD W. JONES, P.E. #144785 ON 8/13/25. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

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

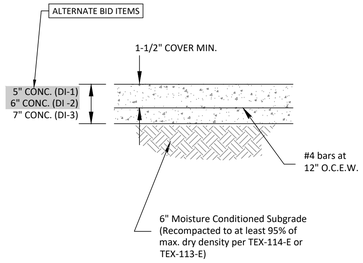
2020-4-SDP

GRADING PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 14 of 26

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.



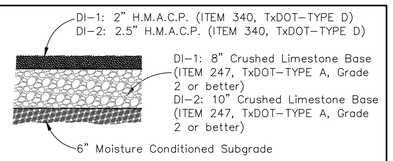
CONCRETE PAVEMENT SECTION

NTS

TYPICAL CONCRETE PAVEMENT DETAILS

THE EXPOSED SUBGRADE SHALL BE PREPARED BY REMOVING SURFICIAL ORGANIC SOILS, ROOTS, AND SOFT MATERIALS.

ALL CONCRETE SHALL BE 6 SK (MIN.) TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150 WITH 20-25% OF THE ACTIVE CEMENTICIOUS SUBSTITUTED WITH FLY ASH AND A MINIMUM 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS. ALL CONCRETE SHALL BE BATCHED AND MUST BE IN COMPLIANCE WITH CITY OF GEORGETOWN TECHNICAL SPECIFICATION SECTION C2-CONCRETE FOR STRUCTURES. REFER TO TERRACON GEOREPORT "GEOTECHNICAL ENGINEERING REPORT" FOR SH 130 OFFICE/WAREHOUSE DATED AUGUST 1, 2019, FOR MORE DETAIL.



ASPHALT PAVEMENT SECTION

NTS

NOTES:

1. The base materials in flexible pavement areas should be compacted to at least 100 percent of Maximum Proctor dry density as determined by TxDOT TEX-114-E. The base course should be within 3% of optimum moisture content at the time of compaction. The maximum lift shall not exceed 6 inches.

2. The HMAC should be compacted to a minimum of 91% and a maximum of 96% of the maximum theoretical density in accordance with TxDOT test method TEX-207-F/TEX-227-F. All rolling shall be completed before the HMAC temperature drops below 175° F.

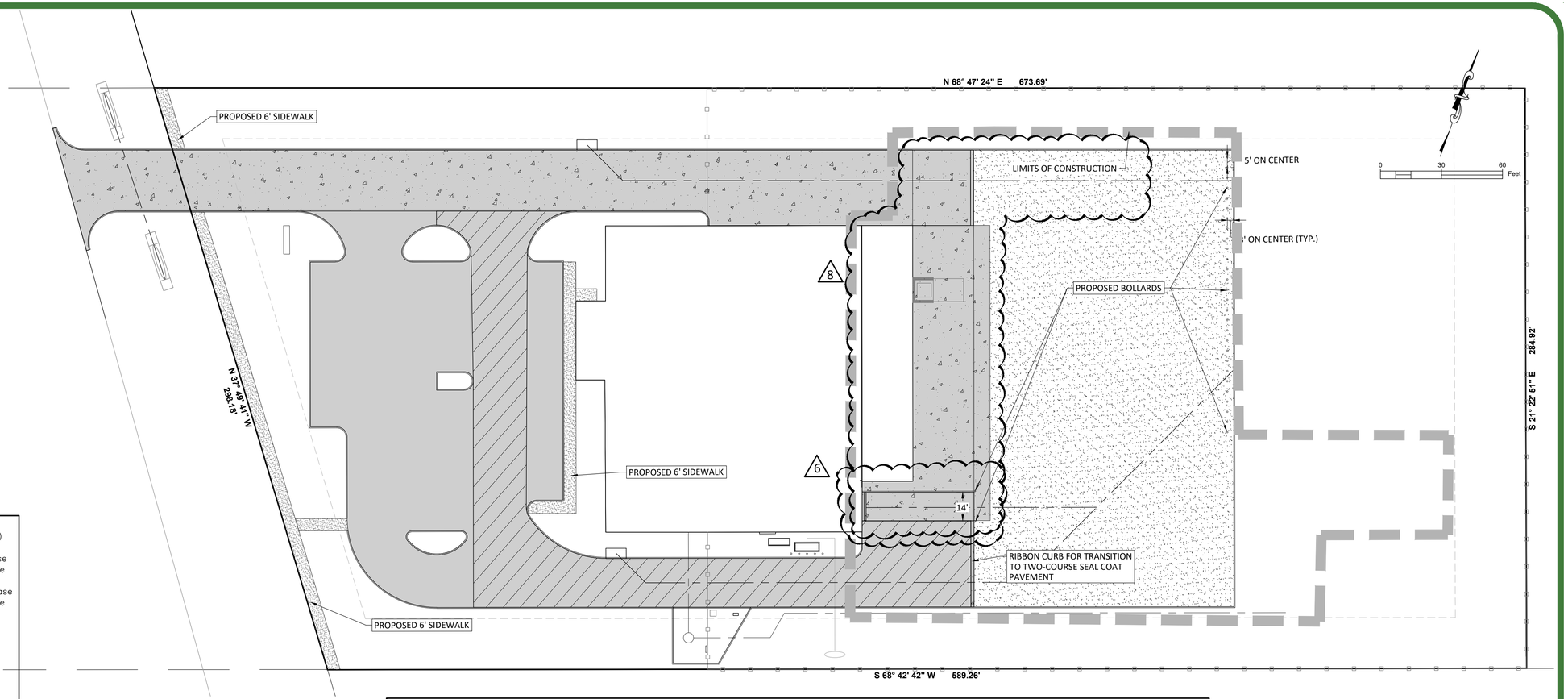
3. Strip and remove from construction area all topsoil, organics and vegetation to a minimum of 12 inches. The upper 8" of exposed subgrade with non-swelling soils with P.I.'s less than 20 should be compacted to a minimum density of 95% of the maximum dry density but not more than 100% as determined by TxDOT text method TEX-114-E. Soil moisture content should be within 1% to 3% above optimum moisture content.

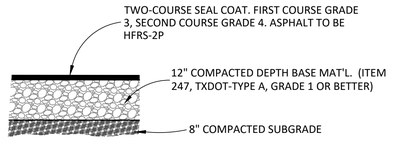
3. Following compaction, the subgrade should be protected and maintained in a moist condition until the pavement is placed.

4. Compaction of the subgrade should extend a minimum of 2 feet beyond the outer edges of pavement or curbs.

5. See Geotechical Report in project specifications for additional information and requirements.

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





TWO-COURSE SEAL COAT PAVEMENT SECTION

NTS

TWO-COURSE SEAL COAT PAVEMENT CONSTRUCTION SPECIFICATIONS

Pavement should be constructed and tested to meet the following requirements:

1. Two-Course Surface Treatment - All materials shall be subject to the approval of the Engineer when tested in accordance with the specifications and test methods outlined in TxDOT "Standard Specifications for Construction of Highways, Streets, and Bridges," 2014 Edition, Item 316, "Seal Coat."

a. Asphalt Application - Rates of application shall be in compliance with State Specifications. For basis of estimation, the rate of first application shall be 0.35 to 0.45 gal/sy of HFRS-2P (or approved equal) and the rate of second application shall be 0.25 to 0.35 gal/sy.

b. Aggregate - Type B, Grade 3 and Grade 4 with ratio of rock as follows:
First Course - Grade 3 - 1 cy/90 sy
Second Course - Grade 4 - 1 cy/180 sy

2. Crushed Limestone Base - The crushed limestone base shall conform to "Standard Specifications for Construction of Highways, Streets, and Bridges", Item 247, Type A,Grade 1-2 or 5 and shall be obtained from an approved source and shall be free of all deleterious materials. The crushed stone base shall be compacted to a density to at least 100% of the maximum dry density as determined by TxDOT test method TEX-113-E. Soil moisture should be within 3% of optimum. The base material should extend at least 18 inches behind the curb line or edge of the pavement.

3. Compacted Subgrade - The exposed subgrade should be prepared by removing the top 6 inches to 8 inches of brown silty clay, tree roots, and organic materials. The exposed subgrade should be prepared by compacting the upper 8 inches to 95% of the maximum dry density as determined by TxDOT test method TEX-113-E or 114-E. Soil moisture should be within 3% optimum.

4. Drainage - The street pavement shall be sloped or crowned for good drainage.

5. Testing - All subgrade preparation and base compaction should be inspected and tested by an Engineering/Testing Laboratory. The minimum testing frequency is one test per 3,000 sq. ft. or minimum of three tests per site visit.

6. Street Embankments - Street embankments should be sloped away from the street where possible and no steeper than 4 (Horizontal) to 1 (Vertical). Embankments should be compacted to 95% of the optimum dry weight in accordance with TxDOT test method TEX 114-E and moisture should be within 3% optimum.

LEGEND:

- PROPOSED DI-1 HOT MIX ASPHALTIC CONCRETE PAVING
- PROPOSED DI-2 HOT MIX ASPHALTIC CONCRETE PAVING
- PROPOSED DI-3 REINFORCED CONCRETE PAVING
- PROPOSED TWO-COURSE SEAL COAT PAVING
- PROPOSED SIDEWALK

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE
6	REVISED RAMP TO 14' WIDE	DLP	2021-03-08
5	EXTENDED CONCRETE HATCHING	CWJ	2025-08-11

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF CHAD W. JONES, P.E. #144785 ON 8/13/25. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

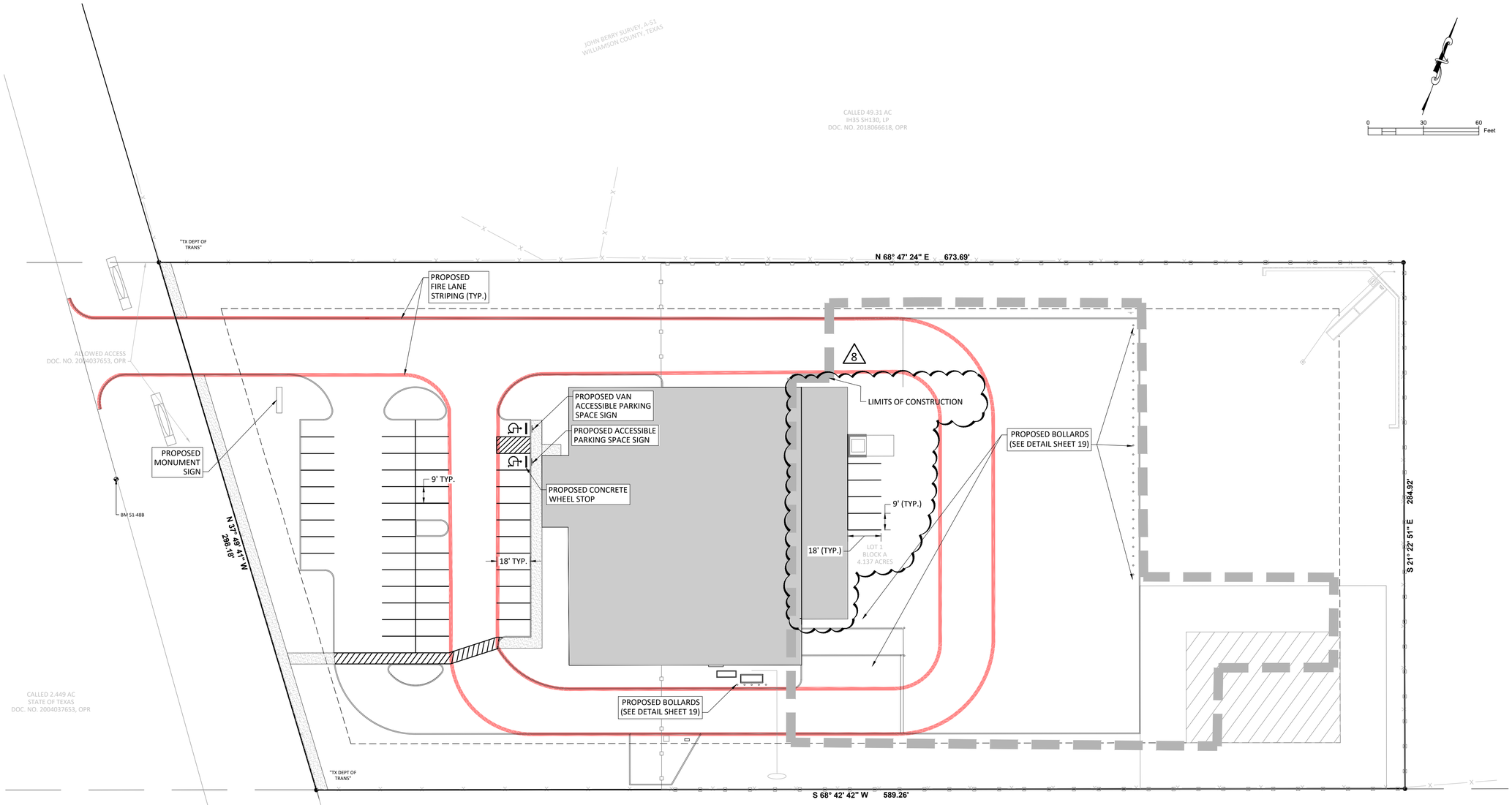
STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPLS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

PAVING PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET 15 of 26

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.



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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE
8	ADDED PARKING STRIPING	CWJ	2025-08-11

RCP, KMM — DESIGNED BY: — 10/12/19 DATE
RCP, KMM — DRAWN BY: — 10/12/19 DATE
CHECKED BY: — DATE
APPROVED BY: — DATE

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF CHAD W. JONES, P.E. #144785 ON 8/13/25. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

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

STRIPING & SIGNAGE PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

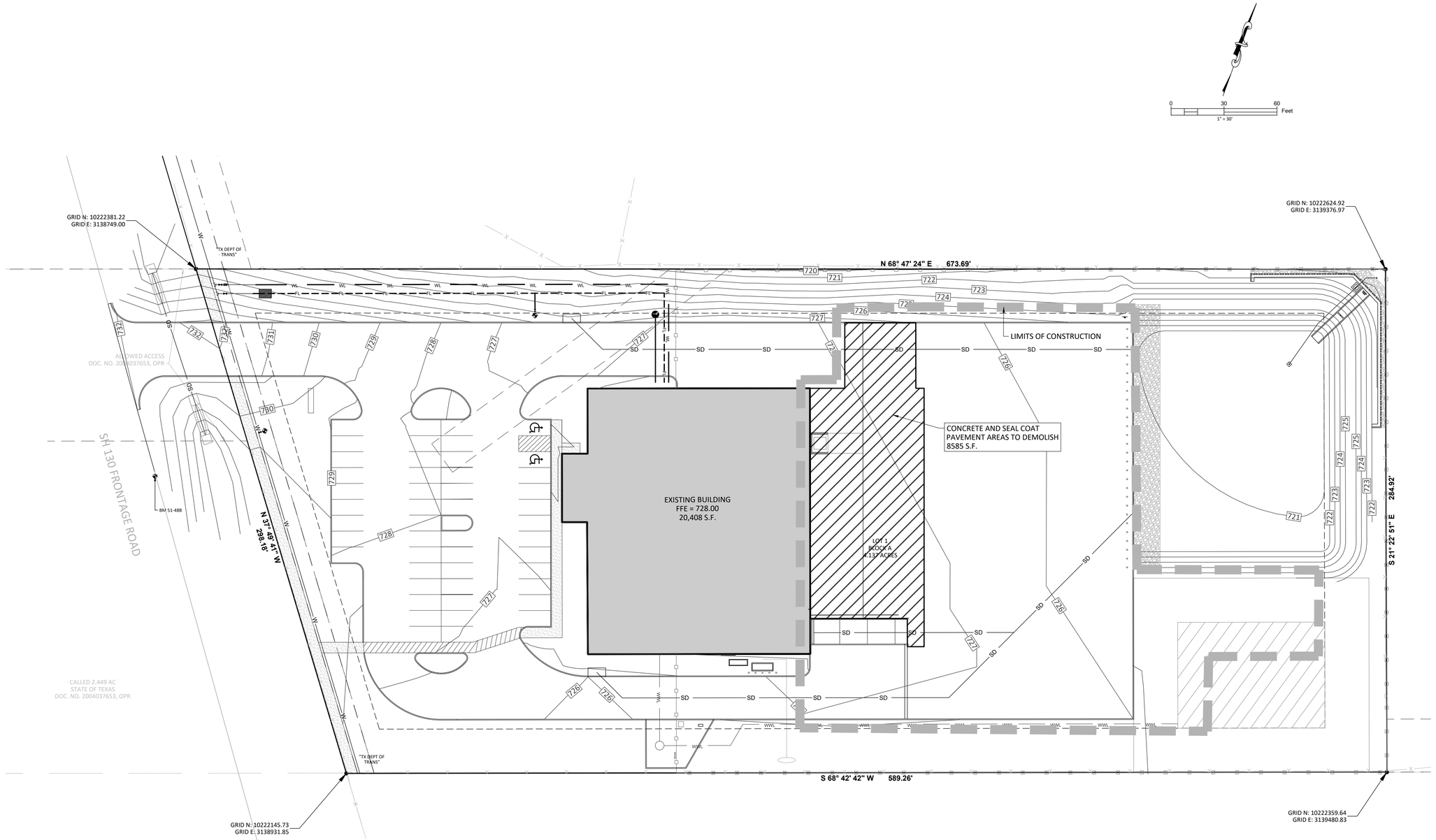
Project No: 22675

SHEET 18 of 26

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

LEGEND

- IRON ROD FOUND (1/2" OR AS NOTED)
- UTILITY PULL BOX
- ELECTRIC METER
- GUY ANCHOR
- UTILITY POLE
- WATER FAUCET
- SANITARY CLEAN OUT
- BARBED WIRE FENCE
- OVERHEAD WIRES
- DE — DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- ROW — RIGHT-OF-WAY
- OR — OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPR — OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- DR — DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- PR — PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB — POINT OF BEGINNING
- FIRE HYDRANT
- LIGHT POLE
- SIGN POST
- WV — WATER VALVE



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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

NIE — DESIGNED BY: — 8/11/25 DATE
NIE — DRAWN BY: — 8/12/25 DATE
CWJ — CHECKED BY: — 8/13/25 DATE
APPROVED BY: — DATE

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF CHAD W. JONES, P.E. #144785 ON 8/13/25. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

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

WAREHOUSE EXPANSION - DEMOLITION PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

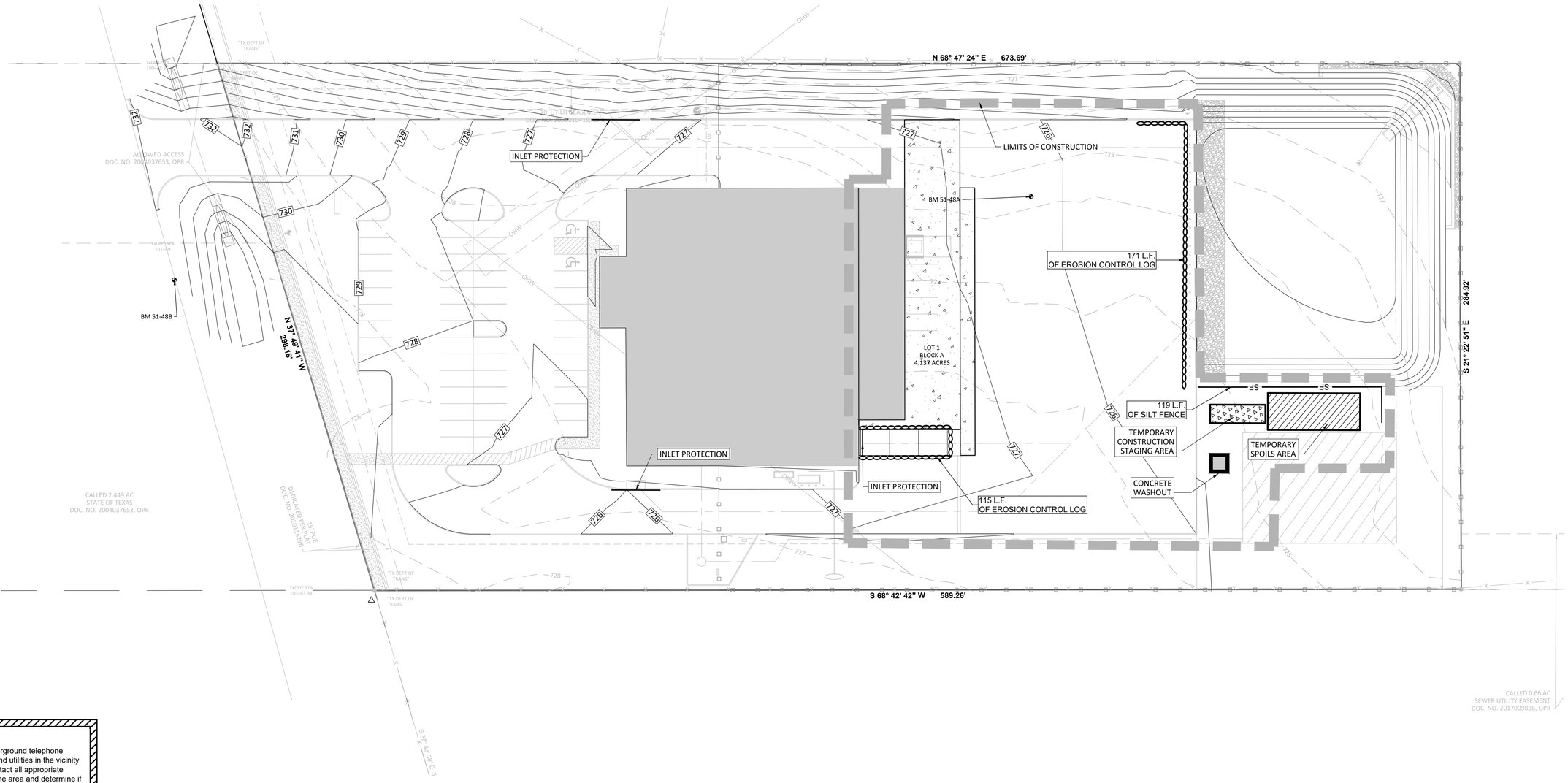
SHEET **25** of 26

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER & BIZZELL ENGINEERING, INC. is strictly prohibited.

LEGEND

- SF — SILT FENCE
- EROSION CONTROL LOG
- LIMITS OF CONSTRUCTION
- EXISTING STORM LINE

0 30 60 Feet



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

2020-4-SDP

APPROVED FOR CONSTRUCTION

NO.	REVISION	BY	DATE

NIE — DESIGNED BY: — 8/11/25 DATE
NIE — DRAWN BY: — 8/12/25 DATE
CWJ — CHECKED BY: — 8/13/25 DATE
APPROVED BY: — DATE

FOR REVIEW.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF CHAD W. JONES, P.E. #144785 ON 8/13/25. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

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

WAREHOUSE EXPANSION - E&S CONTROL PLAN
for
T. MORALES OFFICE/WAREHOUSE
City of Georgetown
Williamson County, Texas

Project No: 22675

SHEET **26** of 26

Attachment G –Inspection, Maintenance, Repair and Retrofit Plan

The following can be found in the TCEQ's Addendum to "Complying with the Edwards Rules: Technical Guidance Manual on Best Management Practices," Section 3.5.20.

Maintenance Guidelines for Batch Detention Basins

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

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

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

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

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

Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice

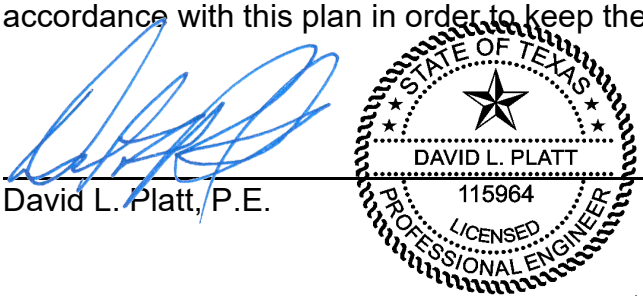
a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

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

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

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

NOTE: This Inspection, Maintenance, Repair and Retrofit Plan was created and designed by the engineer of these BMPs. Maintenance should be followed in accordance with this plan in order to keep the BMPs operating correctly.



David L. Platt, P.E.

2020-01-15

Date

Permanent BMP Log

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

Responsible Party: T. Morales Company Electric & Controls, LTD
Mailing Address: P.O. Box 859
City, State: Florence, TX
Zip Code: 76527
Telephone: 254-793-4344

Signature of Responsible Party

1-15-20
Date

Attachment I – Measures for Minimizing Surface Stream Contamination

The site will use a batch detention basin to regulate and treat storm water runoff. The batch detention basin will help to minimize surface stream contamination.

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

I Randy Eldridge,
Print Name
Owner,
Title - Owner/President/Other
of Zymac Group, Ltd.,
Corporation/Partnership/Entity Name
have authorized Chad Jones
Print Name of Agent/Engineer
of Steger & Bizzell Engineering, Inc.
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

9-4-25
Date

THE STATE OF TEXAS §

County of WILLIAMSON §

BEFORE ME, the undersigned authority, on this day personally appeared RANDY EIDRIDGE 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 4 day of SEPTEMBER, 2025.

NOTARY PUBLIC

ZACHARY ELDRIDGE
Notary Public, State of Texas
Comm. Expires 11-05-2025
Notary ID 129223614

ZACHARY ELDRIDGE
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11-05-2025

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: T. Morales Office and Warehouse
Regulated Entity Location: 401 SH 130 , Georgetown, TX
Name of Customer: T. Morales Company Electric & Controls , Ltd.
Contact Person: Chad Jones Phone: 512-930-9412
Customer Reference Number (if issued):CN 605277649
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	4.13 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: Chad W Jones Date: 9/11/25

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☒ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 605742063		RN 110938891

SECTION II: Customer Information

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

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

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

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

Zymac Group, Ltd.

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

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

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

13. Independently Owned and Operated?
☐ Yes ☐ No

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

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

15. Mailing Address:								
	P.O. Box 859							
	City	Florence	State	TX	ZIP	76527	ZIP + 4	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(254) 793-4344		(254) 793-3044

SECTION III: Regulated Entity Information

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

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

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

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

T morales Office and Warehouse

23. Street Address of the Regulated Entity: *(No PO Boxes)*	401 SH 130							
	City	Georgetown	**State**	TX	**ZIP**	78626	**ZIP + 4**	
24. County	Williamson							

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

25. Description to Physical Location:	From Austin, take I35N towards Georgetown, exit 265 for SH130, remian on frontage, left at CR 152, left at SH130 frontage, destination will be on the right hand side

26. Nearest City	State	Nearest ZIP Code
Georgetown	TX	78626

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

27. Latitude (N) In Decimal:	30.683209		28. Longitude (W) In Decimal:	97.652743	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	40	59.55	97	39	9.87

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)
1711		28	38210

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

Electrical/ instrumentation contractor

34. Mailing Address:	P.O. Box 859							
	City	Florence	**State**	TX	**ZIP**	76527	**ZIP + 4**	
35. E-Mail Address:	REldridge@moralescompany.com							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(254) 793-4344		( ) -

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:	Chad Jones	**41. Title:**	Project Manager

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 930-9412		( ) -	chad.jones@stegerbizzell.com

SECTION V: Authorized Signature

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

Company:	Steger Bizzell	**Job Title:**	Project Manager
Name *(In Print):*	Chad Jones	**Phone:**	(512) 930- 9412
Signature:	Chad N Jones	**Date:**	9/30/25