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: Stars Towing						**2. Regulated Entity No.:**			
3. Customer Name: Alaa Jafar						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	(New)		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	(WPAP)	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		(Non-residential)			**8. Site (acres):**			1.19
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			StormTrooper			
11. SCS (Linear Ft.):			**12. AST/UST (No. Tanks):**						
13. County:	Williamson		**14. Watershed:**			San Gabriel			

Application Distribution

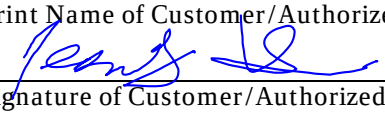
Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which 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.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	__
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence X Georgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Jen Henderson, PE
Print Name of Customer/Authorized Agent
 9/26/2025
Signature of Customer/Authorized Agent Date

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Jen Henderson, PE

Date: 9/26/2025

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Stars Towing
2. County: Williamson
3. Stream Basin: San Gabriel
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:

   [X] Recharge Zone
   [ ] Transition Zone

6. Plan Type:

   [X] WPAP
   [ ] SCS
   [ ] Modification
   [ ] AST
   [ ] UST
   [ ] Exception Request

7. Customer (Applicant):

Contact Person: Alaa Jafar
Entity: Stars Towing
Mailing Address: 15500 Connie St
City, State: Austin, Texas Zip: 78728
Telephone: 512.779.4627 FAX: _____
Email Address: starstowing@gmail.com

8. Agent/Representative (If any):

Contact Person: Jen Henderson, P.E.
Entity: Henderson Professional Engineers
Mailing Address: 600 Round Rock West Drive, Suite 604
City, State: Round Rock, Texas Zip: 78681
Telephone: 737.203.8953 FAX: _____
Email Address: hpe@hendersonpe.com

9. Project Location:

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

10. [X] 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.

2221 Old Airport Rd, Georgetown, TX 78626

11. [X] **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. [X] **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:

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

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

[ ] Survey staking will be completed by this date: _____

14. [X] **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:

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

16. [X] 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. [X] 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:

- [X] 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. [X] 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
- [X] 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. [X] 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. [X] 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.

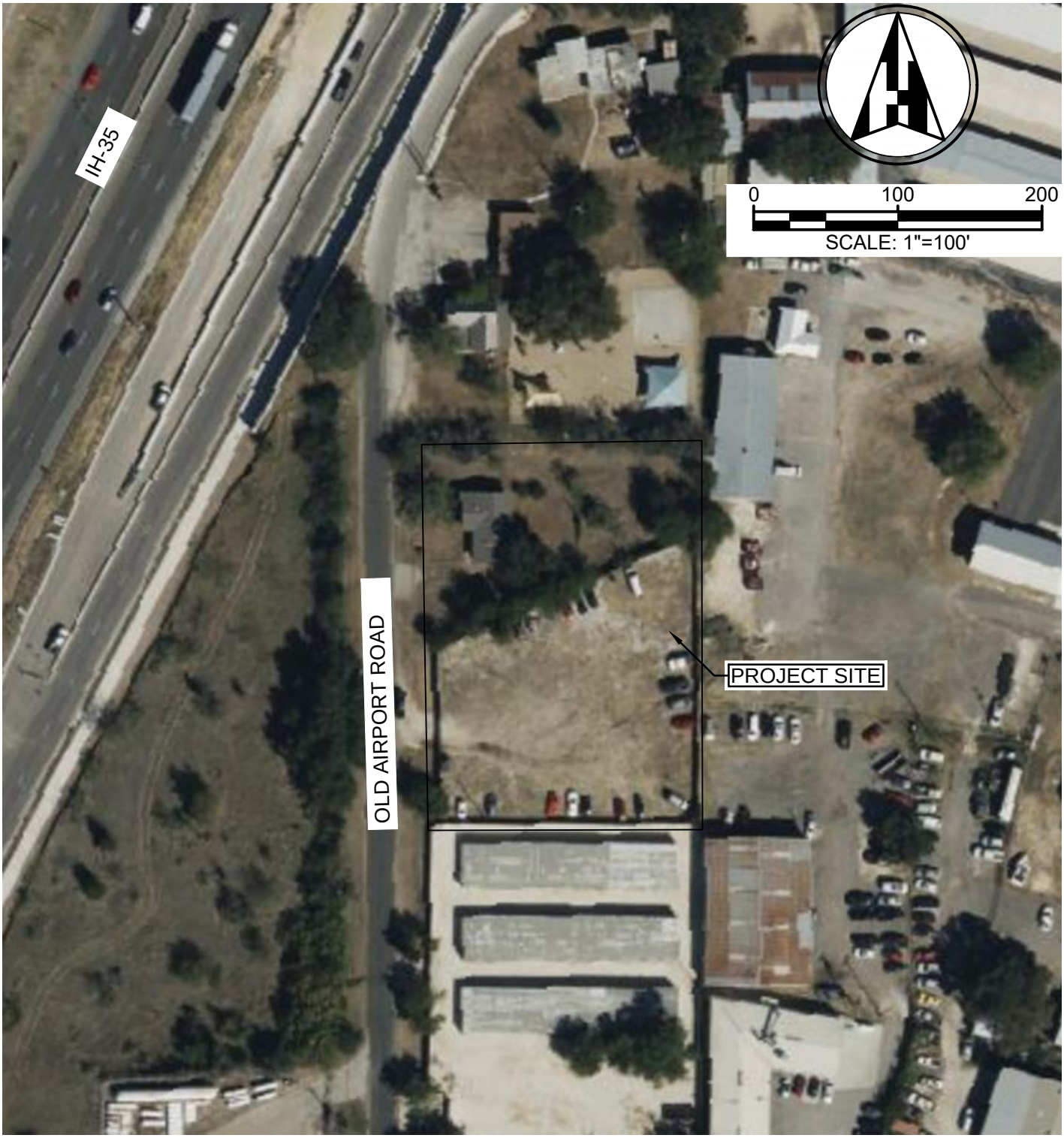


EXHIBIT
TO SERVE

STARS TOWING

2221 OLD AIRPORT ROAD
GEORGETOWN, TX, 78626

---- **ROAD MAP**

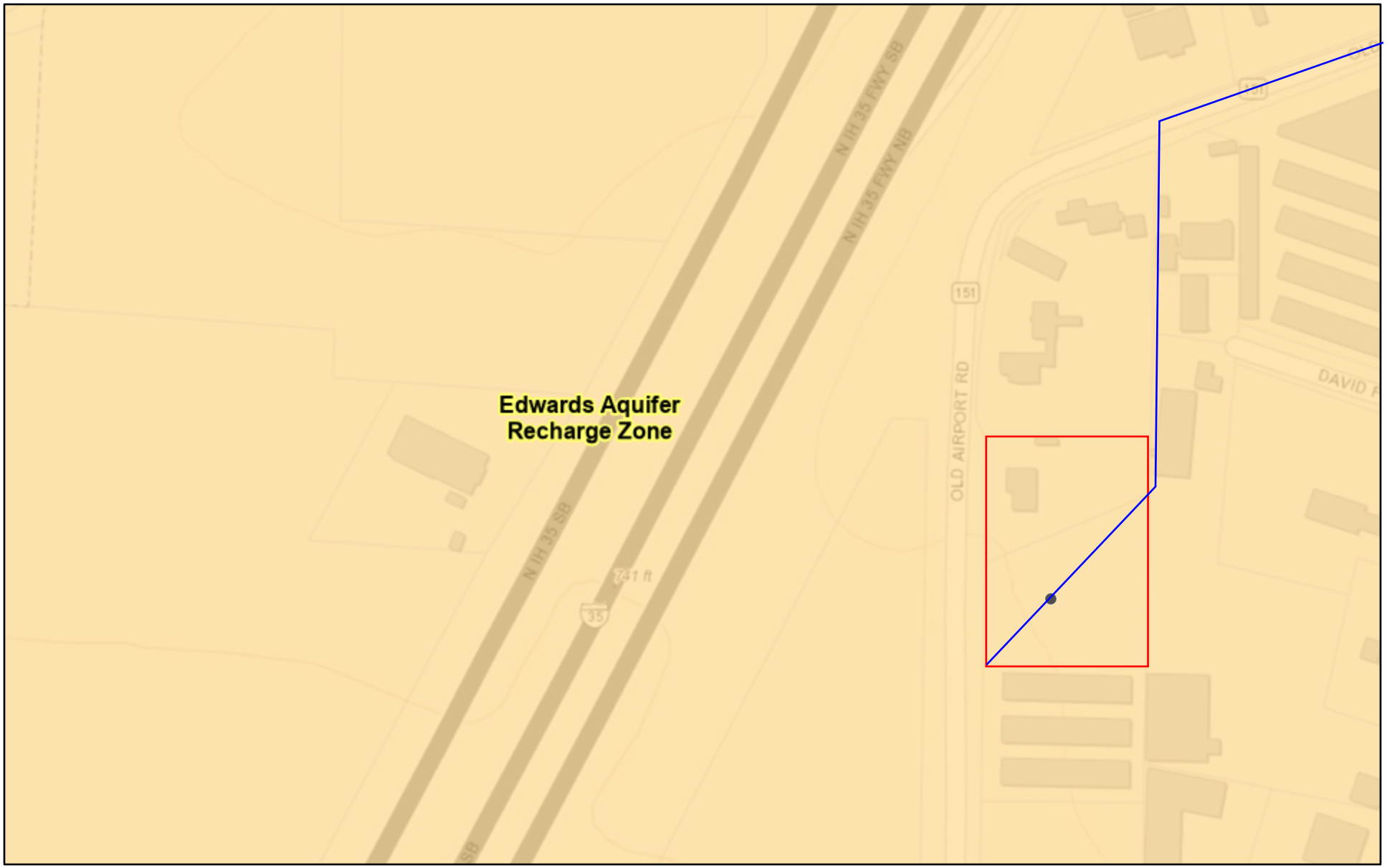
Henderson Professional Engineers

HPE Civil Engineering

600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com

WBE210166 | HUB 1853873845300

Edwards Aquifer Viewer Custom Print



3/27/2024, 2:08:15 PM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Edwards Aquifer Label

City/Place

TX Counties

7.5 Minute Quad Grid

TCEQ_EDWARDS_OFFICIAL_MAPS

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

Web AppBuilder for ArcGIS

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

HPE
Civil Engineering

Project Description

The project site is 1.19 acres located east of Old Airport Road and west of North Austin Avenue. The address is 2221 Old Airport Rd, Georgetown, TX 78626. The project site is located within the city limits of the City of Georgetown, Williamson County, Texas. No portion of the project site is located in the 1% annual chance (100-year) floodplain per the FEMA map panel 48491C0291F effective December 20, 2019. The project site is located within the Edwards Aquifer Recharge Zone. Hydrologic soil group information came from digital information served by the United States Department of Agriculture Natural Resources Conservation Service through the Web Soil Survey 2.0 portal. The project site is entirely type 'D' soil.

The project site pre-developed properties consist of two halves, a residential north half and a commercial south half. In the north half of the site, there is a residential one-story wooden building with an asphalt driveway. The south half of the site is a car tow yard with a shed and a gravel driveway, and it is surrounded by a sheet-metal fence. The land within the tow yard is an open field with a mix of grasses and patches of bare earth or gravel. A tree survey was conducted on the site by Texas Land Surveying. There are two surveyed trees in the north half of the property, a single red mulberry and a single live oak, both of which are 24 inches in diameter. The existing impervious cover of the project site is 6.52% and the proposed is 60%.

The proposed development of this project includes adding two new buildings for automotive services, one driveway that accesses Old Airport Road, an associated parking lot, sidewalks, and a detention pond on the north side of the property.

A detention pond is planned for this project. For water quality, a StormTrooper is planned. Demolition of the residential home, asphalt driveway, and gravel driveway are planned.

WCAD

Property	Owner	Property Address	Tax Year	2026 Market Value
R328105	JAFAR, ALAA & MOHAMMED HADI	2221 OLD AIRPORT RD, GEORGETOWN, TX 78626	2026	N/A

Page: Property Details

2026 GENERAL INFORMATION

Property Status	Active
Property Type	Land
Legal Description	S5607 - Albert Johnson Addition, Lot 2, ACRES 0.69
Neighborhood	G90 - EAST GEORGETOWN VACANT
Account	R-20-6010-0000-0002
Map Number	3-0327,(3-0220)
Effective Acres	0.000000

2026 OWNER INFORMATION

Owner Name	JAFAR, ALAA & MOHAMMED HADI
Owner ID	
Exemptions	
Percent Ownership	100%
Mailing Address	1709 ALISON ANN CT PFLUGERVILLE, TX 78660
Agent	-

2026 VALUE INFORMATION

MARKET VALUE

Improvement Homesite Value	N/A
Improvement Non-Homesite Value	N/A
Total Improvement Market Value	N/A
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Land Agricultural Market Value	N/A
Land Timber Market Value	N/A
Total Land Market Value	N/A
Total Market Value	N/A

ASSESSED VALUE

Total Improvement Market Value	N/A
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Agricultural Use	N/A
Timber Use	N/A
Total Appraised Value	N/A
Homestead Cap Loss	N/A
Circuit Breaker Limit Cap Loss	
Total Assessed Value	N/A

2026 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100
CAD- Williamson CAD		N/A	N/A	N/A
CGT- City of Georgetown		N/A	N/A	N/A
GWI- Williamson CO		N/A	N/A	N/A
RFM- Wmsn CO FM/RD		N/A	N/A	N/A
SGT- Georgetown ISD		N/A	N/A	N/A

2026 IMPROVEMENTS

Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	F1 - Real, Commercial	No	-	N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Fence Metal	2017	700	N/A	Details
2	Out Bldg	2017	64	N/A	Details
3	Out Bldg	2017	64	N/A	Details

2026 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Commercial	F1 - Real, Commercial	No	N/A	N/A	N/A	30,056 Sq. ft
TOTALS						**30,056 Sq. ft / 0.689991 acres**

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	TIM MARKET	TIM USE	APPRAISED	HS CAP LOSS	CBL CAP LOSS	ASSESSED
2025	$12,500	$185,746	$198,246	$0	$0	$0	$0	$198,246	$0	$0	$198,246
2024	$12,500	$185,746	$198,246	$0	$0	$0	$0	$198,246	$0	$0	$198,246
2023	$12,500	$185,746	$198,246	$0	$0	$0	$0	$198,246	$0	$0	$198,246
2022	$12,500	$123,831	$136,331	$0	$0	$0	$0	$136,331	$0	$0	$136,331
2021	$12,500	$82,654	$95,154	$0	$0	$0	$0	$95,154	$0	$0	$95,154

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
10/25/2019	CLARK, LEWIS C	JAFAR, ALAA & MOHAMMED HADI	2019105117	
5/1/2018	CLARK, LEWIS C	CLARK, LEWIS C	2018036572	
11/13/2015	JOHNSON, ALBERT W III & JACKIE K TRUSTEES OF JOHNSON FAM LIV TRUST	CLARK, LEWIS C	2015100237	
11/12/1996	JOHNSON, ALBERT W	JOHNSON, ALBERT W III & JACKIE K TRUSTEES OF JOHNSON FAM LIV TRUST	9859969	
9/15/1986	JOHNSON A & R KNIGHT	JOHNSON, ALBERT W	-	1420/888-891

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.

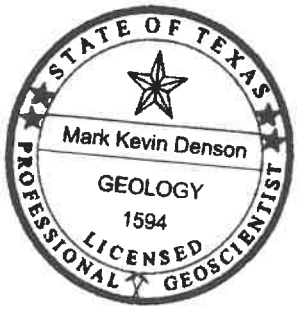
Print Name of Geologist: M Kevin Denson Telephone: 512 442-1122

Date: 1/24/2024 Fax: _____

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

Signature of Geologist:

Regulated Entity Name: 1.17 Acres, 2221 Old Arport Boulevard, Georgetown, Williamson County, Texas



Project Information

1. Date(s) Geologic Assessment was performed: 1/17/2024
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
DoC	D	1-2

** 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" = 125'
   Site Soils Map Scale (if more than 1 soil type): 1" = 125'

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: 1.17 Acres, 2221 Old Airport Road, 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	30.66483	97.668833	MB	30	Ked									0	30	X		X		Hilltop

* 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 1/25/2024

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

Sheet 1 of 1

ATTACHMENT B

Stratigraphic Column
1.17 Acres
2221 Old Airport Road
Georgetown, Williamson County, Texas

HYDROGEOLOGIC SUBDIVISION	FORMATION	THICKNESS (feet)	LITHOLOGY
Edwards Aquifer	Georgetown	65	Interbedded chalky limestone and marl

Source: Small, 1996

1/25/2024

STATE OF TEXAS
Mark Kevin Denson
GEOLOGY
1594
LICENSED
PROFESSIONAL GEOSCIENTIST

Terracon

ATTACHMENT C
SITE-SPECIFIC GEOLOGY

The Geologic Assessment (GA) of the 1.17 Acre Tract was conducted by Kevin Denson, P.G., of Terracon on January 17, 2024. The project site is located at 2221 Old Airport in Georgetown, Williamson County, Texas and includes a vacant tract used for vehicle storage and a vacant residential structure.

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 residential and commercial properties. The site is characterized as very gently sloping to the northeast, and site elevation ranges from about 735 to 731 feet above mean sea level (msl).

The surficial geologic unit present at the site has been identified as the Georgetown Formation. The Georgetown Formation overlies the Edwards and is the uppermost formation of the Edwards aquifer. The formation consists of nodular, fossiliferous limestone interbedded with marl and is about 65 feet thick in the area. Exposure of the unit onsite is obscured by the soil cover. The site is located entirely within the recharge zone of the Edwards aquifer, and the Contributing Zone boundary is located about 1.6 miles southwest feet of the site. Attachment B (attached) is a stratigraphic column prepared for the site. Exhibit 2 (attached) is a geologic map of the site.

Based on a review of site topography, aerial photographs, and published geologic maps, there are no mapped faults located onsite and no field evidence of onsite faulting was observed. The nearest mapped fault is located approximately 1,200 feet west of the site. The fault is associated with the Balcones fault zone, which is comprised of en echelon, normal, high-angle faults that are representative of the dominant structural trend of the area. A water well was observed adjacent to the vacant onsite residential structure. The water well will require proper plugging if no further use is intended for it in the future. No sensitive geologic features (feature score above 40 points) were observed on the site. Due to the lack of 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.

Streams or springs were not observed at the site. 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. The nearest known occupied site is San Gabriel Spring, located approximately 5,200 feet south of the site.

1/25/2024

STATE OF TEXAS
Mark Kevin Denson
GEOLOGY
1594
LICENSED
PROFESSIONAL GEOSCIENTIST

Approximate Project Boundaries

Williamson County 1-Foot Contours

0 62.5 125 250 Feet

DATA SOURCES:
Esri Community Maps Contributors, Baylor University, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Williamson County TX, Maxar, Microsoft

Project No.:	96247012
Date:	Jan 2024
Drawn By:	RC
Reviewed By:	KD

Terracon
5307 Industrial Oaks Blvd. - #160 Austin, TX 78735
PH. (512) 442-1122 terracon.com

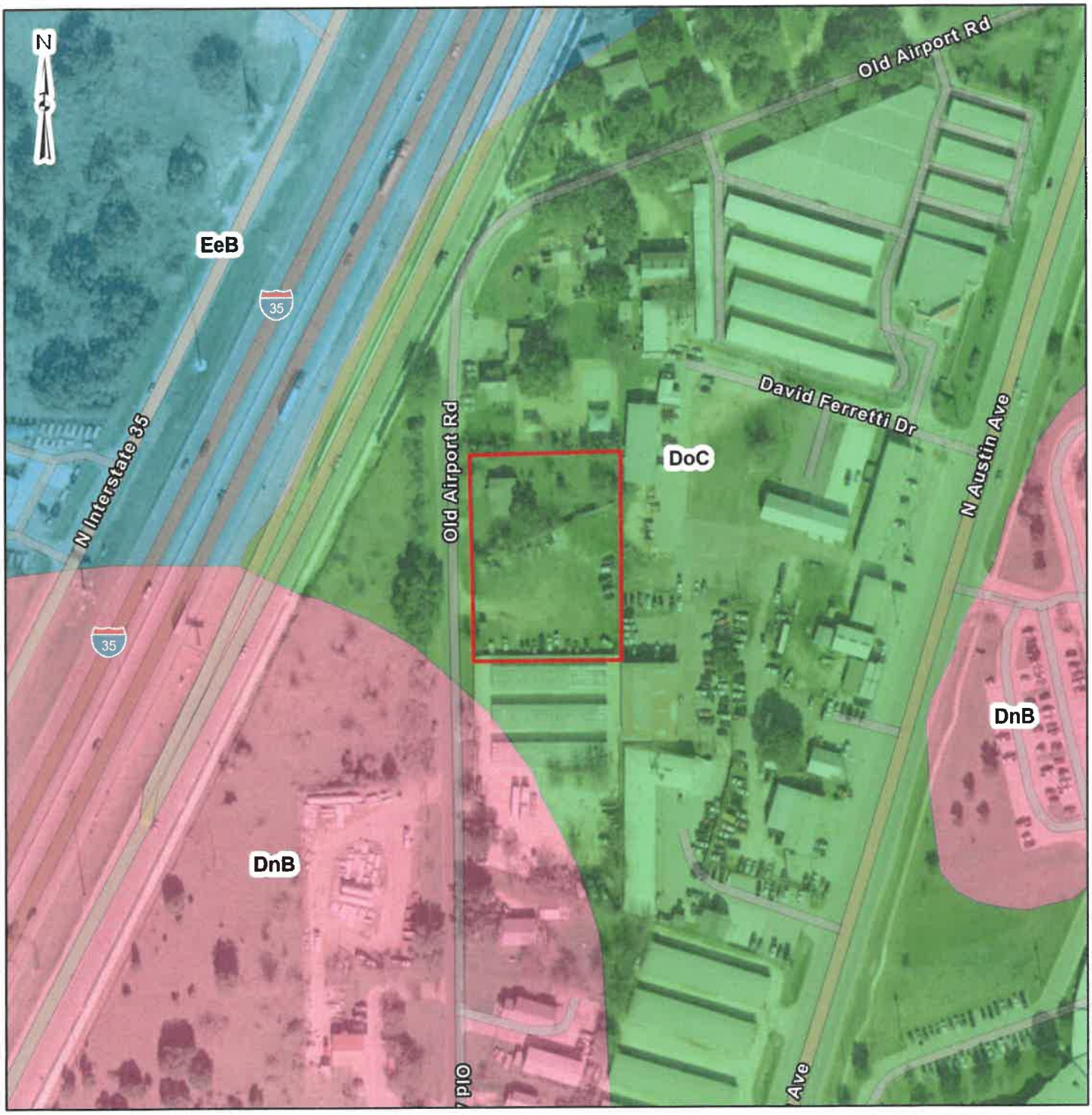
Site Specific Topography

Old Airport Road (1.17 Acres)

2221 Old Airport Road
Georgetown, Williamson County, Texas

Exhibit

1.0



Approximate Project Boundaries

NRCS WSS Map Unit

- Denton Silty Clay (DnB)
- Doss Silty Clay (DoC)
- Eclrant Stony Clay (EeB)

Feet

0 62.5 125 250

DATA SOURCES:
Esri Community Maps Contributors, Baylor University, County of Williamson, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Williamson County TX, Maxar

Project No.:	96247012
Date:	Jan 2024
Drawn By:	RC
Reviewed By:	KD

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Site Specific Soils

Old Airport Road (1.17 Acres)

2221 Old Airport Road
Georgetown, Williamson County, Texas

Exhibit

2.0

Approximate Project Boundaries

0 125 250 500 Feet

Kgt - Georgetown Formation

STATE OF TEXAS
Mark Kevin Denson
GEOLOGY
1594
LICENSED PROFESSIONAL GEOSCIENTIST

Project No.:	96247012
Date:	Jan 2024
Drawn By:	RC
Reviewed By:	KD

Terracon
5307 Industrial Oaks Blvd. - #160 Austin, TX 78735
PH. (512) 442-1122 terracon.com

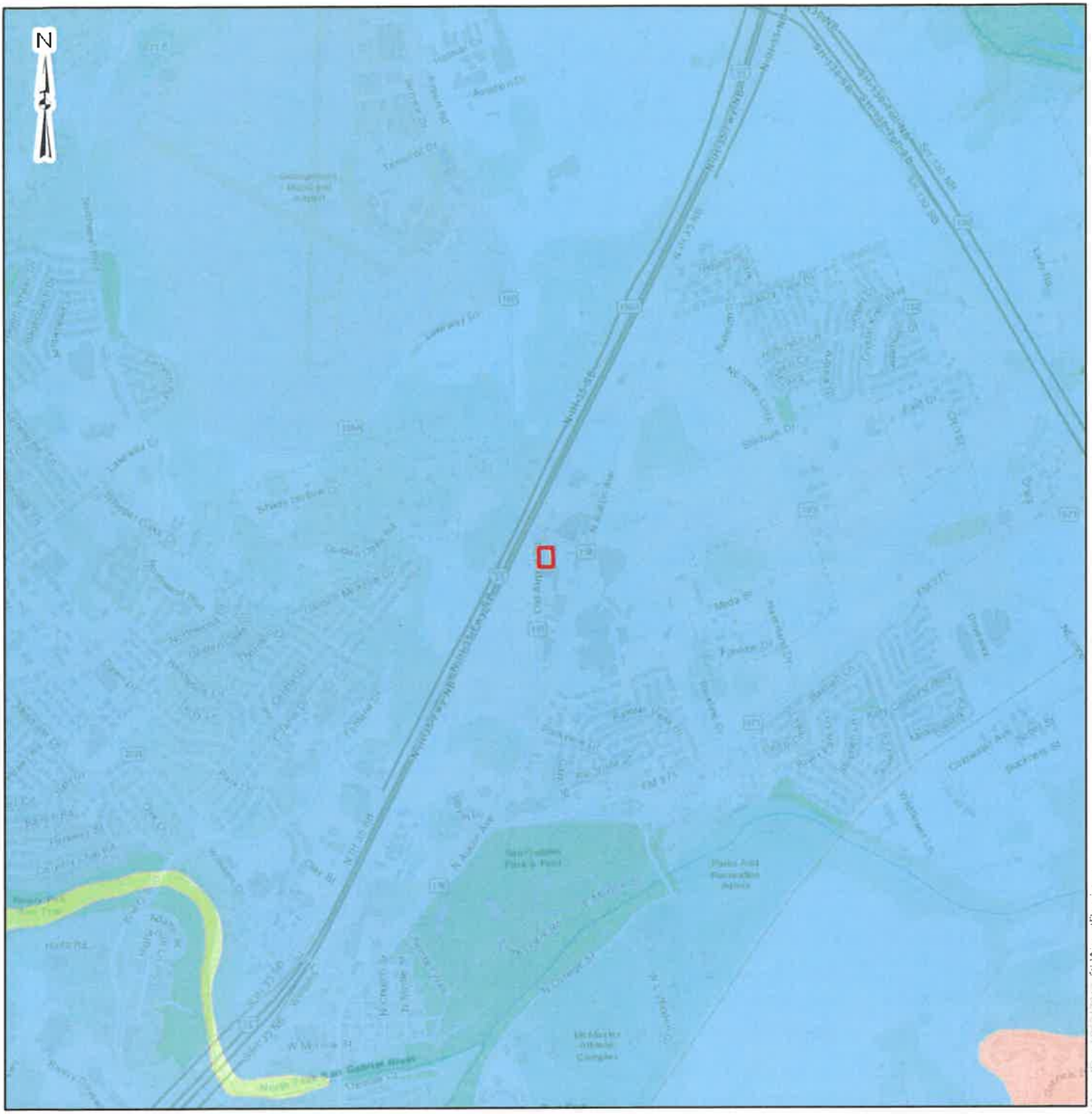
Site Specific Bedrock Geology

Old Airport Road (1.17 Acres)

2221 Old Airport Road
Georgetown, Williamson County, Texas

Exhibit

3.0



Approximate Project Boundaries

TCEQ Edwards Aquifer Zone Data

- Edwards Aquifer Contributing Zone
- Edwards Aquifer Recharge Zone
- Edwards Aquifer Transition Zone

0 0.13 0.25 0.5 Miles

DATA SOURCES:
County of Williamson, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

Project No.:	96247012
Date:	Jan 2024
Drawn By:	RC
Reviewed By:	KD

Terracon
5307 Industrial Oaks Blvd. - #160 Austin, TX 78735
PH. (512) 442-1122 terracon.com

Edwards Aquifer Zones

Old Airport Road (1.17 Acres)

2221 Old Airport Road
Georgetown, Williamson County, Texas

Exhibit

4.0

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.

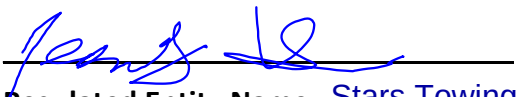
Signature

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: Jen Henderson, P.E.

Date: 09/26/2025

Signature of Customer/Agent:



Regulated Entity Name: Stars Towing

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): 1.19

3. Estimated projected population:_____

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	9,150	÷ 43,560 =	0.210
Parking	4,860	÷ 43,560 =	0.112
Other paved surfaces	17,091.84	÷ 43,560 =	0.392
Total Impervious Cover	31,101.84	÷ 43,560 =	0.714

Total Impervious Cover 0.714 **÷ Total Acreage** 1.19 **X 100 =** 60 **% Impervious Cover**

5. [X] **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. [X] Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

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

7. Type of project:

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

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

   [ ] Concrete
   [ ] Asphaltic concrete pavement
   [ ] Other: _____

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

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

10. Length of pavement area: _____ feet.

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

11. [ ] A rest stop will be included in this project.

    [ ] A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

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

15. Wastewater will be disposed of by:

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

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

☒ Sewage Collection System (Sewer Lines):

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

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

[X] The sewage collection system will convey the wastewater to the Georgetown Wastewater Treatment Plant. The treatment facility is:

[X] Existing.
[ ] Proposed.

16. [X] 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. [X] The Site Plan must have a minimum scale of 1" = 400'.

Site Plan Scale: 1" = 20 '.

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.
[X] 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 Flood Map 48491C0291F dated December 20, 2019.

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

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

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

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

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

[X] 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:

[X] 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. [X] The drainage patterns and approximate slopes anticipated after major grading activities.
23. [X] Areas of soil disturbance and areas which will not be disturbed.
24. [X] Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
25. [X] Locations where soil stabilization practices are expected to occur.
26. [ ] Surface waters (including wetlands).

    [X] N/A
27. [ ] Locations where stormwater discharges to surface water or sensitive features are to occur.

    [X] There will be no discharges to surface water or sensitive features.
28. [X] Legal boundaries of the site are shown.

Administrative Information

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

Factors Affecting Surface Water Quality

The construction activities associated with the Stars Towing plan of development could result in additional Total Suspended Solids (TSS) loads during the construction of the site improvements. This potential increased locating will be mitigated with the use of silt fencing that is to be placed downgradient of the active construction areas and the placement of stabilized construction entrances at the entrance(s) of the project. Rock berms may be used in areas of concentrated flows during construction activities.

The overall impervious cover of the site will be approximately 60%, 0.72-acres of the 1.19-acre site. The runoff from the site will be treated by a StormTrooper. The permanent stormwater control calculations have been provided on the plan set and demonstrate the functionality of the proposed stormwater Best Management Practices. The proposed stormwater conveyance system will protect the water quality of the San Gabriel River.

HPE
Civil Engineering

Volume and Character of Stormwater

The on-site drainage patterns on the property have been divided up into three drainage areas, each with their own points of interest.

The peak storm water before construction for Stars Towing improvements has been calculated to be the following for the 25-yr and 100-yr storm events at the points of interest:

Pre-Development		
	25-yr	**100-yr**
Analysis 1	5.631	7.560
Analysis 2	4.027	5.465
Analysis 3	0.365	0.495

This is given that the project site is currently 1.19 acres of land that is open space in fair condition over soils group D at 1 - 5 percent slopes and a percent impervious cover of 6.52%. The character of existing runoff is that of undeveloped land in proximity to developed storage facilities and other commercial structures. After construction the character of the runoff will change such that hydrocarbon residues from vehicles, buildings, and other contamination typical of a developed automobile shop. may be present.

The peak storm water discharges post-construction has been calculated to be the following for the 25-yr and 100-yr storm events, given that the proposed impervious cover percentage is about 60%:

Post-Development		
	25-yr	**100-yr**
Analysis 1	5.229	7.483
Analysis 2	0.843	1.147
Analysis 3	0.331	0.451

A proposed StormTrooper on the site will treat most of the foreign elements. A proposed detention pond will detain the peak runoff for the 2-, 10-, 25-, and 100-year storms and releases are designed to be less than the existing conditions.

Detailed calculations will be shown within the drainage area map sheets.

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.

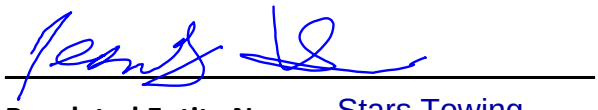
Signature

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: Jen Henderson, PE

Date: 9/26/2025

Signature of Customer/Agent:



Regulated Entity Name: Stars Towing

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: San Gabriel

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:

- [X] 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.
- [X] 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.
- [X] A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
- [X] 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. [X] 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.
   - [X] There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. [X] **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. [X] **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.

[X] 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.

    [X] N/A

12. [X] **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. [X] 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. [X] 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. [X] 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. [X] 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. [X] **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. [X] 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. [X] Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

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

Attachment A – Spill Response Actions

The first steps that should be taken in the event of a spill are keeping people safe, identifying what has been spilled, and determining if warning signs are needed. The next step is to call the State of Texas Spill-Reporting Hotline and the SERC: 1-800-832-8224 no later than 24 hours after the discovery of the spill or discharge. The local TCEQ office shall also be contacted at 512-339-2929. All clean-up will follow the Spill Prevention and Control guidance outlined in Chapter 327 of the Texas Administrative Code.

Reasonable Response Actions:

1. Arrival of the responsible person or response personnel hired by the responsible person at the time of the discharge/spill
2. Make an effort to stop the spill or discharge
3. Minimizing the impact of the spill on public health and the environment
4. Neutralizing the effects of the incident
5. Removing the discharged or spilled substances
6. Managing the wastes

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in **40 CFR 302.4** (PDF)	**30 TAC 327**
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	**Texas General Land Office**
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	**30 TAC 327**
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	**30 TAC 327**
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	**Railroad Commission of Texas**
Industrial solid waste or other substances	into water	100 lbs	**30 TAC 327**
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	**30 TAC 334** .75-81
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under **40 CFR 302**	**30 TAC 327**
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	**30 TAC 327**

https://www.tceq.texas.gov/response/spills/spill_rq.html

If a spill or accidental discharge is to occur it will be promptly contained by the responsible persons. Any spills will be excavated and properly disposed of.

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Attachment B – Potential Sources of Contamination

There are a few potential sources of contamination with the construction of this project. A potential source of contamination is fuel for the equipment that will be utilized for excavation and other construction activities on the site. Concrete paving as well as a concrete curb and gutter will also take place on the site to construct the buildings, driveway, and parking lot. Paving can introduce a potential for surface water contamination.

Attachment C – Sequence of Major Activities

Below is a list of the major activities that will take place for the site development. The nearest receiving water ultimately discharges to San Gabriel.

1. There will be clearing and grubbing where the construction will take place. Approximately 1.36 acres of the site will be cleared of brush and trees. Silt fence will be put in place downstream of the disturbance to ensure that any soil loosened in the process will be contained on the site in the event of a storm. Tree protection will be installed before other trees are removed.
2. Excavation and utility installation will take place after the clearing and grubbing. The silt fence will still be in place from the initial installation and will be inspected to ensure it is still intact. Any damaged portions will be removed and replaced. A stabilized construction entrance will be used to prevent track out from the site.
3. After the utilities are installed the construction of the buildings, parking lots, driveways, and other developments will proceed. All previously mentioned erosion and sediment controls will be incorporated into the site development. Additional silt fencing will be put in place downstream if necessary. A concrete washout will be utilized for concrete waste.

Attachment D – Temporary Best Management Practices and Measures

Several temporary BMPs will be utilized on the project site. A silt fence will be placed downstream of the site to prevent flows from picking up sediment and discharging from the site. A stabilized construction entrance will also be provided in order to prevent any vehicles entering or exiting the site from tracking out sediment into the street. Flows from the site will be contained in order to prevent them from entering surface streams, sensitive features, or the aquifer. There have not been any naturally occurring or manmade sensitive features identified on the site by the geologic survey.

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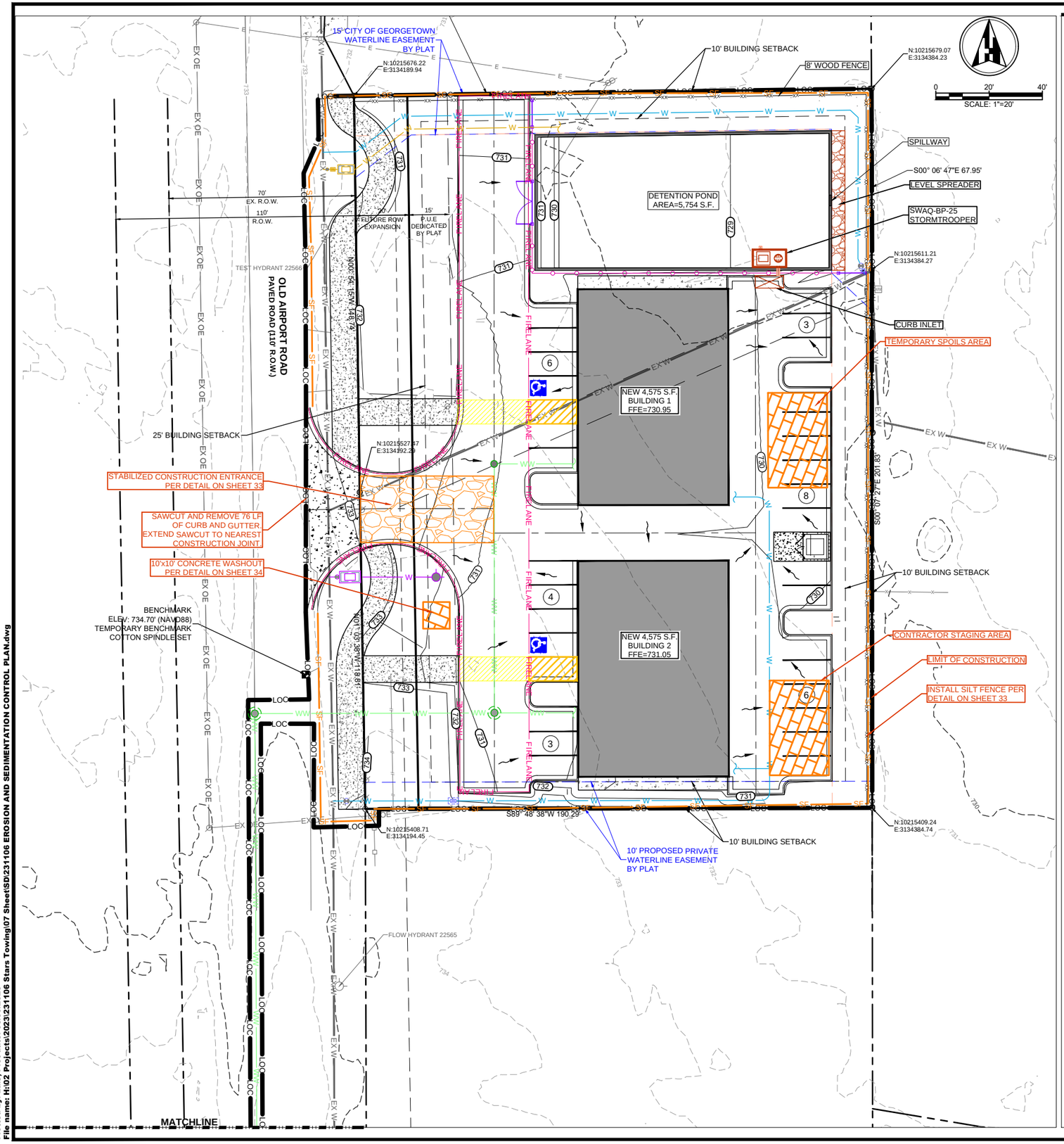
Attachment F – Structural Practices



WOMEN OWNED
CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEN HENDERSON, PE & 116883 ON 09/3/2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.

LEGEND	
LOC	LIMITS OF CONSTRUCTION (1.36 Ac.)
	ROCK CHECK DAM
IP IP	INLET PROTECTION
SF	SILT FENCE
CF	CONSTRUCTION FENCE
FD	FILTER DIKE
	FLOW ARROW
529	EXISTING CONTOUR
529	CONTOUR

NOTES:
1. NO ENVIRONMENTALLY SENSITIVE AREAS ARE LOCATED ON OR DOWNSTREAM OF THIS PROJECT SITE.
2. THIS PROJECT WILL NOT REQUIRE ANY FORM OF PHASING OR SLOPE STABILIZATION.
3. REFER TO LANDSCAPE PLANS FOR RESEEDING AND REVEGETATION REQUIREMENTS.
4. NO PERMANENT EROSION CONTROL MEASURES WILL BE INSTALLED WITH THIS PROJECT.
5. REFER TO SHEET 33 FOR STANDARD DETAILS - ESC.
6. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
7. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
8. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
9. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF GEORGETOWN ORDINANCES.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR AT THE TIME OF CONSTRUCTION.

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Civil Engineering
WBE210166 | HUB 1853873845300

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

EROSION AND SEDIMENTATION CONTROL PLAN

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

12

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheets\SD\231106 EROSION AND SEDIMENTATION CONTROL PLAN.dwg

CITY PERMIT NUMBER 2025-55-SDP

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES

DRAWING NAME: EC01 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

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

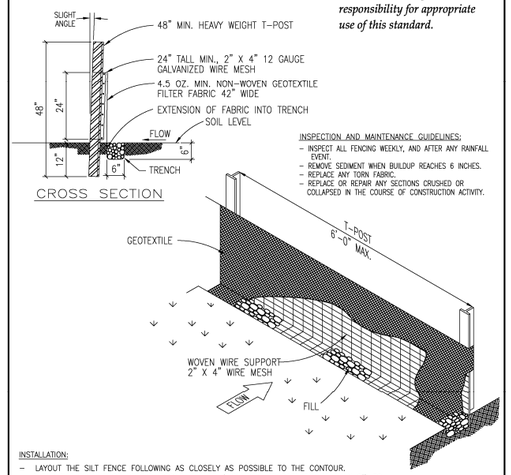
1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. 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 80% 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.

REVISION NOTE: ADOPTED 6/21/2006

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

DRAWING NAME: EC01A | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



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

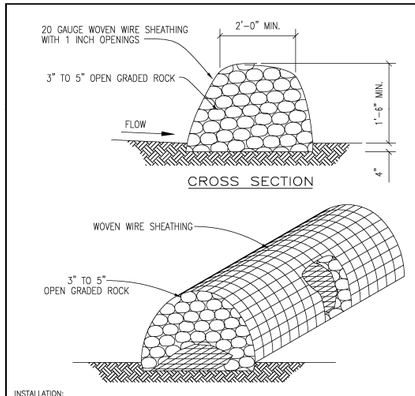
INSTALLATION:
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY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

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

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL

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.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

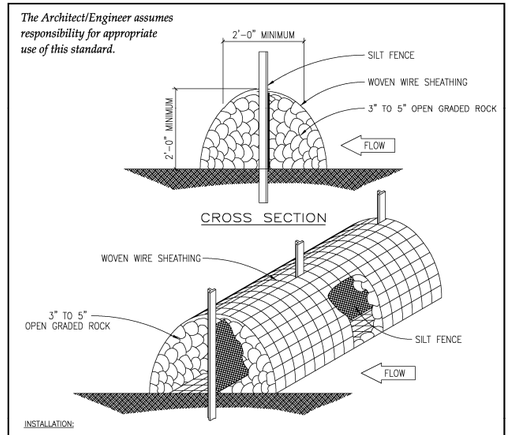
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
ROCK BERM DETAIL

DRAWING NAME: EC03 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

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



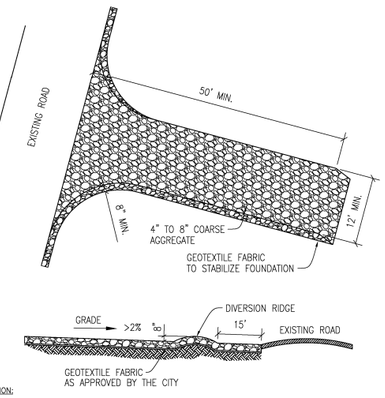
INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT. INSTALLATION SHOULD BE AS DESCRIBED IN DRAWING NO. EC-02 "SILT FENCE DETAIL".
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE AND ON BOTH SIDES OF THE SILT FENCE 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 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 CONTRACTOR. FOR THE INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE ON ROCK BERM.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACES WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
HIGH SERVICE ROCK BERM DETAIL

DRAWING NAME: EC04 | 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.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE

DRAWING NAME: EC06 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STANDARD DETAILS - ESC

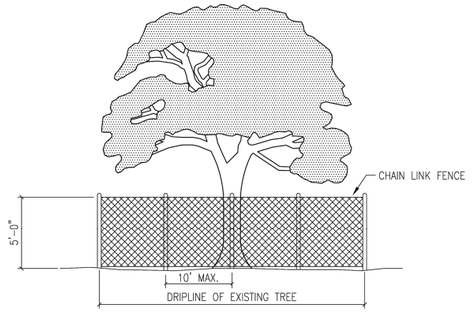
STATE OF TEXAS
JENNIFER L HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106 | 09/03/2025 | DRAWN BY: JS | CHECKED BY: AR | APPROVED BY: JH

33

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\STANDARD DETAILS - WATER.dwg

CITY PERMIT NUMBER 2025-55-SDP

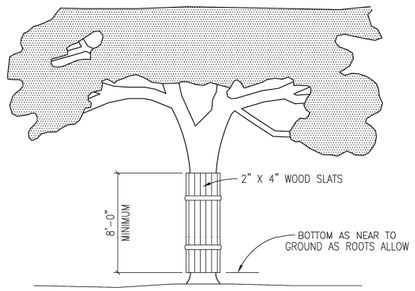


NOTES:

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

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

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

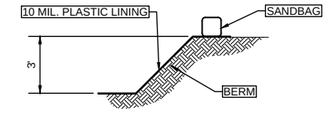


NOTES:

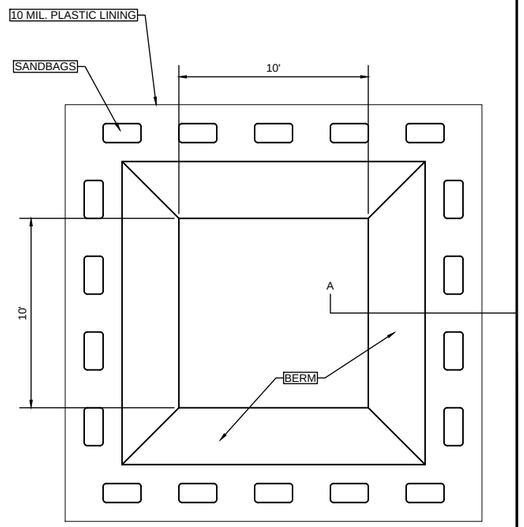
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR FEET (4'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY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

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

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



SECTION A-A



01 CONCRETE WASHOUT
SCALE: 1/4" = 1'-0"

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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STANDARD DETAILS - ESC

PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Luis. Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\STANDARD DETAILS - WATER.dwg

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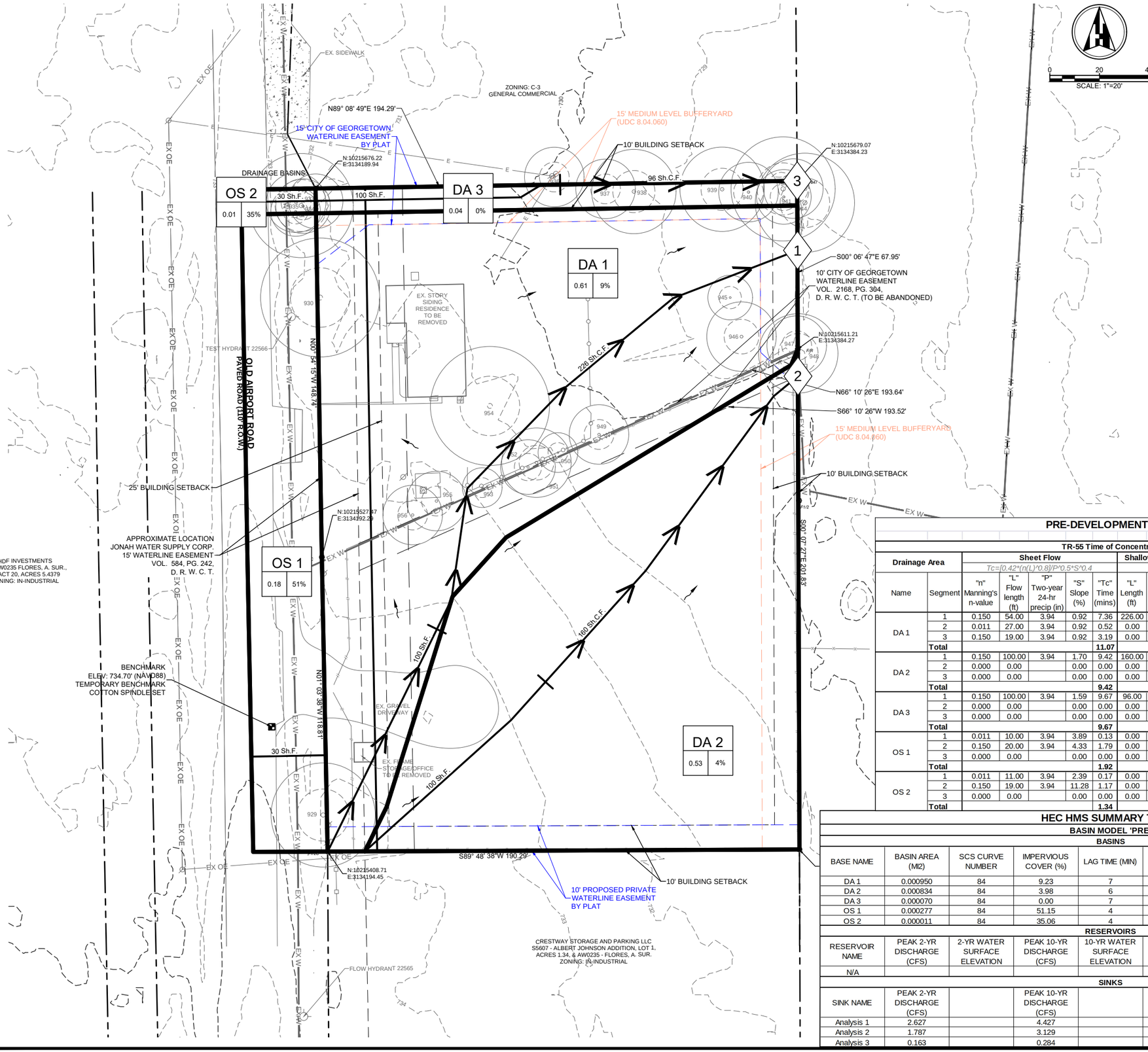
Attachment G – Drainage Area Map



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LEGEND	
DA 1 / 0.90 Ac. / 0%	DRAINAGE AREA LABEL AREA NAME, AREA (ACRES), IMPERVIOUS COVER PERCENTAGE
X	ANALYSIS POINT
100 LF Sh.F.	SHEET FLOW SEGMENT OF TIME OF CONCENTRATION (Tc) PATH
500 LF Sh.C.F.	SHALLOW CONCENTRATED FLOW SEGMENT OF Tc PATH
500 LF Ch.F.	CHANNELIZED FLOW SEGMENT OF Tc PATH
	FLOW ARROW

PRE-DEVELOPMENT CALCULATIONS

TR-55 Time of Concentration Calculations

Drainage Area		Sheet Flow					Shallow Concetrated Flow				Channel Flow					Total Travel Time (Tc)
		Tc=[0.42*(n(L)^0.8]/P^0.5*S^0.4					Tc=L/3600*V				Tc=L/3600*V					
Name	Segment	"n" Manning's n-value	"L" Flow length (ft)	"P" Two-year 24-hr precip (in)	"S" Slope (%)	"Tc" Time (mins)	"L" Length (ft)	"S" Slope (%)	"V" Velocity (ft/s)	"Tc" Time (mins)	"S" Slope (%)	"n" Manning's n-value	"L" Length (ft)	"V" Velocity (ft/s)	"Tc" Time (mins)	
DA 1	1	0.150	54.00	3.94	0.92	7.36	226.00	5.85	3.90	0.97	0.00	0.000	0.00	0.00	0.00	
	2	0.011	27.00	3.94	0.92	0.52	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.150	19.00	3.94	0.92	3.19	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**11.07**				**0.97**					**0.00**	**12**
DA 2	1	0.150	100.00	3.94	1.70	9.42	160.00	2.21	2.40	1.11	0.00	0.000	0.00	0.00	0.00	
	2	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**9.42**				**1.11**					**0.00**	**11**
DA 3	1	0.150	100.00	3.94	1.59	9.67	96.00	0.64	1.29	1.24	0.00	0.000	0.00	0.00	0.00	
	2	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**9.67**				**1.24**					**0.00**	**11**
OS 1	1	0.011	10.00	3.94	3.89	0.13	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	2	0.150	20.00	3.94	4.33	1.79	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**1.92**				**0.00**					**0.00**	**6**
OS 2	1	0.011	11.00	3.94	2.39	0.17	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	2	0.150	19.00	3.94	11.28	1.17	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**1.34**				**0.00**					**0.00**	**6**

HEC HMS SUMMARY TABLE

BASIN MODEL 'PRE'

BASINS

BASE NAME	BASIN AREA (MI2)	SCS CURVE NUMBER	IMPERVIOUS COVER (%)	LAG TIME (MIN)	PEAK 2-YR DISCHARGE (CFS)	PEAK 10-YR DISCHARGE (CFS)	PEAK 25-YR DISCHARGE (CFS)	PEAK 100-YR DISCHARGE (CFS)
DA 1	0.000950	84	9.23	7	1.970	3.412	4.377	5.923
DA 2	0.000834	84	3.98	6	1.787	3.129	4.027	5.465
DA 3	0.000070	84	0.00	7	0.139	0.247	0.318	0.433
OS 1	0.000277	84	51.15	4	0.804	1.283	1.602	2.118
OS 2	0.000011	84	35.06	4	0.030	0.049	0.062	0.083

RESERVOIRS

RESERVOIR NAME	PEAK 2-YR DISCHARGE (CFS)	2-YR WATER SURFACE ELEVATION	PEAK 10-YR DISCHARGE (CFS)	10-YR WATER SURFACE ELEVATION	PEAK 25-YR DISCHARGE (CFS)	25-YR WATER SURFACE ELEVATION	PEAK 100-YR DISCHARGE (CFS)	100-YR WATER SURFACE ELEVATION
N/A								

SINKS

SINK NAME	PEAK 2-YR DISCHARGE (CFS)		PEAK 10-YR DISCHARGE (CFS)		PEAK 25-YR DISCHARGE (CFS)		PEAK 100-YR DISCHARGE (CFS)	
Analysis 1	2.627		4.427		5.631		7.560	
Analysis 2	1.787		3.129		4.027		5.465	
Analysis 3	0.163		0.284		0.365		0.495	

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SITE DEVELOPMENT PLANS TO SERVE

STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

PRE-DEVELOPMENT DRAINAGE AREA MAP

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10040925

PROJECT NO. 231106 | 09/03/2025 | DRAWN BY: JS | CHECKED BY: AR | APPROVED BY: JH

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CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Luis, Plot date: 03/09/2025
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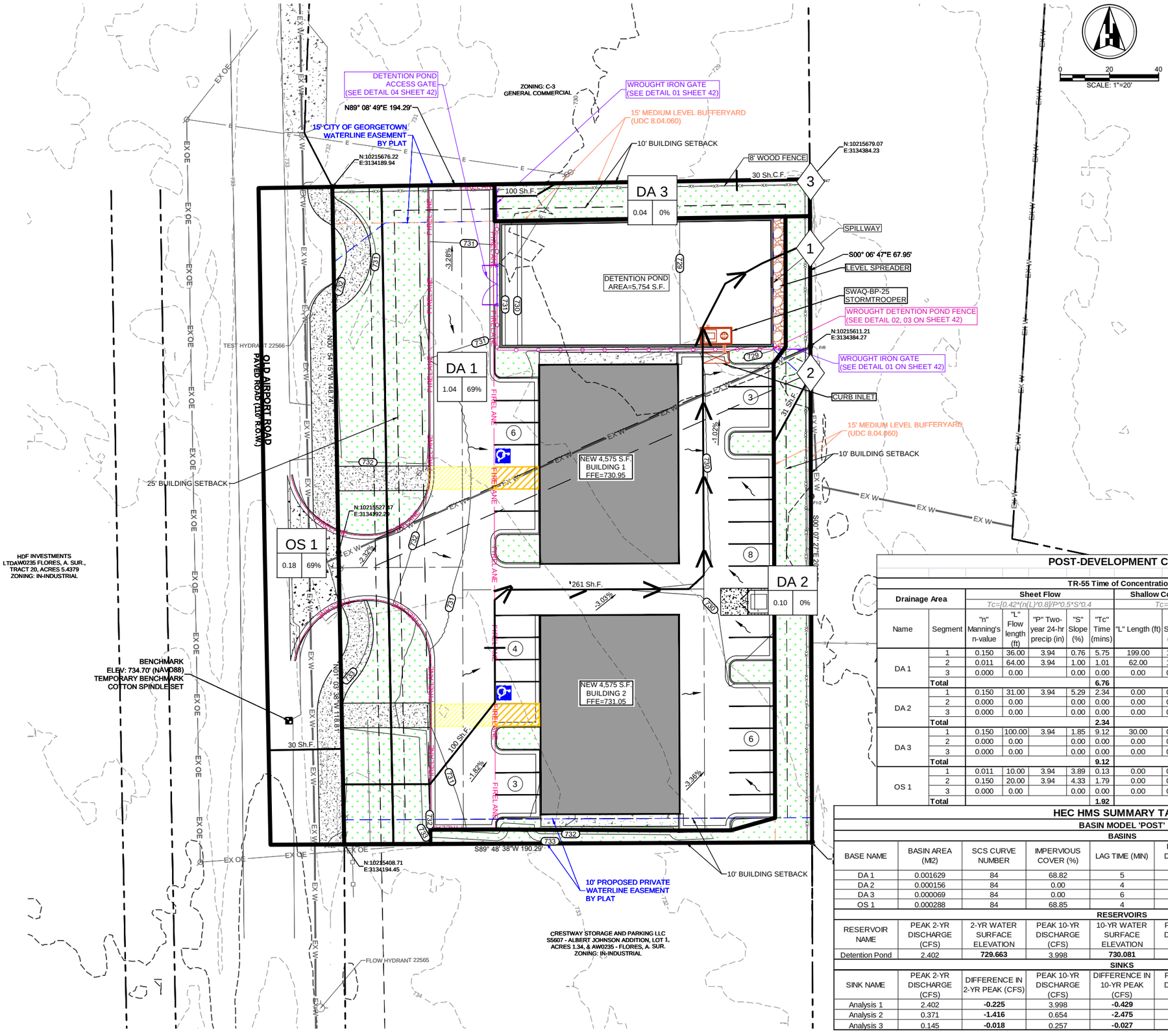

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LEGEND	
DA 1 / 0.90 Ac. / 0%	DRAINAGE AREA LABEL AREA NAME, AREA (ACRES), IMPERVIOUS COVER PERCENTAGE
X	ANALYSIS POINT
100 LF Sh.F.	SHEET FLOW SEGMENT OF TIME OF CONCENTRATION (Tc) PATH
500 LF Sh.C.F.	SHALLOW CONCENTRATED FLOW SEGMENT OF Tc PATH
500 LF Ch.F.	CHANNELIZED FLOW SEGMENT OF Tc PATH
	FLOW ARROW

NOTES:
1. THE FLOW OFF THE SITE HAS NOT BEEN INSCREASED FROM THE PRE-DEVELOPED CONDITION.
2. FOR EXISTING AND PROPOSED CONDITIONS, LAND USE WAS CONSIDERED TO BE OPEN SPACE IN FAIR CONDITION FOR THE MAJORITY OF THE SITE, WHICH GIVES A CURVE NUMBER OF 84. POST-DEVELOPED CONDITIONS UTILIZED THE SAME CURVE NUMBER WITH ADJUSTMENTS MADE TO THE PERCENT IMPERVIOUS.

POST-DEVELOPMENT CALCULATIONS

TR-55 Time of Concentration Calculations

Drainage Area		Sheet Flow					Shallow Concetrated Flow				Channel Flow					
		Tc=[0.42*(n(L)^0.8)/P^0.5*S^0.4					Tc=L/3600*V				Tc=L/3600*V					
Name	Segment	"n" Manning's n-value	"L" Flow length (ft)	"P" Two-year 24-hr precip (in)	"S" Slope (%)	"Tc" Time (mins)	"L" Length (ft)	"S" Slope (%)	"V" Velocity (ft/s)	"Tc" Time (mins)	"S" Slope (%)	"n" Manning's n-value	"L" Length (ft)	"V" Velocity (ft/s)	"Tc" Time (mins)	
DA 1	1	0.150	36.00	3.94	0.76	5.75	199.00	1.00	2.03	1.63	0.00	0.000	0.00	0.00	0.00	
	2	0.011	64.00	3.94	1.00	1.01	62.00	1.01	1.62	0.64	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**6.76**				**2.27**					**0.00**	**9**
DA 2	1	0.150	31.00	3.94	5.29	2.34	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	2	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**2.34**				**0.00**					**0.00**	**6**
DA 3	1	0.150	100.00	3.94	1.85	9.12	30.00	0.64	1.29	0.39	0.00	0.000	0.00	0.00	0.00	
	2	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**9.12**				**0.39**					**0.00**	**10**
OS 1	1	0.011	10.00	3.94	3.89	0.13	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	2	0.150	20.00	3.94	4.33	1.79	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**1.92**				**0.00**					**0.00**	**6**

HEC HMS SUMMARY TABLE

BASIN MODEL 'POST'

BASINS

BASE NAME	BASIN AREA (MI2)	SCS CURVE NUMBER	IMPERVIOUS COVER (%)	LAG TIME (MIN)	PEAK 2-YR DISCHARGE (CFS)	PEAK 10-YR DISCHARGE (CFS)	PEAK 25-YR DISCHARGE (CFS)	PEAK 100-YR DISCHARGE (CFS)
DA 1	0.001629	84	68.82	5	4.730	7.334	9.074	11.889
DA 2	0.000156	84	0.00	4	0.371	0.654	0.843	1.147
DA 3	0.000069	84	0.00	6	0.145	0.257	0.331	0.451
OS 1	0.000288	84	68.85	4	0.888	1.377	1.703	2.232

RESERVOIRS

RESERVOIR NAME	PEAK 2-YR DISCHARGE (CFS)	2-YR WATER SURFACE ELEVATION	PEAK 10-YR DISCHARGE (CFS)	10-YR WATER SURFACE ELEVATION	PEAK 25-YR DISCHARGE (CFS)	25-YR WATER SURFACE ELEVATION	PEAK 100-YR DISCHARGE (CFS)	100-YR WATER SURFACE ELEVATION
Detention Pond	2.402	**729.663**	3.998	**730.081**	5.229	**730.300**	7.483	**730.681**

SINKS

SINK NAME	PEAK 2-YR DISCHARGE (CFS)	DIFFERENCE IN 2-YR PEAK (CFS)	PEAK 10-YR DISCHARGE (CFS)	DIFFERENCE IN 10-YR PEAK (CFS)	PEAK 25-YR DISCHARGE (CFS)	DIFFERENCE IN 25-YR PEAK (CFS)	PEAK 100-YR DISCHARGE (CFS)	DIFFERENCE IN 100-YR PEAK (CFS)
Analysis 1	2.402	**-0.225**	3.998	**-0.429**	5.229	**-0.402**	7.483	**-0.077**
Analysis 2	0.371	**-1.416**	0.654	**-2.475**	0.843	**-3.184**	1.147	**-4.318**
Analysis 3	0.145	**-0.018**	0.257	**-0.027**	0.331	**-0.034**	0.451	**-0.044**

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

POST-DEVELOPMENT DRAINAGE AREA MAP

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106 | 09/03/2025 | DRAWN BY: JS | CHECKED BY: AR | APPROVED BY: JH

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Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 POST-DEVELOPMENT DRAINAGE AREA MAP.dwg

CITY PERMIT NUMBER 2025-55-SDP

Attachment I – Inspection and Maintenance for BMPs

The following inspection plan has been laid out for each BMP:

1. Silt fence
    a. Silt fence will be inspected monthly and after large rainfall events to ensure there are not any compromised points. If it is found that the silt fence is damaged it will be removed and replaced with new fence.
2. Stabilized Construction Entrance
    a. A stabilized construction entrance will be provided for the site. The construction entrance will be inspected on a monthly basis. If the aggregate becomes damaged or no longer prevents track out, it will be removed and replaced with new aggregate.
3. Concrete Washout
    a. A concrete washout will be provided for any excess concrete and for truck cleaning. The washout will be inspected on a monthly basis and at the end of the day on concrete pours. Once the washout is full, it will be disposed of properly and either replaced with a new washout or emptied fully.
4. Tree Protection
    a. Tree protection will be installed at the beginning of the project. All tree protection will be inspected on a monthly basis. If the protection is damaged at any point during the construction process it will be replaced with adequate protection.

Silt Fence Maintenance	Date	Signature
Inspect all fencing weekly, and after any rainfall.		
Remove sediment when buildup reaches 6 inches.		
Replace any torn fabric or install a second line of fencing parallel to the torn section.		
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.		
When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.		

Stabilized Construction Entrance	Date	Signature
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 onto public rights-of-way should be removed immediately by contractor.		
When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-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.		

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Tree Protection	Date	Signature
If the soil has become compacted over the root zone of any tree, the ground should be aerated by punching holes with an iron bar. The bar should be driven 1- foot deep and then moved back and forth until the soil is loosened. This procedure should be repeated every 18 inches until all of the compacted soil beneath the crown of the tree has been loosened.		
Any damage to the crown, trunk, or root system of any tree retained on the site should be repaired immediately.		
Whenever major root or bark damage occurs, remove some foliage to reduce the demand for water and nutrients.		
Damaged roots should immediately be cut off cleanly inside the exposed or damaged area. Cut surfaces should be painted with approved tree paint, and moist peat moss, burlap, or topsoil should be spread over the exposed area.		
To treat bark damage, carefully cut away all loosened bark back into the undamaged area, taper the cut at the top and bottom, and provide drainage at the base of the wound.		
All tree limbs damaged during construction or removed for any other reason should be cut off above the collar at the preceding branch junction.		

Care for serious injuries should be prescribed by a forester or a tree specialist.		
Broadleaf trees that have been stressed or damaged should receive a heavy application of fertilizer to aid their recovery. Trees should be fertilized in the late fall (after November 1) or the early spring (until April 1). Fall applications are preferred, as the nutrients will be made available over a longer period of time. Fertilizer should be applied to the soil over the feeder roots. In no case should it be applied closer than 3 feet to the trunk. Fertilizer should be applied using approved fertilization methods and equipment.		
Maintain a ground cover of organic mulch around trees that is adequate to prevent erosion, protect roots, and hold water.		

Sediment Basins	Date	Signature
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.		
Trash and other debris should be removed after each rainfall to prevent clogging of the outlet structure.		
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.		
The removed sediment should be stockpiled or redistributed in areas that are protected from erosion.		

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

The following inspection plan has been laid out for each soil stabilization practices:

1. Tree Protection
    a. Tree protection will be installed at the beginning of the project. All tree protection will be inspected on a monthly basis. If the protection is damaged at any point during the construction process it will be replaced with adequate protection.
2. Permanent Vegetation
    a. At the conclusion of construction, all disturbed areas will be re-seeded with permanent grass/vegetation.
    b. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

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: Jen Henderson, PE

Date: 9/26/2025

Signature of Customer/Agent

Regulated Entity Name: Stars Towing

Permanent Best Management Practices (BMPs)

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

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

   [ ] N/A

2. [X] 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.

   [X] 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. [X] **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:

    [X] Prepared and certified by the engineer designing the permanent BMPs and measures
    [X] Signed by the owner or responsible party
    [X] Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
    [X] 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.

    [X] 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.

    [X] N/A

Responsibility for Maintenance of Permanent BMP(s)

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

14. [X] 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. [X] 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

HPE
Civil Engineering

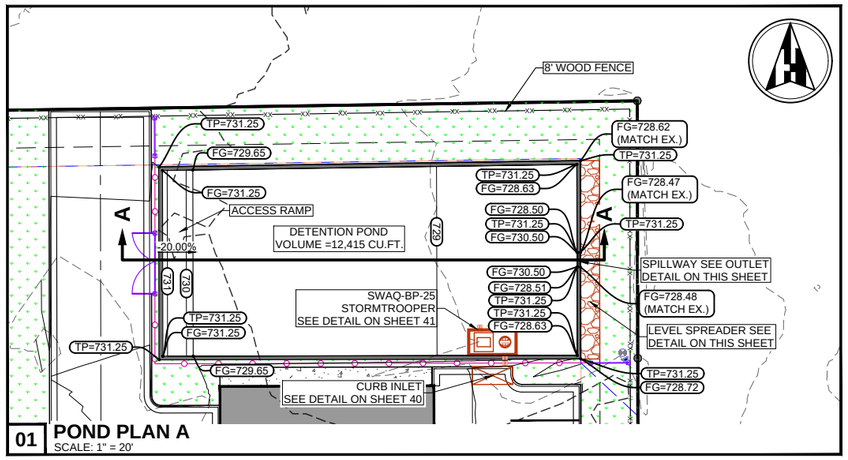
Attachment B - BMPs for Upgradient Stormwater

No BMPs for upgradient stormwater runoff will be necessary with the proposed development.

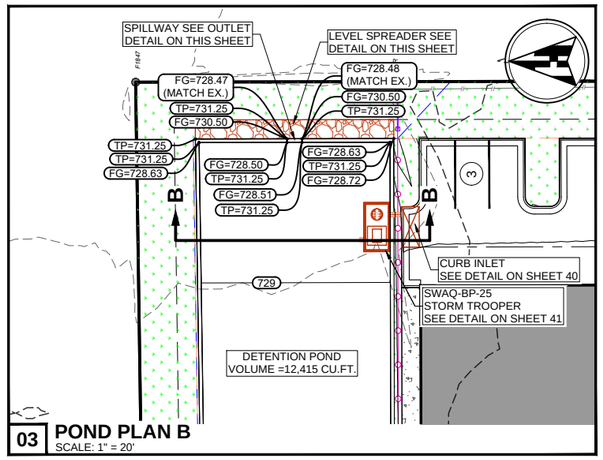
HPE
Civil Engineering

Attachment C - BMPs for On-site Stormwater

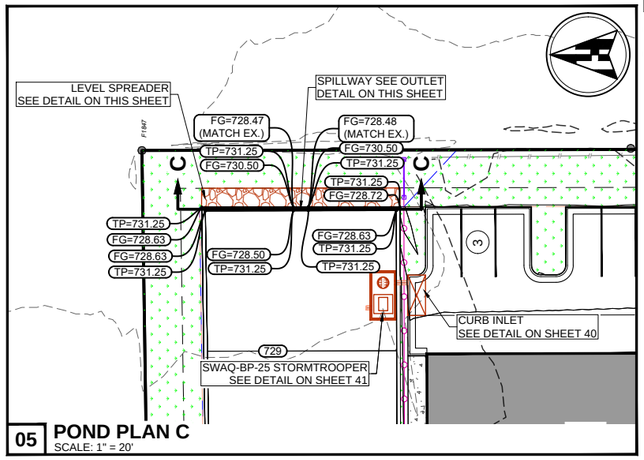
FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEN HENDERSON, PE & 116883 ON 09/3/2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.



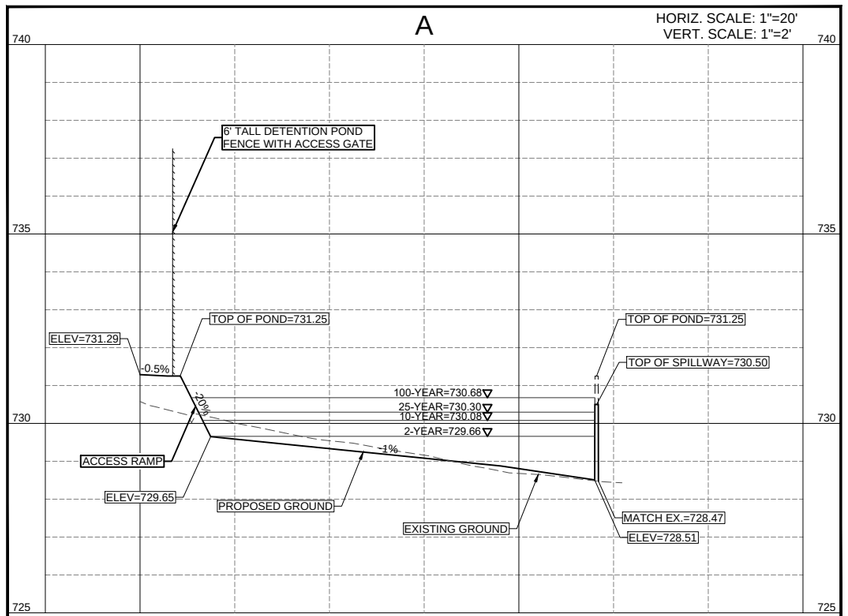
01 POND PLAN A
SCALE: 1" = 20'



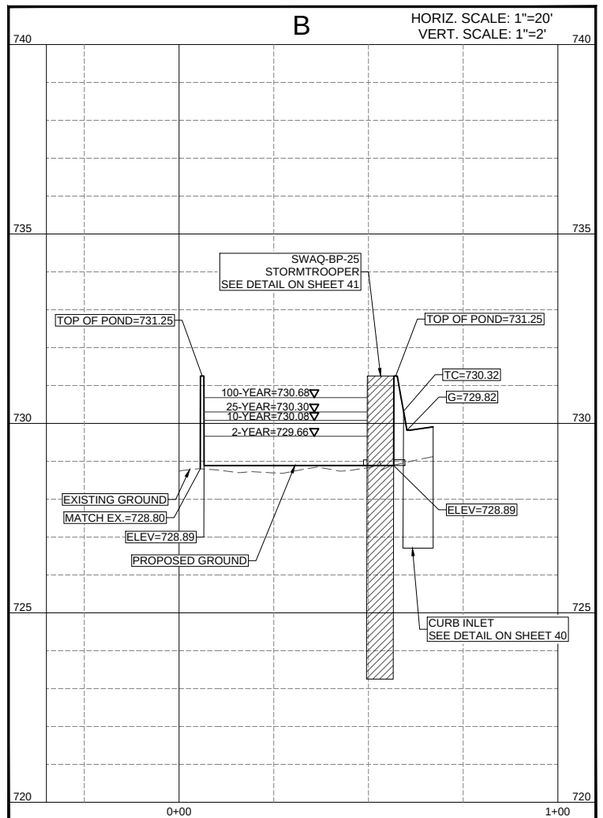
03 POND PLAN B
SCALE: 1" = 20'



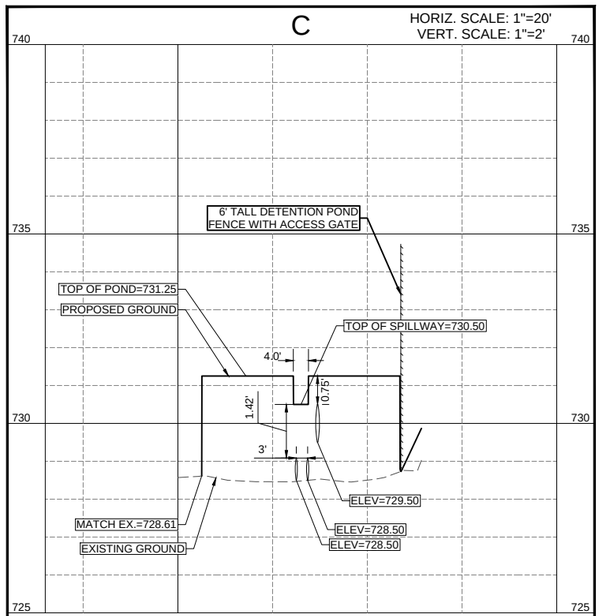
05 POND PLAN C
SCALE: 1" = 20'



02 POND SECTION A
SCALE: 1" = 20'



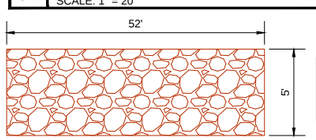
04 POND SECTION B
SCALE: 1" = 20'



06 POND SECTION C
SCALE: 1" = 20'

Detention Pond Stage-Storage

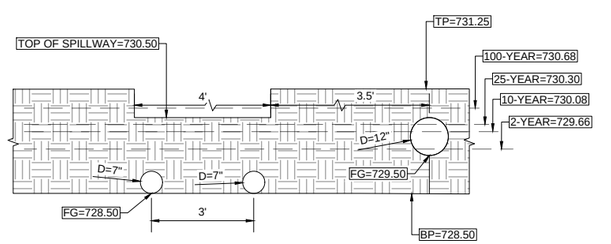
.25' Interval Elevation	Area S.F.	Area AC.	Storm Event	Avg. End Area Method	Accumulated Volume	Discharge (cfs)
728.50	0.00	0.0		0	-	0
728.75	784.67	0.018014		98.08375	98.08375	0
729.00	1855.68	0.042601		330.04375	428.1275	1.177
729.25	3086.47	0.070856		617.76875	1045.89625	1.748
729.50	4309.77	0.098939		924.53	1970.42625	2.176
729.66	4819.58	0.110642	**2-yr**	744.042253	2714.468503	**2.402**
729.75	5068.42	0.116355		430.128122	3144.596625	2.602
730.00	5131.23	0.117797		1274.95625	4419.552875	2.825
730.08	5158.62	0.118426	**10-yr**	416.738729	4836.291604	**3.998**
730.25	5194.04	0.119239		874.799361	5711.090965	4.795
730.30	5216.90	0.119764	**25-yr**	260.273571	5971.364536	**5.229**
730.50	5256.85	0.120681		1047.37528	7018.73982	6.215
730.68	5319.69	0.122123	**100-yr**	957.17687	7975.91669	**7.483**
730.75	5319.69	0.122123		367.05861	8342.9753	
731.00	5382.58	0.123567		1337.78375	9680.75905	
731.25	5445.51	0.125012		1353.51125	11034.2703	



PROPOSED RIPRAP DETAIL

Weir Coefficients	
Weir Width	Cw
1	3.00
5	2.70
15	2.60

Orifice Coefficient
0.6



OUTLET DETAIL

WOMEN OWNED
CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
Civil Engineering
WBE210166 | HUB 18538738465300

REVISION

No.	
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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

DETENTION POND PLAN AND SECTIONS

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

19

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheets\SDP\231106 DETENTION POND PLAN AND PROFILE.dwg

CITY PERMIT NUMBER 2025-55-SDP

Texas Commission on Environmental Quality
TSS Removal Calculations

AREA	DA 1	DRAINAGE BASIN	1

STEP ONE: Required TSS Removal

EQUATION 3.3

$L_m = 28.93A_n \times P)$

L_m = Required TSS Removal (pounds)

A_n = Net Increase in Impervious Area (acres)

P = Average Annual Precipitation (inches)

Drainage Basin =	1.04	Acres
Pre-Dev. Imp. Area =	0.08	Acres
Post-Dev. Imp. Area =	0.64	
Pervious Area =	0.32	Acres
P =	32	Inches
L_m =	589	Lbs

STEP TWO: Select an Appropriate BMP

Effective Area =	0.58	EA = (Ai x 0.9) + (Ap x 0.03)
StormTrooper SWAQ_	25	
Unit Surface Area =	369	Sq. Ft.

EQUATION 3.4

Q = CiA, where:

C =	0.63	Composite Run-Off Coefficient
i =	1.10	Stormwater Quality Intensity
A =	c	Drainage Basin Acreage
Q =	d	Required Treatment Flow

EQUATION 3.5 ef 0.905 90.50%

Q =	0.72	Required Treatment Flow
A =	369	Unit Surface Area
V_{OR} =	1.95E-03	Overflow Rate
BMP Effeciency =	75%	

STEP THREE: Calculate Fraction of Annual Runoff to be Treated

Unit By-Pass Flowrate =	3.21	cfs
Treated Intensity =	1.10	in/hr
Annual Volume Treated =	90%	Volume of Run-Off Entering Unit
Treatment Reduction =	1.00	BMP Effeciency Reduction Factor
Actual BMP Effeciency =	75%	

STEP FOUR: Calculate TSS Load Removed by BMPs

EQUATION 3.8

L_r = (BMP Efficiency) x P x (A_i x 34.6 + A_p x 0.54)

L_r = Load Removed by BMP

BMP Efficiency = TSS Removal Efficiency

A_i = Impervious Tributary Area to the BMP (ac)

A_p = Pervious Tributary Area to the BMP (ac)

A_i =	0.72
A_p =	0.32
L_r =	**599 lbs**

TOTAL SITE DETAILS	
Project Name:	231106 Stars Towing
Project Location:	2221 Old Airport Road, Georgetown, TX 78626
Date Prepared:	August 26th, 2025
Prepared By:	HPE
Total Project Area to be Treated =	1.19
Pre-Development Impervious Area =	0.08
Post-Development Impervious Area =	0.72
Composite Run-Off Coefficient =	0.60
Required TSS Removal L_m =	**592**
County =	Williamson

STORMTROOPER	
Model	**E.A. @ 80%**
5	< 0.13
10	0.14 - 0.20
20	0.21 - 0.33
25	0.34 - 0.50
40	0.51 - 0.79
70	0.80 - 0.98
110	0.99 - 1.23

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REVISION

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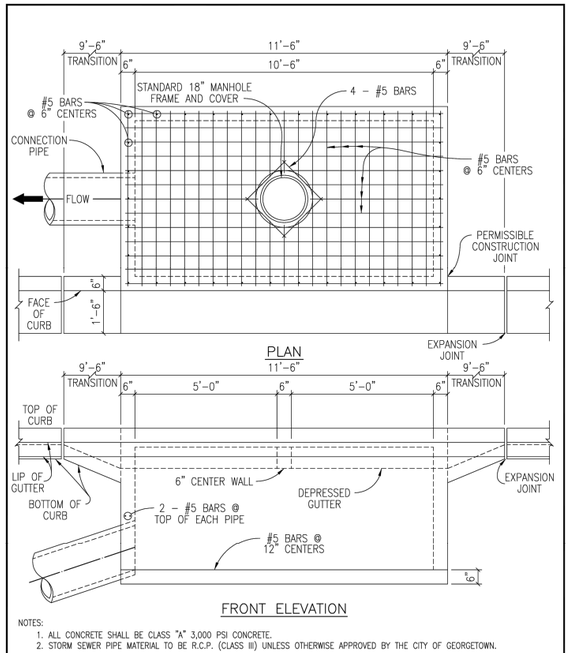
SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STORMTROOPER CALCULATIONS

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

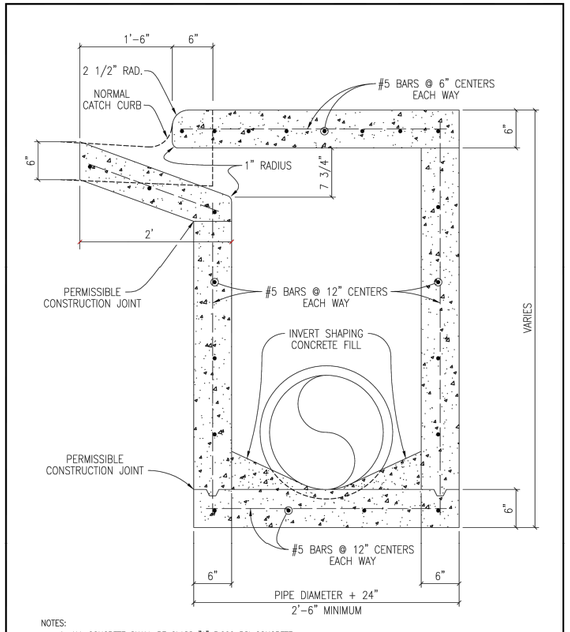
CITY PERMIT NUMBER 2025-55-SDP



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.

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CURB INLET DETAIL	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: SD09 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB



NOTES:
1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI CONCRETE.
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The Architect/Engineer assumes responsibility for appropriate use of this standard.

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CURB DRAIN INLET TYPICAL SECTION	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: SD10 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB

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No.	REVISION
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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STANDARD DETAILS - STORM

JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
10/04/2025

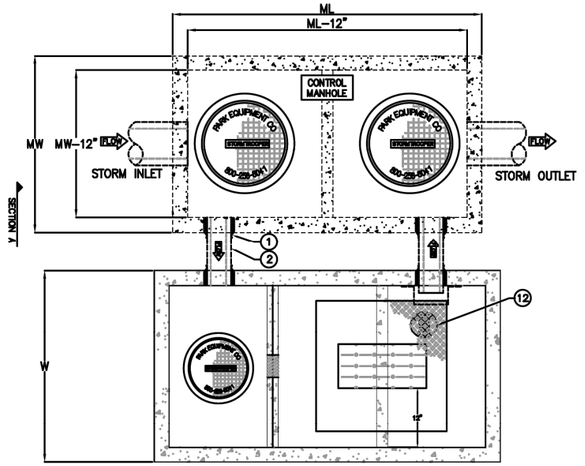
PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

CITY PERMIT NUMBER 2025-55-SDP

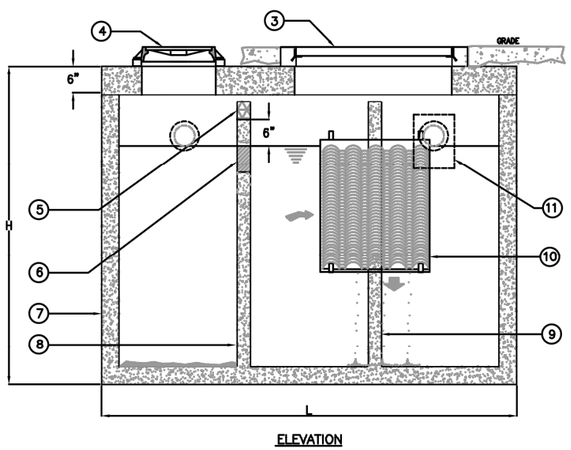
Storm Trooper® AQ

Stormwater Treatment System Patent No: 7,470,361

STORMTROOPER, U.S. PATENT 7,470,361



PLAN VIEW



ELEVATION

GENERAL INFORMATION

THE STORMTROOPER® AQ STORMWATER INTERCEPTOR IS DESIGNED TO RECEIVE & TREAT STORMWATER RUNOFF ON A GRAVITY-FLOW AND ONCE-THROUGH

GUARANTEED PERFORMANCE
PRE-ENGINEERED COALESCING MEDIA PACKS ARE UTILIZED FOR ENHANCED SEPARATION WHICH PROVIDE SUPERIOR PERFORMANCE COMPARED TO OTHER SEPARATORS WHICH UTILIZE BAFFLES OR DIVERTERS.

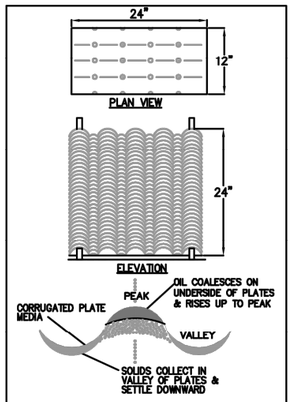
APPLICATIONS
THE PARKUSA STORMTROOPER INTERCEPTOR IS DESIGNED FOR STORMWATER RUNOFF FROM COMMERCIAL & INDUSTRIAL APPLICATIONS WHERE EXCESSIVE POLLUTANTS MAY HARM THE ENVIRONMENT OR DAMAGE SEWER SYSTEMS.

BY-PASS DESIGN
A BY-PASS MANHOLE DIVERTS STORMWATER DURING HEAVY PEAK STORM PERIODS. THIS ALLOWS FOR OPTIMAL INTERCEPTOR SIZING.

MAINTENANCE
THE PARK STORMTROOPER INTERCEPTOR REQUIRES MINIMAL MAINTENANCE. HYDROCARBONS AND SOLIDS ARE REMOVED FROM THE STORMWATER VIA BAFFLES AND COALESCING MEDIA.

THESE POLLUTANTS ARE REMOVED FROM THE SEPARATOR WHEN SERVICED BY A LICENSED VACUUM TRUCK OPERATOR.

USE SWAQ-BYPASS IF DESIGN FLOW EXCEEDS FLOW RATE SHOWN IN SCHEDULE

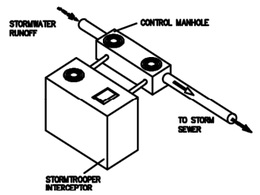


COALESCING MEDIA PLATE DETAIL

COALESCING PLATE OPERATION

THE COALESCING MEDIA PACKTM CONSISTS OF CLOSELY SPACED CORRUGATED PLATES MANUFACTURED WITH AN OLEOPHILIC (OIL ATTRACTING) MATERIAL. THE PATENTED PLATES ARE AN ENHANCED VERSION OF THE PLATES UTILIZING THE ROYAL DUTCH SHELL PRINCIPLE. THE CORRUGATED PATTERN INDUCES A SINUSOIDAL LAMINAR FLOW OF THE OILY WATER MIXTURE. UNDER LAMINAR FLOW CONDITIONS, BUOYANCY FORCES CAUSE OIL DROPLETS TO RISE UNTIL THEY ADHERE THEMSELVES TO THE OLEOPHILIC PLATES. SMALL OIL DROPLETS TEND TO COALESCE INTO SHEETS OF OIL ON THE UNDERSIDE SURFACES OF THE CORRUGATED PLATES. THE SINUSOIDAL FLOW PATH ALSO PROMOTES A HIGH INCIDENCE OF DROPLET COLLISION AS THE FLUID FLOW CONSTANTLY CHANGES DIRECTION FROM A DOWNWARD PATH TO A VERTICAL PATH. THE COALESCING OIL RISES TO THE SURFACE IN LARGE GLOBULES THROUGH WEEP HOLES OR GUTTERS IN THE COALESCING PLATE PACK.

KEYED NOTES		
MARK	QTY	DESCRIPTION
1	4	BOOTS
2	2	PVC
3	1	GALV. STEEL FRAME & COVER, RATED FOR TRAFFIC LOADING (CAST IN OR LOOSE) W/ SAFETY NET
4	1	20" CAST IRON RING AND COVER
5	1	GALV. STEEL TRASH SCREEN
6	1	WATER QUALITY ORIFICE
7	1	BITUMASTIC EXTERIOR COATING
8	1	CONTROL BAFFLE
9	1	MONOLITHIC BAFFLE
10	1	COALESCING MEDIA PACK
11	1	EFFLUENT BAFFLE W/ ANTI-SIPHON
12	1	NAMEPLATE MFG: PARKUSA 888-611-PARK WWW.PARKUSA.COM MODEL: SWAQ-BP-XX DATE MANUFACTURED



APPLICATION

MODEL NO.	FLOW RATE (gpm)	TOTAL SURFACE AREA (SQ FT)	MAX EFFECTIVE DRAINAGE (ACRES)	DIMENSIONS					
				LENGTH L	WIDTH W	HEIGHT H	MINIMUM SETTLING DEPTH	CONTROL MANHOLE LENGTH (ML)	CONTROL MANHOLE WIDTH (MW)
SWAQ-BP-05	420	100	0.13	7'-10"	4'-4"	7'-0"	4'-0"	7'-0"	4'-0"
SWAQ-BP-10	600	149	0.20	8'-8"	5'-0"	7'-0"	4'-0"	7'-0"	4'-0"
SWAQ-BP-20	1000	248	0.33	11'-0"	6'-0"	7'-6"	4'-0"	11'-0"	4'-0"
SWAQ-BP-25	1440	369	0.50	13'-0"	7'-0"	8'-0"	4'-0"	11'-0"	4'-0"
SWAQ-BP-40	2250	588	0.79	16'-0"	8'-6"	8'-0"	4'-0"	16'-0"	4'-0"
SWAQ-BP-70	2720	730	0.98	18'-0"	9'-0"	6'-10"	4'-0"	16'-0"	4'-0"
SWAQ-BP-110	4000	913	1.23	21'-2"	11'-2"	6'-10"	4'-0"	16'-0"	4'-0"

SPECIFICATIONS

CONCRETE: DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

ACCESS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 30 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

HATCHWAYS: GALVANIZED STEEL SKID-RESISTANT DOUBLE LEAF H-20 RATED.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO REGULATORY STANDARDS. NOMINAL CAPACITY AS INDICATED.

FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

PARK USA
A Northwest Pipe Company

STORMWATER INTERCEPTOR
MODEL SWAQ 05 THRU 110 WITH BYPASS

PM	PC	DRN	ENG	DWG. NO.	REV.
.	.	.	.	SWAQ-BP-1	A
DATE 2023					

CREATED ON 4/19/2024 BY -----
LAST MODIFIED ON 4/19/2024 4:01 PM BY kvu

PLOTTED ON 4/19/2024 4:02 PM BY Vu, Kota, C:\Users\kvu\Desktop\File replacement website\SWAQ-BP-1

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\STANDARD DETAILS - WATER.dwg

WOMEN OWNED CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
Civil Engineering
WBE2101661 | HUB 1853873845300

No.	REVISION
1	
2	
3	
4	
5	

SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STORMTROOPER DETAILS

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

41

CITY PERMIT NUMBER 2025-55-SDP

HPE
Civil Engineering

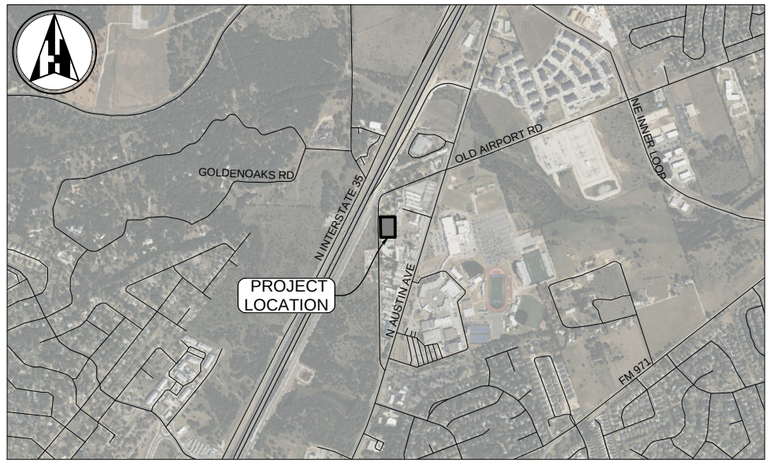
Attachment F - Construction Plan

SITE DEVELOPMENT PLANS

TO SERVE

STARS TOWING

2221 OLD AIRPORT RD
GEORGETOWN, TX 78626



VICINITY MAP

SCALE: 1"=1,000'

SHEET INDEX	
NUMBER	SHEET TITLE
01	COVER SHEET
02	GENERAL NOTES
03	CONSTRUCTION NOTES
04	LEGEND AND ABBREVIATIONS
05	PLAT
06	PLAT
07	PLAT
08	SITE PLAN
09	DIMENSION CONTROL PLAN
10	EXISTING CONDITIONS PLAN
11	DEMOLITION PLAN
12	EROSION AND SEDIMENTATION CONTROL PLAN
13	TREE PRESERVATION PLAN
14	SLOPE MAP EXHIBIT
15	CUT AND FILL EXHIBIT
16	GRADING PLAN
17	PRE-DEVELOPMENT DRAINAGE AREA MAP
18	POST-DEVELOPMENT DRAINAGE AREA MAP
19	DETENTION POND PLAN AND SECTIONS
20	STORMTROOPER CALCULATIONS
21	UTILITY PLAN
22	WASTEWATER PLAN AND PROFILE
23	WASTEWATER PLAN AND PROFILE
24	LANDSCAPE PLAN
25	ARCHITECTURAL PLAN
26	ARCHITECTURAL PLAN
27	ARCHITECTURAL PLAN
28	ARCHITECTURAL PLAN
29	LIGHTING PLAN
30	ELECTRIC PLAN
31	FIRE PROTECTION PLAN
32	PAVING AND STRIPING PLAN
33	STANDARD DETAILS - ESC
34	STANDARD DETAILS - ESC
35	STANDARD DETAILS - PAVING
36	STANDARD DETAILS - DUMPSTER
37	STANDARD DETAILS - WATER
38	STANDARD DETAILS - WATER
39	STANDARD DETAILS - WASTEWATER
40	STANDARD DETAILS - STORM
41	STORMTROOPER DETAILS
42	WROUGHT IRON FENCE DETAILS

WOMEN OWNED
CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEN HENDERSON, PE & 116883 ON 09/3/2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.

PROJECT DATA	
LEGAL DESCRIPTION:	LOT 2, ALBERT JOHNSON ADDITION, AND 0.48 ACRES OUT OF THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235
LOT ACREAGE:	1.186 ACRES
CITY PERMIT NUMBER:	2025-55-SDP
ASSOCIATED PERMIT NUMBERS :	2024-18-PFP
BENCHMARKS:	ELEV. =734.70' (NAVD88) TEMPORARY BENCHMARK COTTON SPINDLE SET
PROPOSED USE:	AUTOMOBILE REPAIR AND SERVICE, GENERAL (2024-33-SUP ORDINANCE).
ZONING DISTRICT:	INDUSTRIAL, HORIZONAL AIRPORT ZONE
TRIP GENERATION SUMMARY (ITE CODE 110 – GENERAL LIGHT INDUSTRIAL):	PM PEAK HOUR: 5.67 AM PEAK HOUR: 5.67 (ITE DOES NOT SPECIFY AM RATES FOR CODE 110; THEREFORE WE USE THE PM RATE AS A PROXY) AVERAGE DAILY TRAFFIC (ADT): 62.73

IMPERVIOUS COVER TABLE		
EXISTING IMPERVIOUS COVER	3,369 S.F.	6.52%
NEW IMPERVIOUS COVER	30,503 S.F.	59.03%
TOTAL IMPERVIOUS COVER	30,503 S.F.	59.03%

UTILITY PROVIDERS	
WATER	CITY OF GEORGETOWN 300-1 INDUSTRIAL AVE. GEORGETOWN, TX 78626 PHONE: 512-930-3640
WASTEWATER	
ELECTRIC	HTTPS://WWW.GEORGETOWNTEXAS.GOV/UTILITIES/
GAS	ATMOS ENERGY 3110 N INTERSTATE 35, ROUND ROCK, TX 78681 PHONE: 888-286-6700 HTTPS://WWW.ATMOSENERGY.COM

PROJECT TEAM	
OWNER/DEVELOPER:	ALAA JAFAR, MOHAMMAD HADI 1709 ALISON ANN CT PFLUGERVILLE, TEXAS 78660 PHONE: 512.779.4627 EMAIL: AUSTINSTARSTOWING@GMAIL.COM
ARCHITECT:	BEARDSLEE WAITES ARCHITECTS 1600 S 1ST ST, AUSTIN, TX, 78704 SCOTT BEARDSLEE, AIA PRINCIPAL PHONE: 512.658.7818 EMAIL: SCOTT@BEARDSLEEWAITES.COM
ENGINEER:	HENDERSON PROFESSIONAL ENGINEERS FIRM # F-22208 600 ROUND ROCK WEST DRIVE, SUITE 604 ROUND ROCK, TEXAS 78681 JENNIFER L. HENDERSON, P.E. PHONE: 512.942.5308 EMAIL: JEN@HENDERSONPE.COM
SURVEYOR:	TEXAS LAND SURVEYING, INC. 3613 WILLIAMS DRIVE, SUITE 903 GEORGETOWN, TEXAS 78628 WILLIAM C STEWART RPLS 5785 PHONE: 512.930.1600
LANDSCAPE ARCHITECT:	BLAIR LANDSCAPE ARCHITECTURE, LLC 2028 E BEN WHITE BLVD #240-7873 AUSTIN, TEXAS 78741 WILL BLAIR PHONE: 512.522.8998 EMAIL: WILL@BLAIRLA.COM

NOTES:

1. NO PORTION OF THE PROJECT SITE IS WITHIN A FLOOD HAZARD AREA AS DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48491C0291F FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS, EFFECTIVE DATE 12/20/2019.
2. THIS SITE IS WITHIN EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PROJECT WILL PROVIDE ON-SITE DETENTION.
4. 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.
5. 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.
6. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
7. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
8. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
9. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
10. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
11. 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.
12. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
13. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
14. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
15. FIRE FLOW REQUIREMENTS OF 1,500 GALLONS PER MINUTE ARE BEING MET BY THIS PLAN.
16. 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.
17. 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.
18. 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.
19. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
20. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
21. TRAFFIC IMPACT ANALYSIS (TIA) REQUIREMENTS HAVE BEEN MET.
22. 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).
23. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 01/24/2024. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
24. THE ELECTRIC DESIGN WILL MEET THE CRITERIA IN UDC CHAPTER 13.06.

GENERAL INFORMATION

BUILDING SUMMARY (# OF BLDGS)	FLOOR AREA (BLDG S.F.)	# OF STORIES/ BUILDING HEIGHT	USE & OCCUPANCY CLASSIFICATION (PER IBC)	TYPE OF CONSTRUCTION (PER IBC)	IF APPLICABLE TYPE OF AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA 13R OR NFPA 13)
BUILDING #1	4,575				NONE
BUILDING #2	4,575				

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

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
09/04/2025

PLAN SUBMITTALS

NO.	DATE	DESCRIPTION
1	05/04/2025	SUBMIT TO THE CITY OF GEORGETOWN
2	07/06/2025	RESUBMIT TO THE CITY OF GEORGETOWN
3		
4		
5		

REVISIONS

NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) SHEET NO'S	NET CHANGE IMPERVIOUS COVER (SQ.FT.)/%	TOTAL IMPERVIOUS COVER (SQ.FT.)/%	DESIGN ENGINEER SIGNATURE	WILLIAMSON COUNTY APPROVAL	APPROVAL DATE

SHEET 01

Henderson Professional Engineers
HPE Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
WBE210166 | HUB 1853873845300

COUNTY ROADWAY NOTES:

B4 - CONSTRUCTION – GENERAL

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

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

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

B4.4 ALL PROPOSED PAVEMENTS (FLEXIBLE AND RIGID) ARE TO BE SPECIFIED IN THE GEOTECH REPORT. THE GEOTECH REPORT IS TO BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER. PAVEMENT DESIGNS SHALL FOLLOW THE BELOW COUNTY REQUIREMENTS BASED UPON SOIL CONDITIONS FROM SAMPLES TAKEN ALONG THE PROPOSED ROADWAYS. TEST BORINGS SHALL BE PLACED AT A MAXIMUM SPACING OF 500 FEET OR OTHER SAMPLING FREQUENCY APPROVED BY THE COUNTY ENGINEER BASED ON RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER. BORINGS SHALL BE TO A DEPTH OF TEN FT OR, IF SOLID ROCK IS ENCOUNTERED, ONE FT WILLIAMSON COUNTY, TEXAS - SUBDIVISION REGULATIONS PAGE 38
BELOW NON-FRACTURED ROCK OR 3 FT BELOW FRACTURED ROCK. THE PAVEMENT DESIGN MUST MEET AT LEAST THE MINIMUM OF ONE OF THE APPROVED COUNTY DESIGNS AND PROVIDED IN THE GEOTECHNICAL REPORT FOR REVIEW AND APPROVAL PRIOR TO THE REVIEW AND APPROVAL OF THE CONSTRUCTION PLANS. IN ADDITION TO THE BASIS OF THE PAVEMENT DESIGN, THE SOILS REPORT SHALL CONTAIN THE RESULTS OF SAMPLED AND TESTED SUBGRADE FOR PLASTICITY INDEX.

B4.5 FLEXIBLE PAVEMENT DESIGNS BASED ON ROADWAY CLASSIFICATION

MINIMUM LOCAL ROADWAY (URBAN) FLEXIBLE PAVEMENT DESIGN				
PLASTICITY INDEX	PI <20	PI 20-35	PI 35-55	MATERIAL REQUIREMENTS
SOIL CLASSIFICATION	CLAYEY SAND	LEAN CLAY	FAT CLAY	MATERIAL REQUIREMENTS
HMA SURFACE	2"	2"	2"	TXDOT ITEM 340 D- GR HMA PG 70-22 SAC B (1)
PRIME COAT OR ONE COURSE UNDERSEAL				AEP OR TXDOT ITEM 316 (4)
FLEXIBLE BASE	12"	12"	14"	TXDOT ITEM 247 FLBS TY A GR 5(2)
LIME TREATED SUBGRADE		8"	8"	TXDOT ITEM 260 (3)
NOTES:	1) SEE APPENDIX B7 FOR MATERIAL REQUIREMENTS FOR HMA. 2) SEE APPENDIX B6 FOR ADDITIONAL FLEXIBLE BASE SPECIFICATIONS. 3) PELLITIZED LIME IS NOT ALLOWED. USE HYDRATED LIME OR LIME SLURRY. CONFIRM SULFATES ARE NOT PRESENT IN SOIL. 4) FOR PI >55 ADDITIONAL PAVEMENT STRUCTURE IS NECESSARY AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER.			

MINIMUM COLLECTOR ROADWAY (URBAN) FLEXIBLE PAVEMENT DESIGN				
PLASTICITY INDEX	PI <20	PI 20-35	PI 35-55	MATERIAL REQUIREMENTS
SOIL CLASSIFICATION	CLAYEY SAND	LEAN CLAY	FAT CLAY	MATERIAL REQUIREMENTS
HMA SURFACE	2"	2"	2"	TXDOT ITEM 340 D- GR HMA PG 70-22 SAC B (1)
PRIME COAT OR ONE COURSE UNDERSEAL				AEP OR TXDOT ITEM 316 (4)
FLEXIBLE BASE	14"	14"	16"	TXDOT ITEM 247 FLBS TY A GR 5(2)
LIME TREATED SUBGRADE		8"	8"	TXDOT ITEM 260 (3)
NOTES:	1) SEE APPENDIX B7 FOR MATERIAL REQUIREMENTS FOR HMA. 2) SEE APPENDIX B6 FOR ADDITIONAL FLEXIBLE BASE SPECIFICATIONS. 3) PELLITIZED LIME IS NOT ALLOWED. USE HYDRATED LIME OR LIME SLURRY. CONFIRM SULFATES ARE NOT PRESENT IN SOIL. 4) FOR PI >55 ADDITIONAL PAVEMENT STRUCTURE IS NECESSARY AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER.			

MINIMUM ARTERIAL ROADWAY (URBAN) FLEXIBLE PAVEMENT DESIGN				
PLASTICITY INDEX	PI <20	PI 20-35	PI 35-55	MATERIAL REQUIREMENTS
SOIL CLASSIFICATION	CLAYEY SAND	LEAN CLAY	FAT CLAY	MATERIAL REQUIREMENTS
HMA SURFACE	2"	2"	2"	TXDOT ITEM 340 D- GR HMA PG 70-22 SAC B (1)
PRIME COAT OR ONE COURSE UNDERSEAL				AEP OR TXDOT ITEM 316 (4)
FLEXIBLE BASE	20"	20"	22"	TXDOT ITEM 247 FLBS TY A GR 5(2)
LIME TREATED SUBGRADE		8"	10"	TXDOT ITEM 260 (3)
NOTES:	1) SEE APPENDIX B7 FOR MATERIAL REQUIREMENTS FOR HMA. 2) SEE APPENDIX B6 FOR ADDITIONAL FLEXIBLE BASE SPECIFICATIONS. 3) PELLITIZED LIME IS NOT ALLOWED. USE HYDRATED LIME OR LIME SLURRY. CONFIRM SULFATES ARE NOT PRESENT IN SOIL. 4) FOR PI >55 ADDITIONAL PAVEMENT STRUCTURE IS NECESSARY AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER. 5) SEE APPENDIX B7 FOR REQUIREMENTS ON ASPHALT AND AGGREGATE.			

B4.6 RIGID PAVEMENT DESIGNS BASED ON ROADWAY CLASSIFICATION

LOCAL ROADWAY (URBAN/ RURAL) RIGID PAVEMENT DESIGN				
PLASTICITY INDEX	PI <20	PI 20-35	PI 35-55	MATERIAL REQUIREMENTS
SOIL CLASSIFICATION	CLAYEY SAND	LEAN CLAY	FAT CLAY	MATERIAL REQUIREMENTS
CRCP	6"	6"	8"	TXDOT ITEM 421 – CLASS P CONCRETE CRCP (1)- 13, CONTINUOUSLY REINFORCED CONCRETE PAVEMENT, ONELAYER STEEL BAR PLACEMENT
HMA BOND BREAKER	1"	1"	1"	TXDOT ITEM D- GR HMA TY D OR TY F PG 64-22
FLEXIBLE BASE	6"	8"	8"	TXDOT ITEM 247 FLBS TY A GR 4(2)
LIME TREATED SUBGRADE			8"	TXDOT ITEM 260 (3)
NOTES:	1) SEE APPENDIX B7 FOR MATERIAL REQUIREMENTS FOR HMA. 2) SEE APPENDIX B6 FOR ADDITIONAL FLEXIBLE BASE SPECIFICATIONS. 3) PELLITIZED LIME IS NOT ALLOWED. USE HYDRATED LIME OR LIME SLURRY. CONFIRM SULFATES ARE NOT PRESENT IN SOIL. 4) FOR PI >55 ADDITIONAL PAVEMENT STRUCTURE IS NECESSARY AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER.			

COLLECTOR ROADWAY (URBAN/ RURAL) RIGID PAVEMENT DESIGN				
PLASTICITY INDEX	PI <20	PI 20-35	PI 35-55	MATERIAL REQUIREMENTS
SOIL CLASSIFICATION	CLAYEY SAND	LEAN CLAY	FAT CLAY	MATERIAL REQUIREMENTS
CRCP	6"	6"	8"	TXDOT ITEM 421 – CLASS P CONCRETE CRCP (1)- 13, CONTINUOUSLY REINFORCED CONCRETE PAVEMENT, ONELAYER STEEL BAR PLACEMENT
HMA BOND BREAKER	1"	1"	1"	TXDOT ITEM D- GR HMA TY D OR TY F PG 64-22
FLEXIBLE BASE	8"	10"	10"	TXDOT ITEM 247 FLBS TY A GR 4(2)
LIME TREATED SUBGRADE			8"	TXDOT ITEM 260 (3)
NOTES:	1) SEE APPENDIX B7 FOR MATERIAL REQUIREMENTS FOR HMA. 2) SEE APPENDIX B6 FOR ADDITIONAL FLEXIBLE BASE SPECIFICATIONS. 3) PELLITIZED LIME IS NOT ALLOWED. USE HYDRATED LIME OR LIME SLURRY. CONFIRM SULFATES ARE NOT PRESENT IN SOIL. 4) FOR PI >55 ADDITIONAL PAVEMENT STRUCTURE IS NECESSARY AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER.			

ARTERIAL ROADWAY (URBAN/ RURAL) RIGID PAVEMENT DESIGN				
PLASTICITY INDEX	PI <20	PI 20-35	PI 35-55	MATERIAL REQUIREMENTS
SOIL CLASSIFICATION	CLAYEY SAND	LEAN CLAY	FAT CLAY	MATERIAL REQUIREMENTS
CRCP	11"	11"	11"	TXDOT ITEM 421 – CLASS P CONCRETE CRCP (1)- 13, CONTINUOUSLY REINFORCED CONCRETE PAVEMENT, ONELAYER STEEL BAR PLACEMENT
HMA BOND BREAKER	1"	1"	1"	TXDOT ITEM D- GR HMA TY D OR TY F PG 64-22
FLEXIBLE BASE	12"	12"	12"	TXDOT ITEM 247 FLBS TY A GR 4(2)
LIME TREATED SUBGRADE		6"	10"	TXDOT ITEM 260 (3)
NOTES:	1) SEE APPENDIX B7 FOR MATERIAL REQUIREMENTS FOR HMA. 2) SEE APPENDIX B6 FOR ADDITIONAL FLEXIBLE BASE SPECIFICATIONS. 3) PELLITIZED LIME IS NOT ALLOWED. USE HYDRATED LIME OR LIME SLURRY. CONFIRM SULFATES ARE NOT PRESENT IN SOIL. 4) FOR PI >55 ADDITIONAL PAVEMENT STRUCTURE IS NECESSARY AND SHALL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER.			

B5 - SUBGRADE

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

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

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

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

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

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

B6 - BASE MATERIAL

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

MASTER GRADATION SIEVE SIZE	CUMULATIVE % RETAINED
2 ½"	-
1 ¾"	0
7/8"	10% - 35%
3/8"	30% - 65%
#4	45% - 75%
#40	70% - 90%
#200	87% - 95%

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

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

B7 - BITUMINOUS PAVEMENT

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

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

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

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

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

HIGH-TEMPERATURE BINDER GRADE	TEST METHOD	HAMBURG WHEEL TEST REQUIREMENTS*
		MINIMUM # OF PASSES @ 0.5" RUT DEPTH, TESTED @122°F
PG 64 OR LOWER	TEX-242-F	7,000
PG 70	TEX-242-F	15,000
PG 76 OR HIGHER	TEX-242-F	20,000

* THE COUNTY ENGINEER MAY ACCEPT HAMBURG WHEEL TEST RESULTS FOR PRODUCTION AND PLACEMENT IF NO MORE THAN 1OF THE 5 MOST RECENT TESTS IS BELOW THE SPECIFIED NUMBER OF PASSES AND THE FAILING TEST IS NO MORE THAN 2,000 PASSES BELOW THE SPECIFIED NUMBER OF PASSES.

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

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

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

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

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

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

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

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

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

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

B9 - CONCRETE - GENERAL

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

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

FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JEN HENDERSON, PE & 116883 ON 09/3/2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

GENERAL NOTES

STATE OF TEXAS
JENNIFER L HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106
09/03/2025
DRAWN BY: JS
CHECKED BY: AR
APPROVED BY: JH

02

Plotted by: Luis Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SDP\231106 GENERAL NOTES.dwg

CITY PERMIT NUMBER 2025-55-SDP

GENERAL NOTES:

1. ENGINEER OF RECORD SHALL BE NOTIFIED IN WRITING 48-HOURS PRIOR TO THE START OF CONSTRUCTION
2. BLASTING IS NOT PERMITTED ON THIS PROJECT UNDER ANY CIRCUMSTANCE. SHOULD BLASTING BE NECESSARY PLEASE NOTIFY THE ENGINEER OF RECORD.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
4. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THE WORK.
5. THE TRENCH EXCAVATION AND SHORING SAFETY SYSTEM, AS OUTLINED IN THE TECHNICAL SPECIFICATIONS, WILL BE REQUIRED AS A MINIMUM TRENCH SAFETY MEASURE.
6. CONTRACTOR SHALL ASSURE HIMSELF THAT ALL CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF WORK. REQUIRED PERMITS THAT CAN ONLY BE ISSUED TO CONTRACTOR ARE TO BE OBTAINED AT THE CONTRACTORS EXPENSE.
7. CONTRACTOR SHALL GIVE A MINIMUM OF 48 HOURS NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
8. CONTRACTOR SHALL TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS ARE TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR TO AT LEAST THE PRE-EXISTING CONDITION AT NO ADDITIONAL COST TO OWNER.
9. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES. CONTRACTOR MUST FIELD VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
10. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING OR A BREAK IN A LINE OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. THE CONTRACTOR SHALL COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO PUBLIC AND PRIVATE FACILITIES DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES TO BE COORDINATED WITH THE OWNER.
12. THE CONTRACTOR SHALL COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES WITH APPLICABLE UTILITY COMPANY OR COMPANIES. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
13. 1THE CONTRACTOR SHALL LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, AND CONTROL POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS AT NO ADDITIONAL COST TO OWNER.
14. EXISTING PAVING, BUILDING, AND OTHER ITEMS SHOWN ON THESE PLANS NOT SPECIFICALLY RELATED TO THE WORK OF THE CONTRACTOR IS FOR INFORMATION ONLY.
15. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR.
16. EXISTING SURFACE AND SUBSURFACE STRUCTURES (GAS MAINS, WATER MAINS, STORM SEWER, TELEPHONE CABLES, ETC.) ARE SHOWN ON THE PLANS IF THEIR LOCATION HAS BEEN DETERMINED, BUT IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AVOID DAMAGING THESE EXISTING STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR FAILURE TO SHOW ANY OR ALL OF THESE STRUCTURES ON THE PLANS OR TO SHOW THEM IN THEIR EXACT LOCATION. IF ANY STRUCTURE IS DAMAGED BY THE CONTRACTOR, IT SHALL BE HIS RESPONSIBILITY TO REPAIR THE DAMAGE AT HIS EXPENSE AND RESTORE THE STRUCTURE TO IT'S ORIGINAL CONDITION.
17. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCE, IF REQUIRED. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
18. ALL CONCEPTS, IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THESE INSTRUMENTS, AS OUTLINED ON THE TITLE SHEET INDEX, AND BY ANY ADDENDUM ARE OWNED BY AND ARE THE PROPERTY OF HENDERSON PROFESSIONAL ENGINEERS, L.L.C. AND WERE CREATED AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. THESE CONCEPTS, IDEAS, DESIGN, ARRANGEMENTS, OR PLANS SHALL NOT BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF HENDERSON PROFESSIONAL ENGINEERS WHOSE CONTACT INFO IS FOUND IN THE TITLE BLOCK OF EVERY PLAN SHEET.
19. A PRE-CONSTRUCTION CONFERENCE IS TO BE HELD PRIOR TO BEGINNING CONSTRUCTION. THE CONFERENCE SHALL TAKE PLACE EITHER VIRTUALLY OR AT A LOCATION AND TIME SELECTED BY OWNER AND ENGINEER. CONTRACTOR TO ARRANGE ENGINEER, OWNER AND PERTINENT SUB CONTRACTOR ATTENDANCE AT THIS MEETING.
20. CONTRACTOR SHALL NOTIFY THE TEXAS ONE CALL CENTER PRIOR TO ANY CONSTRUCTION.
21. IN THE EVENT OF A DISCREPANCY WITHIN THE PLANS OR BETWEEN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE REQUIRED TO PERFORM THE MOST INVOLVED WORK TO SATISFY THE INTENT OF THE PROJECT.
22. TOPSOIL REPLACEMENT IS REQUIRED IN ALL AREAS. AREAS OF BACKFILL, EXCAVATION, OR GRADING SHALL BE BROUGHT TO WITHIN SIX INCHES OF FINAL GRADE AND BROUGHT TO GRADE WITH COMPACTED TOP SOIL. DISTURBED AREA BETWEEN ROW AND EDGE OF PAVEMENT TO BE VEGETATED ACCORDING TO COSA ITEM 516 "HYDROMULCH."
23. MAIL SERVICE SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. PAYMENT FOR REMOVAL, TEMPORARY RELOCATION AND PERMANENT LOCATION OF ALL MAILBOXES SHALL CONSIDERED SUBSIDIARY TO OTHER ITEMS OF WORK.
24. EXISTING SIGNS TO BE RELOCATED TO WITHIN A MINIMUM OF SEVEN FEET FROM THE PROPOSED EDGE OF PAVEMENT.
25. SHOULD HENDERSON PROFESSIONAL ENGINEERS INSTALL SIGNAGE AT THE CONSTRUCTION SITE THEN ANY DAMAGES OR ISSUES SHOULD BE IMMEDIATELY CONVEYED TO THE ENGINEER OF RECORD FOR REMEDIATION.

GENERAL ENVIRONMENTAL NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIALS, INCLUDING METHODS OF HANDLING AND DISPOSAL.
2. CONTRACTOR SHALL LOCATE MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
3. FUEL STORAGE IS ALLOWED ON THIS PROJECT AND SHALL BE IN ACCORDANCE WITH APPLICABLE REGULATORY REQUIREMENTS.
4. THE CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY AND IN WRITING, OF ANY FUEL OR TOXIC MATERIALS SPILLS WITHIN THE PROJECT/CONSTRUCTION AREA AND THE ACTIONS TO BE TAKEN TO REMEDY THE PROBLEM.
5. THE CONTRACTOR SHALL DISPOSE OF FUELS, HAZARDOUS MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.
6. NO OPEN BURNING IS ALLOWED ON THIS PROJECT.

STORM WATER NOTES:

1. THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL ASSURE THAT DRAINAGE OF STORM WATER RUNOFF IS NOT BLOCKED.
2. MODIFICATIONS TO ANY STORM CONVEYANCE SYSTEM MUST BE IMMEDIATELY REPORTED TO THE ENGINEER OF RECORD TO ENSURE GENERAL CONFORMANCE WITH APPLICABLE PERMITS.
3. CONSTRUCTION MEANS AND METHODS SHALL BE USED TO ENSURE RUNOFF FROM THE SITE IS CONTROLLED THROUGH THE DURATION OF THE PROJECT. PONDS MAY BE ROUGH CUT WHEN NECESSARY.

SITE GRADING NOTES:

1. THE CONTRACTOR SHALL CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
2. ALL EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE. THE EXCESS EXCAVATION MATERIAL SHALL NOT BE STOCKPILED.
3. ADJUST MANHOLES COVERS, VALVE BOXES, ELECTRICAL MANHOLES, ETC. TO MATCH PROPOSED FINISHED GRADE (NO SEPARATE PAY).

PAVING NOTES / TRAFFIC CONTROL NOTES:

1. ANY EXISTING PAVEMENT, CURBS, AND/OR SIDEWALK DAMAGED OR REMOVED BY THE CONTRACTOR ARE TO BE REPAIRED BY THE CONTRACTOR TO AT LEAST THE PRE-EXISTING CONDITION AT HIS EXPENSE BEFORE ACCEPTANCE OF THE WORK.
2. TRAFFIC CONTROLS DURING CONSTRUCTION TO BE CONTRACTORS RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE TRAFFIC LANE OPEN AT ALL TIMES DURING CONSTRUCTION (ALL AFFECTED STREETS).

CONCRETE CONSTRUCTION NOTES:

1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH AS NOTED IN THE PLANS.
2. ALL REINFORCING BARS SHALL CONFORM TO ASTM A-305 AND ASTM A-316, GRADE 60.
3. ALL CONCRETE AND REINFORCING STEEL SHALL CONFORM TO CURRENT A.C.I. CODE.
4. ALL BAR SPLICES, CORNER DOWELS, AND JOINT DOWELS SHALL HAVE A MINIMUM LAP LENGTH OF 40 BAR DIAMETERS OR 30", WHICHEVER IS GREATER.
5. NO FLY ASH ADDITIVES WILL BE PERMITTED IN STRUCTURAL CONCRETE.

UTILITY NOTES:

1. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF THE UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL EXISTING UTILITIES.
2. ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND VERIFIED BY THE OWNER'S TESTING PROVIDER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. EACH MATERIAL SHALL BE COMPACTED AS SPECIFIED AND TESTED FOR DENSITY AND MOISTURE IN ACCORDANCE WITH TEST METHODS TEX-113-E, TEX-114-E, TEX-115-E. THE NUMBER OF LOCATIONS OF REQUIRED TESTS SHALL BE DETERMINED BY THE ENGINEER, APPROVED BY THE STREET INSPECTOR AND AGREED TO AT THE PRE-CONSTRUCTION MEETING. UPON COMPLETION OF TESTING THE OWNER'S TESTING PROVIDER SHALL PROVIDE THE STREET INSPECTOR WITH ALL TESTING DOCUMENTATION AND A CERTIFICATION STATING THAT THE PLACEMENT OF FILL MATERIAL HAS BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.

SAFETY FENCE NOTES:

1. SAFETY FENCE, WHEN NECESSARY, SHALL BE USED TO PROTECT ALL EXCAVATIONS AND TO SEPARATE CONSTRUCTION ACTIVITIES FROM PEDESTRIAN, DURING THE ENTIRE CONSTRUCTION PERIOD.
2. ALL SAFETY FENCING SHALL BE PLASTIC, 4' MINIMUM HEIGHT AND ORANGE IN COLOR.
3. SAFETY FENCE USED WITHIN THE ROADWAY SHALL BE REFLECTORIZED WITH A MINIMUM OF TWO (2) STRIPS OF RETROREFLECTIVE MATERIAL. A MINIMUM OF 1' WIDE THE LENGTH OF THE FENCE OR DELINEATED BY CHANNELIZING DEVICES.
4. SAFETY FENCE USED TO SEPARATE SIDEWALKS FROM CONSTRUCTION ACTIVITIES SHALL HAVE MINIMUM ENCROACHMENT TO THE SIDEWALK.
5. FENCE MATERIAL SHALL BE SUPPORTED FROM 1/4" DIA. NYLON ROPE FROM POSTS SPACED ON A MAXIMUM 8 FT. CENTERS. POSTS SHALL EXTEND 4' ABOVE NATURAL GROUND. FENCE MATERIAL SHALL BE SECURED TO POSTS W/ PLASTIC WIRE TIES, MINIMUM 3 PER POST.
6. POST SHALL INCLUDE SUPPORT BRACES SUFFICIENT TO HANDLE ALL LOADS.
7. PAYMENT FOR SECURITY FENCE SHALL BE BASED ON A LUMP SUM FOR EACH EXTENSION INCLUDING ALL INCIDENTAL WORK (LABOR, MATERIALS, EQUIPMENT, ETC.)

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TRENCH EXCAVATION SAFETY PROTECTION:

CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL SAFETY/EQUIPMENT CONSULTANT, IF ANY SHALL REVIEW THESE PLANS AND ANY GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.

SPECIAL CONDITIONS AND NOTES:

1. EXISTING UTILITIES IN THE AREA ARE SHOWN IN ACCORDANCE WITH ASCE 38-02 "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" AS SPECIFIED IN THE SIGNED CONTRACT SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE TEXAS ONE CALL CENTER PRIOR TO THE START OF ANY CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
2. ALL UTILITY SYMBOLS SHOWN REPRESENT APPROXIMATE LOCATIONS UNLESS OTHERWISE NOTED. CONTRACTOR SHALL REFER TO THE APPROPRIATE AGENCY'S STANDARD SPECIFICATIONS AND INSTALLATION DETAILS FOR ACTUAL LOCATIONS UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
3. IN THE EVENT THESE NOTES CONTRADICT OR ARE IN CONFLICT WITH THE MUNICIPALITY NOTES, THE MORE STRINGENT REQUIREMENT SHALL BE FOLLOWED.
4. THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE PRE-CONSTRUCTION MEETING AND A COPY SHALL BE AVAILABLE ON-SITE AT ALL TIMES.

CONSTRUCTION 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 PVC FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 200 PSI FOR 15 MINUTES AND 150 PSI FOR 2 HOURS.
13. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
16. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.
18. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.
19. ALL SIDEWALK RAMPS ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.
20. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 2 YEARS IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE A PDF EMAILED TO THE CITY DEVELOPMENT ENGINEER.

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

CONSTRUCTION NOTES

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

03

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 GENERAL NOTES.dwg

CITY PERMIT NUMBER 2025-55-SDP

LEGEND

EXISTING WROUGHT IRON FENCE

EXISTING CHAIN LINK FENCE

EXISTING WIRE FENCE

EXISTING WOOD FENCE

EX OE — EXISTING OVERHEAD ELECTRIC LINE

EX UE — EXISTING UNDERGROUND ELECTRIC LINE

EX FOC — EXISTING FIBER OPTIC LINE

EX GAS — EXISTING GAS LINE

EX WW — EXISTING WASTEWATER LINE
(THICKNESS INDICATES INNER PIPE DIAMETER)

EX SD — EXISTING STORM SEWER LINE
(THICKNESS INDICATES INNER PIPE DIAMETER)

EX OT — EXISTING OVERHEAD TELEPHONE LINE

EX UT — EXISTING UNDERGROUND TELEPHONE LINE

EX W — EXISTING WATER LINE
(THICKNESS INDICATES INNER PIPE DIAMETER)

599 / 600 — EXISTING CONTOURS,
WITH ELEVATION LABELED

EXISTING CURB AND GUTTER

EXISTING WASTEWATER MANHOLE
(DRAWN TO SCALE)

EX. CO — EXISTING WASTEWATER CLEANOUT

D — EXISTING STORM SEWER MANHOLE

D — EXISTING CURB INLET

EXISTING FDC

EXISTING FIRE HYDRANT

EXISTING GATE VALVE

EXISTING LIGHT POLE

TAG / TAG — EXISTING TREES / HERITAGE TREES
(SIZE ADJUSTED PER TREE)
TAG REFERS TO TREE SURVEY DATA TABLE

WM — EXISTING WATER METER

W — EXISTING WATER WELL

EXISTING HOSE BIB/FAUCET

EXISTING UTILITY POLE

SIGN TEXT — EXISTING SIGN (TEXT VARIES)

T — EXISTING TELEPHONE RISER

CATV — EXISTING CABLE/TV BOX

GM — EXISTING GAS METER

PB — EXISTING PULL BOX

E — EXISTING ELECTRIC METER

EXISTING GUY WIRE

MB — EXISTING MAILBOX

FOUND PIN

SET PIN

W — NEW WATER LINE

W — NEW WATER FIRE LINE

NEW WASTEWATER LINE (WIDTH REPRESENTS PIPE O.D.)

NEW STORM SEWER LINE (WIDTH REPRESENTS PIPE O.D.)

NEW WROUGHT IRON FENCE

NEW CHAIN LINK FENCE

NEW WIRE FENCE

NEW WOOD FENCE

NEW CURB AND GUTTER

LOC — LIMITS OF CONSTRUCTION

ADA — ACCESSIBLE ROUTE

NEW WASTEWATER MANHOLE
(DRAWN TO SCALE)

NEW WASTEWATER CLEANOUT

NEW WATER METER WITH VAULT

NEW BACKFLOW PREVENTER

BICYCLE PARKING

NEW GATE VALVE

NEW LIGHT POLE

NEW FIRE DEPARTMENT CONNECTION

NEW FIRE HYDRANT

NEW GRATE INLET

8 — PARKING LABEL

512 — PROPOSED CONTOUR

DIRECTION OF SURFACE
WATER RUNOFF

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ABBREVIATIONS LEGEND

EX.	EXISTING
O.C.E.W.	ON CENTER, EACH WAY
TYP.	TYPICAL
APPROX.	APPROXIMATE
O.P.R.W.C.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
D.R.W.C.T.	DEED RECORDS WILLIAMSON COUNTY TEXAS
A.D.A.	AMERICANS WITH DISABILITIES ACT
O.D.	OUTSIDE DIAMETER (PIPE)
R.O.W.	RIGHT-OF-WAY
DOC. NO.	DOCUMENT NUMBER
VOL/PG.	VOLUME/PAGE
A.D.T.	AVERAGE DAILY TRAFFIC
M.P.H.	MILES PER HOUR
AC.	ACRE
SQ. FT.	SQUARE FEET
L.F.	LINEAR FEET
STA.	STATION
FL	FLOWLINE
F.F.E.	FINISHED FLOOR ELEVATION
D.I.	DUCTILE IRON
CFS	CUBIC FEET PER SECOND
CMP	CORRUGATED METAL PIPE
HDPE	HIGH-DENSITY POLYETHYLENE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
SCH	SCHEDULE
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
HMAC	HOT-MIX ASPHALT CONCRETE
CONC.	CONCRETE

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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
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LEGEND AND ABBREVIATIONS

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH	

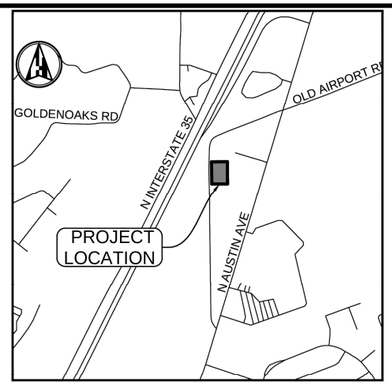
04

CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Luis. Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 GENERAL NOTES.dwg

FINAL PLAT
OF
STARS TOWING SUBDIVISION

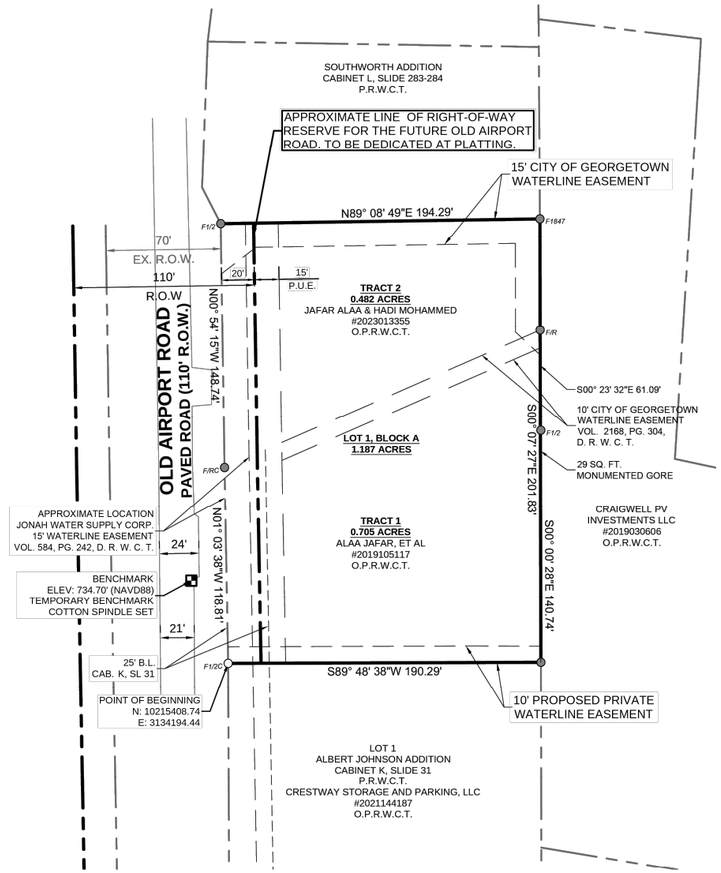
STREET CLASSIFICATION TYPE	STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH (APPROXIMATE)	CURB TYPE	PEDESTRIAN CLEAR ZONE WITH	MINOR ARTERIAL DESIGN SPEED	POSTED SPEED
MINOR ARTERIAL	OLD AIRPORT ROAD	110'	20'	FLUSH	6'	40 MPH	30 MPH



VICINITY MAP
SCALE: 1"=1,000'

LEGEND

○	IRON ROD SET, CAPPED "TLS"
●	IRON ROD FOUND
■	BENCHMARK
———	SUBJECT PROPERTY LINE
— — —	ADJOINING PROPERTY LINE
——•—•——	FUTURE LINE OF THE R.O.W
— — —	WATERLINE EASEMENT
———	EXISTING EDGE OF PAVEMENT
- - - - -	BUILDING SETBACK
D. R. W. C. T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
P. R. W. C. T.	PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
O. P. R. W. C. T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



BEARINGS CITED HEREON BASED ON STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS CENTRAL ZONE.

OWNER: ALAA JAFAR, MOHAMMAD HADI
1709 ALISON ANN CT
PFLUGERVILLE, TEXAS 78660
PHONE 512.779.4627
E-MAIL AUSTINSTARSTOWING@GMAIL.COM

SURVEYOR: WILLIAM C STEWART, R.P.L.S 5785
TEXAS LAND SURVEYING, INC.
3613 WILLIAMS DRIVE, SUITE 903
GEORGETOWN, TEXAS 78628
PHONE (512) 930-1600

ENGINEER: JENNIFER HENDERSON, PE
HENDERSON PROFESSIONAL ENGINEERS
PELS FIRM F-22208
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TEXAS 78681
PHONE 512.350.6228
E-MAIL JEN@HENDERSONPE.COM

SUBMITTAL DATE: 11/04/2024

ORIGINAL SURVEY: TEXAS LAND SURVEYING, INC. SURVEY ABSTRACT NO. 235,

FEMA FLOODPLAIN: THERE IS NO ENCROACHMENT OF THE 100 YEAR FLOOD PLAIN AS SHOWN ON FIRM PANEL 48491C0291F, DATED 12/20/2019

NEW STREETS: NO NEW STREETS ARE PLANNED

AREA: 1.19 ACRES

NUMBER OF LOTS: 1 LOT

NUMBER OF BLOCKS: 1 BLOCK

BENCHMARK & ELEVATION: ELEV.=734.70'
TEMPORARY BENCHMARK COTTON SPINDLE SET

VERTICAL DATUM: NAVD88

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SHEET INDEX	
NUMBER	SHEET TITLE
01	PRELIMINARY COMBO PLAT
02	PRELIMINARY COMBO PLAT
03	PRELIMINARY COMBO PLAT

I, _____, CONDUCTED A TREE SURVEY ON OCTOBER 22ND, 2024 AND I CERTIFY THAT NO HERITAGE TREES EXIST ON THE PROPERTY.

LARRY J. BUSBY
R.P.L.S # 4967
DELTA LAND SURVEYORS

SHEET 01 OF 03

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CITY PROJECT NUMBER: 2024-18-PFP

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
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PLAT

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

05

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SDP\231106 PLAT.dwg

Plotted by: Dell Pre 5820, Plot date: 03/07/2025, File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\FP\231106 FINAL PLAT.dwg

CITY PERMIT NUMBER 2025-55-SDP

FINAL PLAT
OF
STARS TOWING SUBDIVISION

TRACT 1: 0.70 ACRES

BEING 0.70 ACRES OF LAND, MORE OR LESS,OUT OF THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, WILLIAMSON COUNTY, TEXAS, AND BEING THAT TRACT CALLED LOT 2, OUT OF ALBERT JOHNSON ADDITION, SAID PLAT RECORDED IN CABINET K, SILDE 31, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO ALAA JAFAR, ET AL, BY DEED RECORDED IN DOCUMENT NO. 2019105117, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST LINE OF OLD AIRPORT ROAD, MARKING THE NORTHWEST CORNER OF A TRACT CALLED LOT 1, OUT OF SAID ALBERT JOHNSON ADDITION, AS CONVEYED TO CRESTWAY STORAGE AND PARKING, LLC, BY DEED RECORDED IN DOCUMENT NO. 2021144187, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND THIS TRACT, FROM WHICH A 1 INCH ROD IN CONCRETE FOUND, MARKING THE SOUTHWEST CORNER OF SAID LOT 1, BEARS S 00°14'08" E, 159.54 FEET;

THENCE: N 01°02'28" W, 118.78 FEET WITH THE EAST LINE OF SAID OLD AIRPORT ROAD AND THE WEST LINE OF SAID LOT 2 TO A 1 INCH ROD IN CONCRETE FOUND, MARKING THE SOUTHWEST CORNER OF A TRACT CONVEYED TO JAFAR ALAA, ET AL, AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2023013355, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWEST CORNER OF SAID LOT 2 AND THIS TRACT;

THENCE: N 66°26'00" E, 209.45 FEET WITH THE SOUTH LINE OF SAID JAFAR ALAA TRACT AND THE NORTH LINE OF SAID LOT 2 TO A 1 INCH ROD IN CONCRETE FOUND, MARKING THE SOUTHEAST CORNER OF SAID JAFAR ALAA TRACT, ALSO MARKING AN ANGLE POINT OF A TRACT CONVEYED TO CRAIGWELL PV INVESTMENTS LLC, AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2019030606, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THIS TRACT;

THENCE: S 00°07'59" E, 201.96 FEET WITH THE WEST LINE OF SAID CRAIGWELL TRACT AND THE EAST LINE OF SAID LOT 2 TO A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS" SET, MARKING THE NORTHEAST CORNER OF SAID LOT 1, FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND THIS TRACT;

THENCE: S 89°50'19" W, 19029 FEET WITH THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING, CONTAINING 0.70 ACRES OF LAND, MORE OR LESS.

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83

TRACT 2: 0.48 ACRES

BEING 0.48 ACRES OF LAND, MORE OR LESS,OUT OF THE ANTONIO FLORES SURVEY, ABSTRACT NO. 235, WILLIAMSON COUNTY, TEXAS, BEING THAT TRACT CONVEYED TO ALAA JAFAR, ET AL, BY DEED RECORDED IN DOCUMENT NO. 2023013355, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

BEGINNING AT A 1 INCH ROD IN CONCRETE FOUND IN THE EAST LINE OF OLD AIRPORT ROAD, MARKING THE NORTHWEST CORNER OF A TRACT CALLED LOT 2, OUT OF THE ALBERT JOHNSON ADDITION, SAID PLAT RECORDED IN CABINET K, SLIDE 31, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, AS CONVEYED TO ALAA JAFAR, ET AL, BY DEED RECORDED IN DOCUMENT NO. 2019105117, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWEST CORNER OF SAID JAFAR (#2023013355) TRACT AND THIS TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF SAID LOT 2, ALSO MARKING THE NORTHWEST CORNER OF LOT 1, OUT OF SAID ALBERT JOHNSON ADDITION, AS CONVEYED TO CRESTWAY STORAGE AND PARKING, LLC, BY DEED RECORDED IN DOCUMENT NO. 2021144187, OF SAID OFFICIAL PUBLIC RECORDS, BEARS S 01°02'28" E, 118.78 FEET;

THENCE: N 00°54'25" W, 148.77 FEET WITH THE EAST LINE OF SAID OLD AIRPORT ROAD AND THE WEST LINE OF SAID JAFAR (#2023013355) TRACT TO A 1/2 INCH IRON ROD FOUND, MARKING THE SOUTHWEST CORNER OF SOUTHWORTH ADDITION, SAID PLAT RECORDED IN CABINET L, SLIDE 283, OF SAID PLAT RECORDS, FOR THE NORTHWEST CORNER OF SAID JAFAR (#2023013355) TRACT AND THIS TRACT;

THENCE: N 89°09'35" E, 194.31 FEET WITH THE SOUTH LINE OF SAID SOUTHWORTH ADDITION AND THE NORTH LINE OF SAID JAFAR (#2023013355) TRACT TO AN IRON ROD WITH RED CAP STAMPED "FOREST 1847" FOUND, MARKING THE SOUTHEAST CORNER OF SAID SOUTHWORTH ADDITION, ALSO MARKING AN ANGLE POINT OF A TRACT CONVEYED TO CRAIGWELL PV INVESTMENTS LLC, AND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2019030606, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHEAST CORNER OF SAID JAFAR (#2023013355) TRACT AND THIS TRACT;

THENCE: S 00°01'59" E, 67.86 FEET WITH THE WEST LINE OF SAID CRAIGWELL TRACT AND THE EAST LINE OF SAID JAFAR (#2023013355) TRACT TO A 1 INCH ROD IN CONCRETE FOUND, MARKING THE NORTHEAST CORNER OF SAID LOT 2, ALSO MARKING AN ANGLE POINT OF SAID CRAIGWELL TRACT, FOR THE SOUTHEAST CORNER OF SAID JAFAR (#2023013355) TRACT AND THIS TRACT, FROM WHICH A 1/2 INCH IRON ROD WITH PINK CAP STAMPED "TLS" SET, MARKING THE SOUTHEAST CORNER OF SAID LOT 2, ALSO MARKING THE NORTHEAST CORNER OF SAID LOT 1, BEARS S 00°07'59" E, 201.96 FEET;

THENCE: S 66°26'00" W, 209.45 FEET WITH THE NORTH LINE OF SAID LOT 2 AND THE SOUTH LINE OF SAID JAFAR (#2023013355) TRACT TO THE POINT OF BEGINNING, CONTAINING 0.48 ACRES OF LAND, MORE OR LESS.

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83

PLAT NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE
   WATER: CITY OF GEORGETOWN;
   WASTEWATER/SEPTIC: CITY OF GEORGETOWN
   ELECTRIC: CITY OF GEORGETOWN
2. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0291F, EFFECTIVE DATE OF 12/20/2019
4. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE. THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
5. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT.THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
6. A 15-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT.
7. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN TEXAS CENTRAL ZONE AND NAVD 88.
8. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT SHALL BE PURSUANT TO THE UDC AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.
9. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
10. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
11. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA IN PARTICULAR MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND/OR COUNTY.
12. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
13. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF GEORGETOWN, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.
14. ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.
15. THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE CITY OF GEORGETOWN WATER CONSERVATION ORDINANCE.
16. THE SUBDIVISION SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
17. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 01/24/2024. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
18. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE WATER POLLUTION ABATEMENT PLAN (WPAP) IN WRITING.
19. STATE-OWNED RIVERBEDS AND BEDS OF NAVIGABLE STREAMS IN THE PUBLIC DOMAIN ARE HELD IN TRUST FOR THE PUBLIC. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING ACCESS EASEMENT FOR THE FREE AND UNOBSTRUCTED USE OF THE NAVIGABLE RIVER AND THE RIGHT OF PORTAGE ALONG ITS BANKS, ACROSS ANY PORTION OF THE PROPERTY BETWEEN THE MEAN HIGH-WATER MARKS OF THE RIVER IN ITS NATURAL STATE.
20. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING AVIGATION EASEMENT FOR THE FREE AND UNOBSTRUCTED FLIGHT OF AIRCRAFT (WHICH TERM SHALL INCLUDE ANY CONTRIVANCE NOW OR HEREAFTER USED FOR FLIGHT THROUGH THE AIR) AND THE RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE PROPERTY, TOGETHER WITH SUCH NOISE AND OTHER EFFECTS AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT LANDING AT, TAKING OFF FROM, OR ENGAGED IN OTHER FLIGHT ACTIVITIES AT THE GEORGETOWN MUNICIPAL AIRPORT.
21. GRANTORS DO HEREBY GRANT AND CONVEY AN EASEMENT FOR THE HORIZONTAL ZONE, AS THAT TERM IS DEFINED IN SECTION 12.36 OF THE CITY OF GEORGETOWN CODE OF ORDINANCES AND AS SHOWN ON THIS PLAT, BEING FURTHER DESCRIBED AS AIRPORT ZONE, INDUSTRIAL.
22. THESE EASEMENTS SHALL BE PERPETUAL AND SHALL BE BINDING ON GRANTOR AND ITS ASSIGNS, HEIRS, AND SUCCESSORS.

SHEET 02 OF 03

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CITY PROJECT NUMBER: 2024-18-PFP

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

PLAT

STATE OF TEXAS
JENNIFER L HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

06

CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Luis. Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 PLAT.dwg

Plotted by: Dell Pre 5820, Plot date: 03/07/2025, File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\FP\231106 FINAL PLAT.dwg

FINAL PLAT
OF
STARS TOWING SUBDIVISION

OWNER'S DEDICATION

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

I, ALAA JAFAR, CO-OWNER OF THE CERTAIN 1.19 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021036392, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OF ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS "STARS TOWING SUBDIVISION."

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

_____
ALAA JAFAR
1709 ALISON ANN CT
PFLUGERVILLE, TEXAS 78660

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ALAA JAFAR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:_____

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

I, MOHAMMAD HADI, CO-OWNER OF THE CERTAIN 1.19 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021036392, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OF ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS "STARS TOWING SUBDIVISION."

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

_____
MOHAMMAD HADI
1709 ALISON ANN CT
PFLUGERVILLE, TEXAS 78660

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MOHAMMAD HADI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2025.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION:

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

I, JENNIFER L. HENDERSON, REGISTERED PROESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS 0.69 ACRES IN THE ALBERT JOHNSON ADDITION, IN LOT 2, AND THIS 0.48 ACRES IN TRACT 5 IN THE A. FLORES SURVEY IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, 48491C0291F, EFFECTIVE DATE DECEMBER 20, 2019 AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON, TEXAS, THIS _____ DAY OF _____, 2025.

_____
JENNIFER L. HENDERSON
STATE OF TEXAS REGISTERED PROFESSIONAL ENGINEER NO.116883
HENDERSON PROFESSIONAL ENGINEERS FIRM # F-22208
600 ROUND ROCK WEST DR., SUITE 604 ROUND ROCK, TX 78681

SURVEYOR'S CERTIFICATION:

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

I, WILLIAM C STEWART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPENCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT _____, WILLIAMSON, TEXAS, THIS _____ DAY OF _____, 2025.

_____
WILLIAM C STEWART
STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5785
TEXAS LAND SURVEYORS
3613 WILLIAMS DRIVE, SUITE 903 GEORGETOWN, TEXAS 78628

I, SOFIA NELSON, PLANNING DIRECTOR OF THE CITY OF GEORGETOWN, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____
SOFIA NELSON, PLANNING DIRECTOR
DATE

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

_____
GLEN HOLCOMB, BUILDING OFFICIAL DATE
CITY OF GEORGETOWN

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

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____ A.D., 20__ AT ___ O'CLOCK. __.M. AND DULY RECORDED ON THE _____ DAY OF _____, A.D., 20__ AT _____ O'CLOCK _.M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOC. NO _____.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

_____
DEPUTY

SHEET 03 OF 03

Henderson Professional Engineers
HPE Civil Engineering
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
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CITY PROJECT NUMBER: 2024-18-PFP

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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

PLAT

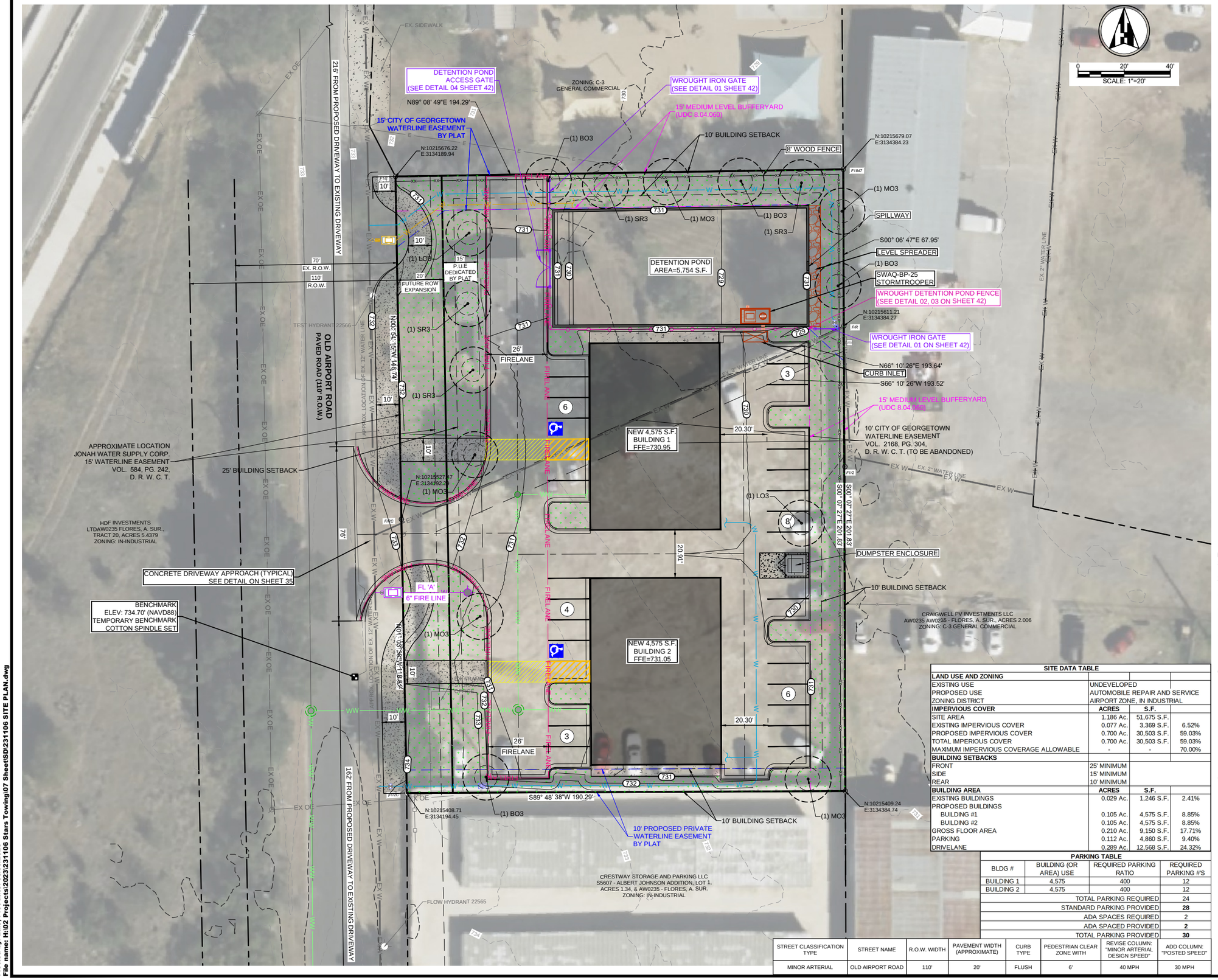
STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

07

CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Dell Pre 5820, Plot date: 03/07/2025, File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\FP\231106 FINAL PLAT.dwg
Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 PLAT.dwg



SITE DATA TABLE			
LAND USE AND ZONING			
EXISTING USE	UNDEVELOPED		
PROPOSED USE	AUTOMOBILE REPAIR AND SERVICE		
ZONING DISTRICT	AIRPORT ZONE, IN INDUSTRIAL		
IMPERVIOUS COVER	**ACRES**	**S.F.**	
SITE AREA	1.186 Ac.	51,675 S.F.	
EXISTING IMPERVIOUS COVER	0.077 Ac.	3,369 S.F.	6.52%
PROPOSED IMPERVIOUS COVER	0.700 Ac.	30,503 S.F.	59.03%
TOTAL IMPERIOUS COVER	0.700 Ac.	30,503 S.F.	59.03%
MAXIMUM IMPERVIOUS COVERAGE ALLOWABLE	-	-	70.00%
BUILDING SETBACKS			
FRONT	25' MINIMUM		
SIDE	15' MINIMUM		
REAR	10' MINIMUM		
BUILDING AREA	**ACRES**	**S.F.**	
EXISTING BUILDINGS	0.029 Ac.	1,246 S.F.	2.41%
PROPOSED BUILDINGS			
BUILDING #1	0.105 Ac.	4,575 S.F.	8.85%
BUILDING #2	0.105 Ac.	4,575 S.F.	8.85%
GROSS FLOOR AREA	0.210 Ac.	9,150 S.F.	17.71%
PARKING	0.112 Ac.	4,860 S.F.	9.40%
DRIVELANE	0.289 Ac.	12,568 S.F.	24.32%

PARKING TABLE			
BLDG #	BUILDING (OR AREA) USE	REQUIRED PARKING RATIO	REQUIRED PARKING #'S
BUILDING 1	4,575	400	12
BUILDING 2	4,575	400	12
		TOTAL PARKING REQUIRED	24
		STANDARD PARKING PROVIDED	**28**
		ADA SPACES REQUIRED	2
		ADA SPACED PROVIDED	**2**
		TOTAL PARKING PROVIDED	**30**

STREET CLASSIFICATION TYPE	STREET NAME	R.O.W. WIDTH	PAVEMENT WIDTH (APPROXIMATE)	CURB TYPE	PEDESTRIAN CLEAR ZONE WITH	REVISE COLUMN: "MINOR ARTERIAL DESIGN SPEED"	ADD COLUMN: "POSTED SPEED"
MINOR ARTERIAL	OLD AIRPORT ROAD	110'	20'	FLUSH	6'	40 MPH	30 MPH

WOMEN OWNED
CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

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LEGEND

LOC	LIMITS OF CONSTRUCTION
ADA	ACCESSIBLE ROUTE OF TRAVEL
3	PARKING COUNT
FIRELANE	FIRE LANE
529	EXISTING CONTOUR
529	CONTOUR
W	IRRIGATION LINE
	PROPERTY LINE
	EXISTING PROPERTY LINES
	BUILDING SETBACK LINE
	WASTEWATER MANHOLE
GAS	NATURAL GAS LINE
EX OE	EXISTING OVERHEAD ELECTRIC
	WROUGHT IRON FENCE
	EX. CHAINLINK FENCE
	EX. WIRE FENCE
	EX. METAL FENCE
	WOOD FENCE
	PRESERVED TREE
	PROPOSED TREE
	PROPOSED CROSSWALK
	PROPOSED ACCESS GATE
	LANDSCAPE AREA

NOTES:
1. ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII ARE 2'-6" (AT BACK OF CURB), UNLESS OTHERWISE NOTED.
3. REFER TO SHEET 32 FOR PAVING AND STRIPING DIMENSIONS.
4. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
5. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 01/24/2024. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
6. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2-FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
7. 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 OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
8. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

SITE PLAN

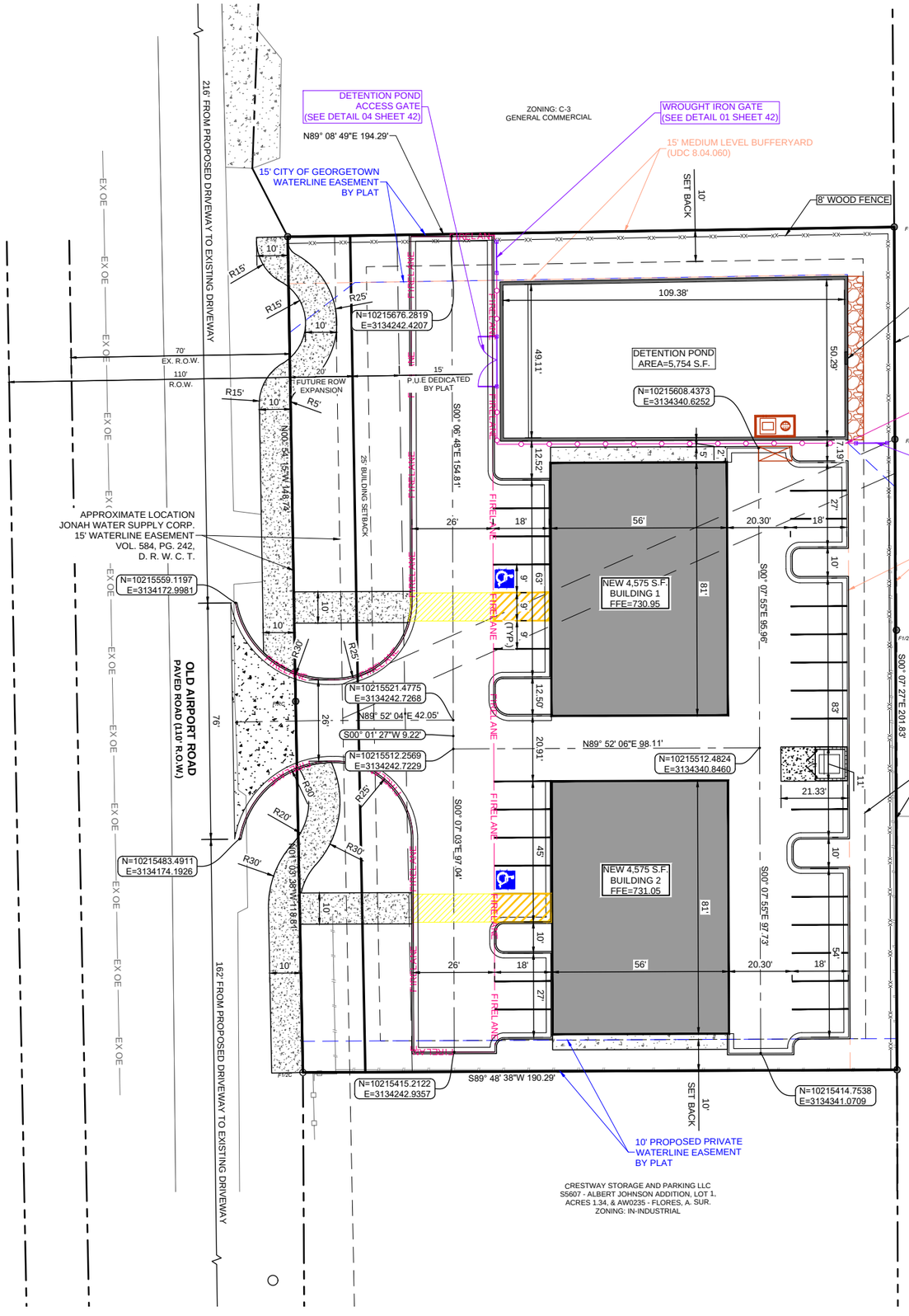
STATE OF TEXAS
JENNIFER L HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10040925

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

08

CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 SITE PLAN.dwg



0 20 40
SCALE: 1"=20'

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LEGEND

	SUBJECT PROPERTY
	ADJOINING PROPERTY
	PROPOSED WASTEWATER EASEMENT
	EXISTING WATER VALVE
	EXISTING WASTEWATER MANHOLE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER LINE
EX SD	EXISTING STORM SEWER
EX OE	EXISTING OVERHEAD ELECTRIC
	EXISTING POWER POLE
X	EXISTING WIRE FENCE
	EXISTING CHAIN LINK FENCE
	EXISTING METAL BEAM GUARD RAIL
	PROPOSED WROUGHT IRON FENCE
//	PROPOSED WOOD FENCE
529	EXISTING CONTOUR
	IRON ROD FOUND
	BENCHMARK
	"PARCEL 5 ROW"
	"PARCEL 6 ROW"
FIRE LANE	FIRE LANE
5' FRONT SETBACK	SETBACK
	PEDESTRIAN ACCESS ROUTE
	PROPOSED CROSSWALK

NOTES:
1. ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII ARE 2'-6" (AT BACK OF CURB), UNLESS OTHERWISE NOTED.
3. REFER TO SHEET 32 FOR PAVING AND STRIPING DIMENSIONS.

WOMEN OWNED
CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

DIMENSION CONTROL PLAN

STATE OF TEXAS
JENNIFER L HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

09

Plotted by: Luis, Plot date: 03/09/2025
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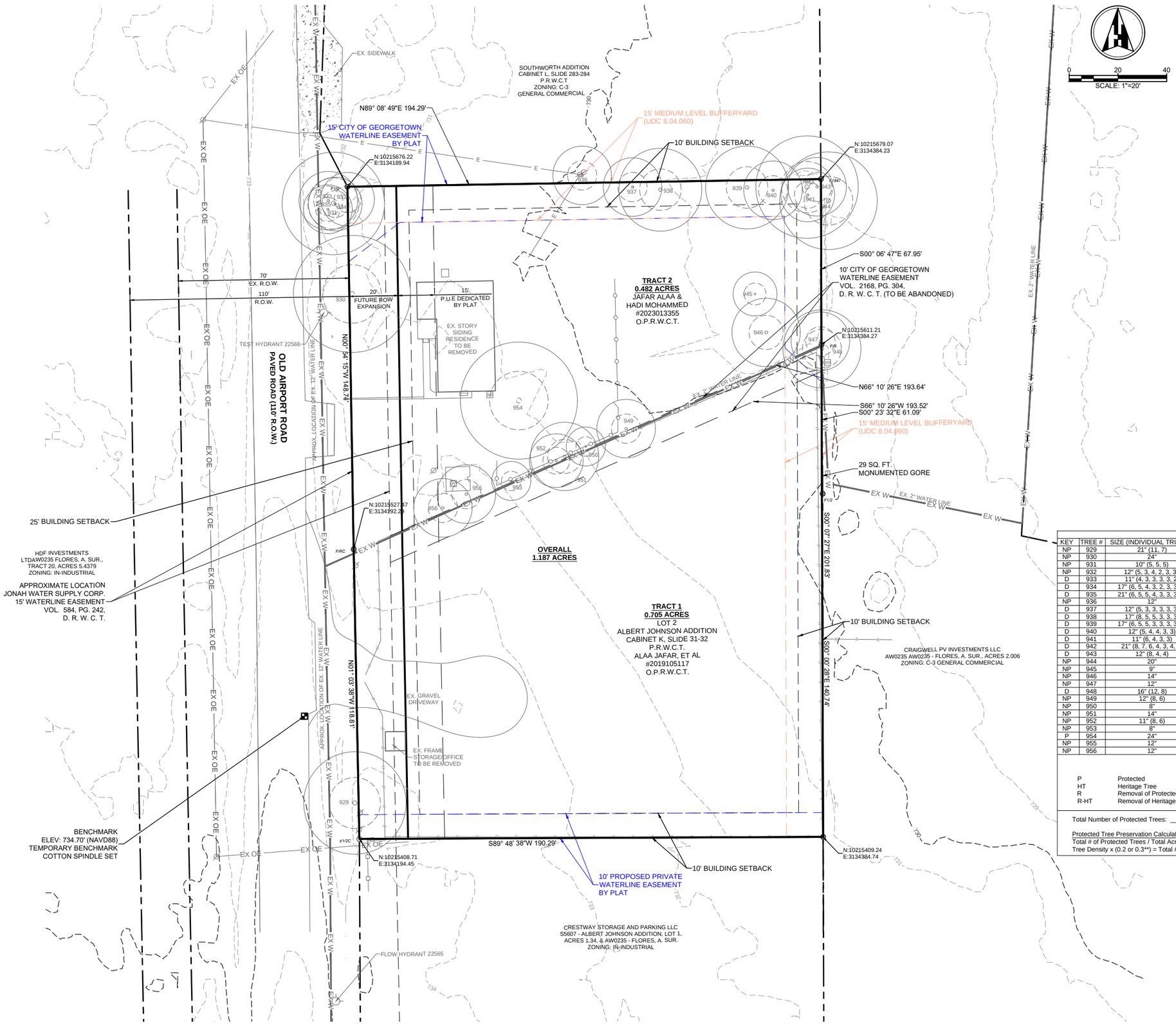
CITY PERMIT NUMBER 2025-55-SDP



TREE SCHEDULE				
KEY	TREE #	SIZE (INDIVIDUAL TRUNKS)	HALF CRITICAL ROOT ZONE (IN FEET)	SPECIES
NP	929	21" (11, 7)	10.5'	NETLEAF HACKBERRY
NP	930	24"	12'	RED MULBERRY
NP	931	10" (5, 5, 5)	5'	NETLEAF HACKBERRY
NP	932	12" (5, 3, 4, 2, 3, 3.)	6'	NETLEAF HACKBERRY
D	933	11" (4, 3, 3, 3, 3, 2)	5.5'	NETLEAF HACKBERRY
D	934	17" (6, 5, 4, 3, 2, 3, 3, 3)	8.5'	NETLEAF HACKBERRY
D	935	21" (6, 5, 5, 4, 3, 3, 3, 3)	10.5'	NETLEAF HACKBERRY
NP	936	12"	6'	NETLEAF HACKBERRY
D	937	12" (5, 3, 3, 3, 3, 3)	6'	NETLEAF HACKBERRY
D	938	17" (8, 5, 5, 3, 3, 3)	8.5'	NETLEAF HACKBERRY
D	939	17" (6, 5, 5, 3, 3, 3, 3, 3)	8.5'	NETLEAF HACKBERRY
D	940	12" (5, 4, 4, 3, 3)	6'	NETLEAF HACKBERRY
D	941	11" (6, 4, 3, 3)	5.5'	NETLEAF HACKBERRY
D	942	21" (8, 7, 6, 4, 3, 4, 3)	10.5'	NETLEAF HACKBERRY
D	943	12" (8, 4, 4)	6'	NETLEAF HACKBERRY
NP	944	20"	10'	NETLEAF HACKBERRY
NP	945	9"	4.5'	NETLEAF HACKBERRY
NP	946	14"	7'	NETLEAF HACKBERRY
NP	947	12"	6'	NETLEAF HACKBERRY
D	948	16" (12, 8)	8'	NETLEAF HACKBERRY
NP	949	12" (8, 6)	6'	NETLEAF HACKBERRY
NP	950	8"	4'	NETLEAF HACKBERRY
NP	951	14"	7'	NETLEAF HACKBERRY
NP	952	11" (8, 6)	5.5'	NETLEAF HACKBERRY
NP	953	8"	4'	NETLEAF HACKBERRY
P	954	24"	12'	LIVE OAK
NP	955	12"	6'	NETLEAF HACKBERRY
NP	956	12"	6'	NETLEAF HACKBERRY

KEY LEGEND

P	Protected	D	Dead or Diseased
HT	Heritage Tree	NP	Not Protected
R	Removal of Protected Tree	C	Credit Tree
R-HT	Removal of Heritage Tree	X	Prohibited Species (must be removed)

Total Number of Protected Trees: 2 Total Number of Protected Trees Required to Remain: 1

Protected Tree Preservation Calculation (UDC Section 8.02.030.E.2)
Total # of Protected Trees / Total Acreage = Tree Density
Tree Density x (0.2 or 0.3**) = Total # Protected Trees Required to Remain on Site***

LEGEND	
LOC	LIMITS OF CONSTRUCTION
ADA	ACCESSIBLE ROUTE OF TRAVEL
3	PARKING COUNT
EX W	EXISTING WATER LINE
W	PROPOSED WATER LINE
EX WW	EXISTING WASTEWATER LINE
	PROPOSED WASTEWATER LINE
EX SD	EXISTING STORMWATER LINE
	PROPOSED STORMWATER LINE
529	EXISTING CONTOUR
529	PROPOSED CONTOUR

WOMEN OWNED
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REVISION						
No.	1	2	3	4	5	

SITE DEVELOPMENT PLANS TO SERVE
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EXISTING CONDITIONS PLAN

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10040025

PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

10

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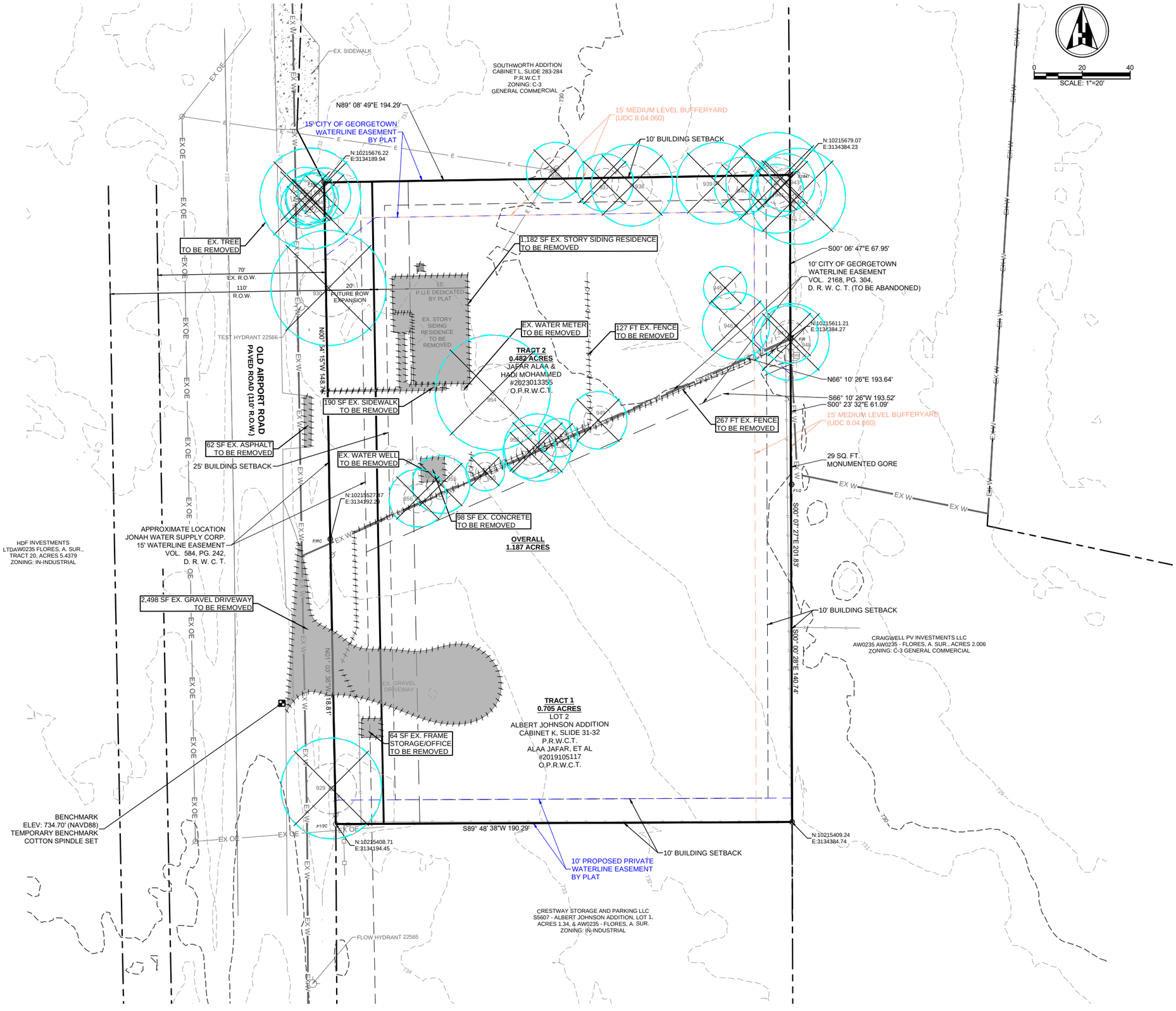
Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheets\SD\231106 EXISTING CONDITIONS PLAN.dwg



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LEGEND	
	AREA OF PAVEMENT TO BE REMOVED
	LINEAR FEATURE TO BE REMOVED
	TREE TO BE REMOVED

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ROUND ROCK, TX 78681
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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

DEMOLITION PLAN

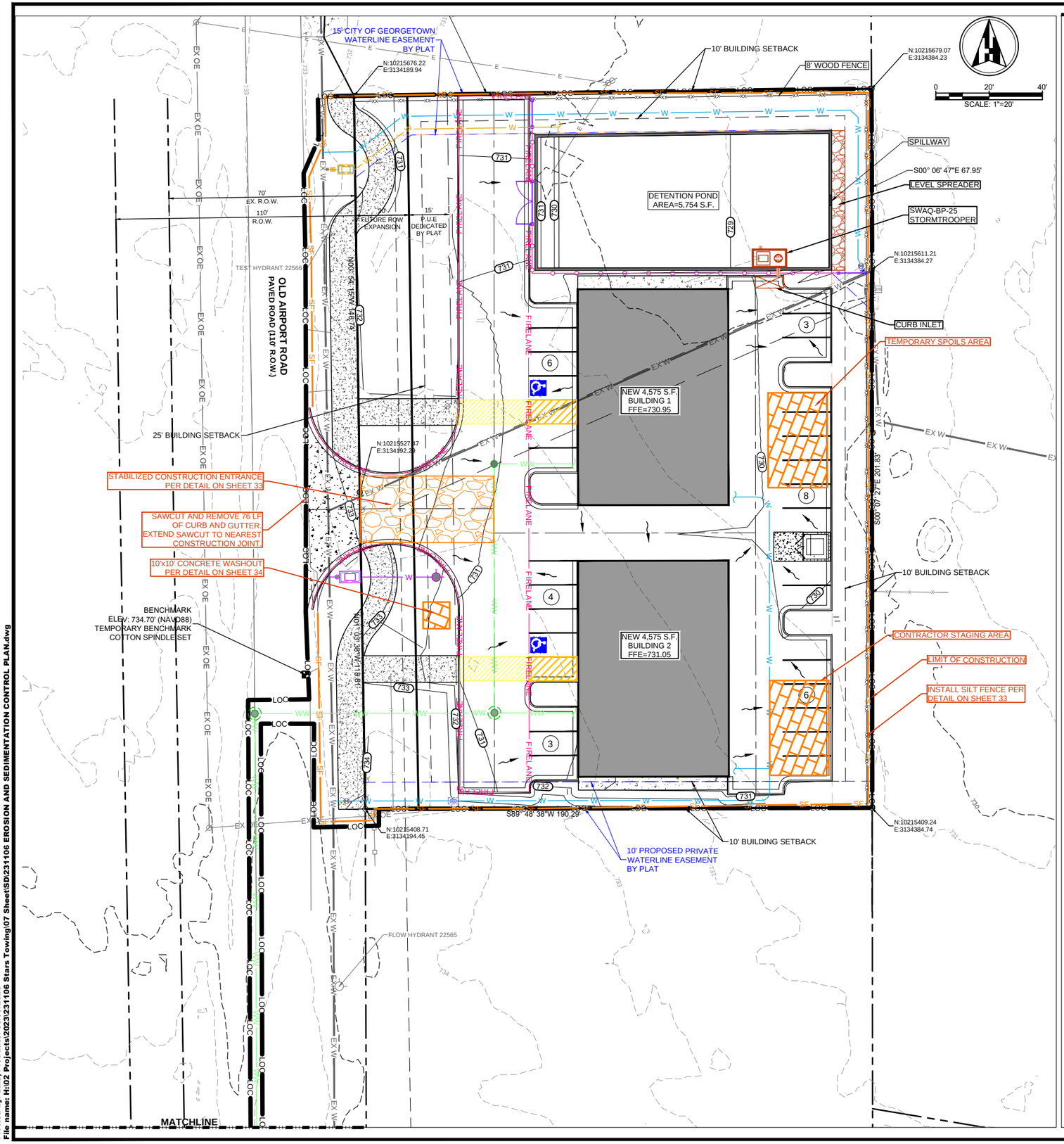
STATE OF TEXAS
JENNIFER L HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

11

CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 DEMOLITION PLAN.dwg



Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 EROSION AND SEDIMENTATION CONTROL PLAN.dwg

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LEGEND	
LOC	LIMITS OF CONSTRUCTION (1.36 Ac.)
	ROCK CHECK DAM
IP IP	INLET PROTECTION
SF	SILT FENCE
CF	CONSTRUCTION FENCE
FD	FILTER DIKE
	FLOW ARROW
529	EXISTING CONTOUR
529	CONTOUR

NOTES:
1. NO ENVIRONMENTALLY SENSITIVE AREAS ARE LOCATED ON OR DOWNSTREAM OF THIS PROJECT SITE.
2. THIS PROJECT WILL NOT REQUIRE ANY FORM OF PHASING OR SLOPE STABILIZATION.
3. REFER TO LANDSCAPE PLANS FOR RESEEDING AND REVEGETATION REQUIREMENTS.
4. NO PERMANENT EROSION CONTROL MEASURES WILL BE INSTALLED WITH THIS PROJECT.
5. REFER TO SHEET 33 FOR STANDARD DETAILS - ESC.
6. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
7. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
8. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
9. ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF THE CITY OF GEORGETOWN ORDINANCES.
10. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR AT THE TIME OF CONSTRUCTION.

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SITE DEVELOPMENT PLANS TO SERVE
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GEORGETOWN, TX 78626

EROSION AND SEDIMENTATION CONTROL PLAN

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10040025

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

12

CITY PERMIT NUMBER 2025-55-SDP

Tree Schedule					
Key (1.)	**Tree # (2.)**	**Size" (3.) (Individual Trunk Measurements)**	**Half Critical Root Zone (in feet) (4.)**	**Common Name (5.)**	**Latin Name (5.)**
NP	929	21" (11, 7)	10.50	Hackberry	*Celtis occidentalis*
p	930	24"	12.00	Red Mulberry	*Morus rubra*
NP	931	10" (5, 5, 5)	5.00	Hackberry	*Celtis occidentalis*
NP	932	12" (5, 3, 4, 2, 3, 3,)	6.00	Hackberry	*Celtis occidentalis*
D	933	11" (4, 3, 3, 3, 3, 2)	5.50	Hackberry	*Celtis occidentalis*
D	934	17" (6, 5, 4, 3, 2, 3, 3, 3)	8.50	Hackberry	*Celtis occidentalis*
D	935	21" (6, 5, 5, 4, 3, 3, 3, 3)	10.50	Hackberry	*Celtis occidentalis*
NP	936	12"	6.00	Hackberry	*Celtis occidentalis*
D	937	12" (5, 3, 3, 3, 3, 3)	6.00	Hackberry	*Celtis occidentalis*
D	938	17" (8, 5, 5, 3, 3, 3)	8.50	Hackberry	*Celtis occidentalis*
D	939	17" (6, 5, 5, 3, 3, 3, 3, 3)	8.50	Hackberry	*Celtis occidentalis*
D	940	12" (5, 4, 4, 3, 3)	6.00	Hackberry	*Celtis occidentalis*
D	941	11" (6, 4, 3, 3)	5.50	Hackberry	*Celtis occidentalis*
D	942	21" (8, 7, 6, 4, 3, 4, 3)	10.50	Hackberry	*Celtis occidentalis*
D	943	12" (8, 4, 4)	6.00	Hackberry	*Celtis occidentalis*
NP	944	20"	10.00	Hackberry	*Celtis occidentalis*
NP	945	9"	4.50	Hackberry	*Celtis occidentalis*
NP	946	14"	7.00	Hackberry	*Celtis occidentalis*
NP	947	12"	6.00	Hackberry	*Celtis occidentalis*
D	948	16" (12, 8)	8.00	Hackberry	*Celtis occidentalis*
NP	949	12" (8, 6)	6.00	Hackberry	*Celtis occidentalis*
NP	950	8"	4.00	Hackberry	*Celtis occidentalis*
NP	951	14"	7.00	Hackberry	*Celtis occidentalis*
NP	952	11" (8, 6)	5.50	Hackberry	*Celtis occidentalis*
NP	953	8"	4.00	Hackberry	*Celtis occidentalis*
R	954	24"	12.00	Live Oak	*Quercus Virginiana*
NP	955	12"	6.00	Hackberry	*Celtis occidentalis*
NP	956	12"	6.00	Hackberry	*Celtis occidentalis*

Legend (6.)

P = Protected Tree — D = Dead or Diseased (must be shown for approval of omission by the Urban Forester)
HT = Heritage Tree — NP = Not Protected
R = Removal of Protected Tree — C = Credit Tree
R-HT = Removal of Heritage Tree — X = Prohibited Species (must be removed)

Total Number of Protected Trees: 2 — **Total Number of Protected Trees Required to Remain:** 1
umber of Protected Trees to Remain: 1 (see tree mitigation summary for more detail)

Protected Tree Preservation Calculation (8.) (UDC Section 8.02.030.E.2):
-Total # Protected Trees / Total Acreage = Tree Density (per acre)
-Tree Density x (0.2 or 0.3) = Total # of Protected Trees Required to Remain on Site

-Some PUDs & DAs may have higher minimum density requirement percentages for example 40%

ADDITIONAL NOTES

1. No new shade trees are to be planted under overhead electric lines.
2. No parking stall is to be located more than 50' from the trunk of a tree.
3. The Planning Department and the Urban Forester shall, at time of final inspection, inspect all projects to ensure compliance with the approved Landscape Plan prior to issuance of a certificate of occupancy. With this inspection, the Urban Forester or the Director may reject any tree or vegetation that does not reflect the approved plans or does not meet the requirements of this chapter and require replacement plantings.
   Upon the installation of trees, the owner or landscape architect shall notify the Urban Forester that the work is ready for final inspection. If faulty work or substandard plant material is found, the owner shall be notified of the necessary changes.
4. Provide bubblers to all proposed trees.
5. Run irrigation sleeves to all islands and beds prior to concrete pour.
6. Contractor is responsible for verifying all plant and material quantities.

PROTECTED TREE PRESERVATION

Protected Trees Retained (2 Existing X 30%)	Required	Provided
	1	1

PROTECTED TREE MITIGATION

	Required
Protected Inches Removed	24
• Total Inches Replaced (1:1, 24"X40%)	9.6
• Inches by On-Site Credit: " (75% mitigation allowed credit =--")	
Heritage Inches Removed	0
• Total Inches Replaced (3:1)	0

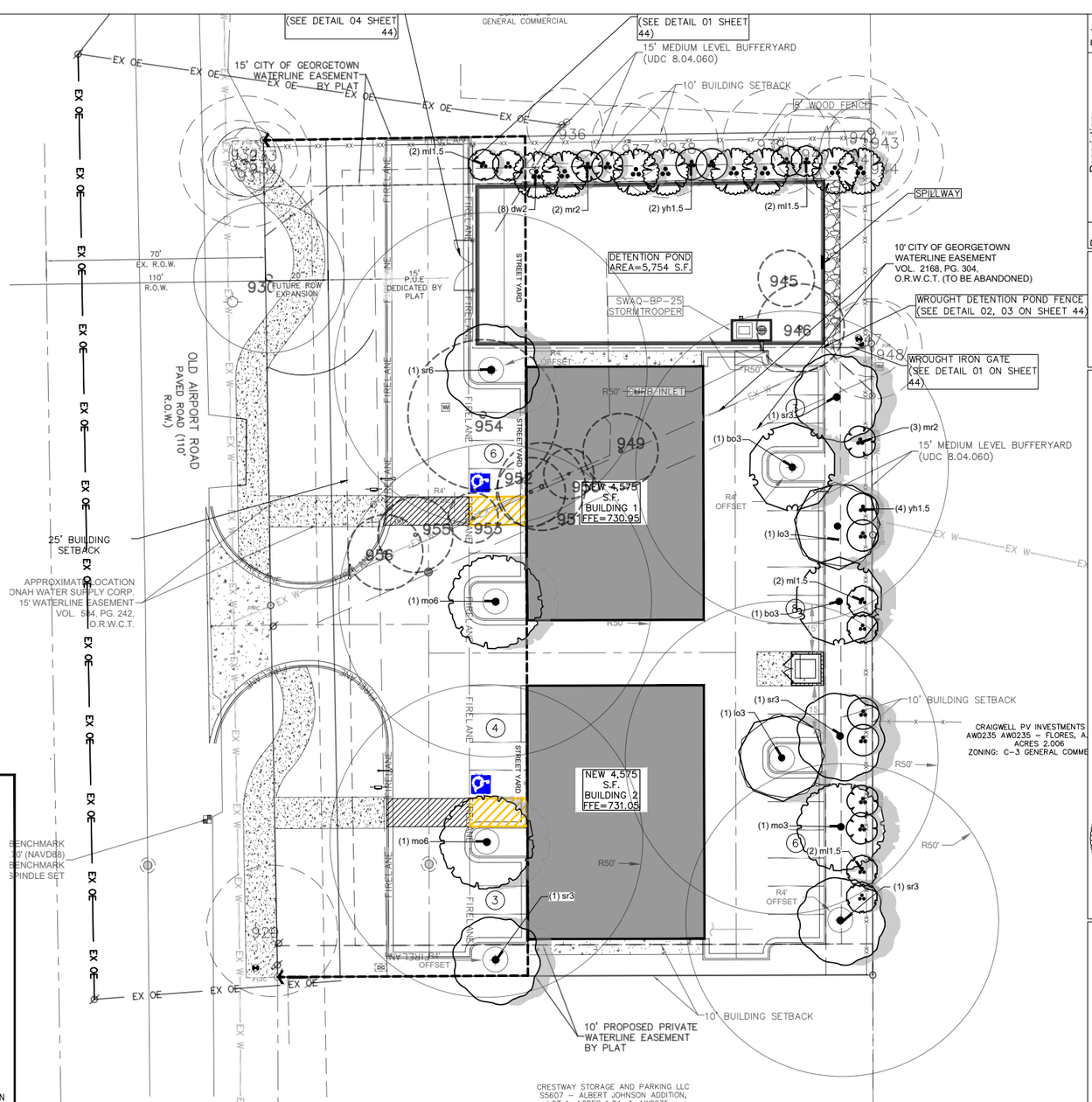
Total Replacement	**Required**	**Provided**
• Total Inches by On Site Trees	24	--
• Inches by Tree Care Plan:	0" X $225 = -$0	
• Inches remaining to be mitigated by payment		
•• 12-18" trees:	0" X $125 = $0	
•• 18"-HT trees:	0" X $175 = $0	
•• Heritage:	0" X $225 = $0	
Total remaining mitigation by fee in lieu:	$0	

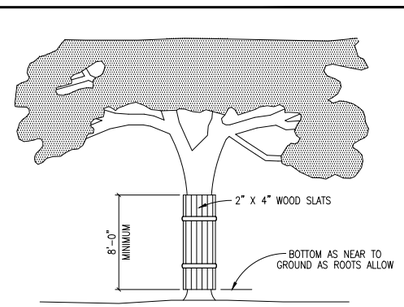
TREE LEGEND

REMOVED TREE

PRESERVED TREE
P##### - PROTECTED
H##### - HERITAGE

TREE PROTECTION





NOTES:

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

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

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

NOTES:

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

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

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

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

CITY OF GEORGETOWN LANDSCAPE PLAN NOTES

1. The Conventional System for irrigation has been selected for this development.
2. A separate irrigation plan will be provided at the time of application for a building permit and is included in these documents.
3. Maintenance: The current owner and subsequent owners of the landscaped property, or the manger 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 (Chapter 8) of the City of Georgetown Unified Development Code.
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.
7. At least 50% of the required plant materials are low water users as identified on the preferred plant list.

Preparer's Seal and Statement of Compliance as follows (unless exempt per Section 8.05.020.B):

I, Will Blair, hereby certify that this Landscape Plan complies with the requirements of Chapter 8 of the Unified Development Code.

William S. Blair 2/2/2025

William S. Blair

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

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

Date | Description | Rev

Consultant Seal

Company Name and Address
William S. Blair
info@BlairLA.com
www.BlairLA.com
2126 E Ben White Blvd
#240-7873
Austin TX 78741

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

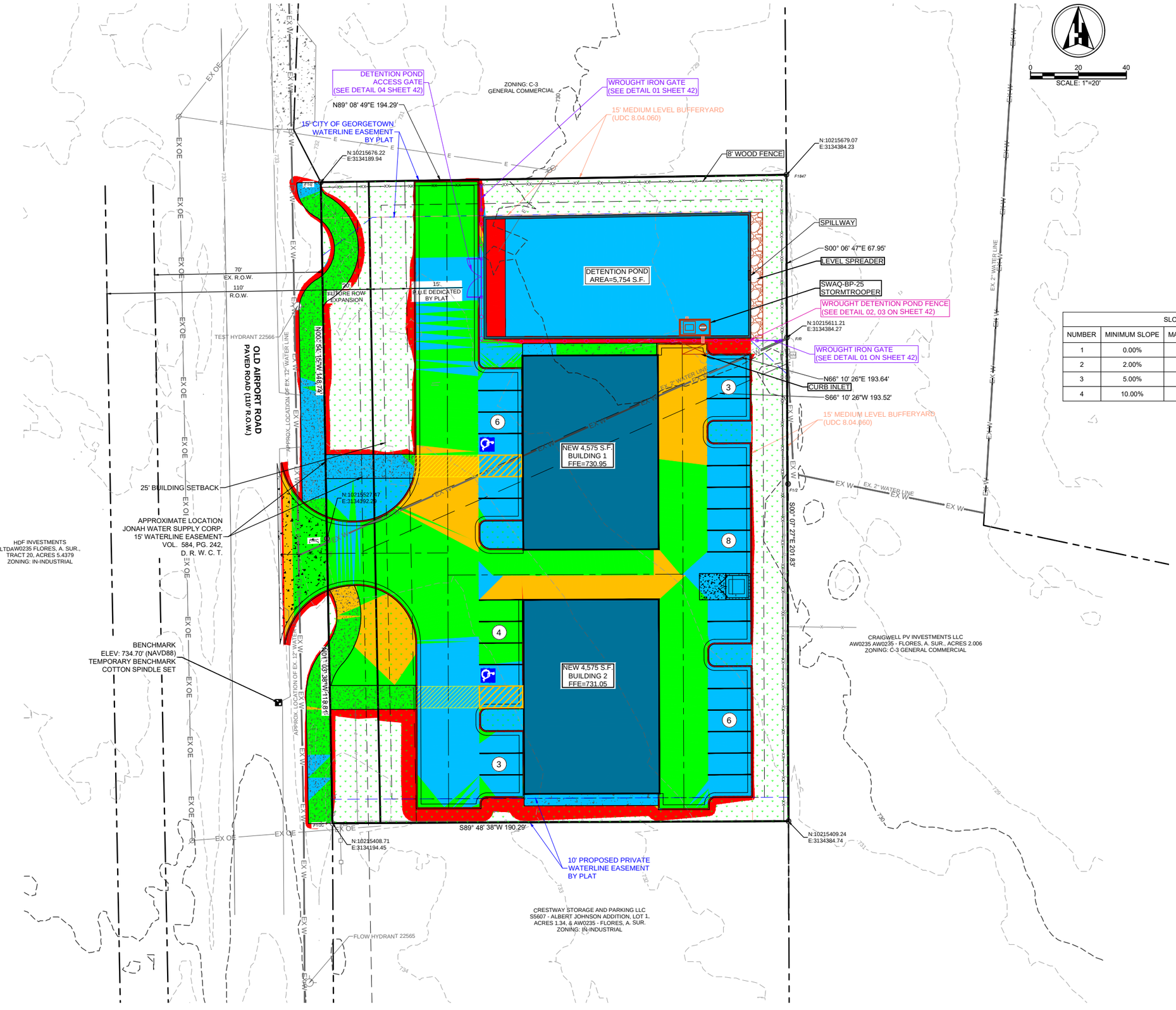
REGISTERED LANDSCAPE ARCHITECT WILLIAM S. BLAIR 2741 STATE OF TEXAS
William S. Blair
October 1, 2025

Project Name and Address
Stars Towing
2221 & 2223 Old Airport Rd.
Georgetown, Texas

Sheet Title
Tree Preservation Plan

Design By: Will Blair
Checked By: xxxx
Issue Date: 02/02/2025
Project Number: 25008-LP

L1
OF 2



SLOPE TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA (SF)
1	0.00%	2.00%		23123.64
2	2.00%	5.00%		11809.54
3	5.00%	10.00%		4211.49
4	10.00%	50000.00%		3285.34

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SITE DEVELOPMENT PLANS TO SERVE
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2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

SLOPE MAP EXHIBIT

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED PROFESSIONAL ENGINEER
10/4/2025

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

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CITY PERMIT NUMBER 2025-55-SDP

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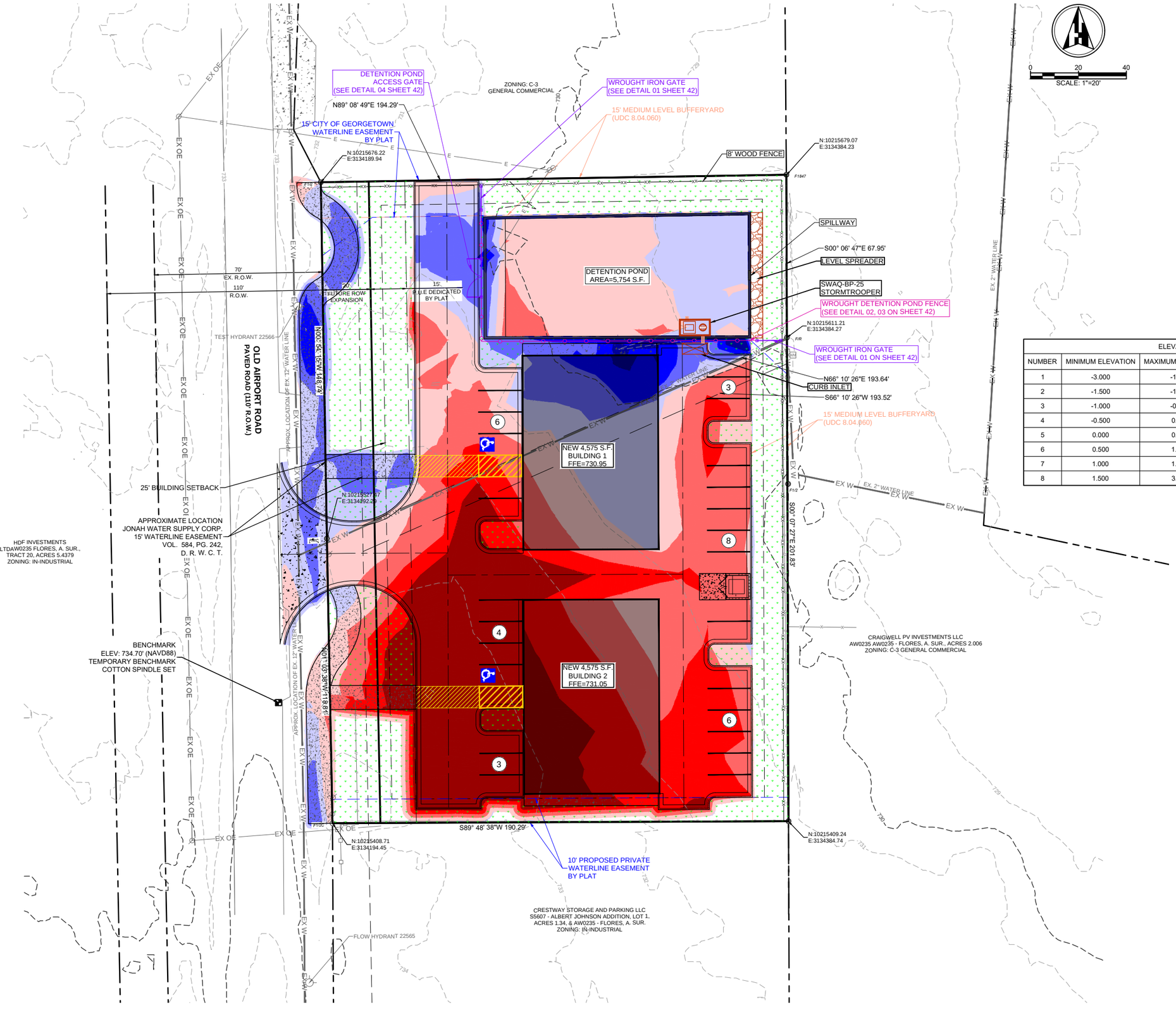

ELEVATION TABLE					
NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	COLOR	AREA (SF)	VOLUME (CY)
1	-3.000	-1.500		3423.00	41.06
2	-1.500	-1.000		2928.63	89.00
3	-1.000	-0.500		6231.25	163.89
4	-0.500	0.000		12818.22	351.22
5	0.000	0.500		8376.25	223.30
6	0.500	1.000		3703.89	121.64
7	1.000	1.500		2989.34	62.60
8	1.500	3.000		1959.43	37.81

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SITE DEVELOPMENT PLANS TO SERVE

STARS TOWING

2221 OLD AIRPORT RD
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CUT AND FILL EXHIBIT

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

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CITY PERMIT NUMBER 2025-55-SDP

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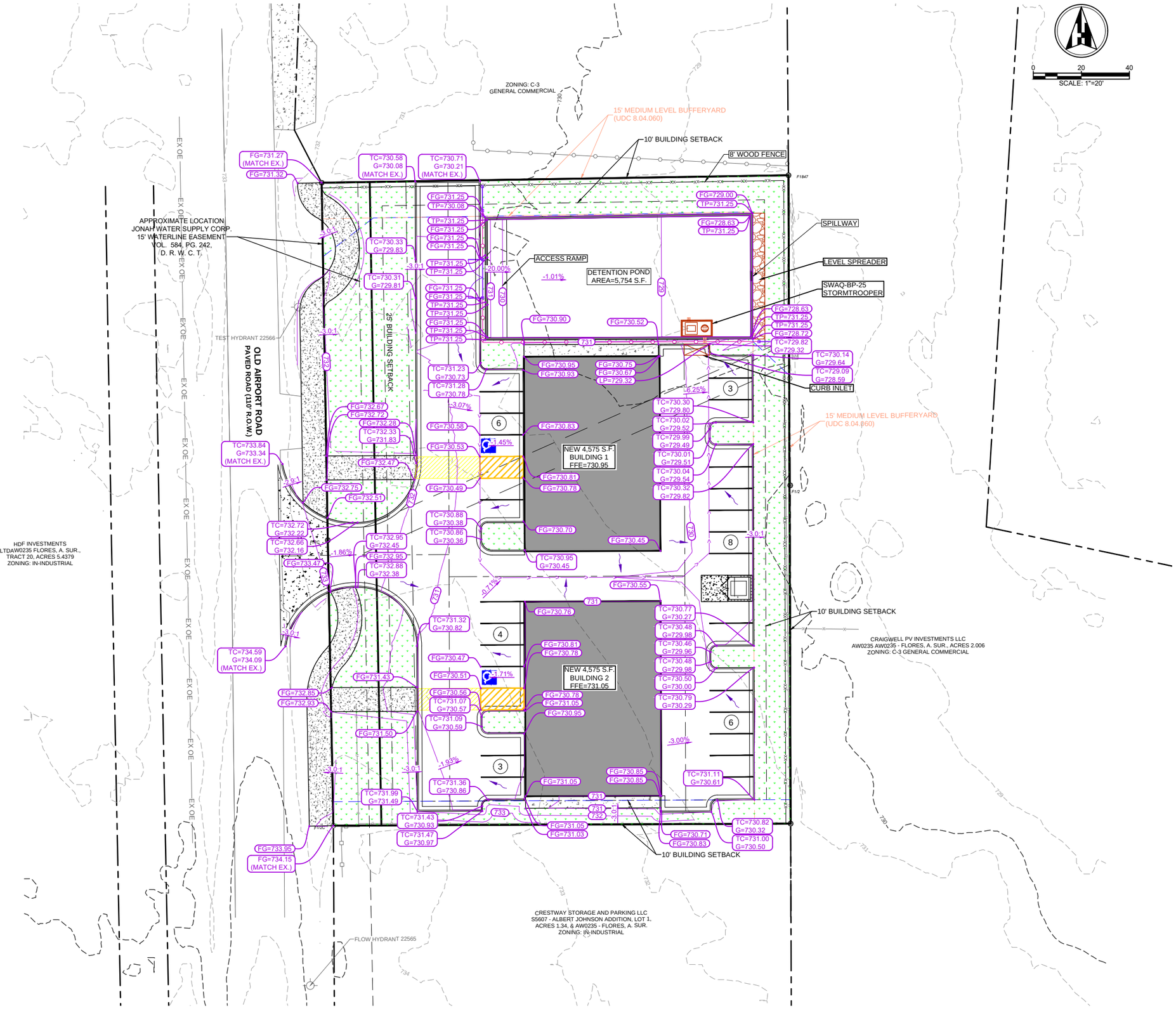

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LEGEND	
ADA	ACCESSIBLE ROUTE OF TRAVEL
TC	TOP OF CURB
G	GUTTER
TW	TOP OF WALL
BW	BOTTOM OF WALL
FG	FINISHED GRADE
FL	FLOWLINE
TP	TOP OF PAVEMENT
TI	TOP OF INLET
EG	EXISTING GRADE
	FLOW LINE
	FLOW ARROW

NOTES:
1. SLOPES OF ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
2. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30". RAMPS SHALL BE PROVIDED WITH HANDRAILS AND GROUND SURFACE EDGE PROTECTION EACH SIDE AND ENTIRE LENGTH OF RAMP PER TDLR ADA REQUIREMENTS.
3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
4. GROUND SURFACE ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM AND SLIP RESISTANT.

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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

GRADING PLAN

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10040025

PROJECT NO.: 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

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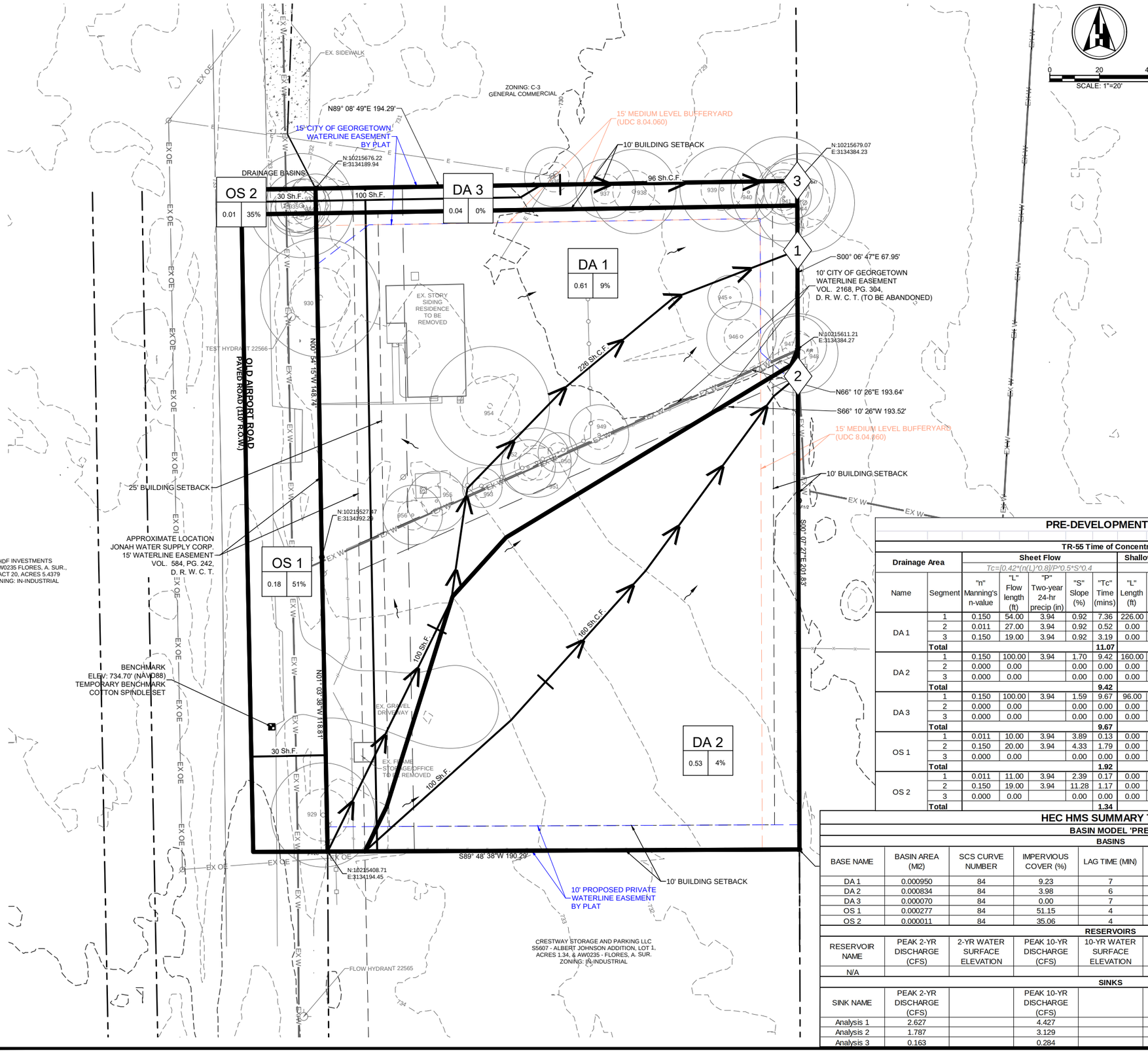

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LEGEND	
DA 1 / 0.90 Ac. / 0%	DRAINAGE AREA LABEL AREA NAME, AREA (ACRES), IMPERVIOUS COVER PERCENTAGE
X	ANALYSIS POINT
100 LF Sh.F.	SHEET FLOW SEGMENT OF TIME OF CONCENTRATION (Tc) PATH
500 LF Sh.C.F.	SHALLOW CONCENTRATED FLOW SEGMENT OF Tc PATH
500 LF Ch.F.	CHANNELIZED FLOW SEGMENT OF Tc PATH
	FLOW ARROW

PRE-DEVELOPMENT CALCULATIONS

TR-55 Time of Concentration Calculations

Drainage Area		Sheet Flow					Shallow Concetrated Flow				Channel Flow					Total Travel Time (Tc)
		Tc=[0.42*(n(L)^0.8]/P^0.5*S^0.4					Tc=L/3600*V				Tc=L/3600*V					
Name	Segment	"n" Manning's n-value	"L" Flow length (ft)	"P" Two-year 24-hr precip (in)	"S" Slope (%)	"Tc" Time (mins)	"L" Length (ft)	"S" Slope (%)	"V" Velocity (ft/s)	"Tc" Time (mins)	"S" Slope (%)	"n" Manning's n-value	"L" Length (ft)	"V" Velocity (ft/s)	"Tc" Time (mins)	
DA 1	1	0.150	54.00	3.94	0.92	7.36	226.00	5.85	3.90	0.97	0.00	0.000	0.00	0.00	0.00	
	2	0.011	27.00	3.94	0.92	0.52	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.150	19.00	3.94	0.92	3.19	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**11.07**				**0.97**					**0.00**	**12**
DA 2	1	0.150	100.00	3.94	1.70	9.42	160.00	2.21	2.40	1.11	0.00	0.000	0.00	0.00	0.00	
	2	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**9.42**				**1.11**					**0.00**	**11**
DA 3	1	0.150	100.00	3.94	1.59	9.67	96.00	0.64	1.29	1.24	0.00	0.000	0.00	0.00	0.00	
	2	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**9.67**				**1.24**					**0.00**	**11**
OS 1	1	0.011	10.00	3.94	3.89	0.13	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	2	0.150	20.00	3.94	4.33	1.79	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**1.92**				**0.00**					**0.00**	**6**
OS 2	1	0.011	11.00	3.94	2.39	0.17	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	2	0.150	19.00	3.94	11.28	1.17	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**1.34**				**0.00**					**0.00**	**6**

HEC HMS SUMMARY TABLE

BASIN MODEL 'PRE'

BASINS

BASE NAME	BASIN AREA (MI2)	SCS CURVE NUMBER	IMPERVIOUS COVER (%)	LAG TIME (MIN)	PEAK 2-YR DISCHARGE (CFS)	PEAK 10-YR DISCHARGE (CFS)	PEAK 25-YR DISCHARGE (CFS)	PEAK 100-YR DISCHARGE (CFS)
DA 1	0.000950	84	9.23	7	1.970	3.412	4.377	5.923
DA 2	0.000834	84	3.98	6	1.787	3.129	4.027	5.465
DA 3	0.000070	84	0.00	7	0.139	0.247	0.318	0.433
OS 1	0.000277	84	51.15	4	0.804	1.283	1.602	2.118
OS 2	0.000011	84	35.06	4	0.030	0.049	0.062	0.083

RESERVOIRS

RESERVOIR NAME	PEAK 2-YR DISCHARGE (CFS)	2-YR WATER SURFACE ELEVATION	PEAK 10-YR DISCHARGE (CFS)	10-YR WATER SURFACE ELEVATION	PEAK 25-YR DISCHARGE (CFS)	25-YR WATER SURFACE ELEVATION	PEAK 100-YR DISCHARGE (CFS)	100-YR WATER SURFACE ELEVATION
N/A								

SINKS

SINK NAME	PEAK 2-YR DISCHARGE (CFS)		PEAK 10-YR DISCHARGE (CFS)		PEAK 25-YR DISCHARGE (CFS)		PEAK 100-YR DISCHARGE (CFS)	
Analysis 1	2.627		4.427		5.631		7.560	
Analysis 2	1.787		3.129		4.027		5.465	
Analysis 3	0.163		0.284		0.365		0.495	

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SITE DEVELOPMENT PLANS TO SERVE

STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

PRE-DEVELOPMENT DRAINAGE AREA MAP

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10040925

PROJECT NO. 231106 | 09/03/2025 | DRAWN BY: JS | CHECKED BY: AR | APPROVED BY: JH

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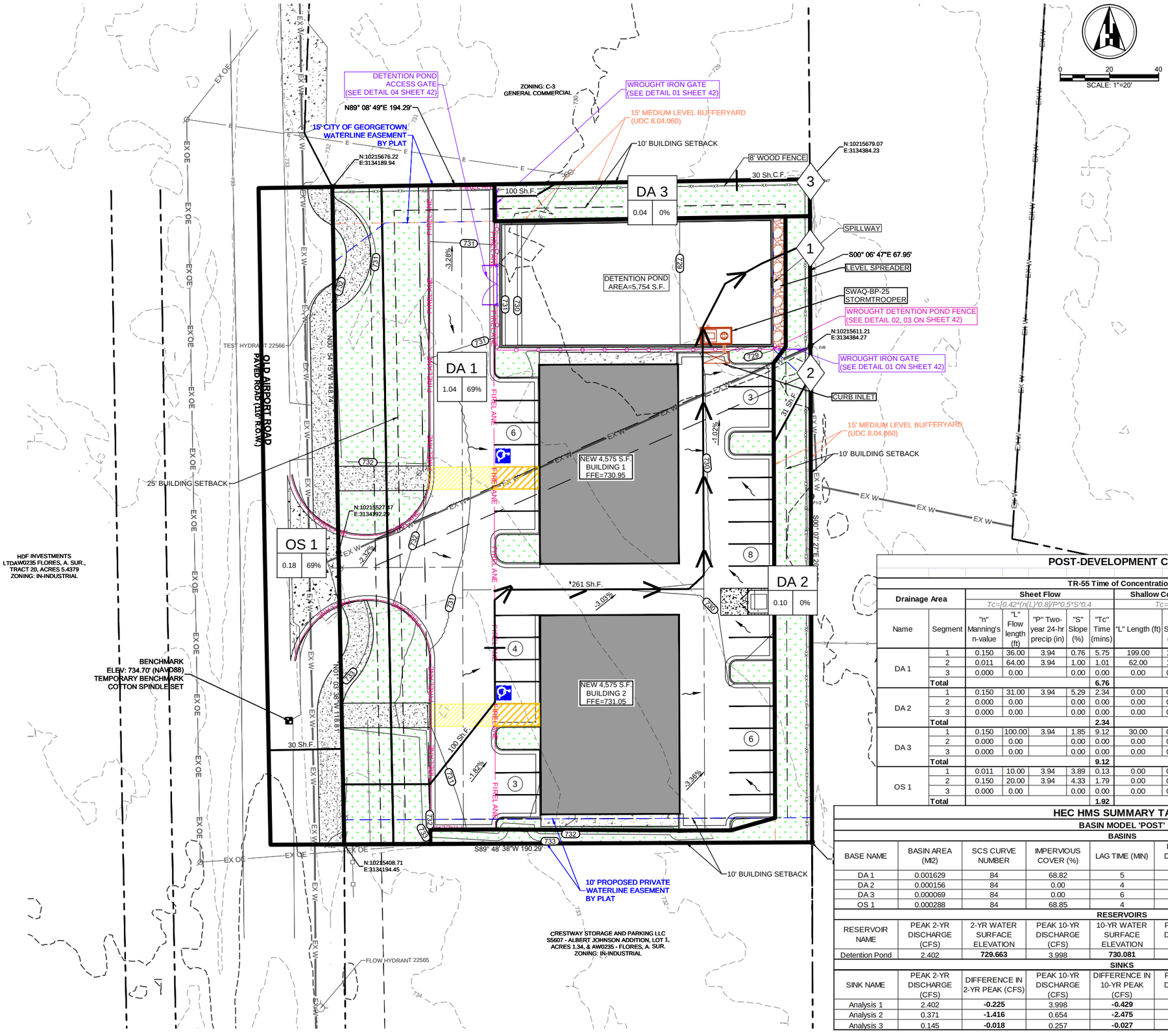
CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 PRE-DEVELOPMENT DRAINAGE AREA MAP.dwg



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LEGEND	
DA 1 / 0.90 Ac. / 0%	DRAINAGE AREA LABEL AREA NAME, AREA (ACRES), IMPERVIOUS COVER PERCENTAGE
X	ANALYSIS POINT
100 LF Sh.F.	SHEET FLOW SEGMENT OF TIME OF CONCENTRATION (Tc) PATH
500 LF Sh.C.F.	SHALLOW CONCENTRATED FLOW SEGMENT OF Tc PATH
500 LF Ch.F.	CHANNELIZED FLOW SEGMENT OF Tc PATH
	FLOW ARROW

NOTES:
1. THE FLOW OFF THE SITE HAS NOT BEEN INSCREASED FROM THE PRE-DEVELOPED CONDITION.
2. FOR EXISTING AND PROPOSED CONDITIONS, LAND USE WAS CONSIDERED TO BE OPEN SPACE IN FAIR CONDITION FOR THE MAJORITY OF THE SITE, WHICH GIVES A CURVE NUMBER OF 84. POST-DEVELOPED CONDITIONS UTILIZED THE SAME CURVE NUMBER WITH ADJUSTMENTS MADE TO THE PERCENT IMPERVIOUS.

POST-DEVELOPMENT CALCULATIONS

TR-55 Time of Concentration Calculations

Drainage Area		Sheet Flow					Shallow Concetrated Flow				Channel Flow					
		Tc=[0.42*(n(L)^0.8)/P^0.5*S^0.4					Tc=L/3600*V				Tc=L/3600*V					
Name	Segment	"n" Manning's n-value	"L" Flow length (ft)	"P" Two-year 24-hr precip (in)	"S" Slope (%)	"Tc" Time (mins)	"L" Length (ft)	"S" Slope (%)	"V" Velocity (ft/s)	"Tc" Time (mins)	"S" Slope (%)	"n" Manning's n-value	"L" Length (ft)	"V" Velocity (ft/s)	"Tc" Time (mins)	
DA 1	1	0.150	36.00	3.94	0.76	5.75	199.00	1.00	2.03	1.63	0.00	0.000	0.00	0.00	0.00	
	2	0.011	64.00	3.94	1.00	1.01	62.00	1.01	1.62	0.64	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**6.76**				**2.27**					**0.00**	**9**
DA 2	1	0.150	31.00	3.94	5.29	2.34	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	2	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**2.34**				**0.00**					**0.00**	**6**
DA 3	1	0.150	100.00	3.94	1.85	9.12	30.00	0.64	1.29	0.39	0.00	0.000	0.00	0.00	0.00	
	2	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**9.12**				**0.39**					**0.00**	**10**
OS 1	1	0.011	10.00	3.94	3.89	0.13	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	2	0.150	20.00	3.94	4.33	1.79	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	3	0.000	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.000	0.00	0.00	0.00	
	Total					**1.92**				**0.00**					**0.00**	**6**

HEC HMS SUMMARY TABLE

BASIN MODEL 'POST'

BASINS

BASE NAME	BASIN AREA (MI2)	SCS CURVE NUMBER	IMPERVIOUS COVER (%)	LAG TIME (MIN)	PEAK 2-YR DISCHARGE (CFS)	PEAK 10-YR DISCHARGE (CFS)	PEAK 25-YR DISCHARGE (CFS)	PEAK 100-YR DISCHARGE (CFS)
DA 1	0.001629	84	68.82	5	4.730	7.334	9.074	11.889
DA 2	0.000156	84	0.00	4	0.371	0.654	0.843	1.147
DA 3	0.000069	84	0.00	6	0.145	0.257	0.331	0.451
OS 1	0.000288	84	68.85	4	0.888	1.377	1.703	2.232

RESERVOIRS

RESERVOIR NAME	PEAK 2-YR DISCHARGE (CFS)	2-YR WATER SURFACE ELEVATION	PEAK 10-YR DISCHARGE (CFS)	10-YR WATER SURFACE ELEVATION	PEAK 25-YR DISCHARGE (CFS)	25-YR WATER SURFACE ELEVATION	PEAK 100-YR DISCHARGE (CFS)	100-YR WATER SURFACE ELEVATION
Detention Pond	2.402	**729.663**	3.998	**730.081**	5.229	**730.300**	7.483	**730.681**

SINKS

SINK NAME	PEAK 2-YR DISCHARGE (CFS)	DIFFERENCE IN 2-YR PEAK (CFS)	PEAK 10-YR DISCHARGE (CFS)	DIFFERENCE IN 10-YR PEAK (CFS)	PEAK 25-YR DISCHARGE (CFS)	DIFFERENCE IN 25-YR PEAK (CFS)	PEAK 100-YR DISCHARGE (CFS)	DIFFERENCE IN 100-YR PEAK (CFS)
Analysis 1	2.402	**-0.225**	3.998	**-0.429**	5.229	**-0.402**	7.483	**-0.077**
Analysis 2	0.371	**-1.416**	0.654	**-2.475**	0.843	**-3.184**	1.147	**-4.318**
Analysis 3	0.145	**-0.018**	0.257	**-0.027**	0.331	**-0.034**	0.451	**-0.044**

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

POST-DEVELOPMENT DRAINAGE AREA MAP

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106 | 09/03/2025 | DRAWN BY: JS | CHECKED BY: AR | APPROVED BY: JH

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Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 POST-DEVELOPMENT DRAINAGE AREA MAP.dwg

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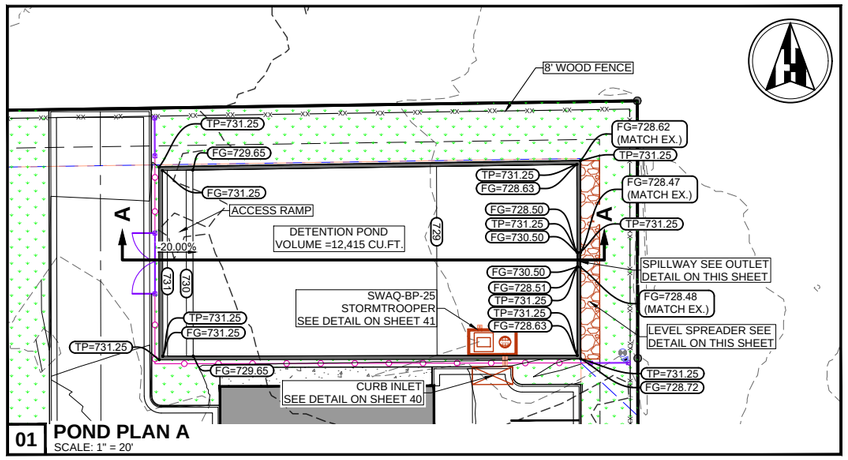
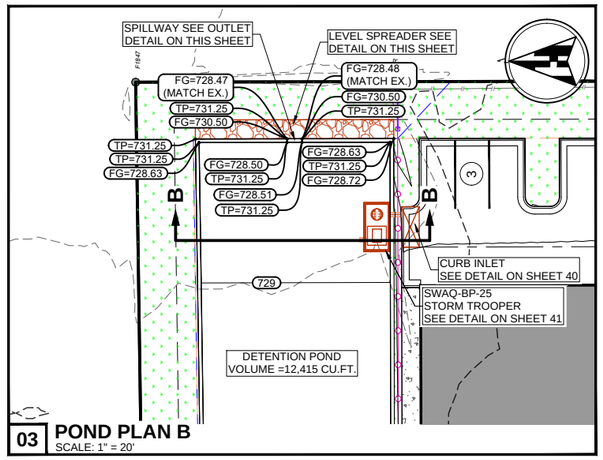
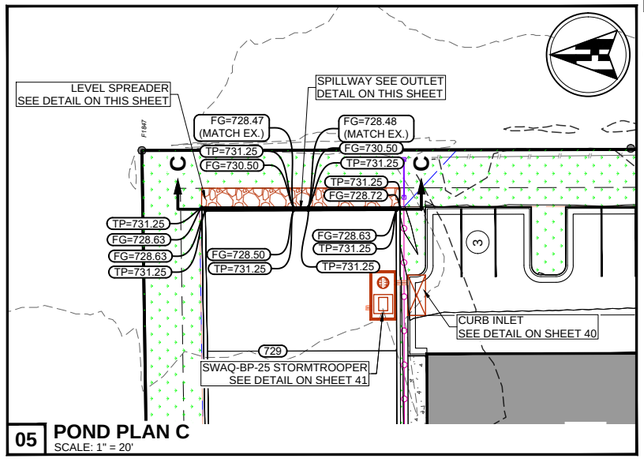


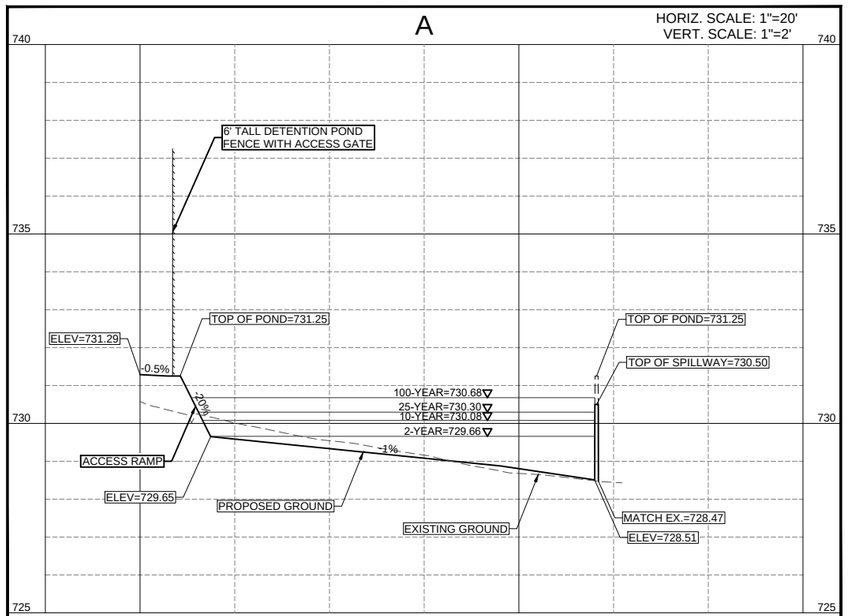
01 POND PLAN A
SCALE: 1" = 20'



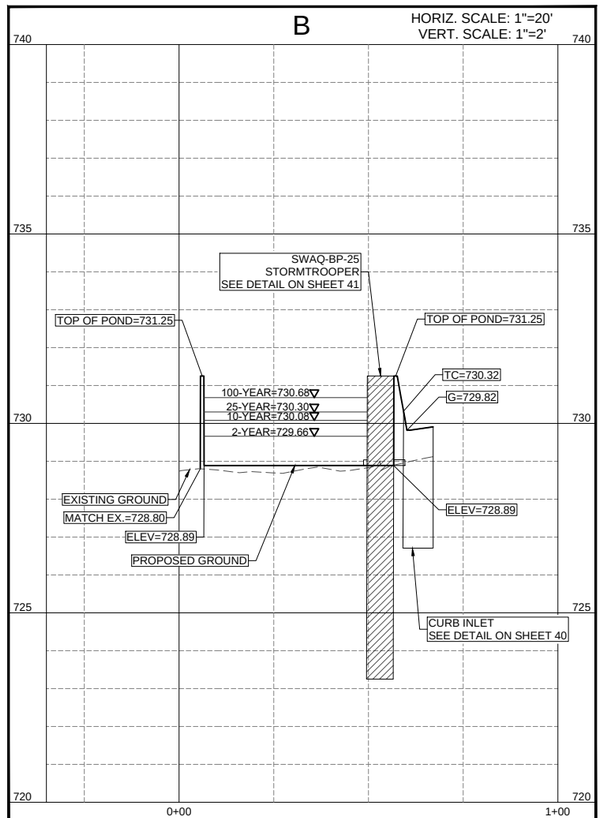
03 POND PLAN B
SCALE: 1" = 20'



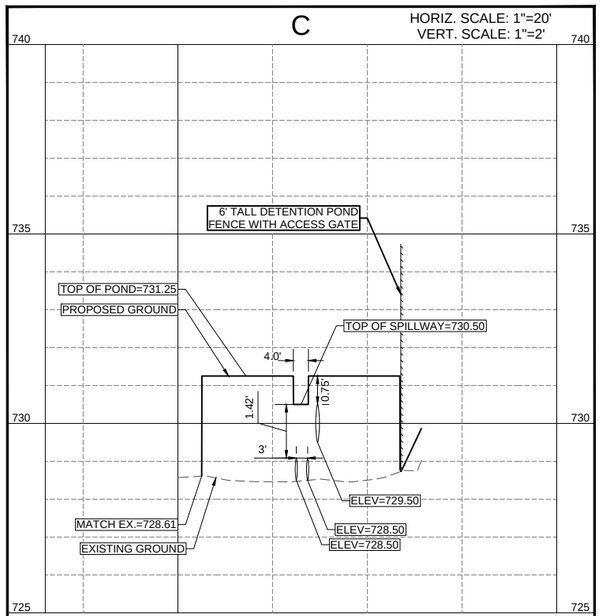
05 POND PLAN C
SCALE: 1" = 20'



02 POND SECTION A
SCALE: 1" = 20'



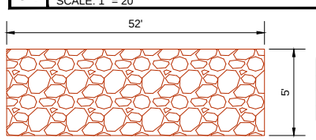
04 POND SECTION B
SCALE: 1" = 20'



06 POND SECTION C
SCALE: 1" = 20'

Detention Pond Stage-Storage

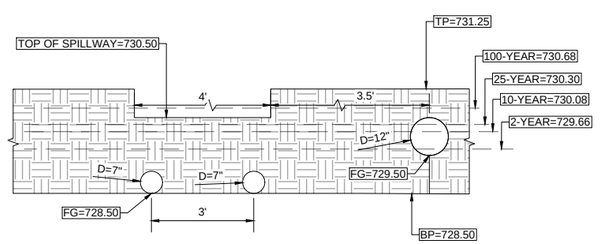
.25' Interval Elevation	Area S.F.	Area AC.	Storm Event	Avg. End Area Method	Accumulated Volume	Discharge (cfs)
728.50	0.00	0.0		0	-	0
728.75	784.67	0.018014		98.08375	98.08375	0
729.00	1855.68	0.042601		330.04375	428.1275	1.177
729.25	3086.47	0.070856		617.76875	1045.89625	1.748
729.50	4309.77	0.098939		924.53	1970.42625	2.176
729.66	4819.58	0.110642	**2-yr**	744.042253	2714.468503	**2.402**
729.75	5068.42	0.116355		430.128122	3144.596625	2.602
730.00	5131.23	0.117797		1274.95625	4419.552875	2.825
730.08	5158.62	0.118426	**10-yr**	416.738729	4836.291604	**3.998**
730.25	5194.04	0.119239		874.799361	5711.090965	4.795
730.30	5216.90	0.119764	**25-yr**	260.273571	5971.364536	**5.229**
730.50	5256.85	0.120681		1047.37528	7018.73982	6.215
730.68	5319.69	0.122123	**100-yr**	957.17687	7975.91669	**7.483**
730.75	5319.69	0.122123		367.05861	8342.9753	
731.00	5382.58	0.123567		1337.78375	9680.75905	
731.25	5445.51	0.125012		1353.51125	11034.2703	



PROPOSED RIPRAP DETAIL

Weir Coefficients	
Weir Width	Cw
1	3.00
5	2.70
15	2.60

Orifice Coefficient
0.6



OUTLET DETAIL

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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

DETENTION POND PLAN AND SECTIONS

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

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Plotted by: Luis, Plot date: 03/09/2025
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CITY PERMIT NUMBER 2025-55-SDP

Texas Commission on Environmental Quality
TSS Removal Calculations

AREA	DA 1	DRAINAGE BASIN	1

STEP ONE: Required TSS Removal

EQUATION 3.3

$L_m = 28.93A_n \times P)$

L_m = Required TSS Removal (pounds)

A_n = Net Increase in Impervious Area (acres)

P = Average Annual Precipitation (inches)

Drainage Basin =	1.04	Acres
Pre-Dev. Imp. Area =	0.08	Acres
Post-Dev. Imp. Area =	0.64	
Pervious Area =	0.32	Acres
P =	32	Inches
L_m =	589	Lbs

STEP TWO: Select an Appropriate BMP

Effective Area =	0.58	EA = (Ai x 0.9) + (Ap x 0.03)
StormTrooper SWAQ_	25	
Unit Surface Area =	369	Sq. Ft.

EQUATION 3.4

Q = CiA, where:

C =	0.63	Composite Run-Off Coefficient
i =	1.10	Stormwater Quality Intensity
A =	c	Drainage Basin Acreage
Q =	d	Required Treatment Flow

EQUATION 3.5 ef 0.905 90.50%

Q =	0.72	Required Treatment Flow
A =	369	Unit Surface Area
V_{OR} =	1.95E-03	Overflow Rate
BMP Effeciency =	75%	

STEP THREE: Calculate Fraction of Annual Runoff to be Treated

Unit By-Pass Flowrate =	3.21	cfs
Treated Intensity =	1.10	in/hr
Annual Volume Treated =	90%	Volume of Run-Off Entering Unit
Treatment Reduction =	1.00	BMP Effeciency Reduction Factor
Actual BMP Effeciency =	75%	

STEP FOUR: Calculate TSS Load Removed by BMPs

EQUATION 3.8

L_r = (BMP Efficiency) x P x (A_i x 34.6 + A_p x 0.54)

L_r = Load Removed by BMP

BMP Efficiency = TSS Removal Efficiency

A_i = Impervious Tributary Area to the BMP (ac)

A_p = Pervious Tributary Area to the BMP (ac)

A_i =	0.72
A_p =	0.32
L_r =	**599 lbs**

TOTAL SITE DETAILS	
Project Name:	231106 Stars Towing
Project Location:	2221 Old Airport Road, Georgetown, TX 78626
Date Prepared:	August 26th, 2025
Prepared By:	HPE
Total Project Area to be Treated =	1.19
Pre-Development Impervious Area =	0.08
Post-Development Impervious Area =	0.72
Composite Run-Off Coefficient =	0.60
Required TSS Removal L_m =	**592**
County =	Williamson

STORMTROOPER	
Model	**E.A. @ 80%**
5	< 0.13
10	0.14 - 0.20
20	0.21 - 0.33
25	0.34 - 0.50
40	0.51 - 0.79
70	0.80 - 0.98
110	0.99 - 1.23

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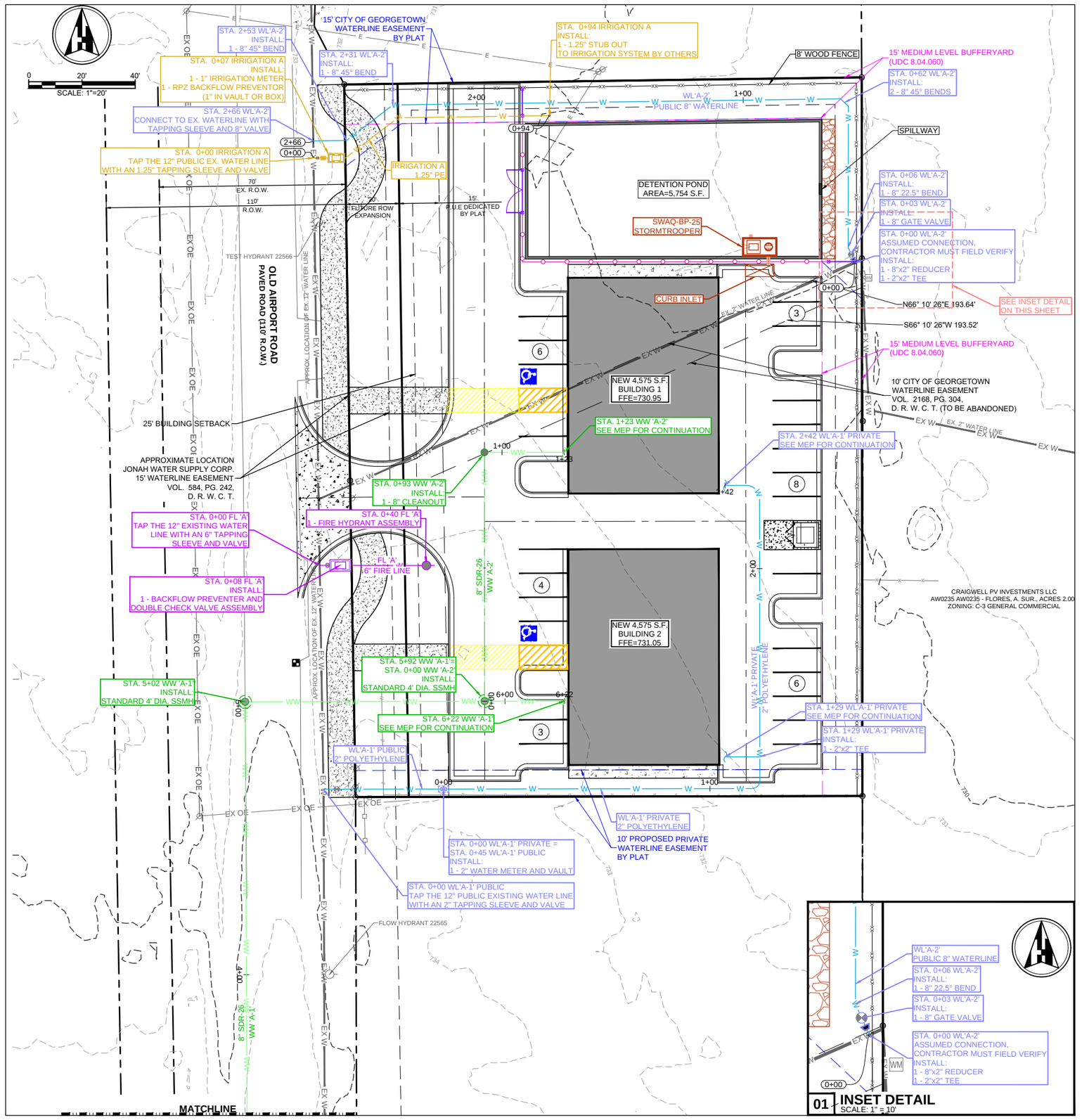
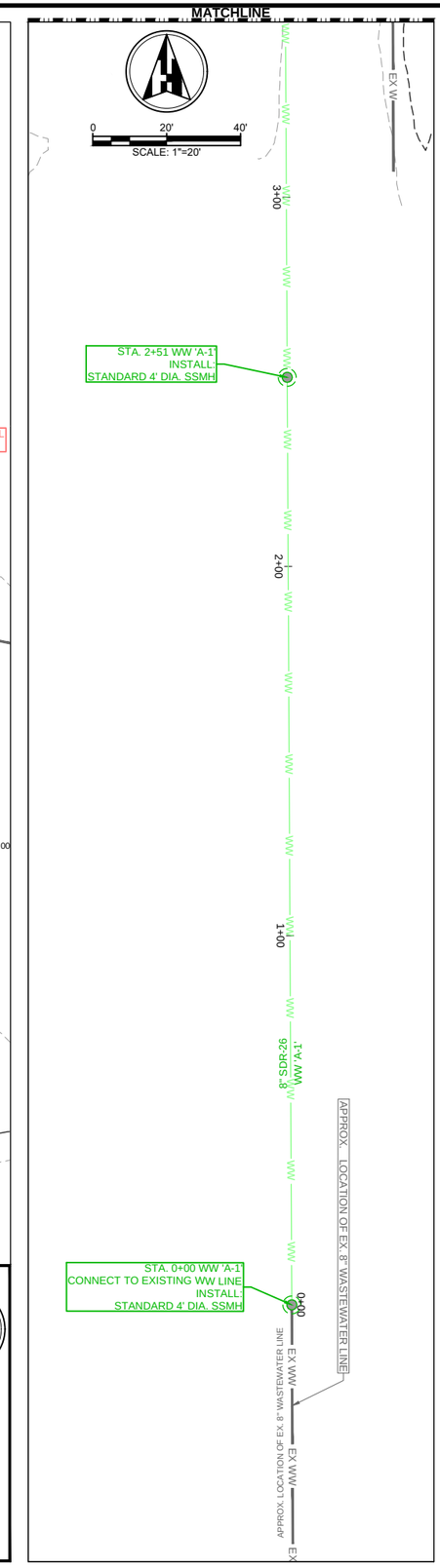
SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STORMTROOPER CALCULATIONS

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

CITY PERMIT NUMBER 2025-55-SDP





LEGEND

EX W	EXISTING WATER LINE
W	WATER LINE
W	WATER FIRE LINE
W	IRRIGATION LINE
EX WW	EXISTING WASTEWATER LINE
	WASTEWATER LINE
EX SD	EXISTING STORMWATER LINE
	STORMWATER LINE
	BUILDING SETBACK
	SUBJECT PROPERTY
	PROPOSED PRIVATE WATERLINE EASEMENT
	EXISTING WASTEWATER MANHOLE
	WASTEWATER MANHOLE
	WASTEWATER CLEANOUT
529	EXISTING CONTOUR
	BENCHMARK
	WATER VALVE
	IRON ROD FOUND (IRF)
	FIRE HYDRANT
	FDC
	ELECTRIC POWER POLE
	UTILITY PIPE CAP
	UTILITY PIPE CONTINUATION
	BACKFLOW PREVENTER
	STORMTROOPER
	CURB INLET
	REDUCER

WOMEN OWNED CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

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Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
Civil Engineering
WBE210166 | HUB 1853873845300

No.	REVISION
1	
2	
3	
4	
5	

SITE DEVELOPMENT PLANS TO SERVE

STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

UTILITY PLAN

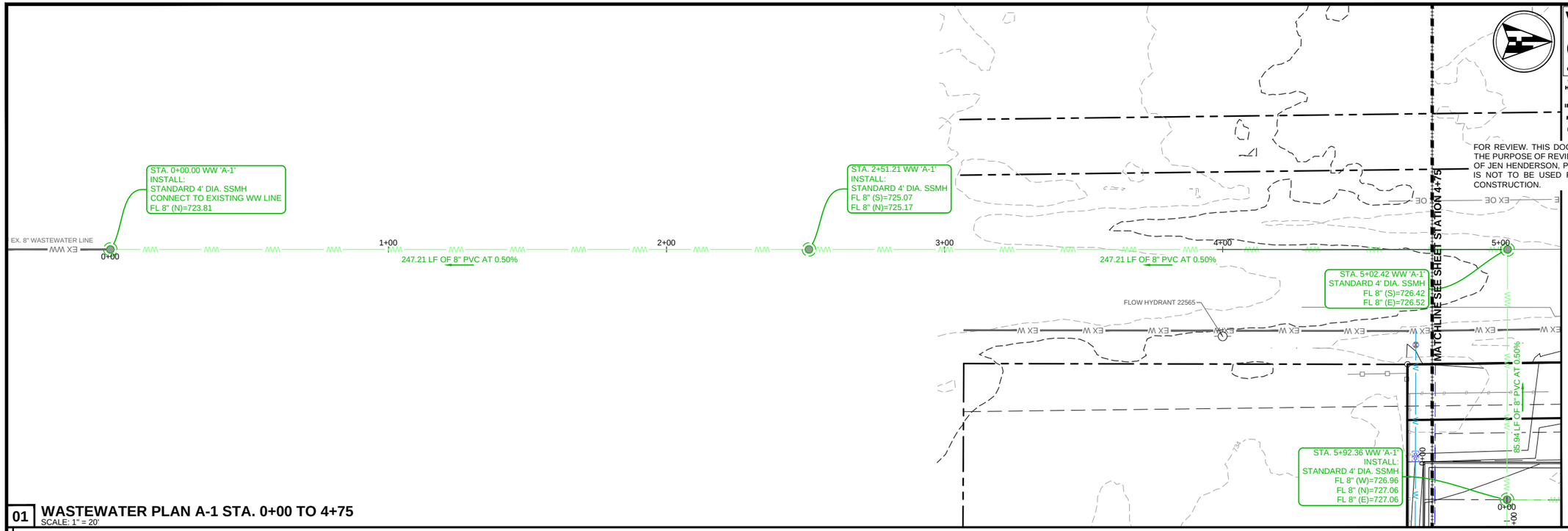
STATE OF TEXAS
JENNIFER L HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10040925

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

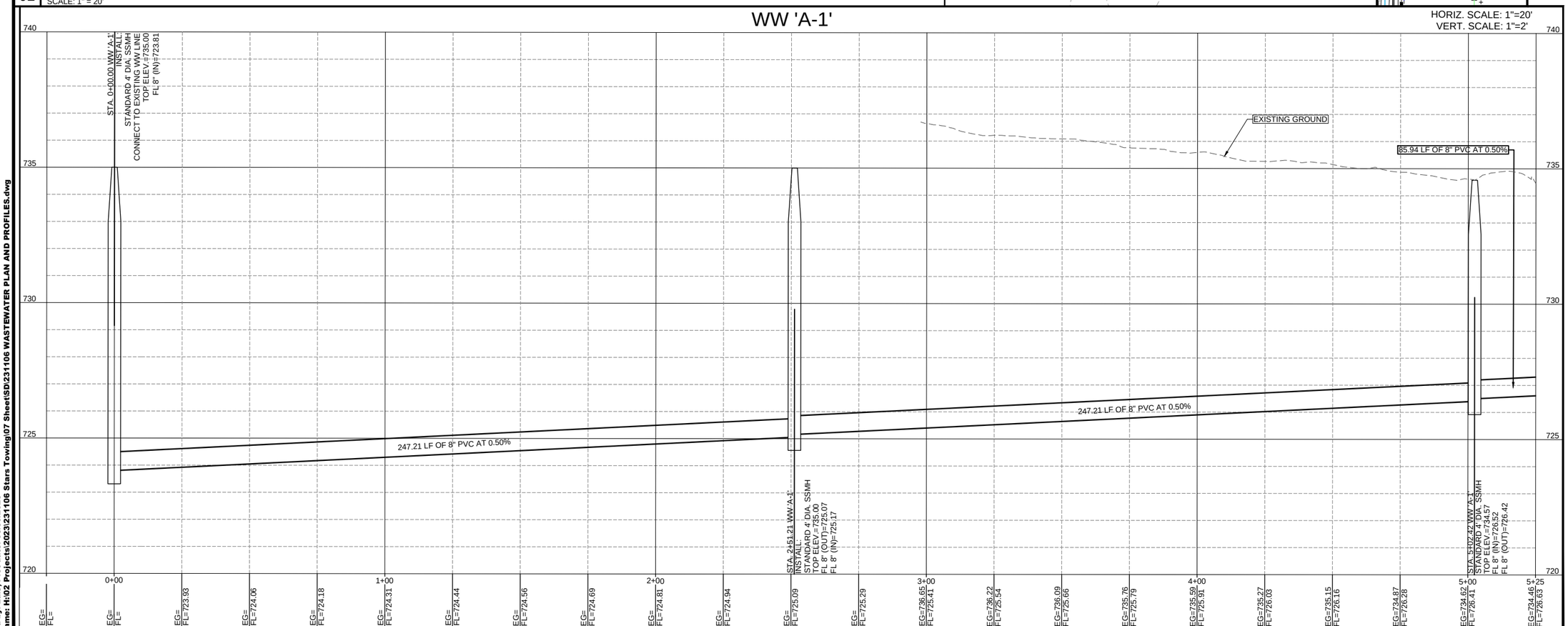
21

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 UTILITY PLAN.dwg

CITY PERMIT NUMBER 2025-55-SDP



01 **WASTEWATER PLAN A-1 STA. 0+00 TO 4+75**
SCALE: 1" = 20'



02 **WASTEWATER PROFILE A-1 STA. 0+00 TO 4+75**
SCALE: 1" = 20'

Plotted by: Luis_Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 WASTEWATER PLAN AND PROFILES.dwg

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No.	REVISION
1	
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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

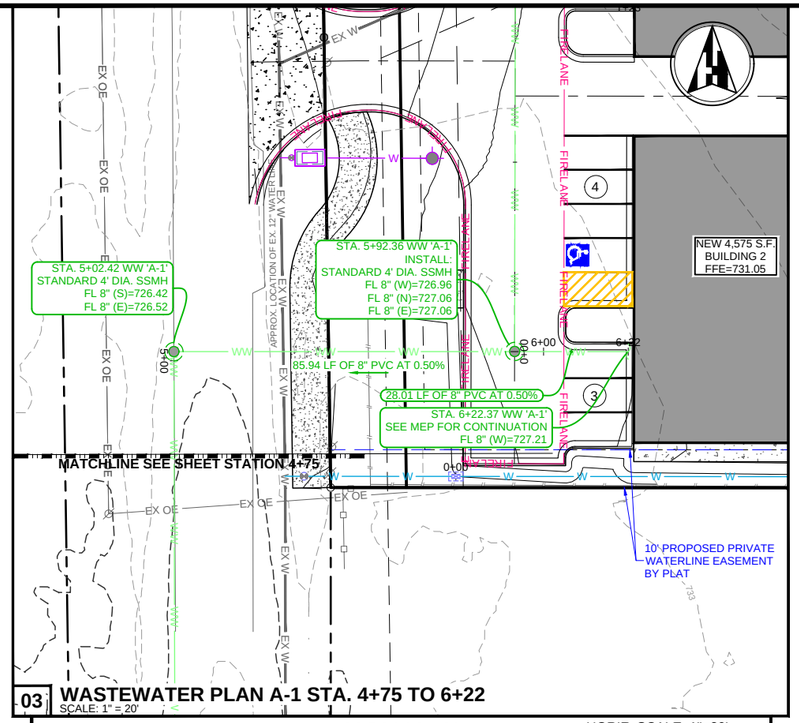
WASTEWATER PLAN AND PROFILE

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

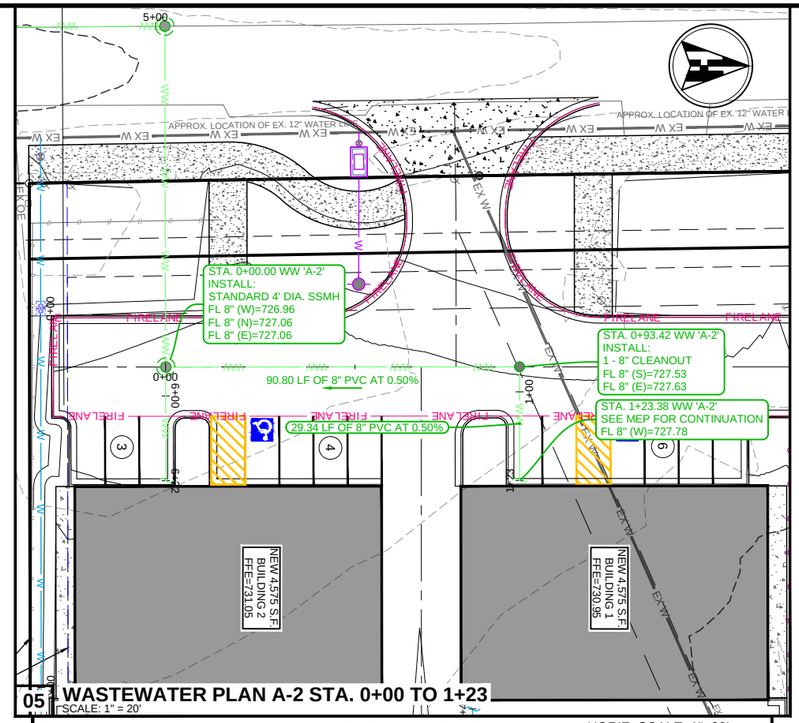
PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

22

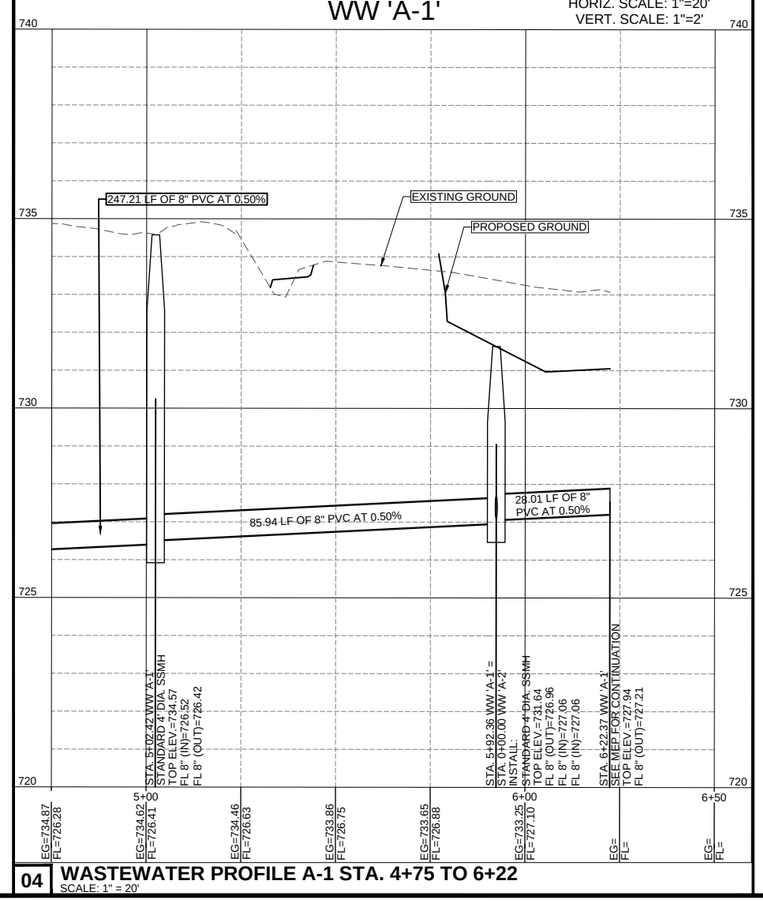
CITY PERMIT NUMBER 2025-55-SDP



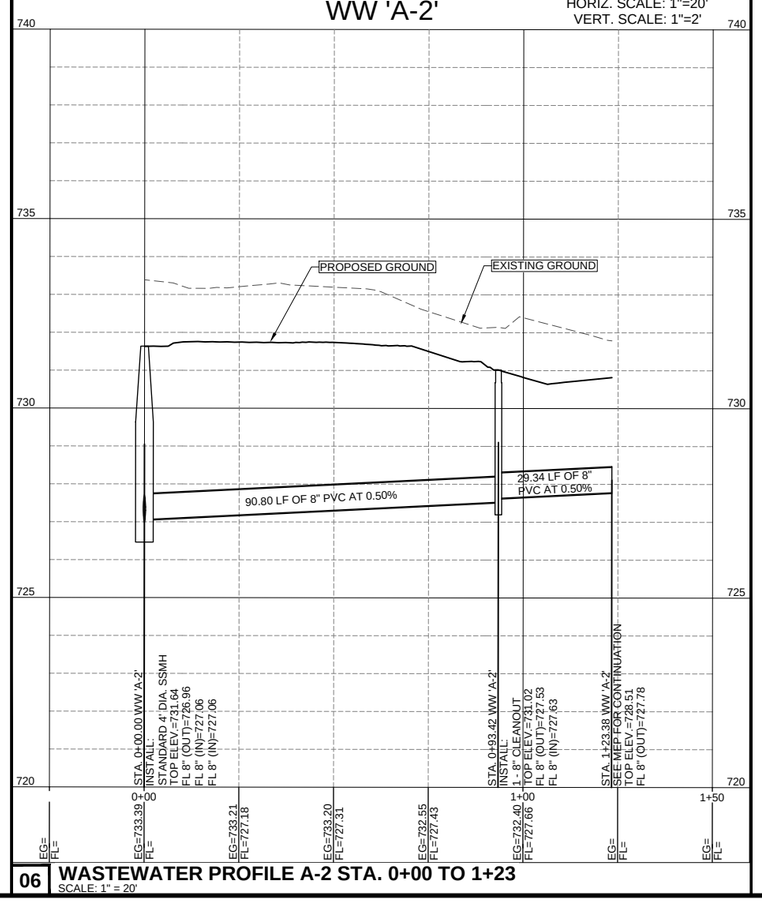
03 WASTEWATER PLAN A-1 STA. 4+75 TO 6+22
SCALE: 1" = 20'



05 WASTEWATER PLAN A-2 STA. 0+00 TO 1+23
SCALE: 1" = 20'



04 WASTEWATER PROFILE A-1 STA. 4+75 TO 6+22
SCALE: 1" = 20'



06 WASTEWATER PROFILE A-2 STA. 0+00 TO 1+23
SCALE: 1" = 20'

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EX W	EXISTING WATER LINE
W	WATER LINE
EX WW	EXISTING WASTEWATER LINE
	WASTEWATER LINE
EX SD	EXISTING STORM SEWER LINE
	STORM SEWER LINE
	SUBJECT PROPERTY
	ADJOINING PROPERTY LINES
	EXISTING WASTEWATER MANHOLE
	WASTEWATER MANHOLE
529	EXISTING CONTOUR
529	PROPOSED CONTOUR
	WATER VALVE
	UTILITY PIPE CONTINUATION

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REVISION					
No.	1	2	3	4	5

SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
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WASTEWATER PLAN AND PROFILE

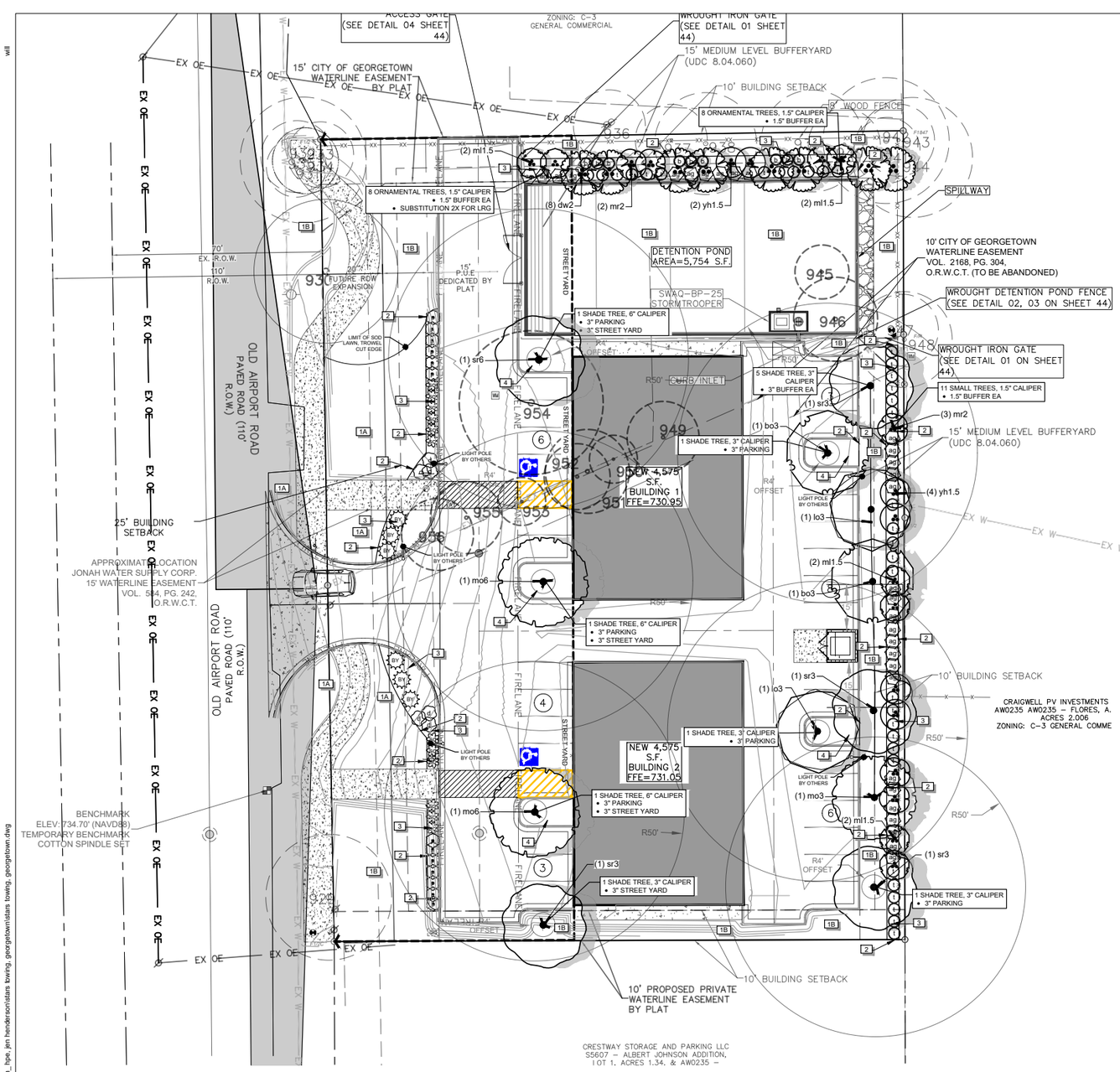
STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10/04/2025

PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

23

CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\231106 WASTEWATER PLAN AND PROFILES.dwg



LANDSCAPE CALCULATIONS

Street Yard Landscaping (Section 8.04.030)
Minimum Required Street Yard Landscape Area:
21,923sf X 0.2 (20%) =4,385 sf

Minimum Number of Required Street Yard Trees:
4 + [(0) X 1.5] = 4 trees
- (4 trees for first 10,000sf + 1.5 for every 10,000sf over)

Minimum Number of Required Street Yard Shrubs:
12 + [(0 / 10,000) X 4] = 12 shrubs
- (12 shrubs for first 10,000sf + 4 for every 10,000sf over)

Parking Lot Landscaping (Section 8.04.040)
Minimum Required Parking Lot Landscape Area:
Street Yard:(13 spaces X 20sf) = 260sf
Non Street Yard:(17 spaces X 10sf) = 170sf

Minimum Number of Required Parking Lot Shade Trees:
30 parking stalls / 12 = 3 trees

Screening (Section 8.04.070)
Mechanical Screening:
materials shall blend with primary building materials

Parking: 144 lf / 4' o.c. evergreen shrubs= 36

Waste Containers: 11 lf
minimum 2' tall at time of planting with mature height of 3-4' within 2 years.

Bufferyard North P.L.
Minimum Number of Shade Trees Required:
[(194lf / 50] x 1 = 4 shade trees X 2 = 8 small trees
(small tree substitution allowed due to utilities)

Minimum Number of Ornamental Trees Required:
[(194lf / 50] x 2 = 8 ornamental trees

Minimum Number of Shrubs Required:
[(194lf / 50] x 8 = 31 evergreen shrubs

Bufferyard East P.L.
Minimum Number of Shade Trees Required:
[(269lf / 50] x 1 = 5 shade trees

Minimum Number of Ornamental Trees Required:
[(269lf / 50] x 2 = 11 ornamental trees

Minimum Number of Shrubs Required:
[(269lf / 50] x 8 = 43 evergreen shrubs

Non-Residential Landscape Planting Requirements Summary Table

Landscape Area Required	Landscape Area Proposed	Shrubs Required	Shrubs Proposed	Evergreen Shrubs Required	Evergreen Shrubs Proposed	Evergreen Ornamental Trees Required	Evergreen Ornamental Trees Proposed	Shade Trees Required	Shade Trees Proposed

Street Yard Landscaping - Section 8.04.030

Street Yard Landscape Required	4,385sf		23		--		--	4	
Minus < 20' Landscape Credit Trees Counted	--	--	--		--		--	--	--
Minus 20'+ Landscape Credit Trees Counted x 2	--	--	--		--		--	--	--
Minus area or plantings that can be credited from Gateway Landscaping	--	--	--	--	--	--	--	--	--
Total	4,385sf	8,803sf	23	36	--	--	--	4	4

Parking Lot Landscaping -Section 8.04.040

Parking Lot Landscape Required	430sf							3	
Minus area or plantings that can be credited towards Street Yard Landscaping	-8,803sf	--	--	--	--	--	--	--	--
Minus < 20' Landscape Credit Trees Counted	--	--	--	--	--	--	--	--	--
Minus 20'+ Landscape Credit Trees Counted x 2	--	--	--	--	--	--	--	--	--
Total	0sf	0sf	--	--	--	--	--	3	6

Screening – Section 8.04.060 (if appl.)

Total									
Grand Total	4,385sf	8,803sf	23	36	149	150	--	7	12

Bufferyard Landscaping - Section 8.04.060

Bufferyard Landscape Required					74		27	5	
Minus < 20' Landscape Credit Trees Counted	--	--	--	--	--	--	--	--	--
Minus 20'+ Landscape Credit Trees Counted x 2	--	--	--	--	--	--	--	--	--
Total	--	--	--	--	74	74	27	5	5

PLANT_SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY	WATER USE	SEASON	MATURE WIDTH	
TREES										
bo3	Burr Oak	Quercus macrocarpa	-	3"Cal	6` H min	2	Very Low	Deciduous	40 - ft. w.	5%
lo3	Live Oak	Quercus virginiana	-	3"Cal	6` H min	2	Low	Evergreen	40 - 65ft. w.	5%
mo3	Monterey Oak	Quercus polymorpha `Monterey`	-	3" Cal	6` H min	1	Very Low	Evergreen, Semi-deciduous	25 - 40ft. w.	8%
mo6	Monterey Oak	Quercus polymorpha `Monterey`	-	6"Cal	10`-12` H min.	2	Very Low	Evergreen, Semi-deciduous	25 - 40ft. w.	
sr3	Shumard Red Oak	Quercus shumardii	-	3"Cal	6` H min	4	Low	Deciduous	40 - 65ft. w.	12%
sr6	Shumard Red Oak	Quercus shumardii	-	6"Cal	10`-12` H min.	1	Low	Deciduous	40 - 65ft. w.	
ORNAMENTAL TREES										
dw2	Desert Willow	Chilopsis linearis	15 gal	2"Cal	6` H min	8	Low	Deciduous	15 - ft. w.	21%
ml1.5	Texas Mountain Laurel	Sophora secundiflora	15 gal	1.5"Cal	6` H min	8	Low	Evergreen	10 - 15ft. w.	21%
mr2	Mexican Redbud	Cercis canadensis mexicana	15 gal	1.5"Cal	6` H min	5	Low	Deciduous	10 - ft. w.	12%
yh1.5	Yaupon Holly	Ilex vomitoria	15 gal	1.5"Cal	6` H min	6	Low	Evergreen	10 - ft. w.	15%

CODE	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY	WATER USE	SEASON	MATURE WIDTH
SHRUBS								
ag	Agarita	Berberis trifoliata	5 gal		30	Very low	Evergreen	3 - 6ft. w.
b	Big Lindheimer's Muhly	Muhlenbergia lindheimeri 'Big'	5 gal		9	Low	Semi-deciduous, Deciduous	3 - 6ft. w.
by	Beaked Yucca, `Blue Velvet`	Yucca rostrata `Blue Velvet`	5 gal		6	Very low	Evergreen	3 - 6ft. w.
d	Dwarf Palmetto	Sabal minor	5 gal		6	Medium	Evergreen	3 - 6ft. w.
p	Pineapple Guava	Feijoa sellowiana	5 gal		13	Medium	Evergreen	3 - 6ft. w.
so	Sotol	Dasylirion texanum	5 gal		12	Low	Evergreen	3 - 6ft. w.
t	Texas Sage 'Silverado'	Leucophyllum frutescens `Silverado`	5 gal		35	Low	Evergreen	3 - 6ft. w.

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
1A	Lawn, Bermuda "TifTuf" Sod. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
1B	Lawn, Native Grass 609S Seed Mix. Upland Species, Shade-Dappeled Light Mix by C.O.A. 609S standards where existing is disturbed. Mix listed on spec sheet. Hydromulch w/tackifier agent. Temporary irrigation. Available through www.seedsource.com.
2	Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
3	Mulch, Native Hardwood. 3" deep with drip irrigation. Ensure that drip line is placed above rootballs.

LOW WATER PLANTS / SOD AREA

Provided Percentage of Low Water Plants
152 Low Water =0.88 (88%)
173 Total Plants
- 88% - 50%min = 38% above min remaining

Allowable Maximum Sod Area
21,348sf Total Landscape Area x 50% = 10,674sf
- 10,674sf (50% total) - 8,112sf (38% remaining) = 2,562 sf Allowed

Provided Sod Area
2,472 sf Total Sod - 0000 sf Exempt Areas = 2,472sf Provided

NORTH
0 20 40 60 feet
SCALE: 1" = 20'

CITY OF GEORGETOWN LANDSCAPE PLAN NOTES

1. The Conventional System for irrigation has been selected for this development.
2. A separate irrigation plan will be provided at the time of application for a building permit and is included in these documents.
3. Maintenance: The current owner and subsequent owners of the landscaped property, or the manger 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 (Chapter 8) of the City of Georgetown Unified Development Code.
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.
7. At least 50% of the required plant materials are low water users as identified on the preferred plant list.

Preparer's Seal and Statement of Compliance as follows (unless exempt per Section 8.05.020.B):

I, Will Blair, hereby certify that this Landscape Plan complies with the requirements of Chapter 8 of the Unified Development Code.

William S. Blair 2/2/2025

Contractors:
email info@blairla.com with RFIs, submittals, & inspection scheduling
Schedule inspections at least 2 weeks in advance

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

Date | Description | Rev

Consultant Seal

Company Name and Address
William S. Blair
info@BlairLA.com
www.BlairLA.com
2126 E Ben White Blvd
#240-7873
Austin TX 78741

BLAIR LANDSCAPE ARCHITECTURE, LLC
QUALITY. INTEGRITY. RELIABILITY.

REGISTERED LANDSCAPE ARCHITECT WILLIAM S. BLAIR 2574 STATE OF TEXAS
William S. Blair
October 1, 2025

Project Name and Address
Stars Towing
2221 & 2223 Old Airport Rd.
Georgetown, Texas

Sheet Title
Landscape Plan

Design By: Will Blair
Checked By: xxxx
Issue Date: 02/02/2025
Project Number: 25008-LP

L2
OF 2

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TEMPORARY EROSION AND SEDIMENTATION CONTROL GUIDELINES

DRAWING NAME: EC01 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

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

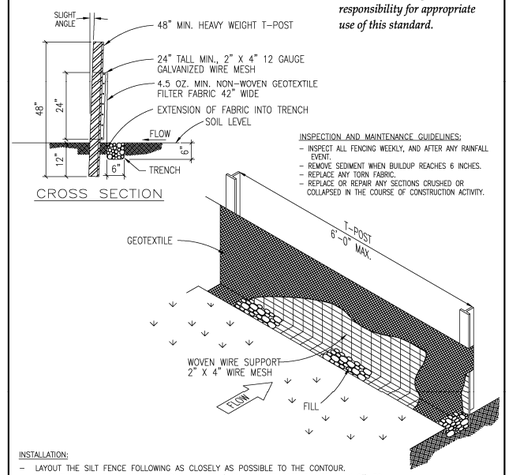
1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. 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 80% 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.

REVISION NOTE: ADOPTED 6/21/2006

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

DRAWING NAME: EC01A | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



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

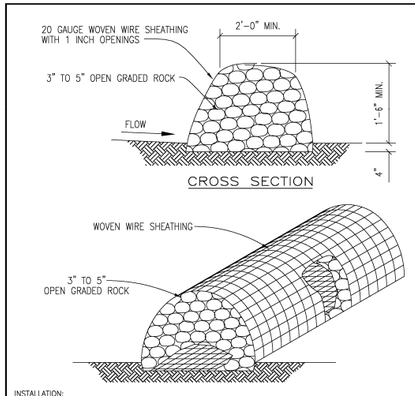
INSTALLATION:
- LAYOUT THE SILT FENCE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS, PLANTS (INCLUDING GRASSES TALLER THAN 2") TO PROVIDE A SMOOTH FLOW APPROACH SURFACE. EXCAVATE 6" DEEP X 6" WIDE TRENCH ON UPSTREAM SIDE OF FACE PER PLANS.
- DRIVE THE HEAVY DUTY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

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

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL

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.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

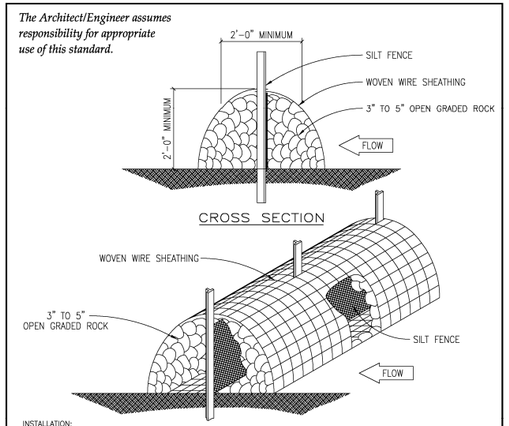
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
ROCK BERM DETAIL

DRAWING NAME: EC03 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

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



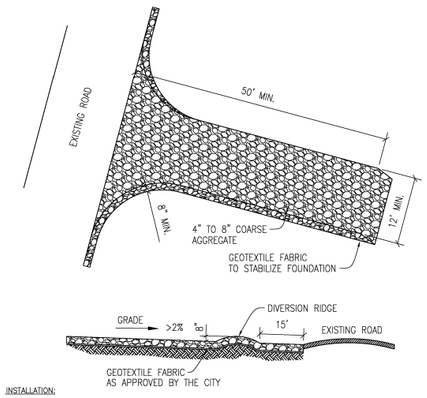
INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT. INSTALLATION SHOULD BE AS DESCRIBED IN DRAWING NO. EC-02 "SILT FENCE DETAIL".
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE AND ON BOTH SIDES OF THE SILT FENCE 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 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 CONTRACTOR. FOR THE INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE ON ROCK BERM.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.
- REPAIR ANY LOOSE WIRE SHEATHING.
- THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.
- THE BERM SHOULD BE REPLACES WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
HIGH SERVICE ROCK BERM DETAIL

DRAWING NAME: EC04 | 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.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE

DRAWING NAME: EC06 | SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB

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ROUND ROCK, TX 78681
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PELS FIRM #F-22208
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WBE210166 | HUB 1853873845300

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

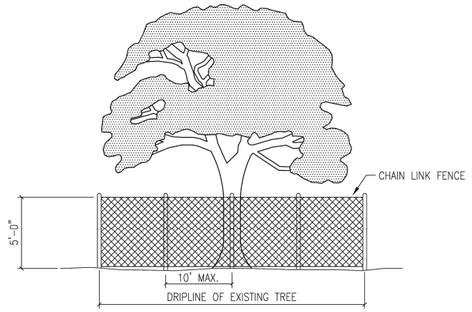
STANDARD DETAILS - ESC

PROJECT NO. 231106 | 09/03/2025 | DRAWN BY: JS | CHECKED BY: AR | APPROVED BY: JH

33

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\STANDARD DETAILS - WATER.dwg

CITY PERMIT NUMBER 2025-55-SDP

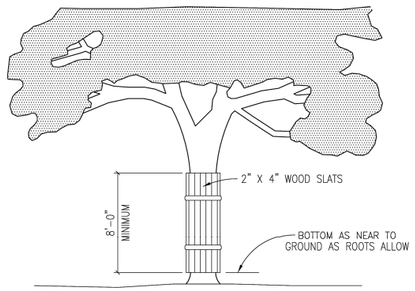


NOTES:

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

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

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

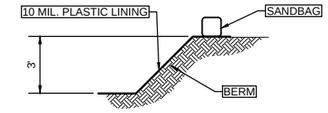


NOTES:

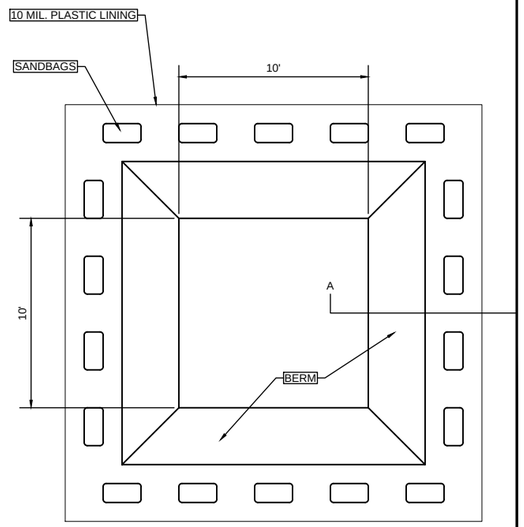
1. WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR FEET (4'-0") TO A TREE TRUNK; PROTECT THE TRUNK WITH STRAPPED-ON-PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
2. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY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

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

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



SECTION A-A



01 CONCRETE WASHOUT
SCALE: 1/4" = 1'-0"

Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
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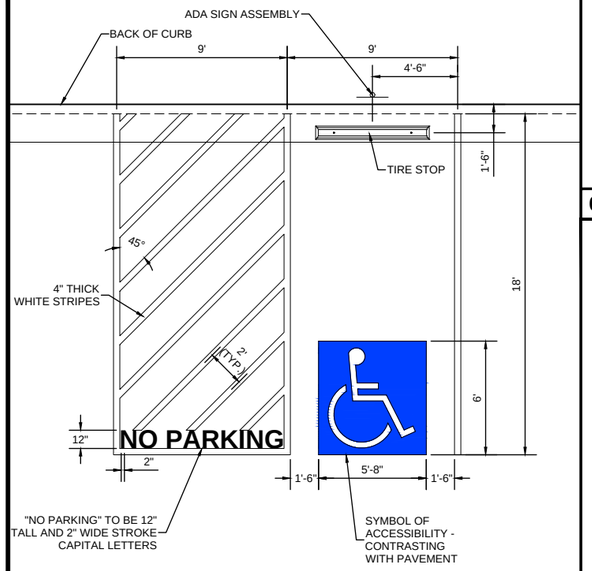
SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STANDARD DETAILS - ESC

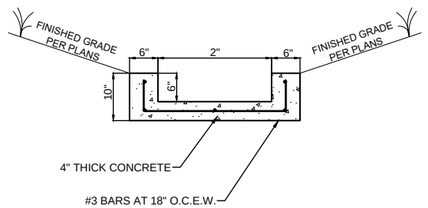
PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

CITY PERMIT NUMBER 2025-55-SDP

Plotted by: Luis. Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\STANDARD DETAILS - WATER.dwg



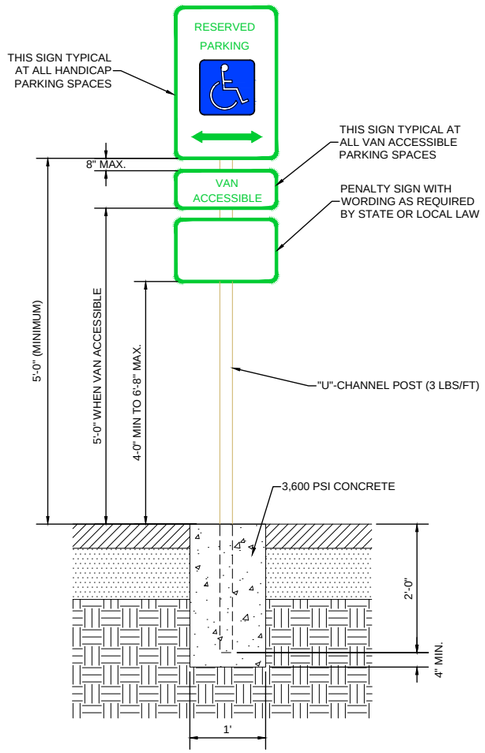
01 ADA PARKING
SCALE: 1/4" = 1'-0"



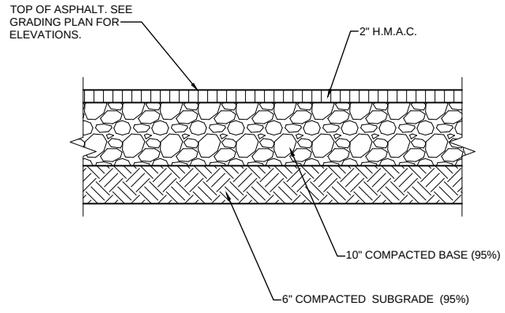
02 FLUME SECTION
SCALE: 3/4" = 1'-0"

COLORS:
- LEGEND AND BORDER - GREEN
- WHITE SYMBOL ON BLUE BACKGROUND
- BACKGROUND - WHITE

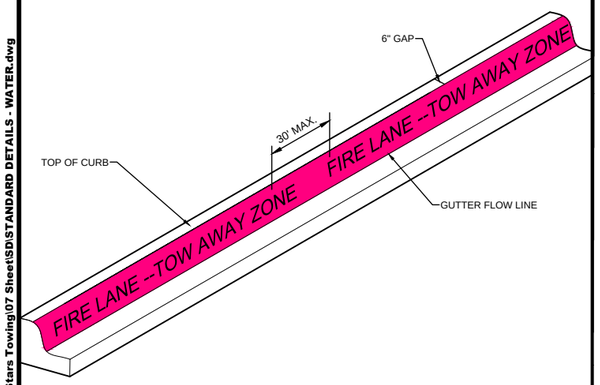
03 ADA SIGN AND SYMBOL
SCALE: 3" = 1'-0"



04 ADA SIGN ASSEMBLY
SCALE: 1" = 1'-0"

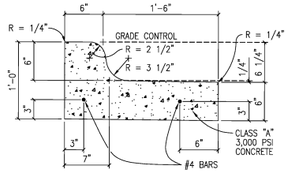


05 ASPHALT SECTION
SCALE: 1" = 1'-0"

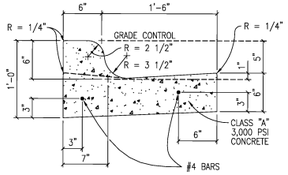


NOTES:
STRIPING. FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC OR STRIPING PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE --TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 30 FOOT INTERVALS ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.

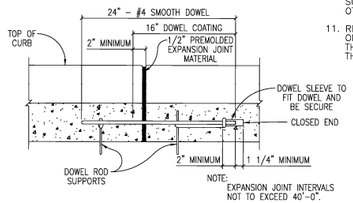
06 FIRE LANE STRIPING
SCALE: 1" - 1'-0"



SPILL CURB



CATCH AND LAYDOWN CURB



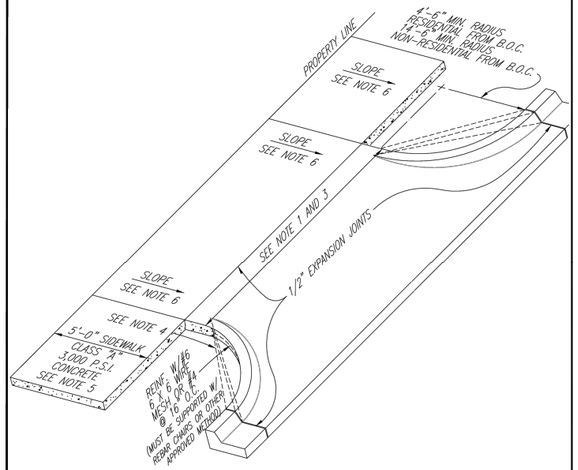
CURB DOWEL DETAIL

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.

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CURB AND GUTTER DETAILS

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



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 TO 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 TO BE APPROVED BY CITY ENGINEER PRIOR TO FINAL DESIGN.
6. SLOPE 1/8" PER FOOT USUAL, NOT TO EXCEED 1/4" PER FOOT.
7. DRIVEWAY APPROACH THICKNESS TO BE A MIN. OF 6".

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

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
CONCRETE DRIVEWAY APPROACH TYPICAL

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

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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

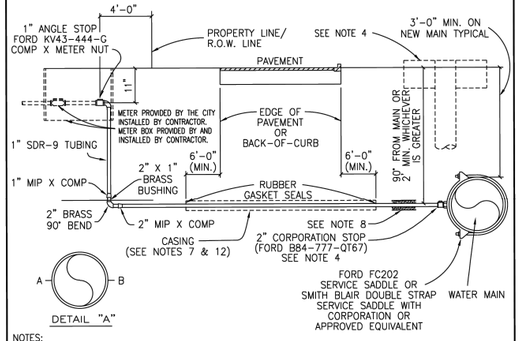
STANDARD DETAILS - PAVING

STATE OF TEXAS
JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
10040025

PROJECT NO. 231106
09/03/2025
DRAWN BY: JS
CHECKED BY: AR
APPROVED BY: JH

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\STANDARD DETAILS - WATER.dwg

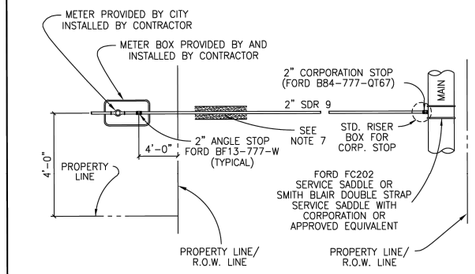
CITY PERMIT NUMBER 2025-55-SDP



NOTES:
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT THE CENTERLINE AS SHOWN ON DETAIL "A".
2. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
4. ROTATE THE CORPORATION STOP SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL. SEE STD. RISER FOR CORP. STOP DETAIL, (DWG # W08).
5. SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CORPORATION STOP WITH NO FITTINGS IN BETWEEN.
6. SERVICE CASING SHALL NOT BE INSTALLED BY WATER JETTING UNDER ROADWAY.
7. CASING REQUIRED FOR ALL PAVEMENT CROSSINGS. 4" SDR-26 REQUIRED FOR OPEN-CUT. STEEL CASING PIPE REQUIRED FOR JACK AND BORE. LIMITS OF CASING SHOULD EXTEND SIX FEET BEYOND THE EDGE OF PAVEMENT OR BACK-OF-CURB.
8. BEDDING MATERIAL AS PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
9. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. METER BOX TO BE CAPABLE OF HOUSING ITRON AUTOMATIC METER READING DEVICE. USE DFW-PLASTICS, INC. PART NO. 1200.SBAMR OR APPROVED EQUAL.
11. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY. SEE DETAIL W23.
12. CASING SHALL EXTEND OUT TO WITHIN 4' INSIDE OF THE R.O.W. LINE, ON BOTH SIDES.

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

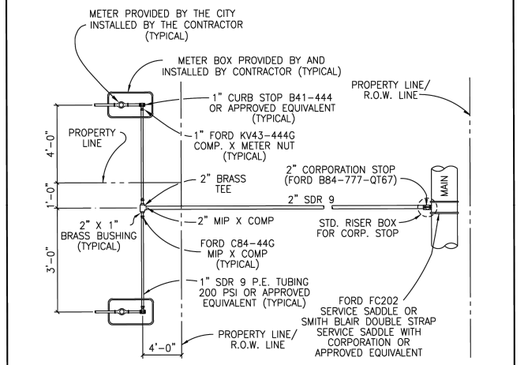
REVISION NOTE: ADOPTED 01/23/2013
DRAWING NAME: W03
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL WATER SERVICE-ELEVATION
SCALE: NTS | DATE: 1/2013
DRAWN BY: – | APPROVED BY: MH



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.

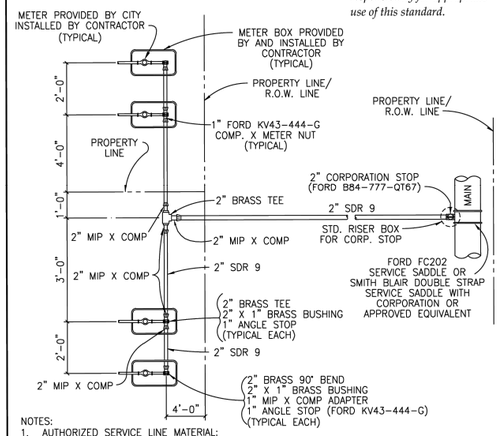
REVISION NOTE: ADOPTED 01/23/2013
DRAWING NAME: W04
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SINGLE WATER SERVICE PLAN
SCALE: NTS | DATE: 1/2013
DRAWN BY: – | APPROVED BY: MH



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.

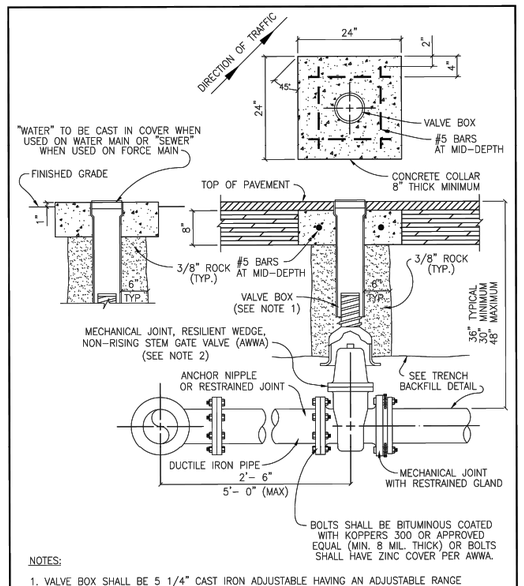
REVISION NOTE: ADOPTED 01/23/2013
DRAWING NAME: W05
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
DOUBLE WATER SERVICE PLAN
SCALE: NTS | DATE: 1/2013
DRAWN BY: – | APPROVED BY: MH



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.

REVISION NOTE: ADOPTED 01/23/2013
DRAWING NAME: W06
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
QUADRUPLE WATER SERVICE PLAN
SCALE: NTS | DATE: 1/2013
DRAWN BY: – | APPROVED BY: MH



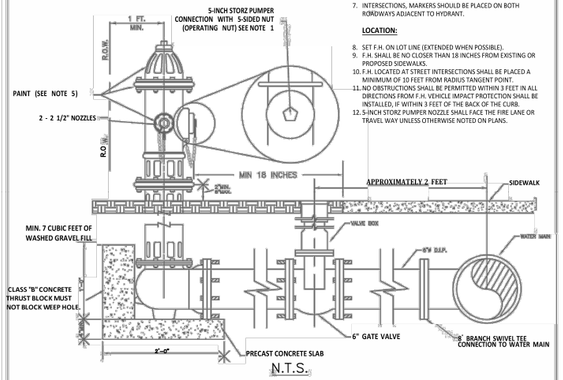
NOTES:
1. VALVE BOX SHALL BE 5 1/4" CAST IRON ADJUSTABLE HAVING AN ADJUSTABLE RANGE OF + OR – 6 INCHES FROM INSTALLED FINISH GRADE.
2. ACCEPTABLE GATE VALVES ARE:
   A. AMERICAN FLOW CONTROL – SERIES 2500
   B. MUELLER – 2360 SERIES
   C. CLOW

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

REVISION NOTE: ADOPTED 6/21/2006
DRAWING NAME: W07
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TYPICAL VALVE SETTING
SCALE: NTS | DATE: 1/2003
DRAWN BY: MRS | APPROVED BY: TRB

FIRE HYDRANTS MUST HAVE STORZ CONNECTIONS ON 5" STEAMER (EITHER INTREGRAL OR ADAPTER)

RATED FLOW.	FIRE HYDRANT BONNET COLOR:
1,500 G.P.M. +	LIGHT BLUE
1000 - 1499 G.P.M.	GREEN
500 - 999 G.P.M.	ORANGE
BELOW 500 G.P.M.	RED



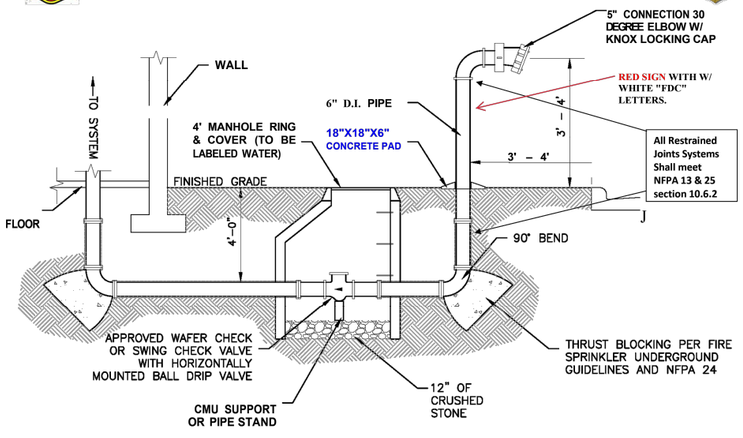
NOTE: STANDARD FIRE HYDRANT ASSEMBLY INCLUDES ALL COMPONENTS SHOWN HEREIN, EXCEPT WATER MAIN, INSTALLED COMPLETE AND IN-PLACE.

NOTES:
1. FIRE HYDRANT BRAND AND MODEL SHALL BE APPROVED BY THE LOCAL WATER AUTHORITY DISTRICT. THE PRIMARY FEATURES REQUIRED INCLUDE: FACTORY INSTALLED INTEGRAL 5 INCH STORZ PUMPER NOZZLE: 1.5-INCH PENT OPERATING NUT ON NOZZLE CAP; OPEN LEFT; FACTORY PAINTED.
2. HYDRANTS SHALL BE ORDERED SILVER IN COLOR. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY
3. ALL DUCTILE OR CAST IRON FITTINGS AND /OR PIPE SHALL BE POLYWRAPPED.
4. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MEGALUG" OR APPROVED EQUAL ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
5. AFTER COMPLETION OF FIRE HYDRANT INSTALATION, A FIRE FLOW TEST SHALL BE CONDUCTED BY A THIRD PARTY COMPANY. BASED ON A FIRE FLOW TEST, THE FIRE HYDRANT BONNET SHALL BE PAINTED THE APPROVED COLOR CORRESTONING WITH THE APPROPRIATE FLOW RATE.
6. BLUE, BI-DIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE WET NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 6 INCHES FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED AT.
7. INTERSECTIONS, MARKERS SHOULD BE PLACED ON BOTH RORDWAYS ADJACENT TO HYDRANT.

LOCATION:
8. SET F.H. ON LOT LINE (EXTENDED WHEN POSSIBLE).
9. F.H. SHALL BE NO CLOSER THAN 18 INCHES FROM EXISTING OR PROPOSED SIDEWALKS.
10. F.H. LOCATED AT STREET INTERSECTIONS SHALL BE PLACED A MINIMUM OF 10 FEET FROM RADIUS TANGENT POINT.
11. NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN 3 FEET IN ALL DIRECTIONS FROM F.H. VEHICLE IMPACT PROTECTION SHALL BE INSTALLED, IF WITHIN 3 FEET OF THE BACK OF THE CURB.
12. 5-INCH STORZ PUMPER NOZZLE SHALL FACE THE FIRE LANE OR TRAVEL WAY UNLESS OTHERWISE NOTED ON PLANS.

Williamson County Emergency Services District No. 4
STANDARD FIRE HYDRANT ASSEMBLY

Williamson County Emergency Services District No. 4
FDC Detail



FIRE DEPARTMENT CONNECTION
NOT TO SCALE

Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
Civil Engineering
WBE210166 | HUB 1853873845300

No.	REVISION
1	
2	
3	
4	
5	

SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STANDARD DETAILS - WATER

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

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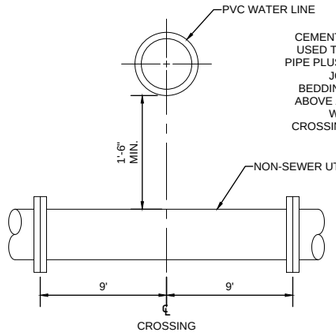
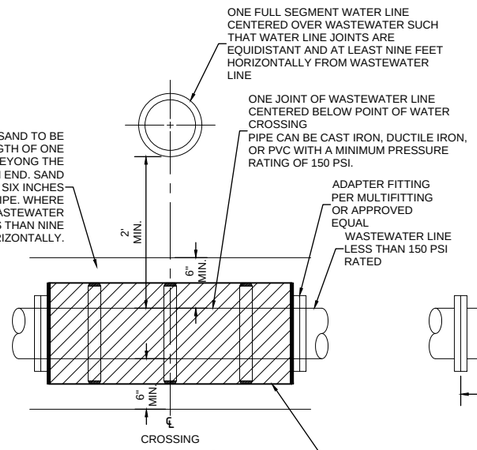
Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\STANDARD DETAILS - WATER.dwg

CITY PERMIT NUMBER 2025-55-SDP



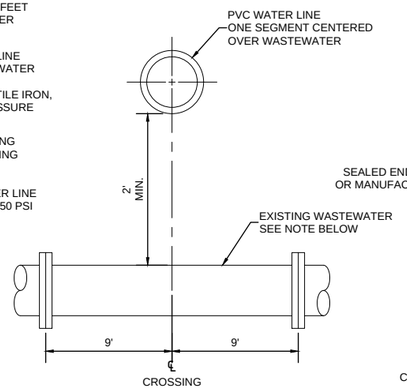
WATER OVER/UNDER DRY UTILITIES (OTHER THAN WASTEWATER)

NOTE:
WHERE ANY UTILITY OTHER THAN WASTEWATER CROSSES UNDER A WATER LINE, THE SEPARATION BETWEEN THEM SHALL BE A MINIMUM OF 18".



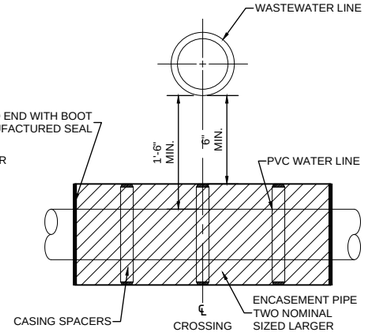
NEW WATER OVER WASTEWATER (NEW NON-PRESSURE)

NOTES:
1. ALL SECTIONS OF WASTEWATER MAIN OR LATERAL WITHIN NINE FEET HORIZONTALLY OF THE WATER LINE SHALL BE ENCASED IN AN 18 FOOT OR LONGER SECTION OF PIPE.
2. ENCASEMENT PIPE IS ONLY REQUIRED WHERE WASTEWATER PIPE IS LESS THAN 18 FEET IN LENGTH.
3. CENTER THE ENCASEMENT PIPE ON THE CROSSING.
4. WHERE CEMENT STABILIZED SAND SHALL HAVE A MINIMUM 10% CEMENT PER CUBIC YARD OF STABILIZED SAND MIXTURE ON LOOSE DRY WEIGHT VOLUME (2.5 BAGS OF CEMENT PER CUBIC YARD OF MIXTURE).
5. ENCASED WASTEWATER LINE AND JOINTS SHALL HAVE A MINIMUM PRESSURE RATING OF 150 PSI.



WATER OVER WASTEWATER (EXISTING NON-PRESSURE)

NOTE:
IF THE EXISTING WASTEWATER LINE IS DISTURBED OR LEACHING, REPLACE AT LEAST NINE FEET IN EACH DIRECTION OF THE CROSSING WITH MINIMUM150 PSI PIPE.



WASTEWATER OVER WATER (NON-PRESSURE)

NOTE:
THE MINIMUM LENGTH OF ENCASEMENT PIPE SHALL BE 18 FEET AND TWO NOMINAL SIZES LARGER THAN THE NEW WATER LINE. 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 SHOULD BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH NON-SHRINK CEMENT GROUT OR MANUFACTURED SEAL. ENCASEMENT PIPE SHALL BE STEEL OR PVC WITH A PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION.

01 WATER CROSSING DETAILS
SCALE: 1"=1'

Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
Civil Engineering
WBE2101066 | HUB 1853873845300

No.	REVISION
1	
2	
3	
4	
5	

SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STANDARD DETAILS - WATER

JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
10/04/2025

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

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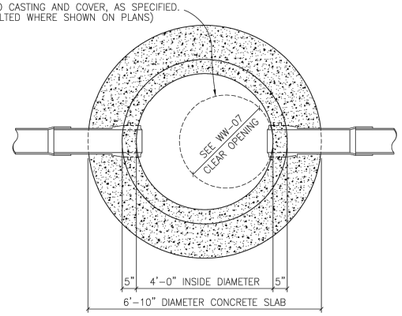
Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheets\SD\STANDARD DETAILS - WATER.dwg



MANHOLE PLAN

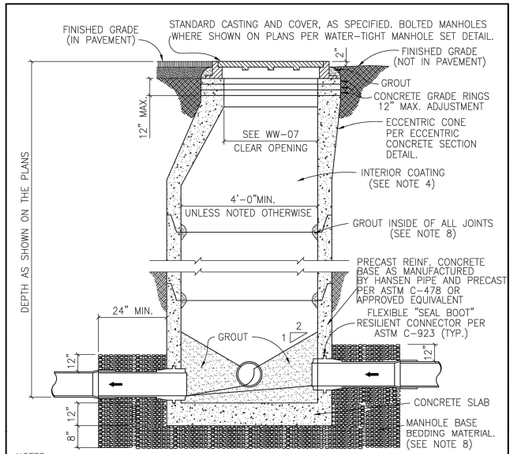
CITY OF GEORGETOWN NOTES:

MANHOLE DETAILS SHALL REFLECT THE CITY'S MINIMUM SPECIFICATIONS, AS STATED BELOW:

A. ALL MANHOLES SHALL BE 48" I.D., R.C.P., CLASS III, WITH RUBBER PROFILE GASKET – SINGLE OFF–SET JOINT CONFORMING TO ASTM C478, C433 AND C76.
B. ALL MANHOLES SHALL HAVE FRAME AND COVER, AS MANUFACTURED BY EAST JORDAN IRON WORKS (AS PER DETAIL # WW–07) OR APPROVED EQUIVALENT.
C. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON FRAME AND COVER.
D. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE.
E. MANHOLES MAY HAVE A FLAT LID, IF APPROVED BY CITY OF GEORGETOWN, BEING 12" THICK WITH A MINIMUM 30" OPENING, AS MANUFACTURED BY HANSEN PIPE AND PRECAST OR APPROVED EQUAL M.F.G. CONFORMING TO ASTM C478, 5000 P.S.I. CONCRETE, TRAFFIC BEARING AND WITH PROFILE GASKET – SINGLE OFF–SET JOINT CONFORMING TO ASTM C443.
F. INVERTS AND FLEXIBLE SEAL BOOTS, PER ASTM C–923, SHALL BE CAST INTO BASE SECTION.
G. MINIMUM DROP BETWEEN INVERTS SHALL BE ONE–TENTH OF A FOOT (0.1').
H. GRADE RINGS WITH AN I.D. TO MATCH FRAMES CLEAR OPENING WITH A MAXIMUM ADJUSTMENT OF 12" ARE ALLOWED.

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

REVISION NOTE: ADOPTED 6/21/2006	
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	DRAWING NAME: WW02
STANDARD MANHOLE – PLAN	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



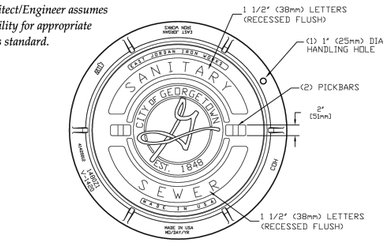
NOTES:

1. MANHOLES SHALL BE PRECAST ASTM C–478 BELL AND SPIGOT WITH PROFILE GASKET – SINGLE OFF–SET JOINTS.
2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
4. AN 80 MIL. COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETTED WHEN MANHOLES ARE LOCATED OUT FROM PAVEMENT.
6. MANHOLES TO BE VENTED ARE IDENTIFIED ON MANHOLE SCHEDULE. REFERENCE MANHOLE VENT DETAIL.
7. MANHOLES ARE TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR HS–20 TRAFFIC LOADS.
8. GROUT SHALL MEET THE REQUIREMENTS AS STATED BY THE COATING MANUFACTURER.
9. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL:
   SIEVE SIZE 2", PERCENT (%) RETAINED 0
   SIEVE SIZE 1 1/2", % RETAINED 0–10
   SIEVE SIZE 1", % RETAINED 45–80
   SIEVE SIZE 3/4", % RETAINED 85–100
   SIEVE SIZE 3/8", % RETAINED 95–100

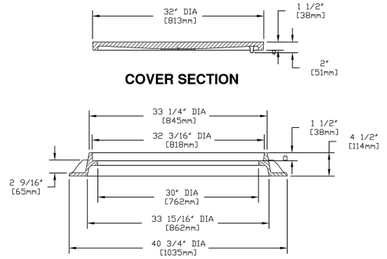
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006	
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	DRAWING NAME: WW03
STANDARD MANHOLE – SECTION	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB

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



COVER SECTION



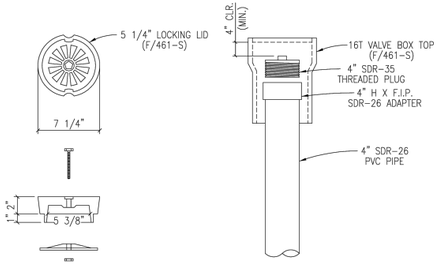
FRAME SECTION

NOTES:

1. STANDARD WASTEWATER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480A V–1420/1480Z1, COVER TO BE STAMPED WITH "SANITARY SEWER".
2. STANDARD WASTEWATER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 41420012 0014839O.
4. FOR BOLTED WASTEWATER MANHOLE SET REFER TO DETAIL WW07A.

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

REVISION NOTE: ADOPTED 6/21/2006	
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	DRAWING NAME: WW07
STANDARD WASTEWATER MANHOLE SET	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB

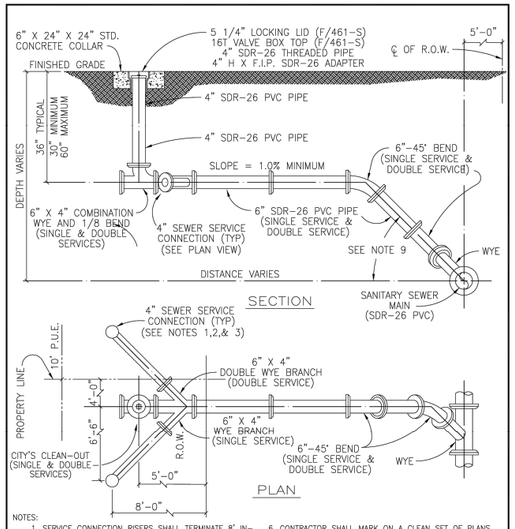


5 1/4" LOCKING LID
(F/461–S)

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	
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	DRAWING NAME: WW12
SEWER CLEAN–OUT DETAIL	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



NOTES:

1. SERVICE CONNECTION RISERS SHALL TERMINATE 8' IN–SIDE THE PROPETY LINE.
2. THE END OF EACH SERVICE CONNECTION RISER SHALL BE EXTENDED 12" ABOVE FINISH GRADE.
3. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER–TIGHT WITH AN APPROVED CAP OR PLUG.
4. FOR P.V.C. INSTALLATIONS, CONNECT TO EXISTING "BELL END" AND CONNECT OPPSITE END WITH P.V.C. TO P.V.C. KNOCK ON SLEEVE.
5. SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT (1'–0") ABOVE TOP OF PIPE. SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON PAVEMENT REPLACEMENT DETAIL.
6. CONTRACTOR SHALL MARK ON A CLEAN SET OF PLANS THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE TO EACH SERVICE LATERAL AND GIVE TO ENGINEER FOR RECORD DRAWING PURPOSES.
7. ANY DEVIATION FROM THESE METHODS MUST BE APPROVED BY THE CITY OF GEORGETOWN ENGINEERING DEPARTMENT.
8. SERVICE LINE MATERIAL SHALL BE P.V.C., SDR–26.
9. SEWER SERVICE SLOPE TO BE 45° OFF CENTERLINE OF MAIN.

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

REVISION NOTE: ADOPTED 6/21/2006	
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	DRAWING NAME: WW13
SEWER SERVICE CONNECTIONS	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB

Henderson Professional Engineers
600 ROUND ROCK WEST DRIVE, SUITE 604
ROUND ROCK, TX 78681
512.350.6228
PELS FIRM #F-22208
www.hendersonpe.com
Civil Engineering
WBE210166 | HUB 1853873845300

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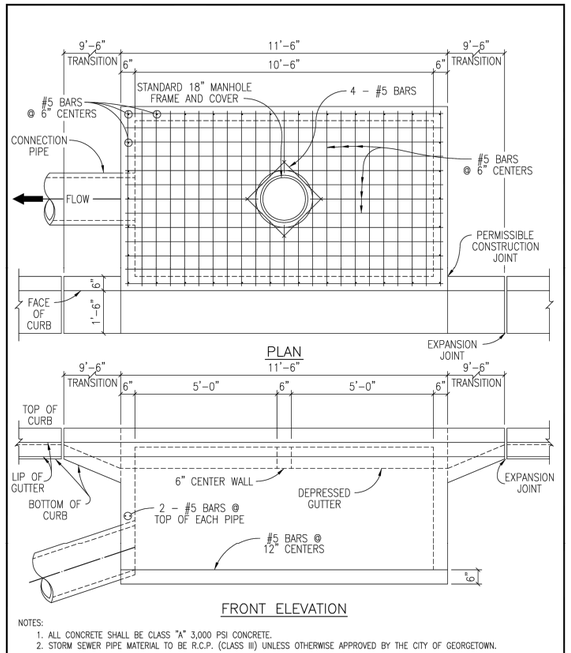
SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STANDARD DETAILS - WASTEWATER

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

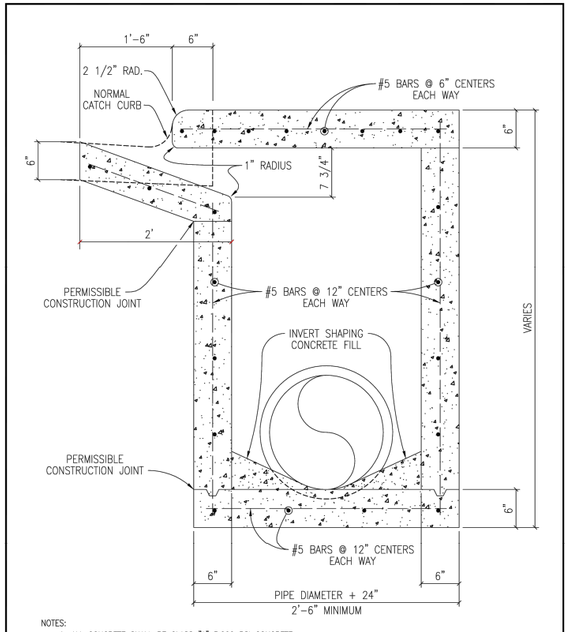
39



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.

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CURB INLET DETAIL	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: SD09 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB



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.

	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CURB DRAIN INLET TYPICAL SECTION	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: SD10 SCALE: NTS; DATE: 1/2003 DRAWN BY: MRS; APPROVED BY: TRB

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SITE DEVELOPMENT PLANS
TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STANDARD DETAILS - STORM

JENNIFER L. HENDERSON
116883
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS
10/04/2025

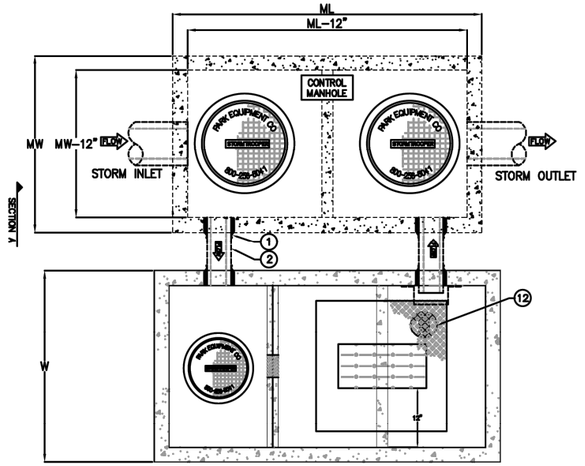
PROJECT NO. 231106	
09/03/2025	
DRAWN BY: JS	
CHECKED BY: AR	
APPROVED BY: JH	

CITY PERMIT NUMBER 2025-55-SDP

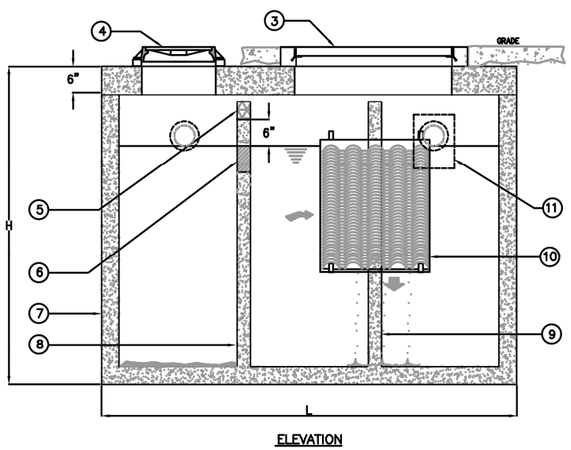
Storm Trooper® AQ

Stormwater Treatment System Patent No: 7,470,361

STORMTROOPER, U.S. PATENT 7,470,361



PLAN VIEW



ELEVATION

GENERAL INFORMATION

THE STORMTROOPER® AQ STORMWATER INTERCEPTOR IS DESIGNED TO RECEIVE & TREAT STORMWATER RUNOFF ON A GRAVITY-FLOW AND ONCE-THROUGH

GUARANTEED PERFORMANCE
PRE-ENGINEERED COALESCING MEDIA PACKS ARE UTILIZED FOR ENHANCED SEPARATION WHICH PROVIDE SUPERIOR PERFORMANCE COMPARED TO OTHER SEPARATORS WHICH UTILIZE BAFFLES OR DIVERTERS.

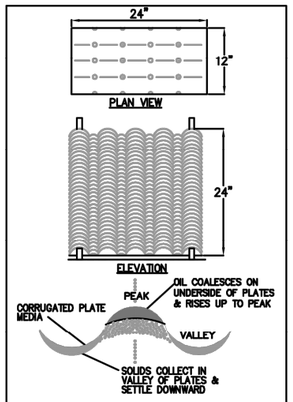
APPLICATIONS
THE PARKUSA STORMTROOPER INTERCEPTOR IS DESIGNED FOR STORMWATER RUNOFF FROM COMMERCIAL & INDUSTRIAL APPLICATIONS WHERE EXCESSIVE POLLUTANTS MAY HARM THE ENVIRONMENT OR DAMAGE SEWER SYSTEMS.

BY-PASS DESIGN
A BY-PASS MANHOLE DIVERTS STORMWATER DURING HEAVY PEAK STORM PERIODS. THIS ALLOWS FOR OPTIMAL INTERCEPTOR SIZING.

MAINTENANCE
THE PARK STORMTROOPER INTERCEPTOR REQUIRES MINIMAL MAINTENANCE. HYDROCARBONS AND SOLIDS ARE REMOVED FROM THE STORMWATER VIA BAFFLES AND COALESCING MEDIA.

THESE POLLUTANTS ARE REMOVED FROM THE SEPARATOR WHEN SERVICED BY A LICENSED VACUUM TRUCK OPERATOR.

USE SWAQ-BYPASS IF DESIGN FLOW EXCEEDS FLOW RATE SHOWN IN SCHEDULE

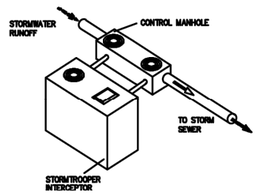


COALESCING MEDIA PLATE DETAIL

COALESCING PLATE OPERATION

THE COALESCING MEDIA PACKTM CONSISTS OF CLOSELY SPACED CORRUGATED PLATES MANUFACTURED WITH AN OLEOPHILIC (OIL ATTRACTING) MATERIAL. THE PATENTED PLATES ARE AN ENHANCED VERSION OF THE PLATES UTILIZING THE ROYAL DUTCH SHELL PRINCIPLE. THE CORRUGATED PATTERN INDUCES A SINUSOIDAL LAMINAR FLOW OF THE OILY WATER MIXTURE. UNDER LAMINAR FLOW CONDITIONS, BUOYANCY FORCES CAUSE OIL DROPLETS TO RISE UNTIL THEY ADHERE THEMSELVES TO THE OLEOPHILIC PLATES. SMALL OIL DROPLETS TEND TO COALESCE INTO SHEETS OF OIL ON THE UNDERSIDE SURFACES OF THE CORRUGATED PLATES. THE SINUSOIDAL FLOW PATH ALSO PROMOTES A HIGH INCIDENCE OF DROPLET COLLISION AS THE FLUID FLOW CONSTANTLY CHANGES DIRECTION FROM A DOWNWARD PATH TO A VERTICAL PATH. THE COALESCING OIL RISES TO THE SURFACE IN LARGE GLOBULES THROUGH WEEP HOLES OR GUTTERS IN THE COALESCING PLATE PACK.

KEYED NOTES		
MARK	QTY	DESCRIPTION
1	4	BOOTS
2	2	PVC
3	1	GALV. STEEL FRAME & COVER, RATED FOR TRAFFIC LOADING (CAST IN OR LOOSE) W/ SAFETY NET
4	1	20" CAST IRON RING AND COVER
5	1	GALV. STEEL TRASH SCREEN
6	1	WATER QUALITY ORIFICE
7	1	BITUMASTIC EXTERIOR COATING
8	1	CONTROL BAFFLE
9	1	MONOLITHIC BAFFLE
10	1	COALESCING MEDIA PACK
11	1	EFFLUENT BAFFLE W/ ANTI-SIPHON
12	1	NAMEPLATE MFG: PARKUSA 888-611-PARK WWW.PARKUSA.COM MODEL: SWAQ-BP-XX DATE MANUFACTURED



APPLICATION

MODEL NO.	FLOW RATE (gpm)	TOTAL SURFACE AREA (SQ FT)	MAX EFFECTIVE DRAINAGE (ACRES)	DIMENSIONS					
				LENGTH L	WIDTH W	HEIGHT H	MINIMUM SETTLING DEPTH	CONTROL MANHOLE LENGTH (ML)	CONTROL MANHOLE WIDTH (MW)
SWAQ-BP-05	420	100	0.13	7'-10"	4'-4"	7'-0"	4'-0"	7'-0"	4'-0"
SWAQ-BP-10	600	149	0.20	8'-8"	5'-0"	7'-0"	4'-0"	7'-0"	4'-0"
SWAQ-BP-20	1000	248	0.33	11'-0"	6'-0"	7'-6"	4'-0"	11'-0"	4'-0"
SWAQ-BP-25	1440	369	0.50	13'-0"	7'-0"	8'-0"	4'-0"	11'-0"	4'-0"
SWAQ-BP-40	2250	588	0.79	16'-0"	8'-6"	8'-0"	4'-0"	16'-0"	4'-0"
SWAQ-BP-70	2720	730	0.98	18'-0"	9'-0"	6'-10"	4'-0"	16'-0"	4'-0"
SWAQ-BP-110	4000	913	1.23	21'-2"	11'-2"	6'-10"	4'-0"	16'-0"	4'-0"

SPECIFICATIONS

CONCRETE: DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR AND FIRST STAGE OF WALL WITH SECTIONAL RISER TO REQUIRED DEPTH.

REINFORCEMENT: GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

ACCESS: MANHOLE FRAMES, COVERS OR GRATES ARE MANUFACTURED OF GREY CAST IRON CONFORMING TO ASTM A48-76 CLASS 30. MANHOLE SHALL HAVE 30 INCH INSIDE DIAMETER AND BE TRAFFIC DUTY.

HATCHWAYS: GALVANIZED STEEL SKID-RESISTANT DOUBLE LEAF H-20 RATED.

ENGINEERING DATA

INTERCEPTOR IS STRUCTURALLY AND HYDRAULICALLY ENGINEERED CONFORMING TO REGULATORY STANDARDS. NOMINAL CAPACITY AS INDICATED.

FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF INTERCEPTOR. USE DIMENSIONAL DATA AS SHOWN.

PARK USA
A Northwest Pipe Company

STORMWATER INTERCEPTOR
MODEL SWAQ 05 THRU 110 WITH BYPASS

PM	PC	DRN	ENG	DWG. NO.	REV.
.	.	.	.	SWAQ-BP-1	A
DATE 2023					

CREATED ON 4/19/2024 BY -----
LAST MODIFIED ON 4/19/2024 4:01 PM BY kvu

PLOTTED ON 4/19/2024 4:02 PM BY Vu, Kota, C:\Users\kvu\Desktop\File replacement website\SWAQ-BP-1

Plotted by: Luis, Plot date: 03/09/2025
File name: H:\02 Projects\2023\231106 Stars Towing\07 Sheet\SD\STANDARD DETAILS - WATER.dwg

WOMEN OWNED CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL

Henderson Professional Engineers
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SITE DEVELOPMENT PLANS TO SERVE
STARS TOWING
2221 OLD AIRPORT RD
GEORGETOWN, TX 78626

STORMTROOPER DETAILS

PROJECT NO. 231106	09/03/2025	DRAWN BY: JS	CHECKED BY: AR	APPROVED BY: JH

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CITY PERMIT NUMBER 2025-55-SDP

HPE
Civil Engineering

Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.

STORMWATER MAINTENANCE PLAN

It is the responsibility of the property owner's association to maintain detention ponds on nonresidential property, unless otherwise approved by the City. If regular maintenance and inspections are not undertaken, the detention pond will not achieve its intended purposes and can create nuisance conditions for nearby residents. This page provides guidance on maintenance and inspection activities that are typically required for detention ponds, along with a suggested frequency for each activity.

Inspection Activities	Suggested Schedule
After several storm events or an extreme storm event, inspect for: bank stability; signs of erosion; and damage to, or clogging of, the outlet structures and pilot channels.	As Needed
Note excessive erosion of pond banks or bottom; trash and debris; clogging of the outlet structures and any pilot channels; sediment accumulation in the pond and inlet/outlet structures; tree growth on pond walls; the presence of burrowing animals; standing water where there should be none; vigor and density of the grass turf on the pond side slopes and floor; differential settlement; cracking; leakage; and slope stability.	Semi-annually
Inspect that the outlet structures, pipes, level spreaders, and downstream and pilot channels are free of debris and are operational.	Annually
Note signs of pollution, such as oil sheens, discolored water, or unpleasant odors.	Annually
Check for sediment accumulation in the facility.	Annually

Maintenance Activities	Suggested Schedule
Mowing the facility. Mulch the grass or catch and remove the grass clippings.	Monthly or As Needed
Debris and litter removal.	Monthly or As Needed
Seed or sod to restore dead or damaged ground cover.	Annual or As Needed
Repair and revegetate eroded or undercut areas. Repair any damage to the structural elements of the pond.	As Needed
Remove vegetation that may hinder the operation of the pond.	As Needed
Monitor sediment accumulations and remove sediment when the pond volume has been reduced by 20%.	10-years or As Needed

Additional Maintenance Notes:

Besides the detention pond, outlet structures, pipes, level spreader, and channels that are mentioned in the suggested maintenance plan, any other components of stormwater management should also be checked periodically and kept in full working order. Furthermore, ensure that any potential sources of debris on the property does not contribute to the deterioration of the stormwater management structures. Failure to do so could not only cause maintenance issues to the aforementioned stormwater management structures, but negatively impact the ability of the property as a whole to handle storm events.

Recommended Frequency of Service:

Potential sources of debris on the property include, but are not limited to, the townhome building, garage, and workshop. Other components of stormwater management include, but are not limited to, roof gutters and roof leaders. Ultimately, the frequency of inspection and service cleaning of these sources and components depends on the amount of runoff, pollutant loading, and interference from debris (leaves, vegetation, trash, etc.). It is recommended that they are to be inspected and cleaned at least four times a year (especially during the fall, when leaves have fallen from the trees), both to maintain the function of those components and appearances of the property.

Suggested Service Procedures:

Roof gutters: The roof gutters of the house shall be inspected and cleared of any leaves, twigs, debris, etc. This shall be done at in the early spring, and late fall after all of the leaves have fallen from trees.

Roof Leaders: The maintenance of the roof leaders shall be in accordance with the aforementioned suggested schedule and shall include the inspection of the leaders via the cleanouts and removal of any debris, obstruction and sediment.

Reporting:

A maintenance log shall be kept of each inspection outlining the items inspected and the maintenance performed. These logs should be kept on file by the Owner and must be shared with the City upon request.

HPE
Civil Engineering

DRY POND INSPECTION AND MAINTENANCE CHECKLIST

Facility:			
Location/Address:			
Date:	**Time**:	**Weather Conditions**:	**Date of Last Inspection**:
Inspector:		**Title**:	
Rain in Last 48 Hours: ☐ **Yes** ☐ **No**		**If yes, list amount and timing**:	
Pretreatment: ☐ **vegetated filter strip** ☐ **swale** ☐ **forebay** ☐ **other, specify:**			
Site Plan or As-Built Plan Available: ☐ **Yes** ☐ **No**			

Inspection Item		Comment	Action Needed
1. PRETREATMENT			
Sediment has accumulated.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Trash and debris have accumulated.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
2. DEWATERING			
The water quality orifice is visible.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
3. INLETS			
Inlets are in poor structural condition.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Sediment has accumulated and/or is blocking the inlets.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Erosion is occurring around the inlets.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
4. EMBANKMENT			
Sinkholes or cracks are visible in the embankment.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Trees or woody vegetation present on the dam or embankment.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
5. POND AREA			
Trash and debris have accumulated.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Invasive plants are present.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Erosion is evident on the pond floor or low flow channel.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
The micro-pool has sediment accumulation.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Sinkholes or animal borrows are present.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
6. SIDE WALLS AND EMBANKMENT			
Erosion is evident.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Sinkholes, animal borrows, or instability are present.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
7. OUTLETS AND OVERFLOW STRUCTURE			
Outlets or overflow structures in poor structural condition.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Sediment, trash or debris is blocking the outlets or overflow structure.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Erosion is occurring around the outlets or overflow structure.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**
Joints are not watertight and/or leaks are visible.	☐**Yes** ☐**No** ☐**N/A**		☐**Yes** ☐**No**

Recommended Maintenance Plan

Edwards Aquifer Region

1.0 Inspection Schedule

- A preventative maintenance cleanout schedule is the most valuable tool for maintaining the proper operation of Park StormTrooper™. Interceptor maintenance costs will be greatly reduced if a good housekeeping plan for the property is developed i.e., trash pickup, lawn maintenance, dumpster control, etc.

- Park StormTrooper™ interceptors have no moving parts. The manufacturer recommends ongoing quarterly inspections for accumulated pollutants. Pollutant accumulation may vary from year to year. Quarterly inspections ensure that the system is serviced at appropriate times. **Owner must observe site conditions and determine whether or not pollutant loads require a more frequent inspection schedule.** Table 1 lists recommended maximum capacities of oil and sediment. Professional vacuum services should be considered when capacities meet or exceed these recommended levels.

Table 1. StormTrooper™ Maintenance Levels

Model Number	Oil Depth	Sediment Depth
SWAQ-05	12”	12”
SWAQ-10	12”	12”
SWAQ-20	12”	12”
SWAQ-25	12”	12”
SWAQ-40	12”	12”
SWAQ-70	12”	12”
SWAQ-110	12”	12”

It is very important to keep a record of each inspection; therefore, an inspection and maintenance form has been attached for your use.

2.0 Inspection Procedures

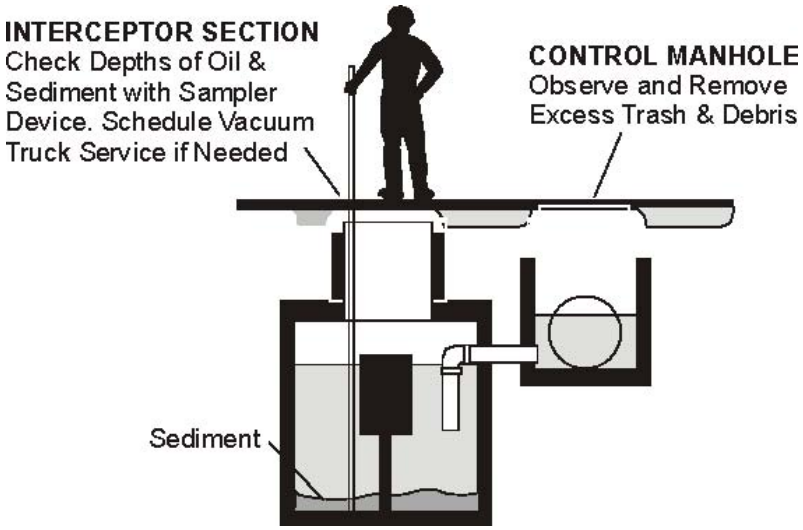
- Easiest observation and maintenance is best accomplished during non-flow (dry weather) conditions, 5-7 days after the most recent rain.

- Remove interceptor covers or open hatchway to observe conditions. Remove hatchway safety net ("EnterNet"), if installed. Observe for trash and debris and remove if necessary. This is the most important maintenance requirement.

- Coalescing plates are self-cleaning and seldom require maintenance unless damaged. Do not walk on or stand on plate packs. Call ParkUSA (888-611-PARK) for replacement parts.

- Check of the depth (level) of oil and sediment with a tank sampler device designed for this purpose. The tank sampler requires a dipstick tube equipped with a ball valve (typically a Sludge Judge® or Core Pro®).

- Make sure the dipstick tube goes completely to the bottom. Lift the dipstick tube out of the unit and keep it in a vertical position and read the level of sediment and oils from the gauge on the dipstick. Record pollutant levels on your StormTrooper™ Monitoring / Maintenance Report. If either pollutant(s) in the dipstick tube (sediments or oils) exceed the levels indicated on Table 1, maintenance of the StormTrooper™ is required. Upon completing the recording of pollutant levels, the dipstick tube is then drained back into the inlet side of the StormTrooper™. This ensures that the pollutants in the dipstick tube do not leave the unit.



3.0 Maintenance Procedures

- Park Environmental Equipment, manufacturers of StormTrooper™, recommends that a professional pumping contractor licensed to remove and dispose waste from underground utilities be used to pump out the interceptor.

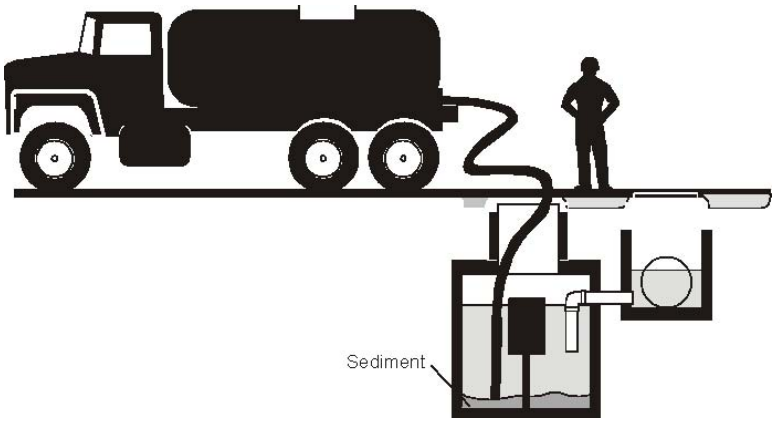
- Pull all manhole covers. Be sure all sections of the interceptor are cleaned. **If a control/bypass manhole is part of the system, it should be inspected and serviced with the interceptor.**

- If the coalescing media option is utilized, visually inspected the plates for any heavy build-up of oil, grease or sludge. Typically, the plates are self-cleaning and require little maintenance. If buildup of material is evident, either remove the media from the frame or clean the plate pack in place. Removing media is accomplished by attaching a lifting device in the lifting lug provided (top center of the frame), and then pull straight up. Media plates may be cleaned in place with special steam cleaning nozzle attachment that provides a flat spray.

- **Facet's MPak® plates are designed to be cleaned in place using a special cleaning wand and city water pressure.** The wand has a connection just like an ordinary garden hose and is equipped with a small conical strainer in the connection so that solids in the inlet water will not clog the cleaning holes.

  For cleaning in place, connect a pressure water hose (at least 60 psig) to the special cleaning wand. Provide a vacuum truck (or other means of disposing of the sludge and dirt) in the vessel. Turn on the water to produce a spray from the wand and insert the tip of the wand slowly into each hole of the plate pack, starting at the upstream end. As the water flushes the dirt out of the plate packs, it should be removed by the vacuum hose or directed to an oil water sewer if one is available. For cleaning outside of the vessel, remove the plate packs and other internals (except bolted-in internals). Flush with hose and cleaning wand to oil water drain.

  (**NOTE:** The cleaning wand produces a vigorous spray. Operators should wear waterproof clothing and goggles or face mask.)



- Typically, the vacuum truck will skim off the oil and other floatables. In most geographic areas the sediment can be disposed of in a sanitary landfill once dewatered. Pollutants are not allowed to be discharged back into the sanitary or storm sewer systems.

- After cleaning via vacuum truck, pumping contractor can refill the StormTrooper™ with water previously drawn out of unit, or haul water to disposal facility and let natural rainfall recharge the unit during future rain events. Replace manhole covers.

- After cleanout is accomplished, obtain a copy of the service truck manifest. Update the StormTrooper™ Monitoring/Maintenance Report and attach a copy of the manifest to the report.

4.0 Safety and Environmental Considerations

- All normal safety precautions should be taken with this equipment to prevent accidents and fires. Normal fire prevention measures must be taken to prevent fire danger from the separated oil.

- Care should be taken to keep the area around the interceptor clean to prevent accidents.

- Dispose of the separated oil properly, preferably by recycling.

- The atmosphere inside the Park Environmental Equipment StormTrooper™ is a confined space and may be hazardous. Entry is not recommended without proper equipment. Follow OSHA confined space entry requirements.

- SAFETY AND ENVIRONMENTAL PROTECTION ARE THE RESPONSIBILITY OF THE USER. PARK EQUIPMENT CO. ASSUMES NO LIABILITY FOR MISUSE OF THIS SEPARATOR OR FOR USE OUTSIDE THE PARAMETERS FOR WHICH IT IS DESIGNED.

(Optional) StormTrooper® Interceptor Monitoring / Maintenance Report

Year:	
Company Name:	
Address:	
City/State/Zip:	
Contact Phone:	
Contact Name:	
StormTrooper® Model	
GPM	

Quarterly Record Keeping

Maintenance Activity	Mar	June	Sept	Dec
Non-Structural Controls				
Manhole Debris Cleaned				
Interceptor Debris Cleaned				
Hose Off Inside Walls				
Debris Screens Cleaned				
Mowing of Stormtrooper				
Structural Controls				
Oil Depth				
Solids Depth				
Pumped Out				
Inspections				
Quarterly				
Annually				
"X" identifies the months in which the activity will be performed (at a minimum).				
*Provided to residents at move-in and available at community locations.				
**Sediment removed from basin per chart on Table 4 or at least one year from move-in of location				

I certify that I supervised or performed StormTrooper® monitoring per local codes and manufacturer's recommended monitoring and maintenance procedures on the dates listed above.

Signed: _____
Owner Or Owner Representative

Print Name: _____

Date Submitted: _____

Per the *"Permanent Stormwater Section" 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 a plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is provided herein.*

This plan has been prepared and certified by the engineer designing the permanent BMPs and measures. This plan has been signed by the owner or responsible party. The plan includes procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofits as well as a discussion of record keeping procedures.

I, Jen Henderson, a Professional Engineer duly licensed to practice in the State of Texas do hereby certify that the information presented in this document was prepared under my direction and supervision and complies with the proper inspection and maintenance requirements determined by the manufacturer.

Signature: _____ Date: 10/4/2025

License Number: 116883
Address: 600 Round Rock West Dr #604
Round Rock, TX 78681

Phone Number: 737.203.8953

Engineers Seal and Signature

I, Alaa Jafar (Name), acting as Owner (Officer Position) for Stars Towing (Permittee's Name), have read the Recommended StormTrooper Maintenance Plan, as well as the associated drawings, and agree to implement the requirements described herein.

Signature: _____ Date: 9/29/25

Address: 15500 Connie Street
Austin, TX 78728

Phone Number: 512.779.4627

HPE
Civil Engineering

Plan Prepared: September 26, 2025

Alaa Jafar
Stars Towing Georgetown
15500 Connie Street
Austin, Texas 78728
starstowing@gmail.com

Reference: 2221 Old Airport Road, Georgetown, Texas
Stormwater Maintenance Plan

This signature form is in reference to the pages preceding which include:

- Stormwater Maintenance Plan:
  - Additional maintenance notes
  - Frequency of service
  - Service procedures
  - Reporting
- Dry Pond Inspection & Maintenance Plan
- Stormtrooper Recommended Maintenance Plan

I, Alaa Jafar, acknowledge the fore-mentioned plans and will adhere to them in accordance with the requirements as provided by the State of Texas.

Owner / Owner Representative

Date 9/29/25

State of Texas

County of Travis

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 29th day of September 2025 and the document was executed by the above named, Alaa Jafar, of his own free will.

Witness my hand and seal this 29th day of September, 2025.

ALEJANDRA CHAPA
NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID 134971645
MY COMM. EXP. 07-01-2028

Notary Public for Texas

Commission Expires: 07-01-2028

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

I Alaa Jafar,
Print Name

Owner,
Title - Owner/President/Other

of Stars Towing,
Corporation/Partnership/Entity Name

have authorized Jen Henderson, P.E.
Print Name of Agent/Engineer

of Henderson Professional Engineers
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:

Alaa
Applicant's Signature

9/29/25
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Alaa Jafar 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 29th day of September, 2025.

ALEJANDRA CHAPA NOTARY PUBLIC STATE OF TEXAS NOTARY ID 134971645 MY COMM. EXP. 07-01-2028

NOTARY PUBLIC

Alejandra Chapa
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 07-01-2028

Owner Authorization Form

Texas Commission on Environmental Quality
for Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, Alaa Jafar of Stars Towing Georgetown
Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at

S5607 Albert Johnson Addition, Lot 2, ACRES 0.69 ; AW0235 FLORES, A. SUR., TRACT 5, ACRES .48

Legal description of the property referenced in the application

and am duly authorized in accordance with §213.4(c)(2) and §213.4(d)(1) or §213.23(c)(2) and §213.23(d) relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Jennifer Henderson or Henderson Professional Engineers
Applicant Name (Legal Entity or Individual)

to conduct Engineering Services
Description of the proposed regulated activities

at 2221 Old Airport Rd. Georgetown, TX 78626.
Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that Alaa Jafar
Land Owner Name (Legal Entity or Individual)

Is ultimately responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

Alaa — 9/9/25

Land Owner Signature — Date

THE STATE OF § TEXAS

County of § Travis

BEFORE ME, the undersigned authority, on this day personally appeared Alaa Jafar 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 29th day of September, 2025

ALEJANDRA CHAPA NOTARY PUBLIC STATE OF TEXAS NOTARY ID 134971645 MY COMM. EXP. 07-01-2028

NOTARY PUBLIC

Alejandra Chapa

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 07-01-2028

Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document

Applicant Acknowledgement

I, Jennifer Henderson of Henderson Professional Engineers
Applicant Signatory Name / Applicant Name (Legal Entity or Individual)

acknowledge that Alaa Jafar
Land Owner Name (Legal Entity or Individual)

has provided Jennifer Henderson of Henderson Professional Engineers
Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer protection plan.

I understand that Jennifer Henderson of Henderson Professional Engineers
Applicant Name (Legal Entity or Individual)

is contractually responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation. I further understand that failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

Applicant Signature

9/20/2025
Date

THE STATE OF § TEXAS

County of § WILLIAMSON

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer Henderson 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 20th day of September 2025.

Randi Jo Culp
NOTARY PUBLIC

Randi Jo Culp
Typed or Printed Name of Notary

RANDI JO CULP
Notary ID #124421768
My Commission Expires
July 29, 2028

MY COMMISSION EXPIRES: 7/29/28

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Alaa Jafar of Stars Towing Georgetown

am the owner of the property located at:

S5607 - Albert Johnson Addition, Lot 2, ACRES 0.69 & AW0235 FLORES, A. SUR., TRACT 5, ACRES .48

and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Jennifer Henderson of Henderson Professional Engineers
To conduct Engineering Services
At 2221 Old Airport Road Georgetown, TX 78626

Landowner Acknowledgement

I understand that Alaa Jafar

Is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Landowner Signature

9/29/25
Date

THE STATE § OF TEXAS

County § of Travis

BEFORE ME, the undersigned authority, on this day personally appeared

Alaa Jafar

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 29th day of September, 2025

NOTARY PUBLIC

TYPED OR PRINTED NAME: Alejandra Chapa

MY COMMISSION EXPIRES: 07-01-2028

ALEJANDRA CHAPA NOTARY PUBLIC STATE OF TEXAS NOTARY ID 134971645 MY COMM. EXP. 07-01-2028

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Stars Towing
Regulated Entity Location: 2221 Old Airport Rd, Georgetown, TX 78626
Name of Customer: Alaa Jafar
Contact Person: Jen Henderson, P.E. Phone: 737.203.8953
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.19 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 9/29/15

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

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

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

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

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

ALAA JAFAR & MOHAMMED HADI

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
32056820270			

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:

Stars Towing
15500 Connie Street

City	Austin	**State**	TX	**ZIP**	78728	**ZIP + 4**	

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 779-4627		( ) -

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.)*

Stars Towing Georgetown

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	2221 Old Airport Road							
	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:	S5607 - Albert Johnson Addition, Lot 2, ACRES 0.69 ; AW0235 FLORES, A. SUR., TRACT 5, ACRES .48

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:	30.664832472555872		**28. Longitude (W) In Decimal:**	-97.66871993256896	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
7538		811114	

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

Automotive repair.

34. Mailing Address:	**15500 Connie Street**							
	City	**Austin**	**State**	**TX**	**ZIP**	**78728**	**ZIP + 4**	
35. E-Mail Address:	**starstowing@gmail.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 779-4627		( ) -

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:

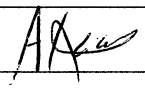
SECTION IV: Preparer Information

40. Name:	Jen Henderson, PE	**41. Title:**	President & CEO

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(737) 203-8953		( ) -	hpe@hendersonpe.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:	Stars Towing	**Job Title:**	Partner	
Name *(In Print):*	Alaa Jafar		**Phone:**	(512) 779- **4627**
Signature:			**Date:**	9/29/25