

JAB ENGINEERING, LLC.

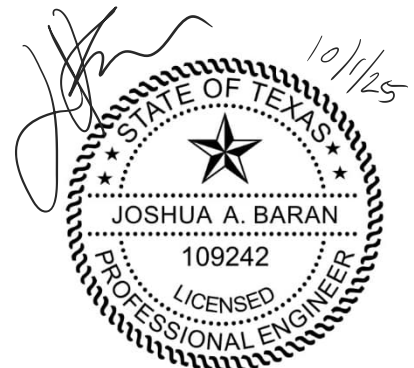


4500 Williams Dr., Ste. 212-121
Georgetown, TX 78633
512-779-7414
josh.baran@jabeng.com

Organized Sewage Collection System Plan
Application for
City of Georgetown Municipal Airport
Site 2
at
101 S Hangar Drive
Georgetown, Williamson County, Texas 78628

Prepared by:
JAB Engineering, LLC.
TBPE Firm No. F-14076

October 1, 2025



Organized Sewage Collection System Plan Checklist

- Edwards Aquifer Application Cover Page (TCEQ-20705)
- General Information Form (TCEQ-0587)
 - Attachment A - Road Map
 - Attachment B - USGS / Edwards Recharge Zone Map
 - Attachment C - Project Description
- Geologic Assessment Form (TCEQ-0585)
 - Attachment A - Geologic Assessment Table (TCEQ-0585-Table)
 - Attachment B - Stratigraphic Column
 - Attachment C - Site Geology
 - Attachment D - Site Geologic Map(s)
- Organized Sewage Collection System Plan (TCEQ-0582)
 - Attachment A - SCS Engineering Design Report
 - Attachment B - Justification and Calculations for Deviation in Straight Alignment Without Manholes
 - Attachment C - Justification for Variance from Maximum Manhole Spacing
 - Attachment D – Calculations for Slopes for Flows Greater Than 10.0 Feet Per Second Site Plan
 - Final Plan and Profile Sheets
- Lift Station / Force Main System Application (TCEQ-0624) if applicable
 - Attachment A - Engineering Design Report
 - Site Plan
 - Final Plan and Profile Sheets
- Temporary Stormwater Section (TCEQ-0602)
 - Attachment A - Spill Response Actions
 - Attachment B - Potential Sources of Contamination
 - Attachment C - Sequence of Major Activities
 - Attachment D - Temporary Best Management Practices and Measures
 - Attachment E - Request to Temporarily Seal a Feature (if requested)
 - Attachment F - Structural Practices
 - Attachment G - Drainage Area Map
 - Attachment H - Temporary Sediment Pond(s) Plans and Calculations
 - Attachment I - Inspection and Maintenance for BMPs
 - Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices
- Agent Authorization Form (TCEQ-0599), if application submitted by agent
- Application Fee Form (TCEQ-0574)

- Check Payable to the "Texas Commission on Environmental Quality"
- Core Data Form (TCEQ-10400)

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I. Edwards Aquifer Application Cover Page

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: City of Georgetown Municipal Airport				2. Regulated Entity No.: RN 102140688			
3. Customer Name: City of Georgetown				4. Customer No.: CN 600412043			
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	Modification		Extension		Exception	
6. Plan Type: (Please circle/check one)	<input type="radio"/> WPAP	<input type="radio"/> CZP	<input checked="" type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT
7. Land Use: (Please circle/check one)	<input type="radio"/> Residential		<input checked="" type="radio"/> Non-residential		8. Site (acres):		2.151
9. Application Fee:	\$650		10. Permanent BMP(s):		Extended Detention		
11. SCS (Linear Ft.):	409		12. AST/UST (No. Tanks):		0		
13. County:	Williamson		14. Watershed:		Pecan Branch – 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.)	—	—	_1_
Region (1 req.)	—	—	_1_
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 _1_ 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.

JOSHUA A BARRON

Print Name of Customer/Authorized Agent



Signature of Customer/Authorized Agent

10/1/2025
Date

****FOR TCEQ INTERNAL USE ONLY****

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

II. Geologic Assessment



**Narrative Description of Site-Specific Geology for the
Approximately 3.4-Acre “Site 2” Tract Located at
the City of Georgetown Municipal Airport,
Georgetown, Williamson County, Texas**

Prepared for:

JAB Engineering, LLC

Prepared by:

**Cambrian
Environmental**

October 10, 2025

**NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY FOR THE
APPROXIMATELY 3.4-ACRE "SITE 2" TRACT LOCATED AT THE CITY OF
GEORGETOWN MUNICIPAL AIRPORT, GEORGETOWN, WILLIAMSON COUNTY,
TEXAS**

Prepared for:

JAB Engineering, LLC.
4500 Williams Drive
Suite 212-121
Georgetown, Texas 78633

Prepared by:

Craig Crawford, P.G.

Cambrian Environmental
4422 Pack Saddle Pass
Suite 204
Austin, Texas 78745

TX Geoscience Firm Registration #50484

As a licensed professional geoscientist, I attest that the contents of this report are complete and accurate to the best of my knowledge.



October 10, 2025

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: Craig Crawford, PG

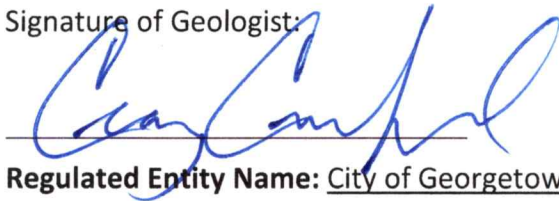
Telephone: 512.705.5541

Date: 10 October 2025

Fax: _____

Representing: Cambrian Environmental (TBPG # 50484) (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: City of Georgetown Municipal Airport (Site 2)

Project Information

1. Date(s) Geologic Assessment was performed: 3 October 2025

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)
Eckrant (EaD)	D	< 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" = 30'
 Site Geologic Map Scale: 1" = 30'
 Site Soils Map Scale (if more than 1 soil type): 1" = 500'
9. Method of collecting positional data:
 - ☒ Global Positioning System (GPS) technology.
 - ☐ Other method(s). Please describe method of data collection: _____
10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

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

Administrative Information

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



NARRATIVE DESCRIPTION OF SITE-SPECIFIC GEOLOGY FOR THE APPROXIMATELY 3.4-ACRE “SITE 2” TRACT LOCATED AT THE CITY OF GEORGETOWN MUNICIPAL AIRPORT, GEORGETOWN, WILLIAMSON COUNTY, TEXAS

INTRODUCTION

This narrative Geologic Assessment accompanies the Texas Commission on Environmental Quality (TCEQ) Geologic Assessment Form TCEQ-0585 completed for the approximately 3.4-acre “Site 2” tract located at City of Georgetown Municipal Airport in Georgetown, Williamson County, Texas (see Figure 1). At the time of the pedestrian survey the property consisted of an undeveloped parcel, but is surrounded by multiple structures and paved surfaces associated with the airport facility.

METHODOLOGY

A Cambrian Environmental Registered Professional Geoscientist (License # 10791) and a karst technician conducted a site visit and survey for this Geologic Assessment on the 3rd of October 2025. The pedestrian survey was completed by walking parallel transects spaced approximately 50 feet apart as directed by the TCEQ in the Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones (Rev. 10-01-04). Closer spacing was used where vegetation inhibited clear observation. All potential karst features, including depressions, holes, and animal burrows, were carefully examined for evidence of subsurface extent. A number of techniques were used for this effort, including probing with a digging implement to determine the thickness and consistency of fill material and feeling for the presence of air flow, which may indicate the presence of a sub-surface void space. Other techniques included making observations of any notable characteristics of the feature site such as the presence of various types of vegetation or a semi-circular burrow mound produced by the activities of small mammals. The locations of any discovered features were recorded with a handheld GPS unit and were also marked on-site with pink flagging tape. The survey conducted also was done in support of required due diligence activities as called for under the City of Georgetown Edwards Aquifer Recharge Zone Water Quality Ordinance.

RESULTS

Soils

Soils mapped on the property consist of the Eckrant cobbly clay (EaD) series soils¹ (see Figure 2). The Eckrant series soils are within the “D” classification of the hydrologic soil groups. Type “D” soils have a very slow infiltration rate (i.e. very high runoff potential) when thoroughly wet. Typically, the surface layer is about 13 inches thick. The upper part is dark grayish brown to dark brown cobbly clay. The underlying material is coarsely fractured indurated limestone.

¹ United States Department of Agriculture, Natural Resource Conservation Service. Online Web Soil Survey, Williamson County, Texas. <http://websoilsurvey.sc.egov.usda.gov/>

Geology

The bedrock lithology underlying the site consists of the Georgetown Limestone (see Figure 3). The geology of the property has been mapped most recently at a useful scale by Collins (2005) and we find his interpretation of the geology to be generally accurate.² Additionally, the project site is located entirely within the Edwards Aquifer Recharge Zone.

Recharge into the aquifer primarily occurs in areas where the Edwards Group and upper confining units (such as the Georgetown Limestone) are exposed at the surface. Most recharge is from direct infiltration via precipitation and streamflow loss. Recharge occurs predominantly along secondary porosity features such as faults, fractures, and karst features (caves, solution cavities, sinkholes, etc.). Karst features are commonly formed along joints, fractures, and bedding plane surfaces in the Edwards Group. No faults are mapped within the project area, and none were directly observed during the pedestrian survey.

Feature Descriptions

No geologic or man-made features were identified during the pedestrian survey. Additionally, a review of the Texas Water Development Board's online Groundwater Data Viewer did not produce any results for any known wells located on this property.

Site Hydrogeologic Assessment

In the absence of discrete recharge features, the likelihood of significant recharge occurring within the project area and contributing to the main body of the aquifer is thought to be very low. Should any recharge/sensitive features be discovered during construction, they should be reported to TCEQ to determine the appropriate mitigation measures.

City of Georgetown Salamander Ordinance

No springs or streams were identified on the tract during the pedestrian survey, and therefore no occupied site protection, or spring or stream buffer protection measures will be required for the property. No 100-year (or 1%) floodplain is present on this site. All regulated activities within the recharge zone must follow water quality best management practices, and development of the property will need to comply with the water quality protection measures as outlined in Section 8 of the Ordinance.

² Collins, E.W., 2005, Geologic Map of the West Half of the Taylor 30x60 Quadrangle: Central Texas Urban Corridor, Encompassing Round Rock, Georgetown, Salado, Briggs, Liberty Hill, and Leander. Bureau of Economic Geology, The University of Texas at Austin. Austin, Texas 78713-8924.

Stratigraphic Column

*Gray shaded areas represent lithologies underlying the project area.

Period	Group	Stratigraphic Unit	Hydrologic Unit	Maximum Thickness (Feet)
Quaternary to Tertiary		Stream and river alluvium (Qal)	Overlying Units	70
		Terrace alluvium (Qt)		
		Older alluvium (QTa)		
Upper Cretaceous (Gulf Series)	Taylor	Taylor Clay (Ktl)	Confining Units	300
	Austin	Austin Chalk (Kau)		400
	Eagle Ford	Eagle Ford Shale (Kef)		60
	Washita	Buda Limestone (Kbu)		20
		Del Rio Clay (Kdr)		60
Lower Cretaceous (Comanche Series)	Fredericksburg	Georgetown Limestone (Kgt)	Edwards Aquifer	100
		Edwards Limestone (Ked)		120
		Comanche Peak Formation (Kc)		50
	Trinity	Walnut Formation (Kw)	Confining Unit	140
		Upper Glen Rose Limestone (Kgru)	Upper Trinity Aquifer	200





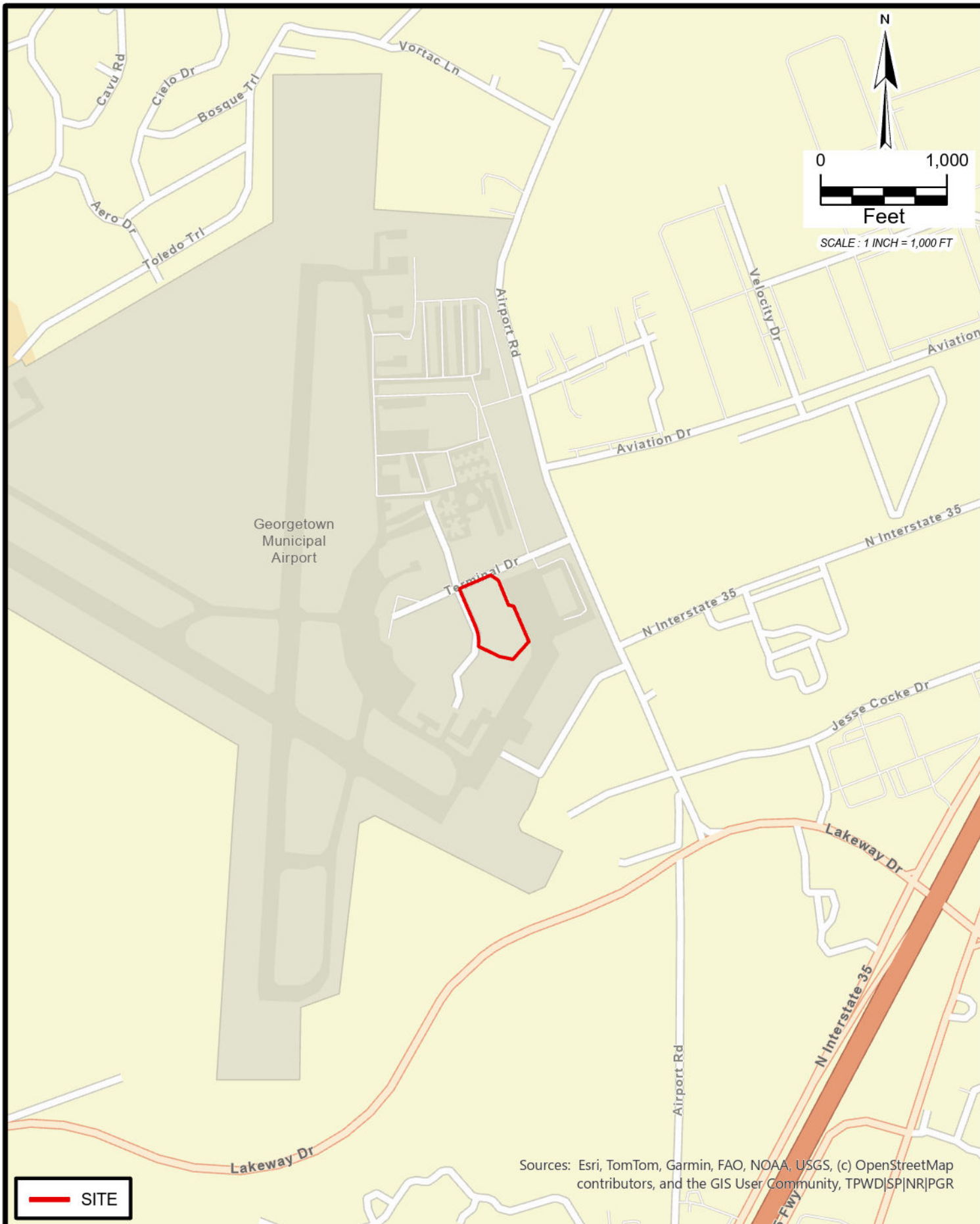
Photo 1. View of the “Site 2” tract.



Photo 2. View of the “Site 2” tract.



Photo 3. View of the “Site 2” tract.



GEORGETOWN AIRPORT SITE 2
GEORGETOWN, WILLIAMSON COUNTY, TEXAS
SITE LOCATION MAP

REVISIONS: _____ ISSUE DATE: _____

PROJECT NO. _____

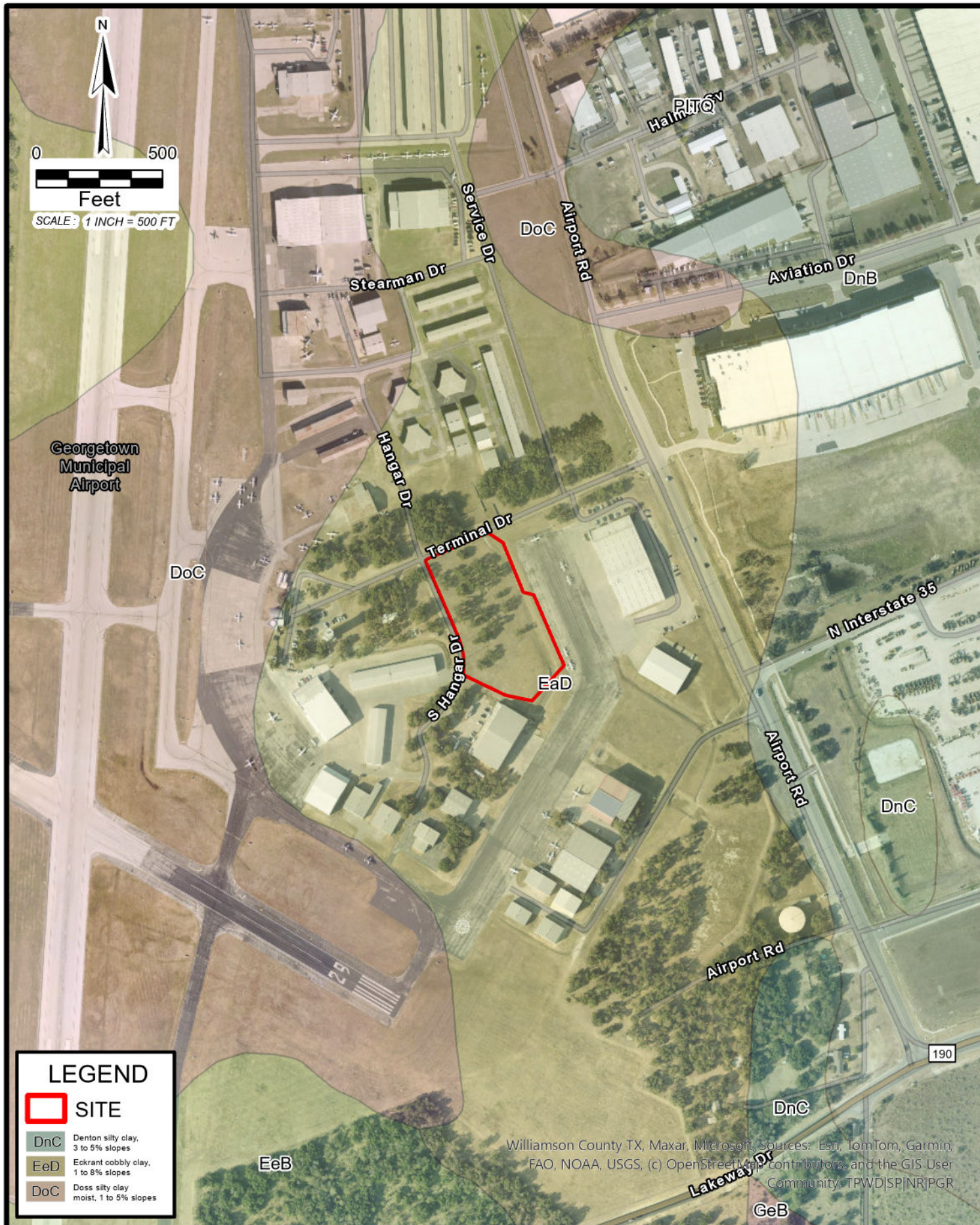
DATE: October 2025

DRAWN: RCP

DESIGNER: _____

CHECKED: CC

FIGURE 1



LEGEND



SITE

- DnC Denton silty clay, 3 to 5% slopes
- EeD Eckrant cobbly clay, 1 to 8% slopes
- DoC Doss silty clay moist, 1 to 5% slopes



GEORGETOWN AIRPORT SITE 2 GEORGETOWN, WILLIAMSON COUNTY, TEXAS SITE SOILS MAP

REVISIONS:

ISSUE DATE:

PROJECT NO.

DATE: October 2025


DESIGNER: RCP

DRAWN: RCP

CHECKED: CC

FIGURE 2





Cambrian

GEORGETOWN AIRPORT SITE 2
SITE GEOLOGIC MAP
GEORGETOWN, WILLIAMSON COUNTY, TEXAS

PROJECT NO:
DATE: October 2025
DRAWN: RCP CHECKED: CC

Figure
3

III. General Information Form

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.

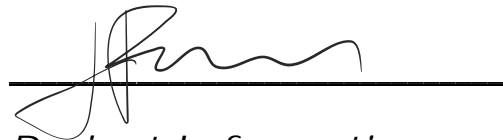
Signature

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: Joshua A. Baran

Date: 10/1/2025

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: City of Georgetown Municipal Airport

2. County: Williamson

3. Stream Basin: Pecan Branch

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

5. Edwards Aquifer Zone:

☒ Recharge Zone

☐ Transition Zone

6. Plan Type:

☐ WPAP

☒ SCS

☐ Modification

☐ AST

☐ UST

☐ Exception Request

7. Customer (Applicant):

Contact Person: Eric Johnson

Entity: City of Georgetown

Mailing Address: 300 Industrial #1

City, State: Georgetown, TX

Zip: 78626

Telephone: 512-869-3555

FAX: _____

Email Address: eric.johnson@georgetowntexas.gov

8. Agent/Representative (If any):

Contact Person: Joshua A. Baran

Entity: JAB Engineering, LLC

Mailing Address: 4500 Williams Drive, Ste. 212-121

City, State: Georgetown, TX

Zip: 78633

Telephone: 512-779-7414

FAX: _____

Email Address: josh.baran@jabeng.com

9. Project Location:

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

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

At the southeast intersection of Terminal Drive with S Hangar Drive, inside the City of Georgetown Municipal Airport

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

☒ Survey staking will be completed by this date: 10/1/2025

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and
- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

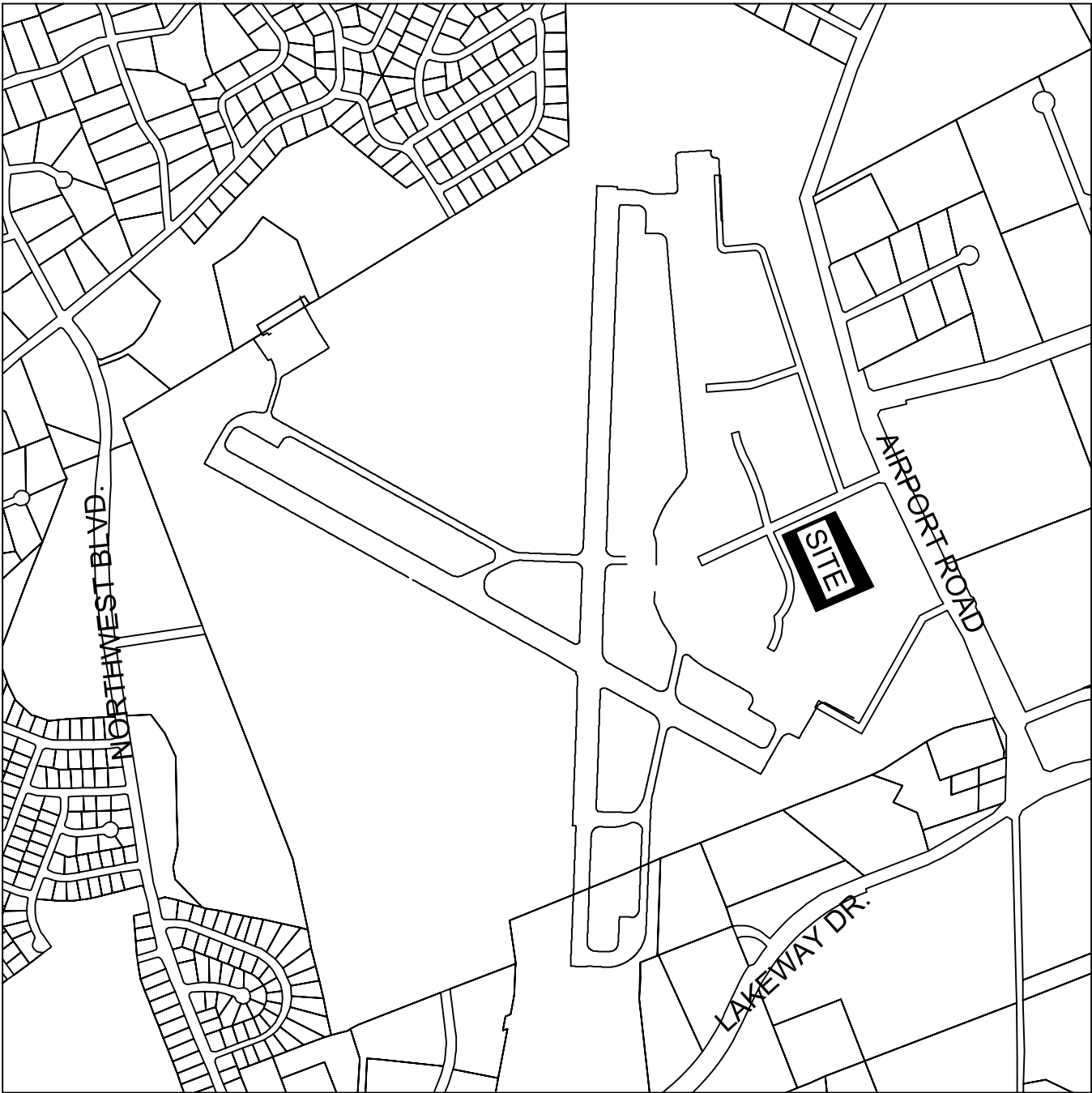
Administrative Information

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

- ☐ For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - ☒ For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - ☐ For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - ☐ A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - ☐ A request for an extension to a previously approved plan.
19. ☒ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- ☒ TCEQ cashier
 - ☐ Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - ☐ San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. ☒ No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

Attachment A

Road Map



SCALE: 1" = 1000'

Attachment B

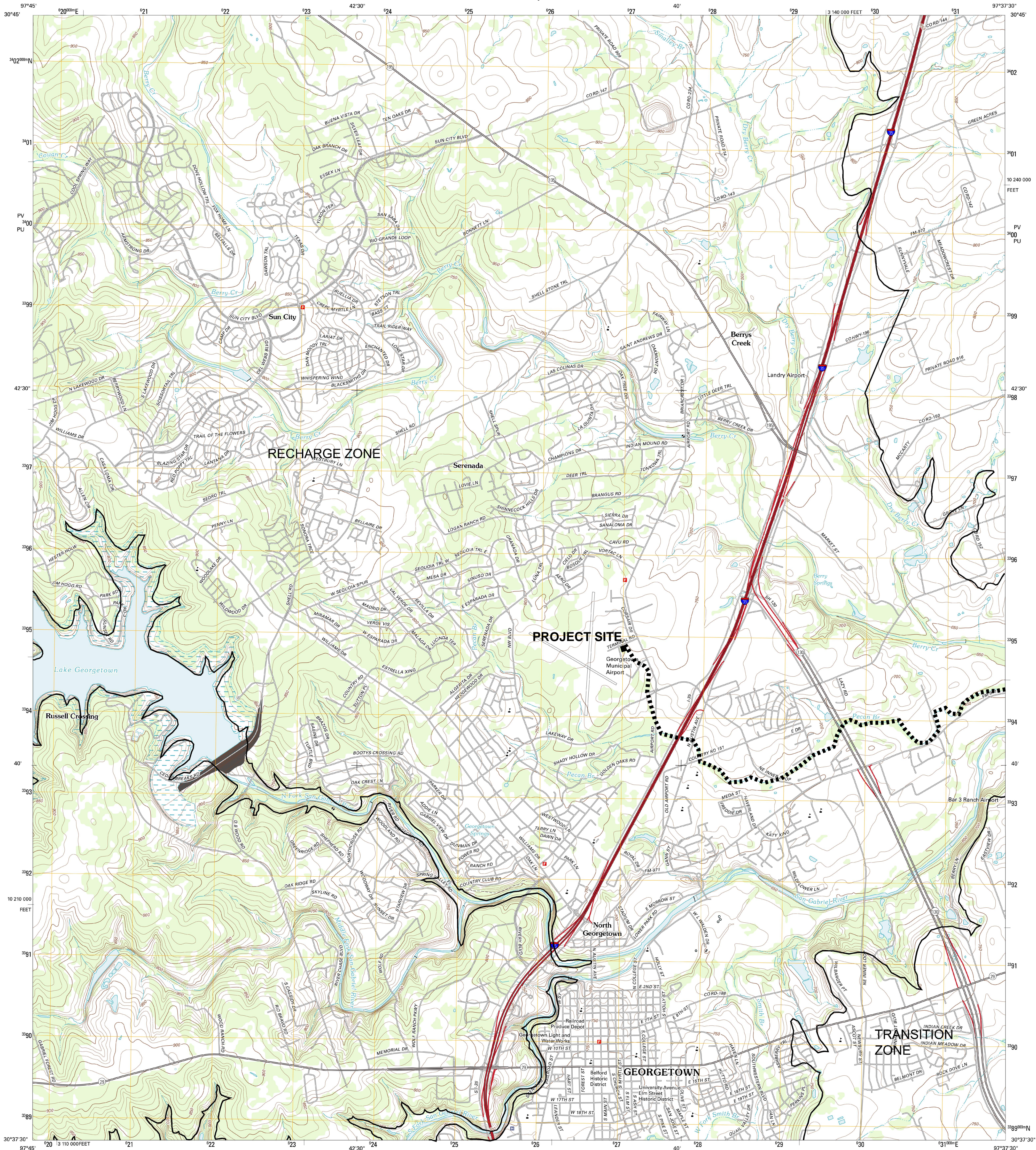
USGS Map



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

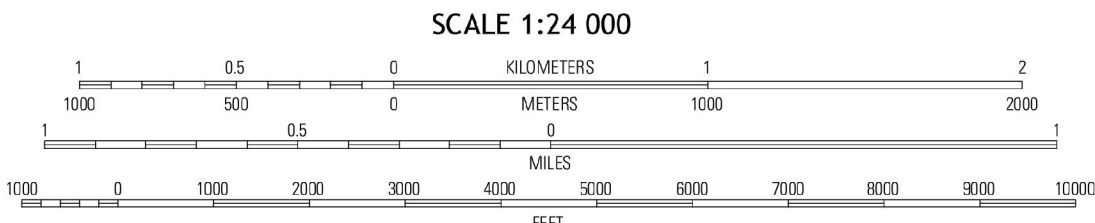
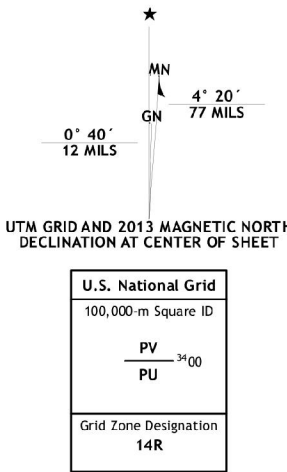


GEORGETOWN QUADRANGLE
TEXAS-WILLIAMSON CO.
7.5-MINUTE SERIES



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

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

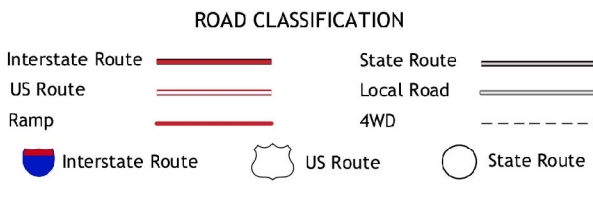


This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product's draft version 0.6.7



Fluence	Cobb	Jamill
Landier	Georgetown	Weir
Landier	Round	Hutto

ADJOINING 7.5 QUADRANGLES



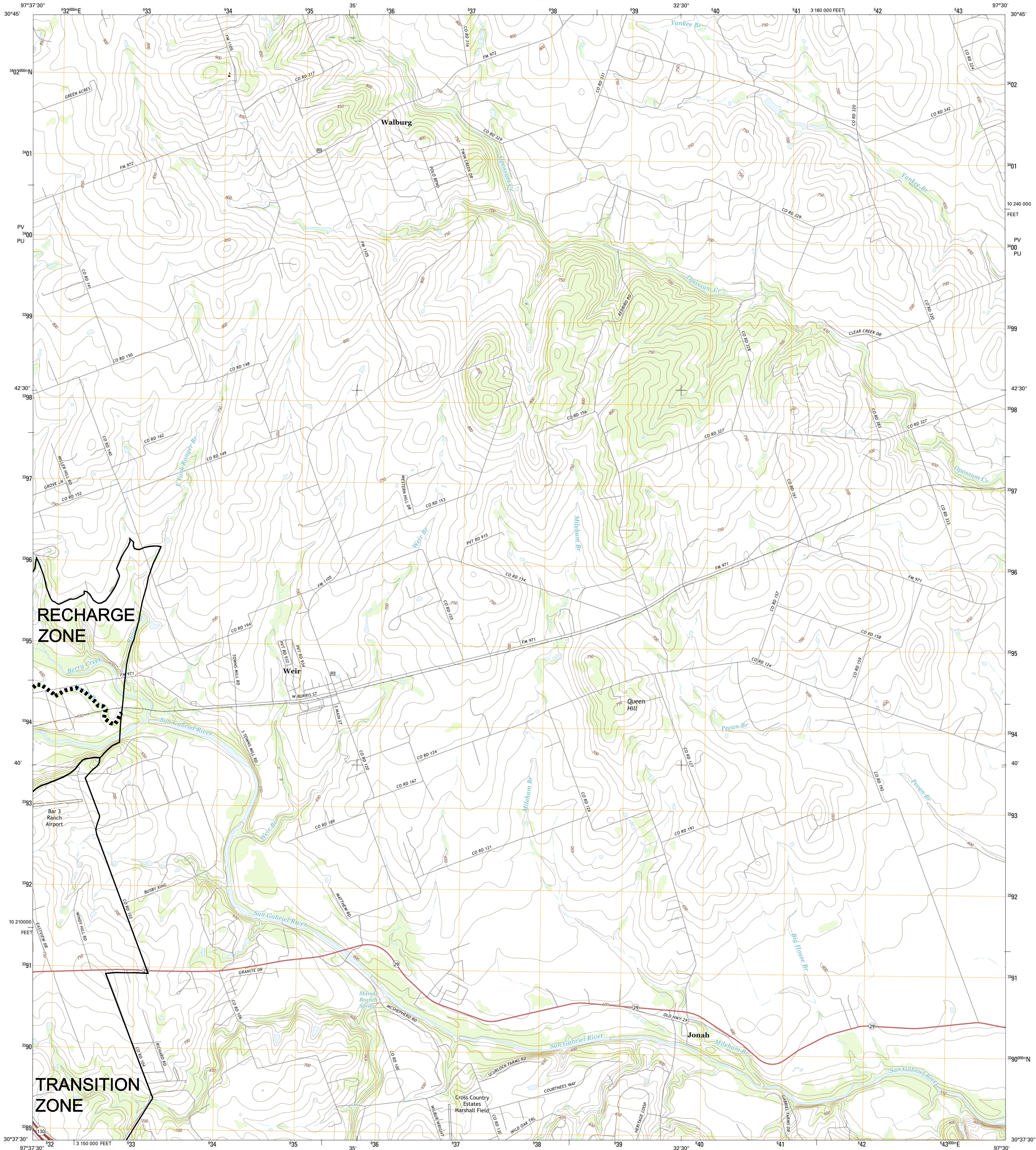
GEORGETOWN, TX
2013



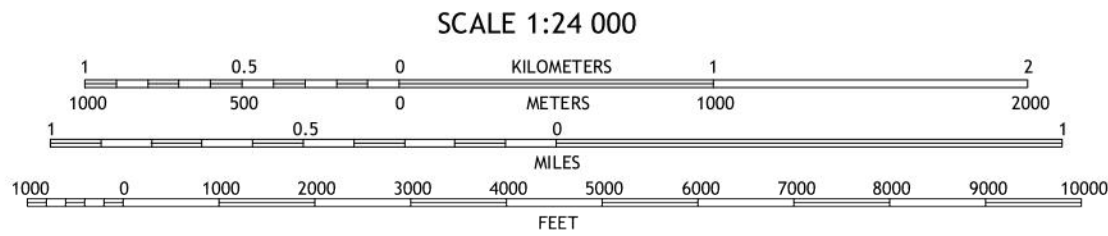
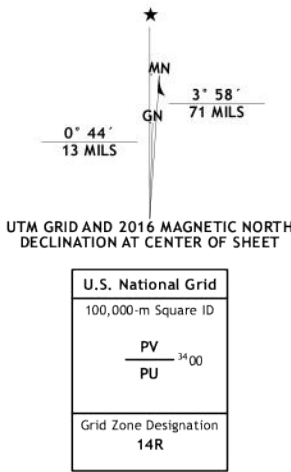
U.S. DEPARTMENT OF THE INTERIOR
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WEIR QUADRANGLE
TEXAS-WILLIAMSON CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 14R
10 000-foot ticks: Texas Coordinate System of 1983 (central
zone)
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NADs October 2014
Roads.....U.S. Census Bureau, 2014 - 2015
Names.....GNIS, 2015
Hydrography.....National Hydrography Dataset, 2014
Contours.....National Elevation Dataset, 2004
Boundaries.....Multiple sources; see metadata file 1972 - 2015
Wetlands.....FWS National Wetlands Inventory 1977 - 2014



This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.19



1	2	3
4	5	6
7	8	9

ADJOINING QUADRANGLES

WEIR, TX
2016



Attachment C

PROJECT DESCRIPTION

The proposed development known as City of Georgetown Airport Site 2 (the “development”), located at 101 S Hangar Drive, Georgetown, Williamson County, Texas 78628 will be constructed on 2.151 acre lease out of a 598.39 acre tract to the City of Georgetown, Vol. 312, Page 121, Official Public Records of Williamson County, Texas, all of which is located in the City of Georgetown City Limits.

The development is located in the Pecan Branch Watershed which contributes to the San Gabriel River. The site is currently vacant land and is proposed to be Airport Hangars. The Hangar configuration consists of 4 separate buildings with a total of 12 hangar units. The proposed development will include parking, airport taxilanes, stormwater drainage, water service, wastewater service, and associated appurtenances.

The permanent BMP is an existing Extended Detention facility that is already approved by WPAP.

IV. Organized Sewage Collection System Plan Application

Organized Sewage Collection System Application

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(c), 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.

Regulated Entity Name: City of Georgetown Municipal Airport

1. ☒ Attachment A – SCS Engineering Design Report. This Engineering Design Report is provided to fulfill the requirements of 30 TAC Chapter 217, including 217.10 of Subchapter A, §§217.51 – 217.70 of Subchapter C, and Subchapter D as applicable, and is required to be submitted with this SCS Application Form.

Customer Information

2. The entity and contact person responsible for providing the required engineering certification of testing for this sewage collection system upon completion (including private service connections) and every five years thereafter to the appropriate TCEQ region office pursuant to 30 TAC §213.5(c) is:

Contact Person: Eric Johnson

Entity: City of Georgetown

Mailing Address: 300 Industrial #1

City, State: Georgetown, TX

Zip: 78626

Telephone: 512-869-3555

Fax: _____

Email Address: eric.johnson@georgetowntexas.gov

The appropriate regional office must be informed of any changes in this information within 30 days of the change.

3. The engineer responsible for the design of this sewage collection system is:

Contact Person: Joshua A. Baran

Texas Licensed Professional Engineer's Number: 109242

Entity: JAB Engineering, LLC

Mailing Address: 4500 Williams Drive, Ste. 212-121

City, State: Georgetown, TX

Zip: 78633

Telephone: 512-779-7414

Fax: _____

Email Address: josh.baran@jabeng.com

Project Information

4. Anticipated type of development to be served (estimated future population to be served, plus adequate allowance for institutional and commercial flows):

- ☐ Residential: Number of single-family lots: _____
☐ Multi-family: Number of residential units: _____
☐ Commercial
☒ Industrial
☐ Off-site system (not associated with any development)
☐ Other: _____

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

<u>100</u> % Domestic	<u>1,400</u> gallons/day
_____% Industrial	____ gallons/day
_____% Commingled	____ gallons/day
Total gallons/day: <u>1,400</u>	

6. Existing and anticipated infiltration/inflow is 100 gallons/day. This will be addressed by: Infiltration / Inflow ("I/I") is to be minimized, and all sewer lines will be tested in accordance with 30 TAC 317.2(A)(4) as specified by the TCEQ. Only a few hundred square feet is subject to drainage basin. The I/I is rounded up to 100 gallons/day.

7. A Water Pollution Abatement Plan (WPAP) is required for construction of any associated commercial, industrial or residential project located on the Recharge Zone.

- ☒ The WPAP application for this development was approved by letter dated November 17, 1992. A copy of the approval letter is attached.
☐ The WPAP application for this development was submitted to the TCEQ on _____, but has not been approved.
☐ A WPAP application is required for an associated project, but it has not been submitted.
☐ There is no associated project requiring a WPAP application.

8. Pipe description:

Table 1 - Pipe Description

<i>Pipe Diameter(Inches)</i>	<i>Linear Feet (1)</i>	<i>Pipe Material (2)</i>	<i>Specifications (3)</i>
8"	409	SDR-26 PVC	ASTM D3034

Total Linear Feet: 409

(1) Linear feet - Include stub-outs and double service connections. Do not include private service laterals.

- (2) Pipe Material - If PVC, state SDR value.
- (3) Specifications - ASTM / ANSI / AWWA specification and class numbers should be included.
9. The sewage collection system will convey the wastewater to the Georgetown Utility Systems - Pecan Branch (name) Treatment Plant. The treatment facility is:
- ☒ Existing
☐ Proposed
10. All components of this sewage collection system will comply with:
- ☒ The City of Georgetown standard specifications.
☐ Other. Specifications are attached.
11. ☒ No force main(s) and/or lift station(s) are associated with this sewage collection system.
☐ A force main(s) and/or lift station(s) is associated with this sewage collection system and the Lift Station/Force Main System Application form (TCEQ-0624) is included with this application.

Alignment

12. ☒ There are no deviations from uniform grade in this sewage collection system without manholes and with open cut construction.
13. ☒ There are no deviations from straight alignment in this sewage collection system without manholes.
- ☐ Attachment B - Justification and Calculations for Deviation in Straight Alignment without Manholes. A justification for deviations from straight alignment in this sewage collection system without manholes with documentation from pipe manufacturer allowing pipe curvature is attached.
- ☐ For curved sewer lines, all curved sewer line notes (TCEQ-0596) are included on the construction plans for the wastewater collection system.

Manholes and Cleanouts

14. ☒ Manholes or clean-outs exist at the end of each sewer line(s). These locations are listed below: (Please attach additional sheet if necessary)

Table 2 - Manholes and Cleanouts

<i>Line</i>	<i>Shown on Sheet</i>	<i>Station</i>	<i>Manhole or Clean-out?</i>
A1	5 Of 22	5+09.30	Manhole
	Of		
	Of		
	Of		
	Of		
	Of		

<i>Line</i>	<i>Shown on Sheet</i>	<i>Station</i>	<i>Manhole or Clean-out?</i>
	Of		
	Of		
	Of		
	Of		

15. ☒ Manholes are installed at all Points of Curvature and Points of Termination of a sewer line.

16. ☒ The maximum spacing between manholes on this project for each pipe diameter is no greater than:

Pipe Diameter (inches)	Max. Manhole Spacing (feet)
6 - 15	500
16 - 30	800
36 - 48	1000
≥54	2000

☐ Attachment C – Justification for Variance from Maximum Manhole Spacing. The maximum spacing between manholes on this project (for each pipe diameter used) is greater than listed in the table above. A justification for any variance from the maximum spacing is attached, and must include a letter from the entity which will operate and maintain the system stating that it has the capability to maintain lines with manhole spacing greater than the allowed spacing.

17. ☐ All manholes will be monolithic, cast-in-place concrete.

☒ The use of pre-cast manholes is requested for this project. The manufacturer's specifications and construction drawings, showing the method of sealing the joints, are attached.

Site Plan Requirements

Items 18 - 25 must be included on the Site Plan.

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

Site Plan Scale: 1" = 30'.

19. ☒ The Site Plan must include the sewage collection system general layout, including manholes with station numbers, and sewer pipe stub outs (if any). Site plan must be overlain by topographic contour lines, using a contour interval of not greater than ten feet and showing the area within both the five-year floodplain and the 100-year floodplain of any drainage way.

20. Lateral stub-outs:

☒ The location of all lateral stub-outs are shown and labeled.

- ☐ No lateral stub-outs will be installed during the construction of this sewer collection system.

21. Location of existing and proposed water lines:

- ☒ The entire water distribution system for this project is shown and labeled.
☐ If not shown on the Site Plan, a Utility Plan is provided showing the entire water and sewer systems.
☐ There will be no water lines associated with this project.

22. 100-year floodplain:

- ☒ After construction is complete, no part of this project will be in or cross a 100-year floodplain, either naturally occurring or manmade. (Do not include streets or concrete-lined channels constructed above of sewer lines.)
☐ After construction is complete, all sections located within the 100-year floodplain will have water-tight manholes. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 3 - 100-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to
	of	to
	of	to
	of	to

23. 5-year floodplain:

- ☒ After construction is complete, no part of this project will be in or cross a 5-year floodplain, either naturally occurring or man-made. (Do not include streets or concrete-lined channels constructed above sewer lines.)
☐ After construction is complete, all sections located within the 5-year floodplain will be encased in concrete or capped with concrete. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 4 - 5-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to
	of	to
	of	to
	of	to

24. ☒ Legal boundaries of the site are shown.

25. ☒ The *final plans and technical specifications* are submitted for the TCEQ's review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.

Items 26 - 33 must be included on the Plan and Profile sheets.

26. ☒ All existing or proposed water line crossings and any parallel water lines within 9 feet of sewer lines are listed in the table below. These lines must have the type of pressure rated pipe to be installed shown on the plan and profile sheets. Any request for a variance from the required pressure rated piping at crossings must include a variance approval from 30 TAC Chapter 290.

☐ There will be no water line crossings.

☒ There will be no water lines within 9 feet of proposed sewer lines.

Table 5 - Water Line Crossings

<i>Line</i>	<i>Station or Closest Point</i>	<i>Crossing or Parallel</i>	<i>Horizontal Separation Distance</i>	<i>Vertical Separation Distance</i>
A1	3+08.74	Crossing		2.64'

27. Vented Manholes:

- ☒ No part of this sewer line is within the 100-year floodplain and vented manholes are not required by 30 TAC Chapter 217.
- ☐ A portion of this sewer line is within the 100-year floodplain and vented manholes will be provided at less than 1500 foot intervals. These water-tight manholes are listed in the table below and labeled on the appropriate profile sheets.
- ☐ A portion of this sewer line is within the 100-year floodplain and an alternative means of venting shall be provided at less than 1500 feet intervals. A description of the alternative means is described on the following page.
- ☐ A portion of this sewer line is within the 100-year floodplain; however, there is no interval longer than 1500 feet located within. No vented manholes will be used.

Table 6 - Vented Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

28. Drop manholes:

- ☒ There are no drop manholes associated with this project.
- ☐ Sewer lines which enter new or existing manholes or "manhole structures" higher than 24 inches above the manhole invert are listed in the table below and labeled on the appropriate profile sheets. These lines meet the requirements of 30 TAC §217.55(l)(2)(H).

Table 7 - Drop Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

29. Sewer line stub-outs (For proposed extensions):

- ☐ The placement and markings of all sewer line stub-outs are shown and labeled.
- ☒ No sewer line stub-outs are to be installed during the construction of this sewage collection system.

30. Lateral stub-outs (For proposed private service connections):

- ☒ The placement and markings of all lateral stub-outs are shown and labeled.
- ☐ No lateral stub-outs are to be installed during the construction of this sewage collection system.

31. Minimum flow velocity (From Appendix A)

- ☒ Assuming pipes are flowing full; all slopes are designed to produce flows equal to or greater than 2.0 feet per second for this system/line.

32. Maximum flow velocity/slopes (From Appendix A)

- ☒ Assuming pipes are flowing full, all slopes are designed to produce maximum flows of less than or equal to 10 feet per second for this system/line.
- ☐ Attachment D – Calculations for Slopes for Flows Greater Than 10.0 Feet per Second. Assuming pipes are flowing full, some slopes produce flows which are greater than 10 feet per second. These locations are listed in the table below. Calculations are attached.

Table 8 - Flows Greater Than 10 Feet per Second

<i>Line</i>	<i>Profile Sheet</i>	<i>Station to Station</i>	<i>FPS</i>	<i>% Slope</i>	<i>Erosion/Shock Protection</i>

33. Assuming pipes are flowing full, where flows are ≥ 10 feet per second, the provisions noted below have been made to protect against pipe displacement by erosion and/or shock under 30 TAC §217.53(l)(2)(B).

- ☐ Concrete encasement shown on appropriate Plan and Profile sheets for the locations listed in the table above.
- ☐ Steel-reinforced, anchored concrete baffles/retards placed every 50 feet shown on appropriate Plan and Profile sheets for the locations listed in the table above.
- ☒ N/A

Administrative Information

34. ☒ The final plans and technical specifications are submitted for TCEQ review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.
35. ☒ Standard details are shown on the detail sheets, which are dated, signed, and sealed by the Texas Licensed Professional Engineer, as listed in the table below:

Table 9 - Standard Details

<i>Standard Details</i>	<i>Shown on Sheet</i>
Lateral stub-out marking [Required]	12 of 22
Manhole, showing inverts comply with 30 TAC §217.55(l)(2) [Required]	12 of 22
Alternate method of joining lateral to existing SCS line for potential future connections [Required]	12 of 22
Typical trench cross-sections [Required]	12 of 22
Bolted manholes [Required]	12 of 22
Sewer Service lateral standard details [Required]	12 of 22
Clean-out at end of line [Required, if used]	12 of 22
Baffles or concrete encasement for shock/erosion protection [Required, if flow velocity of any section of pipe >10 fps]	of
Detail showing Wastewater Line/Water Line Crossing [Required, if crossings are proposed]	12 of 22
Mandrel detail or specifications showing compliance with 30 TAC §217.57(b) and (c) [Required, if Flexible Pipe is used]	12 of 22

<i>Standard Details</i>	<i>Shown on Sheet</i>
Drop manholes [Required, if a pipe entering a manhole is more than 24 inches above manhole invert]	of

36. ☒ All organized sewage collection system general construction notes (TCEQ-0596) are included on the construction plans for this sewage collection system.
37. ☒ All proposed sewer lines will be sufficiently surveyed/staked to allow an assessment prior to TCEQ executive director approval. If the alignments of the proposed sewer lines are not walkable on that date, the application will be deemed incomplete and returned.
- ☐ Survey staking was completed on this date: _____
38. ☒ 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.
39. ☒ Any modification of this SCS application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

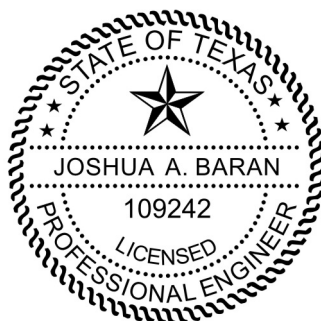
Signature

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 Organized Sewage Collection System Application is hereby submitted for TCEQ review and executive director approval. The system was designed in accordance with the requirements of 30 TAC §213.5(c) and 30 TAC §217 and prepared by:


Print Name of Licensed Professional Engineer: Joshua A. Baran, P.E.

Date: 10/1/2025

Place engineer's seal here:



Signature of Licensed Professional Engineer:



Appendix A-Flow Velocity Table

Flow Velocity (Flowing Full) All gravity sewer lines on the Edwards Aquifer Recharge Zone shall be designed and constructed with hydraulic slopes sufficient to give a velocity when flowing full of not less than 2.0 feet per second, and not greater than 10 feet per second. The grades shown in the following table are based on Manning's formula and an n factor of 0.013 and shall be the minimum and maximum acceptable slopes unless provisions are made otherwise.

Table 10 - Slope Velocity

<i>Pipe Diameter(Inches)</i>	<i>% Slope required for minimum flow velocity of 2.0 fps</i>	<i>% Slope which produces flow velocity of 10.0 fps</i>
6	0.50	12.35
8	0.33	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.11	2.83
21	0.09	2.30
24	0.08	1.93
27	0.06	1.65
30	0.055	1.43
33	0.05	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*

**For lines larger than 39 inches in diameter, the slope may be determined by Manning's formula (as shown below) to maintain a minimum velocity greater than 2.0 feet per second when flowing full and a maximum velocity less than 10 feet per second when flowing full.*

$$v = \frac{1.49}{n} \times R_h^{0.67} \times \sqrt{S}$$

Figure 1 - Manning's Formula

Where:

v = velocity (ft/sec)
 n = Manning's roughness coefficient (0.013)
 R_h = hydraulic radius (ft)
 S = slope (ft/ft)

SITE DEVELOPMENT PLAN (2025-66-SDP)
GEORGETOWN AIRPORT SITE 2
AT
101 S HANGAR DRIVE
GEORGETOWN, TX 78628

OWNER:

CITY OF GEORGETOWN
500 TERMINAL DRIVE
GEORGETOWN, TX 78628

DEVELOPER:

VISION 360 DEVELOPMENT
C/O BRIAN BIRDWELL
109 E. 8TH STREET, STE. 200
GEORGETOWN, TEXAS 78626
[TEL] (512) 785-7087
brian@vision360dev.com

UTILITY SERVICE PROVIDERS:

SANITARY SEWER, WATER, STORM
SEWER, ELECTRIC
GEORGETOWN UTILITY SYSTEMS
300-1 INDUSTRIAL AVENUE
GEORGETOWN, TX 78626
[TEL] (512) 930-3555
WWW.GEORGETOWN.ORG

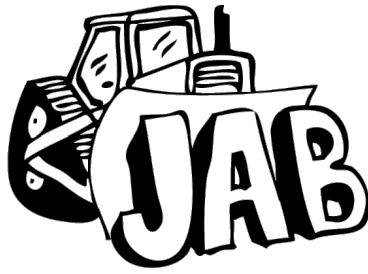
GAS
ATMOS ENERGY
3110 N IH 35
ROUND ROCK, TX 78681
[TEL] (512) 419-8822
WWW.ATMOSENERGY.COM

SURVEYOR:

FOREST SURVEYING & MAPPING COMPANY
WILLIAM F. FOREST, JR.
1002 ASH STREET
GEORGETOWN, TEXAS
[TEL] (512) 930-5927
info@forestsurveying.com

CIVIL ENGINEER/ APPLICANT

JAB ENGINEERING, LLC.
Joshua A. Baran, P.E.
4500 WILLIAMS DRIVE, SUITE 212-121
GEORGETOWN, TEXAS 78633
[TEL] (512) 779-7414
josh.baran@jabeng.com



LEGAL DESCRIPTION:

2.151 ACRE LEASE AREA OUT OF A 598.39 ACRE TRACT TO THE CITY OF GEORGETOWN,
VOLUME 312, PAGE 121, SITUATED IN THE DAVID WRIGHT SURVEY, ABSTRACT NO. 13,
WILLIAMSON COUNTY, TEXAS

FLOODPLAIN NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE "X". AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE
RATE MAP NO. 48491C0291F, DATED DECEMBER 20, 2019 (WILLIAMSON COUNTY AND
INCORPORATED AREAS).

ZONING NOTE:

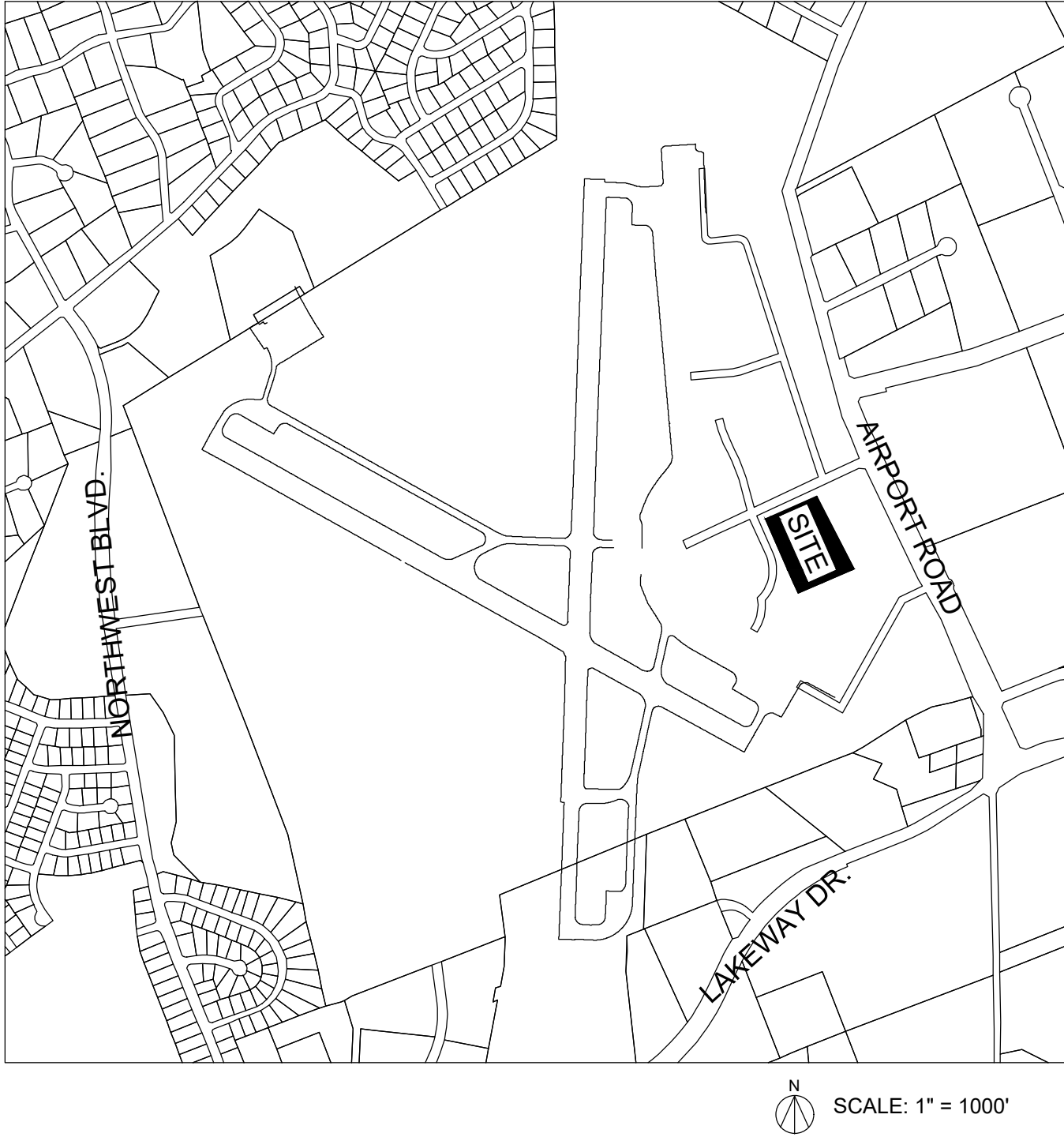
THIS SITE IS LOCATED WITHIN THE CITY LIMITS OF GEORGETOWN.
ZONING CLASSIFICATION: PUD ORD 2005-75 (BASE ZONING INDUSTRIAL)

PROPOSED USE:

HANGARS

SITE PLAN NOTES:

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE
CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY
IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT
PERMIT.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED
DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS
AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER
APPLICABLE CITY STANDARDS.
- THIS SITE PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE
INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE
PLAN.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
- DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY
OF GEORGETOWN.
- OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
- SCREENING OF MECHANICAL EQUIPMENT AND PARKING SHALL COMPLY WITH
CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND
ARCHITECTURAL PLANS, AS APPLICABLE. NO DUMPSTERS ARE PROPOSED WITH THIS
DEVELOPMENT.
- THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS
SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
- ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE
MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
- A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT
APPLICATION.
- FIRE FLOW REQUIREMENTS OF 1,500 GALLONS PER MINUTE ARE BEING MET BY THIS
PLAN.
- ANY HERITAGE TREE AS NOTED ON THIS SITE PLAN IS SUBJECT, IN PERPETUITY, TO
THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED
DEVELOPMENT CODE.
- 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.
- THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN
EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
- THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY
REGULATIONS OF THE CITY OF GEORGETOWN.
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER
QUALITY REGULATIONS, WAS COMPLETED ON AUGUST 14, 2025. ANY SPRINGS AND
STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
- WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC
UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE
EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE
RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT
THE DISCRETION OF THE DEVELOPMENT ENGINEER.
- ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC
SECTION 13.06.



INITIAL SUBMITTAL DATE:

AUGUST 17, 2025

RE-SUBMITTAL DATE:

SHEET INDEX:

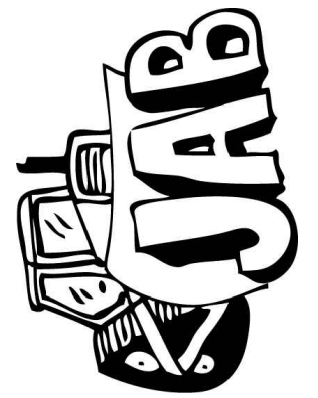
C.01	(1 OF 24)	COVER SHEET
SUR	(2 OF 24)	EXISTING SURVEY
C.03	(3 OF 24)	SITE PLAN
C.04	(4 OF 24)	UTILITY PLAN - WATER
C.05	(5 OF 24)	UTILITY PLAN - WASTEWATER
C.06	(6 OF 24)	GRADING PLAN
C.07	(7 OF 24)	E/S CONTROL PLAN
C.08	(8 OF 24)	GENERAL NOTES
C.09	(9 OF 24)	DETAILS
C.10	(10 OF 24)	DETAILS
C.11	(11 OF 24)	DETAILS
C.12	(12 OF 24)	DETAILS
C.13	(13 OF 24)	DRAINAGE PLAN / INFORMATION
C.14	(14 OF 24)	TCEQ NOTES
ASP	(15 OF 24)	ARCHITECTURAL - SITE PLAN
A1.1	(16 OF 24)	ARCHITECTURAL - FLOOR PLAN
A1.2	(17 OF 24)	ARCHITECTURAL - FLOOR PLAN
A2.1	(18 OF 24)	ARCHITECTURAL - ELEVATIONS
A2.2	(19 OF 24)	ARCHITECTURAL - ELEVATIONS
A2.4	(20 OF 24)	ARCHITECTURAL - ELEVATIONS
A2.3	(21 OF 24)	ARCHITECTURAL - ELEVATIONS
LP	(22 OF 24)	LIGHTING PLAN
L1	(23 OF 24)	LANDSCAPE PLAN
L2	(24 OF 24)	LANDSCAPE PLAN

IMPERVIOUS COVER CALCULATIONS	
TOTAL LEASE AREA	2.151 AC 93,718 SF
LIMITS OF CONSTRUCTION	3.428 AC 149,330 SF
BUILDING IMPERVIOUS COVER	36,200 SF
SIDEWALK IMPERVIOUS COVER	2,180 SF
PAVEMENT IMPERVIOUS COVER	46,252 SF
TOTAL IMPERVIOUS AREA PROPOSED (56.7%)	1.943 AC 84,632 SF

SITE INFORMATION	
ZONING	PUD (ORD 2005-75)
PROPOSED USE	HANGAR
BUILDING (SF)	36,200 SF
PARKING REQUIRED	0 SPACE
PARKING PROVIDED STANDARD HANDICAP / VAN ACCESSIBLE TOTAL	3 SPACES 1 SPACES 4 SPACES

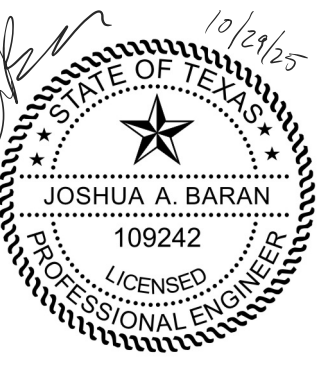


JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com



GEORGETOWN
AIRPORT
SITE 2
GEORGETOWN, TEXAS

COVER

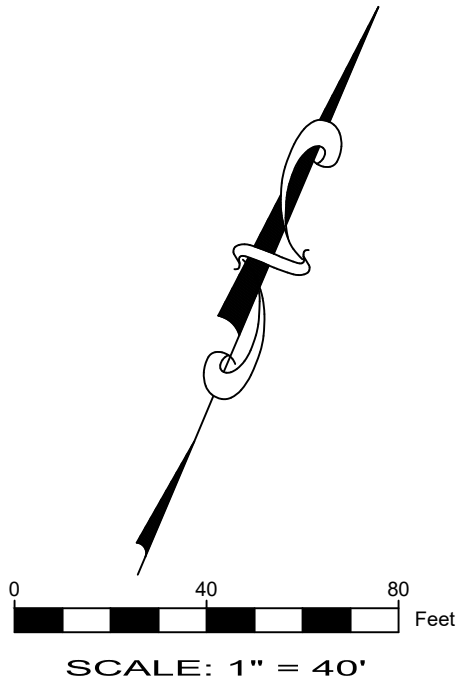


Project No.: 19010
Issued: 10/19/2025
Drawn By: JAB
Checked By: JAB

C.01

Sheet 1 OF 24
2025-66-SDP

Tree and Topography Survey
Vision 360 Development
Tract 1: 1.060 Acres
Tract 2: 1.082 Acres
Part of a 598.39 Acre tract to the City of Georgetown
Volume 312, Page 121
Sited in the David Wright Survey, Abstract No. 13
Williamson County, Texas
101 Hangar Drive, Georgetown, Texas 78628



Note:
The bearing basis for this survey is the
State Plane Coordinate System
NAD83, Texas Central Zone, (4203)
GEOID: 18
DATUM: NAVD88
CONVERGENCE: 1'22'09.75"

LEGEND

- POINT OF BEGINNING
POINT OF COMMENCEMENT
1/2" IRON PIN FOUND (STEEL PIN)
1/2" CAPPED IRON PIN SET "FOREST RPLS 1847"
CAPPED IRON PIN FOUND
COTTON GIN SPINDLE FOUND
BENCHMARK MONUMENT (COTTON SPINDLE SET)
FIBER OPTIC MARKER
TELEPHONE PEDESTAL
ELECTRIC POWER POLE
TELEPHONE POLE
GUY WIRE
WASTEWATER CLEANOUT
WASTEWATER MANHOLE
WATER VALVE
ICV WATER VALVE
WATER METER
WATER WELL
OVERHEAD ELECTRIC
OVERHEAD ELECTRIC TRANSMISSION
WATER LINE
CHAINLINK FENCE (approximate location)
SURVEY/ABSTRACT LINES
TRACT LINES
BOUNDARY LINES
() Denotes Record Information
All document references are in Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
P.R.W.C.T. Plat Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas

Record Line Table		
Line #	Bearing	Distance
(L1)	(N 06°33'42" E)	(39.09')
(L2)	(N 06°31'40" W)	(41.58')
(L3)	(N 15°28'01" W)	(31.59')
(L4)	(N 21°28'55" W)	(35.56')

Line Table		
Line #	Bearing	Distance
L1	N 06°25'15" E	39.28'
L2	N 06°24'53" W	41.45'
L3	N 15°29'27" W	31.57'
L4	N 21°34'59" W	35.55'

TREE TABLE				
TREE TAG	CALIPER (MULTI TRUNK)	SPECIES	PROTECTED	CRZ
10	31"	LIVE OAK	Y-H	31'
11	17"	LIVE OAK	Y	17'
12	10"	LIVE OAK	Y	10'
13	16"	LIVE OAK	Y	16'
14	25" (18",14")	TWIN LIVE OAK	Y	25'
15	16"	LIVE OAK	Y	16'
16	30" (21",18")	TWIN LIVE OAK	Y-H	30'
17	14" (10",8")	TWIN LIVE OAK	Y	14'
18	14"	LIVE OAK	Y	14'
19	14"	LIVE OAK	Y	14'
20	19" (13",12")	TWIN LIVE OAK	Y	19'
21	16"	LIVE OAK	Y	16'
22	11"	LIVE OAK	Y	11'
23	20"	LIVE OAK	Y	20'
24	22" (16",12")	TWIN LIVE OAK	Y	22'
25	24"	LIVE OAK	Y	24'
26	36"	LIVE OAK	Y	36'
27	17" (12",10")	TWIN LIVE OAK	Y	17'
28	14"	LIVE OAK	Y	14'
29	16"	LIVE OAK	Y	16'
30	12"	LIVE OAK	Y	12'
31	18"	LIVE OAK	Y	18'
32	11"	LIVE OAK	Y	11'
33	13"	LIVE OAK	Y	13'
34	28" (15",12",14")	TRIP LIVE OAK	Y-H	28'
35	28"	LIVE OAK	Y-H	28'
36	20"	LIVE OAK	Y	20'
37	22"	LIVE OAK	Y	22'
38	18"	LIVE OAK	Y	18'
39	21" (13",10",6")	TRIP LIVE OAK	Y	21'
40	16"	LIVE OAK	Y	16'
41	17"	LIVE OAK	Y	17'
42	16" (13",6")	TWIN LIVE OAK	Y	16'
43	17"	LIVE OAK	Y	17'
44	17"	LIVE OAK	Y	17'
45	17"	LIVE OAK	Y	17'

Note: Sketch of Survey showing a portion of the Georgetown Airport.

Standard Survey Note:
This survey has been completed without the benefit of an abstracted title. A current title commitment has not been provided to identify additional record easements which may be applicable. Restrictive covenants and other matters have not been researched as a part of this survey. See applicable restrictive covenants and local codes for applicable development limitations. Nothing in this survey is intended to express an opinion regarding ownership or title.

Survey Date July 22, 2025

William F. Forest, Jr. R.P.L.S. 1847



Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

Forest Surveying & Mapping Company
1002 Ash Street, Georgetown, Texas
Phone: (512) 930-5927
www.forestsurveying.com
TBPLS FIRM NO. 100020000

Drawing Date: July 23, 2025

Field Book/Page: 167-33

\\FSMSERVER\Projects\101 S Hangar Dr,
Georgetown\Drawing\BASE FILES

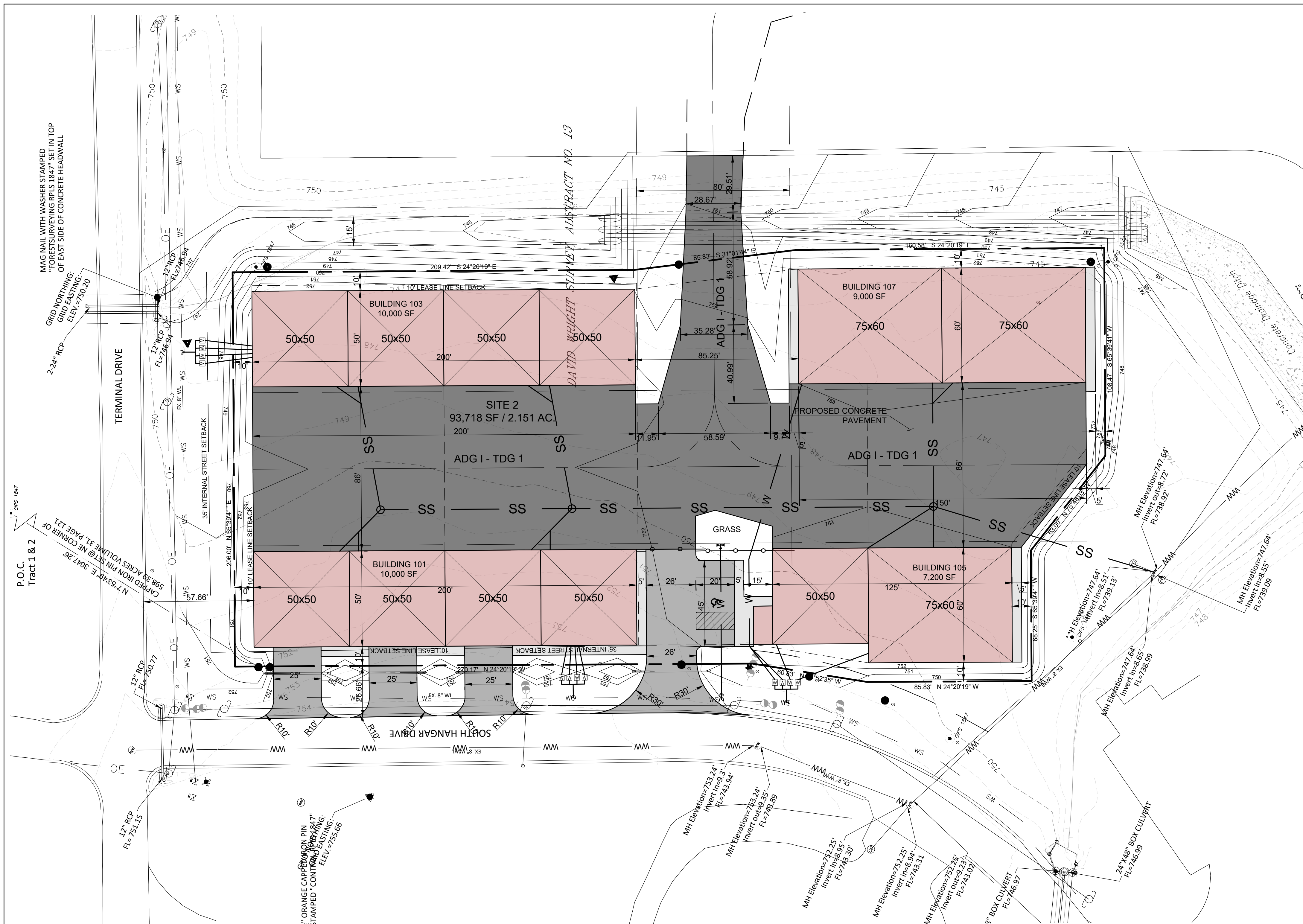
101 HANGAR DR GTOWN AP

LO:101 HANGAR DR.

Forest Surveying & Mapping Co. © 2025

2025-66-SDP

SHEET 2 OF 24



NOTES:

1. WATER AND WASTEWATER SERVICE TO BE PROVIDED BY THE CITY OF GEORGETOWN.
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14'-0" VERTICAL CLEARANCE AND MAXIMUM SLOPE OF 15% IN ANY DIRECTION.
3. ALL PARKING SPACES SHALL HAVE A 7'-0" VERTICAL CLEARANCE.
4. EVERY HANDICAP ACCESSIBLE PARKING SPOT SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN THE UDC, 3108(C) AND ANSI A117.1-1998-4.6.2. (SEE DETAIL). REFER TO ARCHITECTURAL ADA SHEET FOR MORE INFORMATION.
5. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
6. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
7. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES.
8. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50. 5' X 5' LANDINGS ARE REQUIRED AT ALL CHANGES IN DIRECTION. LANDINGS SHALL NOT HAVE A SLOPE OF GREATER THAN 1:50 IN ANY DIRECTION.
9. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
10. REFER TO DETAILS FOR PAVEMENT SECTIONS.
11. FIRE LANES SHALL BE MARKED BY LANES OF TRAFFIC PAINT A MINIMUM OF 6 INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE TOW-A-WAY ZONE" SHALL APPEAR IN 4" WHITE LETTERS NO GREATER THAN 35 FEET APART. THESE WORDS SHALL BE MARKED WITHIN THE RED STRIPE. FIRE LANE STRIPING SHALL BE CONTINUOUS THROUGHOUT. CURB FACING SHALL BE USED WHERE AVAILABLE. WHERE THERE IS NOT CURB, LAY DOWN STRIPING SHALL BE USED.
12. CONTRACTOR SHALL SAW CUT AND REMOVE 1' OF EXISTING PAVEMENT AND PROVIDE A SMOOTH TRANSITION FROM EXISTING PAVEMENT TO PROPOSED PAVEMENT. COORDINATE CONSTRUCTION WITHIN THE ROW WITH TxDOT PER THE DRIVEWAY PERMIT.
13. COORDINATE LOCATION, SIZE AND TYPE OF LIGHTING WITH MEP AND BUILDING PLANS.
14. SECURITY FENCE AND GATES SHALL BE DESIGN BUILD AND SHALL BE COORDINATED BETWEEN OWNER AND CONTRACTOR. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF PROPOSED SECURITY FENCE AND GATES TO ENGINEER AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. VERIFY UNDERGROUND UTILITIES PRIOR TO FENCE POST PLACEMENT.
15. EDGE LINES PAINTED SINGLE WHITE SOLID LINE 1/4" WITH INSIDE STRIPING PAINTED SINGLE WHITE SOLID LINE 1/4" AT 30° O.C. 45 DEGREES TO EDGE LINES.
16. SITE SURVEY, PROVIDED BY OTHERS, DOES NOT INCLUDE A REFERENCE TO TEMPORARY OR PERMANENT BENCHMARKS NEAR THE SITE. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY AND THE LOCATION/ELEVATION OF THE SITE IMPROVEMENTS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.
17. 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.
18. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH SECTION 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
19. 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 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.

LEGEND:

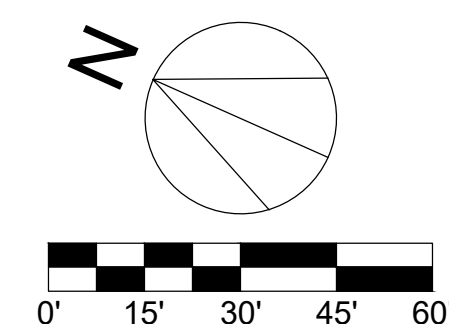
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LOT LINE	---
EASEMENT LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING OVERHEAD ELECTRIC LINE	---
PROPOSED FIRE LANE	---
PROPOSED FENCE	---
LIMITS OF CONSTRUCTION	---
ACCESSIBLE ROUTE	---

IMPERVIOUS COVER CALCULATIONS

TOTAL LEASE AREA	2.151 AC 93,718 SF
LIMITS OF CONSTRUCTION	3.428 AC 149,330 SF
BUILDING IMPERVIOUS COVER	36,200 SF
SIDEWALK IMPERVIOUS COVER	2,180 SF
PAVEMENT IMPERVIOUS COVER	46,252 SF
TOTAL IMPERVIOUS AREA PROPOSED (56.7%)	1.943 AC 84,632 SF

SITE INFORMATION

ZONING	PUD (ORD 2005-75)
PROPOSED USE	HANGAR
BUILDING (SF)	36,200 SF
PARKING REQUIRED	
HANGARS	36,200 SF
NOT REQUIRED	0 SPACES
PARKING PROVIDED	
STANDARD	3 SPACES
HANDICAP / VAN ACCESSIBLE	1 SPACES
TOTAL	4 SPACES

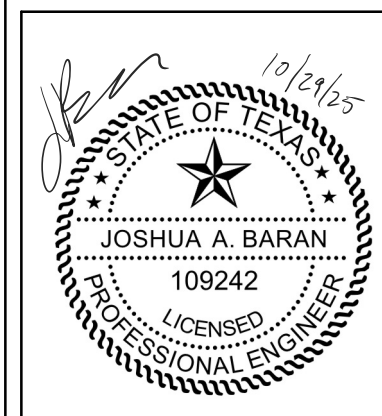


App.	Revisions	Date	No.

JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
812-779-7414 (p)
josh.baran@jabeng.com

**GEORGETOWN
AIRPORT
SITE 2
DIMENSIONAL
SITE PLAN**

GEORGETOWN, TEXAS

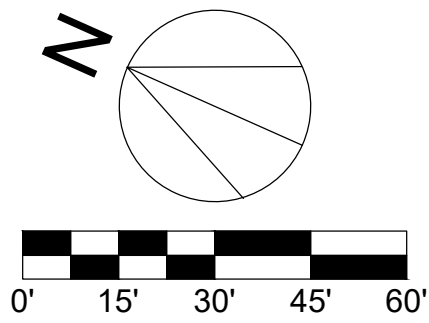


Project No.:	19010
Issued:	10/19/2025
Drawn By:	JAB
Checked By:	JAB
C.03	
Sheet 3 OF 24	
2025-66-SDP	



- NOTES:
1. CONTRACTOR TO COORDINATE WITH MEP PLANS AT ALL UTILITY STUB OUTS.
 2. UNLESS OTHERWISE NOTED, ALL WATER LINES 4" - 12" IN DIAMETER SHALL BE C900 PVC PIPE. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE SCH 40 PVC PIPE.
 3. ALL WASTEWATER PIPE SHALL BE SDR-26 PVC PIPE.
 4. CONTRACTOR TO COORDINATE AND INSTALL NECESSARY IRRIGATION, ELECTRICAL AND TELECOMMUNICATIONS SLEEVES PRIOR TO PLACEMENT OF PAVEMENT.
 5. ALL BENDS, TEES, REDUCERS AND GATE VALVES SHALL BE RESTRAINED. MINIMUM CLEARANCE BETWEEN WATER AND SANITARY SEWER LINES SHALL COMPLY WITH TCEQ REQUIREMENTS.
 6. REFER TO SITE PLAN FOR UTILITY EASEMENT LOCATIONS.
 7. CONTRACTOR SHALL COORDINATE LIGHT POLE LOCATIONS AND SLEEVING FOR ELECTRICAL SERVICE WITH MEP.
 8. COORDINATE LOCATION, SIZE AND TYPE OF LIGHTING WITH MEP AND BUILDING PLANS.
 9. CONTRACTOR SHALL ADJUST ALL VISIBLE UTILITY FEATURES TO FINISHED GRADE AS NEEDED AT NO ADDITIONAL COST TO OWNER.

LEGEND:	
PROPERTY LINE	---
LOT LINE	---
EASEMENT LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING OVERHEAD ELECTRIC LINE	---
PROPOSED WATER LINE	— W —
PROPOSED SANITARY SEWER LINE	---
PROPOSED STORM SEWER	---
PROPOSED SCREEN FENCE	— o — o — o —
LIMITS OF CONSTRUCTION	— L.O.C. —
EXISTING HERITAGE TREE DRIP LINE	()

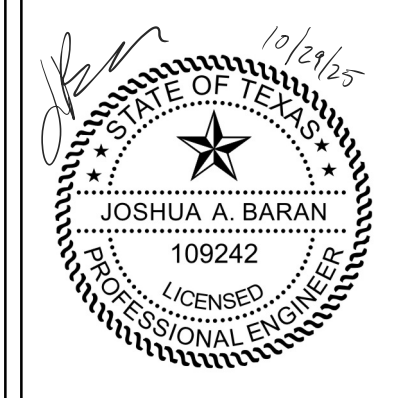


App.	
No.	Date
Revisions	

JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
812-779-7414 (p)
josh.baran@jabeng.com

GEORGETOWN
AIRPORT
SITE 2
GEORGETOWN, TEXAS

UTILITY PLAN
WATER



Project No.:	19010
Issued:	10/19/2025
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Checked By:	JAB

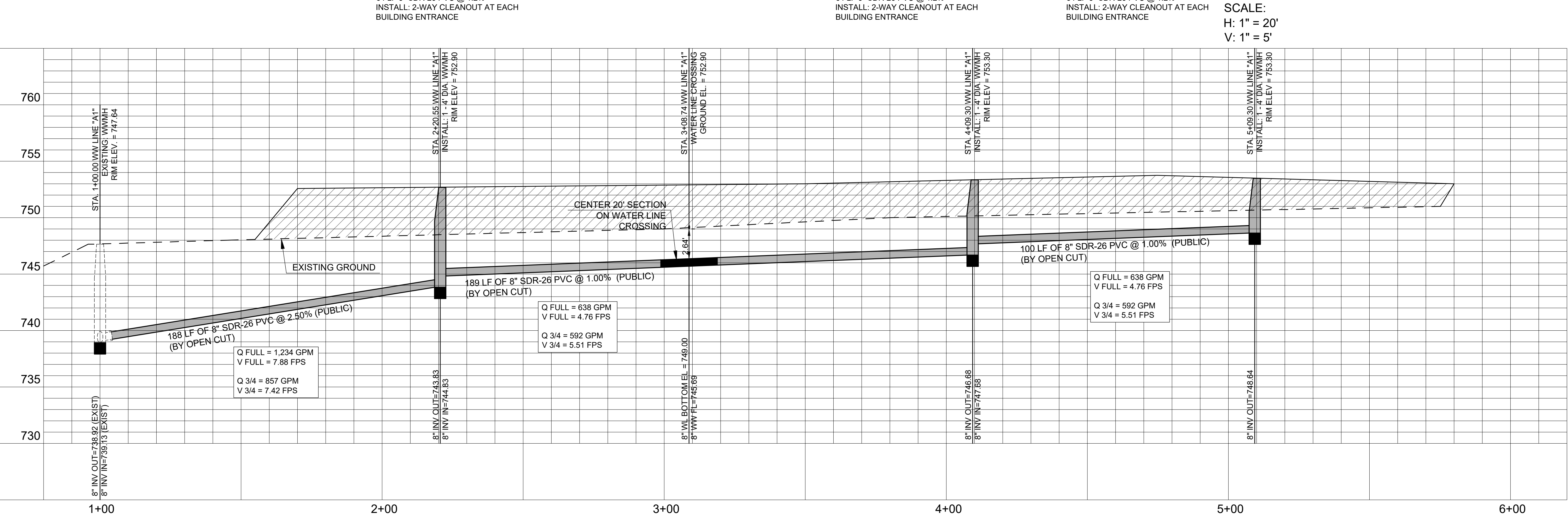
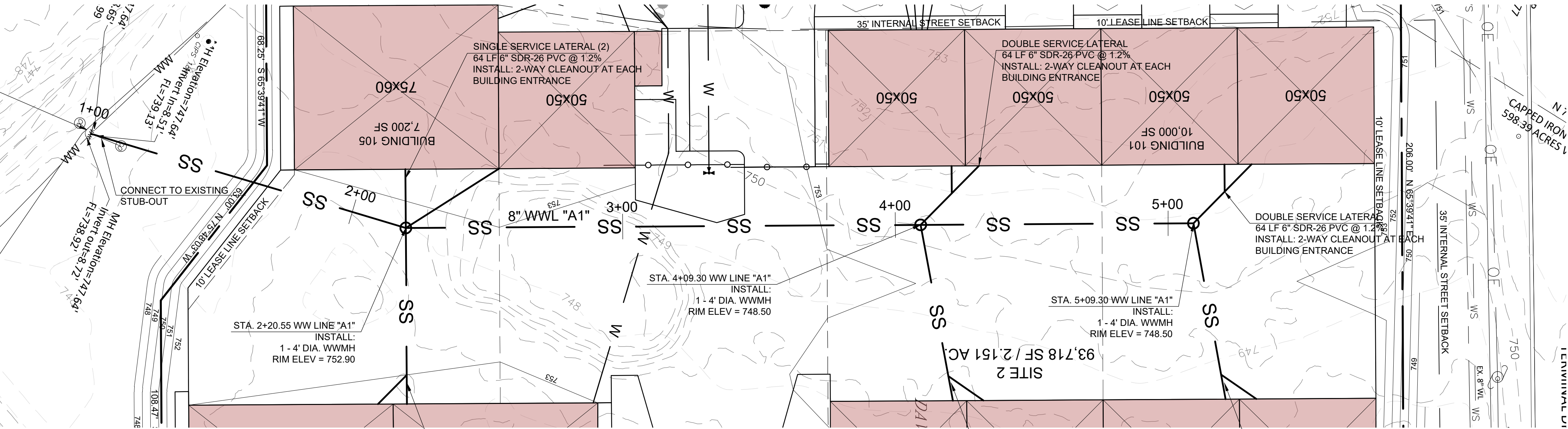
C.04
Sheet 4 OF 24
2025-66-SDP



- NOTES:
1. CONTRACTOR TO COORDINATE WITH MEP PLANS AT ALL UTILITY STUB OUTS.
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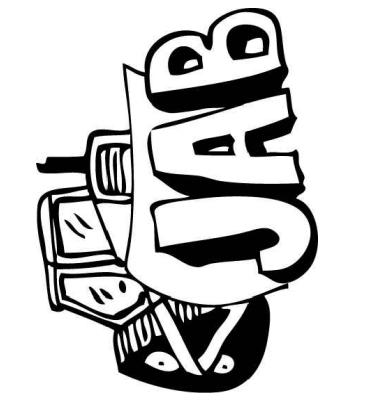
LEGEND:

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LOT LINE	---
EASEMENT LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING OVERHEAD ELECTRIC LINE	---
PROPOSED WATER LINE	— W —
PROPOSED SANITARY SEWER LINE	— S —
PROPOSED STORM SEWER	— SS —
PROPOSED SCREEN FENCE	— ○ —
LIMITS OF CONSTRUCTION	— L.O.C. —
EXISTING HERITAGE TREE DRIP LINE	()



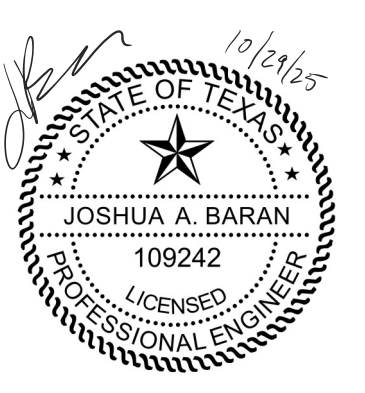
SCALE:
H: 1" = 20'
V: 1" = 5'

JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com



GEORGETOWN
AIRPORT
SITE 2
GEORGETOWN, TEXAS

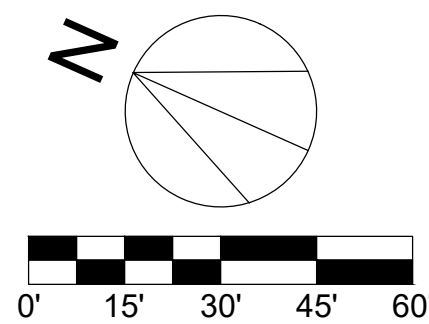
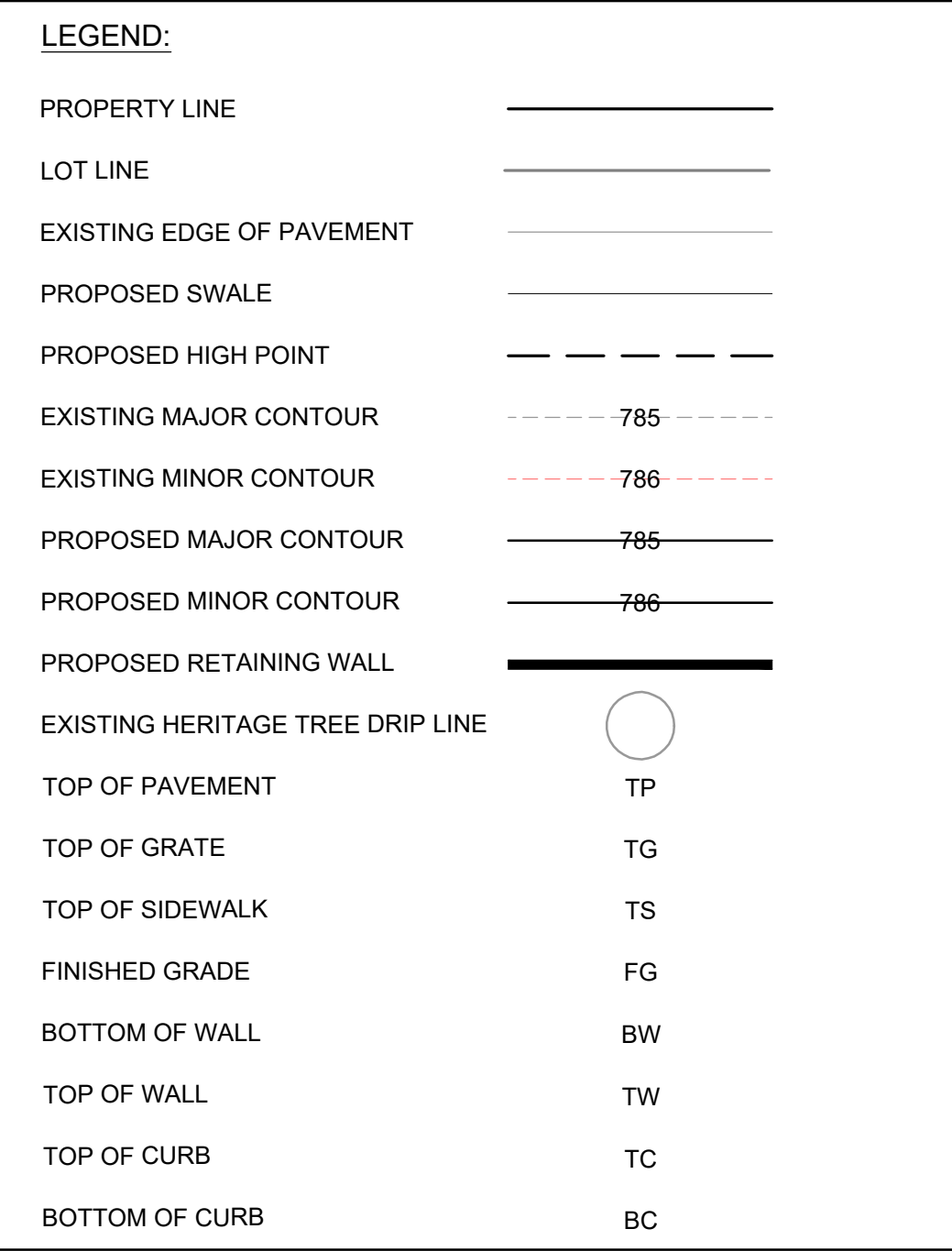
UTILITY PLAN
WASTEWATER



Project No.: 19010
Issued: 10/19/2025
Drawn By: JAB
Checked By: JAB


C.05
Sheet 5 OF 24
2025-66-SDP





- NOTES:

 1. SLOPES ON ACCESSIBLE RAMPS 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 IS 30 INCHES.
 3. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 4. 5' X 5' LANDINGS ARE REQUIRED AT ALL CHANGES IN DIRECTION. LANDINGS SHALL NOT HAVE A SLOPE OF GREATER THAN 1:50 IN ANY DIRECTION.
 5. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
 6. CONTRACTOR TO MATCH EXISTING GRADE, GUTTER, AND ASPHALT WHEN TYING INTO EXISTING ROADWAYS.
 7. CONTRACTOR TO COORDINATE GRADES WITH ARCHITECTURAL PLANS.
 8. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION AND TO INLETS.
 9. CONCRETE PAVEMENT TO HAVE MINIMUM 0.5% SLOPE IN ALL AREAS. NO PONDING IS ALLOWED IN THE PARKING AREA.
 10. ELEVATIONS SHOWN OUTSIDE OF PAVEMENT ARE FINISHED GRADES INCLUDING ANY TOPSOIL, GRASS, ETC.
 11. ELEVATIONS SHOWN WITHIN PAVEMENT ARE TO GUTTER ELEVATION UNLESS OTHERWISE NOTED.
 12. THE EXCAVATION CONTRACTOR SHALL TAKE INTO ACCOUNT THE REQUIREMENTS FOR COMPACTED BASE AND CONCRETE THICKNESS AS CALLED FOR ON THE FOUNDATION PLAN. ALL ELEVATIONS SHOWN ARE TO FINISHED GRADE.
 13. SIDEWALK LOCATED ADJACENT TO BUILDING SHALL SLOPE A MINIMUM OF 1% AWAY FROM THE BUILDING.
 14. LANDSCAPE AREAS DIRECTLY ADJACENT TO THE BUILDING SHALL SLOPE A MINIMUM OF 1% AWAY FROM THE BUILDING.
 15. SITE SURVEY, PROVIDED BY OTHERS, DOES NOT INCLUDE A REFERENCE TO TEMPORARY OR PERMANENT BENCHMARKS NEAR THE SITE. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHY AND THE LOCATION/ELEVATION OF THE SITE IMPROVEMENTS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE DISCOVERED.
 16. CONTRACTOR SHALL ADJUST ALL VISIBLE UTILITY STRUCTURES TO FINISHED GRADE AS NEEDED AT NO ADDITIONAL COST TO OWNER.

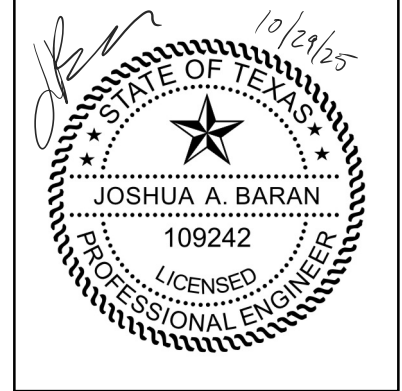
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JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com

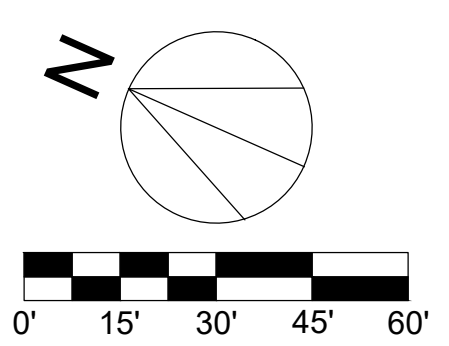
GEORGETOWN
AIRPORT
SITE 2

GEORGETOWN, TEXAS

GRADING PLAN



Project No.: 19010
Issued: 10/19/2025
Drawn By: JAB
Checked By: JAB
C.06
Sheet <u>6</u> OF <u>24</u>
2025-66-SDP



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GENERAL NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AS APPLIES, WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (811) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT LEAST 24 HOURS PRIOR TO INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.
5. ALL SITE WORK SHALL COMPLY WITH ENVIRONMENTAL REQUIREMENTS SET FORTH IN THE CITY OF GEORGETOWN CODES AND REGULATIONS.
6. DEVELOPER INFORMATION.
- A. DEVELOPER: VISION 360 DEVELOPMENT
ATTN: BRIAN BIRDWELL
ADDRESS: 109 E. 8TH STREET, STE. 200
GEORGETOWN, TEXAS 78626
PHONE NO. (512) 785 - 7087
- B. OWNER: CITY OF GEORGETOWN
ADDRESS: 300 INDUSTRIAL AVE #1
GEORGETOWN, TEXAS 78626
PHONE NO. (512) 869 - 3555
- C. OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS.
JAB ENGINEERING, LLC
ATTN: JOSHUA A. BARAN, P.E.
PHONE NO.: (512) 779-7414
- D. PERSON OR FIRM RESPONSIBLE FOR EROSION & SEDIMENTATION CONTROL MAINTENANCE.
- OWNER: VISION 360 DEVELOPMENT
ADDRESS: 109 E. 8TH STREET, STE. 200
GEORGETOWN, TEXAS 78626
PHONE NO. (512) 785 - 7087
7. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF GEORGETOWN STANDARD SPECIFICATIONS, AS AMENDED BY SPECIAL PROVISION. CURRENT AT THE TIME OF BIDDING.
8. CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
9. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION PERMITS THAT CAN ONLY BE ISSUED TO THE CONTRACTOR HAVE BEEN OBTAINED BY THE CONTRACTOR AT ITS EXPENSE PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL. INCLUDING METHODS OF HANDLING AND DISPOSAL.
11. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
12. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS WAS COMPILED FROM RECORD INFORMATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES.
13. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AT NO ADDITIONAL COST TO OWNER.
15. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY)
16. THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR TO ENSURE THAT DRAINAGE OF STORM WATER RUNOFF IS NOT BLOCKED.
17. THESE PLANS, PREPARED BY JAB ENGINEERING, LLC 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 JAB ENGINEERING REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR IS TO PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE, REGULAR SESSION.
18. TRAFFIC CONTROLS TO BE CONTRACTOR'S RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CENTRAL DEVICES (TMUTCD).
19. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 24 HOURS PRIOR TO CONSTRUCTION.
20. NO BLASTING IS ALLOWED ON THIS PROJECT.
21. BURNING IS NOT ALLOWED ON THIS PROJECT.
22. MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT STREETS BY REMOVING EXISTING ASPHALT FROM END BACK UNTIL FULL DEPTH BASE AND HMAc ARE ENCOUNTERED AND HMAc APPEARS TO BE IN SOUND CONDITION. PROVIDE EXPANSION JOINT AND DOWELS WHERE CONNECTING EXISTING CURB TO NEW CURB.
23. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
24. UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTING SIDEWALK BY EXPOSING AND CLEANING A ONE-FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH.
25. CONCRETE FOR SITE WORK, OTHER THAN CONCRETE PAVEMENT AND STRUCTURES, TO BE CLASS "A" (5 SACK, 3000 PSI @ 28-DAYS) AND ALL REINFORCING STEEL TO BE ASTM A615 60, UNLESS OTHERWISE NOTED. REFER TO GEOTECHNICAL REPORT AND ARCHITECTURAL DRAWINGS FOR PAVEMENT STRUCTURAL SPECIFICATIONS.
26. TREE SURVEY, CONTOURS, AND BENCHMARK INFORMATION SUPPLIED BY OTHERS. ACTUAL LOCATION OF TREES AND ELEVATION OF NATURAL GROUND ON THE PROJECT SITE MAY VARY FROM WHAT IS DEPICTED ON THE PLAN SHEETS. JAB ENGINEERING, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION REGARDING SURVEY'S OR BENCHMARK LOCATIONS.
27. BENCHMARKS ARE AS FOLLOWS: SEE SITE PLAN
28. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE.
29. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE FOR SUBSURFACE INFORMATION REGARDING THIS PROJECT. AT ITS EXPENSE THE CONTRACTOR IS ENCOURAGED TO MAKE ADDITIONAL SUBSURFACE INVESTIGATIONS.

30. UTILITY RELOCATIONS REQUIRED BY CONSTRUCTION SHALL BE PERFORMED BY THE APPROXIMATE UTILITY COMPANY. ANY RELOCATIONS OR TEMPORARY BRACING NOT DEEMED NECESSARY BY THE ENGINEER, BUT DESIRED FOR CONVENIENCE BY THE CONTRACTOR, SHALL BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
- TEXAS ONE CALL 1-800-245-4545
PEDERNALES ELECTRIC COOP 512-219-2602
SUDDENLINK 517-694-9474
CITY OF GEORGETOWN 512-930-2572
31. CONTRACTOR TO FIELD VERIFY LOCATION AND FLOWLINES OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITY. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
32. PUMPING OF STORMWATER FROM EXCAVATIONS IS PROHIBITED UNLESS THE STORMWATER IS DISCHARGED TO ENCOURAGE SHEET/OVERLAND FLOW. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
33. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA. BLOWS AIR FROM WITHIN THE SUBSTRATE, AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY CONTACT A CITY OF GEORGETOWN INSPECTOR FOR FURTHER INVESTIGATION.

CONSTRUCTION SEQUENCING:

1. INSTALL CONSTRUCTION FENCING, STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROLS AND TREE PROTECTION FENCING PER APPROVED EROSION AND SEDIMENTATION CONTROL/TREE PROTECTION PLAN.
2. THE CONTRACTOR SHALL ARRANGE AND COORDINATE ACCEPTABLE MEETING TIMES FOR AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE OWNER, PROJECT ENGINEER, RELEVANT CONTRACTORS, RELEVANT UTILITY REPRESENTATIVES, AND THE CITY ENGINEER/INSPECTOR.
3. BEGIN SITE CLEARING/DEMOLITION.
4. ROUGH GRADE SITE AND PONDS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
5. INSTALL UTILITY IMPROVEMENTS.
6. CONSTRUCT BUILDING FOUNDATIONS.
7. CONSTRUCT ALL-WEATHER DRIVING SURFACE.
8. CONSTRUCT BUILDING(S).
9. COMPLETE GRADING, DRAINAGE AND PAVING.
10. HYDROMULCH OR SOD ALL DISTURBED AREAS AND CLEAN UP SITE.
11. FINAL CLEARING OF EROSION AND SEDIMENTATION CONTROLS AND STORM DRAIN STRUCTURES.
12. CITY VISITS SITE AND ISSUES CERTIFICATE OF ACCEPTANCE ONLY IF ALL CONSTRUCTION IS IN SUBSTANTIAL CONFORMANCE TO THE PLANS.

TEMPORARY EAS NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). SEE CONSTRUCTION DETAILS SHEET FOR EROSION/SEDIMENTATION CONTROL DETAILS.
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL/TREE PROTECTION PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES OF THE SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.
3. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
4. ANY DIRT, MUD, ROCKS, DEBRIS, ETC., THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREET SHALL BE CLEANED UP IMMEDIATELY.
5. THE CODE ENFORCEMENT OFFICER, CITY ENGINEER OR DESIGNATED CITY INSPECTOR HAS THE AUTHORITY TO REQUIRE ADDITIONAL EROSION/SEDIMENTATION CONTROLS OR TREE PROTECTION BEFORE OR DURING CONSTRUCTION.

PERMANENT EROSION AND SEDIMENTATION NOTES:

1. EROSION CONTROL MATTING IS REQUIRED ON ALL DISTURBED AREA THAT HAVE A FINISHED GRADE IN EXCESS OF 3:1.
2. ALL DISTURBED AREAS ON THE ENTIRE PROJECT (SUCH AS AREAS THAT HAVE BEEN DRIVEN ON, GRADED, USED FOR STORAGE OF ANYTHING AND ARE NOT IN THE EXACT CONDITION THAT EXISTED PRIOR TO CONSTRUCTION) SHALL HAVE A MINIMUM OF THREE (3) INCHES OF TOPSOIL PLACED PRIOR TO REVEGETATION.
3. TOPSOIL SHALL BE CLEAN, FRIABLE, FERTILE SOIL WITH A RELATIVELY HIGH EROSION RESISTANCE, FREE OF OBJECTIONABLE MATERIALS INCLUDING ROOTS AND ROCKS LARGER THAN ONE (1) INCH. TOPSOIL SHALL NOT CONTAIN CALICHE OR LIMESTONE. TOPSOIL SHALL BE READILY ABLE TO SUPPORT THE GROWTH OF PLANTING, SEEDING AND SODDING, AS ACCEPTED BY THE CITY.
4. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT.

PERMANENT VEGETATIVE STABILIZATION (OR AS SPECIFIED BY THE LANDSCAPE PLANS):

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE- HALF (1/2) INCH AND THE AREA SHALL BE RE- SEEDDED IN ACCORDANCE WITH 2, BELOW.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.
- A. BERMUDA SOD 5' OUTSIDE THE BUILDINGS AND BERMUDA HYDROMULCH ALL AREAS DISTURBED BY CONSTRUCTION.
- B. BIO-SWALE AREAS SHALL BE A NATIVE SEED BIO-SWALE MIX OR AN OVERSEED WITH ANNUAL RYE, IF REQUIRED.
- C. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUNDS PER 1000 SF.
- D. IF NO PERMENANT IRRIGATION IS ANTICIPATED, WATERING WILL BE PERFORMED BY A WATER TRUCK, AS NEEDED.
- E. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
- F. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN TO AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC 10% DEFIBRATED FIBERS TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURES RECOMMENDATIONS)
FIBER REINFORCED MATRIX (BFM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIIVE SOIL CONDITIONS	3000 TO 41500 LBS PER ACRE (SEE MANUFACTURES RECOMMENDATIONS)

ELECTRIC NOTES:

1. ELECTRIC PROVIDER HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS ON THE EXISTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. ELECTRIC PROVIDER WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CITY REQUIREMENTS.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ELECTRIC PROVIDER WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
3. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. ALL ELECTRIC WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, ELECTRIC PROVIDER REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCE WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD LINES AND EQUIPMENT. ELECTRIC PROVIDER WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCE WILL BE CHARGED TO THE OWNER.

FIRE DEPARTMENT NOTES:

1. AN ALL-WEATHER DRIVING SURFACE MUST BE INSTALLED IN LOCATIONS SHOWN ON THE SITE PLAN TO BE FIRE LANES, PRIOR TO ANY BUILDING CONSTRUCTION BEYOND THE FOUNDATION.
2. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS THIRTEEN FEET, SIX INCHES FOR FULL 25 FEET WIDTH OF ACCESS DRIVES AND ROUTES FOR INTERNAL CIRCULATION. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS.
3. THE MARKINGS OF FIRE ZONES MUST BE RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING "NO PARKING FIRE LANE TOW AWAY ZONE" IN LETTERING NO LESS THAN FOUR INCHES AND NO MORE THAN FOUR INCHES IN HEIGHT. THE STENCILING SHALL BE AT INTERVALS OF 15 FEET OR LESS. ALTERNATIVE MARKING OF FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF.
4. A "MASTER KEY BOX" (KNOX BOX MASTER ACCESS SYSTEM) SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE BUILDING PLANS FOR THE FIRE DEPARTMENT. IF REQUIRED, THE CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT FOR ORDERING OF THE BOX. NO IMPROVEMENTS MAY BE OCCUPIED UNTIL THE BOX IS INSTALLED, IF REQUIRED.
5. THE FIRE DEPARTMENT CONNECTION (FDC)/SIAMSESE CONNECTION SHALL BE INSTALLED WHERE SHOWN ON THE SITE PLAN. THE FDC FOR THE FIRE SPRINKLER SYSTEM SHALL HAVE A 5 INCH STORTZ CONNECTION ON A 30 DEGREE DOWNTURN WITH A KNOX BRAND LOOKING CAP.
6. THE MAXIMUM ALLOWABLE DRIVEWAY, DRIVE AISLE OR FIRE LANE GRADE IS TEN PERCENT.
7. ALL PLANS (SITE, BUILDING, ALARM, SPRINKLER) WILL BE SUBMITTED FOR REVIEW. A REVIEW LETTER WILL BE SUBMITTED TO THE ARCHITECT. REVIEWS WILL NOT BE RELEASED UNTIL THE FEES ARE PAID.
8. DESIGNS FOR SITE IMPROVEMENTS SHALL MEET THE CURRENT DESIGN CRITERIA AS REQUIRED BY THE FIRE DEPARTMENT.

WATER AND WASTEWATER UTILITY NOTES:

1. THE CITY OF GEORGETOWN IS THE WATER AND WASTEWATER SERVICE PROVIDER FOR THIS DEVELOPMENT. A PRECONSTRUCTION MEETING WITH THE WATER AND WASTEWATER SERVICE PROVIDER SHALL BE HELD PRIOR TO COMMENCEMENT OF CONSTRUCTION TO SCHEDULE INSPECTION OF INSTALLATION OF WATER/WASTEWATER FACILITIES. WATER FACILITIES WILL BE INSPECTED UP TO, AND INCLUDING, THE WATER METER AND/OR FIRE HYDRANTS. THE CONTACT NUMBER FOR THE CITY OF GEORGETOWN IS (512) 930-2572.
2. THE WATER AND WASTEWATER SERVICE PROVIDER STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL GOVERN MATERIAL AND METHODS USED TO DO THIS WORK.
3. THE WATER AND WASTEWATER SERVICE PROVIDER SHALL BE CONTACTED AT LEAST 48 HOURS BEFORE CONNECTING TO EXISTING WATER AND WASTEWATER FACILITIES.
4. CONTRACTOR SHALL CONTACT THE WATER AND WASTEWATER SERVICE PROVIDER FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IN ADVANCE OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
5. NO OTHER UTILITY SERVICE/APPURTEANANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND/OR WASTEWATER SERVICES.
6. THE SEPARATION DISTANCE BETWEEN WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES SHALL COMPLY WITH TCEQ RULES OR HAVE A VARIANCE APPROVED BY TCEQ BEFORE SUBMITTING PIPING ASSIGNMENTS TO THE WATER AND WASTEWATER SERVICE PROVIDER.
7. ALL MATERIAL TESTS, INCLUDING SOIL DENSITY TESTS AND RELATED SOIL ANALYSIS, SHALL BE ACCOMPLISHED BY AN INDEPENDENT LABORATORY FUNDED BY THE DEVELOPER IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.
8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS. CONTRACTOR SHALL PERFORM ALL WORK AND SHALL FURNISH ALL MATERIALS NEEDED TO MAKE THE CONNECTION. CONTRACTOR SHALL SCHEDULE ALL SUCH CONNECTIONS IN ADVANCE AND SUCH SCHEDULE MUST BE APPROVED BY THE WATER AND WASTEWATER SERVICE PROVIDER BEFORE BEGINNING THE WORK. AT LEAST 48 HOURS NOTICE SHALL BE GIVEN TO THE WATER AND WASTEWATER SERVICE PROVIDER PRIOR TO MAKING THE CONNECTION, AND A REPRESENTATIVE FROM THE WATER AND WASTEWATER SERVICE PROVIDER SHALL BE PRESENT WHEN THE CONNECTION IS MADE. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES 24 HOURS PRIOR TO MAKING THE WET TAP.
9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.
10. FIRE HYDRANT SHALL BE SET IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS AND SHALL BE APPROVED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE PARTY PRIOR TO INSTALLATION.
11. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.
12. GRAVITY SANITARY SEWER MAIN TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.
13. CONTRACTOR SHALL HAVE ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS IN PLACE PRIOR TO COMMENCING WATER/WASTEWATER FACILITY CONSTRUCTION.

CITY OF GEORGETOWN GENERAL NOTES:

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED 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 OF THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO THE CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 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 1 YEAR IN THE AMOUNT OF 25% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF THE PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE ON MYLAR OR ON TIFF OR PDF (300P DPI). IF A DISK IS SUBMITTED, A BOND SET SHALL BE INCLUDED WITH THE DISK.

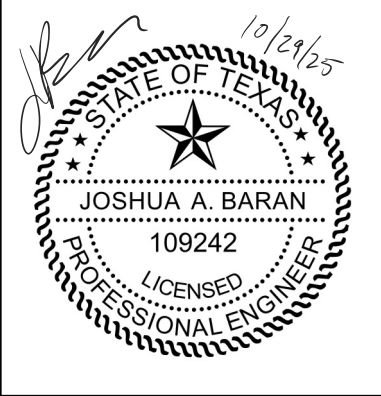
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Revisions									
Date									
No.									

JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com



GEORGETOWN
AIRPORT
SITE 2
GEORGETOWN, TEXAS

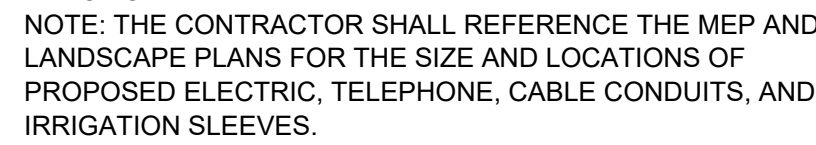
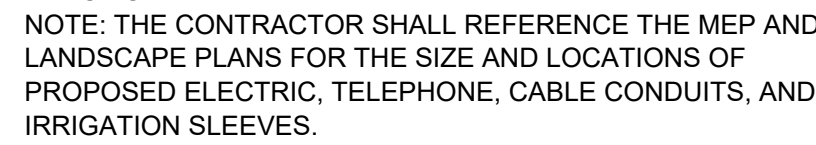
GENERAL NOTES



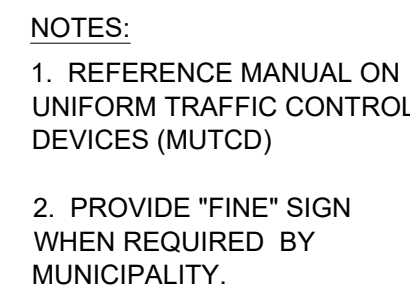
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Checked By:	JAB

C.08
Sheet _8_ OF _24_
2025-66-SDP

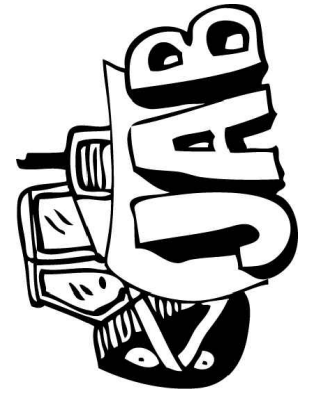
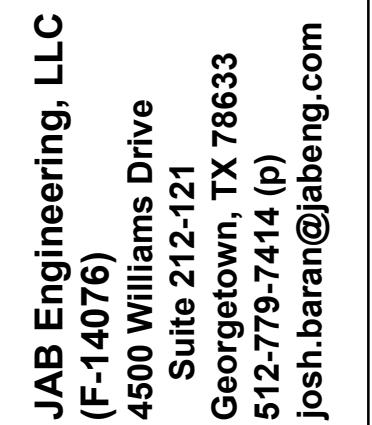




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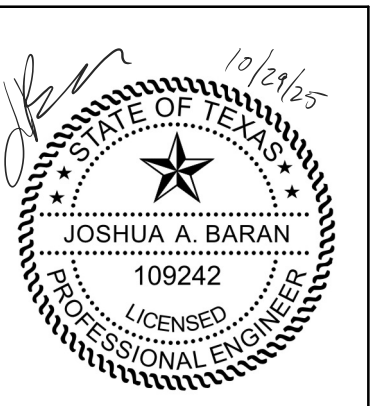
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GEORGETOWN
AIRPORT
SITE 2

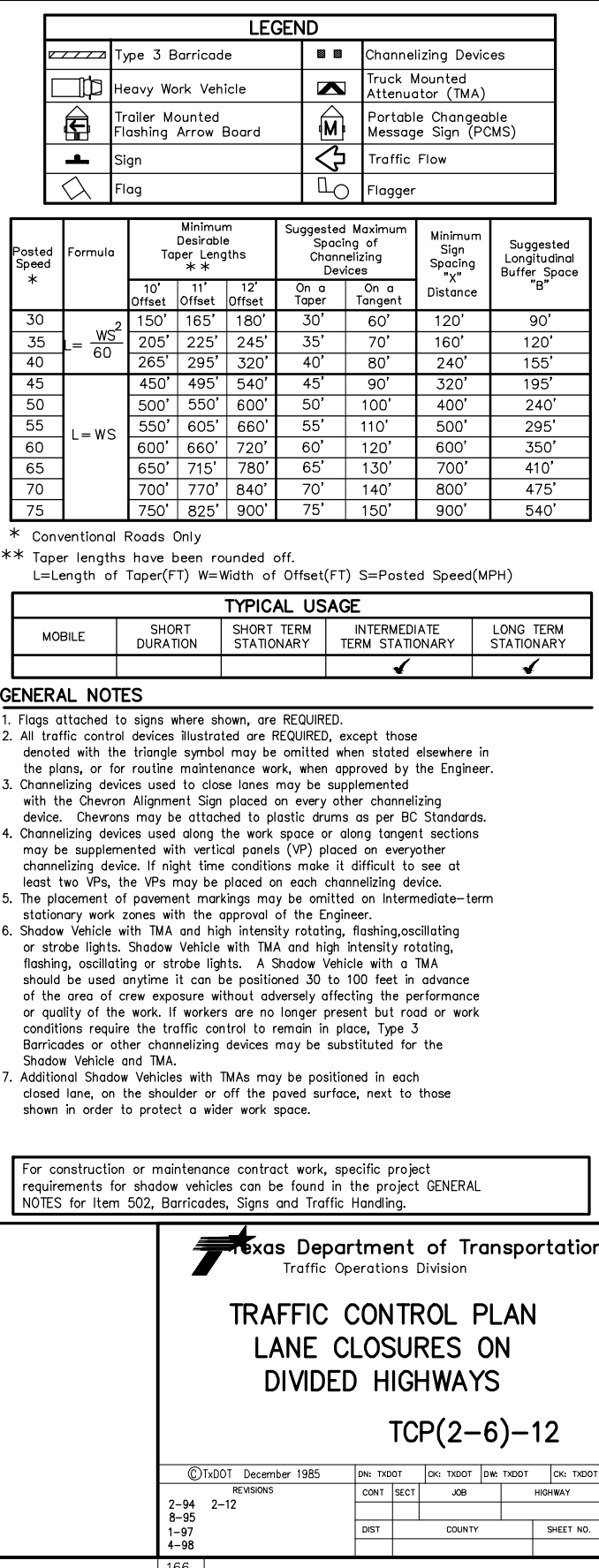
GEORGETOWN, TEXAS

DETAILS

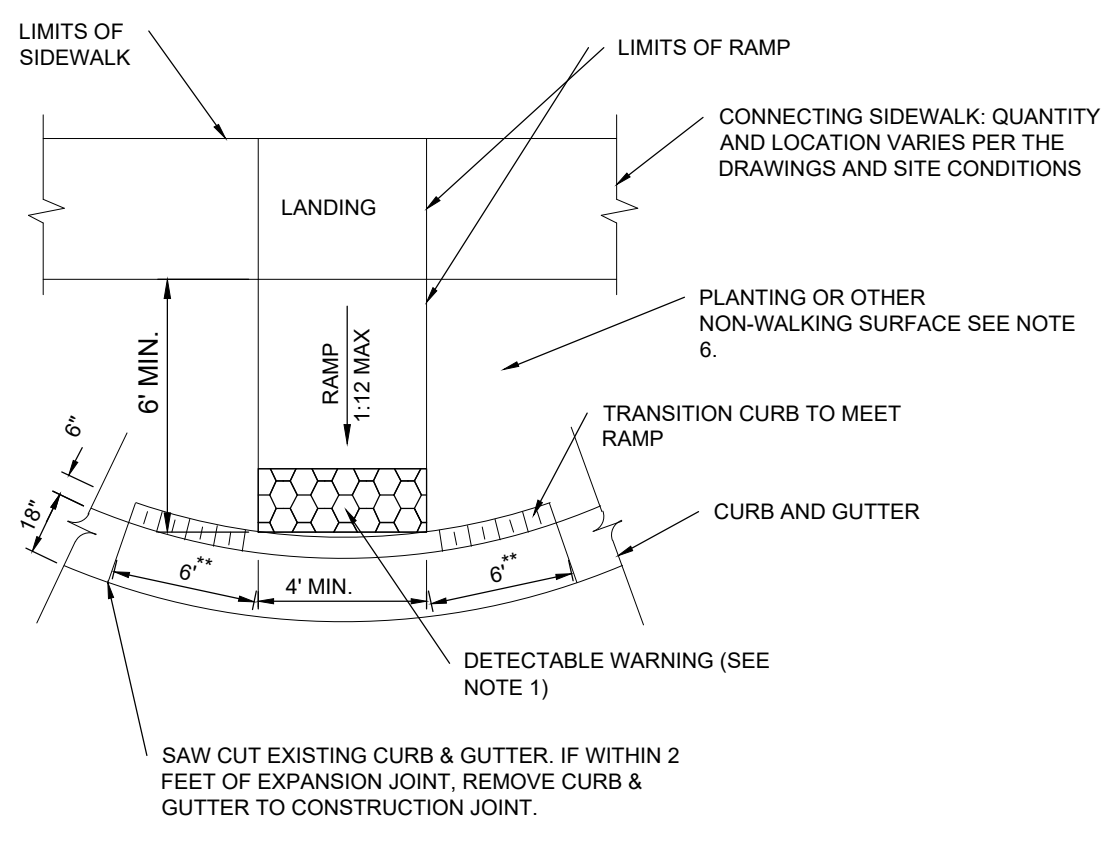
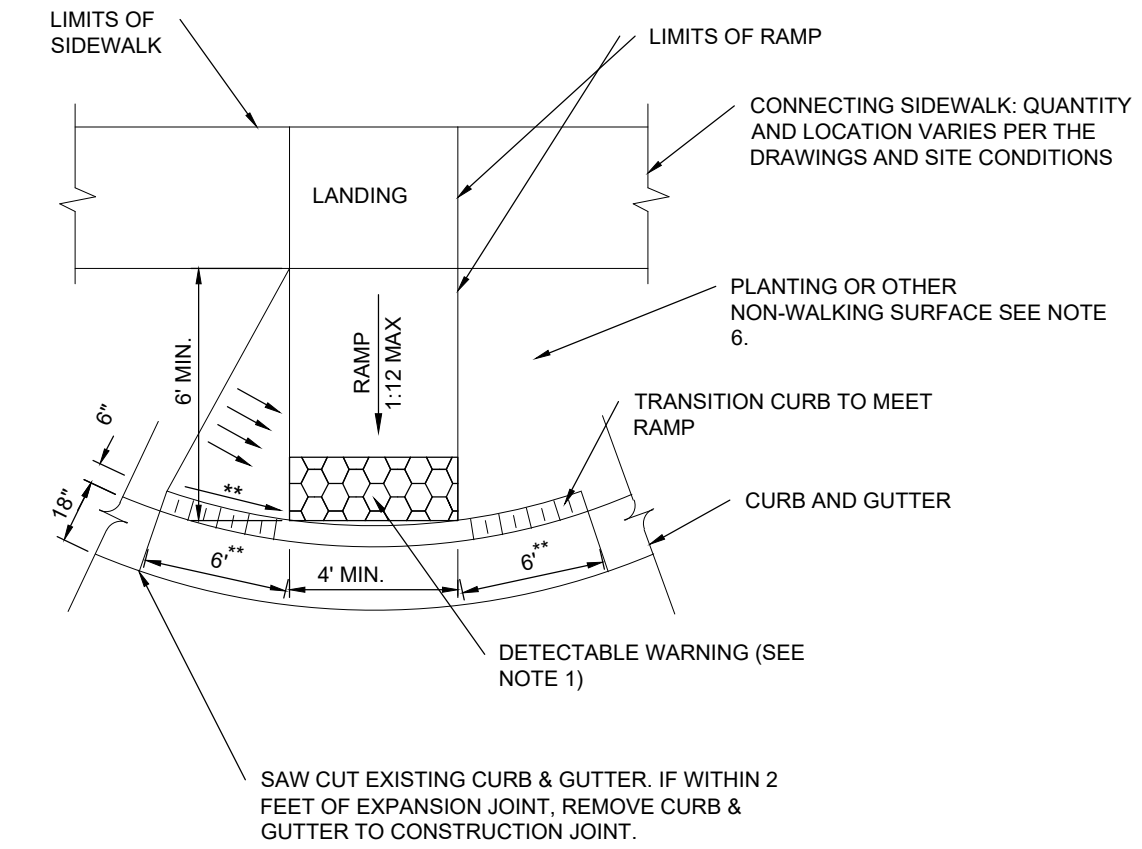
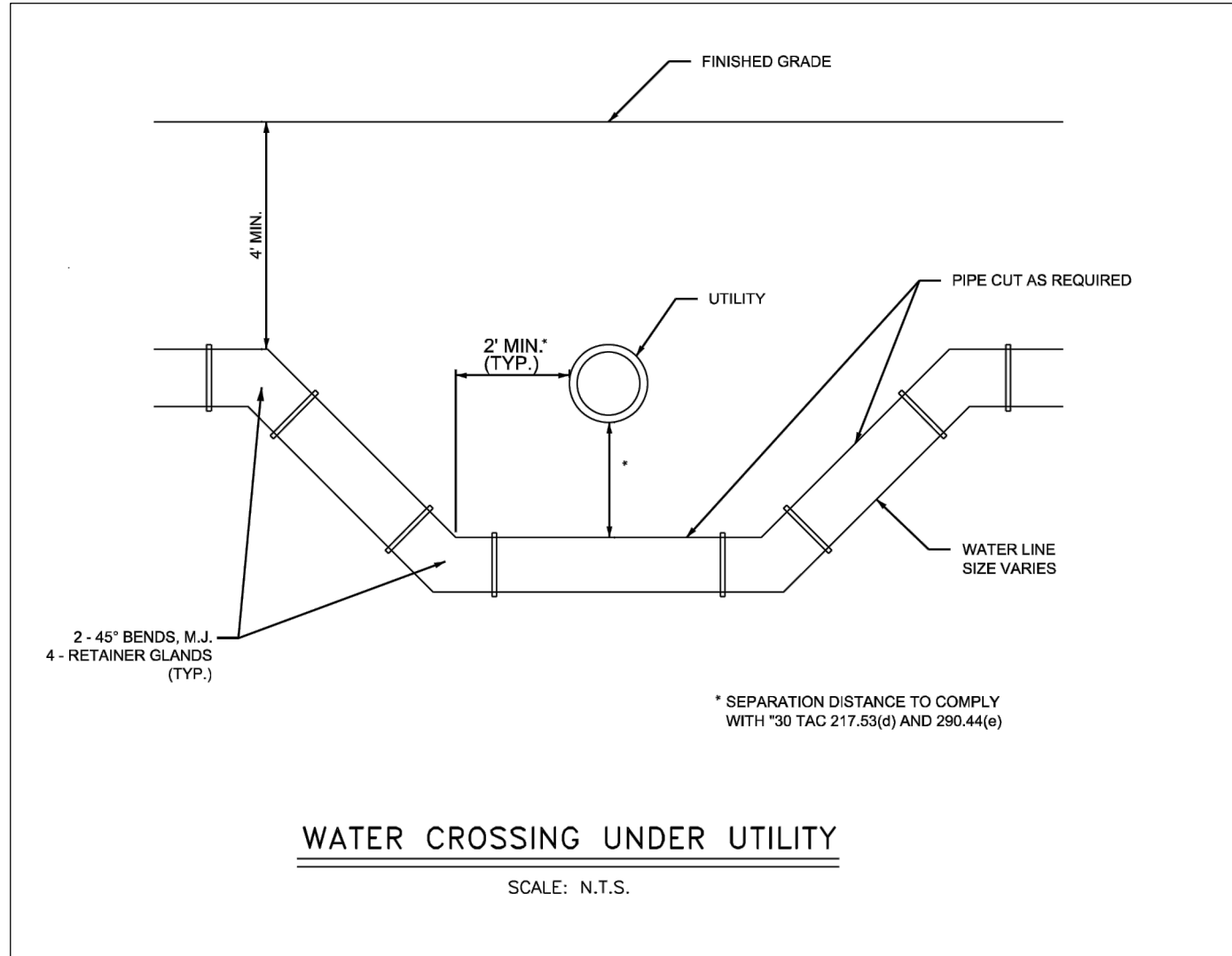
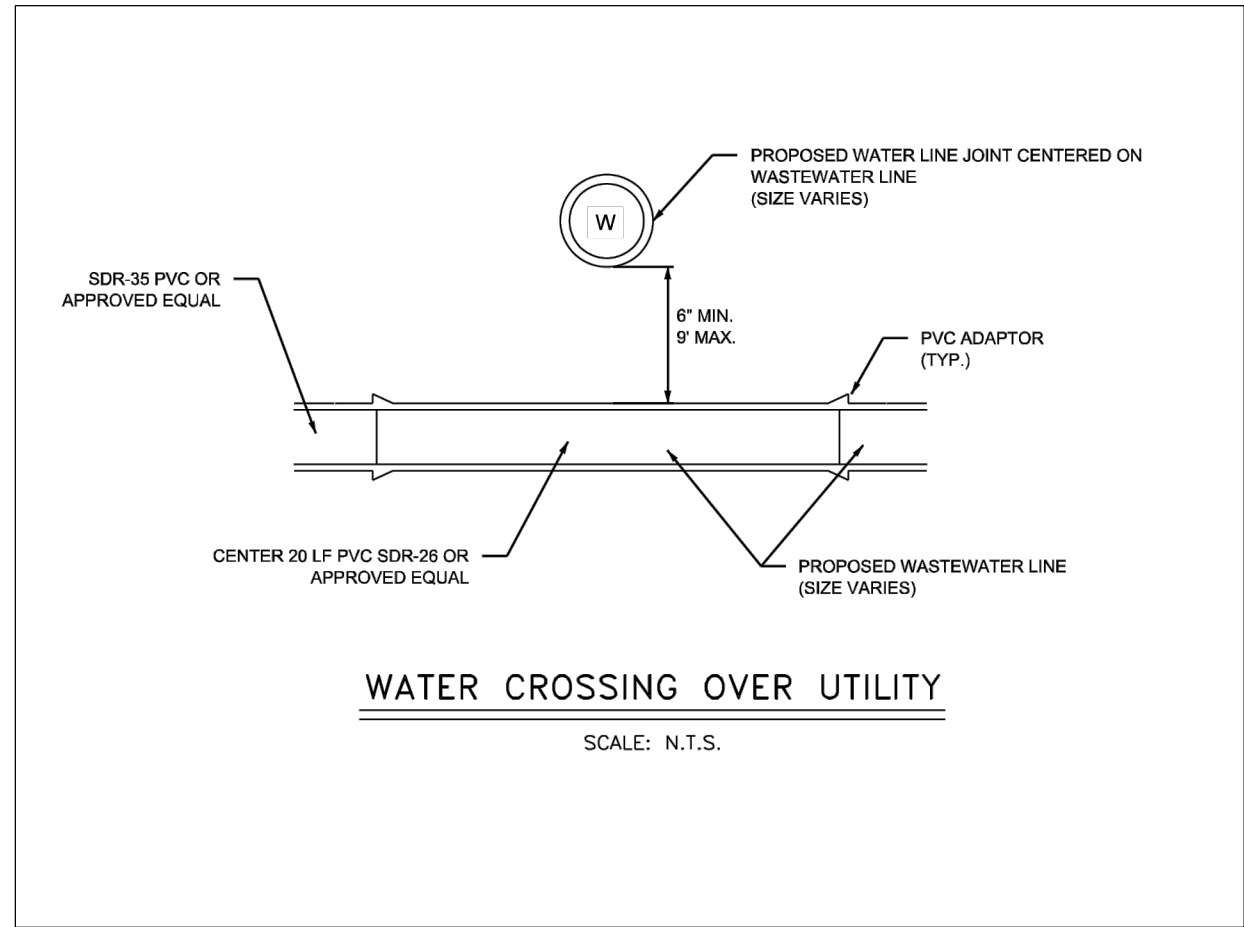
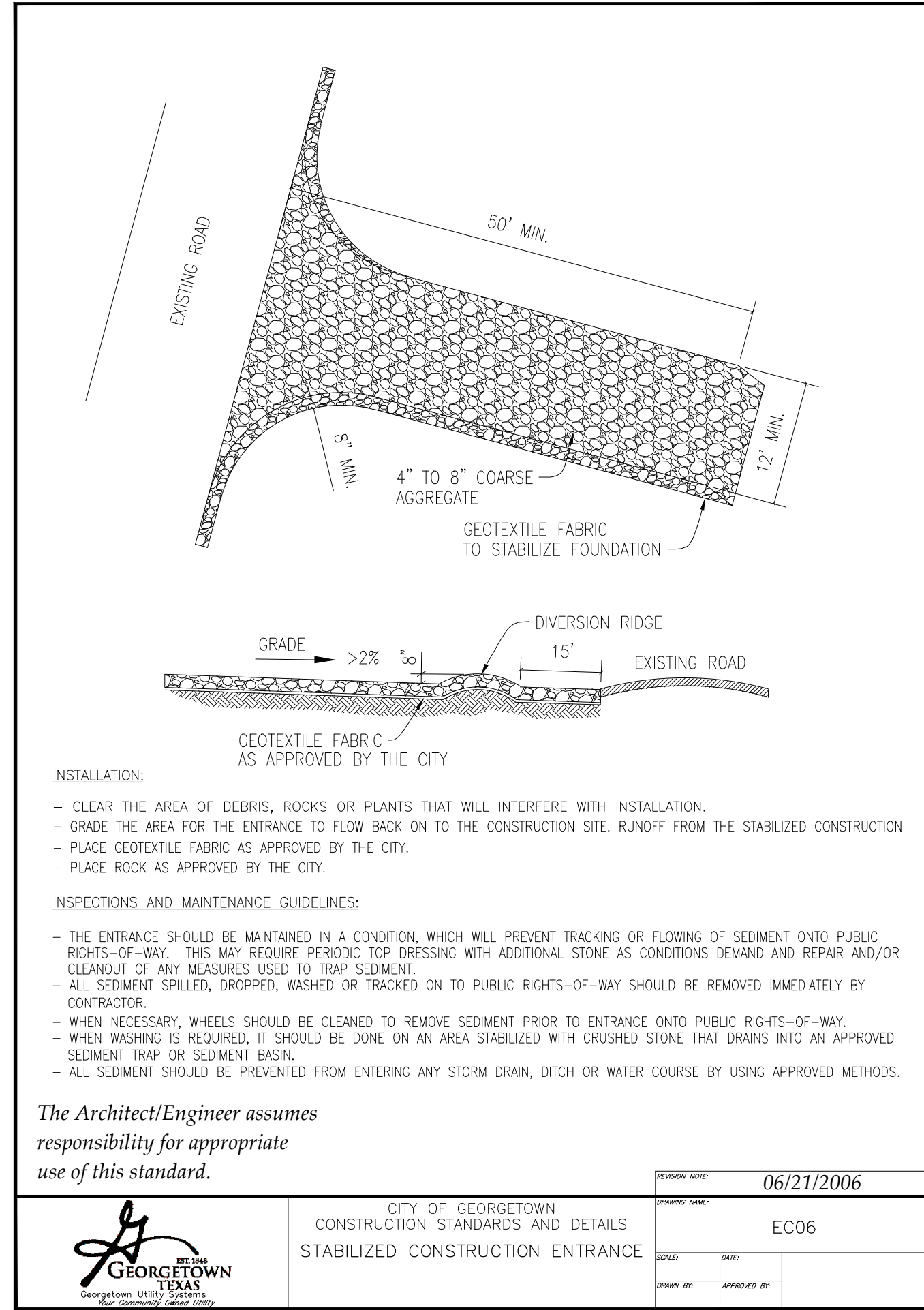
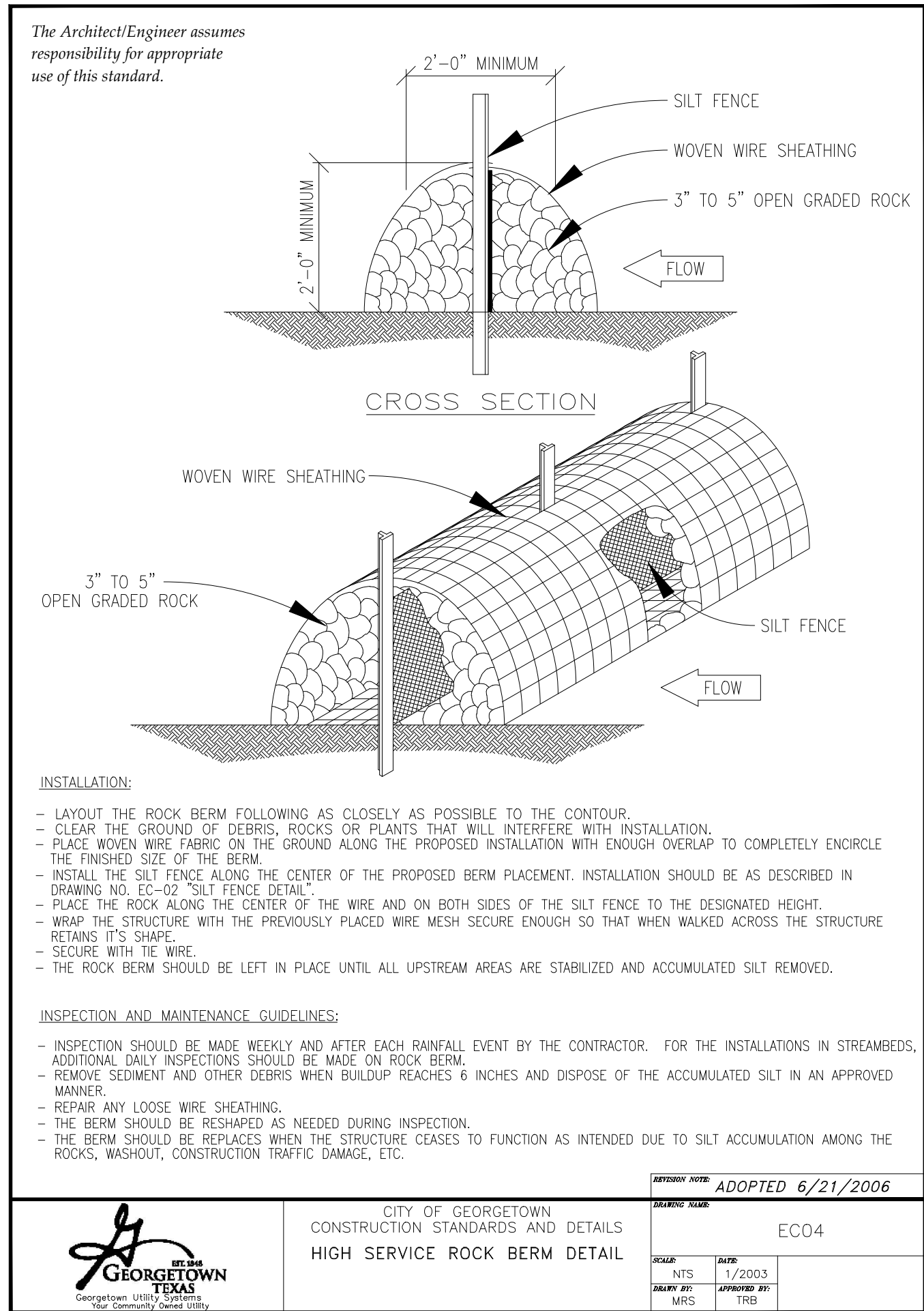
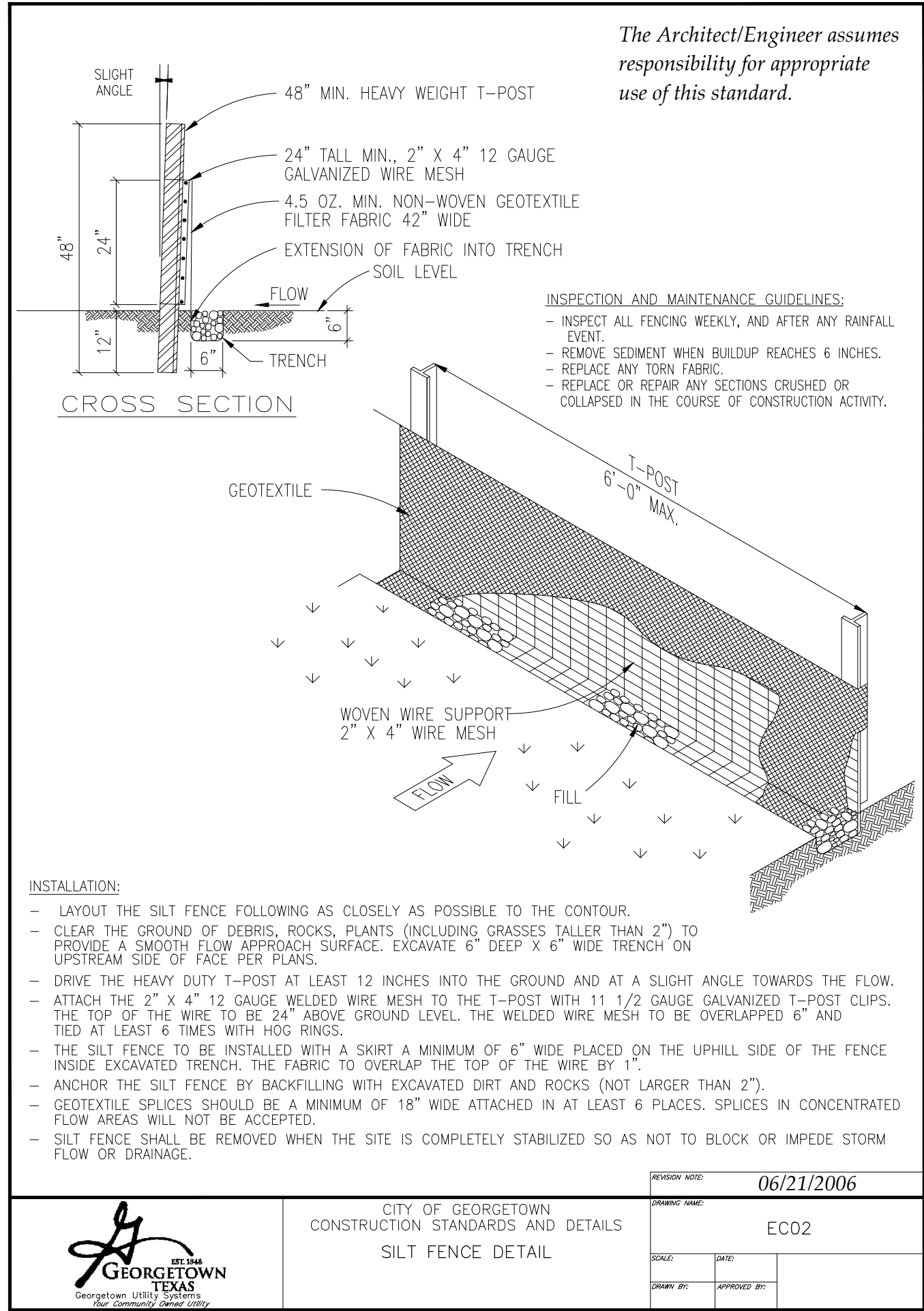


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2025-66-SDP



SCALE: N.T.S.

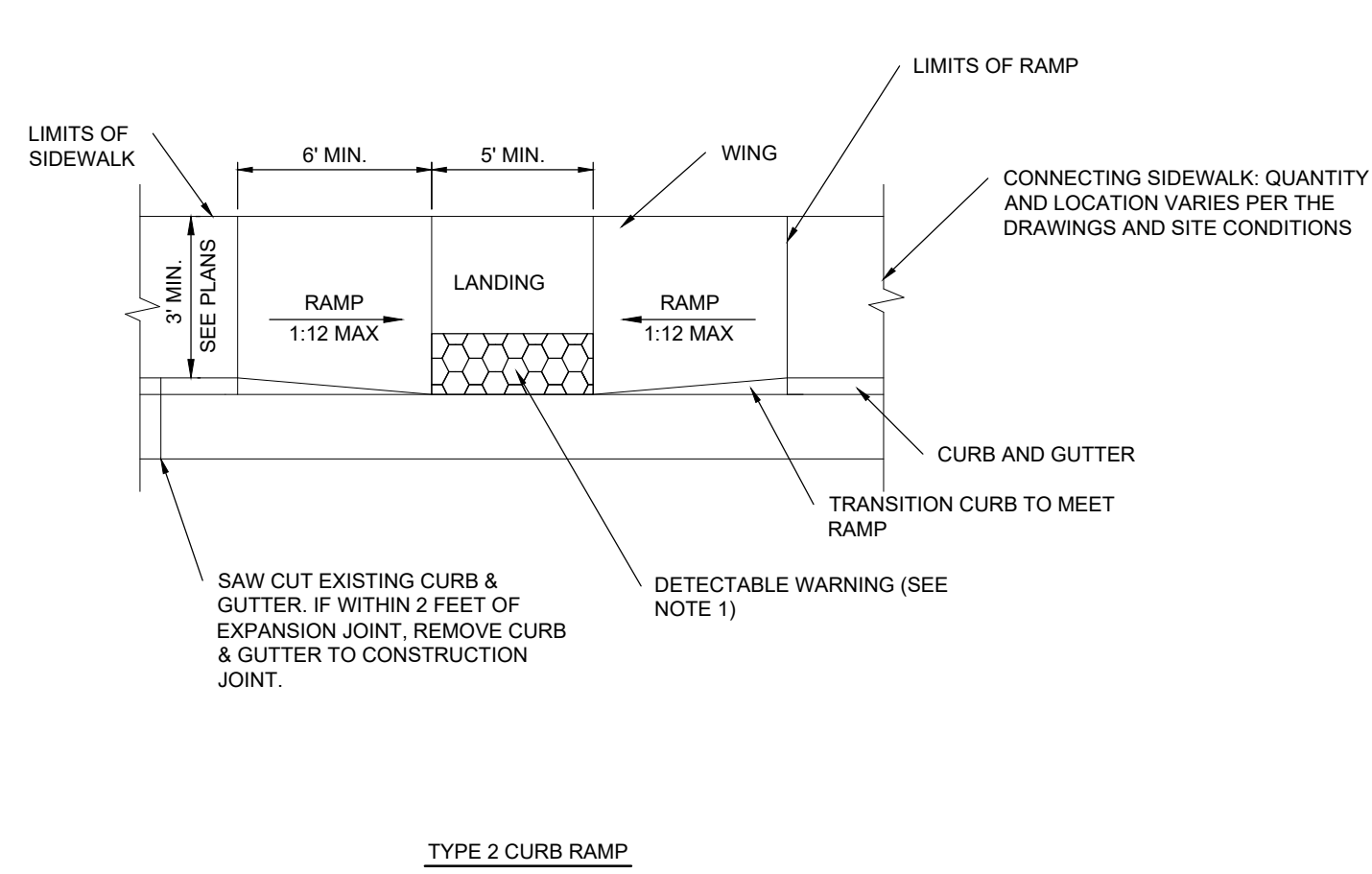
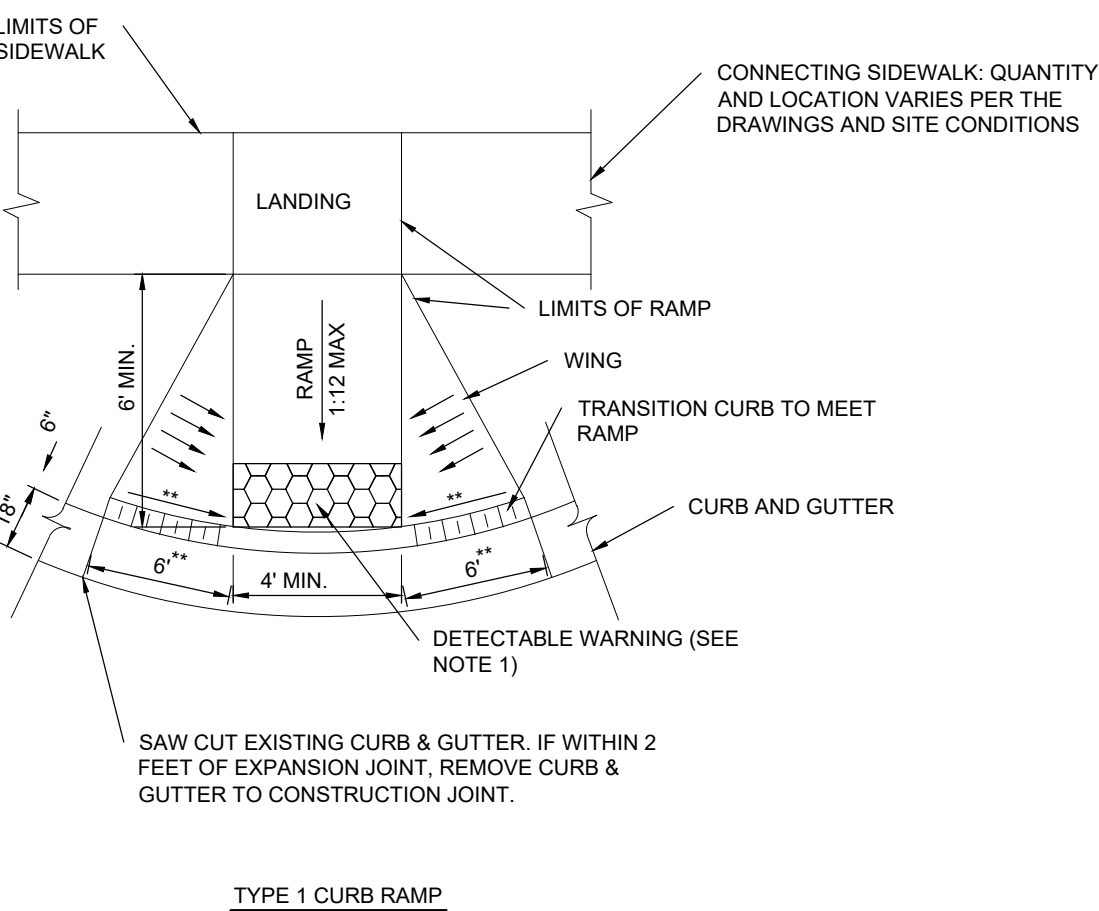
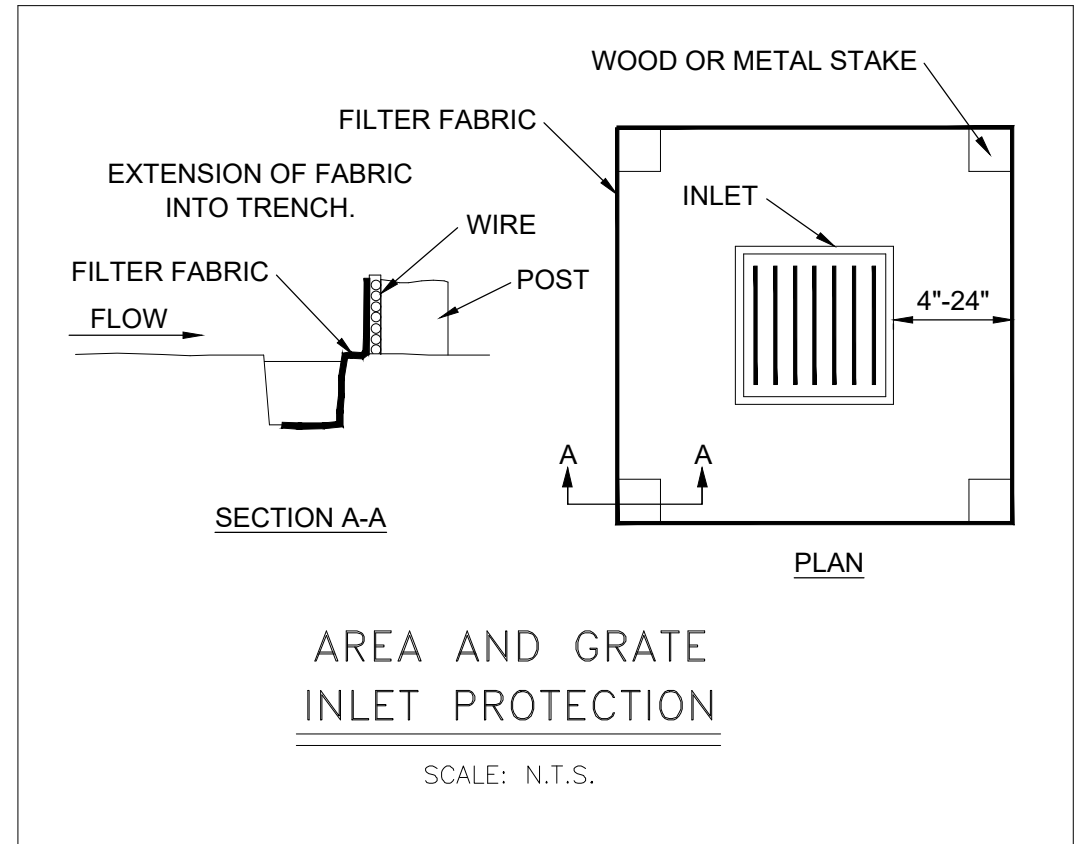
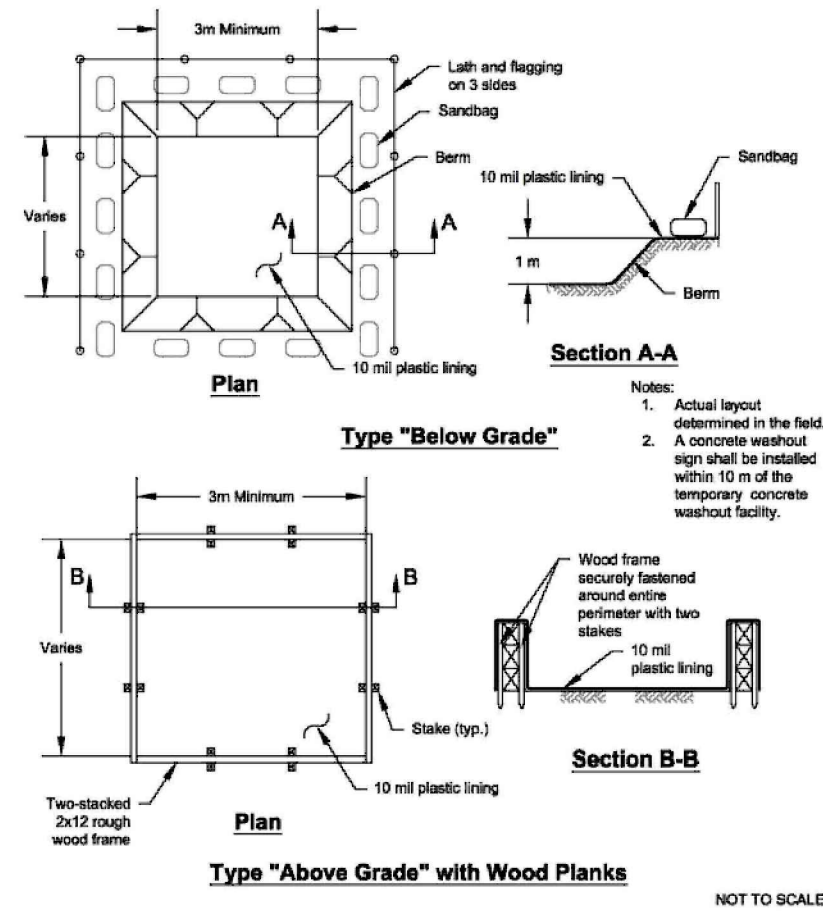


- CURB RAMP GENERAL NOTES:**
1. CURB RAMP MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH THE LATEST REVISION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 2. AREA OF RAMP TO INCLUDE CONTRASTING COLOR DOES NOT HAVE TO INCLUDE THE WINGS, UNLESS THE WINGS ARE PART OF THE WALKING SURFACE.
 3. TYPICAL SIDEWALK WIDTHS AND CURB RADII SHOWN FOR ILLUSTRATION REFER TO TRANSPORTATION MANUAL FOR SIDEWALK WIDTHS AND RADII.
 4. REFER TO PLANS FOR RAMP CONFIGURATIONS AND LOCATIONS.
 5. ** 1:10 MAX
 6. SLOPE OF LANDING SHALL NOT EXCEED 2% IN ANY DIRECTION.

SIDEWALK CURB RAMP WITH DETECTABLE WARNING

SCALE: N.T.S.

FOR PRIVATE USE ONLY - DETAIL SHALL NOT BE USED IN THE ROW OR EASEMENT AREAS



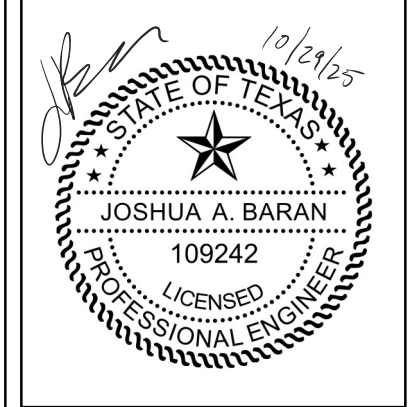
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JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
817-779-7414 (p)
josh.baran@jabeng.com

**GEORGETOWN
AIRPORT
SITE 2**

GEORGETOWN, TEXAS

DETAILS

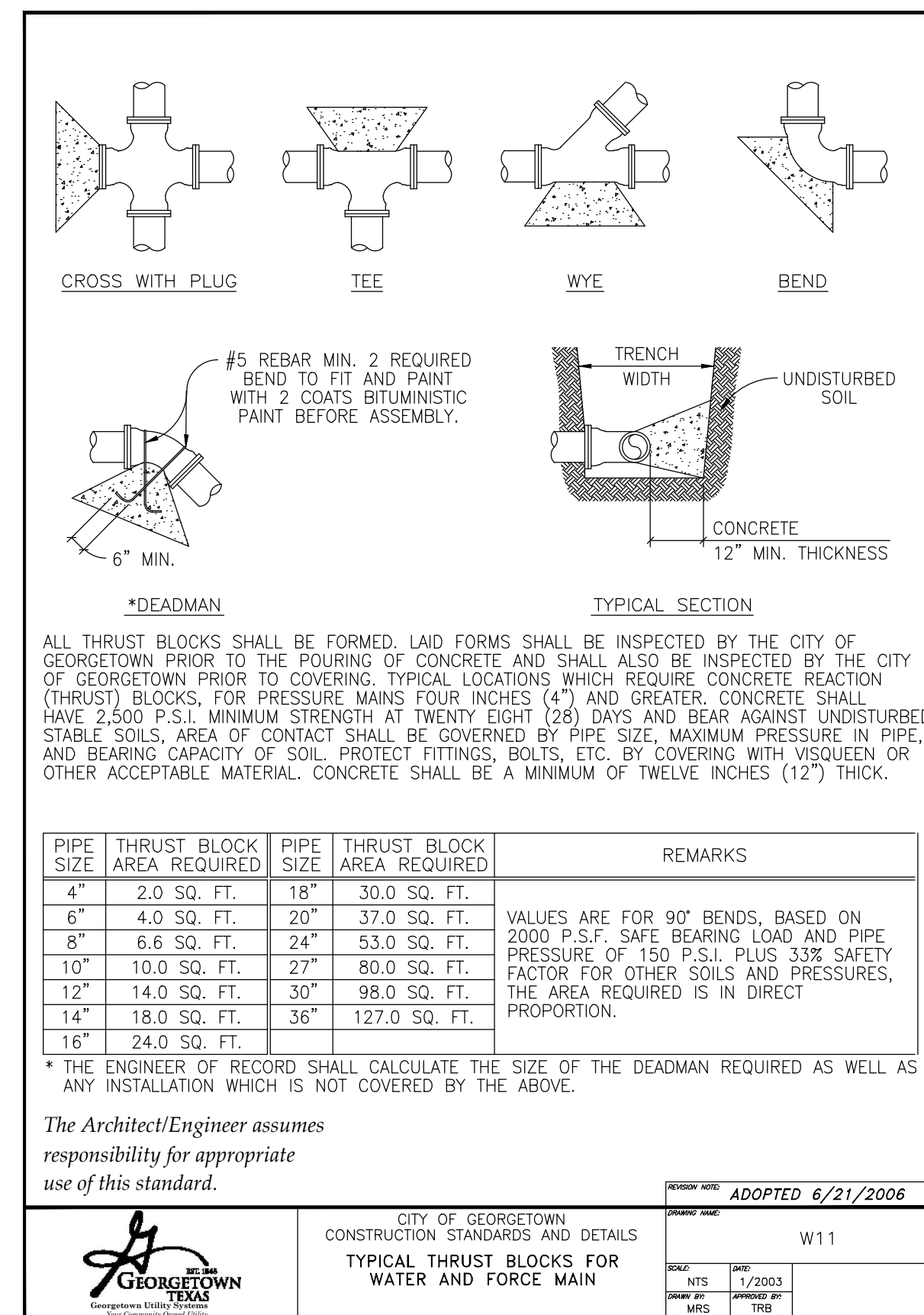
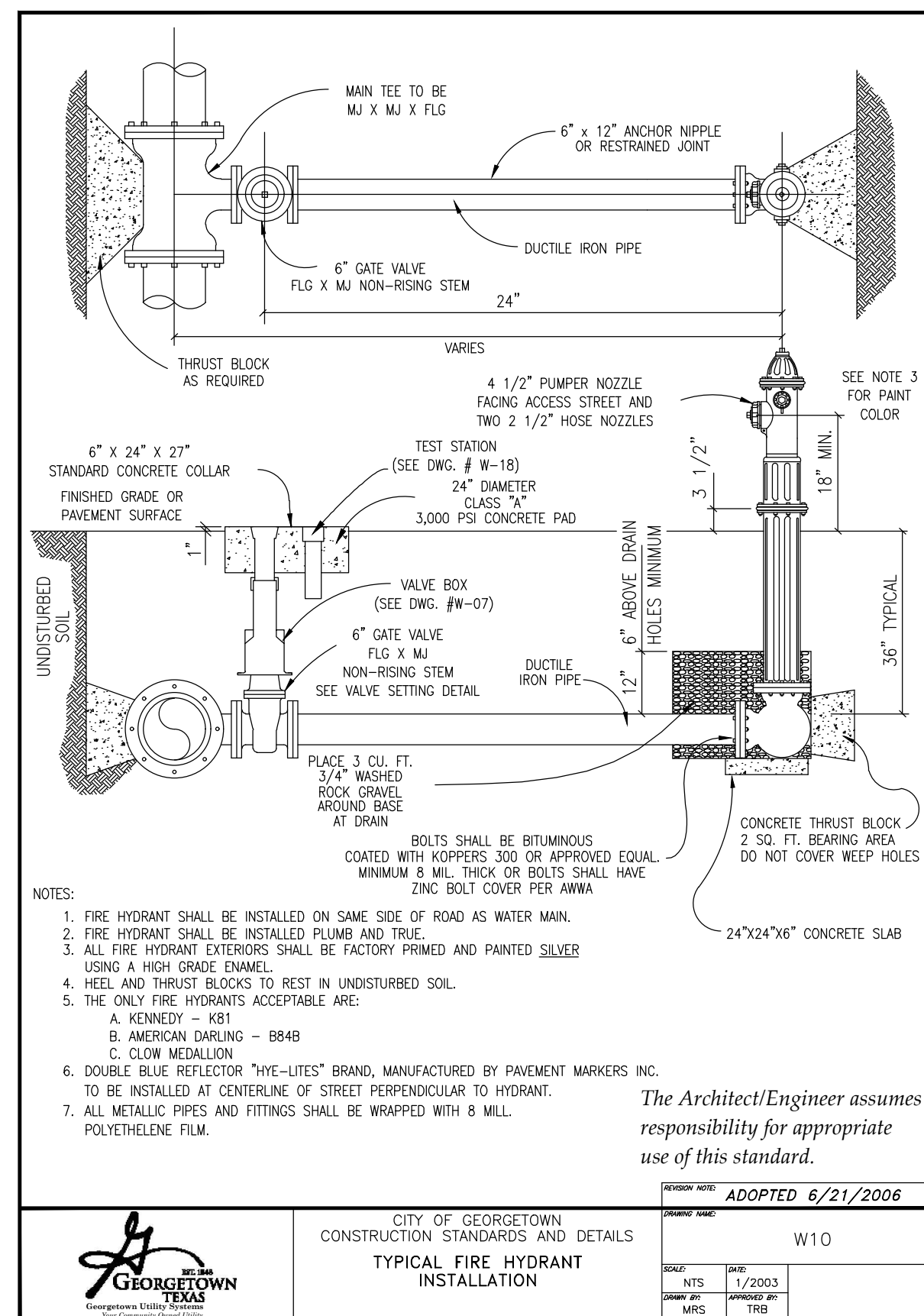
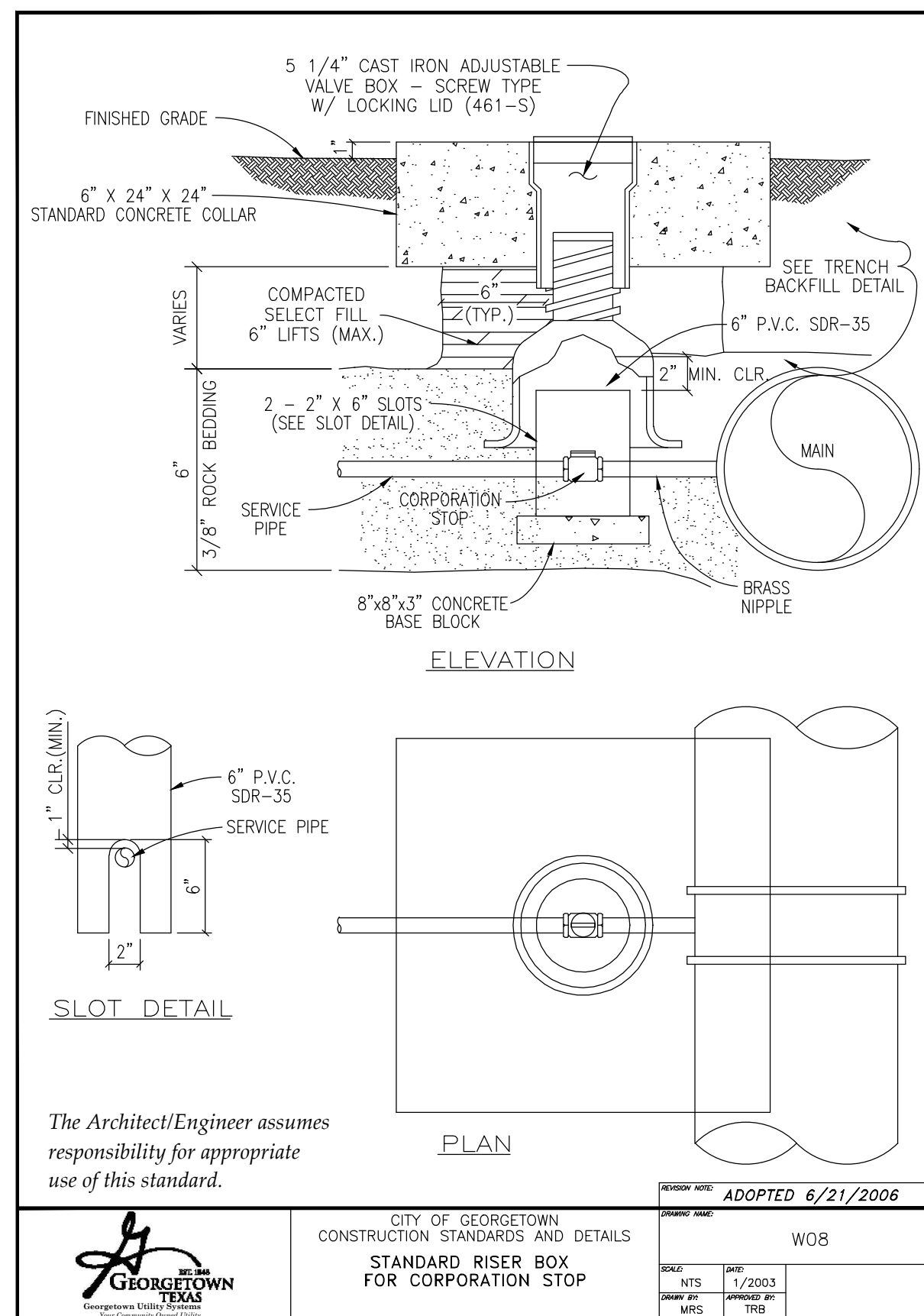
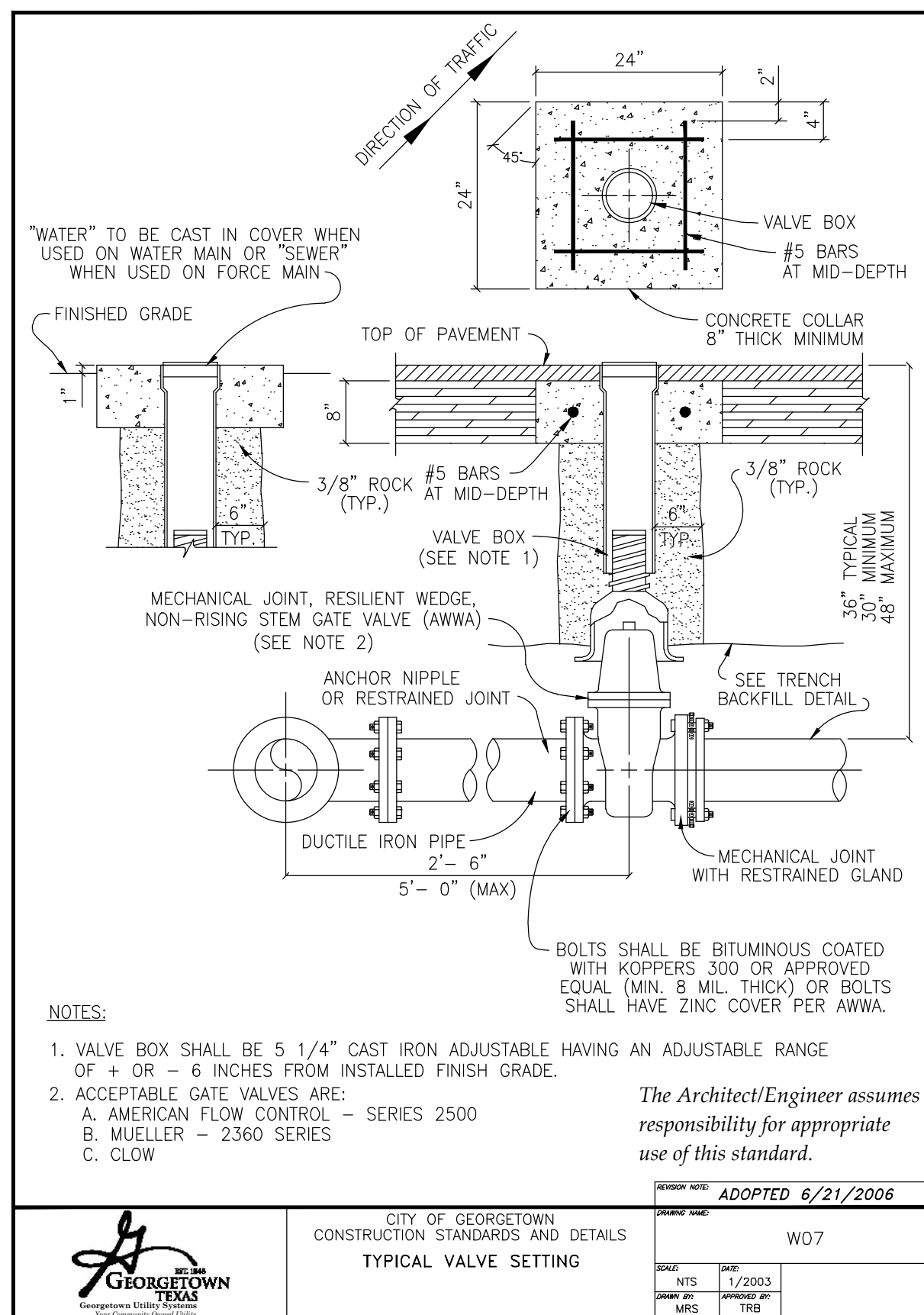
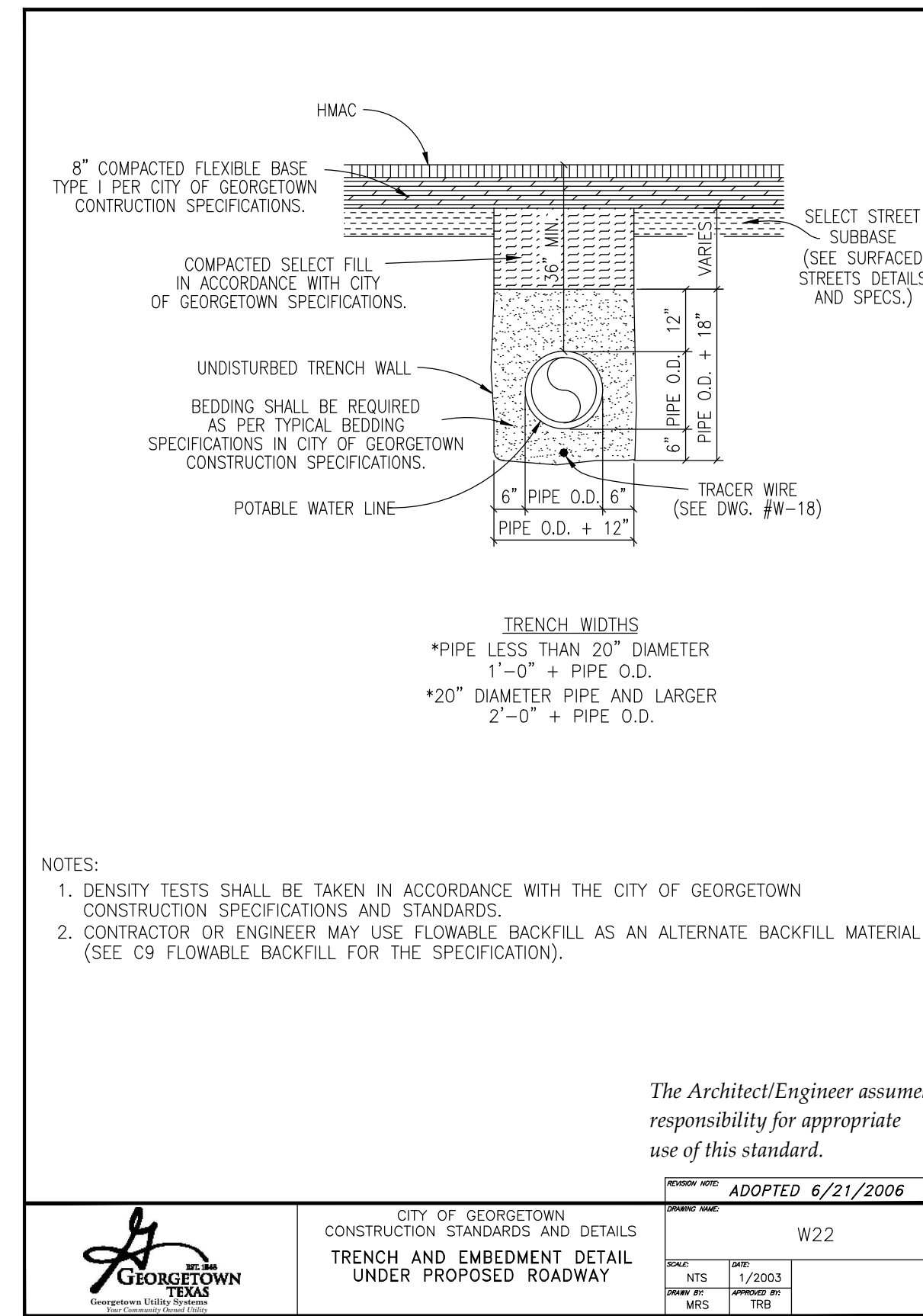
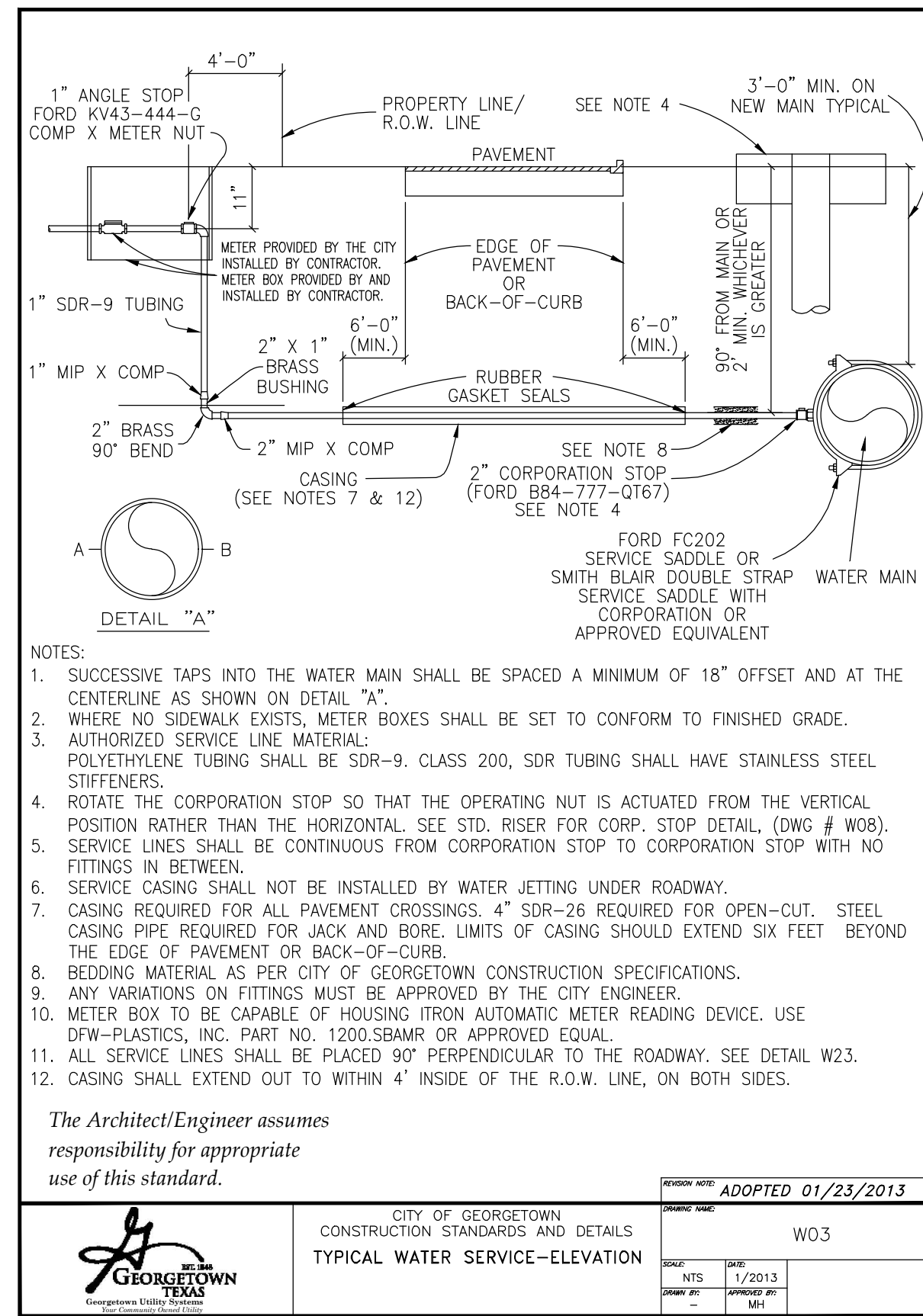
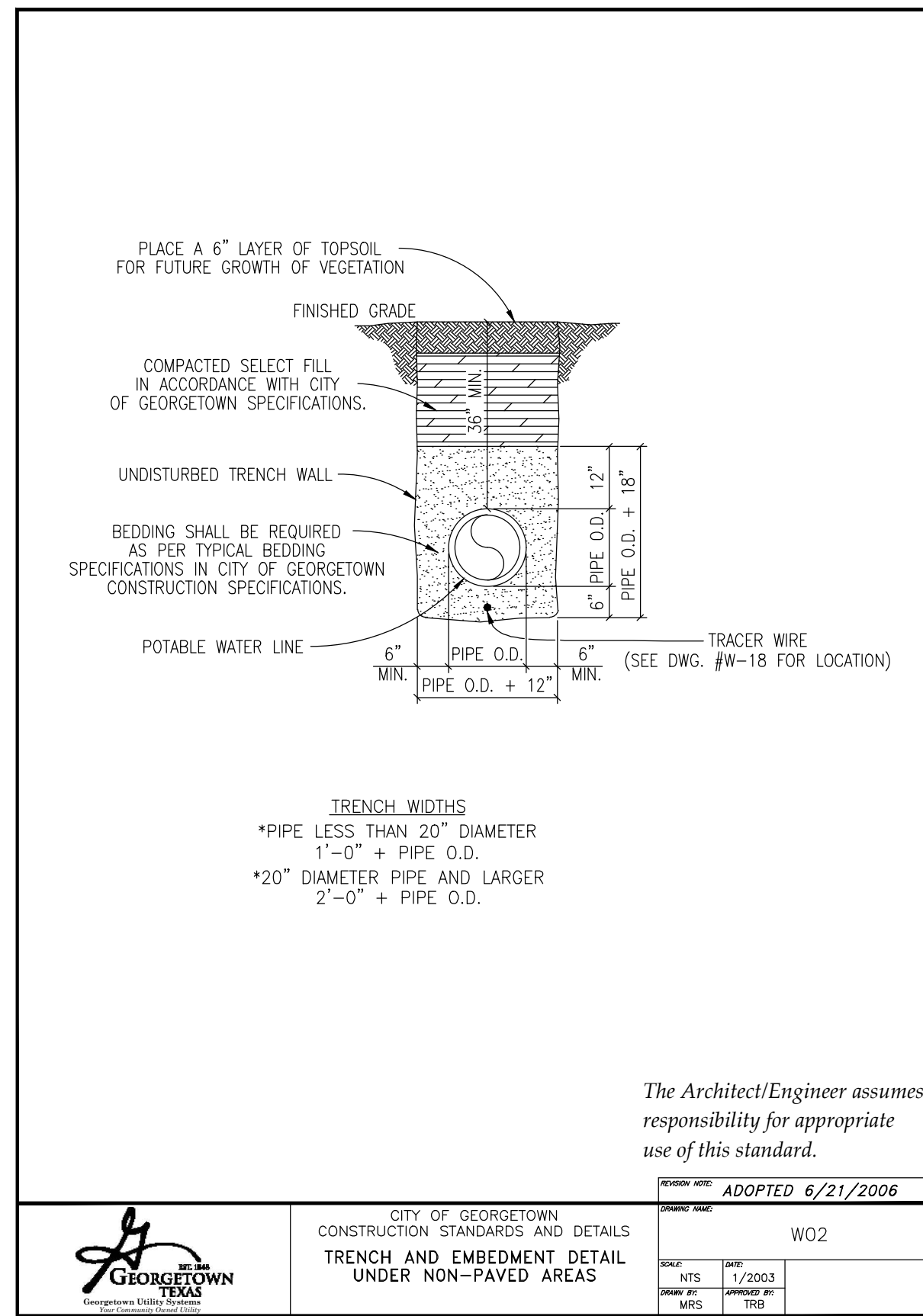
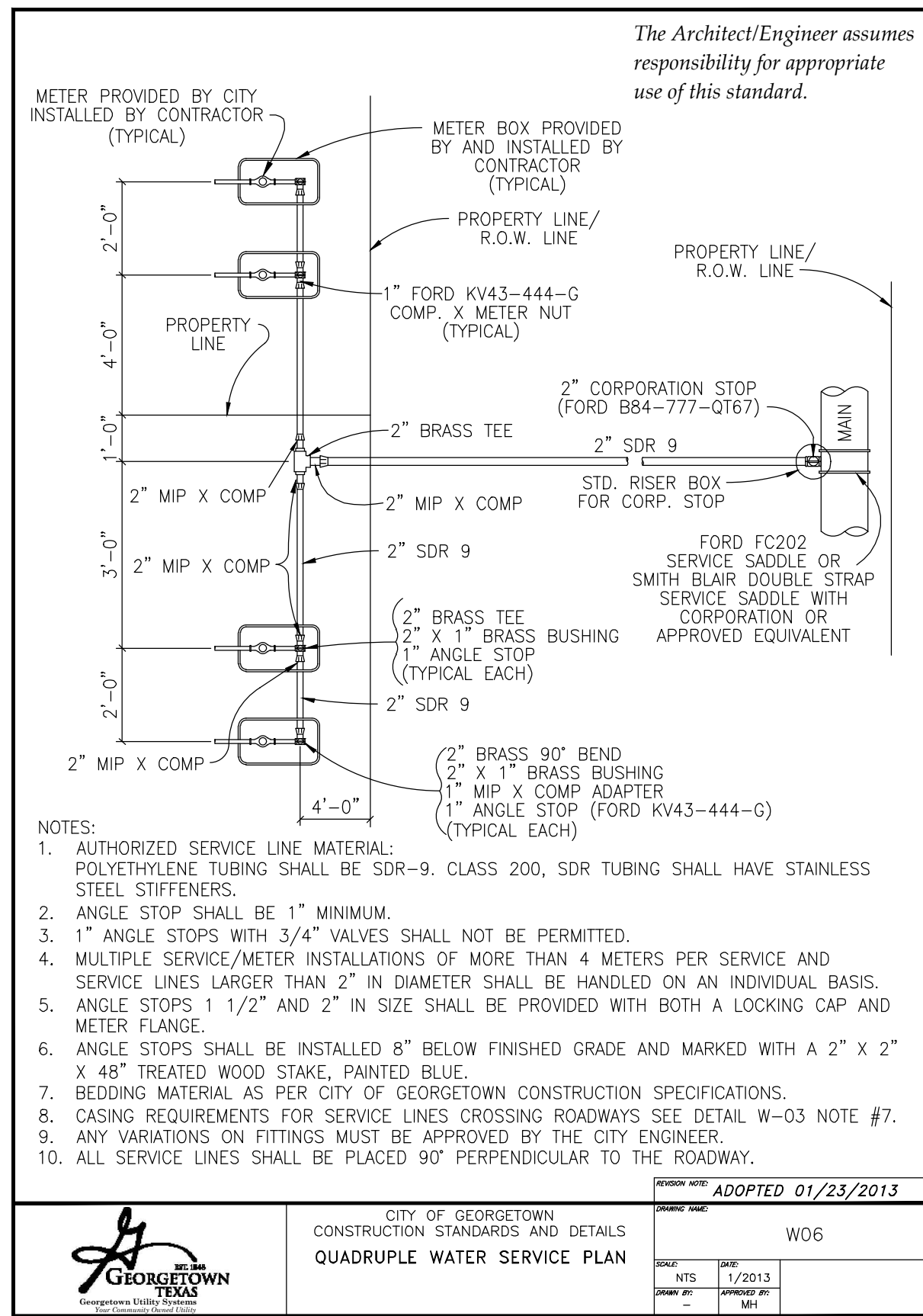


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C.10

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2025-66-SDP





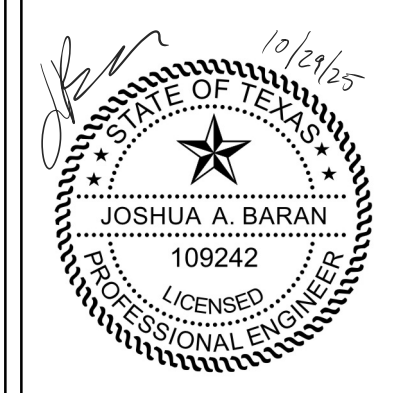
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JAB Engineering, LLC
(F-14076)
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512-779-7414 (p)
josh.baran@jabeng.com

**GEORGETOWN
AIRPORT
SITE 2**

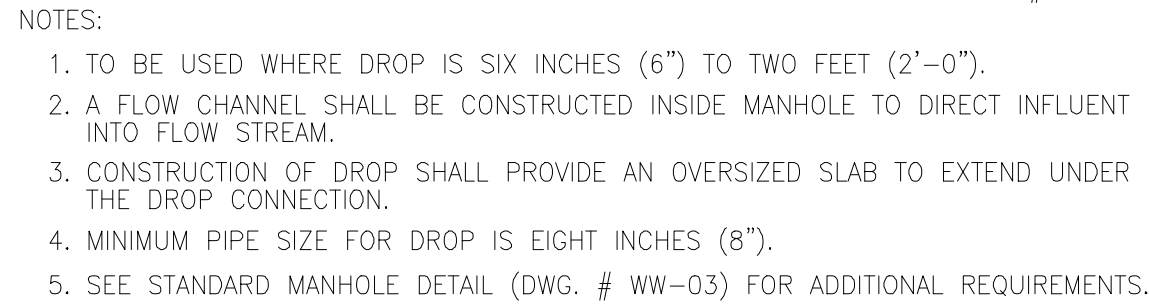
GEORGETOWN, TEXAS

DETAILS



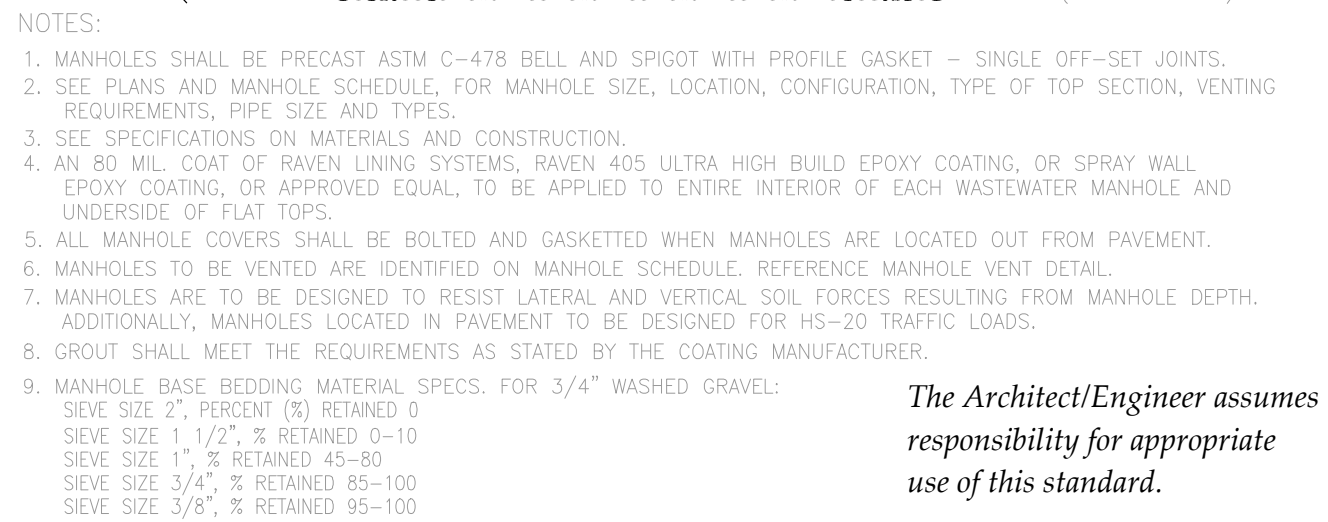
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Issued:	10/19/2025
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C.11	
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EST. 1948
GEORGETOWN
TEXAS
Georgetown Utility Systems

ADOPTION DATE		ADOPTED 6/21/2006	
SHEPHERD NAME		WW05	
SCALE	DATE		
NTS	1/2003		
SHEPHERD BY:	APPROVED BY:		
MRS	TRB		



ADOPTION NOTE: ADOPTED 6/21/2006	
DRAWING NAME: WV03	
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB



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 COVER.

E. ALL MANHOLES SHALL HAVE A FLAT I.D. APPROVED BY CITY OF GEORGETOWN, BEING 12" THICK WITH A MINIMUM 30% OPENING, AS MANUFACTURED BY HANSEN PIPE AND PRECAST OR APPROVED AUST. M.F.G., CONFORMING TO ASTM C478, 500 P.S.I. CONCRETE, TRAFFIC BEARING AND WITH PROFILE GRATING, SINGLE OR SET JOINT, CONFORMING TO ASTM C443.

F. INVERTS AND FLEXIBLE PIPE, PER ASS. C-923, SHALL BE 12" TO BASE SECTION.

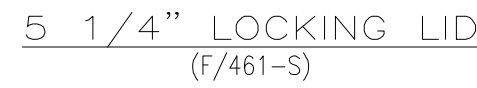
G. MINIMUM DROP BETWEEN INVERTS SHALL BE ONE-TENTH OF A FOOT (0.1').

H. GRADE RINGS WITH AN I.D. TO MATCH FRAMES CAST OPENING WITH A MAXIMUM ADJUSTMENT OF 12" ARE ALLOWED.



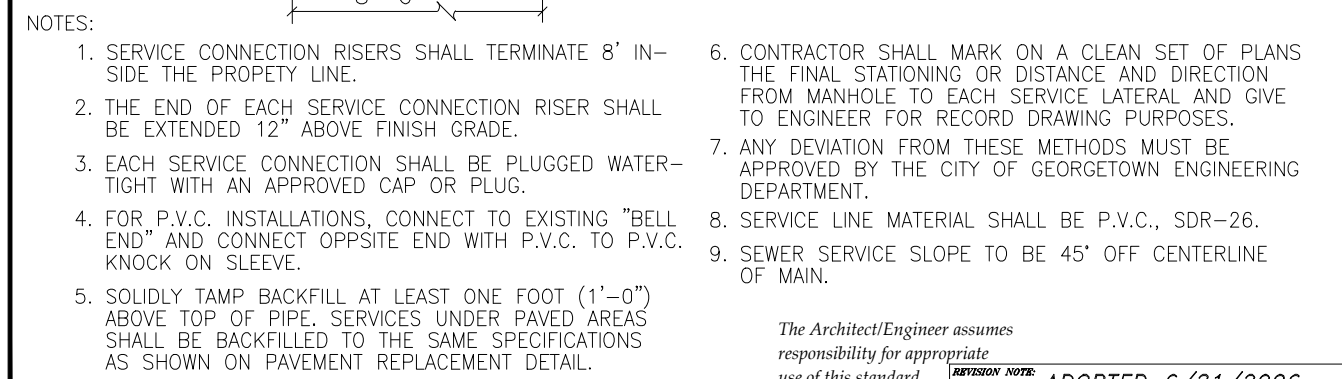
EST. 1948
GEORGETOWN
TEXAS
Georgetown Utility Systems

ADOPTED DATE		ADOPTED 6/21/2006	
MARKING NAME		WW02	
SCALE	DATE		
NTS	1/2003		
MARKING BY	APPROVED BY		
MRS	TRB		



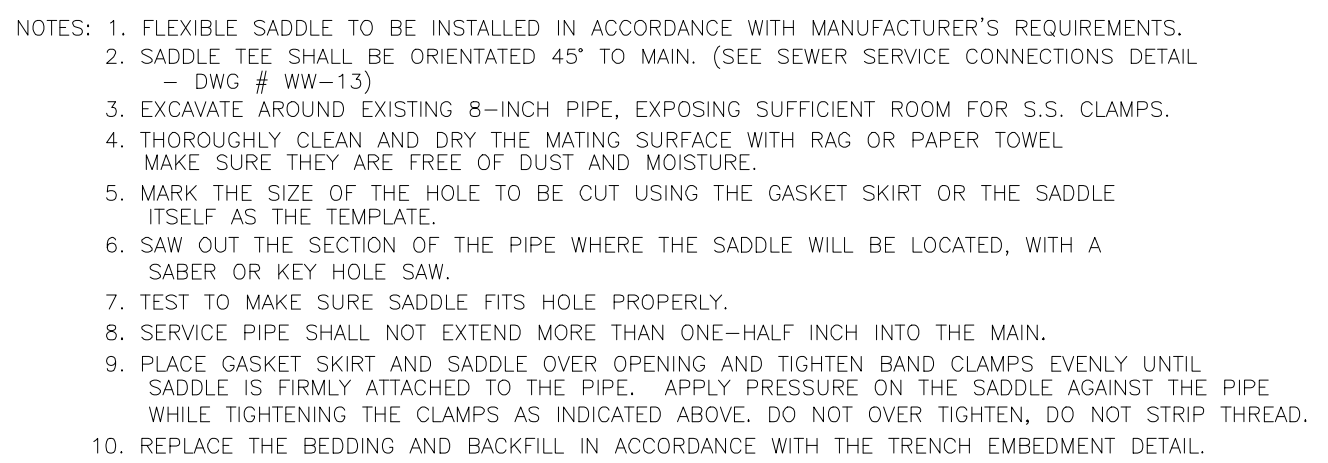
EST. 1968
GEORGETOWN
TEXAS
Georgetown Utility Systems

REVISION NOTE		ADOPTED 6/21/2006	
DRAWING NAME		WW12	
SCALE	DATE		
NTS	1/2003		
DRAWN BY:	APPROVED BY:		
MRS	TRB		

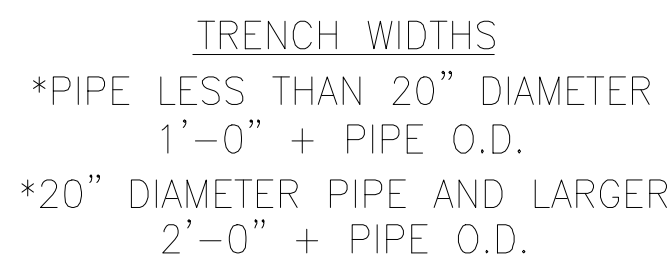


EST. 1864
GEORGETOWN
TEXAS

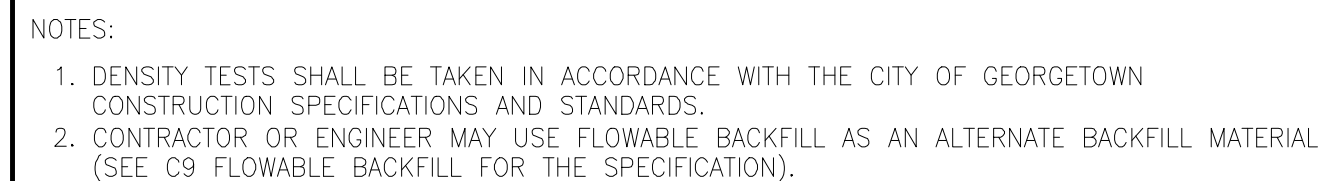
ENDORSE: WW13	
CALLED: NTS	DATE: 1/2003
SIGNED BY: MRS	APPROVED BY: TRB



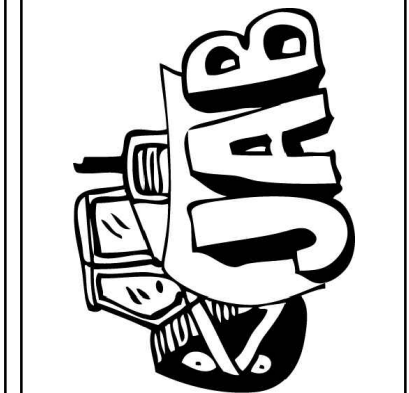
ADOPTION NOTE:		ADOPTED 6/21/2006	
SHEPHERD'S NAME:		WW13A	
SCALE:	DATE:		
NTS	1/2003		
DRIVEN BY:	APPROVED BY:		
MRS	TRB		



ADDITIONAL NOTE: ADOPTED 6/21/2006	
ADDITIONAL NAME: WW16	
ISSUED: NTS	DATE: 1/2003
ISSUED BY: MRS	APPROVED BY: TRB



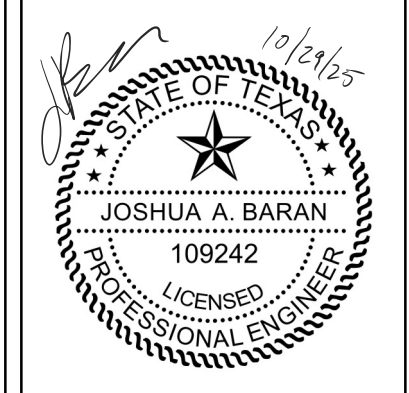
ISSUING AGENCY		WW18	
ACALP	DATE		
NTS	1/2003		
ISSUED BY:	APPROVED BY:		
MRS	TRB		



GEORGETOWN
AIRPORT
SITE 2

GEORGETOWN, TEXAS

DETAILS



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Sheet <u>12</u> OF <u>24</u>
2025-66-SDP

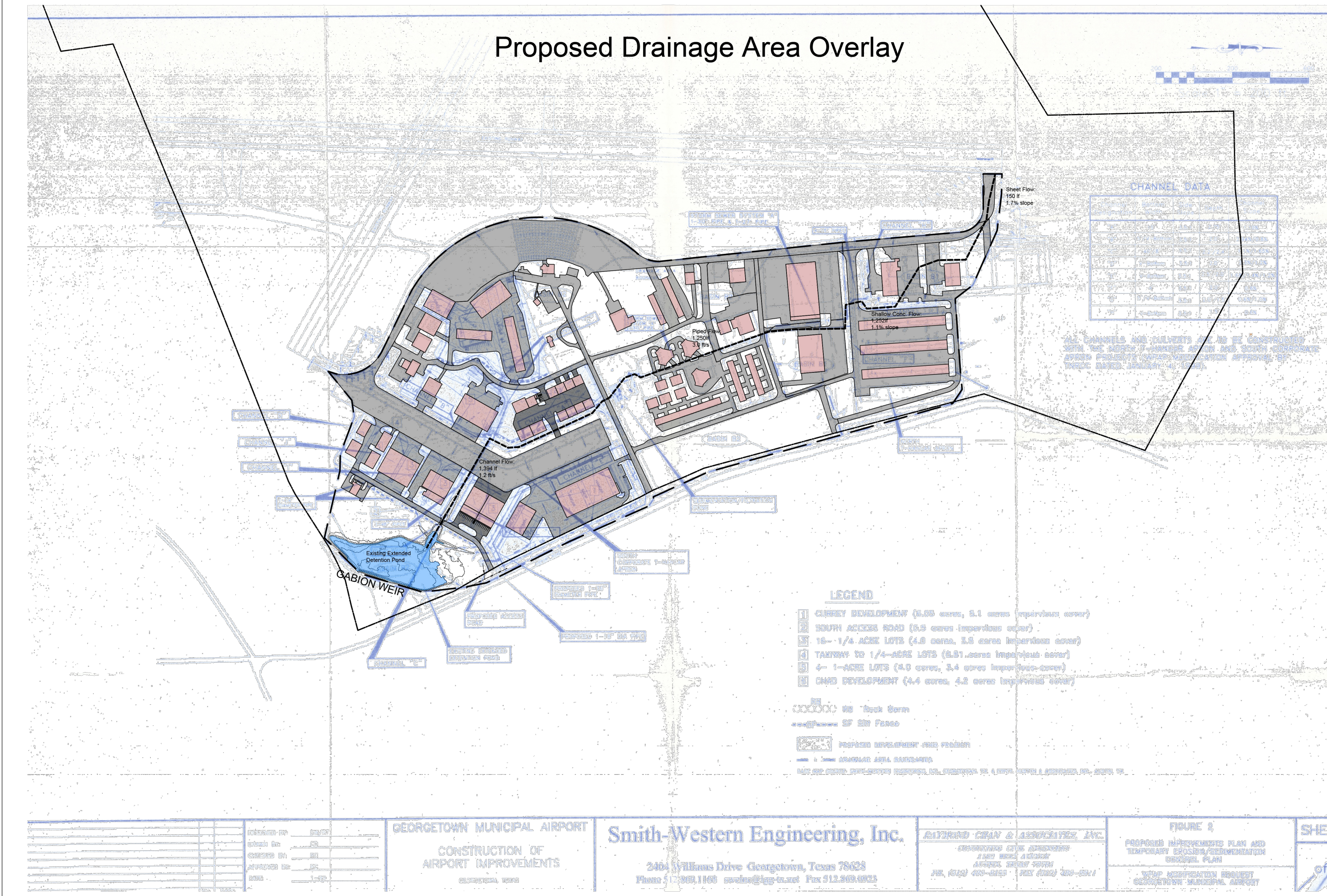
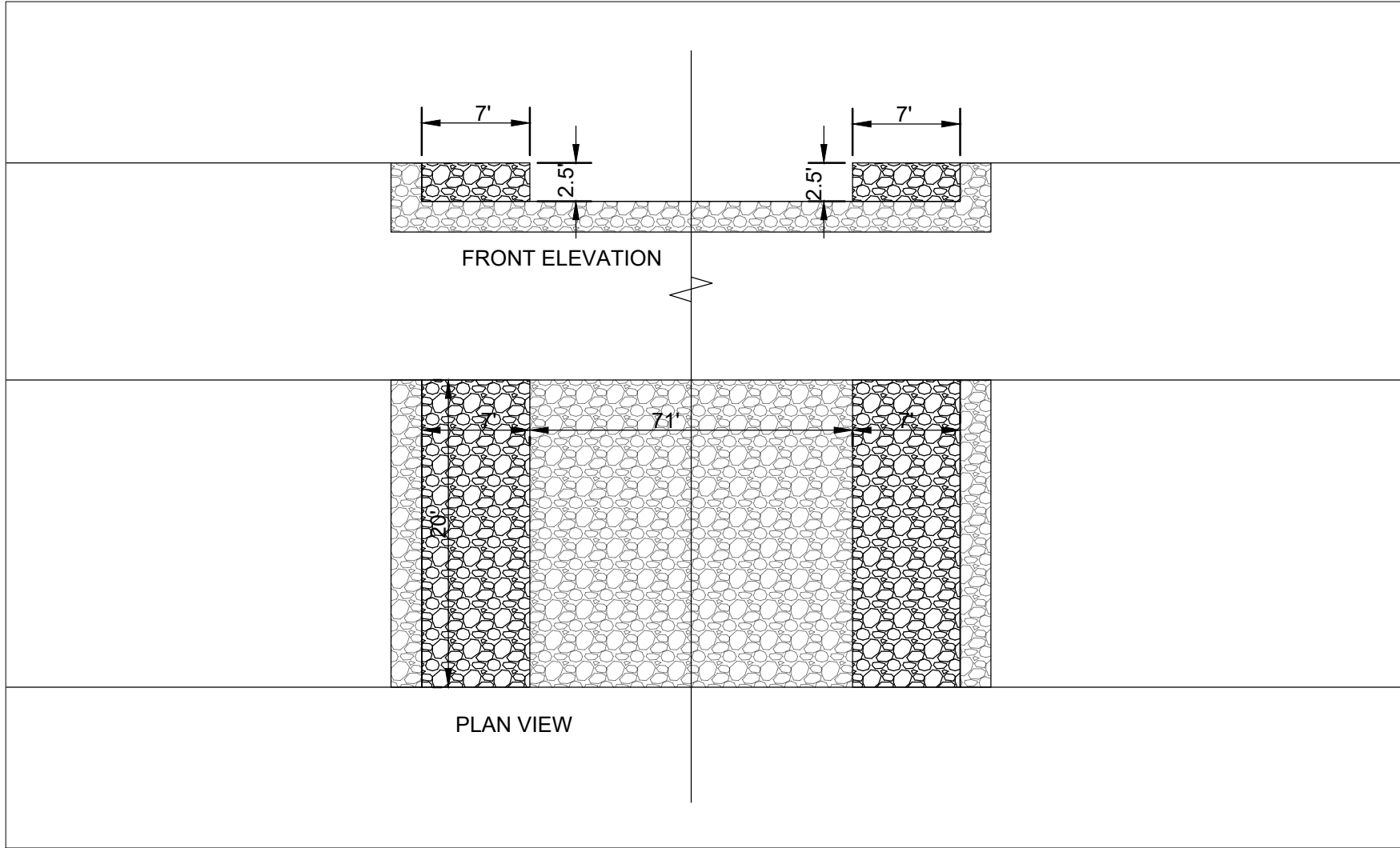


EXISTING CONDITIONS (HEC-HMS SCS METHOD)									
Area ID	DA (ac.)	DA (mi ² .)	TC(min.)	Lag (min)	CN	Q2(cfs)	Q10(cfs)	Q25(cfs)	Q100(cfs)
E-1	102.4997	0.1601558	37.0	22.2	89.0	219.9	363.9	459.4	612.5
E-3 Routed through Pond						206.3	345.4	436.7	586.5

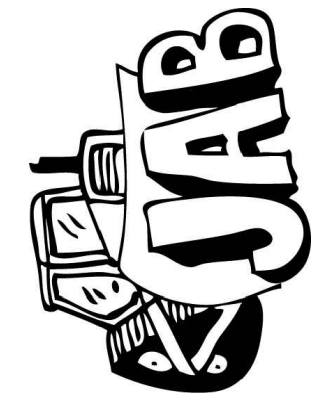
PROPOSED CONDITIONS (SCS METHOD)									
Area ID	DA (ac.)	DA (mi ² .)	TC(min.)	Lag (min)	CN	Q2(cfs)	Q10(cfs)	Q25(cfs)	Q100(cfs)
P-1	102.4997	0.1601558	37.0	22.2	89.6	223.9	367.5	462.6	615.0
P-1 Routed through Pond w/Updates						206.4	342.9	434.1	581.2

POND#1 Extended Detention Pond B-2									
	ELEVATION (FT)	AREA (SF)	AREA (AC)	INC VOLUME (CF)	TOTAL VOLUME (CF)	TOTAL VOLUME (ACRE-FT)	24" Perf CMP to 8" PVC	Gabion Weir	TOTAL FLOW (CFS)
Original Bottom	731.00	0	0.000000	0.00			0.00	0.00	0.00
	731.33	0	0.000000	0.00	0.00	0.000000	0.00	0.00	0.00
	731.67	0	0.000000	0.00	0.00	0.000000	0.27	0.00	0.27
	732.00	5680	0.130395	937.20	937.20	0.021515	0.45	0.00	0.45
Current Bottom (silt)	733.00	37967	0.871602	21823.50	22760.70	0.522514	1.84	0.00	1.84
	734.00	78088	1.792654	58027.50	80788.20	1.854642	3.75	0.00	3.75
	734.33	86468	1.985033	27151.74	107939.94	2.477960	4.72	0.00	4.72
	735.00	103482	2.375620	63633.26	171573.20	3.938779	4.96	101.24	106.20
WQ Elevation	736.00	122833	2.819858	113157.50	284730.70	6.536517	5.39	398.39	403.78
	736.83	146088	3.353718	111602.19	396332.89	9.098551	5.83	729.70	735.53
	737.00	150851	3.463062	25239.81	421572.70	9.677978		0.00	0.00
	737.00	150851	3.463062	0.00	421572.70	9.677978		0.00	0.00
Top of Pond	0.00	0	0.000000	-55588593.50	-55167020.80	-1266.460533		0.00	0.00

- NOTES:
1. REFERENCE DRAINAGE REPORT FOR DETAILED CALCULATIONS OF EXISTING AND PROPOSED DRAINAGE BASIN.
 2. EXISTING POND TO RECEIVE 7" GABION BASKET ON EITHER SIDE OF EXISTING GABION WEIR. SEE PLAN AND ELEVATION BELOW.
 3. CONTRACTOR TO SUPPLY ENGINEER WITH SUBMITTALS FOR APPROVAL OF WIRE MESH AND ROCK TO MATCH EXISTING GABION WEIR PRIOR TO INSTALLATION.

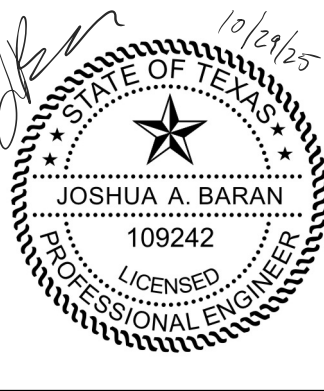


JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
812-779-7414 (p)
josh.baran@jabeng.com



GEORGETOWN
AIRPORT
SITE 2
GEORGETOWN, TEXAS

DRAINAGE PLAN /
INFORMATION



Project No.: 19010
Issued: 10/19/2025
Drawn By: JAB
Checked By: JAB

C.13
Sheet 13 OF 24
2025-66-SDP

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

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

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

- A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
 - the name of the approved project;
 - the activity start date; and
 - the contact information of the prime contractor.
- All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
- If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
- No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
- Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
- Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
- Sediment must be removed from the sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
- All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
- If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
- The following records shall be maintained and made available to the TCEQ upon request:
 - the dates when major grading activities occur;
 - the dates when construction activities temporarily or permanently cease on a portion of the site; and
 - the dates when stabilization measures are initiated.
- The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
 - any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
 - any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
 - any development of land previously identified as undeveloped in the original water pollution abatement plan.

Austin Regional Office
12100 Park 35 Circle, Building A
Austin, Texas 78753-1808
Phone (512) 339-2929
Fax (512) 339-3795

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

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

TCEQ-0592 (Rev. July 15, 2015)

Texas Commission on Environmental Quality
Organized Sewage Collection System
General Construction Notes

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

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

- This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.
- All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.
- A written notice of construction must be submitted to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
 - the name of the approved project;
 - the activity start date; and
 - the contact information of the prime contractor.
- Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval.
- Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. These controls must remain in place until the disturbed areas have been permanently stabilized.
- If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.
- Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.
- Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.
- All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet 12 of 24.

It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.

- Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or water lines next to manholes) the installation must meet the requirements of 30 TAC §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).

- Where sewers line deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe manufacturer: n/a .

If pipe flexure is proposed, the following method of preventing deflection of the joint must be used: n/a .

Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.

- New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet n/a of . (For potential future laterals).

The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet 5 of 24, and marked after backfilling as shown in the detail on Plan Sheet 12 of 24.

- Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes A, B or C.

- Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).

- All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be:
 - For a collection system pipe that will transport wastewater by gravity flow, the design must specify an infiltration and exfiltration test or a low-pressure air test. A test must conform to the following requirements:
 - Low Pressure Air Test.**
 - A low pressure air test must follow the procedures described in American Society For Testing And Materials (ASTM) C-828, ASTM C-924, or ASTM F-1417 or other procedure approved by the executive director, except as to testing times as required in Table C.3 in subparagraph (C) of this paragraph or Equation C.3 in subparagraph (B)(ii) of this paragraph.
 - For sections of collection system pipe less than 36 inch average inside diameter, the following procedure must apply, unless a pipe is to be tested as required by paragraph (2) of this subsection.
 - A pipe must be pressurized to 3.5 pounds per square inch (psi) greater than the pressure exerted by groundwater above the pipe.
 - Once the pressure is stabilized, the minimum time allowable for the pressure to drop from 3.5 psi gauge to 2.5 psi gauge is computed from the following equation:

Equation C.3
$$T = \frac{0.085 \times D \times K}{Q}$$

Where:

T = time for pressure to drop 1.0 pound per square inch gauge in seconds
K = 0.000419 X D X L, but not less than 1.0
D = average inside pipe diameter in inches
L = length of line of same size being tested, in feet
Q = rate of loss, 0.0015 cubic feet per minute per square foot internal surface

- Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter (inches)	Minimum Time (seconds)	Maximum Length for Minimum Time (feet)	Time for Longer Length (seconds/foot)
6	340	396	0.855
8	454	299	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.369
30	1700	80	21.250
33	1870	72	25.856

- An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time.
- If any pressure loss or leakage has occurred during the first 25% of a testing period, then the test must continue for the entire test duration as outlined above or until failure.
- Wastewater collection system pipes with a 27" inch or larger average inside diameter may be air tested at each joint instead of following the procedure outlined in this section.
- A testing procedure for pipe with an inside diameter greater than 33 inches must be approved by the executive director.

(2) **Infiltration/Exfiltration Test.**

- The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole.
- An owner shall use an infiltration test in lieu of an exfiltration test when pipes are installed below the groundwater level.
- The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.
- For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same minimum test head as in subparagraph (C) of this paragraph.
- If the quantity of infiltration or exfiltration exceeds the maximum quantity specified, an owner shall undertake remedial action in order to reduce the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.

- If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed:

- For a collection pipe with inside diameter less than 27 inches, deflection measurement requires a rigid mandrel.
 - Mandrel Sizing.**
 - A rigid mandrel must have an outside diameter (OD) not less than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.
 - If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.
 - All dimensions must meet the appropriate standard.**
 - Mandrel Design.**
 - A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed.
 - A mandrel must have nine or more odd number of runners or legs.
 - A barrel section length must equal at least 75% of the inside diameter of a pipe.
 - Each size mandrel must use a separate proving ring.
 - Method Options.**
 - An adjustable or flexible mandrel is prohibited.
 - A test may not use television inspection as a substitute for a deflection test.
 - If requested, the executive director may approve the use of a deflectometer or a mandrel with removable legs or runners on a case-by-case basis.
- For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection.
- A deflection test method must be accurate to within plus or minus 0.2% deflection.
- An owner shall not conduct a deflection test until at least 30 days after the final backfill.
- Gravity collection system pipe deflection must not exceed five percent (5%).
- If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.

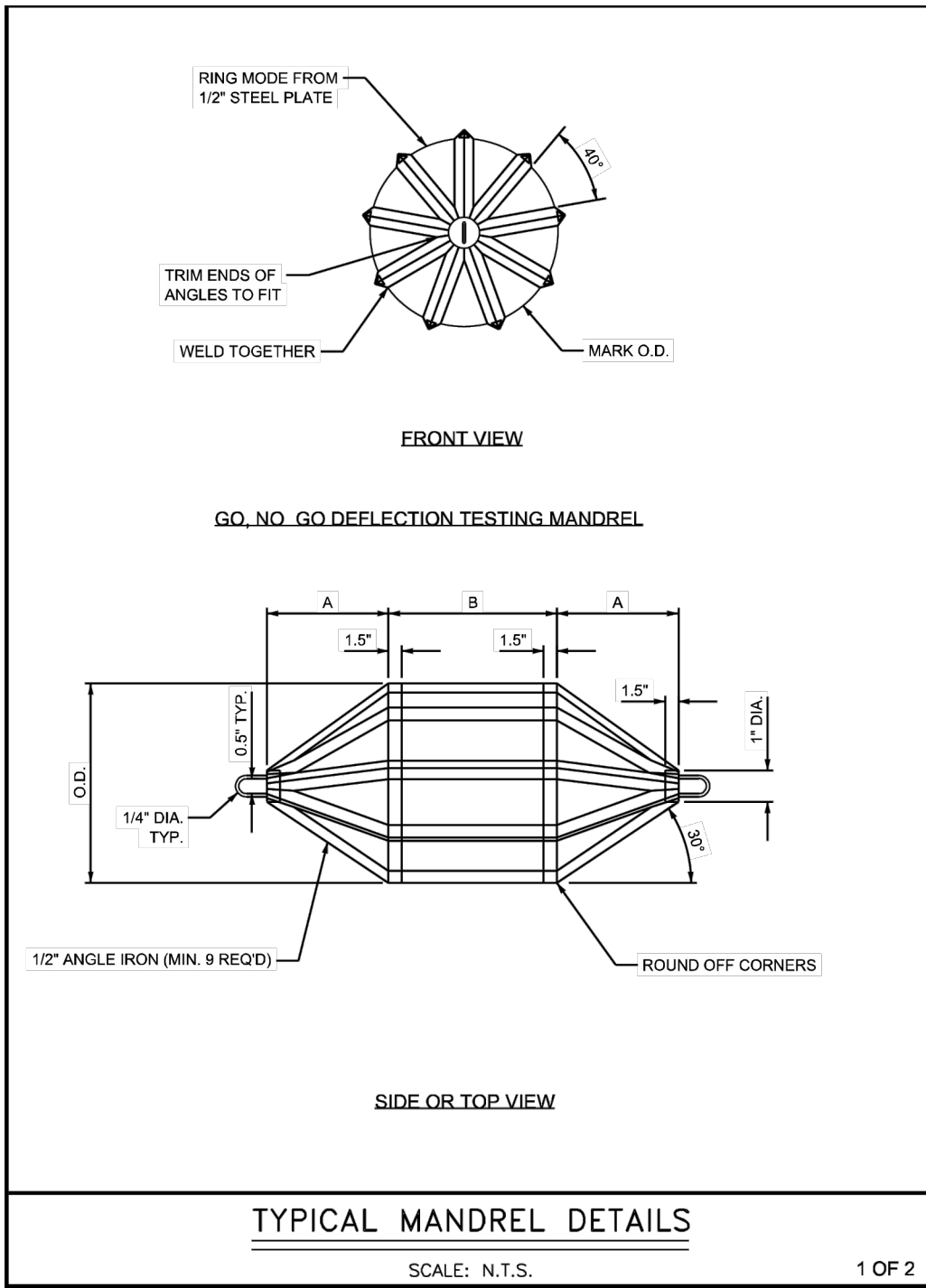
- All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58.

- All manholes must pass a leakage test.
- An owner shall test each manhole (after assembly and backfilling) for leakage, separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director.
 - Hydrostatic Testing.**
 - The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth per hour.
 - To perform a hydrostatic exfiltration test, an owner shall seal all wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour.
 - A test for concrete manholes may use a 24-hour wetting period before testing to allow saturation of the concrete.
 - Vacuum Testing.**
 - To perform a vacuum test, an owner shall plug all lift holes and exterior joints with a non-shrink grout and plug all pipes entering a manhole.
 - No grout must be placed in horizontal joints before testing.
 - Stub-outs, manhole boots, and pipe plugs must be secured to prevent movement while a vacuum is drawn.
 - An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.
 - A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.
 - There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.
 - A test does not begin until after the vacuum pump is off.
 - A manhole passes the test if after 2.0 minutes and with all valves closed, the vacuum is at least 9.0 inches of mercury.

- All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

Austin Regional Office
12100 Park 35 Circle, Building A
Austin, Texas 78753-1808
Phone (512) 339-2929
Fax (512) 339-3795
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Phone (210) 490-3096
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SIZE	A	B*	MANDREL O.D.		RING O.D.	
			PVC (SDR-35)	PVC (SDR-26)	PVC (SDR-35)	PVC (SDR-26)
6"	4.0"	4.5"	5.62	5.50	4.91	4.79
8"	5.5"	6.0"	7.52	7.37	6.81	6.66
10"	7.0"	7.5"	9.41	9.21	8.70	8.50
12"	8.5"	9.0"	11.19	10.96	10.48	10.25
15"	10.0"	11.0"	13.70	13.42	12.88	12.71
18"	12.0"	13.5"	16.75	-	16.04	-
21"	14.0"	16.0"	19.74	-	19.03	-
24"	16.0"	18.0"	22.21	-	21.50	-
27"	18.0"	20.0"	25.03	-	24.32	-

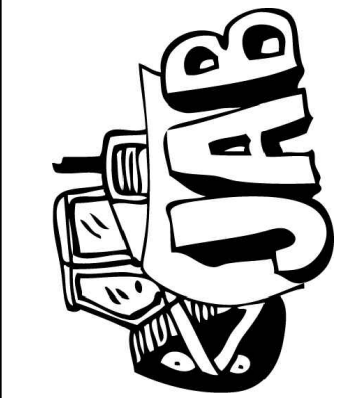
* MINIMUM LENGTH

NOTES:
1. PVC PIPES AND FITTINGS SIX INCHES (6") TO FIFTEEN INCHES (15") IN DIAMETER SHALL CONFORM TO ASTM D-3034.
2. PVC PIPES AND FITTINGS EIGHTEEN INCHES (18") TO TWENTY-SEVEN INCHES (27") IN DIAMETER SHALL CONFORM TO ASTM F-4879.

THIS INFORMATION IS PROVIDED AS A REFERENCE. ALL DEFLECTION TESTING SHALL BE DONE IN ACCORDANCE WITH TCEQ CHAPTER 317.

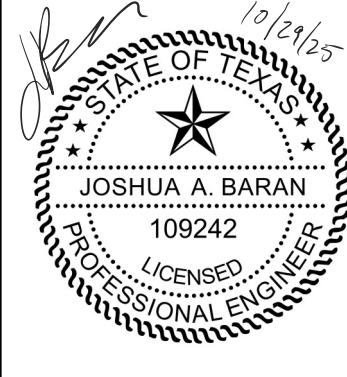
TYPICAL MANDREL DETAILS
SCALE: N.T.S. 2 OF 2

JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com



GEORGETOWN
AIRPORT
SITE 2
GEORGETOWN, TEXAS

TCEQ NOTES



Project No.: 19010
Issued: 10/19/2025
Drawn By: JAB
Checked By: JAB

C.14

Sheet 14 OF 24
2025-66-SDP



V. Temporary Stormwater Section

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.

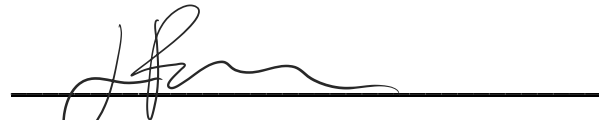
Signature

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: Joshua A. Baran

Date: 10/1/2025

Signature of Customer/Agent:



Regulated Entity Name: City of Georgetown Municipal Airport

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: Pecan Branch

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

ATTACHMENT A

SPILL RESPONSE ACTIONS

Spills will be prevented utilizing Best Management Practices previously described such as proper material storage, handling, and disposal practices. However, despite such efforts, a spill may occur on site. If a spill occurs, the following procedures will be utilized.

- ***Stop the spill, if possible.*** This can include shutting off power to a pump, righting an overturned container, or plugging a hole in a damaged container.
- ***Contain the spill, safely.*** Spill containment can be accomplished using a variety of materials and methods such as the use of absorbents (i.e. sawdust, Oil Dri, rags, soil, polypropylene pads or booms, etc.) to dike the area around the spill, or placing a leaking container inside one which is not leaking. Spill containment should only be attempted if it is safe to do so. Proper safety equipment such as gloves and eye protection should be used as directed on the Material Safety Data Sheet for the spilled material.
- ***Report the spill, if necessary.*** Certain quantities of hazardous or toxic materials such as pesticides, paint thinners, gasoline, etc. are required by Federal Law to be reported to the National Response Center (NRC) at 1-800-424-8802 as soon as you have knowledge of the spill. Since most of the quantities which require reporting to the NRC are larger than that found on a typical construction site, spill reporting to the State or Local authorities is more likely. When in doubt, report the spill.

The reporting requirements which may apply to the sites covered in this SW3P are:

Texas Commission on Environmental Quality (TCEQ)
1-800-832-8224

TCEQ requires reporting of spills of 25 gallons or greater, especially those which might impact a waterway.

- ***Clean the spill up, properly.*** Spill clean up should be performed in accordance with applicable regulations or according to the manufacturer's recommendations on the Material Safety Data Sheet. In most cases, proper spill clean up is to use a dry method such as absorbing the spill and containerize for disposal via a licensed disposal company. For non-hazardous and non-toxic materials this may be through your solid waste disposal service with prior approval.
- ***Fill in table on next page.***

The SW3P must be modified within 14 days of a release to provide a description of the spill, the circumstances leading to the spill, and the date of the spill. Spill clean-up materials, methods, and additional Best Management Practices addressing spill prevention should also be included.

[illegible]

ATTACHMENT B
Potential Sources of Contamination

*Potential Sources of Contamination associated with this project:

1. Oil and Grease: from runoff pollutants associated with paved driving surfaces, especially around the areas of fueling operations
2. Trash and debris: from customers at the retail / convenience center
3. Construction Phase Pollutants: hydraulic fluid, machine oil, and sediment

ATTACHMENT C
Sequence of Major Activities

1. Install construction fencing, stabilized construction entrance, erosion controls, and tree protection fencing per approved erosion and sedimentation control/tree protection plan. (Area Disturbed = 0.1 acres)
2. The contractor shall arrange and coordinate acceptable meeting times for an on-site pre-construction meeting with the Owner, Project Engineer, relevant contractors, and the City Environmental Inspector. The Environmental Inspector shall be contacted 72 hours prior to the required on-site preconstruction meeting.
3. Begin site clearing/demolition. Silt Fence and SCE must be installed prior and maintained during operations. (Area Disturbed = 2.1 acres)
4. Rough grade the site in accordance with plans and specifications. Silt Fence and SCE must be maintained during operations. (Area Disturbed = 2.1 acres)
5. Install utility improvements. Silt Fence and SCE must be maintained during operations. (Area Disturbed = 0.15 acres)
6. Construct buildings. Silt Fence and SCE must be maintained during operations.
7. Complete final grading, drainage, and pavement. Silt Fence and SCE must be maintained during operations. (Area Disturbed = 2.1 acres)
8. Hydromulch or sod all disturbed areas per landscape plan and general site cleanup. Silt Fence and SCE must be maintained during operations.
9. Final clearing of erosion and sedimentation controls and storm drain structures.
10. Project engineer inspects job and submits the Engineer's Concurrence Letter.
11. City Environmental inspector visits site and issues certificate of acceptance only if all construction is in substantial conformance to the plans.

Total Disturbed Area = 2.1 acres

*Note: Areas identified above in the sequence of construction may overlap and should not be totaled.

ATTACHMENT D

Temporary Best Management Practices and Measures

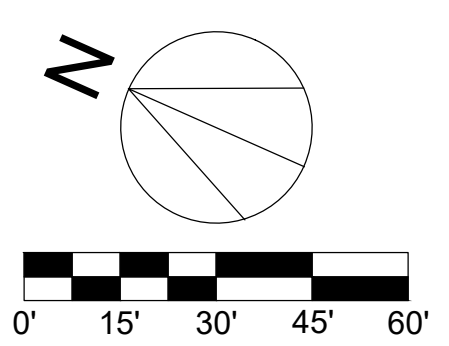
- Silt Fence – Approximately 310 linear feet of silt fence will be installed along the property line prior to the start of demolition or construction activities. The silt fence will prevent total suspended solids from leaving the site via sheet flow.
- Rock Berm – Two Rock Berms will be installed inside of the existing channels. The rock berms will slow the velocity of the first-flush storm and increase sediment capture.
- Stabilized Construction Entrance / Exit – One Construction Entrance / Exit
- Concrete Washout Area – One concrete washout container will be used.

ATTACHMENT F

Structural Practices

Upgradient flows will continue to be routed to through the existing drainage channels and will bypass the proposed exposed soils. The flows from the bypassed areas will be further reduced with the temporary rock berms. See drainage area maps for specific flow calculations. All on-site drainage during construction will flow through the proposed temporary BMP's.

ATTACHMENT G
DRAINAGE AREA MAPS (EXISTING AND PROPOSED)
(REFER TO CONSTRUCTION PLANS UNDER SEPARATE
COVER FOR FULL SIZE COPIES)



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GENERAL NOTES:

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, AS APPLIES, WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (811) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION AT LEAST 24 HOURS PRIOR TO INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.
4. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE. INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.
5. ALL SITE WORK SHALL COMPLY WITH ENVIRONMENTAL REQUIREMENTS SET FORTH IN THE CITY OF GEORGETOWN CODES AND REGULATIONS.
6. DEVELOPER INFORMATION.
- A. DEVELOPER: VISION 360 DEVELOPMENT
ATTN: BRIAN BIRDWELL
ADDRESS: 109 E. 8TH STREET, STE. 200
GEORGETOWN, TEXAS 78626
PHONE NO. (512) 785 - 7087
- B. OWNER: CITY OF GEORGETOWN
ADDRESS: 300 INDUSTRIAL AVE #1
GEORGETOWN, TEXAS 78626
PHONE NO. (512) 869 - 3555
- C. OWNER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS.
JAB ENGINEERING, LLC
ATTN: JOSHUA A. BARAN, P.E.
PHONE NO.: (512) 779-7414
- D. PERSON OR FIRM RESPONSIBLE FOR EROSION & SEDIMENTATION CONTROL MAINTENANCE.
- OWNER: VISION 360 DEVELOPMENT
ADDRESS: 109 E. 8TH STREET, STE. 200
GEORGETOWN, TEXAS 78626
PHONE NO. (512) 785 - 7087
7. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF GEORGETOWN STANDARD SPECIFICATIONS, AS AMENDED BY SPECIAL PROVISION. CURRENT AT THE TIME OF BIDDING.
8. CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
9. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION PERMITS THAT CAN ONLY BE ISSUED TO THE CONTRACTOR HAVE BEEN OBTAINED BY THE CONTRACTOR AT ITS EXPENSE PRIOR TO COMMENCEMENT OF WORK.
10. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL. INCLUDING METHODS OF HANDLING AND DISPOSAL.
11. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
12. LOCATION OF EXISTING UTILITIES SHOWN ON PLANS WAS COMPILED FROM RECORD INFORMATION. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION OF EXISTING UTILITIES.
13. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
14. CONTRACTOR TO LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS, AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS BY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS AT NO ADDITIONAL COST TO OWNER.
15. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY)
16. THROUGHOUT THE CONSTRUCTION, AND AT THE COMPLETION OF CONSTRUCTION, THE CONTRACTOR TO ENSURE THAT DRAINAGE OF STORM WATER RUNOFF IS NOT BLOCKED.
17. THESE PLANS, PREPARED BY JAB ENGINEERING, LLC 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 JAB ENGINEERING REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR IS TO PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE, REGULAR SESSION.
18. TRAFFIC CONTROLS TO BE CONTRACTOR'S RESPONSIBILITY AND INSTALLED IN ACCORDANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CENTRAL DEVICES (TMUTCD).
19. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 24 HOURS PRIOR TO CONSTRUCTION.
20. NO BLASTING IS ALLOWED ON THIS PROJECT.
21. BURNING IS NOT ALLOWED ON THIS PROJECT.
22. MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT STREETS BY REMOVING EXISTING ASPHALT FROM END BACK UNTIL FULL DEPTH BASE AND HMAc ARE ENCOUNTERED AND HMAc APPEARS TO BE IN SOUND CONDITION. PROVIDE EXPANSION JOINT AND DOWELS WHERE CONNECTING EXISTING CURB TO NEW CURB.
23. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
24. UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTING SIDEWALK BY EXPOSING AND CLEANING A ONE-FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH.
25. CONCRETE FOR SITE WORK, OTHER THAN CONCRETE PAVEMENT AND STRUCTURES, TO BE CLASS "A" (5 SACK, 3000 PSI @ 28-DAYS) AND ALL REINFORCING STEEL TO BE ASTM A615 60, UNLESS OTHERWISE NOTED. REFER TO GEOTECHNICAL REPORT AND ARCHITECTURAL DRAWINGS FOR PAVEMENT STRUCTURAL SPECIFICATIONS.
26. TREE SURVEY, CONTOURS, AND BENCHMARK INFORMATION SUPPLIED BY OTHERS. ACTUAL LOCATION OF TREES AND ELEVATION OF NATURAL GROUND ON THE PROJECT SITE MAY VARY FROM WHAT IS DEPICTED ON THE PLAN SHEETS. JAB ENGINEERING, LLC IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION REGARDING SURVEY'S OR BENCHMARK LOCATIONS.
27. BENCHMARKS ARE AS FOLLOWS: SEE SITE PLAN
28. DEMOLITION PERMITS (IF NEEDED) ARE TO BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE.
29. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR THIS SITE FOR SUBSURFACE INFORMATION REGARDING THIS PROJECT. AT ITS EXPENSE THE CONTRACTOR IS ENCOURAGED TO MAKE ADDITIONAL SUBSURFACE INVESTIGATIONS.

30. UTILITY RELOCATIONS REQUIRED BY CONSTRUCTION SHALL BE PERFORMED BY THE APPROXIMATE UTILITY COMPANY. ANY RELOCATIONS OR TEMPORARY BRACING NOT DEEMED NECESSARY BY THE ENGINEER, BUT DESIRED FOR CONVENIENCE BY THE CONTRACTOR, SHALL BE PERFORMED BY THE APPROPRIATE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
- TEXAS ONE CALL 1-800-245-4545
PEDERNALES ELECTRIC COOP 512-219-2602
SUDDENLINK 517-694-9474
CITY OF GEORGETOWN 512-930-2572
31. CONTRACTOR TO FIELD VERIFY LOCATION AND FLOWLINES OF EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITY. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
32. PUMPING OF STORMWATER FROM EXCAVATIONS IS PROHIBITED UNLESS THE STORMWATER IS DISCHARGED TO ENCOURAGE SHEET/OVERLAND FLOW. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
33. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS ONE SQUARE FOOT IN TOTAL AREA. BLOWS AIR FROM WITHIN THE SUBSTRATE, AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY CONTACT A CITY OF GEORGETOWN INSPECTOR FOR FURTHER INVESTIGATION.

CONSTRUCTION SEQUENCING:

1. INSTALL CONSTRUCTION FENCING, STABILIZED CONSTRUCTION ENTRANCE, EROSION CONTROLS AND TREE PROTECTION FENCING PER APPROVED EROSION AND SEDIMENTATION CONTROL/TREE PROTECTION PLAN.
2. THE CONTRACTOR SHALL ARRANGE AND COORDINATE ACCEPTABLE MEETING TIMES FOR AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE OWNER, PROJECT ENGINEER, RELEVANT CONTRACTORS, RELEVANT UTILITY REPRESENTATIVES, AND THE CITY ENGINEER/INSPECTOR.
3. BEGIN SITE CLEARING/DEMOLITION.
4. ROUGH GRADE SITE AND PONDS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS.
5. INSTALL UTILITY IMPROVEMENTS.
6. CONSTRUCT BUILDING FOUNDATIONS.
7. CONSTRUCT ALL-WEATHER DRIVING SURFACE.
8. CONSTRUCT BUILDING(S).
9. COMPLETE GRADING, DRAINAGE AND PAVING.
10. HYDROMULCH OR SOD ALL DISTURBED AREAS AND CLEAN UP SITE.
11. FINAL CLEARING OF EROSION AND SEDIMENTATION CONTROLS AND STORM DRAIN STRUCTURES.
12. CITY VISITS SITE AND ISSUES CERTIFICATE OF ACCEPTANCE ONLY IF ALL CONSTRUCTION IS IN SUBSTANTIAL CONFORMANCE TO THE PLANS.

TEMPORARY EAS NOTES:

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION). SEE CONSTRUCTION DETAILS SHEET FOR EROSION/SEDIMENTATION CONTROL DETAILS.
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL/TREE PROTECTION PLAN. NO EROSION CONTROLS SHALL BE PLACED BEYOND THE PROPERTY LINES OF THE SITE UNLESS WRITTEN PERMISSION HAS BEEN OBTAINED FROM ADJACENT PROPERTY OWNERS.
3. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO ENSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
4. ANY DIRT, MUD, ROCKS, DEBRIS, ETC., THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREET SHALL BE CLEANED UP IMMEDIATELY.
5. THE CODE ENFORCEMENT OFFICER, CITY ENGINEER OR DESIGNATED CITY INSPECTOR HAS THE AUTHORITY TO REQUIRE ADDITIONAL EROSION/SEDIMENTATION CONTROLS OR TREE PROTECTION BEFORE OR DURING CONSTRUCTION.

PERMANENT EROSION AND SEDIMENTATION NOTES:

1. EROSION CONTROL MATTING IS REQUIRED ON ALL DISTURBED AREA THAT HAVE A FINISHED GRADE IN EXCESS OF 3:1.
2. ALL DISTURBED AREAS ON THE ENTIRE PROJECT (SUCH AS AREAS THAT HAVE BEEN DRIVEN ON, GRADED, USED FOR STORAGE OF ANYTHING AND ARE NOT IN THE EXACT CONDITION THAT EXISTED PRIOR TO CONSTRUCTION) SHALL HAVE A MINIMUM OF THREE (3) INCHES OF TOPSOIL PLACED PRIOR TO REVEGETATION.
3. TOPSOIL SHALL BE CLEAN, FRIABLE, FERTILE SOIL WITH A RELATIVELY HIGH EROSION RESISTANCE, FREE OF OBJECTIONABLE MATERIALS INCLUDING ROOTS AND ROCKS LARGER THAN ONE (1) INCH. TOPSOIL SHALL NOT CONTAIN CALICHE OR LIMESTONE. TOPSOIL SHALL BE READILY ABLE TO SUPPORT THE GROWTH OF PLANTING, SEEDING AND SODDING, AS ACCEPTED BY THE CITY.
4. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS DIRECTED BY THE LANDSCAPE ARCHITECT.

PERMANENT VEGETATIVE STABILIZATION (OR AS SPECIFIED BY THE LANDSCAPE PLANS):

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE- HALF (1/2) INCH AND THE AREA SHALL BE RE- SEEDDED IN ACCORDANCE WITH 2, BELOW.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE HULLED BERMUDA AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BERMUDA GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.
- A. BERMUDA SOD 5' OUTSIDE THE BUILDINGS AND BERMUDA HYDROMULCH ALL AREAS DISTURBED BY CONSTRUCTION.
- B. BIO-SWALE AREAS SHALL BE A NATIVE SEED BIO-SWALE MIX OR AN OVERSEED WITH ANNUAL RYE, IF REQUIRED.
- C. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUNDS PER 1000 SF.
- D. IF NO PERMENANT IRRIGATION IS ANTICIPATED, WATERING WILL BE PERFORMED BY A WATER TRUCK, AS NEEDED.
- E. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
- F. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN TO AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC 10% DEFIBRATED FIBERS TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIIVE SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURES RECOMMENDATIONS)
FIBER REINFORCED MATRIX (BFM)	65% ORGANIC DEFIBRATED FIBERS 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSIIVE SOIL CONDITIONS	3000 TO 41500 LBS PER ACRE (SEE MANUFACTURES RECOMMENDATIONS)

ELECTRIC NOTES:

1. ELECTRIC PROVIDER HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS ON THE EXISTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. ELECTRIC PROVIDER WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CITY REQUIREMENTS.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ELECTRIC PROVIDER WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES.
3. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. ALL ELECTRIC WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, ELECTRIC PROVIDER REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCE WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD LINES AND EQUIPMENT. ELECTRIC PROVIDER WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCE WILL BE CHARGED TO THE OWNER.

FIRE DEPARTMENT NOTES:

1. AN ALL-WEATHER DRIVING SURFACE MUST BE INSTALLED IN LOCATIONS SHOWN ON THE SITE PLAN TO BE FIRE LANES, PRIOR TO ANY BUILDING CONSTRUCTION BEYOND THE FOUNDATION.
2. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS THIRTEEN FEET, SIX INCHES FOR FULL 25 FEET WIDTH OF ACCESS DRIVES AND ROUTES FOR INTERNAL CIRCULATION. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS.
3. THE MARKINGS OF FIRE ZONES MUST BE RED WITH WHITE STENCILING OR WHITE WITH RED STENCILING READING "NO PARKING FIRE LANE TOW AWAY ZONE" IN LETTERING NO LESS THAN FOUR INCHES AND NO MORE THAN FOUR INCHES IN HEIGHT. THE STENCILING SHALL BE AT INTERVALS OF 15 FEET OR LESS. ALTERNATIVE MARKING OF FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF.
4. A "MASTER KEY BOX" (KNOX BOX MASTER ACCESS SYSTEM) SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE BUILDING PLANS FOR THE FIRE DEPARTMENT. IF REQUIRED, THE CONTRACTOR SHALL CONTACT THE FIRE DEPARTMENT FOR ORDERING OF THE BOX. NO IMPROVEMENTS MAY BE OCCUPIED UNTIL THE BOX IS INSTALLED, IF REQUIRED.
5. THE FIRE DEPARTMENT CONNECTION (FDC)/SIAMSESE CONNECTION SHALL BE INSTALLED WHERE SHOWN ON THE SITE PLAN. THE FDC FOR THE FIRE SPRINKLER SYSTEM SHALL HAVE A 5 INCH STORTZ CONNECTION ON A 30 DEGREE DOWNTURN WITH A KNOX BRAND LOOKING CAP.
6. THE MAXIMUM ALLOWABLE DRIVEWAY, DRIVE AISLE OR FIRE LANE GRADE IS TEN PERCENT.
7. ALL PLANS (SITE, BUILDING, ALARM, SPRINKLER) WILL BE SUBMITTED FOR REVIEW. A REVIEW LETTER WILL BE SUBMITTED TO THE ARCHITECT. REVIEWS WILL NOT BE RELEASED UNTIL THE FEES ARE PAID.
8. DESIGNS FOR SITE IMPROVEMENTS SHALL MEET THE CURRENT DESIGN CRITERIA AS REQUIRED BY THE FIRE DEPARTMENT.

WATER AND WASTEWATER UTILITY NOTES:

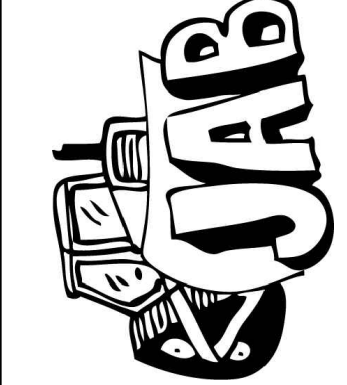
1. THE CITY OF GEORGETOWN IS THE WATER AND WASTEWATER SERVICE PROVIDER FOR THIS DEVELOPMENT. A PRECONSTRUCTION MEETING WITH THE WATER AND WASTEWATER SERVICE PROVIDER SHALL BE HELD PRIOR TO COMMENCEMENT OF CONSTRUCTION TO SCHEDULE INSPECTION OF INSTALLATION OF WATER/WASTEWATER FACILITIES. WATER FACILITIES WILL BE INSPECTED UP TO, AND INCLUDING, THE WATER METER AND/OR FIRE HYDRANTS. THE CONTACT NUMBER FOR THE CITY OF GEORGETOWN IS (512) 930-2572.
2. THE WATER AND WASTEWATER SERVICE PROVIDER STANDARD CONSTRUCTION SPECIFICATIONS CURRENT AT THE TIME OF BIDDING SHALL GOVERN MATERIAL AND METHODS USED TO DO THIS WORK.
3. THE WATER AND WASTEWATER SERVICE PROVIDER SHALL BE CONTACTED AT LEAST 48 HOURS BEFORE CONNECTING TO EXISTING WATER AND WASTEWATER FACILITIES.
4. CONTRACTOR SHALL CONTACT THE WATER AND WASTEWATER SERVICE PROVIDER FOR EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. IN ADVANCE OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES TO BE EXTENDED, TIED TO, OR ALTERED, OR SUBJECT TO DAMAGE/INCONVENIENCE BY THE CONSTRUCTION OPERATIONS.
5. NO OTHER UTILITY SERVICE/APPURTEANANCES SHALL BE PLACED NEAR THE PROPERTY LINE, OR OTHER ASSIGNED LOCATION DESIGNATED FOR WATER AND WASTEWATER UTILITY SERVICE THAT WOULD INTERFERE WITH THE WATER AND/OR WASTEWATER SERVICES.
6. THE SEPARATION DISTANCE BETWEEN WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES SHALL COMPLY WITH TCEQ RULES OR HAVE A VARIANCE APPROVED BY TCEQ BEFORE SUBMITTING PIPING ASSIGNMENTS TO THE WATER AND WASTEWATER SERVICE PROVIDER.
7. ALL MATERIAL TESTS, INCLUDING SOIL DENSITY TESTS AND RELATED SOIL ANALYSIS, SHALL BE ACCOMPLISHED BY AN INDEPENDENT LABORATORY FUNDED BY THE DEVELOPER IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.
8. PRESSURE TAPS SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS. CONTRACTOR SHALL PERFORM ALL WORK AND SHALL FURNISH ALL MATERIALS NEEDED TO MAKE THE CONNECTION. CONTRACTOR SHALL SCHEDULE ALL SUCH CONNECTIONS IN ADVANCE AND SUCH SCHEDULE MUST BE APPROVED BY THE WATER AND WASTEWATER SERVICE PROVIDER BEFORE BEGINNING THE WORK. AT LEAST 48 HOURS NOTICE SHALL BE GIVEN TO THE WATER AND WASTEWATER SERVICE PROVIDER PRIOR TO MAKING THE CONNECTION, AND A REPRESENTATIVE FROM THE WATER AND WASTEWATER SERVICE PROVIDER SHALL BE PRESENT WHEN THE CONNECTION IS MADE. "SIZE ON SIZE" TAPS WILL NOT BE PERMITTED, UNLESS MADE BY USE OF AN APPROVED FULL CIRCLE-GASKETED TAPPING SLEEVE. CONCRETE BLOCKING SHALL BE PLACED BEHIND AND UNDER ALL TAP SLEEVES 24 HOURS PRIOR TO MAKING THE WET TAP.
9. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.
10. FIRE HYDRANT SHALL BE SET IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS AND SHALL BE APPROVED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE PARTY PRIOR TO INSTALLATION.
11. WATER LINE TESTING AND STERILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.
12. GRAVITY SANITARY SEWER MAIN TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE WATER AND WASTEWATER SERVICE PROVIDER STANDARDS.
13. CONTRACTOR SHALL HAVE ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS IN PLACE PRIOR TO COMMENCING WATER/WASTEWATER FACILITY CONSTRUCTION.

CITY OF GEORGETOWN GENERAL NOTES:

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED 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 OF THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO THE CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 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 1 YEAR IN THE AMOUNT OF 25% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF THE PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE ON MYLAR OR ON TIFF OR PDF (300P DPI). IF A DISK IS SUBMITTED, A BOND SET SHALL BE INCLUDED WITH THE DISK.

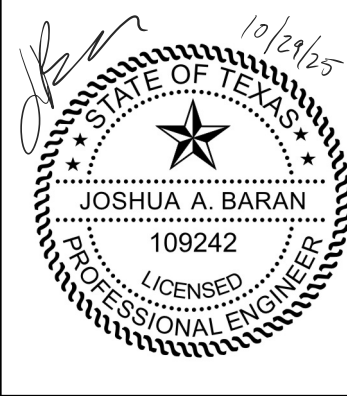
App.									
Revisions									
Date									
No.									

JAB Engineering, LLC
(F-14076)
4500 Williams Drive
Suite 212-121
Georgetown, TX 78633
512-779-7414 (p)
josh.baran@jabeng.com



GEORGETOWN
AIRPORT
SITE 2
GEORGETOWN, TEXAS

GENERAL NOTES



Project No.:	19010
Issued:	10/19/2025
Drawn By:	JAB
Checked By:	JAB

C.08

Sheet	_8_	OF	_24_
2025-66-SDP			



**ATTACHMENT I
INSPECTION AND MAINTENANCE FOR BMPs**

PROJECT NAME: Georgetown Airport Site 2
ADDRESS: 500 Terminal Drive
CITY, STATE: Georgetown, TX

SILT FENCE

- 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.

ROCK BERMS

- Inspection should be made weekly and after each rainfall 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 that will not cause any additional siltation.
- 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 rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.
- 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.

CONCRETE WASHOUT AREAS

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

TEMPORARY CONSTRUCTION ENTRANCE / EXIT

- 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.

Disposal of accumulated silt shall be accomplished following Texas Commission on Environmental Quality guidelines and specifications.

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

Responsible Party: City of Georgetown
Mailing Address: 300 Industrial Ave #1
City, State: Georgetown, TX
Telephone: (512) 869-3555

Zip: 78626
Fax: _____

Signature of Responsible Party _____

Date 10/1/2025

ATTACHMENT J

Schedule of Interim and Permanent Soil Stabilization Practices

Interim stabilization shall be achieved through the temporary erosion controls. These temporary controls are specifically listed in Attachment I and noted on the Erosion / Sedimentation Control Plan, Sheet C.12 of the construction drawings. Temporary controls include: Silt Fence, Stabilized Construction Entrance / Exit, Concrete Washout.

The management of land by using ground cover reduces erosion by reducing the flow rate of runoff and the raindrop impact. 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.

All disturbed pervious space shall receive permanent vegetative stabilization after final grading. Specifications for permanent vegetative are included in the General Notes, Sheet C.13 and shown below for reference.

PERMANENT VEGETATIVE STABILIZATION:

1. From September 15 to March 1, seeding is considered to be temporary stabilization only. If cool season cover crops exist where permanent vegetative stabilization is desired, the grasses shall be mowed to a height of less than one-half (1/2) inch and the area shall be re-seeded in accordance with 2, below.
2. From March 2 to September 14, seeding shall be hulled bermuda at a rate of 1 pound per 1000 sf with a purity of 95% with 85% germination. Bermuda grass is a warm season grass and is considered permanent erosion control.
 - a. Bermuda sod 5' outside the buildings and bermuda hydromulch all areas disturbed by construction.
 - b. Bio-swale areas shall be a native seed bio-swale mix or an overseed with annual rye, if required.
 - c. Fertilizer shall be water soluble with an analysis of 15-15-15 to be applied once at planting and once during the period of establishment at a rate of 1/2 pounds per 1000 sf.
 - d. If no permanent irrigation is anticipated. Watering will be performed by a water truck, as needed.
 - e. Hydromulch shall comply with table 2, below.
 - f. Permanent erosion control shall be acceptable when the grass has grown to at least 1 1/2 inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.

TABLE 2: HYDROMULCHING FOR PERMANENT VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC 10% DEFIBRATED FIBERS TACKIFIER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSION SOIL CONDITIONS	2500 TO 4000 LBS PER ACRE (SEE MANUFACTURER'S RECOMMENDATIONS)
FIBER REINFORCED MATRIX (BFM)	65% ORGANIC 25% REINFORCING FIBERS OR LESS 10% TACKIFIER	UP TO 12 MONTHS	ON SLOPES UP TO 1:1 AND EROSION SOIL CONDITIONS	3000 TO 41500 LBS PER ACRE (SEE MANUFACTURER'S RECOMMENDATIONS)

VI. Agent Authorization Form

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

I Eric Johnson

Print Name

Public Works Director

Title - Owner/President/Other

of City of Georgetown, TX

Corporation/Partnership/Entity Name

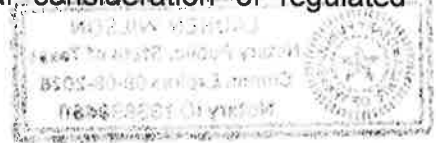
have authorized Joshua A. Baran, P.E.

Print Name of Agent/Engineer

of JAB Engineering, LLC.

Print Name of Firm

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



I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:


Applicant's Signature

Date

8/20/2025

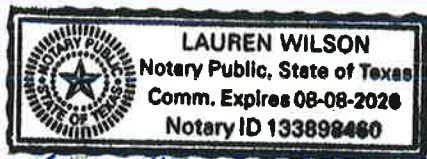
THE STATE OF TEXAS §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Eric Johnson 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 AUGUST, 2025


NOTARY PUBLIC



Lauren Wilson
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 08-08-2026

VII. Application Fee Form

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: City of Georgetown Municipal Airport

Regulated Entity Location: 500 Terminal Road

Name of Customer: City of Georgetown

Contact Person: Eric Johnson

Phone: 512-869-3555

Customer Reference Number (if issued): CN 600412043

Regulated Entity Reference Number (if issued): RN 102140688

Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	409 L.F.	\$ 650
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: 10/1/2025

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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

VIII. Core Data Form



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.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> 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 600412043		RN 102140688

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)			
<input type="checkbox"/> New Customer <input checked="" type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership					
<input type="checkbox"/> 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:	
City of Georgetown					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits) 1-74-6000	
				10. DUNS Number (if applicable)	
11. Type of Customer:		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
Government: <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited	
12. Number of Employees				13. Independently Owned and Operated?	
<input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input checked="" type="checkbox"/> 501 and higher				<input type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:					
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant					
15. Mailing Address:		300 Industrial Ave #1			
City		Georgetown		State	TX
ZIP		78626		ZIP + 4	
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				eric.johnson@georgetowntexas.gov	

18. Telephone Number (512) 869-3555	19. Extension or Code	20. Fax Number (if applicable) () -
------------------------------------------	-----------------------	-----------------------------------------

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If "New Regulated Entity" is selected, a new permit application is also required.)								
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input checked="" type="checkbox"/> Update to Regulated Entity Information								
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>								
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)								
City of Georgetown Municipal Airport								
23. Street Address of the Regulated Entity: (No PO Boxes)	500 Terminal Road							
	City	Georgetown	State	TX	ZIP	78628	ZIP + 4	2361
24. County	Williamson							

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

25. Description to Physical Location:								
26. Nearest City					State		Nearest ZIP Code	
Georgetown					TX		78628	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>								
27. Latitude (N) In Decimal:		30.678991			28. Longitude (W) In Decimal:		-97.673869	
Degrees	Minutes	Seconds		Degrees	Minutes	Seconds		
30	40	44.37		90	40	25.93		
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)		
4581				488119				
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Airport Hangars								
34. Mailing Address:	500 Terminal Road							
	City	Georgetown	State	TX	ZIP	78628	ZIP + 4	2361
35. E-Mail Address:		eric.johnson@georgetowntexas.gov						
36. Telephone Number			37. Extension or Code			38. Fax Number (if applicable)		
(512) 869-3555						() -		

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.


<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Joshua A. Baran, P.E.		41. Title:	Owner's Representative
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(512) 779-7414		() -	josh.baran@jabeng.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:	JAB Engineering, LLC	Job Title:	Owner's Representative for Rivery Business Park Condominium Association, Inc.	
Name (In Print):	Joshua A. Baran, P.E.		Phone:	(512) 779- 7414
Signature:			Date:	10/1/2025