

Water Pollution Abatement Plan

For

**Southwestern University
Synthetic Turf Multipurpose Stadium**

In

**City of Georgetown
Williamson County, Texas**

Prepared By:



1200 West Palmer Ln

Austin, TX 78613

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: Southwestern University				2. Regulated Entity No.: RN103065421			
3. Customer Name: Southwestern University				4. Customer No.: CN600787329			
5. Project Type: (Please circle/check one)	New ✓	Modification			Extension		Exception
6. Plan Type: (Please circle/check one)	WPAP ✓	CZP	SCS	UST	AST	EXP	EXT
7. Land Use: (Please circle/check one)	Residential	Non-residential ✓			8. Site (acres):		704.25 (Limits of Con.= 1.17 AC)
9. Application Fee:	\$4,000		10. Permanent BMP(s):			20% Max. Impervious Cover	
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			No storage tanks	
13. County:	Williamson		14. Watershed:			Smith Branch-San Gabriel River	

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input checked="" type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

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

Jose A Sosa

Print Name of Customer/Authorized Agent

Jose Sosa

10-14-25

Signature of Customer/Authorized Agent

Date

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

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Jose A Sosa

Date: 10-14-25

Signature of Customer/Agent:

Jose Sosa

Project Information

1. Regulated Entity Name: Southwestern University
2. County: Williamson
3. Stream Basin: North Fork San Gabriel River
4. Groundwater Conservation District (If applicable): None
5. Edwards Aquifer Zone:

- ☒ Recharge Zone
☐ Transition Zone

6. Plan Type:

- ☒ WPAP
☐ SCS
☐ Modification

- ☐ AST
☐ UST
☐ Exception Request

7. Customer (Applicant):

Contact Person: Kerri Jordan
Entity: Southwestern University
Mailing Address: PO Box 770
City, State: Georgetown, TX Zip: 78627
Telephone: 512-863-1472 FAX: 512-863-1436
Email Address: jordan3@southwestern.edu

8. Agent/Representative (If any):

Contact Person: Jose Sosa
Entity: Hellas Construction
Mailing Address: 12000 W. Parmer Ln
City, State: Cedar Park, TX Zip: 78641
Telephone: 512-250-2910 FAX: N/A
Email Address: j.sosa@hellas.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.

Athletic Field located roughly 850 feet NW of Southwestern Blvd & Taylor Rd Intersection. Adjacent to Tennis Courts.

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: 11/17/2025

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: Parking lot to athletic fields

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.

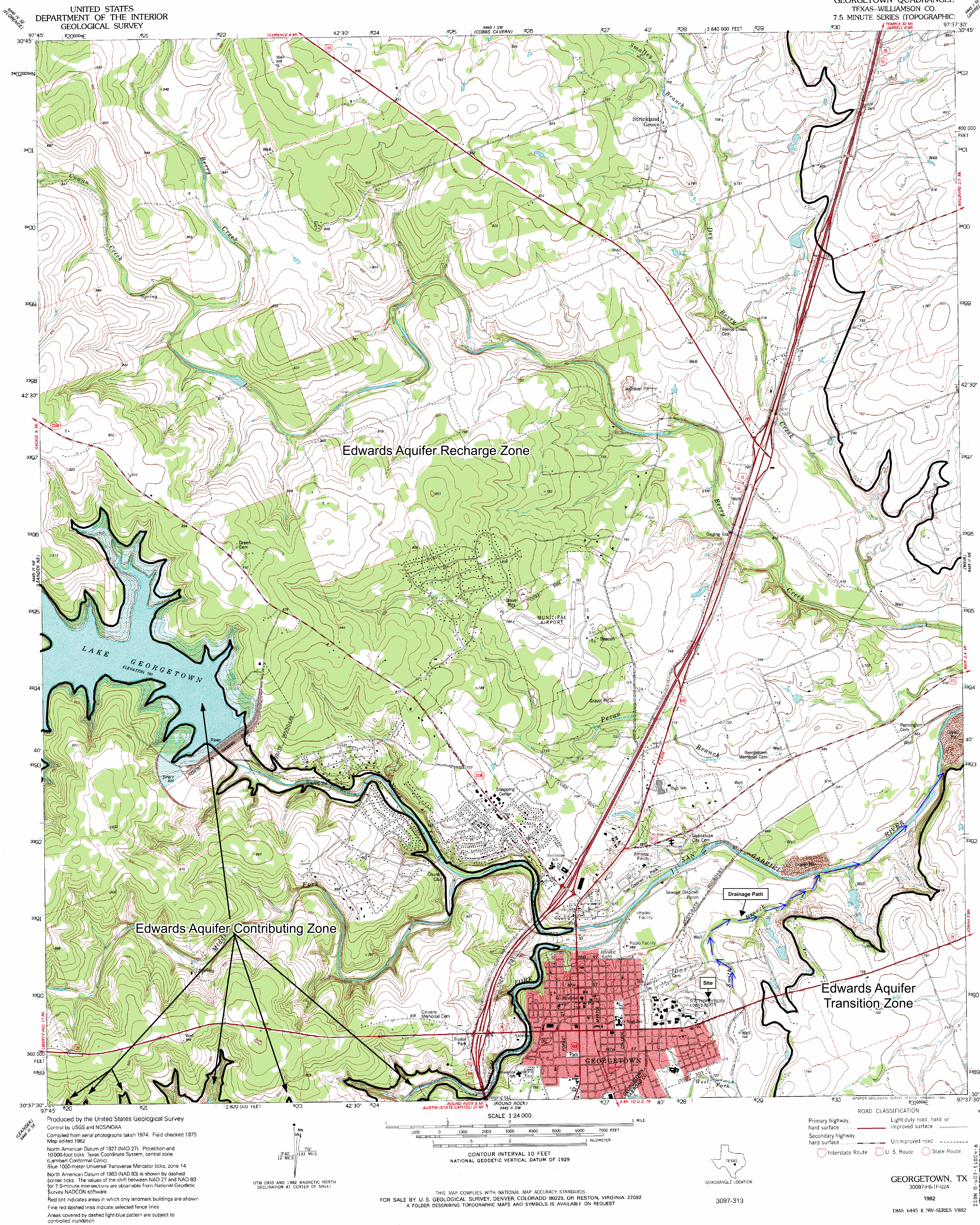
Attachment A

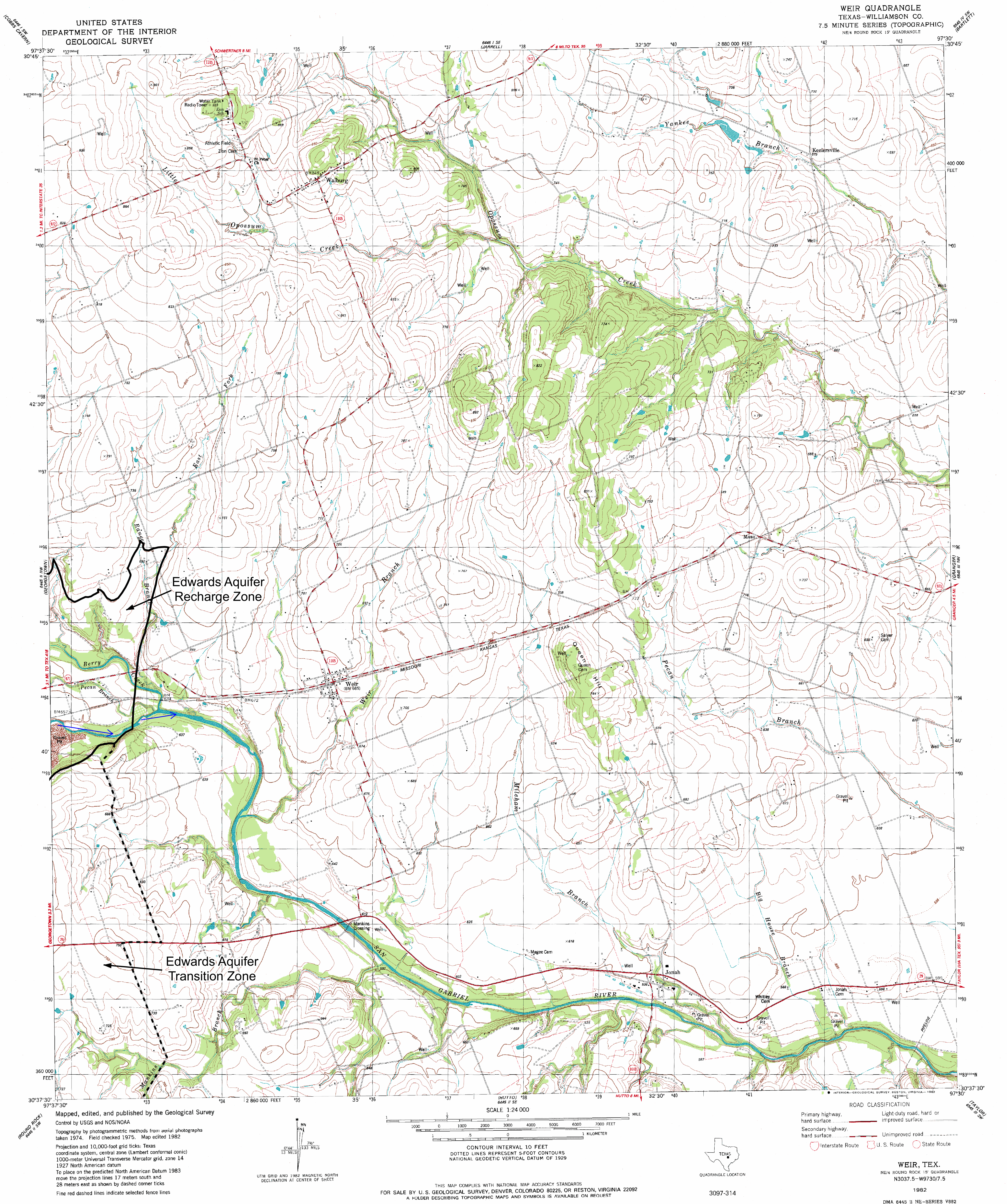
Road Map


Southwestern University Field Replacement



Attachment B







Texas Commission on Environmental Quality

Edwards Aquifer Protection Program

Regulatory Zones

30 TAC Chapter 213- Edwards Aquifer
Effective March 1990

This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made to the accuracy or completeness of the data or to its suitability for a particular use. For more information about the Edwards Aquifer Protection Program, please contact the TCEQ Regional Offices in San Antonio or Austin. Printed June 2006.

Attachment C

Project Narrative

Southwestern University is proposing improvements to the existing athletic field located within their 704.25-acre property. The project includes the installation of a new bleacher set, construction of a new fieldhouse (approx. 4,100 square-feet), and the addition of parking areas and connecting sidewalks. The total site acreage will remain unchanged at 704.25 acres, with approximately 1.17 acres of new disturbance associated with the proposed improvements. Impervious cover for this project includes the 1.17 acres of proposed flatwork along with the adjacent 2.34-acre field area that was previously submitted under a WPAP Exception Request. Combined, both project phases represent an overall increase of 3.51 acres of impervious cover to the Southwestern University master plan of development.

A field survey was conducted on September 18, 2025, under the supervision of a licensed Horizon geologist with supporting staff. One man-made feature (M-1) meeting the TCEQ definition of a potential recharge feature was identified within the project area. M-1 is a sanitary sewer manhole located near the northeastern portion of the site. The manhole and associated sewer lines were observed to be in good working condition, with no signs of breaks or surface leakage. No springs, spring runs, or other sensitive geologic features were identified.

Based on these findings, no geologic or man-made features are present that require protection or mitigation under TCEQ Edwards Aquifer protection regulations (30 TAC 213).

This project remains consistent with the approved Southwestern University Planned Unit Development (PUD), which establishes the overall boundaries, land use framework, and development standards for the property.

ORDINANCE NO. **2010-46**

An Ordinance of the City Council of the City of Georgetown, Texas, amending part of the Zoning District Map adopted on the 4th Day of April 2002 in accordance with the Unified Development Code passed and adopted on the 11th Day of March 2003, to rezone 704.25 acres in the Addison and Flores Surveys, from AG, Agriculture District and PUD, Planned Unit Development with a base district of RS, Residential Single Family District to PUD, Planned Unit Development with a base district of RS, Residential Single Family District; repealing conflicting ordinances and resolutions; including a severability clause; and establishing an effective date.

Whereas, an application has been made to the City Council for the Purpose of changing the Zoning District Classification of the following described real property ("The Property"):

704.25 acres in the Addison and Flores Surveys, to be known as Southwestern University, as described in Exhibit B, hereinafter referred to as "The Property";

Whereas, the City Council has submitted the proposed change in the Base Ordinance to the Planning and Zoning Commission for its consideration at a public hearing and for its recommendation or report; and

Whereas, notice of such hearing was published in a newspaper of general circulation in the City; which stated the time and place of hearing, which time was not earlier than fifteen (15) days for the first day of such publication; and

Whereas, written notice was given not less than fifteen (15) days before the date set for the meeting before the Planning and Zoning Commission to all the owners of the lots within two hundred feet of the property, as required by law; and

Whereas, the applicant for such zoning change placed on the property such sign(s) as required by law for advertising the Planning and Zoning Commission hearing, not less than fifteen (15) days before the date set for such hearing; and

Whereas, the City Planning and Zoning Commission in a meeting held on November 2, 2010, recommended approval of the requested zoning change for the above described property from AG, Agriculture District and PUD, Planned Unit Development District to PUD, Planned Unit Development with a base district of RS, Residential Single Family District.

Now, therefore, be it ordained by the City Council of the City of Georgetown, Texas, that:

Section 1. The facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and correct, and are incorporated by reference herein and expressly made a part hereof, as if copied verbatim. The City Council hereby finds that this Ordinance implements the vision and policies of the Georgetown 2030 Comprehensive Plan and

further finds that the enactment of this Ordinance is not inconsistent or in conflict with any other policies of the Georgetown 2030 Comprehensive Plan.

Section 2. The Zoning District Map of the City, as well as the Zoning District for the Property shall be and the same is hereby changed from AG, Agriculture District and PUD, Planned Unit Development to PUD, Planned Unit Development with a base district of RS, Residential Single Family in accordance with Exhibit A (Location Map), Exhibit B (Field Notes), and Exhibit C (Southwestern University Campus PUD document) and incorporated herein by reference, is hereby adopted by the City Council of the City of Georgetown, Texas.

Section 3. All ordinances and resolutions, or parts of ordinances and resolutions, in conflict with this Ordinance are hereby repealed, and are no longer of any force and effect.


Section 4. If any provision of this Ordinance or application thereof to any person or circumstance shall be held invalid, such invalidity shall not affect the other provisions, or application thereof, of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are hereby declared to be severable.

Section 5. The Mayor is hereby authorized to sign this Ordinance and the City Secretary to attest. This Ordinance shall become effective and be in full force and effect on the date of final adoption by City Council.

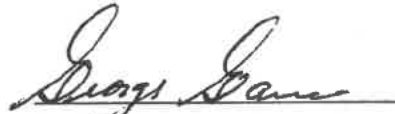
PASSED AND APPROVED on First Reading on the 23rd day of November 2010.

PASSED AND APPROVED on Second Reading on the 14th day of December 2010.


ATTEST:

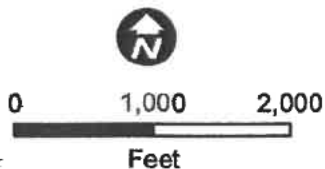
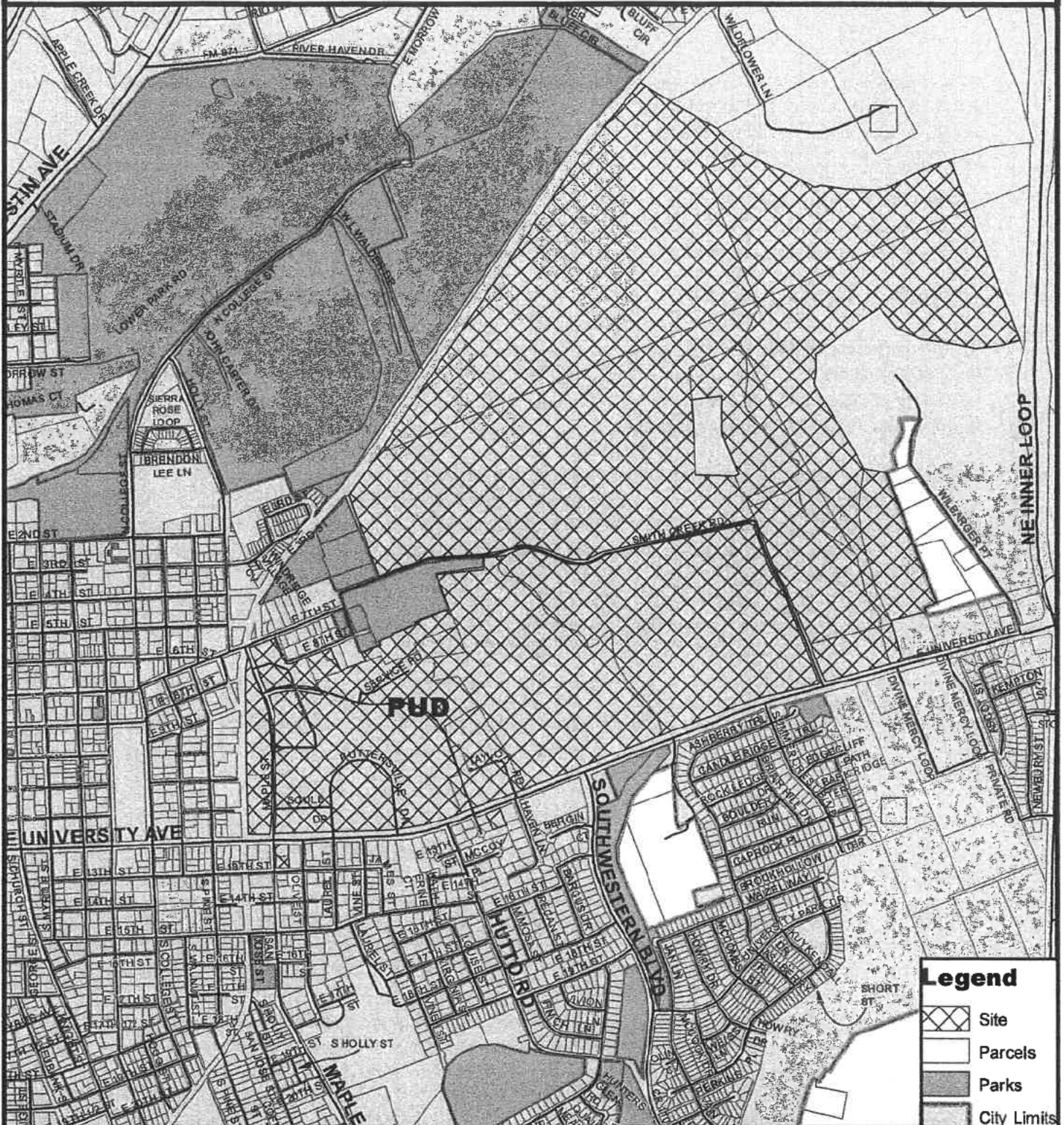

Jessica Brettle
City Secretary

THE CITY OF GEORGETOWN:


By: George Garver
Mayor

APPROVED AS TO FORM:


Mark Sokolow
City Attorney



Southwestern University PUD
704.25 acres of the Flores and
Addison Surveys

10.07.10

"THIS PERIMETER DESCRIPTION WAS PREPARED FROM INFORMATION DERIVED FROM MULTIPLE SOURCES AND WAS NOT PREPARED IN CONJUNCTION WITH AN ON-THE-GROUND SURVEY. IT IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A LEGAL DESCRIPTION FOR THE TRANSFER OF TITLE."

BEING 704.25 acres of land, situated in the Antonio Flores Survey, Abstract No. 235 and the William Addison Survey, Abstract No. 21, in Williamson County, Texas. Said land being property occupied by Southwestern University and being more particularly described in Three Tracts as follows:

Tract One (703.18 acres)

BEGINNING at the intersection of the north line of University Avenue, State Highway No. 29, and the east line of Holly Street (old MK & T Railroad Right-of-Way) being the Southwest corner of Block 6 of the Snyder's Addition to the City of Georgetown, an addition of record in Volume 57, Page 502, of the Deed Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, along the said east line of Holly Street, being the old MK & T Railroad Right-of-Way, N 02°10'31" W, at 599.34 feet, pass the Southwest corner of Southwestern University Northwest Entrance Subdivision, a subdivision of record in Cabinet P, Slide 22, of the Plat Records of Williamson County, Texas, continuing along the west line of the said Southwestern University Northwest Entrance Subdivision, leaving the said east line of Holly Street and continuing along the east line of the said old MK & T Railroad Right-of-Way, for a total distance of 1,459.91 feet to the beginning of a curve to the right, (Radius=1,879.86 feet, Long Chord bears N 03°24'06" E, 336.81 feet), an arc distance of 337.26 feet to the most northerly corner of the said Southwestern University Northwest Entrance Subdivision on the west line of Maple Street for a northwesterly corner hereof;

THENCE, crossing Maple Street, N 36°32'18" E, 96.76 feet to the intersection of the east line of Maple Street and the south line of 7th Street for the Northwest corner of Lot 1, Block A, of Southwestern University Student Housing Subdivision, a subdivision of record in Cabinet L, Slide 342, of the Plat Records of Williamson County, Texas, for a Northwesterly corner hereof:

THENCE, along the said south line of 7th Street, N 68°30'11" E, 276.60 feet to the intersection of the said south line of 7th Street and the west line of Olive Street for the most northerly Northeast corner of the said Lot 1, Block A, for the most westerly Northeast corner hereof;

THENCE, along the east line and a northerly line of the said Lot 1, Block A, along Olive Street, S 21°21'39" E, 243.39 feet, along a curve to the left (Radius=39.91 feet, Long Chord bears S 66°25'44" E, 56.50 feet), an arc distance of 62.78 feet to the north line of 8th Street, and along the said north line of 8th Street, N 68°30'11" E, 174.70 feet to the most easterly Northeast corner of the said Lot 1, Block A, being the Northwest corner of that certain tract of land, called 1.29 acres, as conveyed to Southwestern University by deed recorded as Document No. 2003095081 of the Official Public Records of Williamson County, Texas, and N 68°56'50" E, at 184.29 feet pass the most northerly Northeast corner of the said 1.29 acre Southwestern University tract, being the Northwest corner of that certain tract of land, called 0.21 of an acre, as conveyed to Southwestern University by deed recorded as Document No. 2004007708 of the Official Public Records of Williamson County, Texas, for a total distance of 260.87 feet, in all, to the Northeast corner of the said 0.21 of an acre Southwestern University tract, for a northeasterly corner hereof;

10.07.10

THENCE, S 22°06'10" E, at 118.78 feet pass the Southeast corner of the said 0.21 of an acre Southwestern University tract, being the most easterly Northeast corner of the said 1.29 acre Southwestern University tract, for a total distance of 249.90 feet to the Southeast corner of the said 1.29 acre Southwestern University tract, for an interior corner hereof;

THENCE, N 68°58'36" E, 260.86 feet to the most westerly Southwest corner of the East Anderson Addition, an addition of record in Cabinet J, Slide 147, of the Plat Records of Williamson County, Texas, for an interior corner hereof;

THENCE, N 21°44'03" W, 105.02 feet to the most westerly Northwest corner of the said East Anderson Addition, being the Southwest corner of the southern portion of the I.O.O.F. Cemetery, for a northwesterly corner hereof;

THENCE, along the north line of the said East Anderson Addition, being the south line of the southern portion of the I.O.O.F. Cemetery, N 68°48'53" E, 209.95 feet; N 21°11'07" W, 35.00 feet; N 68°48'53" E, 161.47 feet; N 21°11'07" W, 22.00 feet; N 68°48'53" E, 252.00 feet; N 21°11'07" W, 26.00 feet and N 68°48'53" E, 367.75 feet to the west line of that certain tract of land, called 4.27 acres, as conveyed to Southwestern University by deed as recorded in Volume 333, Page 145, of the Deed Records of Williamson County, Texas, marking the Northeast corner of the said East Anderson Addition and a southeasterly corner of the said southern portion of the I.O.O.F. Cemetery, for an interior corner hereof;

THENCE, N 20°35'13" W, 371.19 feet to the Northwest corner of the said 4.27 acre Southwestern University tract, being an interior corner of the said southern portion of the I.O.O.F. Cemetery, for a northwesterly corner hereof;

THENCE, N 83°51'49" E, 500.78 feet to an interior corner of the said 4.75 acre Southwestern University tract, being the most easterly Southeast corner of the said southern portion of the I.O.O.F. Cemetery, for an interior corner hereof;

THENCE, N 02°07'55" W, passing the south line of a roadway, being the Northwest corner of the said 4.75 acre Southwestern University tract and the Northeast corner of the said southern portion of the I.O.O.F. Cemetery, for a total distance of 135.97 feet to the north line of the said roadway, being the south line of that certain tract of land, called 200 acres, as conveyed to Southwestern University by deed as recorded in Volume 318, Page 214, of the Deed Records of Williamson County, Texas, for an interior corner hereof;

THENCE, along the north line of the said roadway being the south line of the said 200 acre Southwestern University tract, S 88°01'20" W, 562.52 feet and S 68°31'40" W, 538.35 feet to the Southwest corner of the said 200 acre Southwestern University tract, being the Southeast corner of the northern portion of the I.O.O.F. Cemetery, for a southwesterly corner hereof;

THENCE, N 21°11'07" W, 878.18 feet to the south line of the old MK & T Railroad Right-of-Way, for the Northwest corner of the said 200 Southwestern University tract and the Northeast corner of the said northern portion of I.O.O.F. Cemetery, for the Northwest corner hereof;

THENCE, along the said south line of the old MK & T Railroad Right-of-Way being the north line of the said 200 acre Southwestern University tract, as follows;

Along a curve to the left (Radius=5,779.58 feet, Long Chord bears N 36°56'22" E, 504.03 feet), an arc distance of 504.19 feet,

N 34°26'25" E, 3,216.70 feet to the beginning of a curve to the right (Radius = 5,679.58 feet, Long Chord bears N 37°43'25" E, 650.58 feet), along the said curve for an arc distance of 650.94 feet and N 41°00'25"

10.07.10

E, 726.37 feet to the center of the San Gabriel River, for the most northerly corner of the said 200 acre Southwestern University tract for the most northerly corner hereof;

THENCE, downstream along the center of the San Gabriel River, with its meanders, S 59°46'14" E, 1,366.94 feet to the most easterly corner of the said 200 acre Southwestern University tract, being the Northeast corner of the remainder of that certain Third Tract, called 30 acres, as conveyed to J.A. Barnett by deed as recorded in Volume 325, Page 300, of the Deed Records of Williamson County, Texas, being on the west line of that certain tract of land, called 77.29 acres, as described in a deed to the D. Robbins Trust of record in Volume 2307, Page 495, of the Official Records of Williamson County, Texas, for an easterly corner hereof;

THENCE, along the south line of the said 200 acre Southwestern University tract, S 68°13'46" W, 156.76 feet to the Northwest corner of the said remainder of the Barnett tract, being a northerly corner of that certain tract of land, called 117.48 acres, as described in a deed to Southwestern University in Document No. 2001018260 of the Official Records of Williamson County, Texas, for an interior corner hereof;

THENCE, along a northerly line of the said 117.48 acre tract, being the south line of the remainder of the said Barnett tract, S 64°48'15" E, 744.31 feet to an iron pin set and N 68°41'45" E, 56.70 feet to a point in the center of the San Gabriel River, being the south line of the said Robbins tract, for a northerly corner of the said 117.48 tract, for a northerly corner hereof;

THENCE, downstream, along the center of the San Gabriel River, with its meanders, as follows: S 79°38'15" E, 259.47 feet; S 86°55'45" E, 291.91 feet; N 80°37'15" E, 111.69 feet; N 64°48'45" E, 531.78 feet and N 72°48'45" E, 160.71 feet to the Northeast corner of the said 117.48 acre tract, being on the south line of the said Robbins Tract, being the Northwest corner of that certain Tract One, called 110.09 acres, as conveyed to Carolyn B. Sharkey and Sara Elizabeth Sharkey by deed as recorded in Volume 2239, Page 95, of the Official Records of Williamson County, Texas, for the most northerly Northeast corner hereof;

THENCE, along the east line of the said 117.48 acre tract, being the west line of the said Sharkey Tract One, as follows; S 19° 10' 45" E, 474.48 feet and S 21° 27' 15" E, 1,399.47 feet to the Northeast corner of the remainder of a 258.657 acre Tract 1 described in a deed to New America, Ltd. in Document No. 9839081 of the Official Records of Williamson County, Texas, for the most easterly Southeast corner of the said 117.48 acre tract, for the most easterly Southeast corner hereof;

THENCE, along a southerly and easterly line of the said 117.48 acre tract, being a northerly and westerly line of the said New America, Ltd., tract, S 75° 01' 15" W, 210.12 feet; S 83° 31' 45" W, 251.00 feet; N 78° 10' 45" W, 223.23 feet; N 81° 52' 45" W, 325.37 feet; N 66° 20' 45" W, 269.51 feet; N 39° 40' 15" W, 250.80 feet; S 55° 20' 45" W, 386.67 feet; S 51° 53' 45" W, 259.15 feet; S 53° 20' 15" W, 134.29 feet; S 0° 00' 45" E, 164.09 feet; S 5° 52' 15" W, 145.13 feet; S 30° 16' 45" E, 973.75 feet the Northwest corner of that certain Tract No. 3 (14.73 acres) as described in a deed to Southwestern University in Document No. 2000068095 of the Official Public Records of Williamson County, Texas, being an interior corner of the said 117.48 acre tract, for a corner hereof;

THENCE, along the north line of said Tract 3, S 80° 43' 15" E, 222.32 feet an interior corner of the said New America, Ltd. tract, being the Northeast corner of the said Tract No. 3 and the Northwest corner of that certain tract of land, called 0.95 of an acre, as conveyed to Bert Holmstrom and wife, Lisa Holmstrom, by deed recorded as Document No. 2000034546 of the Official Records of Williamson County, Texas, for a corner hereof;

THENCE, along an easterly line of the said Tract No. 3, as follows; S 20° 50' 15" E, 159.93 feet to the Southwest corner of the said 0.95 of an acre Holmstrom tract, being the Northwest corner of that certain tract of land, called

10.07.10

0.937 acres, as conveyed to Tommie Edward Norrell, by deed recorded as Document No. 9742821 of the Official Records of Williamson County, Texas;

S 20° 52' 15" E, 150.22 feet to the Southwest corner of the said 0.937 of an acre Norrell tract, being the Northwest corner of that certain tract of land, called 0.793 of an acre, as conveyed to Tommie Edward Norrell, by deed recorded as Document No. 9742821 of the Official Records of Williamson County, Texas; S 20° 52' 45" E, 94.65 feet to the Southwest corner of the said 0.793 of an acre Norrell tract, being the Northwest corner of that certain tract of land, called 2.77 acres, as conveyed to Jimmy Lynn Snow and Susan Snow by deed recorded as Document No. 9656734 of the Official Records of Williamson County, Texas, continuing along the west line of the said 2.77 acre Snow tract; S 21° 05' 45" E, 55.26 feet; S 21° 15' 45" E, 88.10 feet and

S 22° 05' 45" E, at 204.07 feet pass the Southwest corner of the said 2.77 acre Snow tract, being the Northwest corner of that certain tract of land, called 4.87 acres, as conveyed to Gene Lawhon by deed as recorded in Volume 964, Page 577, of the Deed Records of Williamson County, Texas, for a total distance of 254.75 feet, in all, to the most northerly Southwest corner of the said 4.87 acre Lawhon tract, being the Northwest corner of that certain tract of land, called 4.217 acres, as conveyed to Gene L. Lawhon by deed as recorded in Volume 2252, Page 791, of the Official Records of Williamson County, Texas, and S 22° 55' 45" E, 581.93 feet to the north line of that certain tract of land, called 6.06 acres, as conveyed to William James Reinhardt by deed as recorded in Volume 573, Page 469, of the Deed Records of Williamson County, Texas, being a southerly line of the said Tract No. 3, being the Southwest corner of the said 4.217 acre Lawhon tract, for the most easterly Southeast corner of the said Tract No. 3, for a southeasterly corner hereof;

THENCE, S 70° 42' 45" W, 148.12 feet to an interior corner of the said Tract No. 3, being the Northwest corner of the said 6.06 acre Reinhardt tract, for an interior corner hereof;

THENCE, along the west line of the said 6.06 acre Reinhardt tract, being an easterly line of the said Tract No. 3, S 18° 40' 45" E, 56.26 feet to the Northeast corner of that certain tract of land, called 3.420 acres, as conveyed to American Capitol Group, Inc., of record as Document No. 9725466 of the Official Records of Williamson County, Texas, for an southeasterly corner hereof;

THENCE, S 75° 28' 15" W, 356.37 feet to the East line of the said 117.48 acre tract, marking the Northwest corner of the said 3.420 acre American Capitol Group, Inc. tract, being the Southeast corner of the said Tract No. 3, for an interior corner hereof;

THENCE, along the East line of the said 117.48 acre tract being the west line of the said American Capital Group, Inc. tract; S 15° 04' 45" E, 379.97 feet to the beginning of a curve to the left, (Radius = 25.00 feet, Long Chord bears S 60° 04' 45" E, 35.36 feet); Thence, along the said curve for an arc distance of 39.28 feet; Thence, N 74° 54' 45" E, 357.95 feet to the west line of the said 6.06 acres, Reinhardt tract being the Southeast corner of the said American Capital Group, Inc. tract, for a corner hereof;

THENCE, S 18° 31' 15" E, 20.15 feet to the north line of State Highway No. 29, marking the most westerly Southeast corner of the said 117.48 acre tract, being the Southwest corner of the said Reinhardt tract, for the most southerly Southeast corner hereof;

THENCE, along the said north line of State Highway No. 29, S 74° 57' 45" W, at 503.83 feet pass the most southerly Southwest corner of the said 117.48 acre tract, being the Southeast corner of that certain Tract No. 1 (29.39 acres) as described in a deed to Southwestern University in Document No. 2000068095 of the Official Public Records of Williamson County, Texas, for a total distance of 1,703.30 feet, in all, to the beginning of a curve to the left (Radius=1,950.10 feet, Long Chord bears S 71°49'57" W, 204.80 feet);

Along the said curve for an arc distance of 204.90 feet;

SOUTHWESTERN UNIVERSITY CAMPUS PLANNED UNIT DEVELOPMENT Exhibit B

10.07.10

S 68°53'56" W, 3,173.37 feet to the beginning of a curve to the right, (Radius=2,250.00 feet, Long Chord bears S 78°20'53" W, 738.76 feet);

Along the said curve for an arc distance of 742.12 feet and

S 87°47'49" W, 1,395.66 feet to the Place of BEGINNING and containing 709.35 acres of land.

Save & Except from the above-described 709.35 acre tract 6.17 acres as conveyed to Milton R. Vrabel and wife, Mary Elizabeth Vrabel, by deed as recorded in Volume 529, Page 550, of the Deed Records of Williamson County, Texas, being more particularly described as follows;

BEGINNING for Reference at the most southerly Southeast corner of the above-referenced 709.35 acre tract of the said north line of State Highway No. 29;

THENCE, along the said north line of State Highway No. 29, S 74°57'45" W, 1,173.28 feet to the east line of the County Road No. 188, for the Southwest corner of the said Tract No. 1;

THENCE, along the said east line of County Road No. 188, being the west line of the said Tract No. 1, as follows; N 22° 27' 45" W, 451.59 feet; N 22° 26' 45" W, 360.48 feet;

N 22° 15' 45" W, 189.60 feet; N 31° 28' 45" W, 33.26 feet; N 31° 30' 45" W, 55.52 feet;

N 31° 48' 15" W, 92.64 feet and N 21° 30' 45" W, at 571.0 feet pass 1.7 feet east of a corner post at a bend in County Road No. 188 and continuing along the east line of a gravel roadway, at 809.75 feet pass, the Southwest corner of that certain Tract No. 2 (15.21 acres as described in a deed to Southwestern University as described in Document No. 2000068095 of the Official Records of Williamson County, Texas,); for a total distance of 869.73 feet, in all, to an interior corner of the said Tract No. 2;

THENCE, crossing the said gravel roadway, S 67° 20' 45" W, 32.31 feet to an iron pin set on the west line of the said gravel roadway, for a southwesterly corner of the said Tract No. 2, being on the east line of that certain First Tract, called 105 acres, as conveyed to Southwestern University by deed as recorded in Volume 333, Page 145, of the Deed Records of Williamson County, Texas;

THENCE, N 21° 58' 15" W, 185.90 feet to an iron pin found on the south line of the said 6.17 acre Vrabel tract, being the most southerly Northeast corner of the certain First Tract, called 105 acres, as conveyed to Southwestern University, by deed as recorded in Volume 333, Page 145, of the Deed Records of Williamson County, Texas, and a point on the West line of said Tract No. 2, for the Point of BEGINNING and the most southerly Southeast corner hereof;

THENCE, N 71° 06' 45" E, 41.97 feet to an iron pin found marking an interior corner of the said Tract No. 2, being the Southeast corner of the said 6.17 acre Vrabel tract, for the most easterly Southeast corner hereof;

THENCE, along the west line of the said Tract No. 2, being the east line of the said 6.17 acre Vrabel tract, N 21° 22' 45" W, 449.00 feet and N 0° 38' 45" E, 378.49 feet to an interior corner of the said Tract No. 2, being the Northeast corner of the said 6.17 acre Vrabel tract, for the Northeast corner hereof;

THENCE, S 82°31'15" W, 307.31 feet to an easterly line of the said 105 acre Southwestern University tract, for the most northerly Southwest corner of the said Tract No. 2, for the Northwest corner of the said 6.17 acre Vrabel tract, the Northwest corner hereof;

THENCE, S 02°21'58" E, 752.38 feet to an interior corner of the said 105 acre Southwestern University tract, for the Southwest corner of the said 6.17 acre Vrabel tract, for the Southwest corner hereof;

10.07.10

THENCE, S 87°19'10" E, 393.77 feet to the Place of BEGINNING and containing 6.17 acres of land.

Leaving a Net Average for Tract One to be 703.18 acres.

Tract Two (0.50 ac)

BEING 0.50 of an acre of land, being a portion of Block 7, of the Snyder's Addition to the City of Georgetown, an addition of record in Volume 57, Page 502, of the Deed Records of Williamson County, Texas, being that certain tract of land as conveyed Southwestern University by deed as recorded in Volume 523, Page 512, of the Deed Records of Williamson County, Texas, and being more particularly described as follows;

BEGINNING at the intersection of the south line of University Avenue, State Highway No. 29, and the east line of Maple Street, for the Northwest corner of the above-referenced Southwestern University tract, for the Northwest corner hereof;

THENCE, along the said south line of University Avenue, being the north line of the said Block 7, N 87°50' E, 121.04 feet to the Northeast corner of the said Southwestern University tract, being the Northwest corner of that certain tract of land, called 0.66 of an acre, as conveyed to Dee Rapp and spouse, Neil D. Rapp, by deed recorded as Document No. 2005090697 of the Official Public Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, along the West line of the said 0.66 of an acre Rapp tract, S 02°10' E, 179.92 feet to the Southeast corner of the said Southwestern University tract, being the Northeast corner of that certain tract of land as conveyed to Yvonne Stone McGlaun by deed as recorded in Volume 1800, Page 565, of the Official Records of Williamson County, Texas, for the Southeast corner hereof;

THENCE, S 88°10' W, 121.04 feet to the said east line of Maple Street, being the west line of the said Block 7, for the Southwest corner of the said Southwestern University tract, being the Northwest corner of the said McGlaun tract, for the Southwest corner hereof;

THENCE, along the said east line of Maple Street, N 02°10' W, 179.22 feet to the Place of BEGINNING and containing 0.50 of an acre of land.

Tract Three (0.57 acre)

BEING a 0.57 of an acre of land, situated in the William Addison Survey, Abstract No. 21, being a portion of Outlot 14, Division B, City of Georgetown, Williamson County, Texas. Said land being that certain tract of land, called 0.57 of an acre, as conveyed by deed to Southwestern University, recorded as Document No. 2000023484, of the Official Records of Williamson County, Texas, and being more particularly described as follows;

BEGINNING on the south line of State Highway No. 29 (University Avenue), being the Northeast corner of that certain Lot 5, of University Terrace, a subdivision of records in Cabinet A, Slide 378, of the Plat Records of Williamson County, Texas, marking the Northwest corner of the above-referenced 0.57 of an acre Southwestern University tract, for the Northwest corner hereof;

THENCE, with the said south line of Highway No. 29, N 70°56' E, 141.01 feet to the Northeast corner of the said Southwestern University tract, being the Northwest corner of that certain, Tract One, called 0.6039 of an acre as

10.07.10

conveyed to Southwestern University by deed recorded in Volume 832, Page 513, of the Deed Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, S 18°51'30" E, passing the Southwest corner of the said 0.6039 of an acre Southwestern University Tract One, and passing the Northwest corner of that certain Lot 1, of Haven Heights, a subdivision of record in Cabinet B, Slide 135, of the Plat Records of Williamson County, Texas, for a total distance of 178.30 feet to the Southeast corner of the said 0.57 of an acre Southwestern University tract, being on the west line of the said Lot 1, Haven Heights, and being the Northeast corner of that certain Lot 7, of the said University Terrace, for the Southeast corner hereof;

THENCE, with the north line of the said Lot 7, of University Terrace, S 70°59'30" W, 139.23 feet to the southwest corner of the said 0.57 of an acre Southwestern University tract, being the Southeast corner of that certain Lot 6, of the said University Terrace, for the Southwest corner hereof;

THENCE, N 19°26' W, passing the Northeast corner of the said Lot 6, and the Southeast corner of the said Lot 5, a total distance of 178.17 feet to the Place of BEGINNING and containing 0.57 of an acre of land.



SOUTHWESTERN UNIVERSITY
Campus Planned Unit Development

Georgetown, Texas
October 7, 2010

Group Two Architecture, Inc.
101 West Sixth Street, Suite 615
Austin, Texas 78701
512.478.6817

Development Plan

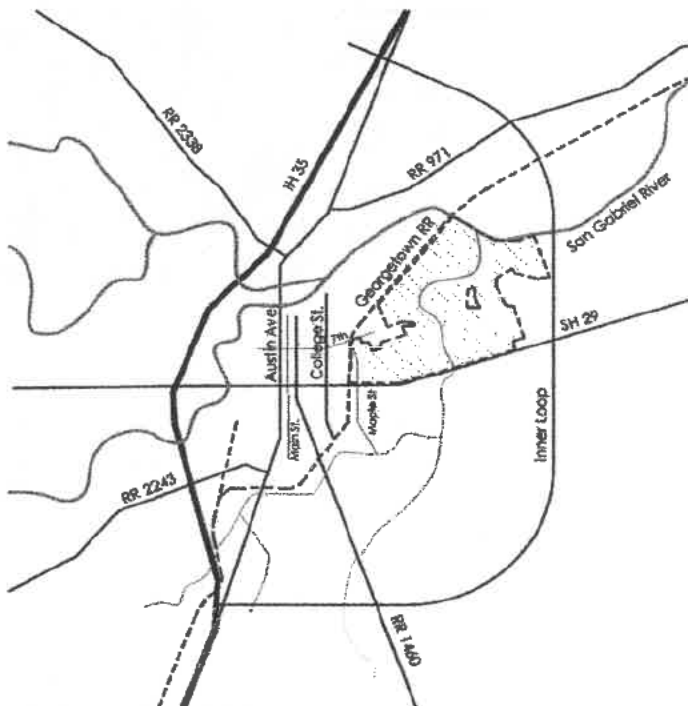
List of Attachments

Tables/Surveys/Letters

Exhibit 1.	Proposed (and Prohibited) Use Categories
Exhibit 2.	Proposed Facilities
Exhibit 3A.	Parking Summary
Exhibit 3B.	Campus Parking Detail
Exhibit 4.	Survey
Exhibit 5.	TIA Determination Letter (Klotz Associates)
Exhibit 6.	Drainage Summary Letter (Steger Bizzell)

Plans

Exhibit A.	Existing and Proposed PUD Properties
Exhibit B.	Campus Master Plan
Exhibit C.	Parking Plan
Exhibit D.	Maple Street / West Campus Master Plan
Exhibit D1, 2, 3	Street Sections
Exhibit E.	Existing Campus
Exhibit F.	1999 Master Plan



Vicinity Map

DEVELOPMENT PLAN

1. GENERAL

- a. **Purpose:** A University Campus is a unique type of development, not specifically identified by the UDC. Therefore modifications to the Code are necessary to implement development. This Campus PUD will allow Southwestern University to plan, fund and develop university districts, facilities, infrastructure in an orderly manner and consistent with goals of the UDC and Comprehensive Plan.
- b. **Development History:** In 1994, the City and University adopted a Development Agreement which identified facilities, standards, and requirements. The last major master plan revision (Exhibit F) occurred in 1999 (not including minor amendments or previous master plan updates). With the adoption of the UDC, Southwestern University was automatically rezoned from RP to PUD with an RS Base District.
- c. **Property:** Southwestern University's current landholdings along University Avenue (SH 29) include 517.6 acre PUD, 179.5 acres (Agriculture) and 6.0 acres (Single Family) north of SH 29. There are several tracts south of SH 29 with various zoning designations (including .5 ac. and .57 ac. PUD lots). **Refer to Exhibit A and Exhibit 4.**
- d. **Rezoning:** Southwestern desires to rezone the Agriculture (A) and Single Family (RS) properties to PUD, including them in the overall University PUD. This proposed rezoning to PUD is not inconsistent with the 2030 Plan and proposed intensity of uses near the Inner Loop.
- e. **The Concept Plan:** The attached plans illustrate the intent of the PUD. They will serve as general vision and guideline, but not final plan. The Master Plan may be further updated from time to time via the public process.
- f. **Development/Implementation:** Prior to development of each project, Southwestern University shall submit Site Plans and Construction Plans for City's administrative review for compliance to approved PUD criteria. Note that the Concept Plan is just that, conceptual, and that further refinement of a facility or area will be defined with its Site Plan development.

2. BACKGROUND

- a. **History:** Southwestern is a private (Methodist Church affiliated), four year, liberal arts university. Historically, it is Texas' first university, one of its four root institutions was founded in 1840. The University is a well established, cultural institution of Georgetown. The Cullen Building and Mood Bridwell Hall on are the National Register.
- b. **Enrollment:** Per the University's 2010 Strategic Master Plan, the full time enrollment (FTE) is 1,250 students.
- c. **Campus Community:** Southwestern is a "traditional" university in that students live on campus and many of their basic needs are addressed by campus services (food, lodging, education, recreation, etc.). Currently, 85% of the students can be housed on campus; the University's goal is 95%. There are 500 faculty and staff members.
- d. **Compact Development/Efficient Layout:** Within the 703 contiguous acres of university property, the "built" portion of campus is concentrated in the southwest quadrant within 180 acres. This "compactness" provides efficient infrastructure (utilities and pavement) and preserves campus open space. It facilitates the pedestrian oriented campus - nearly all facilities are within a 5 minute walk (1/4 mile radius) from the central mall.
- e. **Campus Organization:** There is a formal, symmetrical layout of larger campus buildings radiating around the Academic Mall with a north-south axis centered on the chapel. There is a generous front yard along University Avenue. With some overlap of districts and dual use facilities, the campus is generally laid out in tiers with academics central, residential in the second tier and athletics in the perimeter. **Refer to Exhibit B.**

3. BASE DISTRICT

- a. **RS Residential Single Family** (existing base district)
- b. The UDC does NOT contain a zoning designation representative of a University Campus. Therefore, this PUD will continue with the existing, **RS Base District** with the addition of the following uses and modifications to UDC requirements.
- c. The exceptions noted herein are from the Georgetown Unified Development Code (UDC) adopted on July 14, 2009, in effect at the time of the application.
- d. **Downtown Gateway Overlay District:** Southwestern's border along University Avenue (SH 29) is part of the Downtown Gateway. Further discussion below in Circulation and Landscape.
- e. **Old Town Overlay District:** One small lot at the southeast corner of University Avenue and Maple Street lies within the Old Town Overlay District. No changes are planned on this lot at this time, but should a modification be proposed, it will require code compliance or PUD amendment. Regulations apply to site, buildings and modifications and require Historic & Architectural Review Commission approval and Certificate of Design Compliance.

4. PROPOSED USES

- a. **Primary Use:** Educational Facility, Higher Learning, Private, Religious Affiliation
- b. **Educational Facilities:** including classrooms and labs, administrative and faculty offices, meeting spaces, libraries, university housing, campus services (food, health, maintenance), chapel (w/columbarium), support commercial (bookstore), theater, parking/structures, recreation, athletics, golf course, open space.
- c. **Secondary or Support Uses:** Uses that are customary to university operation/student services where the campus community is the primary user/beneficiary: campus police, campus post office, university museum, student health and counseling clinic.
- d. **Proposed Permitted Uses:** Refer to Exhibit 1 for Proposed Permitted and Prohibited Uses. **NOTE that ALL of the Proposed Permitted Uses already exist on campus.**

5. CONCEPT

- a. **Community:** Although the campus is nearly a community within the community (where many of the student/staff daily needs are fulfilled by services provided on campus), the City and surrounding neighborhoods are integral to Southwestern and vice versa. Citizens visit campus for cultural or athletic events and Southwestern students frequent stores and restaurants and volunteer in the community. In Richard Ekman's article "Creating Campus Appeal," *University Business*, (Mar. 2007), he notes "...the openness of Southwestern's campus and its connection to the surrounding areas, reminiscent of the early 20th-century Garden City movement in Great Britain."
- b. **Enduring Sense of Place:** Integral to the campus experience, is the sense of place created by design sensitive to the natural and built environment, historic and cultural elements and reflective of the mission of higher education. Southwestern strives to preserve trees and buildings and all of the new facilities are built with quality and diligence for longevity.
- c. **Undeveloped Reserve:** The University is fortunate to have accrued acreage which serves as natural buffer, environmental study, potential recreation, and, importantly, a reserve for the future (expansion or valuable asset). Therefore, its handling/management is critical – to preserve intact for future generations of students.
- d. **Established Standards / Context:** In general, Southwestern proposes development standards that are consistent with existing contextual standards that have long been established on campus - architectural styles, patterns, elements, building setbacks, heights, materials, etc. - for consistency and quality. (Note that campus construction started before 1900.) Similarly, Southwestern intends to continue its stewardship of its land by preserving trees and open space with efficient site layout.

6. BUILDINGS / FACILITIES

- a. **Layout & Building Envelopes:** Generally, the proposed buildings are as shown on plans; actual buildings may vary slightly in location, area, and configuration. Refer to **Exhibit B and Exhibit 2** for proposed facilities, square footage, height, and approximate phasing.
- b. **Prior City Approval:** Half of the proposed facilities were approved by public process in 1999. **Exhibits B and 2** indicate those previously approved facilities and those newly proposed.
- c. **Dwelling Units/Density:** There exists a variety of housing types on campus (fraternity houses, dormitories, student apartments) for which the definition of "dwelling unit" does not easily/uniformly apply.
- d. **Units Per Structure:** For student apartments, the maximum number of apartments per structure is thirty-two (32) as established by the McCombs Residential Center (in lieu of the UDC maximum of 24 units/structure). For dormitories, the maximum number of beds per residence hall is (170) as established by Mabee Hall. (Up to an additional 170 beds may be added in an expansion.)
- e. **Building Height:** The existing Cullen Building (excluding the 5-story tower) and Fondren Jones Science Hall are four-story buildings. The main portion of the Cullen Building (measured from midpoint of ridge and eave to the finished floor) is more than 60'. Due to the scale of the existing campus buildings (necessary to their uses), this PUD maintains the maximum building height already established at sixty-five feet (65') above finished floor elevation. Therefore, this building height standard is an exemption from the UDC 35' height limit in residential district and the 1' additional setback per 1' additional height requirement.
- f. **Building Setbacks:**
 - i. **Front Yard Setback:** The Front Yard Setback along University Avenue shall be no less than 50' per UDC section 5.02.050, for educational facilities in a residential district.
 - ii. **Setback from Maple Street:** The right of way along Maple Street is inconsistent and varies. The northern portion indicates a 60' ROW with a 25' setback (which equals 55' from centerline of street). For simplicity, Southwestern proposes to continue the setback of 55' measured from centerline of the existing street (UDC section 6.02.040 allows for a reduction in setback for public purpose). This provides a consistent standard for proposed structures. Existing structures are exempt from this setback.
 - iii. **Side and Rear Setback:** 25' side and rear setbacks where non-residential use abuts residential district per code (6.03.040). Residential uses may have 20' setbacks.
 - iv. Front, Side and Rear Setbacks shall not increase for building height per item 6.e above.
 - v. Setback requirements do not apply to internal campus roads or areas.
- g. **Limits of Construction:** Due to the many existing improvements (buildings, trees, utilities, etc.) limits of construction will be as minimal as possible and only as required per project.
- h. **Building Elevations/Articulation:** New facilities to fit within established campus context by matching/complimenting the existing Southwestern University architectural style, massing, articulation, materials, etc. As Southwestern is a residential campus, building entries and site amenities are scaled for pedestrians. Alternative plans for Building Articulation may be submitted with Site Plan per UDC for facilities fronting public streets.

7. PARKING

- a. **Parking Requirements:** The proposed quantity of campus parking is based on the fixed campus population instead of building square footage and use (since students/staff visit multiple facilities within walking distance on campus).
- b. **The Parking Ratios** are the same as those used since the initial Development Agreement (based on Sasaki Associates and ENO data). This Parking Summary, **Exhibit 3**, updates overall requirements by adjusting the quantity of students living on campus (proposed to increase) and off-campus (proposed to decrease), faculty/staff and overflow.

- c. **Handicap parking** is distributed throughout campus and quantity is based on overall parking count (not per building). The University has an approved handicap parking master plan on file with TDLR.
- d. **Layout:** Existing and proposed parking lot locations are as shown on plans. **Refer to Exhibit C.** As the campus is pedestrian based and inward oriented, parking lots are generally located around the perimeter. Parking total includes the on-street parking along Maple Street.
- e. **Alternative Transportation:** In its commitment to the environment, Southwestern encourages alternatives to cars within the campus and the community. In addition to walking across campus, options include personal bikes, Yellow Bikes, electric carts (staff). For campus commuters, the University provides incentives and/or preferred parking for ride share and fuel efficient vehicles, shower/changing rooms for cyclists. The future may include City bus stops and campus shuttle for remote parking or special events.

8. VEHICULAR & PEDESTRIAN CIRCULATION / ACCESS

- a. **Traffic Impact Analysis:** Per letter from Klotz Associates (traffic engineer) to David Munk, dated June 11, 2009, a TIA is not required at this time as there is no proposed development which would generate any additional traffic. **Refer to Exhibit 5.**
- b. **University-Owned Streets**
 - i. **Campus Streets:** As previously noted the campus is pedestrian oriented. For the safety of the campus community and to minimize off-campus traffic, all streets, except (possibly) Maple Street, within the built portion of campus are University owned (private): Southwestern Boulevard, Wesleyan, McKenzie, Soule, Ruterville, Service Drive, Taylor, etc. All existing and proposed streets shall meet City design and construction standards.
 - ii. **Soule Drive:** To further the pedestrian experience and link the Cullen Building with the Academic Mall, Southwestern proposes that a portion of Soule is turned into a pedestrian promenade similar to the main Pedestrian Mall. This new pedestrian way would be EMS/Fire Truck accessible with mountable curb, removable bollard (Knox Box) or chain, and 24' solid surface for fire truck outriggers similar to the existing mall pavement.
- c. **City Collector Streets** (Alt CR 188 / Smith Creek Road Extension / former CR 188)
 - i. **Undeveloped Reserve:** Southwestern does not plan any development in the area east of the Smith Branch or facilities that would be primarily served by the City's proposed Alt CR 188 or Smith Creek Road Extension. The University wishes to preserve this undeveloped land as natural wooded, agricultural, environmental research, and buffer area. In the future the University may decide to develop (and amend the PUD.)
 - ii. **Rights of Way:** Should the City desire to build the collectors per the 2030 Plan, Southwestern University to negotiate appropriate size and layout of rights of way.
 - iii. **Layout:** Roads are shown at "seams" in property to preserve contiguous natural areas, minimize encumbrance on University land and allow flexibility of future use. The University and City Staff met several times (beginning June 2008) to discuss this alternative layout of Alt CR 188 with the tie into the City park. The proposed alignment of Smith Branch Road Extension was shifted away from the steep slopes and ponds toward the south.
 - iv. **Street Sections:** Per the Overall Transportation Plan (OTP), these designated Collectors to have 73' ROW and 2 lanes. Paved section shall be 37' wide per UDC. Refer to Street Section Options, Exhibits D2 and D3.
- d. **University Avenue (State Highway 29):** TXDoT planned to widen SH 29 to 5 lanes east of Haven Lane, however the local TXDoT staff and City planners did not know if or when this work would occur. The proposed right of way will need to be determined prior to any Downtown Gateway improvements along University Avenue.
- e. **Maple Street**
 - i. **Existing Maple Street:** The street is two lanes with parallel parking on both sides. The speed limit to remain 20 miles per hour given that the street bisects campus uses.

- ii. **Safety:** Additional measures to enhance safety and calm traffic include: all-way stops (if warranted) at Southwestern Boulevard and McKenzie Drive; decorative pavement at intersections and crosswalks; sidewalk/bikeway at west side of Maple, fence (possibly chainlink) at playing fields, etc. Landscaped peninsulas may be built to better define and contain on-street parking. **Refer to Exhibits D and D1.**
 - iii. **Maple Street Relocation:** In the future, Maple Street may be relocated adjacent to the railroad tracks (dashed line on plan).
 - f. **Bicycle Access**
 - i. **Within Campus:** Bicycling is encouraged with racks at building entries and University provided Yellow Bikes. There is no separation of pedestrian and bike circulation as main walkways are generous widths.
 - g. **Pedestrian Access/Circulation**
 - i. **Within Campus:** Sidewalks are as shown on master plan (location and size may vary slightly). There is a hierarchy of widths per usage and context. Walkways are appointed with benches, kiosks, detailed plantings, pedestrian scaled light fixtures. Where sidewalks are adjacent to streets, walks will abut curbs to minimize maintenance.
 - ii. **Adjacent to Proposed City Streets:** Similarly, sidewalks may abut curb to minimize maintenance. Sidewalk(s) may be built at time of adjacent land development (one side or both per development location).
 - iii. **Downtown Gateway:** Southwestern's border along University Avenue is within the Downtown Gateway District which requires sidewalks, trees and shrubs. Existing sidewalks (and trees, shrubs) shall count toward this requirement. Where none exist, sidewalks (and/or plantings) will be installed at time of adjacent facility or land development. See Landscape below.)
 - iv. **Cost Share:** The University's frontage within the Downtown Gateway (on the north side alone) is roughly 7,000 lf. (This equates to over 35,000 square feet of sidewalk, 200 trees, 500 shrubs, lawn, and irrigation.) Southwestern may request city participation in Gateway development, including sidewalks as noted in the UDC.
9. **LIGHTING**
- a. **General:** Street, Parking Lot, Pedestrian, and Building Lighting is provided for security and safety. Cones of light to be shielded from adjacent property and public streets.
 - b. **Street Lights:** Light standards to match campus which meet or exceed City standards. Street light spacing is approximately 300' on center.
 - c. **Athletic Field Lighting:** Stadium and softball fields will be lit similar to the baseball field. The athletic lighting to meet NCAA standards. The fixtures to be shielded to avoid light spill onto adjacent properties and public streets.
10. **SIGNAGE**
- a. A Master Sign Plan shall be submitted to the City Building Official for administrative review (along with individual sign permit applications) prior to construction of any signs along University Avenue (SH 29) and Maple Street.
11. **OPEN SPACE**
- a. **Natural Features:** The plans show the 100 Year Floodplain at the San Gabriel River and Smith Branch which edge and bisect the University's property.
 - b. **Parkland**
 - i. **Applicability:** As confirmed with the Planning Department, parkland dedication does not apply to the university campus use. However, Southwestern University does provide a large variety and vast area of park-like opportunities for students (including some public venues).
 - ii. **Golf Course:** Southwestern University's Kurth Landrum Golf Course is open to the public.

- iii. **City Trails:** Southwestern University is amenable to park trail(s) providing connectivity across its property. Trail alignment to be determined at time of adjacent land development and as agreed by Southwestern University and City.
- c. **Campus Open Space**
 - i. **Residential Campus:** Open space is inherent in the residential campus - both structured (courtyards to sports fields) and passive (greens and pedestrian connections). The efficient campus layout emphasizes "walkability" and minimizes roads and parking.
 - ii. **Open Space Ratios:** Within the 180 acre "inner campus", approximately 80% is open space (see Variety below). There is more than an acre of open space per every 9 students within the inner campus. Within the University's 703 contiguous acres, the open space ratio jumps to more than 1 acre per every 2 students.
- d. **Variety of Open Space**
 - i. **Pedestrian "Greenways":** Series of courtyards, malls, and tree-lined pedestrian corridors link all facilities on campus. The main hub is the Academic Mall and central green on axis with the chapel. Fountains, seating areas, kiosks, (picnic tables and grilles at residential sites), trees, and detailed planting provide interest, comfort and pedestrian scale.
 - ii. **Athletics:** Southwestern provides (and proposes) fields and courts for the following NCAA level, intramurals and "pick up" sports: baseball, softball, tennis, soccer, lacrosse, track & field, volleyball, Frisbee golf, and golf. The Kurth Landrum 9-hole golf course is open to the public. (The course is currently 6-holes, but may be modified or expanded back to nine holes.)
 - iii. **Gardens:** Most of the University buildings have associated courtyards or gardens for instruction (horticulture garden, outdoor classroom, sculpture garden, etc.) or informal gatherings. The Community Garden, Green Hall Garden and assorted smaller plots around campus involve students and Georgetown community in sustainable gardening.
 - iv. **Agricultural and Undeveloped:** The large majority of the University's contiguous land is undeveloped, agricultural or floodplain. Some of this property is used for cattle grazing, environmental or biology research, or land reserve.

12. LANDSCAPE

- a. **Alternative Landscape Plans** may be submitted by a Landscape Architect for administrative review with Site Plans illustrating that the aesthetic, buffering and environmental intent of the code is met.
- b. **Primary Landscape and Tree Canopy Calculations**
 - i. **Existing Trees and Open Space:** Due to the high percentage of campus open space and the large quantity of existing trees and planting, Southwestern requests consideration in calculating primary landscape and tree canopy area.
 - ii. **Limits of Construction:** Construction areas for each project are kept to a minimum to avoid disturbance of adjacent improvements and landscape. However, this skews the landscape requirements - a high ratio of impervious cover within a relatively small limit of construction. In the past this results in excess trees with little room to plant (and credit cannot be taken for adjacent trees outside the limits). Therefore:
 - iii. **Primary Landscape** requirements may be based on 20% impervious cover within limits of construction. City provides credit for existing 4" to 12" caliper trees per UDC 8.10.
 - iv. **Tree Canopy** requirements may be based on 15% of the limits of construction.
- c. **Street Trees:**
 - i. Street Trees will be installed per UDC at Maple Street and Hwy 29 (Refer to Downtown Gateway, below.); other campus streets are private and alternate landscape plans will be submitted.
 - ii. Credit shall be given for all existing, comparable trees between curb and building façade.

- iii. Planting shall occur when adjacent facility or land is developed, therefore installation may be phased.
- d. **Parking Lot Landscaping:** All new parking lots to comply with the UDC requirements for parking lot planting.
- e. **Bufferyard Landscaping:** All new development to meet buffering requirements of the UDC.
- f. **Screening:** All new parking lots, mechanical equipment, dumpsters, loading docks, etc. to meet screening requirements of the UDC when visible from off-site.
- g. **Tree Replacement:** Refer to Environmental Protection below.
- h. **Downtown Gateway**
 - i. **Existing and New Improvements:** Southwestern University's border along University Avenue is within the Downtown Gateway District. Existing sidewalks, trees, and shrubs between the curb and building facade shall count toward the requirements of this district. Where none exist, sidewalks and/or plantings will be installed at time of adjacent facility or land development (Site Plan submittal). Therefore installation may be incremental or phased.
 - ii. **Right of Way:** As previously noted, the right of way location where TXDOT may widen University Avenue (SH 29) to five lanes needs to be determined prior to Gateway development.
 - iii. **Alternate Tree Species:** Due to the large number of required trees, the University may submit alternative, but comparable, species for street tree planting during Site Plan development for consideration.

13. ENVIRONMENTAL PROTECTION

a. Protected and Heritage Trees

- i. **Deferred Tree Survey:** As projects are phased over 20 or more years, Southwestern proposes to survey trees at the time of project development in order to provide current information. The following is a condition of this PUD per the Director of Planning:
 "A tree survey of all Protected and Heritage trees will be required prior to site plan. Building and recreation locations shown on this Development Plan are not final and are subject to change if it is found that significant stands of trees or Heritage Trees exist in those locations. Minor adjustments in building location due to trees may be approved by the Director of Planning. However, if the Director determines the adjustments to be major, an amendment to the PUD Development Plan will be required to be approved by City Council."

b. Impervious Cover and Stormwater Management

- i. **Impervious Cover** will not exceed the (45%) impervious cover limit of the base district per the UDC as measured over the University's total property area.
- ii. **Drainage Study:** Southwestern University commissioned a drainage study with Steger Bizzell Civil Engineers in 2004 and updates this regularly. The University tracks the affects of development on drainage with each Site Plan. Refer to the civil engineer update, **Exhibit 6**.
- iii. **TCEQ Master Water Pollution Abatement Plan:** Southwestern has a Master WPAP approved by TCEQ which tracks projects as they are developed. As the proposed impervious cover is below 20%, permanent pollution abatement is not required by TCEQ for this land use.
- iv. **Development within the 100 Year Floodplain:** Southwestern University reserves the right to develop within the floodplain and in compliance with local, state and federal regulations. Development may include, but is not limited to, athletic fields, golf course, trails, etc. Southwestern to coordinate with Georgetown Floodplain Administrator.
- v. **Low Impact Site Design:** The University may implement the following or similar features to minimize the affects of stormwater as illustration of environmental commitment: rainwater harvesting, preserving stream buffers, wet ponds, vegetated swales, etc.

PROPOSED (AND PROHIBITED) USE CATEGORIES

Note: Primary and Permitted Uses already exist on campus.

 **Primary Use:**

Educational Facility	including classrooms and labs, administrative and faculty offices, meeting spaces, libraries, university housing, campus services (food, health, maintenance), chapel (w/columbarium), support commercial (bookstore), theater, parking/structures, recreation, athletics, golf, open space, plazas,
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 **Permitted Uses:** **existing and/or proposed examples**
Residential Uses

Note: On-campus living is for university students and employees only

household living

single family, detached	university president, chaplain
multifamily dwelling	student apartments

group living

group living (6 or less)	dormitories, fraternity, sorority
group living (7 or more)	dormitories, fraternity, sorority

Public and Civic Uses

community services	community service and non-profit organizations (Upward Bound, Operation Achievement, Community Outreach)
government facilities	campus police, post office,
educational facilities	(main land use)
medical facilities	university health and counseling
parks and open areas	
golf course	golf course
athletic facilities	NCAA & intramural fields, courts, stadium, track, pool, frisbee golf
accessory uses	field house, press box, concessions, restrooms, maintenance & equipment storage,
open space	plazas, gardens, biology research
place of worship	chapel, support buildings, columbarium
parking	surface lots, on street, future structure
utilities	campus boiler plant, detention ponds, water wells, rain water collection, irrigation ponds, gray water pond or tank; City waste water lift stations, City electric, water, gray water lines

Commercial Uses

Note: The main user is campus community, however many facilities/events are open to the public

eating establishments	university food service, catering, concessions
indoor entertainment	theater, music performance, guest, faculty, student lecture/performance, exhibits, college sports, games, movies
outdoor entertainment	music performance, guest, faculty, student lecture/performance, exhibits, college sports, events
office	university administrative and some community based
retail sales	university bookstore, ATM, sundries shop

Industrial Uses

Light Industrial Services	campus (on-site) associated janitorial/building/grounds maintenance (service and facilities); vehicle and equipment maintenance; welding, machine and other shops
Warehouse and Freight Movement	vehicle storage (university vehicles - trucks, construction equipment, mini-vans); stock pile (landscape materials - mulch, topsoil, gravel, sports field mix)

Other Uses

Agriculture	animal raising; green house; crops; pasturage; horticulture; community garden
Wireless Transmission	satellite dishes (existing)

 **Prohibited Uses**

Heavy Industry; detention centers; institutions for treatment; adult entertainment

PROPOSED FACILITIES

KEY	Phase 1999 PUD	Exp/ New	RES.	BUILDING	NON-RESIDENTIAL Total SF New Construction	ALL BUILDINGS Total SF New Construction	Stories	Ht (ft) Notes
1A	0-5 yr	no	R	West Residences	-	25,000	2	30-35 12,500 sf ea building; 48 beds (24 beds/building)
1B	0-5 yr	no	R	West Residences - Phase 2	-	25,000	2	30-35 12,500 sf ea building; 48 beds (24 beds/building)
2	10-20 yr	no	N	Future Building (Administration or Academic)	28,000	28,000	2	30-35
3	0-5 yr	yes	E	Fondren-Jones Science Hall	26,000	26,000	4	< 60 26,000 sf expansion + renovation of old building
4	5-10 yr	yes	R*	Marlin Ruter Residence Hall	9,000	9,000	3	45-50 3 RA units; service areas (lobbies, laundry, elevator,
5	20 yr	no	E	A. Frank Smith, Jr. Library Center	51,000	51,000	3	45-50
6	10-20 yr	yes	E	Alma Thomas Fine Arts Center	40,000	40,000	3	45-50
7	5-10 yr	yes	E	Chaplain Expansion, Auxiliary Building, & Columbarium	5,000	5,000	1-2	30-35
8	10-20 yr	yes	E	Academic or Technology Center	59,000	59,000	3	45-50
9	5-10 yr	yes	E	Warehouse	-	-	2	30-35 replaces existing 20,000 sf
10	0-5 yr	yes	N	Fieldhouse	24,000	24,000	2	45-50
10B	5-10 yr	no	N	Parking Structure (& Observatory - Alt. Location)	-	-	4	400-500 parking spaces 100/level+roof/32,000 footprint
11	5-10 yr	no	E	Corbin J. Robertson Center	16,500	16,500	2	30-35
12	0-5 yr	yes	R	J.E. and L.E. Mabree Residence Hall Expansion	-	40,000	3	45-50 75-100 beds
13				not used				
14	5-10 yr	no	E	Alumni Center	5,000	5,000	1	25
15	10-20 yr	yes	N	Baseball Center	5,000	5,000	1	25 locker rooms/concessions/restrooms
16	5-10 yr	no	N	Environmental Center	8,000	8,000	1	25
17	10-20 yr	no	N	Natatorium	45,000	45,000	1	30-35
PROPOSED SITE WORK								
A	0-5 yr	no	S	Maple Street Modification (intersections)				
B	0-5 yr	no	S	NW Parking Lot Expansion				additional 44 spaces
C	10-20 yr	no	S	SW Parking Lot				approx 50 spaces
D	0-5 yr	no	S	Soule Promenade				
E	5-10 yr	no	S	Pool (w/fence) and Pavillion	600	600	1	25 minor RR and vending
F	5-10 yr	yes	S	Tennis Center/Courts				4 courts = 28,000 sf
G	0-5 yr	yes	S	Special Events Parking/East Parking				approx 180 spaces
H	0-5 yr	yes	S	Intramural Fields				
J	20 yr	yes	S	Stadium/Implement Field				
K	0-5 yr	yes	S	Modifications/expansion to existing Golf Course (9 holes)	7,500	7,500	2	30-35 press box, concessions, public restrooms, storage
L	5-10 yr	yes	S	Relocate Detention/Filtration Pond				
M	20 yr	no	S	Maple Street Relocation/street connections/replacement parking				
Total New Construction - Buildings (sf)					329,600	419,600		

NOTES:

- Buildings are shown schematically. Allow for minor variations in building size, locations and configurations.
- Building Phasing is speculation only. Actual Implementation is based on University needs and funding which varies widely.

PARKING SUMMARY**Previously Approved Required Parking 1999 PUD****1,283 spaces****Proposed Parking for Campus PUD:**

			Parking Spaces			total incl. future/ alternate (6)
	population	ratio (2)	required (3)	existing (4)	proposed (5)	
	1,250					
(1) commuter students (5%)	63	0.37	23			
(1) living on campus (95%)	1,188	0.67	796			
faculty/staff	500	0.90	450			
visitor	435	0.33	144			
total:	2,185	0.65	1,412	1,399	1,429	1,662

Notes:

- 1 proposed percentages of students living on campus and commuters (existing are 85% on campus, 15% commuter)
- 2 existing SU parking ratios
- 3 Parking Required adjusted for proposed increase in proportion of students living on-campus to off-campus
- 4 Existing Parking per SU field count in July 2009
- 5 Proposed Parking generally reflects parking gains (losses) for projects proposed over next 5 years
- 6 Future/Alternate Parking includes additional, alternate and/or event parking

- see Campus Parking Detail, Exhibit 3B and Parking Plan, Exhibit C1 for more detail
- **Parking Summary to be updated and submitted to the City with each project's Site Plan**

CAMPUS PARKING DETAIL

TOTAL EXISTING & PROPOSED (INCLUDING POSSIBLE ALTERNATE & ADDITIONAL) PARKING												
EXISTING PARKING							PARKING					
notes	Key	Lot	Faculty/ Staff	Special Permit	Student	Unre- stricted	Total	Faculty /Staff	Special Permit	Student	Unre- stricted	Total
	W1	Maple Street	43			68	111	45			70	115
	W2	Northwest Lot			92		92			92		92
*	W3	Northwest Lot Expansion								35		35
1	W4	Cullen Lot/Bldg/Soule	94				94	86				86
*	W5	SW Parking Lot								50		50
	NW1	Lord Center			84		84			84		84
2	NW2	DML Res. Center			5		5			5		5
1	C1	W. Rutersville/Library				21	21				19	19
3	C2	North Fraternity Lots				58	58				48	48
	C3	Wesleyan/McKenzie	42			109	151	42			109	151
	C4	Southwestern Blvd.				188	188				188	188
	C5	Chapel Lot	20				20	20				20
4	C6	Chapel Overflow	29				29					
5	N1	North Lot			65	76	141			54	71	125
6	N2	Physical Plant Lot A		56			56		0		43	43
	N3	Physical Plant Lot Expansion									36	36
7		Possible Parking Structure									8	8
	SE1	Fine Arts Lot	78				78	78				78
8	SE2	Brown-Cody/Kurth Lot			200		200			187		187
	SE3	East Lot	22			23	45	22			23	45
*	SE4	East Lot Expansion									49	49
* 9	SE5	Stadium Lot									180	180
	S	Outreach/Maple House/Apt	26				26	26				26
		Totals	354	56	446	543	1,399	319	-	507	836	1,662

Master Plan Requirement Based on 1250 FTE, 95% on campus living
amount over required parking 1,412
250

GENERAL:

- Numbers per lot are subject to slight modification, but will be reviewed by City with Site Plan submittals.
- Refer to Exhibits C (Parking Plan) and D (Maple Street/West Campus Master Plan)
- Included in notes below are explanations for removing some existing parking spaces. Parking will only be removed when replacement parking has been provided and parking counts reflect the campus population.

KEYED NOTES:

- * New parking lots are triggered with construction of residential expansion (and/or stadium) - new west lots w/west residences, east lots with east residences (or stadium)

- 1 Some existing parking lost in this location when Soule Drive becomes pedestrian promenade.
- 2 The existing parking spaces are for handicap only and (1) RA.
- 3 Access to lots and pump house from Maple to be removed. Lots to be restriped. Several spaces lost. Refer to Exhibit D.
- 4 Return chapel plaza to pedestrian-only use when replacement parking is built.
- 5 Return drive to 2 way traffic when replacement parking is built.
- 6 Existing lot is restricted for daytime staff only. When observatory is moved, lot is expanded and lighted it will become unrestricted lot.
- 7 Potential site for parking structure (parking spaces NOT included in summary)
- 8 Some existing parking will become landscape area when replacement parking is built.
- 9 Stadium lot to be built with stadium or east residence hall expansion, whichever comes first.

10.07.10

“THIS PERIMETER DESCRIPTION WAS PREPARED FROM INFORMATION DERIVED FROM MULTIPLE SOURCES AND WAS NOT PREPARED IN CONJUNCTION WITH AN ON-THE-GROUND SURVEY. IT IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A LEGAL DESCRIPTION FOR THE TRANSFER OF TITLE.”

BEING 704.25 acres of land, situated in the Antonio Flores Survey, Abstract No. 235 and the William Addison Survey, Abstract No. 21, in Williamson County, Texas. Said land being property occupied by Southwestern University and being more particularly described in Three Tracts as follows:

Tract One (703.18 acres)

BEGINNING at the intersection of the north line of University Avenue, State Highway No. 29, and the east line of Holly Street (old MK & T Railroad Right-of-Way) being the Southwest corner of Block 6 of the Snyder's Addition to the City of Georgetown, an addition of record in Volume 57, Page 502, of the Deed Records of Williamson County, Texas, for the Southwest corner hereof;

THENCE, along the said east line of Holly Street, being the old MK & T Railroad Right-of-Way, N 02°10'31" W, at 599.34 feet, pass the Southwest corner of Southwestern University Northwest Entrance Subdivision, a subdivision of record in Cabinet P, Slide 22, of the Plat Records of Williamson County, Texas, continuing along the west line of the said Southwestern University Northwest Entrance Subdivision, leaving the said east line of Holly Street and continuing along the east line of the said old MK & T Railroad Right-of-Way, for a total distance of 1,459.91 feet to the beginning of a curve to the right, (Radius=1,879.86 feet, Long Chord bears N 03°24'06" E, 336.81 feet), an arc distance of 337.26 feet to the most northerly corner of the said Southwestern University Northwest Entrance Subdivision on the west line of Maple Street for a northwesterly corner hereof;

THENCE, crossing Maple Street, N 36°32'18" E, 96.76 feet to the intersection of the east line of Maple Street and the south line of 7th Street for the Northwest corner of Lot 1, Block A, of Southwestern University Student Housing Subdivision, a subdivision of record in Cabinet L, Slide 342, of the Plat Records of Williamson County, Texas, for a Northwesterly corner hereof:

THENCE, along the said south line of 7th Street, N 68°30'11" E, 276.60 feet to the intersection of the said south line of 7th Street and the west line of Olive Street for the most northerly Northeast corner of the said Lot 1, Block A, for the most westerly Northeast corner hereof;

THENCE, along the east line and a northerly line of the said Lot 1, Block A, along Olive Street, S 21°21'39" E, 243.39 feet, along a curve to the left (Radius=39.91 feet, Long Chord bears S 66°25'44" E, 56.50 feet), an arc distance of 62.78 feet to the north line of 8th Street, and along the said north line of 8th Street, N 68°30'11" E, 174.70 feet to the most easterly Northeast corner of the said Lot 1, Block A, being the Northwest corner of that certain tract of land, called 1.29 acres, as conveyed to Southwestern University by deed recorded as Document No. 2003095081 of the Official Public Records of Williamson County, Texas, and N 68°56'50" E, at 184.29 feet pass the most northerly Northeast corner of the said 1.29 acre Southwestern University tract, being the Northwest corner of that certain tract of land, called 0.21 of an acre, as conveyed to Southwestern University by deed recorded as Document No. 2004007708 of the Official Public Records of Williamson County, Texas, for a total distance of 260.87 feet, in all, to the Northeast corner of the said 0.21 of an acre Southwestern University tract, for a northeasterly corner hereof;

THENCE, S 22°06'10" E, at 118.78 feet pass the Southeast corner of the said 0.21 of an acre Southwestern University tract, being the most easterly Northeast corner of the said 1.29 acre Southwestern University tract, for a total distance of 249.90 feet to the Southeast corner of the said 1.29 acre Southwestern University tract, for an interior corner hereof;

THENCE, N 68°58'36" E, 260.86 feet to the most westerly Southwest corner of the East Anderson Addition, an addition of record in Cabinet J, Slide 147, of the Plat Records of Williamson County, Texas, for an interior corner hereof;

THENCE, N 21°44'03" W, 105.02 feet to the most westerly Northwest corner of the said East Anderson Addition, being the Southwest corner of the southern portion of the I.O.O.F. Cemetery, for a northwesterly corner hereof;

THENCE, along the north line of the said East Anderson Addition, being the south line of the southern portion of the I.O.O.F. Cemetery, N 68°48'53" E, 209.95 feet; N 21°11'07" W, 35.00 feet; N 68°48'53" E, 161.47 feet; N 21°11'07" W, 22.00 feet; N 68°48'53" E, 252.00 feet; N 21°11'07" W, 26.00 feet and N 68°48'53" E, 367.75 feet to the west line of that certain tract of land, called 4.27 acres, as conveyed to Southwestern University by deed as recorded in Volume 333, Page 145, of the Deed Records of Williamson County, Texas, marking the Northeast corner of the said East Anderson Addition and a southeasterly corner of the said southern portion of the I.O.O.F. Cemetery, for an interior corner hereof;

THENCE, N 20°35'13" W, 371.19 feet to the Northwest corner of the said 4.27 acre Southwestern University tract, being an interior corner of the said southern portion of the I.O.O.F. Cemetery, for a northwesterly corner hereof;

THENCE, N 83°51'49" E, 500.78 feet to an interior corner of the said 4.75 acre Southwestern University tract, being the most easterly Southeast corner of the said southern portion of the I.O.O.F. Cemetery, for an interior corner hereof;

THENCE, N 02°07'55" W, passing the south line of a roadway, being the Northwest corner of the said 4.75 acre Southwestern University tract and the Northeast corner of the said southern portion of the I.O.O.F. Cemetery, for a total distance of 135.97 feet to the north line of the said roadway, being the south line of that certain tract of land, called 200 acres, as conveyed to Southwestern University by deed as recorded in Volume 318, Page 214, of the Deed Records of Williamson County, Texas, for an interior corner hereof;

THENCE, along the north line of the said roadway being the south line of the said 200 acre Southwestern University tract, S 88°01'20" W, 562.52 feet and S 68°31'40" W, 538.35 feet to the Southwest corner of the said 200 acre Southwestern University tract, being the Southeast corner of the northern portion of the I.O.O.F. Cemetery, for a southwesterly corner hereof;

THENCE, N 21°11'07" W, 878.18 feet to the south line of the old MK & T Railroad Right-of-Way, for the Northwest corner of the said 200 Southwestern University tract and the Northeast corner of the said northern portion of I.O.O.F. Cemetery, for the Northwest corner hereof;

THENCE, along the said south line of the old MK & T Railroad Right-of-Way being the north line of the said 200 acre Southwestern University tract, as follows;

Along a curve to the left (Radius=5,779.58 feet, Long Chord bears N 36°56'22" E, 504.03 feet), an arc distance of 504.19 feet,

N 34°26'25" E, 3,216.70 feet to the beginning of a curve to the right (Radius = 5,679.58 feet, Long Chord bears N 37°43'25" E, 650.58 feet), along the said curve for an arc distance of 650.94 feet and N 41°00'25"

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E, 726.37 feet to the center of the San Gabriel River, for the most northerly corner of the said 200 acre Southwestern University tract for the most northerly corner hereof;

THENCE, downstream along the center of the San Gabriel River, with its meanders, S 59°46'14" E, 1,366.94 feet to the most easterly corner of the said 200 acre Southwestern University tract, being the Northeast corner of the remainder of that certain Third Tract, called 30 acres, as conveyed to J.A. Barnett by deed as recorded in Volume 325, Page 300, of the Deed Records of Williamson County, Texas, being on the west line of that certain tract of land, called 77.29 acres, as described in a deed to the D. Robbins Trust of record in Volume 2307, Page 495, of the Official Records of Williamson County, Texas, for an easterly corner hereof;

THENCE, along the south line of the said 200 acre Southwestern University tract, S 68°13'46" W, 156.76 feet to the Northwest corner of the said remainder of the Barnett tract, being a northerly corner of that certain tract of land, called 117.48 acres, as described in a deed to Southwestern University in Document No. 2001018260 of the Official Records of Williamson County, Texas, for an interior corner hereof;

THENCE, along a northerly line of the said 117.48 acre tract, being the south line of the remainder of the said Barnett tract, S 64°48'15" E, 744.31 feet to an iron pin set and N 68°41'45" E, 56.70 feet to a point in the center of the San Gabriel River, being the south line of the said Robbins tract, for a northerly corner of the said 117.48 tract, for a northerly corner hereof;

THENCE, downstream, along the center of the San Gabriel River, with its meanders, as follows: S 79°38'15" E, 259.47 feet; S 86°55'45" E, 291.91 feet; N 80°37'15" E, 111.69 feet; N 64°48'45" E, 531.78 feet and N 72°48'45" E, 160.71 feet to the Northeast corner of the said 117.48 acre tract, being on the south line of the said Robbins Tract, being the Northwest corner of that certain Tract One, called 110.09 acres, as conveyed to Carolyn B. Sharkey and Sara Elizabeth Sharkey by deed as recorded in Volume 2239, Page 95, of the Official Records of Williamson County, Texas, for the most northerly Northeast corner hereof;

THENCE, along the east line of the said 117.48 acre tract, being the west line of the said Sharkey Tract One, as follows; S 19° 10' 45" E, 474.48 feet and S 21° 27' 15" E, 1,399.47 feet to the Northeast corner of the remainder of a 258.657 acre Tract 1 described in a deed to New America, Ltd. in Document No. 9839081 of the Official Records of Williamson County, Texas, for the most easterly Southeast corner of the said 117.48 acre tract, for the most easterly Southeast corner hereof;

THENCE, along a southerly and easterly line of the said 117.48 acre tract, being a northerly and westerly line of the said New America, Ltd., tract, S 75° 01' 15" W, 210.12 feet; S 83° 31' 45" W, 251.00 feet; N 78° 10' 45" W, 223.23 feet; N 81° 52' 45" W, 325.37 feet; N 66° 20' 45" W, 269.51 feet; N 39° 40' 15" W, 250.80 feet; S 55° 20' 45" W, 386.67 feet; S 51° 53' 45" W, 259.15 feet; S 53° 20' 15" W, 134.29 feet; S 0° 00' 45" E, 164.09 feet; S 5° 52' 15" W, 145.13 feet; S 30° 16' 45" E, 973.75 feet the Northwest corner of that certain Tract No. 3 (14.73 acres) as described in a deed to Southwestern University in Document No. 2000068095 of the Official Public Records of Williamson County, Texas, being an interior corner of the said 117.48 acre tract, for a corner hereof;

THENCE, along the north line of said Tract 3, S 80° 43' 15" E, 222.32 feet an interior corner of the said New America, Ltd. tract, being the Northeast corner of the said Tract No. 3 and the Northwest corner of that certain tract of land, called 0.95 of an acre, as conveyed to Bert Holmstrom and wife, Lisa Holmstrom, by deed recorded as Document No. 2000034546 of the Official Records of Williamson County, Texas, for a corner hereof;

THENCE, along an easterly line of the said Tract No. 3, as follows; S 20° 50' 15" E, 159.93 feet to the Southwest corner of the said 0.95 of an acre Holmstrom tract, being the Northwest corner of that certain tract of land, called

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0.937 acres, as conveyed to Tommie Edward Norrell, by deed recorded as Document No. 9742821 of the Official Records of Williamson County, Texas;

S 20° 52' 15" E, 150.22 feet to the Southwest corner of the said 0.937 of an acre Norrell tract, being the Northwest corner of that certain tract of land, called 0.793 of an acre, as conveyed to Tommie Edward Norrell, by deed recorded as Document No. 9742821 of the Official Records of Williamson County, Texas; S 20° 52' 45" E, 94.65 feet to the Southwest corner of the said 0.793 of an acre Norrell tract, being the Northwest corner of that certain tract of land, called 2.77 acres, as conveyed to Jimmy Lynn Snow and Susan Snow by deed recorded as Document No. 9656734 of the Official Records of Williamson County, Texas, continuing along the west line of the said 2.77 acre Snow tract, S 21° 05' 45" E, 55.26 feet; S 21° 15' 45" E, 88.10 feet and

S 22° 05' 45" E, at 204.07 feet pass the Southwest corner of the said 2.77 acre Snow tract, being the Northwest corner of that certain tract of land, called 4.87 acres, as conveyed to Gene Lawhon by deed as recorded in Volume 964, Page 577, of the Deed Records of Williamson County, Texas, for a total distance of 254.75 feet, in all, to the most northerly Southwest corner of the said 4.87 acre Lawhon tract, being the Northwest corner of that certain tract of land, called 4.217 acres, as conveyed to Gene L. Lawhon by deed as recorded in Volume 2252, Page 791, of the Official Records of Williamson County, Texas, and S 22° 55' 45" E, 581.93 feet to the north line of that certain tract of land, called 6.06 acres, as conveyed to William James Reinhardt by deed as recorded in Volume 573, Page 469, of the Deed Records of Williamson County, Texas, being a southerly line of the said Tract No. 3, being the Southwest corner of the said 4.217 acre Lawhon tract, for the most easterly Southeast corner of the said Tract No. 3, for a southeasterly corner hereof;

THENCE, S 70° 42' 45" W, 148.12 feet to an interior corner of the said Tract No. 3, being the Northwest corner of the said 6.06 acre Reinhardt tract, for an interior corner hereof;

THENCE, along the west line of the said 6.06 acre Reinhardt tract, being an easterly line of the said Tract No. 3, S 18° 40' 45" E, 56.26 feet to the Northeast corner of that certain tract of land, called 3.420 acres, as conveyed to American Capitol Group, Inc., of record as Document No. 9725466 of the Official Records of Williamson County, Texas, for an southeasterly corner hereof;

THENCE, S 75° 28' 15" W, 356.37 feet to the East line of the said 117.48 acre tract, marking the Northwest corner of the said 3.420 acre American Capitol Group, Inc. tract, being the Southeast corner of the said Tract No. 3, for an interior corner hereof;

THENCE, along the East line of the said 117.48 acre tract being the west line of the said American Capital Group, Inc. tract; S 15° 04' 45" E, 379.97 feet to the beginning of a curve to the left, (Radius = 25.00 feet, Long Chord bears S 60° 04' 45" E, 35.36 feet); Thence, along the said curve for an arc distance of 39.28 feet; Thence, N 74° 54' 45" E, 357.95 feet to the west line of the said 6.06 acres, Reinhardt tract being the Southeast corner of the said American Capital Group, Inc. tract, for a corner hereof;

THENCE, S 18° 31' 15" E, 20.15 feet to the north line of State Highway No. 29, marking the most westerly Southeast corner of the said 117.48 acre tract, being the Southwest corner of the said Reinhardt tract, for the most southerly Southeast corner hereof;

THENCE, along the said north line of State Highway No. 29, S 74° 57' 45" W, at 503.83 feet pass the most southerly Southwest corner of the said 117.48 acre tract, being the Southeast corner of that certain Tract No. 1 (29.39 acres) as described in a deed to Southwestern University in Document No. 2000068095 of the Official Public Records of Williamson County, Texas, for a total distance of 1,703.30 feet, in all, to the beginning of a curve to the left (Radius=1,950.10 feet, Long Chord bears S 71°49'57" W, 204.80 feet);

Along the said curve for an arc distance of 204.90 feet;

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S 68°53'56" W, 3,173.37 feet to the beginning of a curve to the right, (Radius=2,250.00 feet, Long Chord bears S 78°20'53" W, 738.76 feet);

Along the said curve for an arc distance of 742.12 feet and

S 87°47'49" W, 1,395.66 feet to the Place of BEGINNING and containing 709.35 acres of land.

Save & Except from the above-described 709.35 acre tract 6.17 acres as conveyed to Milton R. Vrabel and wife, Mary Elizabeth Vrabel, by deed as recorded in Volume 529, Page 550, of the Deed Records of Williamson County, Texas, being more particularly described as follows;

BEGINNING for Reference at the most southerly Southeast corner of the above-referenced 709.35 acre tract of the said north line of State Highway No. 29;

THENCE, along the said north line of State Highway No. 29, S 74°57'45" W, 1,173.28 feet to the east line of the County Road No. 188, for the Southwest corner of the said Tract No. 1;

THENCE, along the said east line of County Road No. 188, being the west line of the said Tract No. 1, as follows; N 22° 27' 45" W, 451.59 feet; N 22° 26' 45" W, 360.48 feet;

N 22° 15' 45" W, 189.60 feet; N 31° 28' 45" W, 33.26 feet; N 31° 30' 45" W, 55.52 feet;

N 31° 48' 15" W, 92.64 feet and N 21° 30' 45" W, at 571.0 feet pass 1.7 feet east of a corner post at a bend in County Road No. 188 and continuing along the east line of a gravel roadway, at 809.75 feet pass, the Southwest corner of that certain Tract No. 2 (15.21 acres as described in a deed to Southwestern University as described in Document No. 2000068095 of the Official Records of Williamson County, Texas,); for a total distance of 869.73 feet, in all, to an interior corner of the said Tract No. 2;

THENCE, crossing the said gravel roadway, S 67° 20' 45" W, 32.31 feet to an iron pin set on the west line of the said gravel roadway, for a southwesterly corner of the said Tract No. 2, being on the east line of that certain First Tract, called 105 acres, as conveyed to Southwestern University by deed as recorded in Volume 333, Page 145, of the Deed Records of Williamson County, Texas;

THENCE, N 21° 58' 15" W, 185.90 feet to an iron pin found on the south line of the said 6.17 acre Vrabel tract, being the most southerly Northeast corner of the certain First Tract, called 105 acres, as conveyed to Southwestern University, by deed as recorded in Volume 333, Page 145, of the Deed Records of Williamson County, Texas, and a point on the West line of said Tract No. 2, for the Point of BEGINNING and the most southerly Southeast corner hereof;

THENCE, N 71° 06' 45" E, 41.97 feet to an iron pin found marking an interior corner of the said Tract No. 2, being the Southeast corner of the said 6.17 acre Vrabel tract, for the most easterly Southeast corner hereof;

THENCE, along the west line of the said Tract No. 2, being the east line of the said 6.17 acre Vrabel tract, N 21° 22' 45" W, 449.00 feet and N 0° 38' 45" E, 378.49 feet to an interior corner of the said Tract No. 2, being the Northeast corner of the said 6.17 acre Vrabel tract, for the Northeast corner hereof;

THENCE, S 82°31'15" W, 307.31 feet to an easterly line of the said 105 acre Southwestern University tract, for the most northerly Southwest corner of the said Tract No. 2, for the Northwest corner of the said 6.17 acre Vrabel tract, the Northwest corner hereof;

THENCE, S 02°21'58" E, 752.38 feet to an interior corner of the said 105 acre Southwestern University tract, for the Southwest corner of the said 6.17 acre Vrabel tract, for the Southwest corner hereof;

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THENCE, S 87°19'10" E, 393.77 feet to the Place of BEGINNING and containing 6.17 acres of land.

Leaving a Net Average for Tract One to be 703.18 acres.

Tract Two (0.50 ac)

BEING 0.50 of an acre of land, being a portion of Block 7, of the Snyder's Addition to the City of Georgetown, an addition of record in Volume 57, Page 502, of the Deed Records of Williamson County, Texas, being that certain tract of land as conveyed Southwestern University by deed as recorded in Volume 523, Page 512, of the Deed Records of Williamson County, Texas, and being more particularly described as follows;

BEGINNING at the intersection of the south line of University Avenue, State Highway No. 29, and the east line of Maple Street, for the Northwest corner of the above-referenced Southwestern University tract, for the Northwest corner hereof;

THENCE, along the said south line of University Avenue, being the north line of the said Block 7, N 87°50' E, 121.04 feet to the Northeast corner of the said Southwestern University tract, being the Northwest corner of that certain tract of land, called 0.66 of an acre, as conveyed to Dee Rapp and spouse, Neil D. Rapp, by deed recorded as Document No. 2005090697 of the Official Public Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, along the West line of the said 0.66 of an acre Rapp tract, S 02°10' E, 179.92 feet to the Southeast corner of the said Southwestern University tract, being the Northeast corner of that certain tract of land as conveyed to Yvonne Stone McGlaun by deed as recorded in Volume 1800, Page 565, of the Official Records of Williamson County, Texas, for the Southeast corner hereof;

THENCE, S 88°10' W, 121.04 feet to the said east line of Maple Street, being the west line of the said Block 7, for the Southwest corner of the said Southwestern University tract, being the Northwest corner of the said McGlaun tract, for the Southwest corner hereof;

THENCE, along the said east line of Maple Street, N 02°10' W, 179.22 feet to the Place of BEGINNING and containing 0.50 of an acre of land.

Tract Three (0.57 acre)

BEING a 0.57 of an acre of land, situated in the William Addison Survey, Abstract No. 21, being a portion of Outlot 14, Division B, City of Georgetown, Williamson County, Texas. Said land being that certain tract of land, called 0.57 of an acre, as conveyed by deed to Southwestern University, recorded as Document No. 2000023484, of the Official Records of Williamson County, Texas, and being more particularly described as follows;

BEGINNING on the south line of State Highway No. 29 (University Avenue), being the Northeast corner of that certain Lot 5, of University Terrace, a subdivision of records in Cabinet A, Slide 378, of the Plat Records of Williamson County, Texas, marking the Northwest corner of the above-referenced 0.57 of an acre Southwestern University tract, for the Northwest corner hereof;

THENCE, with the said south line of Highway No. 29, N 70°56' E, 141.01 feet to the Northeast corner of the said Southwestern University tract, being the Northwest corner of that certain, Tract One, called 0.6039 of an acre as

SOUTHWESTERN UNIVERSITY CAMPUS PLANNED UNIT DEVELOPMENT EXHIBIT 4

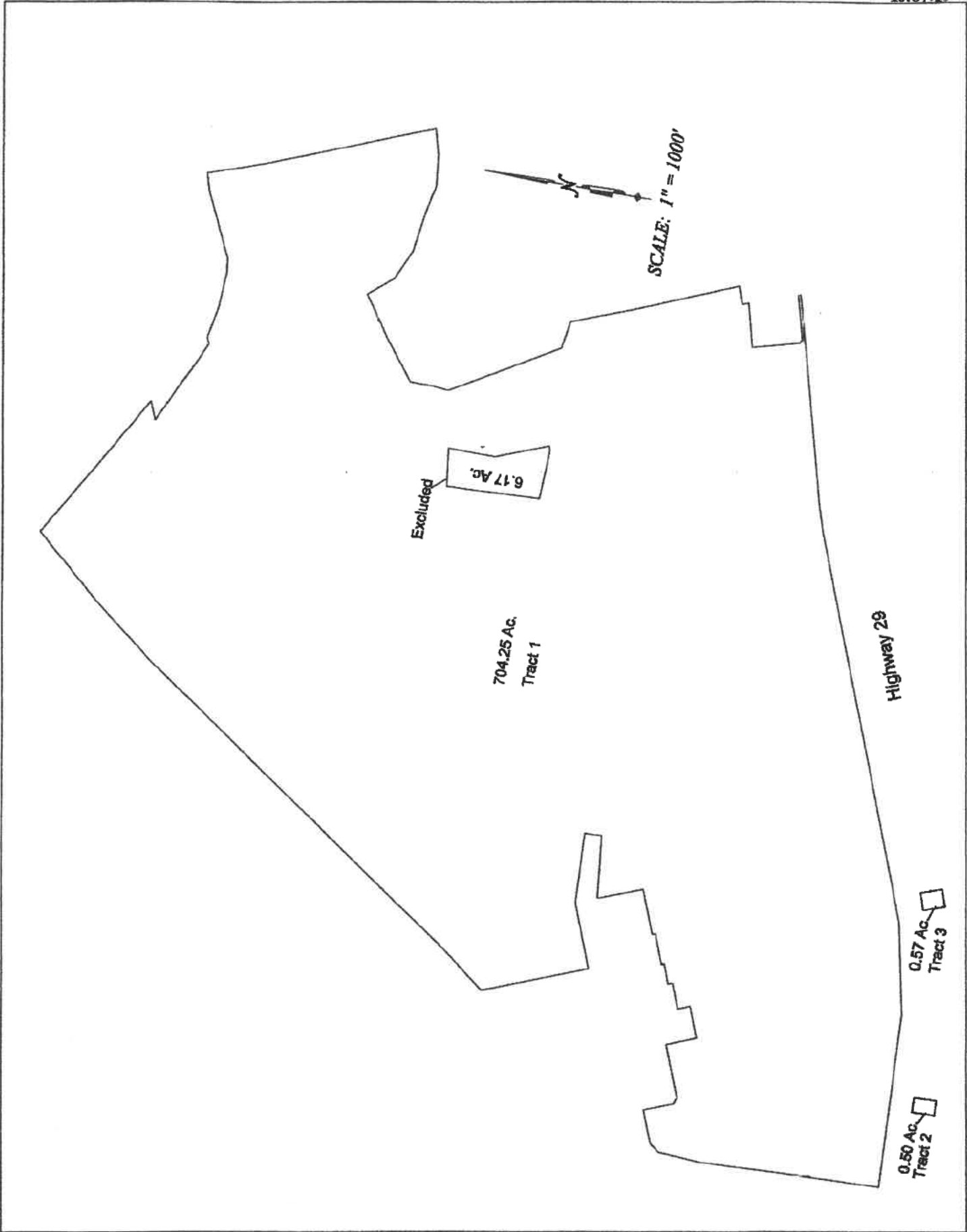
10.07.10

conveyed to Southwestern University by deed recorded in Volume 832, Page 513, of the Deed Records of Williamson County, Texas, for the Northeast corner hereof;

THENCE, S 18°51'30" E, passing the Southwest corner of the said 0.6039 of an acre Southwestern University Tract One, and passing the Northwest corner of that certain Lot 1, of Haven Heights, a subdivision of record in Cabinet B, Slide 135, of the Plat Records of Williamson County, Texas, for a total distance of 178.30 feet to the Southeast corner of the said 0.57 of an acre Southwestern University tract, being on the west line of the said Lot 1, Haven Heights, and being the Northeast corner of that certain Lot 7, of the said University Terrace, for the Southeast corner hereof;

THENCE, with the north line of the said Lot 7, of University Terrace, S 70°59'30" W, 139.23 feet to the southwest corner of the said 0.57 of an acre Southwestern University tract, being the Southeast corner of that certain Lot 6, of the said University Terrace, for the Southwest corner hereof;

THENCE, N 19°26' W, passing the Northeast corner of the said Lot 6, and the Southeast corner of the said Lot 5, a total distance of 178.17 feet to the Place of BEGINNING and containing 0.57 of an acre of land.



901 South MoPac Expressway
Building V, Suite 220
Austin, Texas 78746
T 512.328.5771 F 512.328.5774

June 11, 2009

Mr. David Munk, P.E.
City of Georgetown
300 Industrial Avenue, Bldg. 1
Georgetown, Texas 78626

Subject: Southwestern University PUD
Klotz Associates No. 0573.006.000

Dear Mr. Munk:

Klotz Associates, Inc. has met with Southwestern University representatives and reviewed the proposed Southwestern University PUD changes. The existing PUD consists of approximately 500 acres that is primarily comprised of student housing, teaching and athletic facilities, and other associated University facilities. As proposed, the University has acquired an additional 185 acres (approximately) that are along the eastern/northeastern edges of the existing property. The attached figure depicts the Southwestern University property in its entirety. For the time being this land will remain undeveloped and there are currently no plans to develop this property in any manner.

In reviewing the existing PUD and the additional property, we have determined that as currently plan, the additional property will not generate additional traffic above that which is currently generated by Southwestern University. As envisioned, the additional property will continue to serve the existing student and faculty population.

Further more, once plans have been developed for this additional piece of property the University shall begin discussions with the City of Georgetown to determine if a Traffic Impact Analysis (TIA) is required. As noted, if a TIA is triggered by future non-university land uses, it should only be required for projects being constructed within the additional 185 acres or if development on the original acreage necessitates the relocation of University associated facilities onto the additional acreage. Please do not hesitate to call if there are any further questions.

Yours sincerely,



Rebecca A. Bray, P.E., PTOE, AICP
Senior Project Manager



This summary has been prepared to supplement a Planned Unit Development (PUD) application for the development of the Southwestern University campus.

Existing natural features, drainage ways, one-hundred year flood plain, if applicable, existing topography at a maximum of 5-foot contour intervals.

Southwestern University's current properties total approximately 703 acres and include the developed campus and other undeveloped acreage. The undeveloped portion of the property is tree covered along the Smith Branch with steep slopes that follow the creek. Other portions of the undeveloped area are open pastures with gradual slopes and stabilized vegetation.

There is 100 year Flood Plain along the Smith Branch as determined by FEMA Flood Hazard Boundary Map, Community Panel – Number 48491C0295E, effective September 26, 2008. This area has also been studied by Raymond Chan, P.E. and detailed in a report prepared for the City of Georgetown.

A Master Drainage Report was prepared by Steger Bizzell in 2004 to analyze the impact of campus development on storm water runoff. The Southwestern University property was divided into four drainage areas. Area A included the inner campus. Area B included the portion of the property west of the Smith Branch and Area C included the area east of the Smith Branch. Area D drains to the San Gabriel River and is located in the northern portion of the University's property. This report only analyzed the area within the boundary of University's property and did not include analysis of contributing off-site drainage areas.

The amount of impervious cover in each drainage area was determined based on an extensive ground and aerial survey. In addition to the proposed impervious cover outlined in the 2004 Master Plan, 3% of additional impervious cover (approx. 79,276 sf) was added to the proposed impervious tabulation for Area A (Inner Campus) to accommodate any minor additions of sidewalk or pavement.

With the expansion of Southwestern University's property along the San Gabriel River, the University has basically purchased the Smith Branch, a major conveyor of stormwater runoff directly to the San Gabriel. Previously, the University was limited to an agreed amount of runoff that could be transported to the Smith Branch.

Under developed conditions, only Areas A and C showed an increase in the Runoff Curve Number. The projected increase in runoff due to future development was minimal. The use of detention to offset the projected increase in runoff was not recommended.

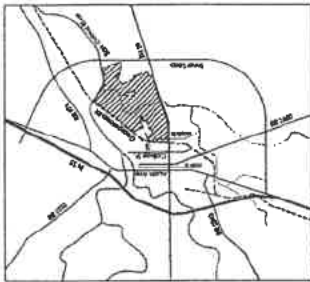
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626	PHONE 512.930.9412	FAX 512.930.9416	WEB STEGERBIZZELL.COM
MEMBER AASHTO, AWWA, NSPE, TRWA, TSPS	SERVICES >> ENGINEERS >> PLANNERS >> SURVEYORS		

Demonstrate compliance with Chapters 11 and 12 of the UDC, including impervious cover.

The development will comply with Chapters 11 and 12 of the UDC and will not exceed 45% impervious cover as allowed under the base RS zoning.

In 2004, a Master Water Pollution Abatement Plan (WPAP) for the 703 acres of University property was prepared by Steger Bizzell and was subsequently reviewed and approved by the Texas Commission on Environmental Quality. The WPAP analyzed the impact of campus development on storm water quality. Several projects described in the WPAP have been constructed or are under construction. These projects include the Fine Arts Renovation and expansion, Admissions Building and the Center for Lifelong Learning.

The amount of projected impervious cover is below 20% and permanent pollution abatement is not required by the TCEQ.



Vicinity Map

(E) > P
existing > proposed
zoning

new property
to be rezoned

Proposed point of entry of
future OTP Collector, Air CR 188
per City's Transportation Plan

City's waste water line,
easement, and lift station

Areas designated by
University as Open Space
for LEED credits (.67 ac.)

PROPOSED LAND USE:
undeveloped,
environmental research
zone, future golf
course

PUD
517.6 ac.

REF. EXHIBIT B

Southwestern University's
preferred proposed point of
entry of future OTP Collector,
Air CR 188

property to
rezone:
(A) > PUD
179.5 ac.

NOTE: Property NOT
owned by Southwestern
University

proposed point of entry of future
OTP Collector, Smith Creek Road

property to
rezone:
(RS) > PUD
6.0 ac.

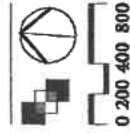
Existing point of entry of OTP Collector,
Air CR 188 / Smith Creek Road

15' Downtown Gateway
Setback (verify TxDOT
widening of SH 29)

This lot part of
Old Town
Overlay District
PUD
.5 ac.

PUD
.57 ac.

PROTECTED AND HERITAGE TREE NOTE:
A tree survey of all Protected and Heritage trees
will be required prior to site plan, building and
recreation locations shown on this Development
Plan are not final and are subject to change if it is
found that significant stands of trees or Heritage
trees exist in those locations. Minor adjustments in
building location due to trees may be approved
by the Director of Planning. However, if the
Director determines the adjustments to be major,
an amendment to the PUD Development Plan will
be required to be approved by City Council.



SOUTHWESTERN UNIVERSITY / Existing & Proposed PUD Properties: Exhibit A
Group Two Architecture
OCTOBER 7, 2010

PARKING SUMMARY

Preliminary Approved Required Parking 1991 FTD 1,340 spaces

Proposed Parking for Campus 1,300

Category	Spaces	Notes
1) On-campus parking	1,300	1,300 spaces
2) Off-campus parking	0	0 spaces
Total	1,300	1,300 spaces

Notes:

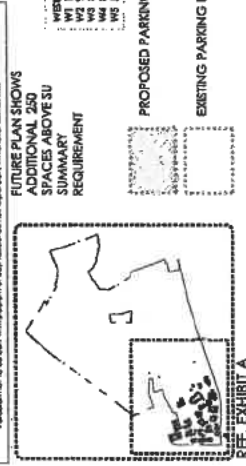
- 1) On-campus parking is required for all campus buildings and is to be provided by the City.
- 2) Off-campus parking is required for all campus buildings and is to be provided by the City.
- 3) On-campus parking is required for all campus buildings and is to be provided by the City.
- 4) Off-campus parking is required for all campus buildings and is to be provided by the City.
- 5) On-campus parking is required for all campus buildings and is to be provided by the City.
- 6) Off-campus parking is required for all campus buildings and is to be provided by the City.
- 7) On-campus parking is required for all campus buildings and is to be provided by the City.
- 8) Off-campus parking is required for all campus buildings and is to be provided by the City.
- 9) On-campus parking is required for all campus buildings and is to be provided by the City.
- 10) Off-campus parking is required for all campus buildings and is to be provided by the City.

CAMPUS PARKING DATA

Category	Spaces	Notes
1) On-campus parking	1,300	1,300 spaces
2) Off-campus parking	0	0 spaces
Total	1,300	1,300 spaces

Notes:

- 1) On-campus parking is required for all campus buildings and is to be provided by the City.
- 2) Off-campus parking is required for all campus buildings and is to be provided by the City.
- 3) On-campus parking is required for all campus buildings and is to be provided by the City.
- 4) Off-campus parking is required for all campus buildings and is to be provided by the City.
- 5) On-campus parking is required for all campus buildings and is to be provided by the City.
- 6) Off-campus parking is required for all campus buildings and is to be provided by the City.
- 7) On-campus parking is required for all campus buildings and is to be provided by the City.
- 8) Off-campus parking is required for all campus buildings and is to be provided by the City.
- 9) On-campus parking is required for all campus buildings and is to be provided by the City.
- 10) Off-campus parking is required for all campus buildings and is to be provided by the City.



WEST CAMPUS LOTS:

- W1 15 spaces
- W2 32 spaces
- W3 32 spaces
- W4 32 spaces
- W5 32 spaces
- W6 32 spaces
- W7 32 spaces
- W8 32 spaces
- W9 32 spaces
- W10 32 spaces
- W11 32 spaces
- W12 32 spaces
- W13 32 spaces
- W14 32 spaces
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- W97 32 spaces
- W98 32 spaces
- W99 32 spaces
- W100 32 spaces

PROPOSED PARKING LOT

EXISTING PARKING LOT

REF: EXHIBIT A



SOUTHWESTERN UNIVERSITY / Parking Plan: Exhibit C

Group Two Architecture

OCTOBER 7, 2010

SIGNAGE MASTER PLAN
A SIGNAGE MASTER PLAN WILL BE SUBMITTED FOR APPROVAL PRIOR TO THE CONSTRUCTION OF ANY SIGNS ALONG PUBLIC ROW FRONTAGE.

- (A) MAPLE/7TH STREET INTERSECTION**
- DECORATIVE PAVING / CROSSWALK
 - LANDSCAPED PENINSULA
 - NEW SOUTHWESTERN UNIVERSITY SIGN

VIEW TRIANGLES / PARKING SETBACKS - TYPICAL
ASSUMPTIONS MADE REGARDING STREET DESIGNATIONS AND ROWS. MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION

- (B) MAPLE/CED CENTER INTERSECTION**
- DECORATIVE PAVEMENT TO MARK INTERSECTION
 - LANDSCAPED PENINSULA

- (C) MAPLE/SOUTHWESTERN BLVD. INTERSECTION**
- 4-WAY STOP (IF WARRANTED)
 - DECORATIVE PAVING / CROSSWALKS
 - LANDSCAPED PENINSULA
 - UNIVERSITY SIGNS

EXPAND IN PARKING LOTS

- ORIGINAL LOT, 4 SPACES
- EXPANDED TOTAL: 89-90 SPACES

MISC. MODIFICATIONS

- ELIMINATE ANGLED PARKING AT MAPLE, ADD PARALLEL PARKING TO MATCH
- LOADING DOCK ACCESS FROM PKA LOT - VERIFY EXISTING CONDITIONS
- ELIMINATE ACCESS TO FRATERNITY PARKING LOTS FROM MAPLE, REVERSE LOT LAYOUT - VERIFY EXISTING CONDITIONS

FUTURE DEVELOPMENT

- NOTE USE, PLACEMENT, HEIGHT
- 50' SETBACK FROM CENTERLINE OF EXISTING MAPLE STREET
- ANGLED SIDEWALK TO DIRECT PEDESTRIANS TOWARD MCKENZIE INTERSECTION CROSSWALKS

FUTURE MAPLE STREET (LONG RANGE)
LAYOUT FUTURE BUILDINGS TO ACCOMMODATE BOTH MAPLE STREETS AND SETBACKS

- (D) MAPLE/MCKENZIE INTERSECTION**
- ELIMINATE TURN LANES (REWORK CURBS, FRONT YARDS, SIDEWALKS, ETC.)
 - 3-WAY STOP (IF WARRANTED)
 - DECORATIVE PAVING / CROSSWALKS
 - LANDSCAPED PENINSULA

MAPLE STREET

- SIDEWALK AT WEST CURB
- EXISTING SIDEWALKS ON EAST SIDE (OWNER TO MODIFY TO MAKE MORE UNIFORM AND ACCESSIBLE WITH FUTURE CAMPUS DEVELOPMENT)
- FENCE ALONG FIELDS TO DIRECT PEDESTRIANS TOWARD CROSSWALKS AND CONTAIN BALLS (FENCE MAY BE VINYL COATED CHAINLINK)
- ADDITIONAL STREET TREES FOR AESTHETICS AND PEDESTRIAN COMFORT
- ADDITIONAL UNIVERSITY SIGNAGE

- (E) MAPLE/GULLEN LOT INTERSECTION**
- DECORATIVE PAVEMENT AT INTERSECTION
 - LANDSCAPED PENINSULA

GENERAL NOTES

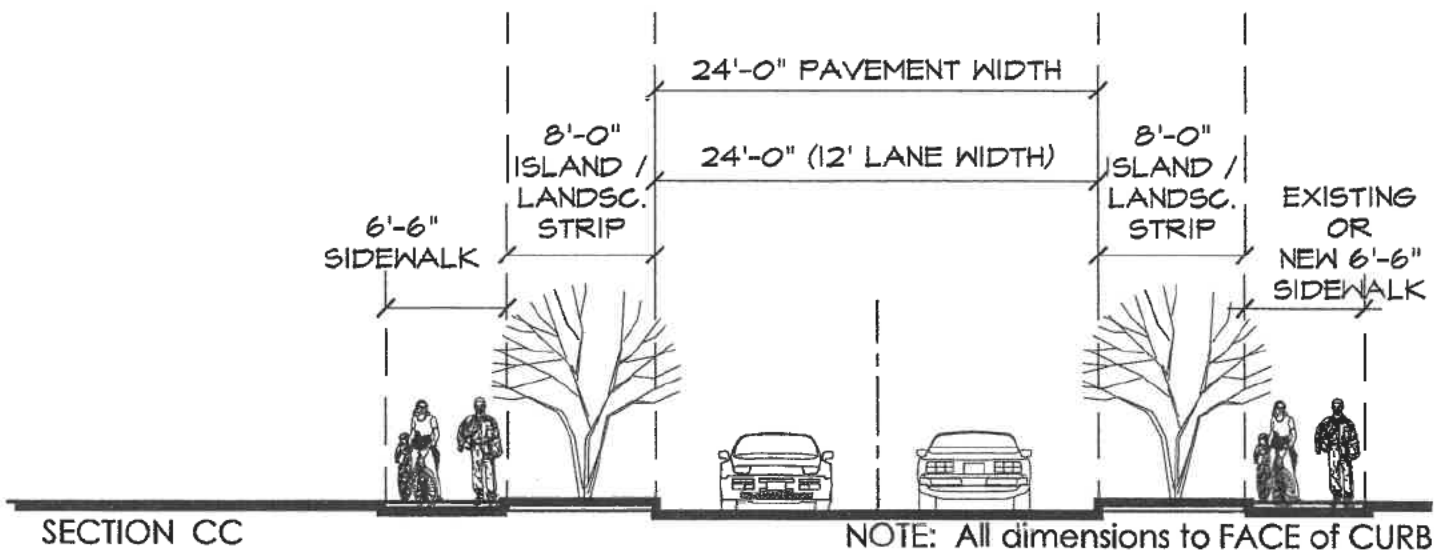
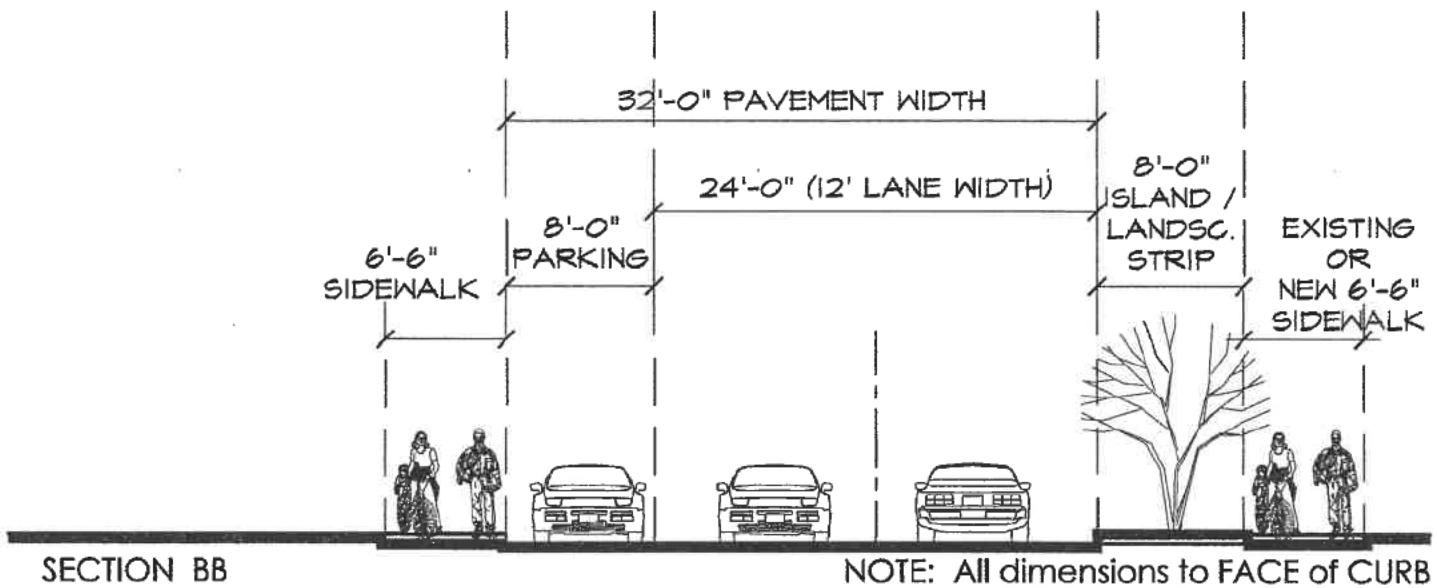
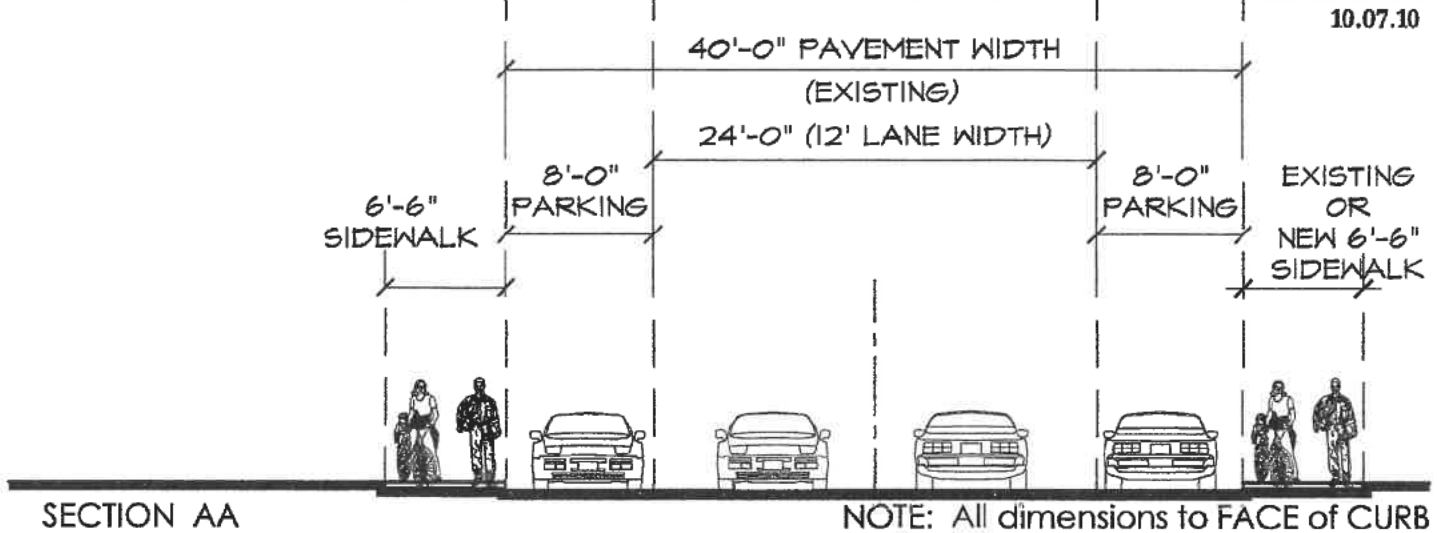
1. PLAN IS CONCEPTUAL ONLY. VERIFY EXISTING CONDITIONS (INCLUDING UTILITIES, EASEMENTS, ETC.) APPLICABLE PLANS TO BE SUBMITTED TO THE CITY FOR REVIEW (SITE PLANS, CONSTRUCTION PLANS, ETC.) PRIOR TO ANY DEVELOPMENT.
2. ALL WAY STOPS AT SOUTHWESTERN BLVD AND MCKENZIE IF WARRANTED
3. 20 MPH SPEED LIMIT (EXISTING TO REMAIN)
4. NOTE PROPOSED FACILITIES - USES, LOCATIONS, BUILDING HEIGHTS, SETBACKS, PARKING, ETC.
5. MAPLE STREET ROW SIZE & LOCATION VARIES
6. ORANGE ST. CEDAR ST. TO BE ABANDONED PRIOR TO DEVELOPMENT IN THE ADJACENT AREA.
7. SOULE DRIVE: FUTURE CLOSURE FOR PROMENADE - EAST SIDE
8. UNIVERSITY WOULD LIKELY REQUEST SPEED HUMPS BE REMOVED AFTER STOP SIGNS ARE INSTALLED
9. LANDSCAPE MAINTENANCE AND REGISTRATION WATER BY SOUTHWESTERN UNIVERSITY AT LANDSCAPE PENINSULA. REFER TO EXHIBIT 5 FOR MAPLE STREET ROW AND SETBACK DISCUSSION
- 10.

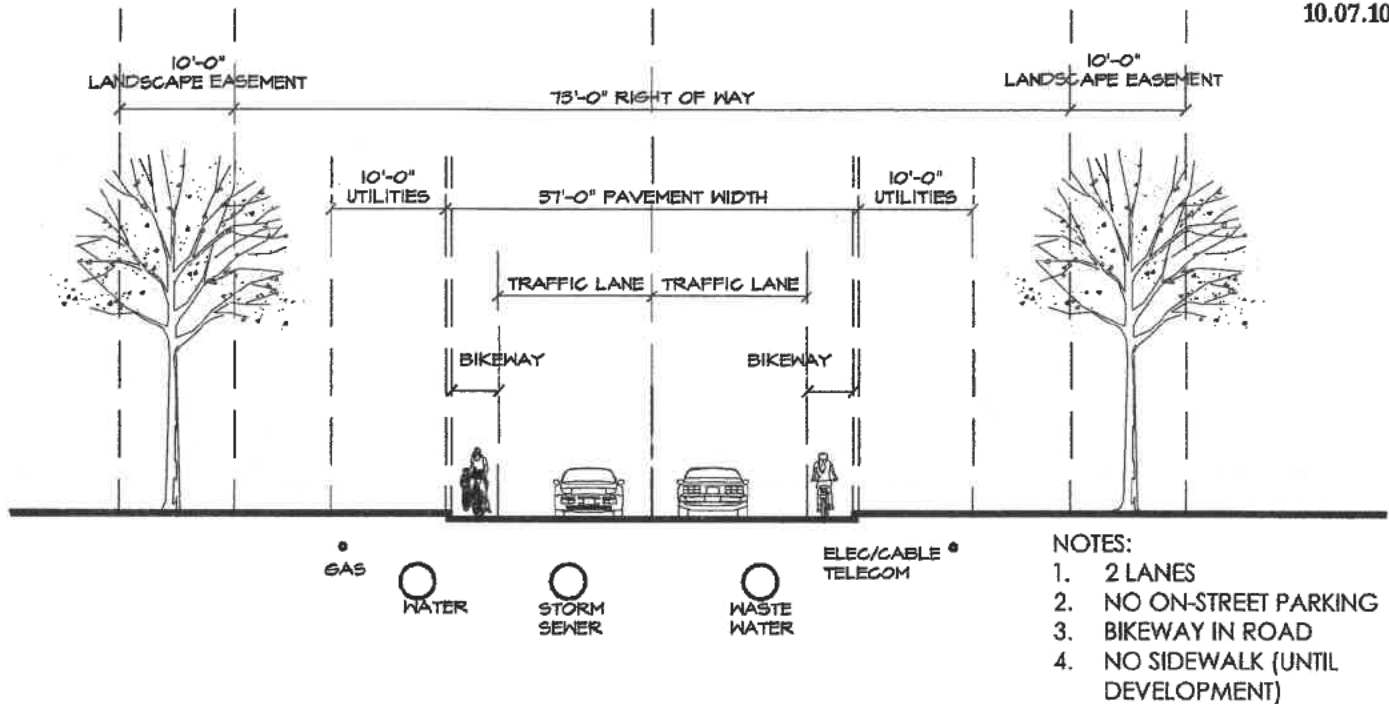
FUTURE PARKING (REMOVE IF FUTURE MAPLE STREET ADJACENT TO RAILROAD)

- ALIGN WITH SOULE INTERSECTION
- APPROX. 60 SPACES (INCL. LOSS ON STREET)
- DIRECT PEDESTRIANS TOWARD SIGN TO ACCESS CAMPUS

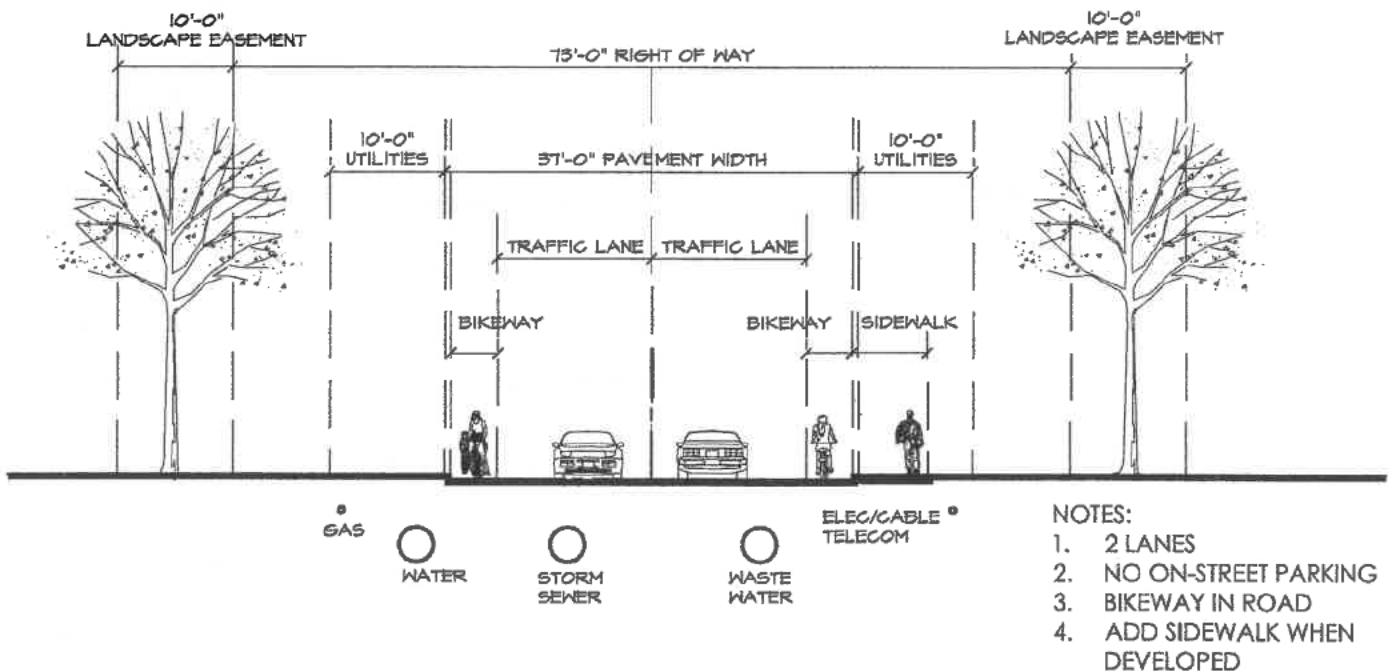
- (F) MAPLE/SOULE DRIVE INTERSECTION**
- DECORATIVE PAVEMENT AT INTERSECTION
 - LANDSCAPED PENINSULA
 - UNIVERSITY SIGN
 - FUTURE DROP OFF / PLAZA / PROMENADE (CLOSE SOULE TO EAST)
 - REWORK ISLAND BETWEEN GULLEN AND ADMISSIONS

- (G) MAPLE/UNIVERSITY AVENUE INTERSECTION**
- DECORATIVE PAVEMENT/CROSSWALK
 - UNIVERSITY SIGN

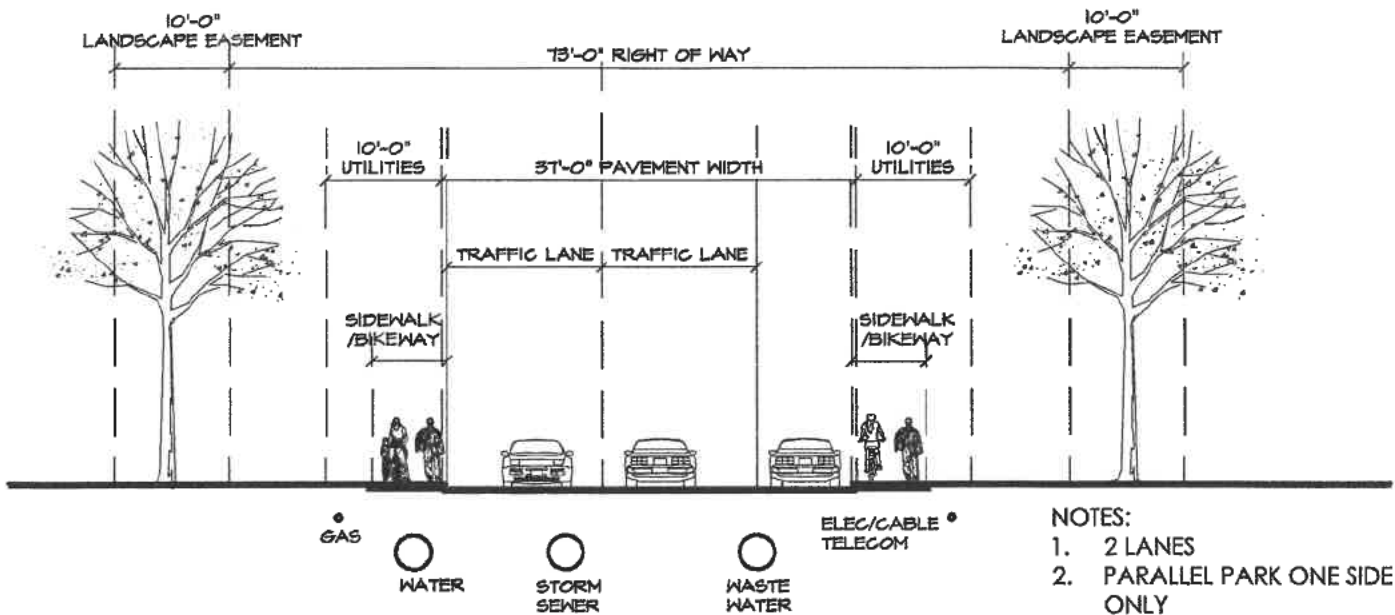




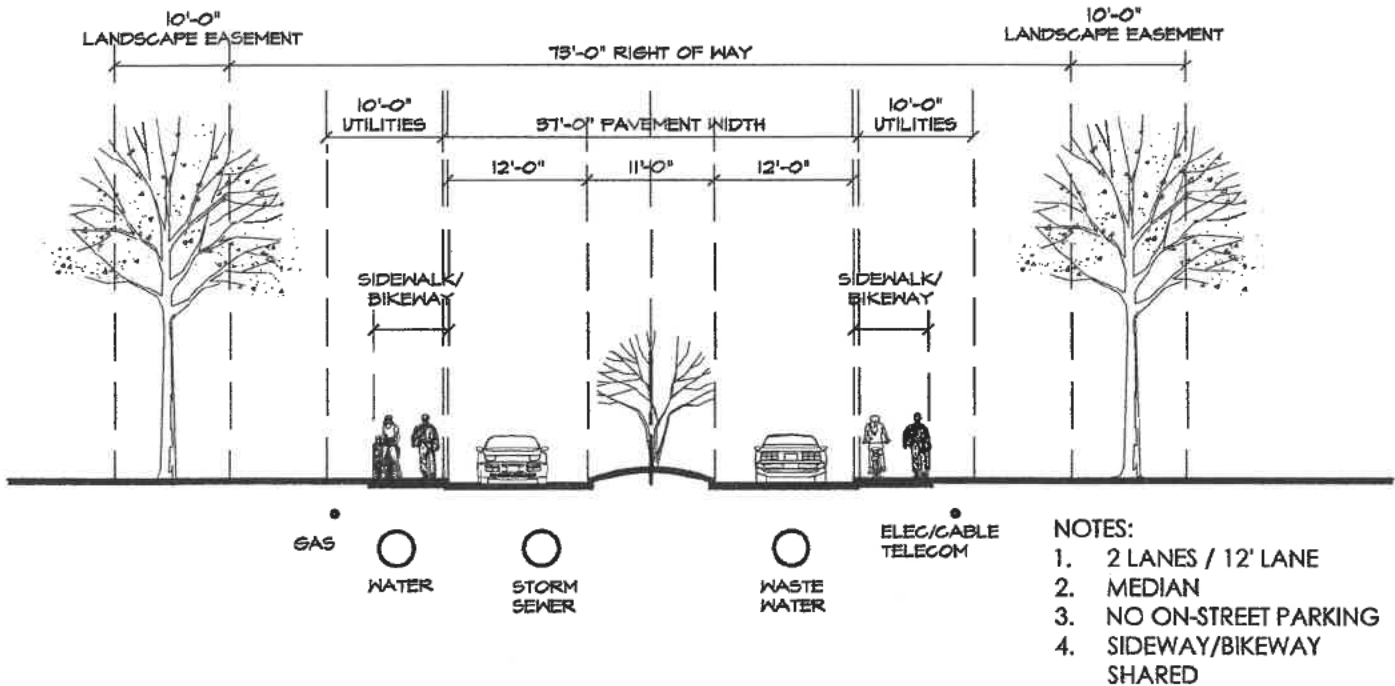
OPTION A: 37' COLLECTOR W/NO ADJACENT DEVELOPMENT



OPTION B: 37' COLLECTOR W/DEVELOPMENT ON ONE SIDE OF ROAD



OPTION C: 37' COLLECTOR W/ON-STREET PARKING ONE SIDE ONLY

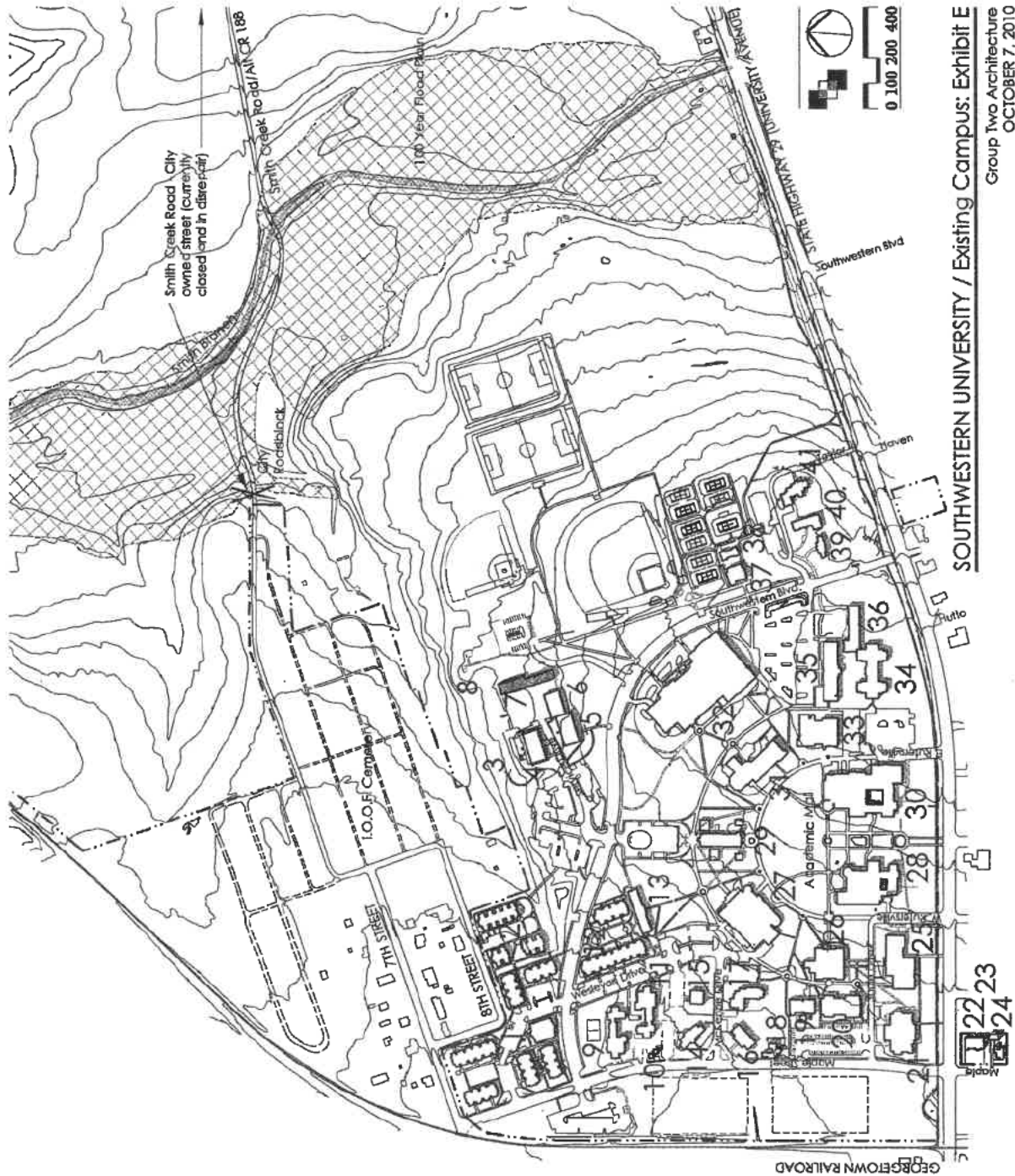


OPTION D: 37' COLLECTOR W/ LANDSCAPE MEDIAN; NO ON-STREET PARKING

Building	Primary Use
1 The Oregon & Betty Lord Residential Center	Residential
2 Dorothy Manning Lord Residential Center	Residential
3 Greenhouse	Academic
4 Rufus Franklin Edwards Studio Arts Building	Academic
5 Joe S. Mundy Hall	Academic
6 Physical Plant Building	Facility Services
7 Physical Plant Maintenance/Warehouse	Facility Services
8 Fountainwood Observatory	Academic
9 Observatory (new)	Academic
10 Moody-Shearn Residence Hall	Residential
11 Landrum Pump House	Facility Services
12 Herman Brown Residence Hall	Residential
13 McCombs Residential Center	Residential
14 Martin Ruler Residence Hall	Residential
15 Pi Kappa Alpha House	Residential
16 Kappa Sigma House	Residential
17 Phi Delta Theta House	Residential
18 Field House	Student Life
19 Boiler Plant	Facility Services
20 Wilhelmina Cullen Admission Center	Admin
21 Hugh Roy and Lillie Cullen Building	Admin
22 Outreach Center	Auxiliary
23 Maple Street Apartment	Residential
24 Maple Street House (1205 Maple)	Admin
25 Fenderson-James Science Hall	Academic
26 Wood-Bridwell Hall	Academic
27 Red & Charline McCombs Campus Center	Student Life
28 A. Frank Smith, Jr. Library Center	Academic
29 Lois Perkins Chapel	Student Life
30 The Alma Thomas Fine Arts Center	Academic
31 E. W. Gilin Building	Academic
32 Corbin J. Robertson Center	Athletics
33 Center for Lifelong Learning	Academic
34 J.E. and L.E. Mabree Residence Hall	Residential
35 Brown-Cody Hall	Residential
36 Ernest L. Kurth Residence Hall	Residential
37 Julie Puett Howry Center	Auxiliary
38 Golf Course Maintenance Building	Auxiliary
39 McCook-Crain Building	Student Life
40 Kyle E. White Building	Academic
41 Turner-Heming House (President's House)	Residential

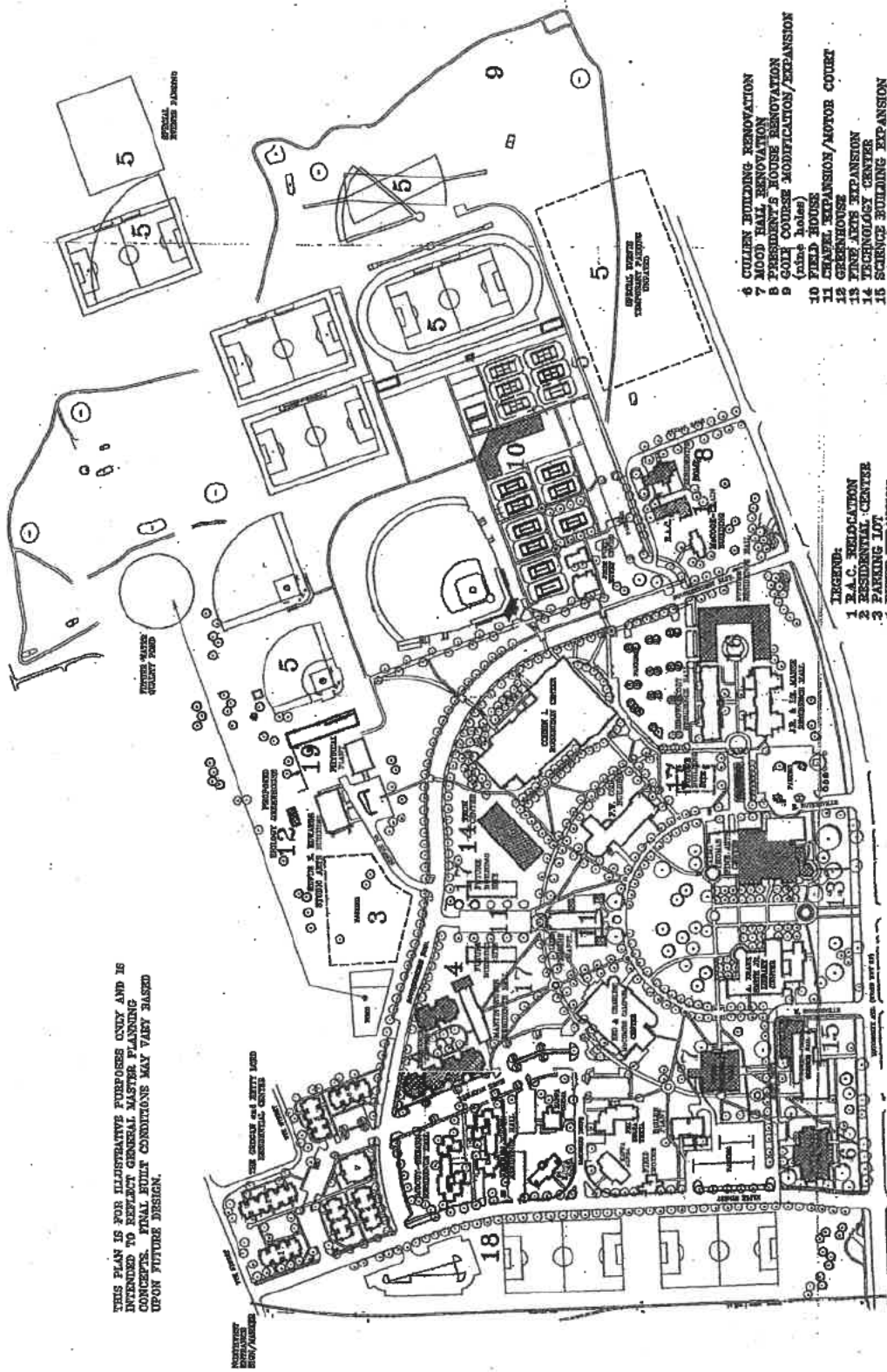


REF. EXHIBIT A



SOUTHWESTERN UNIVERSITY / Existing Campus: Exhibit E
Group Two Architecture
OCTOBER 7, 2010

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS INTENDED TO REFLECT GENERAL MASTER PLANNING CONCEPTS. FINAL BUILT CONDITIONS MAY VARY BASED UPON FUTURE DESIGN.



- LEGEND:
- 1 RAC. BUILDING
 - 2 RESIDENTIAL CENTER
 - 3 PARKING LOT
 - 4 RUTHER EXPANSION
 - 5 ATHLETIC FIELDS (FUTURE PHASES)

Sothball, Track/Soccer Stadium, Throwing Field, Friction Soccer/Sothball Field, Tennis, Basketball, Volleyball, Parking

- 6 CULLEN BUILDING RENOVATION
- 7 MOOD HALL RENOVATION
- 8 PRESIDENT'S HOUSE RENOVATION
- 9 GOLF COURSE MODIFICATION/EXPANSION (18th holes)
- 10 FIELD HOUSE
- 11 CHAPEL EXPANSION/MOTOR COURT
- 12 GREENHOUSE
- 13 FIRE ARMS EXPANSION
- 14 TECHNOLOGY CENTER
- 15 SCIENCE BUILDING EXPANSION
- 16 NURSING BUILDING RENOVATION/EXPANSION
- 17 FUTURE BUILDINGS
- 18 POLICE/SOCCER BUILDING
- 19 PHYSICAL PLANT WAREHOUSE

SOUTHWESTERN UNIVERSITY: Master Plan

Group Two Architecture in association with S.O.M.

For Illustrative Purposes Only

Revised November 1, 1999

EXHIBIT F

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: James Killian

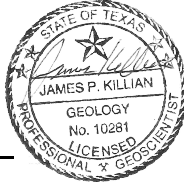
Telephone: 512-328-2430

Date: 24 September 2025

Fax: 512-328-1804

Representing: Horizon Environmental Services and TBPG Form Registration No. 50679 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Approximately 4-acre Southwestern University Renovations Project Tract; Southwestern Boulevard and State Highway 29, Georgetown, Williamson County, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 18 September 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)
Doss silty clay, moist, 1-5% slopes (DoC)	D	1.4
Houston black clay, 1-3% slopes (HoB)	D	0.5 to 6.67

Soil Name	Group*	Thickness(feet)

** Soil Group Definitions (Abbreviated)*

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

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

ATTACHMENT A
GEOLOGIC ASSESSMENT TABLE

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

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

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

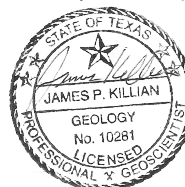
I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date: 24 September 2025

Sheet 1 of 1

TCEQ-0585-Table (Rev. 10-01-04)

James P. Sullivan



ATTACHMENT B
STRATIGRAPHIC COLUMN

Geologic Unit	Hydrologic Unit	Approx. Thickness at Project Site (ft)	Elevation (ft msl)	Depth (ft)
			740	0
Del Rio Clay and Georgetown Formation, undivided (Kdg)	Edwards Aquifer	110		
			630	110

Note: Unit elevation and thickness given with respect to a ground surface elevation of 740 feet near the southwestern corner of the subject site.



Date: 09/22/2025
 Drawn: KRW
 HJN NO: 25178.001 GA

Attachment B
 Stratigraphic Column
 Southwestern University Stadium Renovations
 Georgetown, Williamson County, Texas



ATTACHMENT C
DESCRIPTION OF SITE GEOLOGY

Geologic information for the subject site obtained via literature review is provided in Attachment E, Supporting Information.

A geologic assessment of approximately 4 acres located at State Highway 29 and Southwestern Boulevard, Georgetown, Williamson County, Texas, was conducted pursuant to Texas rules for regulated activities in the Edwards Aquifer Recharge Zone (EARZ) (30 TAC 213). The subject site consists of developed recreational land. Assessment findings were used to develop recommendations for site construction measures intended to be protective of water resources at the subject site and adjacent areas.

The entire subject site is located within the EARZ, as defined by the Texas Commission on Environmental Quality (TCEQ). The EARZ occurs where surface water enters the subsurface through exposed limestone bedrock containing faults, fractures, sinkholes, and caves.





The subject site is completely underlain by Del Rio Clay and Georgetown Formation, undivided (Kdg) (UT-BEG, 1995), which has an estimated maximum thickness of about 110 feet.

One man-made feature (M-1) was identified at this site. Further information pertaining to the feature is presented in the following Attachments D, E, and F. Photographs of the subject site and the man-made feature are presented in Attachment G.

ATTACHMENT D
SITE GEOLOGIC MAP



Legend

-  Man-Made Feature
-  Subject Site
-  Alluvium (Qal)
-  Del Rio Clay and Georgetown Formation, undivided (Kdg)



Date:	09/22/2025
Drawn:	KRW
HJN NO:	25178.001GA
Source:	Nearmap, 2025; TWSC, 2014

Attachment D

Site Geologic Map
Southwestern University Stadium Renovations
Georgetown, Williamson County, Texas



0 200 400
Feet

ATTACHMENT E
SUPPORTING INFORMATION

1.0 INTRODUCTION AND METHODOLOGY

This report and any proposed abatement measures are intended to fulfill Texas Commission on Environmental Quality (TCEQ) reporting requirements (TCEQ, 2005). This geologic assessment includes a review of the subject site for potential aquifer recharge and documentation of general geologic characteristics for the subject site. Horizon Environmental Services (Horizon) conducted the necessary field and literature studies according to TCEQ *Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones* (TCEQ, 2004).

Horizon walked transects spaced 50 feet apart, mapped the locations of features using a sub-foot accurate Trimble Geo HX handheld GPS, and posted processed data utilizing GPS Pathfinder Office software, topographic maps, and aerial photographs. Horizon also searched the area around any potential recharge features encountered to look for additional features. When necessary, Horizon removed loose rocks and soil (by hand) to preliminarily assess each feature's subsurface extent while walking transects. However, labor-intensive excavation was not conducted during this assessment. Features that did not meet the TCEQ definition of a potential recharge feature (per TCEQ, 2004), such as surface weathering, karren, or animal burrows, were evaluated in the field and omitted from this report.

The results of this survey do not preclude the possibility of encountering subsurface voids or abandoned test or water wells during the clearing or construction phases of the proposed project. If a subsurface void is encountered during any phase of the project, work should be halted until the TCEQ (or appropriate agency) is contacted and a geologist can investigate the feature.

2.0 ENVIRONMENTAL SETTING

2.1 LOCATION AND GENERAL DESCRIPTION

The subject site consists of approximately 4 acres of mixed developed recreational land located northeast of the intersection of Southwestern Boulevard and State Highway 29 in Williamson County, Texas (Appendix F, Figure 1).

2.2 LAND USE

The subject site is reportedly used for recreation. One habitable structure was observed on the site. Southwestern Boulevard is west of the site and State Highway 29 is south of the site. Surrounding lands are generally used for suburban residences and educational facilities.

2.3 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently sloping terrain within the San Gabriel River watershed (Appendix F, Figures 2 and 3). Surface elevations on the subject site vary from a minimum of approximately 726 feet above mean sea level (amsl) near the southeastern property

boundary to a maximum of approximately 740 feet amsl near the southwestern property corner (USGS, 1982). Drainage on the site occurs primarily by sheet flow from southwest to northeast into Smith Branch. No streams and/or tributaries occur within the site.

2.4 EDWARDS AQUIFER ZONE

The subject site is found within the Edwards Aquifer Recharge Zone (TCEQ, 2025) (Attachment F, Figure 2).

2.5 SURFACE SOILS

Two soil units are mapped within the subject site (NRCS, 2025) (Appendix F, Figure 4). Generally, the soil series are similar in their physical, chemical, and engineering properties, with the principal exception being rock fragment content and thickness. The soil units are described in further detail below.

Doss silty clay, moist, 1 to 5% slopes (DoC) is a gently sloping soil on uplands. The underlying material is limy earth interbedded with limestone fragments. This soil is calcareous and moderately alkaline. Doss silty clay has a moderately slow permeability and is well-drained. This soil is used for rangeland and crops. The construction of utility lines and foundations can be difficult due to the shallowness to rock (Werchan and Coker, 1983).

Houston black clay, 1 to 3% slopes (HoB) is a gently sloping soil found on smooth uplands. The underlying layer is mottled, grayish brown clay. The soil is calcareous and moderately alkaline throughout. This soil is moderately well-drained. Permeability is very slow. When the soil is dry and cracked, water enters it rapidly. When the soil is wet and the cracks are closed, infiltration is very slow. Runoff is medium. The available water capacity is high. Erosion is a moderate hazard. This soil is used mainly for crops; however, many acres are in pasture. The use of this soil as rangeland has potential for high forage yields. However, this soil is not used as rangeland. This soil has several limitations to urban uses because of the clayey texture. Because of the high shrink-swell potential, building foundations and streets crack and buckle if they are not properly designed and constructed. The risk of corrosion of steel underground pipe is high. Septic systems function poorly during rainy seasons. This soil is suited to use as recreation areas. However, when the soil is wet and not protected, the surface is muddy and sticky, and foot and vehicle traffic are difficult. In some places, slope is a limitation. Cracking of the soil in dry periods may limit playground activities (Werchan and Coker, 1983).

2.6 WATER WELLS

A review of TCEQ and Texas Water Development Board (TWDB) records revealed no water wells on the subject site and 5 wells within 0.5 miles of the subject site (TCEQ, 2024; TWDB, 2024). The offsite wells are reportedly completed within the Edwards and/or Trinity aquifers at depths ranging from 126 feet to 1,690 feet below the surface. Horizon observed no wells on the subject site.

The results of this assessment do not preclude the existence of additional undocumented/abandoned wells on the site. If a water well or casing is encountered during construction, work should be halted near the feature until the TCEQ is contacted.

2.7 GEOLOGY

Literature Review

The subject site is underlain by Del Rio Clay and Georgetown Formation, undivided (Kdg) (UT-BEG, 1995). Del Rio Clay overlies the Georgetown Formation. Del Rio Clay is known as a greenish gray to tan, laminated mudstone or shale (Adkins, 1933). Atchinson (1954) reports that Del Rio Clay is roughly 40 to 70 feet thick. Marine megafossils found in this formation include *Exogyra arientina* and other pelecypods. Del Rio Clay is believed to have been deposited in a lagoonal-type environment with abnormal bottom conditions. This explains why pyrite is common in the formation.

The Georgetown Formation is made up of both fine-grained argillaceous limestone and marl. Minor shale lenses may be present throughout. This formation ranges from 30 to 80 feet thick and thins to the south toward the Austin sheet (UT-BEG, 1995).

The site Stratigraphic Column is provided as Attachment B, and the Site Geologic Map is Attachment D.

The subject site is located within the Balcones Fault Zone. Available geologic reports indicate the nearest mapped fault is located approximately 1.5 miles to the west, trending from southwest to northeast (TWSC, 2014).

Field Assessment

A field survey was conducted under the supervision of a licensed Horizon geologist with support staff on 18 September 2025. Horizon observed 1 man-made feature (M-1) on the subject site that meets the TCEQ definition of a potential recharge feature. No springs or spring runs were observed at the site. Man-made feature M-1 is a sanitary sewer manhole located near the northeastern portion of the subject site. This manhole and the associated underground sewer line(s) appeared to be in good working condition, with no apparent breaks or surficial leakage.

3.0 CONCLUSIONS AND RECOMMENDATIONS

No geologic or man-made features were identified at the subject site that would require protection or mitigation pursuant to TCEQ rules for protection of the Edwards Aquifer (30 TAC 213). The site generally appears well-suited to development prospectuses. It should be noted that soil and drainage erosion would increase with ground disturbance. Native grasses and the cobbly content of the soil aid to prevent erosion. Soil and sedimentation fencing should be placed in all appropriate areas prior to any site disturbing activities.

Because the subject site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. If any subsurface voids are encountered during site development, work should halt immediately so that a geologist may assess the potential for the void(s) to provide meaningful contribution to the Edwards Aquifer.

4.0 REFERENCES

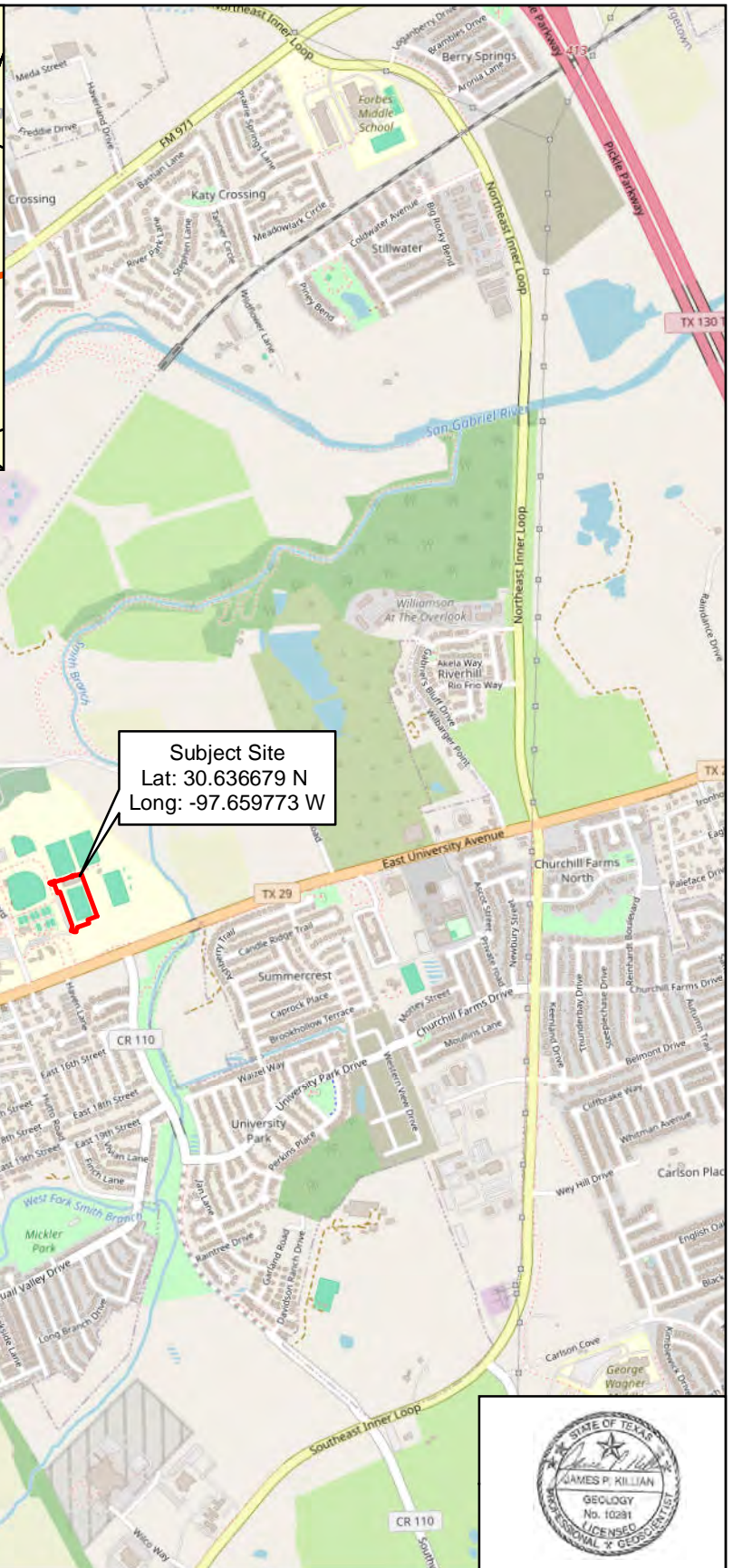
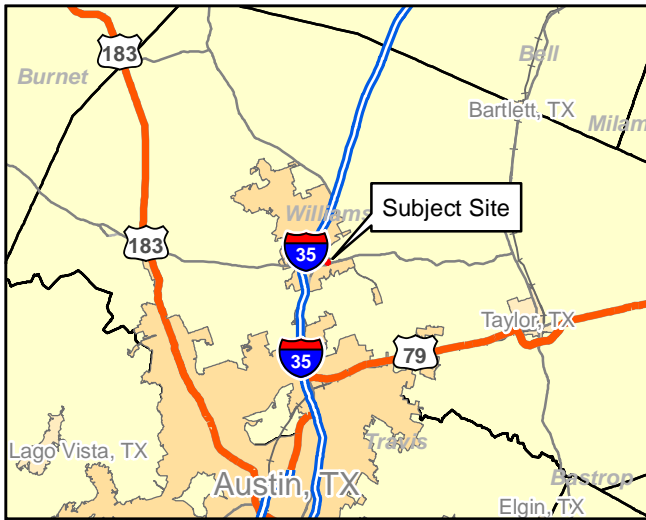
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ATTACHMENT F
ADDITIONAL SITE MAPS



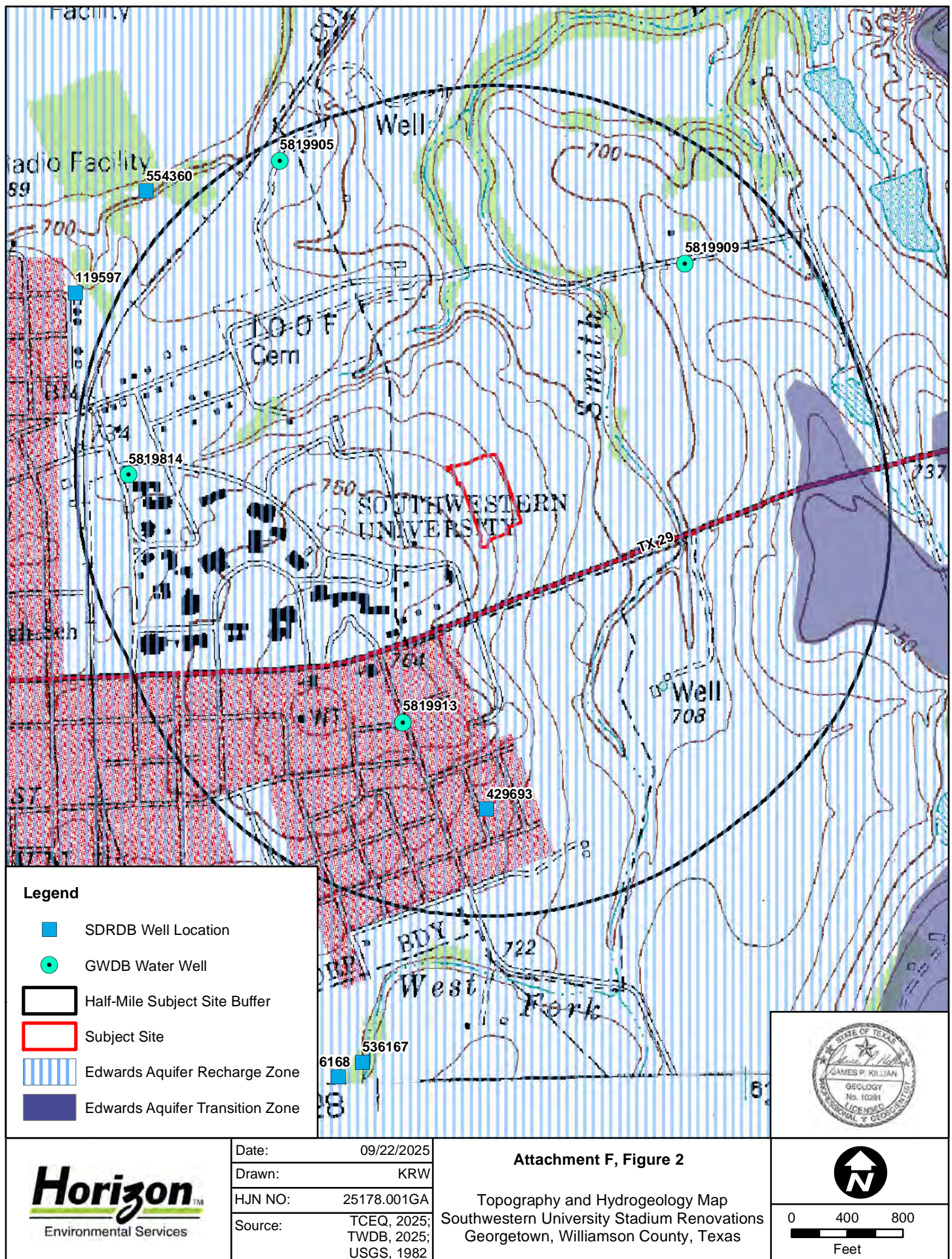
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Subject Site

Date:	09/22/2025
Drawn:	KRW
HJN NO:	25178.001GA
Source:	OSM, 2025

Attachment F, Figure 1

Vicinity Map
Southwestern University Stadium Renovations
Georgetown, Williamson County, Texas





Legend

— 2-Foot Contour

Subject Site



Date:	09/22/2025
Drawn:	KRW
HJN NO:	25178.001GA
Source:	CAPCOG, 2015; Nearmap, 2025

Attachment F, Figure 3

Topographic Map
Southwestern University Stadium Renovations
Georgetown, Williamson County, Texas



0 200 400
Feet



Legend

- Subject Site
- Soil Unit Boundary



Date:	09/22/2025
Drawn:	KRW
HJN NO:	25178.001GA
Source:	Nearmap, 2025; NRCS, 2025

Attachment F, Figure 4

Soil Map
Southwestern University Stadium Renovations
Georgetown, Williamson County, Texas



0 200 400
Feet

ATTACHMENT G
SITE PHOTOGRAPHS



PHOTO 1

Man-made feature M-1 (sanitary sewer manhole), facing southwest



PHOTO 2

View of general site conditions, facing northeast

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Jose Sosa

Date: 10-14-25

Signature of Customer/Agent:

Jose Sosa

Regulated Entity Name: Southwestern University

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 704.25 (1.17 limits of construction)

3. Estimated projected population: 0

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	728,361	÷ 43,560 =	16.72
Parking	774,463	÷ 43,560 =	17.78
Other paved surfaces	1,770,501	÷ 43,560 =	40.65
Total Impervious Cover	3,273,325	÷ 43,560 =	75.15

Total Impervious Cover 75.15 ÷ **Total Acreage** 704.25 X 100 = 10.67 % Impervious Cover

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

For Road Projects Only

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

7. Type of project:

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

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

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

Width of R.O.W.: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____ % impervious cover.

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100</u> % Domestic	<u>3450</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>3450</u>	

15. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

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

☐ The SCS was previously submitted on _____.

☐ The SCS was submitted with this application.

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

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

☒ Existing.

☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 30 '.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA FIRM Map Panel Number 48491C0293F effective December 20, 2019

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

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

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

Water Pollution Abatement Plan Application Attachments

Attachment A – Factors Affecting Surface Water Quality

The following potential sources of pollution have been identified as possible contributors to surface water or groundwater quality impacts during construction and operation of the proposed athletic field improvements:

- Disturbance of existing turf and soil during grading and flatwork installation.
- Oil or fluid leaks from construction or maintenance vehicles parked or operating on site.
- Improper handling of wash water or construction materials, particularly from concrete placement or equipment cleaning.
- Loss of vegetation due to inadequate stabilization, watering, or poor maintenance of seeded areas.
- Excessive or improper application of fertilizers during landscape establishment or turf maintenance.
- Runoff from paved surfaces that may carry oils, grease, or debris from normal vehicular traffic.
- Accidental spills or improper disposal of materials such as:
 - Concrete or concrete washout water
 - Cleaning agents or solvents
 - Petroleum-based products
 - Paints and coatings
 - Paint thinners or solvents
 - Acids or other chemical additives used in construction

This list represents common pollutant sources expected for a project involving new flatwork, parking, and fieldhouse construction, and appropriate BMPs will be implemented to prevent or minimize discharge from these sources.

Attachment B - Volume and Character of Stormwater

The Southwestern University Athletic Field Improvements project will connect to the existing stormwater infrastructure already serving this area. All new inlets and area drains within the project limits will tie into the existing 18-inch HDPE storm drain system, which discharges through a single outfall located at the southeast corner of the site. Runoff from the project ultimately flows across an established vegetated filter strip (VFS) before leaving the property via discharge to Smith Branch located on the east side of Southwest University property.

The contributing drainage area consists of approximately 1.17 acres of new impervious surfaces associated with the fieldhouse, bleacher pads, parking, and walkways, in addition to 2.34 acres of turf and support area already included in the previously approved WPAP exception request. This represents a total impervious cover increase of 3.51 acres, bringing the site total to 75.15 acres of impervious area (10.67 percent of the 704.25-acre campus).

The VFS measures roughly 330 feet in flow length and 420 feet in lateral spread with an average slope of 2 percent. The area is fully vegetated with dense turf and native grass species that promote infiltration, filter sediment, and dissipate flow velocity. There is no defined basin or open channel; instead, stormwater exits the pipe as sheet flow and disperses evenly across the vegetated surface.

Hydrologic comparisons were prepared using the Rational Method ($Q = CiA$) to estimate pre- and post-development peak discharges from the 3.51-acre improvement area. Using a runoff coefficient of 0.30 for the pre-development condition and 0.85 for post-development, with a 10-minute time of concentration and rainfall intensities from NOAA Atlas 14, the estimated peak flow rates are summarized below.

Storm Frequency	Rainfall Intensity (in/hr)	Peak Flow – Existing (cfs)	Peak Flow – Proposed (cfs)	Increase (cfs)
2-Year Storm	3.8	1.1	2.8	+1.7
10-Year Storm	5.5	1.6	4.0	+2.4
25-Year Storm	6.7	2.0	4.8	+2.8
100-Year Storm	8.5	2.5	6.0	+3.5

Based on NRCS and TCEQ design guidance, a vegetated filter strip with the given dimensions and slope is capable of accommodating non-erosive sheet flow discharges in the range of 6–8 cfs while maintaining infiltration and pollutant removal functions. As such, the calculated 100-year post-construction discharge of 6.0 cfs remains within the effective capacity of the VFS.

Overall, the stormwater generated by the proposed improvements will continue to be conveyed through the existing storm drain system and discharged as sheet flow across

the established vegetated area. The resulting runoff characteristics will remain stable and non-erosive, and the vegetated filter strip will provide effective energy dissipation and water quality treatment. The project will not cause adverse downstream impacts or exceed the impervious cover limitations previously approved under Southwestern University's campus stormwater management framework.

Attachment C - Suitability Letter from Authorized Agent

Section is not applicable to site or application.

Attachment D - Exception to the Required Geologic Assessment

Section is not applicable to site or application. Geo Assessment is included in this application packet.

SOUTHWESTERN UNIVERSITY
SYNTHETIC TURF MULTIPURPOSE STADIUM
MINOR SITE DEVELOPMENT PLANS
PROJECT # 2025-87-SDP

GEORGETOWN, TX

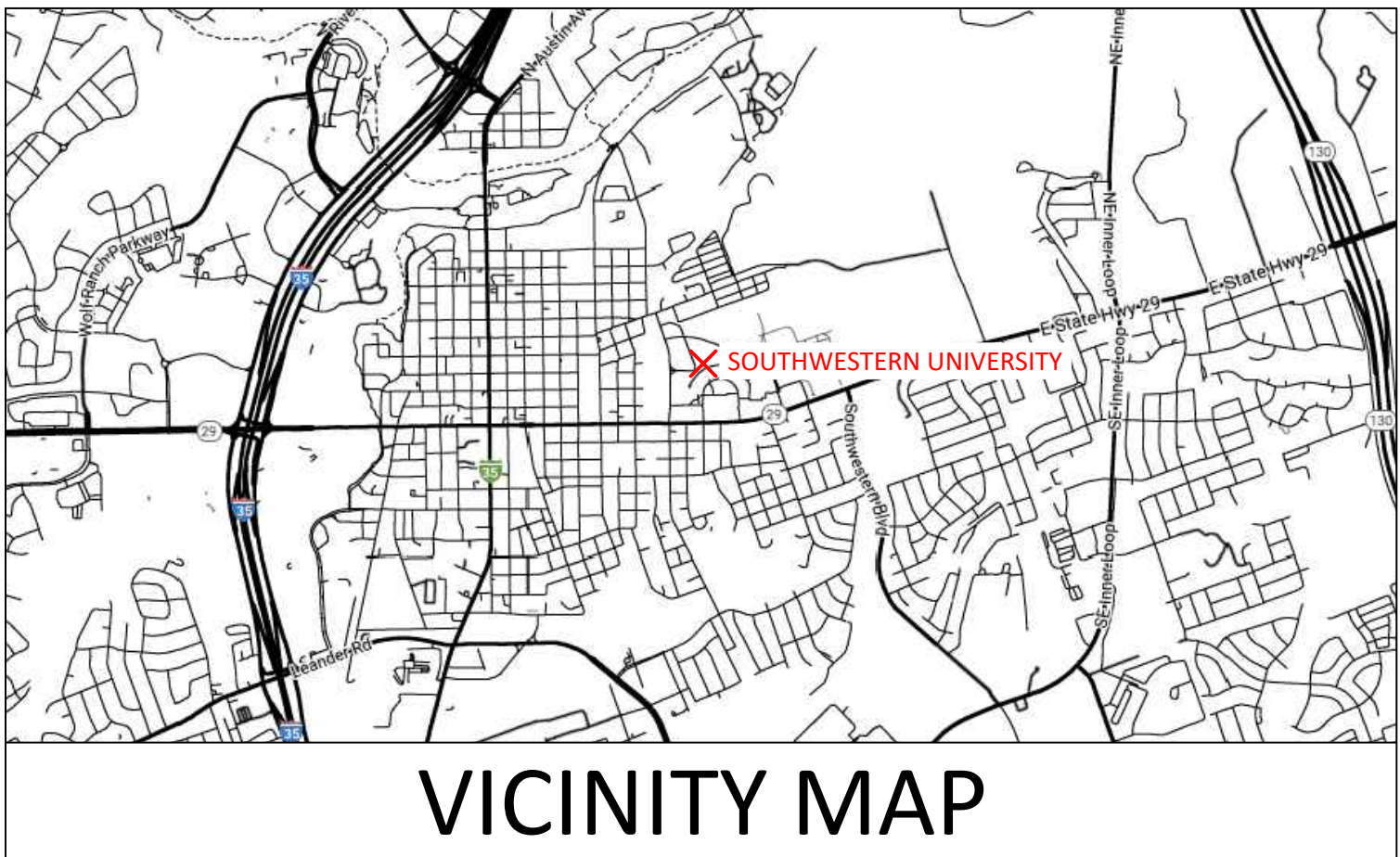


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12000 West Parmer Lane
Austin, TX 78613

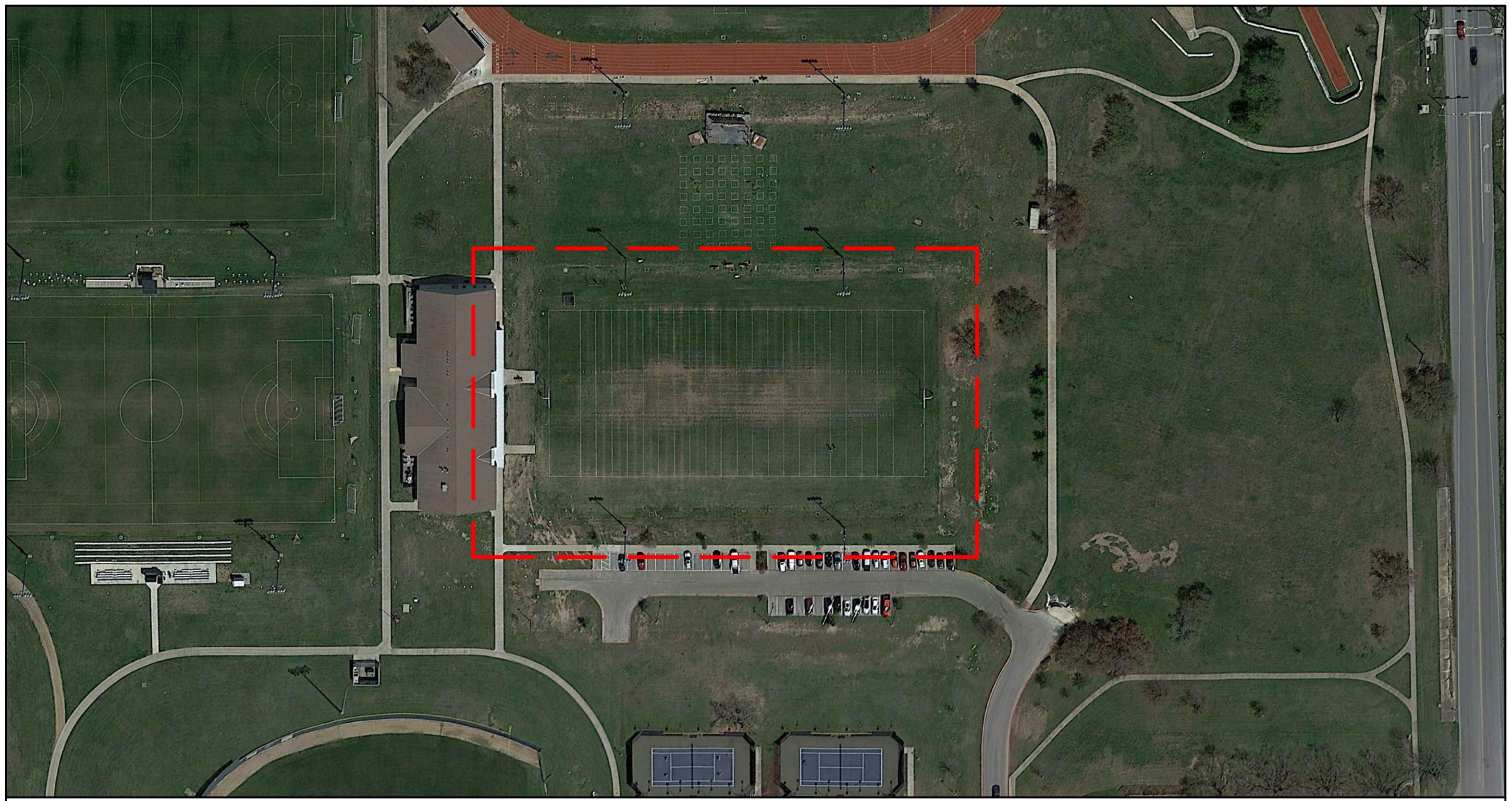
(P) (512) 250-2910
(F) (512) 250-1960
hellasconstruction.com





VICINITY MAP

SOUTHWESTERN UNIVERSITY : 1001 E University Ave, Georgetown, TX 78626



SITE LOCATION PLAN

Property Owner:	SOUTHWESTERN UNIVERSITY - Amanda Barber - amandabarber@southwestern.edu
Engineer:	Eric Horn, P.E., Tait-Pitkin Sports Engineers , LLC. Phone: (512)293-1862
Surveyor:	CASEY BUTLER, R.P.L.S. - (512) 930-5927
Hydrology Engineer:	Mike Reyes, PE - Civiltude - (512) - 949-9767
Submittal Date:	8/15/25
Parcel & Address confirmed:	R038797 AT 941 PIRATES COVE.
ZONING / OVERLAY / FLU:	PUD 2010-46, RS, OVERLAY DOWNTOWN, FUTURE LAND USE: INSTITUTIONAL.
Proposed Use Land Category:	Football Practice Synthetic Turf Field
FIRE COVERAGE:	FIRE DISTRICT STATION 7 (INSIDE)
EDWARDS AQUIFER STATUS:	RECHARGE. TCEQ APP ID #: 11004616
List of Required offsite Easements:	

INDEX OF DRAWINGS

- 1

COVER PAGE
- 2

GENERAL NOTES
- 3

PLAT BOUNDARIES
- 4

EXISTING CONDITIONS - SURVEY
- 5

DIMENSIONAL SITE PLAN
- 6

EROSION AND SEDIMENTATION CONTROL PLAN
- 7

ENVIRONMENTAL DETAILS
- 8

DEMOLITION SITE PLAN
- 9

TREE PRESERVATION PLAN
- 10

FENCING PLAN
- 11

GRADING PLAN
- 12

DRAINAGE PLAN
- 13

DRAINAGE PLAN - PROFILES
- 14

EXISTING DRAINAGE AREA MAP
- 15

PROPOSED DRAINAGE AREA MAP
- 16

DETENTION PLAN AND DETAILS
- 17

COLOR RENDERING
- 18

SECTIONS AND DETAILS
- 19

SECTIONS AND DETAILS
- 20

SECTIONS AND DETAILS
- 21

SECTIONS AND DETAILS

ISSUE: FOR REVIEW
DATE: October 15, 2025





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Austin, TX 78613

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OWNER:
SOUTHWESTERN UNIVERSITY
1001 E University Ave, Georgetown, TX 78626
Phone: (512) 863-6511


PROJECT:
SYNTHETIC TURF MULTIPURPOSE
STADIUM CONSTRUCTION

PROJECT LOCATION:
GEORGETOWN, TX



12000 W Parmer Lane
Suite 200
Austin, Texas 78613
(512) 293-1862

Texas Firm Registration
No. F007361



COMMENTS:
Drawing scale accurate ONLY when printed on 24x36 paper.

Site Development Plan Number
(2025-87-SDP)

DRAWN BY: AA

REV BY:

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DATE:
October 15, 2025

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NO.	DATE	DESCRIPTION

SHEET TITLE:
COVER PAGE

SHEET NUMBER:
1

Plot Date/Time: 10/15/2025 - 10:08am
C:\Users\K\OneDrive\Documents\Southwestern University - COVER.dwg



**SURVEY FOR
SOUTHWESTERN UNIVERSITY
Lot XX, Block XX,
XXX.XX Acres
Volume, Page
Document No. XXXXXXXXXX
Sited in the Survey, Abstract No.
Williamson County, Texas**

SCALE: 1" = 100'

Note:
The bearing basis for this survey is the
State Plane Coordinate System
NAD83, Texas Central Zone, (4203)
GEOID: 18
DATUM: NAVD88
CONVERGENCE: 1'00"00.00"

**WILLIAMSON COUNTY
LEGEND**

- POINT OF BEGINNING
POINT OF COMMENCEMENT
1/2" IRON PIN FOUND (STEEL PIN)
1/2" CAPPED IRON PIN SET "FOREST RPLS 1847"
1/2" CAPPED IRON PIN FOUND "FOREST RPLS 1847"
NAIL SET/WASHER "FOREST RPLS 1847"
NAIL FOUND/WASHER "FOREST RPLS 1847"
NAIL SET
NAIL FOUND
CAPPED IRON PIN FOUND
IRON PIPE FOUND
COTTON GIN SPINDLE FOUND
COTTON GIN SPINDLE SET
TYDOT TYPE I CONCRETE MARKER
TYDOT TYPE II BRONZE MONUMENT
TYDOT TYPE III CI/PF
FENCE CORNER POST
SQUARE BAR/PIN
POINT SUBMERGED UNDERWATER
BENCHMARK MONUMENT (COTTON SPINDLE SET)
PROPANE TANK
GAS METER
STORMWATER MANHOLE
CABLE TV PEDESTAL
FIBER OPTIC MARKER
TELEPHONE PEDESTAL
ELECTRIC POWER POLE
TELEPHONE POLE
GUY WIRE
MAILBOX
LIGHT STANDARD
WASTEWATER CLEANOUT
WASTEWATER MANHOLE
SEPTIC TANK
ELECTRIC BOX
WATER VALVE
ICV WATER VALVE
WATER METER
WATER WELL
OVERHEAD ELECTRIC
OVERHEAD ELECTRIC TRANSMISSION
TELEPHONE LINE
CABLE TV
FIBER OPTIC CABLE
WIRE FENCE (approximate location)
CHAINLINK FENCE (approximate location)
BOXWIRE FENCE (approximate location)
METAL FENCE (approximate location)
WOODEN 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

LEGEND

- POINT OF BEGINNING
POINT OF COMMENCEMENT
P.O.C.
P.O.B.
1/2" IRON PIN FOUND (STEEL PIN)
1/2" CAPPED IRON PIN SET "FOREST RPLS 1847"
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P.R.W.C.T. Plat Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas

I, The undersigned does hereby certify that this survey was made on the ground of the property legally described hereon, under my supervision. This map is correct to the best of my knowledge and belief and identifies any evidence of utilities. This property abuts a public roadway, as shown hereon. Survey Date August 18, 2025



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

Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7123

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.

Drawing Date: XXXXXXXXXX XX, 2025

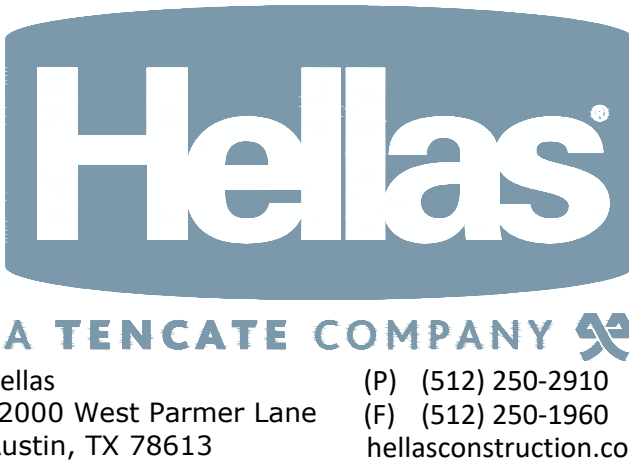
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PP: P:\Proj Name\Drawing

Dwg: Drawing Name

LO: Layout Name

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Austin, TX 78613 hellasconstruction.com

OWNER:
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**Site Development Plan Number
(2025-87-SDP)**

DRAWN BY: AA

REV BY:

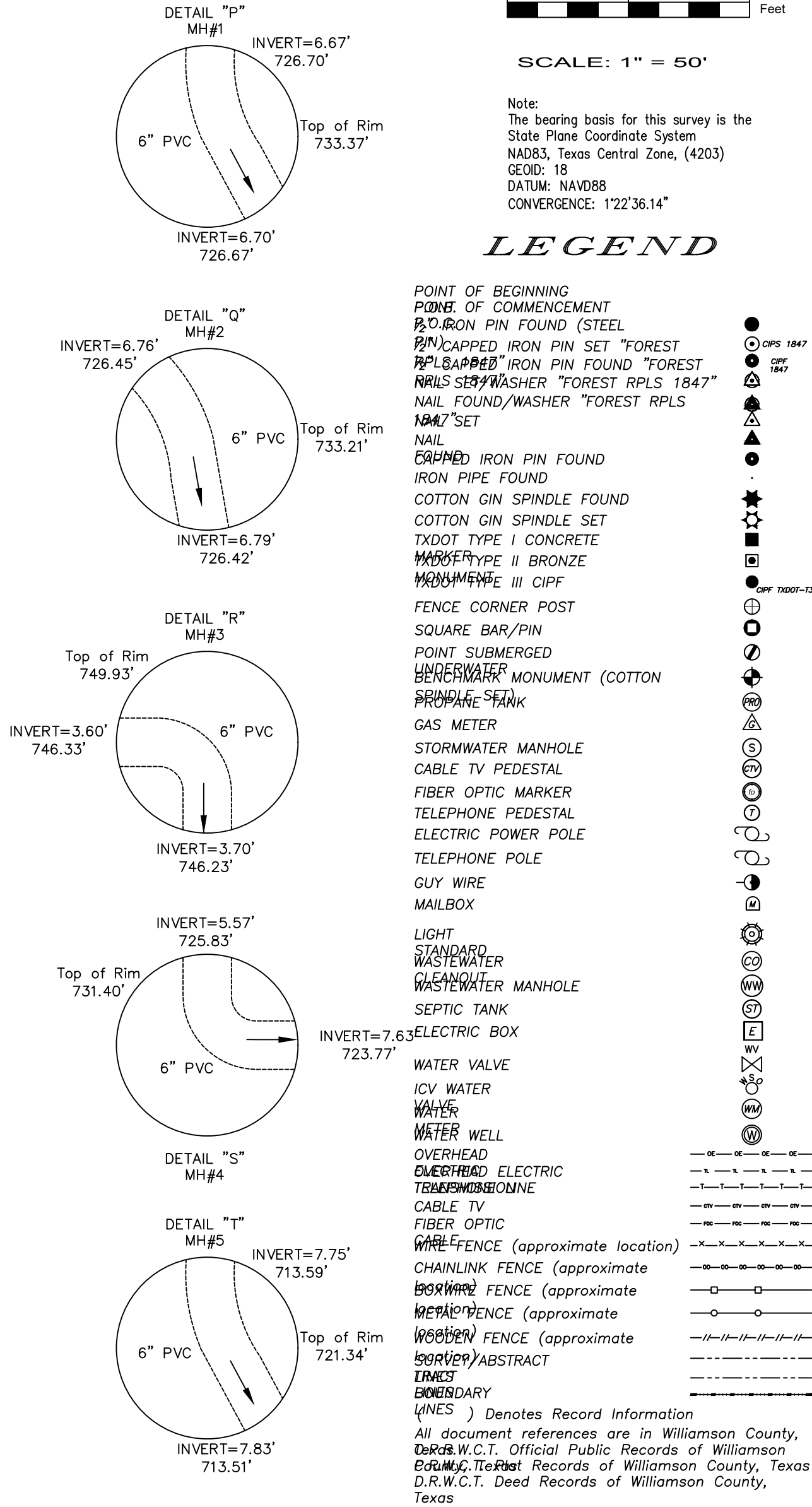
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DATE:
October 15, 2025

REVISION LIST		
NO.	DATE	DESCRIPTION

SHEET TITLE:
PLAT BOUNDARIES

SHEET NUMBER:
3

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SIGN LIST	
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S2	DO NOT DRINK WATER
S3	931 FDC
S4	HANDICAP PARKING
S5	IRRIGATION RECLAIMED WATER WARNING
S6	HANDICAP PARKING
S7	IRRIGATION RECLAIMED WATER WARNING
S8	STREET SIGN "MEDLEY WAY"

SOUTHWESTERN UNIVERSITY TREE LIST				
TREE TAG	CALIPER (MULTI TRUNK)	SPECIES	PROTECTED	CRZ
46	6"	NEATLEAF OAK	N	6'
47	6"	CEDAR ELM	N	6'
48	7"	CEDAR ELM	N	7'
49	7"	CEDAR ELM	N	7'
50	7"	CEDAR ELM	N	7'
51		SHRUB CREPE MYRTLE	N	10'
52		SHRUB CREPE MYRTLE	N	10'
53		SHRUB CREPE MYRTLE	N	10'
54		SHRUB CREPE MYRTLE	N	10'
55	5"	NEATLEAF OAK	N	5'

56	8"	CEDAR ELM	N	8'
57	5"	CEDAR ELM	N	5'
58	5"	PLUM	N	5'
59	5"	PLUM	N	5'
60	7"	CEDAR ELM	N	7'
61	7"	CEDAR ELM	N	7'
62	6" (4'-3")	TWIN PLUM	N	6'
63	5"	PLUM	N	5'
64	8"	BURR OAK	N	8'
65	32"	LIVE OAK	Y-H	32'
66	6"	BURR OAK	N	6'
67	8"	BURR OAK	N	8'
68	26" (19'-13")	TEWLEAF OAK	Y-H	26'
69	7"	NINE LEAF OAK	N	7'

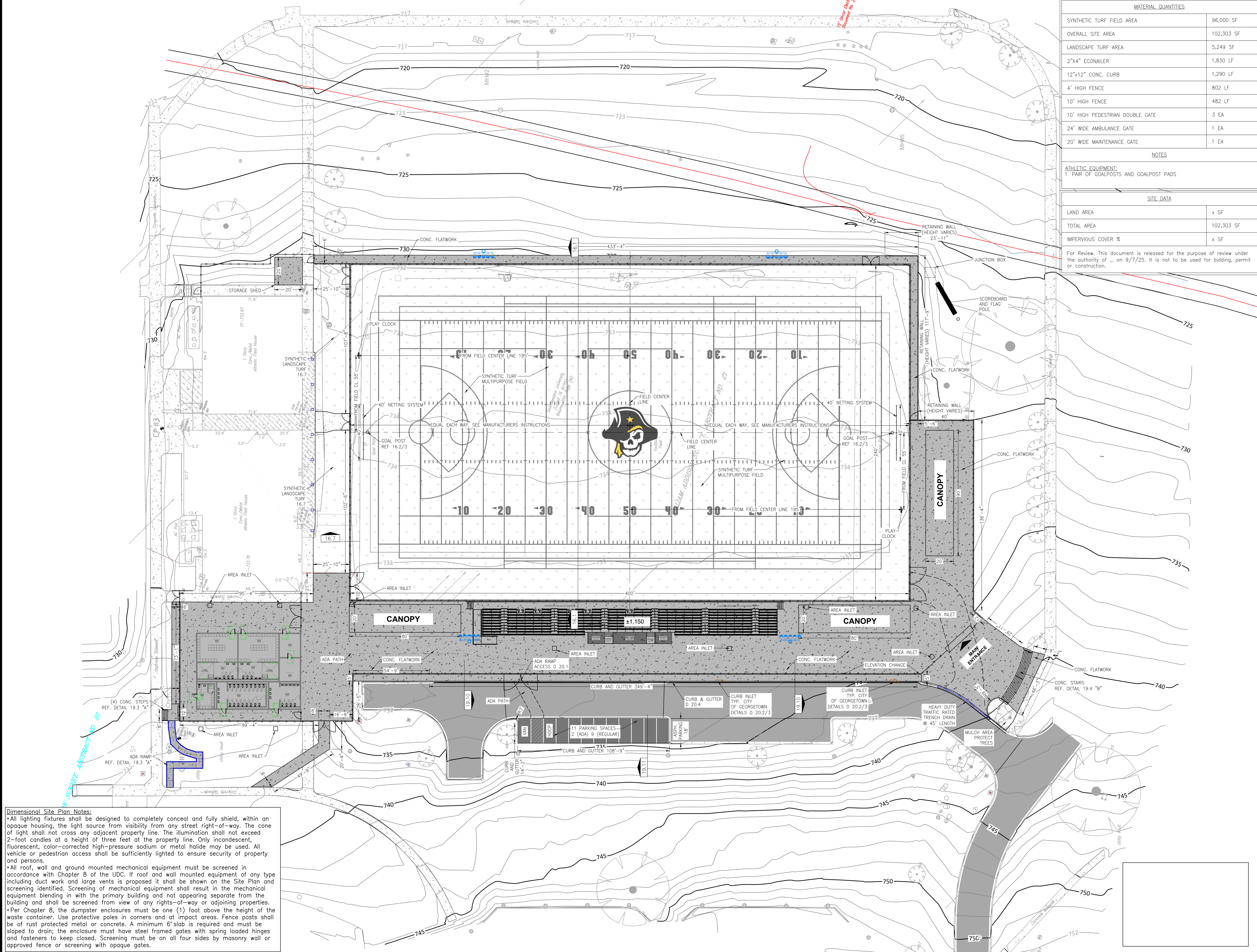
70	7"	PLUM	N	7"
71	8"	PLUM	N	8"
72	8"	PLUM	N	8"
73	7"	PLUM	N	7"
74	7"	PLUM	N	7"
75	35' (27'-16")	TWIN LIVE OAK	Y-H	35'
76	20"	LIVE OAK	Y	20"
77	8"	CEDAR ELM	N	8"
78	8"	CEDAR ELM	N	8"
79	8"	CEDAR ELM	N	8"
80	7"	BURR OAK	N	7"
81	8"	BURR OAK	N	8"
82	8"	BURR OAK	N	8"
83	18"	CHINESE PISTACHE	Y	18"

CONTROL POINTS				
CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP # 1	10205581.47	3136988.51	736.75	MAG NAIL WITH WASHER "FOREST RPLS 1847"
CP # 2	10205105.33	3137230.83	734.49	MAG NAIL WITH WASHER "CONTROL"
CP # 3	10205669.08	3137193.05	732.33	MAG NAIL WITH WASHER "STEGER BIZZELL"

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.

Drawing Date: August 27, 2025	
Field Book/Page: 167/49	
PP: P:\SOUTHWESTERN UNIVERSITY	
Dwg: Southwestern Football Field.dwg	
LO: Southwestern Football Field	
Forest Surveying & Mapping Co. © 2025	

[illegible]



MATERIAL QUANTITIES	
SYNTHETIC TURF FIELD AREA	96,000 SF
OVERALL SITE AREA	102,303 SF
LANDSCAPE TURF AREA	5,249 SF
2"x4" ECONALIER	1,830 LF
12"x12" CONC. CURB	1,290 LF
4' HIGH FENCE	802 LF
10' HIGH FENCE	482 LF
10' HIGH PEDESTRIAN DOUBLE GATE	3 EA
24' WIDE AMBULANCE GATE	1 EA
20' WIDE MAINTENANCE GATE	1 EA

NOTES	
ATHLETIC EQUIPMENT: 1 PAIR OF GOALPOSTS AND GOALPOST PADS	

SITE DATA	
LAND AREA	x SF
TOTAL AREA	102,303 SF
IMPERVIOUS COVER %	x SF

For Review. This document is released for the purpose of review under the authority of _____ on 9/7/25. It is not to be used for bidding, permit or construction.



A TENCATE COMPANY

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Austin, TX 78613 hellasconstruction.com

OWNER:
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Phone: (512) 863-6511

PROJECT:
SYNTHETIC TURF MULTIPURPOSE
STADIUM CONSTRUCTION


PROJECT LOCATION:
GEORGETOWN, TX



TAIT-PITKIN
SPORTS ENGINEERS

12000 W Parmer Lane
Suite 200
Austin, Texas 78613
(512) 293-1862

Texas Firm Registration
No. F007361



STATE OF TEXAS
ANDRES AYALA
LICENSED PROFESSIONAL ENGINEER
155947

COMMENTS:
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Site Development Plan Number
(2025-87-SDP)

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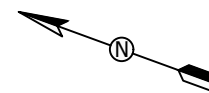
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DATE:
October 15, 2025


REVISION LIST		
NO.	DATE	DESCRIPTION

SHEET TITLE:
DIMENSIONAL SITE PLAN

SHEET NUMBER:
5



SCALE: 1:30



Dimensional Site Plan Notes:

- 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.
- All roof, wall and ground mounted mechanical equipment must be screened in accordance with Chapter 8 of the UDC. If roof and wall mounted equipment of any type including duct work and large vents is proposed it shall be shown on the Site Plan and screening identified. Screening of mechanical equipment shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building and shall be screened from view of any rights-of-way or adjoining properties.
- Per Chapter 8, the dumpster enclosures must be one (1) foot above the height of the waste container. Use protective poles in corners and at impact areas. Fence posts shall be of rust protected metal or concrete. A minimum 6" slab is required and must be sloped to drain; the enclosure must have steel framed gates with spring loaded hinges and fasteners to keep closed. Screening must be on all four sides by masonry wall or approved fence or screening with opaque gates.

CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION OF THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE FOLLOWING ELEMENTS HAVE BEEN PROVIDED TO ASSIST IN PREPARATION OF THE SWPPP:

1. MARK CLEARING LINES: PRESERVE NATURAL VEGETATION WHERE PRACTICABLE WITHIN THE LIMITS OF CONSTRUCTION. THESE SHALL BE CLEARLY MARKED, BOTH IN THE FIELD AND ON THE PLANS, TO PREVENT DAMAGE AND OFFSITE IMPACTS.
2. ESTABLISH CONSTRUCTION ACCESS: CONSTRUCTION ACCESS IS SHOWN ON THESE PLANS, RELOCATE AS PHASING/STAGING DICTATES.
3. CONTROL FLOW RATES: PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM THE PROJECT SITE, AS REQUIRED BY LOCAL JURISDICTION.
4. INSTALL SEDIMENT CONTROLS: MINIMUM SEDIMENT CONTROL BMPs ARE SHOWN ON THESE PLANS. ADDITIONAL BMPs MAY BE NECESSARY DEPENDING ON CONSTRUCTION TECHNIQUES, PHASING, AND INCLEMENT WEATHER.
5. STABILIZE SOILS: EXPOSED & UNWORKED SOILS SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BY APPLICATION OF EFFECTIVE BMPs THAT PROTECT THE SOIL FROM THE EROSION FORCES OF RAINFALLS, FLOWING WATER, AND WIND.
6. PROTECT SLOPES: SLOPES SHALL BE TEMPORARILY OR PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BY APPLICATION OF EFFECTIVE BMPs THAT PROTECT THE SOIL FROM THE EROSION FORCES OF RAINFALLS, FLOWING WATER, AND WIND.
7. PROTECT DRAIN INLETS: SEE SEDIMENT CONTROL BMPs. INSTALL ADDITIONAL BMPs DOWNSTREAM, IF NECESSARY.
8. STABILIZE CHANNELS & OUTLETS: ALL CHANNELS & OUTLETS IN AND AROUND THE SITE SHALL BE PROTECTED WITH SOIL STABILIZATION BMPs.
9. CONTROL POLLUTANTS: ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DECOMPOSITION DEBRIS, THAT OCCUR ON SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.
10. CONTROL DE-WATERING: DE-WATERING DISCHARGES MAY INCLUDE INFILTRATION, OFFSITE TREATMENT BY VEHICLE ONSITE TREATMENT, AND SANITARY SEWER DISCHARGE WITH LOCAL JURISDICTION APPROVAL.
11. MAINTAIN BMPs: CONTRACTOR SHALL MAINTAIN BMPs AS NOTED IN THE STORMWATER MANAGEMENT MANUAL.
12. MANAGE THE PROJECT: CONTRACTOR SHALL BE RESPONSIBLE FOR PHASING & SEASONAL WORK AS NECESSARY TO MINIMIZE EXPOSED, UNSTABILIZED SOILS.
13. PROTECT LOW IMPACT DEVELOPMENT (LID) BMPs: PROTECT ALL INFILTRATION BMPs FROM SEDIMENTATION THROUGH INSTALLATION AND MAINTENANCE OF ESC BMPs ON PORTIONS OF THE SITE THAT DRAIN INTO THE INFILTRATION BMPs.

MATERIAL QUANTITIES	
SILT FENCE — SILT — SILT — SILT —	1200 LF
FIBER ROLL —————	306 LF
TEMPORARY FENCE ——— TDMP. FENCE ———	251 LF
LIMITS OF CONSTRUCTION — LG — LG — LG —	193,750 SF



OWNER:
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Phone: (512) 863-6511


PROJECT:
SYNTHETIC TURF MULTIPURPOSE
STADIUM CONSTRUCTION

PROJECT LOCATION:
GEORGETOWN, TX



12000 W Parmer Lane
Suite 200
Austin, Texas 78613
(512) 293-1862

Texas Firm Registration
No. F007361



The seal is circular with a double-lined border. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by small stars. In the center is a five-pointed star. Below the star, the name "ANDRES AYALA" is written in a bold, sans-serif font. Below the name, the license number "155947" is displayed in a large, bold, sans-serif font. At the very bottom of the seal, the word "LICENSED" is written in a smaller, bold, sans-serif font.



COMMENTS:

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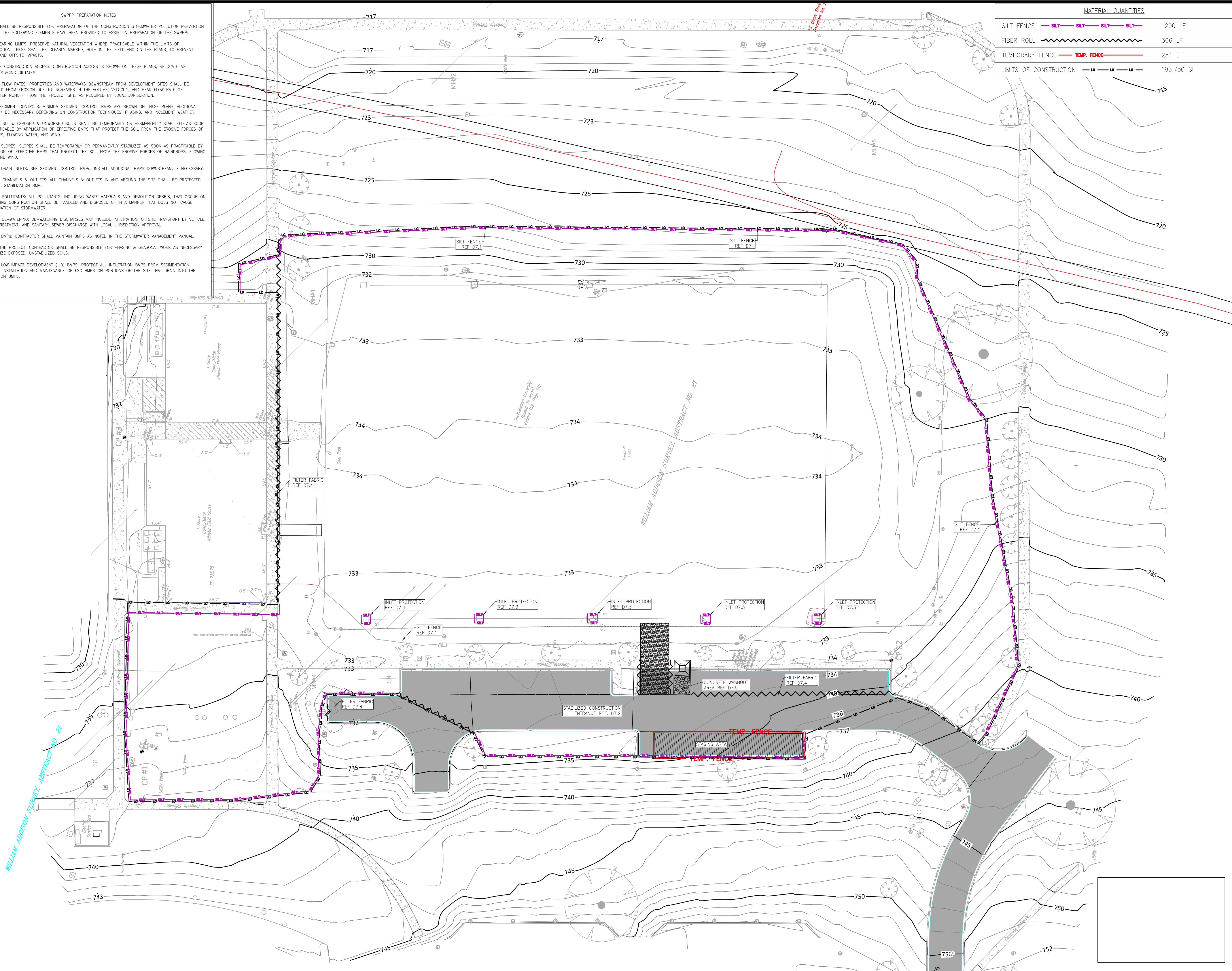
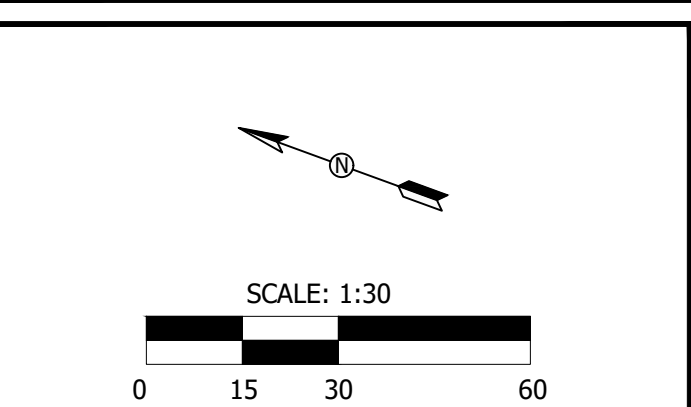
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REVISION LIST		
NO.	DATE	DESCRIPTION

SHEET TITLE:

EROSION AND SEDIMENTATION
CONTROL PLAN

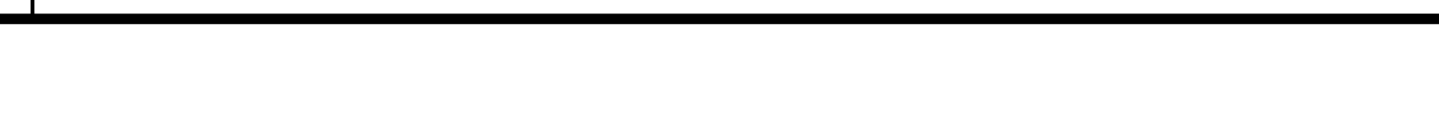
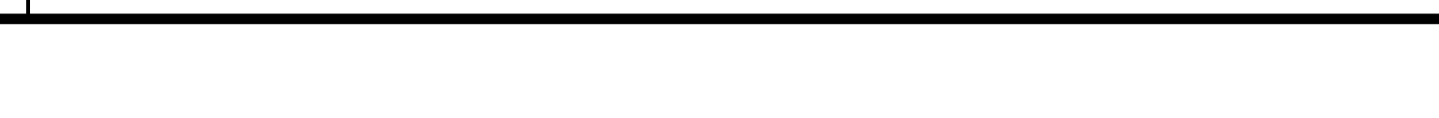
SHEET NUMBER:
6





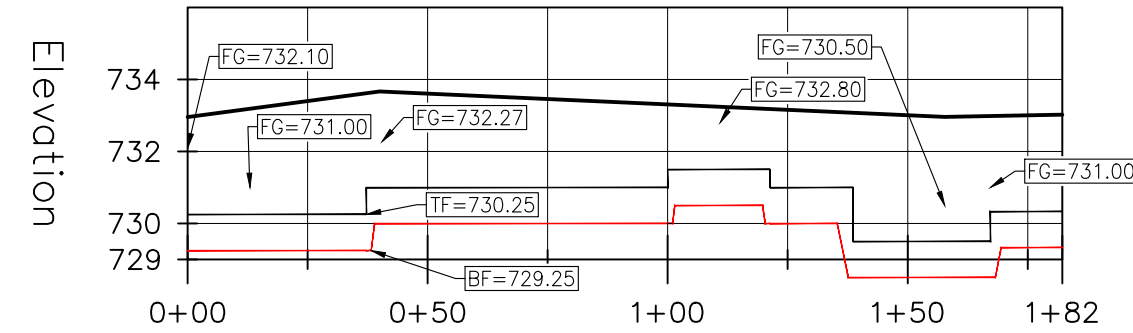
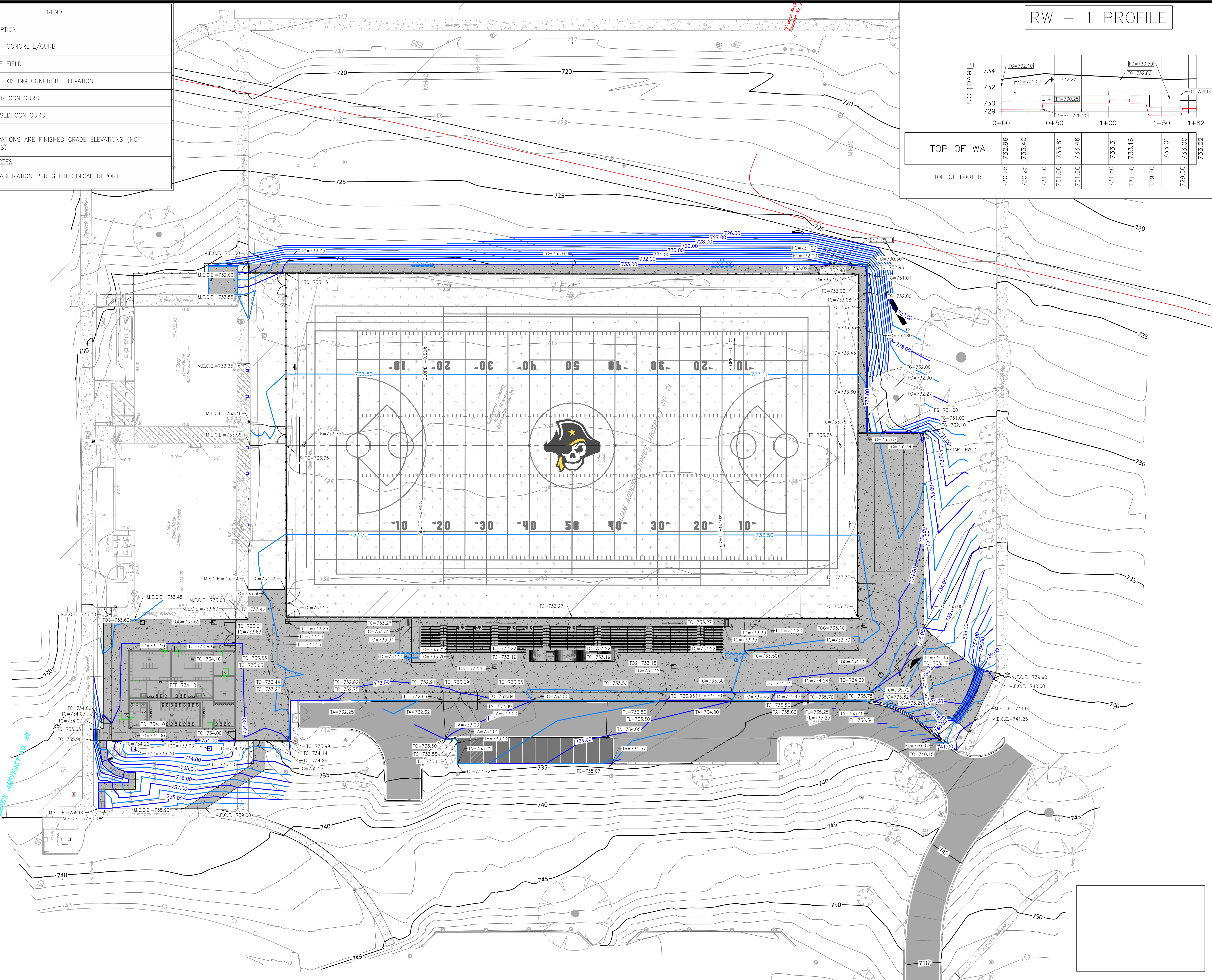


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LEGEND	
SYMBOL	DESCRIPTION
TC	TOP OF CONCRETE/CURB
TF	TOP OF FIELD
M.E.C.E	MATCH EXISTING CONCRETE ELEVATION
	EXISTING CONTOURS
	PROPOSED CONTOURS
<u>NOTE:</u> ALL PRESENTED ELEVATIONS ARE FINISHED GRADE ELEVATIONS (NOT SUBGRADE ELEVATIONS)	
<u>SOIL STABILIZATION NOTES</u> 1. SUBGRADE STABILIZATION PER GEOTECHNICAL REPORT	



TOP OF WALL	732.96	733.40		733.61	733.46		733.31	733.16		733.01	733.00	733.02
TOP OF FOOTER	730.25	730.25	731.00	731.00	731.00		731.50	731.00	729.50		729.50	



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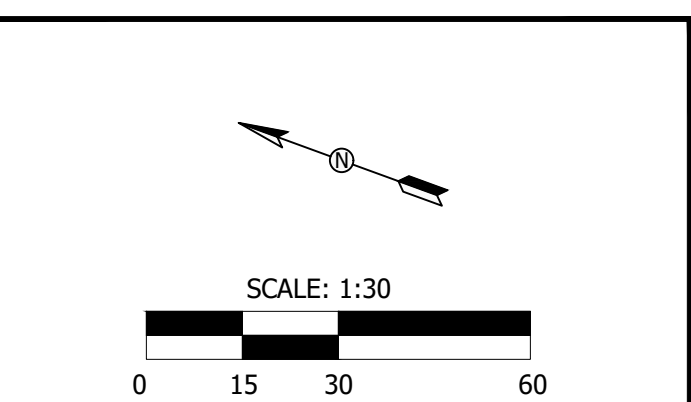
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SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
11



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STADIUM CONSTRUCTION

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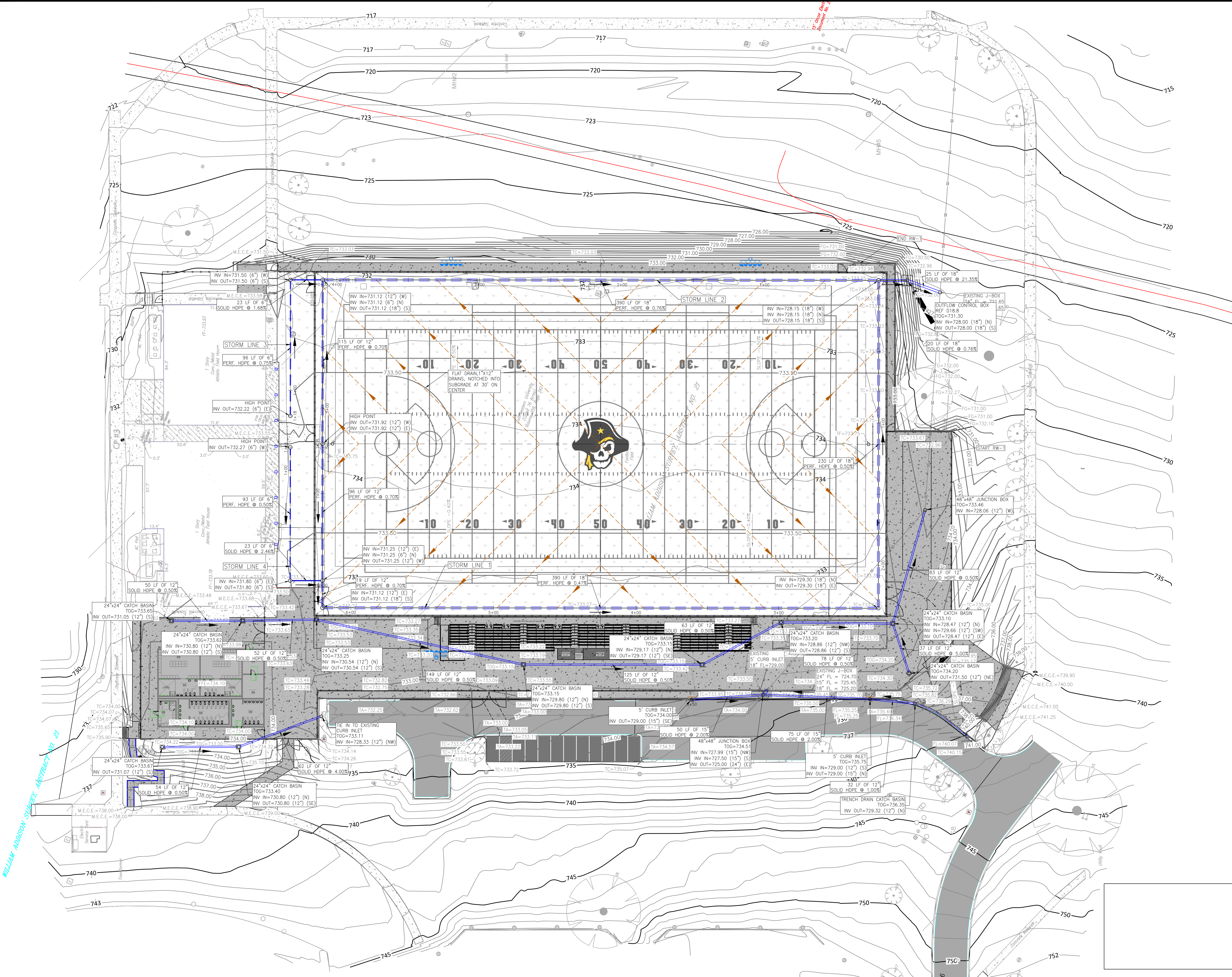
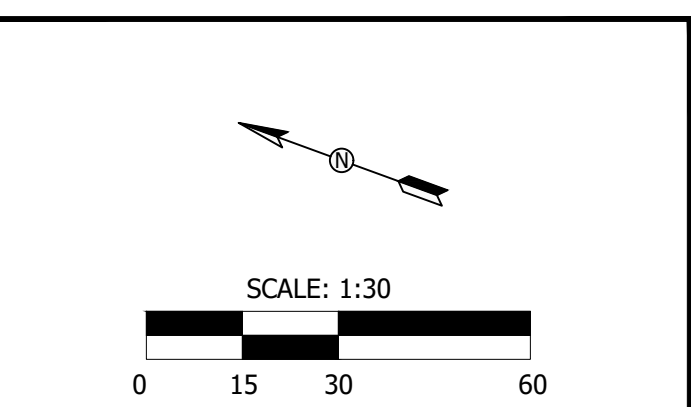
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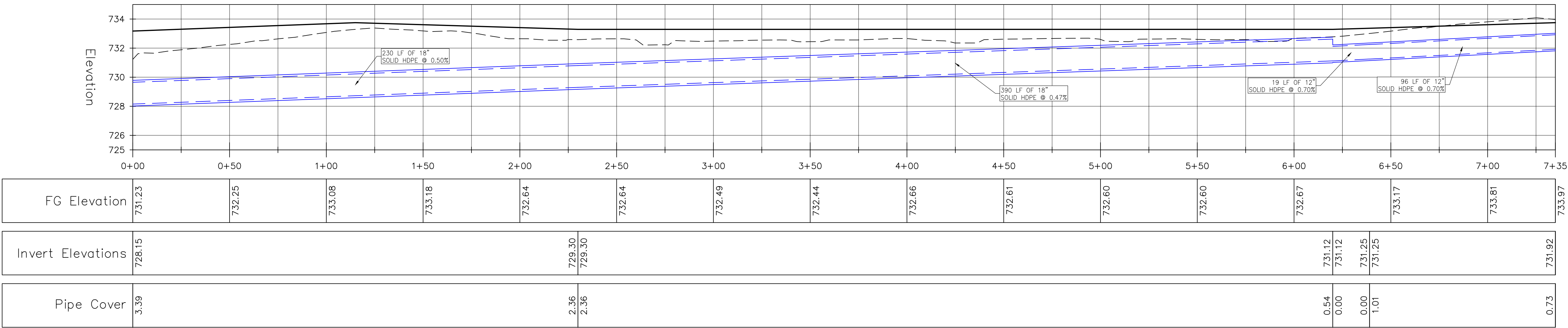
REVISION LIST		
NO.	DATE	DESCRIPTION

SHEET TITLE:
DRAINAGE PLAN

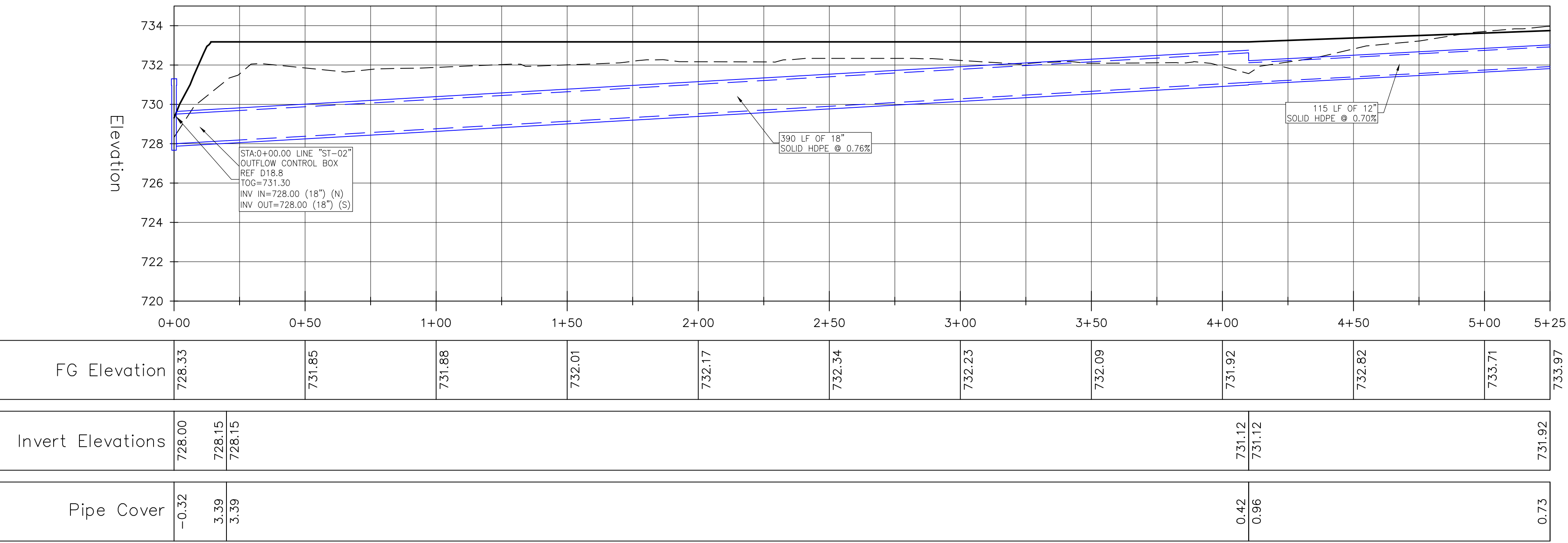
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12



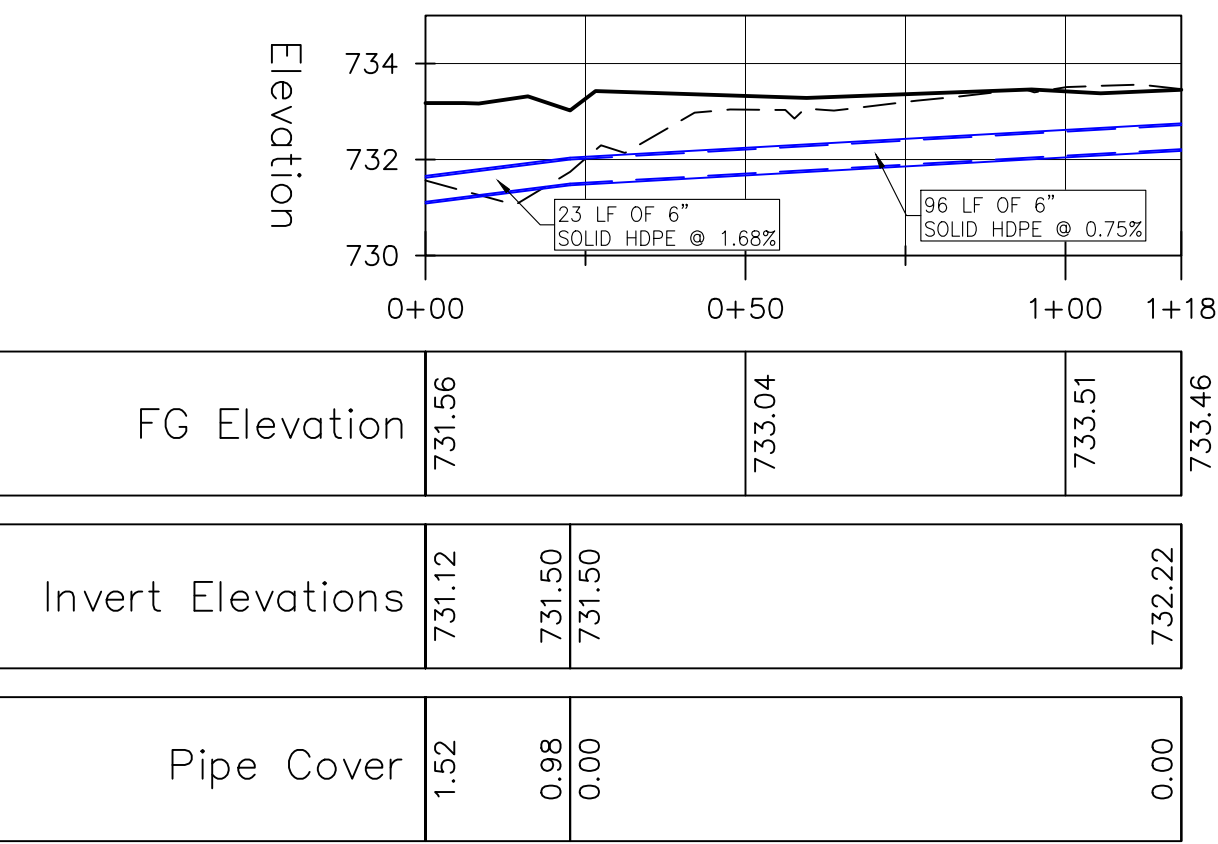
STORM LINE – 01 PROFILE



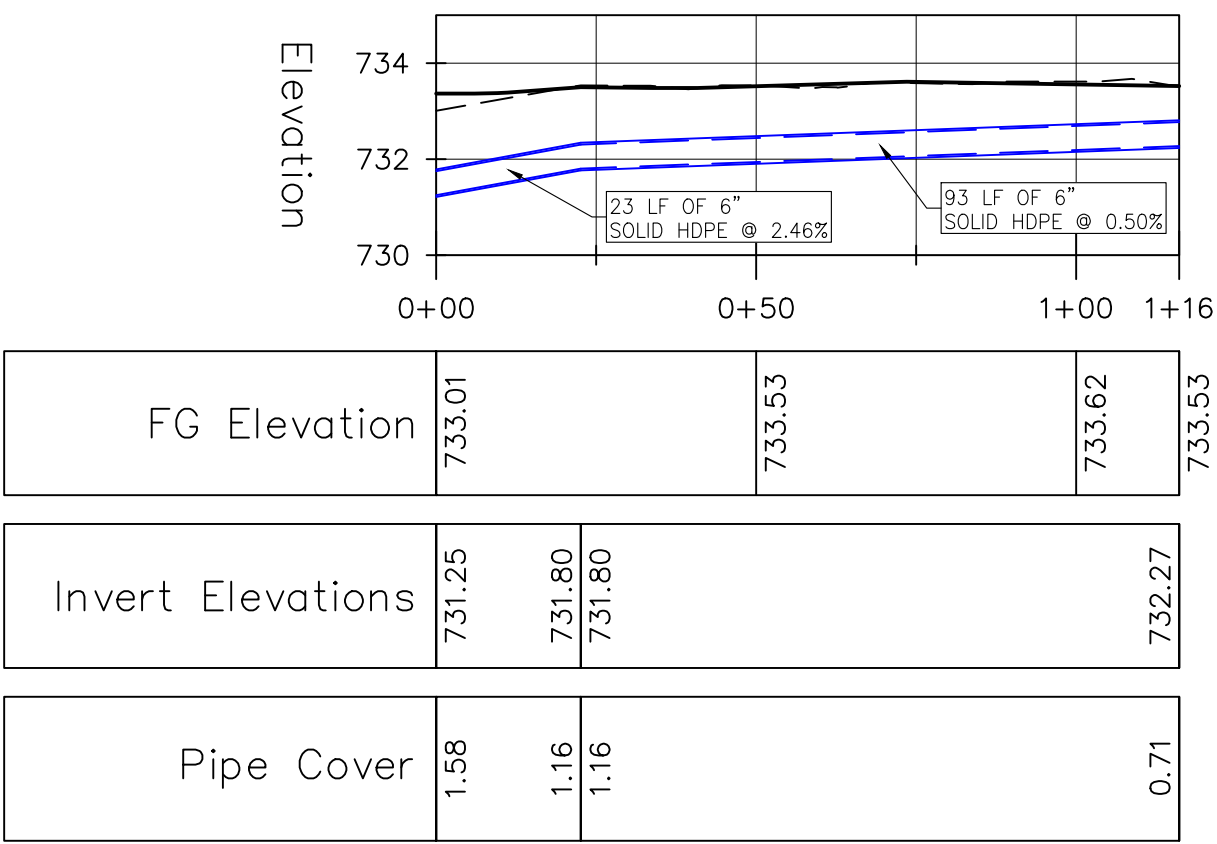
STORM LINE – 02 PROFILE



STORM LINE – 03 PROFILE



STORM LINE – 04 PROFILE



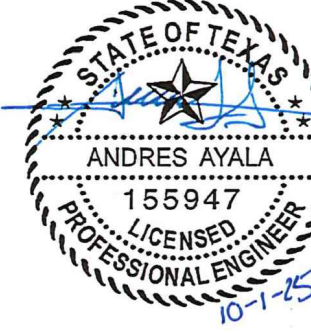
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1001 E University Ave, Georgetown, TX 78626
Phone: (512) 863-6511

PROJECT:
SYNTHETIC TURF MULTIPURPOSE
STADIUM CONSTRUCTION

PROJECT LOCATION:
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DATE:
October 15, 2025

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NO.	DATE	DESCRIPTION

SHEET TITLE:
DRAINAGE PLAN - PROFILES

SHEET NUMBER:
13





A TENCATE COMPANY

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NO.	DATE	DESCRIPTION

SHEET TITLE:
COLOR RENDERING

SHEET NUMBER:
17



SCALE: 1:30



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.

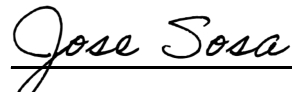
Signature

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: Jose A Sosa

Date: 10-14-25

Signature of Customer/Agent:



Regulated Entity Name: Southwestern University

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: Gasoline/Diesel

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

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

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

Sequence of Construction

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

Temporary Stormwater Section

Attachment A – Spill Response Actions

Spill Prevention and Response Procedures

Good Housekeeping practices will be followed to prevent spills and leaks. Machinery maintenance involving fluids will be conducted indoors whenever possible. Secondary containment will be installed around the used oil disposal area to prevent accidental discharge. All storage containers must be clearly and properly labeled.

Spill kits will be placed near fuel transfer points within the material staging area and clearly marked, along with designated disposal locations for used materials. Hazardous waste from cleanups must be disposed of in accordance with local and state regulations.

Any discharge outside the conditions of an NPDES permit must be reported by the permittee or an authorized representative. All spills will be documented using the Spill Log found in the SWPPP Appendix.

In the event of a reportable spill or release of oil or hazardous substances, the following agencies will be contacted as needed:

- **EPA Region 6 Emergency Response:** 1 (866) 372-7745
- **National Response Center:** (800) 424-8802
- **Texas Environmental Release Hotline:** (800) 832-8224

For more information on spill response procedures, visit:

<https://www.tceq.texas.gov/response/spills>

Attachment B – Potential Sources of Contamination

Material/ Chemical	Physical Description	Stormwater Pollutants	Location
Fertilizer	Liquid or solid grains	Nitrogen, phosphorous	Newly seeded areas
Concrete	White solid/grey liquid	Limestone, sand, pH, and chromium	Storm Inlets, Underdrain System
Curing compounds	Creamy white liquid	Naphtha	Storm Inlets, Underdrain System
Hydraulic oil/ fluids	Brown, oily petroleum hydrocarbon	Mineral oil	Leaks or broken hoses from equipment
Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, toluene, ethylbenzene, xylenes, and MTBE	Secondary containment/staging area
Antifreeze/ coolant	Clear green/yellow liquid	Ethylene glycol, propylene glycol, and heavy metals (copper, lead, and zinc)	Leaks or broken hoses from equipment or vehicles
Sanitary toilets	Various colored liquid	Bacteria, parasites, and viruses	Staging areas

Attachment C – Sequence of Activities

- **Construction will begin** with the installation of perimeter controls and access stabilization. Silt fence will be placed downgradient of the work area, and a stabilized construction exit (S.C.E.) will be installed at the primary access point. A stabilized staging area and designated concrete washout area will also be established prior to any grading or excavation. The total temporary disturbance associated with installing these controls is approximately 0.10 acres.
- **Site preparation and excavation** will occur for the fieldhouse building pad, parking lot, bleacher foundation, and sidewalks. Excavated material will be stockpiled within the designated stabilized staging area or hauled off site as directed by the contractor. The total disturbed area during this phase is approximately 1.17 acres. Control measures in place include silt fence, S.C.E, stabilized staging area, and concrete washout area.
- **Grading and base placement** will be performed to establish the subgrade and base for the fieldhouse, parking lot, and sidewalk areas. Fiber rolls and inlet protection barriers will be installed as necessary to protect storm drain inlets and prevent sediment migration during grading. Controls include silt fence, S.C.E., stabilized staging area, fiber rolls, inlet protection barriers, and concrete washout area.
- **Utility installation and flatwork construction** will follow grading. Utilities may include water, wastewater, and electrical connections for the fieldhouse and associated improvements. The concrete washout area will be maintained throughout all paving and foundation activities. Control measures include silt fence, S.C.E., stabilized staging area, inlet protection barriers, and concrete washout area.

- **Final stabilization** will occur after construction is complete. All disturbed areas not covered by impervious surface will be hydro-mulched or seeded to establish vegetation. Once permanent stabilization is achieved, all temporary erosion and sediment controls, including silt fence, fiber rolls, and inlet protection barriers, will be removed.

Attachment D – Temporary Best Management Practices and Measures

Erosion & Sediment Controls expected to be in use:

- 1) Stabilized Construction Exit
- 2) Silt Fence
- 3) Inlet Protection Barriers
- 4) Stabilized Staging Area
- 5) Fiber Rolls
- 6) Concrete Washout Area

All controls are placed outside floodplain zones. BMPs are designed to divert upgradient flows, store on-site runoff, and prevent pollutants from entering streams, sensitive features, or the aquifer. Natural flow to sensitive features will be maintained to the extent practicable

Control Installation & Maintenance Requirements

1) Installation Timing

Erosion and sediment controls shall be installed prior to the commencement of any earth-disturbing activities.

- a) Perimeter controls (e.g., silt fences, wattles, berms) shall be installed before any clearing, grading, or excavation begins.
- b) Track out measures shall be installed before any clearing, grading, or excavation begins.
- c) Water sprinkling will be used as needed to control dust on site.

2) Maintenance Requirements and Schedule

All erosion and sediment controls shall be inspected and maintained according to the following schedule and conditions:

a) Regular Inspections

- Inspections shall occur on one of the following schedules: once every seven days *or* every 14 days and within 24 hours after a rainfall event of 0.50 inches or more.
- A qualified individual shall document deficiencies and corrective actions.

b) Sediment Removal

- Sediment shall be removed from silt fences, sediment traps, and other containment structures when it has reached one-half of the structure's capacity.

- Any accumulated sediment removed from controls shall be disposed of in a stabilized area to prevent re-entry into stormwater flows.
- c) Structural Integrity Maintenance
 - Any damaged or ineffective erosion or sediment control measures shall be repaired or replaced within 24 hours of identification.
 - Silt fences shall be checked for undercutting or overtopping and repaired as needed.
- d) Vegetative Stabilization
 - Temporary or permanent stabilization shall be applied to disturbed areas as soon as practicable but no later than 14 days after the last construction activity in that area.
 - Vegetation shall be monitored for adequate growth, and reseeded or additional stabilization measures shall be applied as necessary.
- e) Dewatering Activities
 - If dewatering is required, sediment-laden water shall be treated with filtration or settling techniques before discharge.
 - Dewatering devices shall be maintained to prevent sediment release and clogging.

Site Stabilization Practices

Stabilization Timing Requirements

1) Temporary Stabilization:

- Temporary stabilization measures (e.g., mulching, temporary seeding, erosion control blankets) shall be applied to disturbed areas within 14 days of the last construction activity in that area if work will be suspended for more than 14 days.
- Exceptions include areas where work is ongoing, where stabilization would interfere with construction activities, or where the area is designated for permanent stabilization within 14 days.

2) Permanent Stabilization:

- Final stabilization shall be achieved as soon as practicable after final grading is completed.
- An area is considered stabilized when vegetative cover has reached at least 70% density over the entire disturbed area using native or adapted perennial vegetation, sod, or landscaping.
- In areas where vegetative cover is not possible (e.g., steep slopes, infrastructure areas), non-vegetative stabilization (e.g., riprap, geotextiles, pavement) shall be used.

Stabilization Methods

1) Vegetative Stabilization

- Seeding: Apply grass seed appropriate for the local climate and soil conditions. Temporary seeding may include fast-growing annuals, while permanent seeding will use perennial species.
- Sodding: Instant stabilization for high-erosion areas, particularly slopes and drainage channels.
- Mulching: Straw, wood fiber, or other approved mulch shall be applied at recommended rates to protect bare soil. Mulch shall be anchored with tackifiers, netting, or crimping as necessary.
- Erosion Control Blankets: Used on steep slopes and highly erodible soils to enhance vegetation establishment.

2) Non-Vegetative Stabilization

- Riprap: Placed in high-velocity flow areas, such as culvert outlets and channels, to prevent soil erosion.
- Gravel or Aggregate Cover: Used in construction entrances, access roads, and staging areas to reduce dust and sediment transport.
- Geotextiles or Erosion Control Mats: Installed to reinforce soil stability in areas where vegetation alone is insufficient.

Maintenance and Monitoring

- Vegetative stabilization shall be monitored for adequate growth, and reseeded, fertilization, or irrigation shall be conducted as needed.
- Non-vegetative stabilization measures shall be checked for displacement or failure, and repairs shall be made promptly.
- Final stabilization shall be considered complete when permanent vegetation is 70% established and no signs of excessive erosion or sediment loss are observed.

Attachment E – Request to Temporarily Seal a Feature

There will be no temporary sealing of any naturally occurring sensitive features on site.

Attachment F – Structural Practices

No structural controls are proposed to redirect runoff or temporarily detain stormwater on site. Instead, erosion and sedimentation will be managed through perimeter and inlet protection measures. Silt fence, inlet protection barriers, fiber rolls, and a stabilized construction entrance will be installed to minimize the discharge of sediment from disturbed areas throughout construction.

Attachment G – Drainage Map

See drainage map attached after this narrative section. 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.

Attachment H – Temporary Sediment Pond(s) and Calculations

Section is not applicable to this site.

Attachment I – Inspection & Maintenance for BMP's

Maintenance Requirements and Schedule

All erosion and sediment controls shall be inspected and maintained according to the following schedule and conditions:

- f) Regular Inspections
 - Inspections shall occur on one of the following schedules: once every seven days *or* every 14 days and within 24 hours after a rainfall event of 0.50 inches or more.
 - A qualified individual shall document deficiencies and corrective actions.
- g) Sediment Removal
 - Sediment shall be removed from silt fences, sediment traps, and other containment structures when it has reached one-half of the structure's capacity.
 - Any accumulated sediment removed from controls shall be disposed of in a stabilized area to prevent re-entry into stormwater flows.
- h) Structural Integrity Maintenance
 - Any damaged or ineffective erosion or sediment control measures shall be repaired or replaced within 24 hours of identification.
 - Silt fences shall be checked for undercutting or overtopping and repaired as needed.
- i) Vegetative Stabilization
 - Temporary or permanent stabilization shall be applied to disturbed areas as soon as practicable but no later than 14 days after the last construction activity in that area.
 - Vegetation shall be monitored for adequate growth, and reseeding or additional stabilization measures shall be applied as necessary.

Attachment J – Schedule of Interim & Permanent Soil Stabilization Practices

Vehicular movement shall be confined to designated construction areas and access routes associated with the project. The contractor shall make reasonable efforts to retain existing vegetation outside the active work limits to reduce erosion potential and minimize restoration needs upon project completion.

The contractor is responsible for maintaining documentation of major grading operations, the dates when construction activities begin or cease (temporarily or permanently) on specific portions of the site, and the dates when stabilization measures are applied.

All disturbed portions of the site shall be stabilized in accordance with the following criteria:



- Permanent or temporary stabilization practices must be initiated as soon as practicable where construction has stopped, but no later than 14 days after work has temporarily or permanently ceased on that portion of the site.
- If stabilization cannot be initiated within the 14-day period due to frozen ground, snow cover, or drought conditions, it shall begin as soon as conditions allow.
- Temporary stabilization is not required where work is expected to resume within 21 days and the area is otherwise protected from erosion.

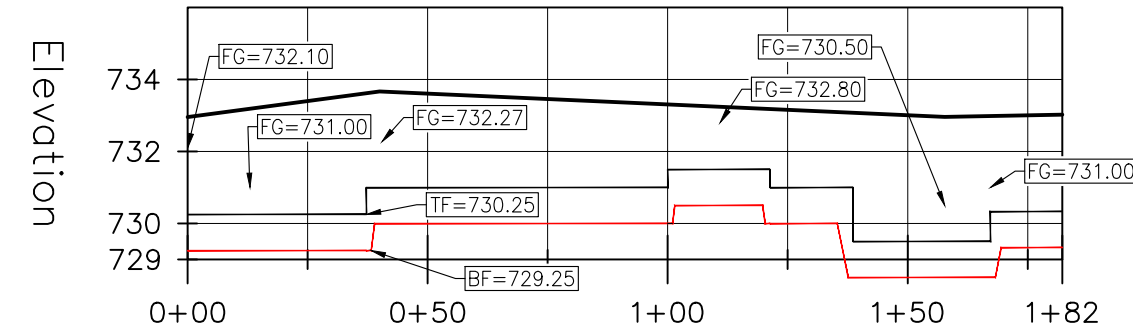
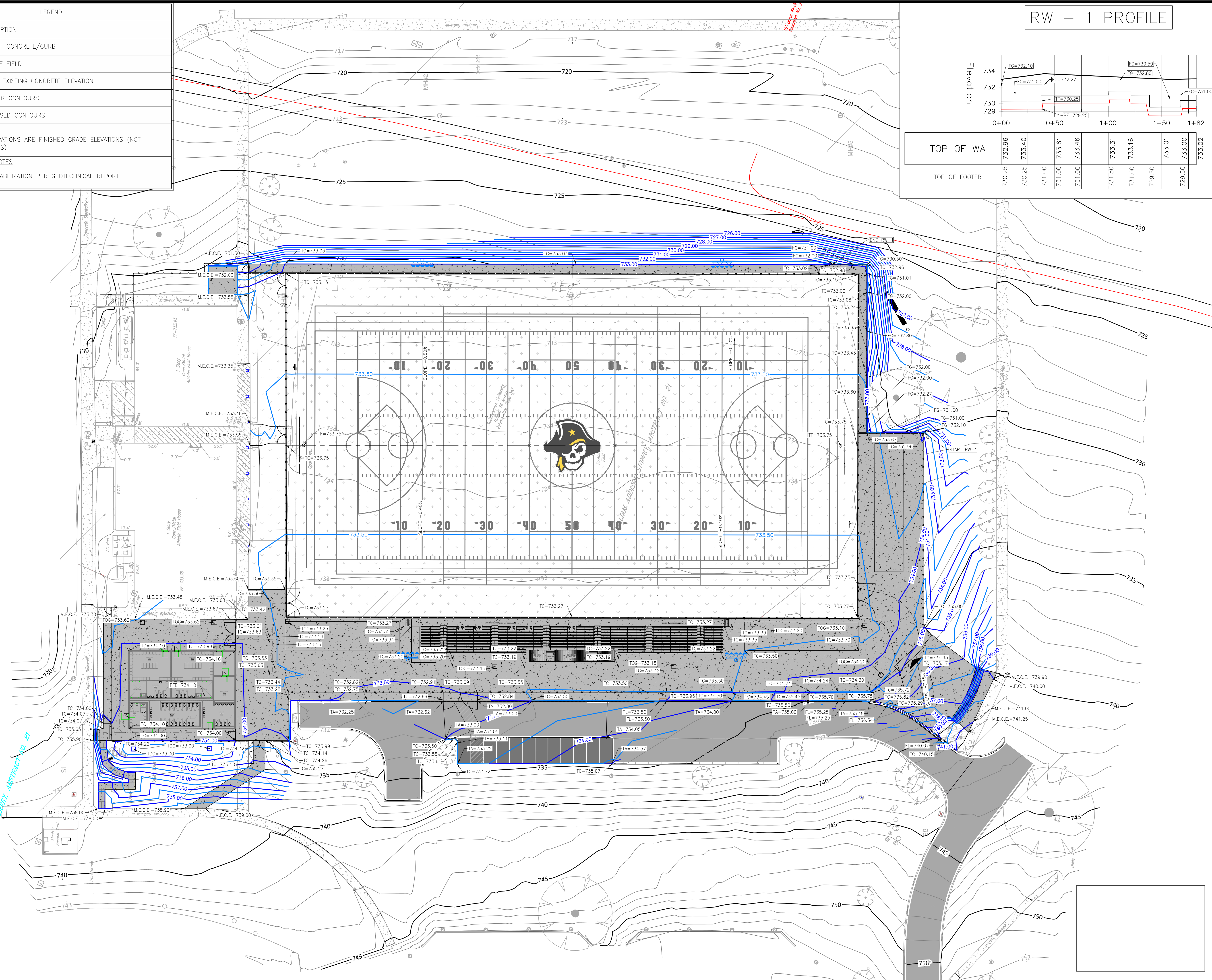
Stabilization Methods:

Disturbed pervious areas shall be restored using drought-tolerant turf grasses such as Bermuda, Buffalo, or Zoysia, installed by seeding, sodding, or sprigging. Areas prone to concentrated flow, such as swales or drainage pathways, shall be solid sodded to ensure stability. A reliable water source shall be maintained to support establishment, and all vegetation shall be watered as necessary to promote healthy growth. Dead or damaged vegetation shall be replaced as needed to maintain full ground cover and compliance with stabilization requirements.

Temporary Stormwater Section Appendix

- Grading & Drainage Maps
- Erosion Control Plan Map
- SWP3 Inspection & Maintenance Logs

LEGEND	
SYMBOL	DESCRIPTION
TC	TOP OF CONCRETE/CURB
TF	TOP OF FIELD
M.E.C.E	MATCH EXISTING CONCRETE ELEVATION
	EXISTING CONTOURS
	PROPOSED CONTOURS
<p><u>NOTE:</u> ALL PRESENTED ELEVATIONS ARE FINISHED GRADE ELEVATIONS (NOT SUBGRADE ELEVATIONS)</p>	
<p><u>SOIL STABILIZATION NOTES</u></p> <p>1. SUBGRADE STABILIZATION PER GEOTECHNICAL REPORT</p>	



TOP OF WALL	732.96	733.40		733.61	733.46		733.31	733.16		733.01	733.00	733.02
TOP OF FOOTER	730.25	730.25	731.00	731.00	731.00		731.50	731.00	729.50		729.50	



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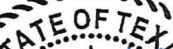
PROJECT:
SYNTHETIC TURF MULTIPURPOSE
STADIUM CONSTRUCTION

PROJECT LOCATION:
GEORGETOWN, TX



12000 W Parmer Lane
Suite 200
Austin, Texas 78613
(512) 293-1862

Texas Firm Registration
No. F007361



The seal is circular with a double-lined border. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. The center features a five-pointed star. Below the star, the name "ANDRES AYALA" is printed. Underneath the name is the license number "155947" and the expiration date "08/31/2024".



COMMENTS:

Drawing scale accurate ONLY when printed on 24x36 paper.

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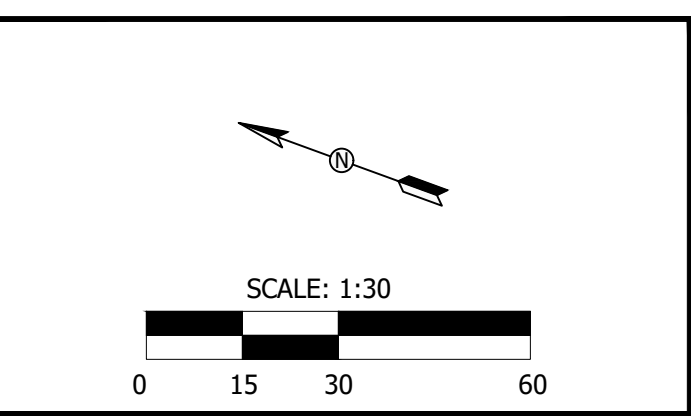
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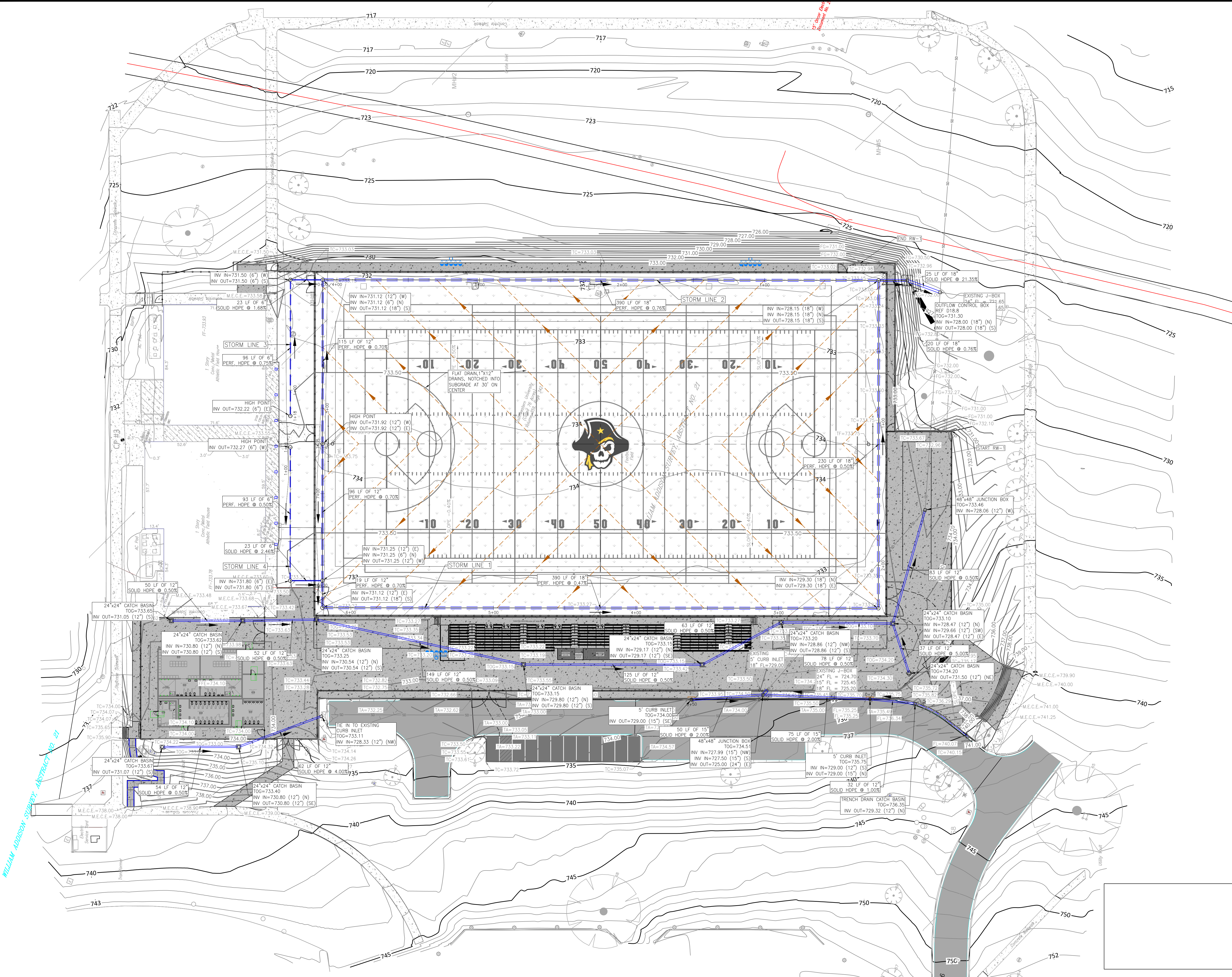
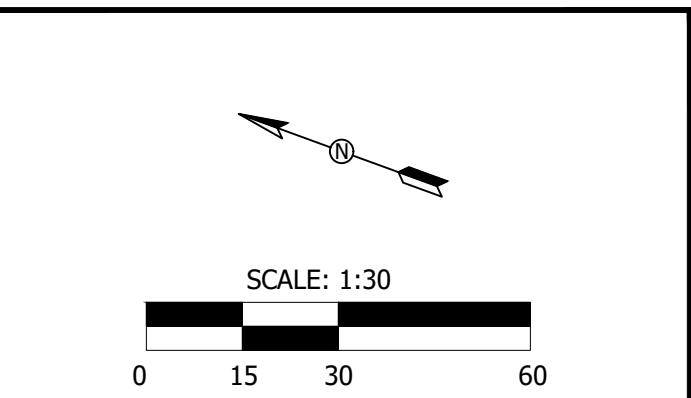
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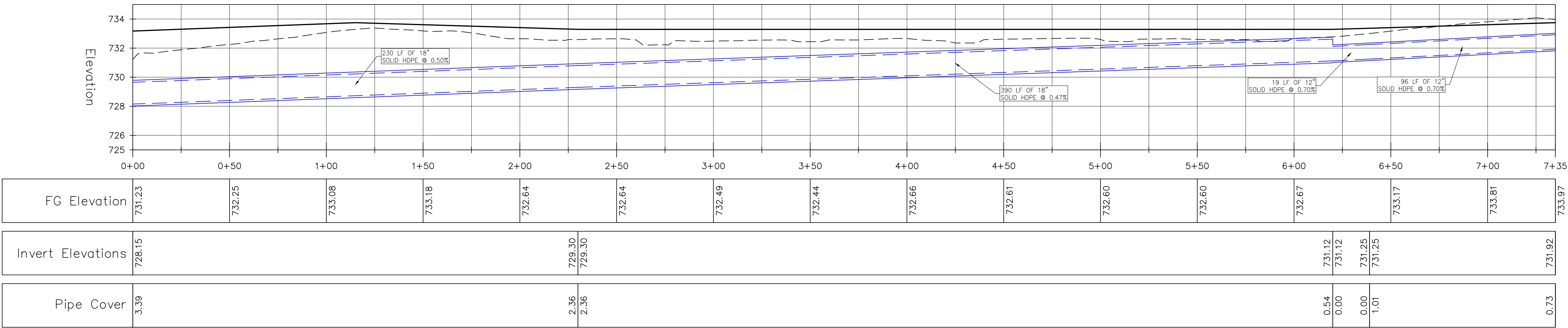
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DRAINAGE PLAN

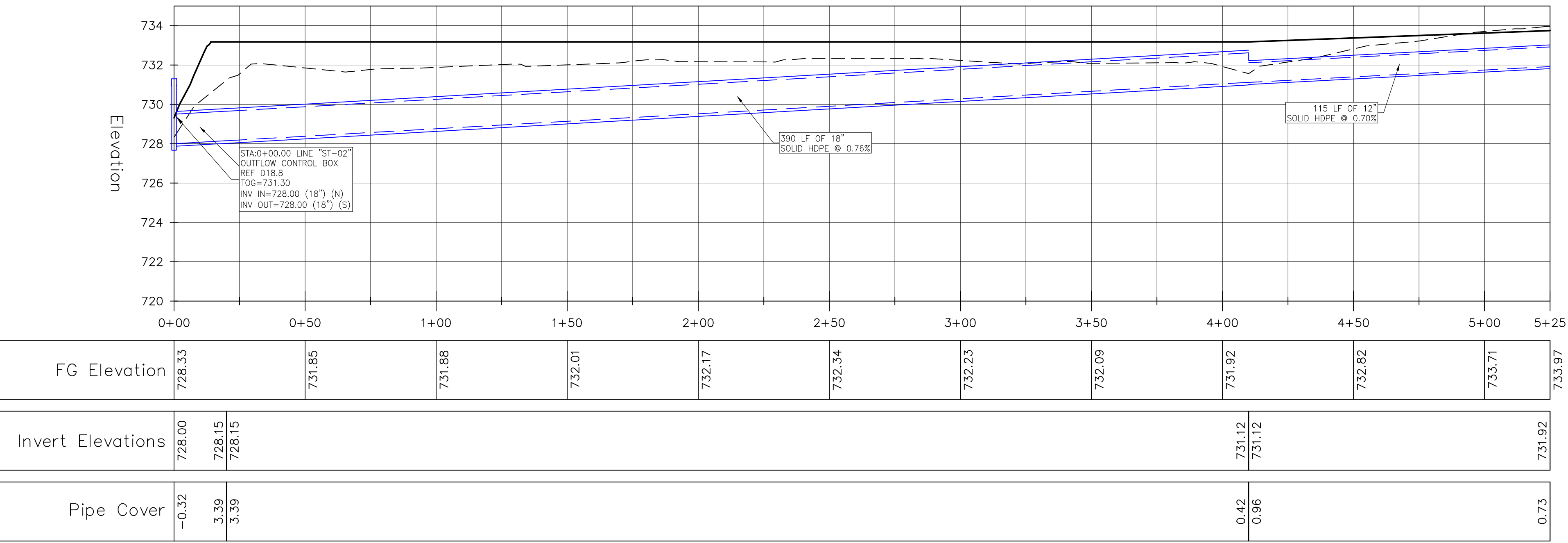
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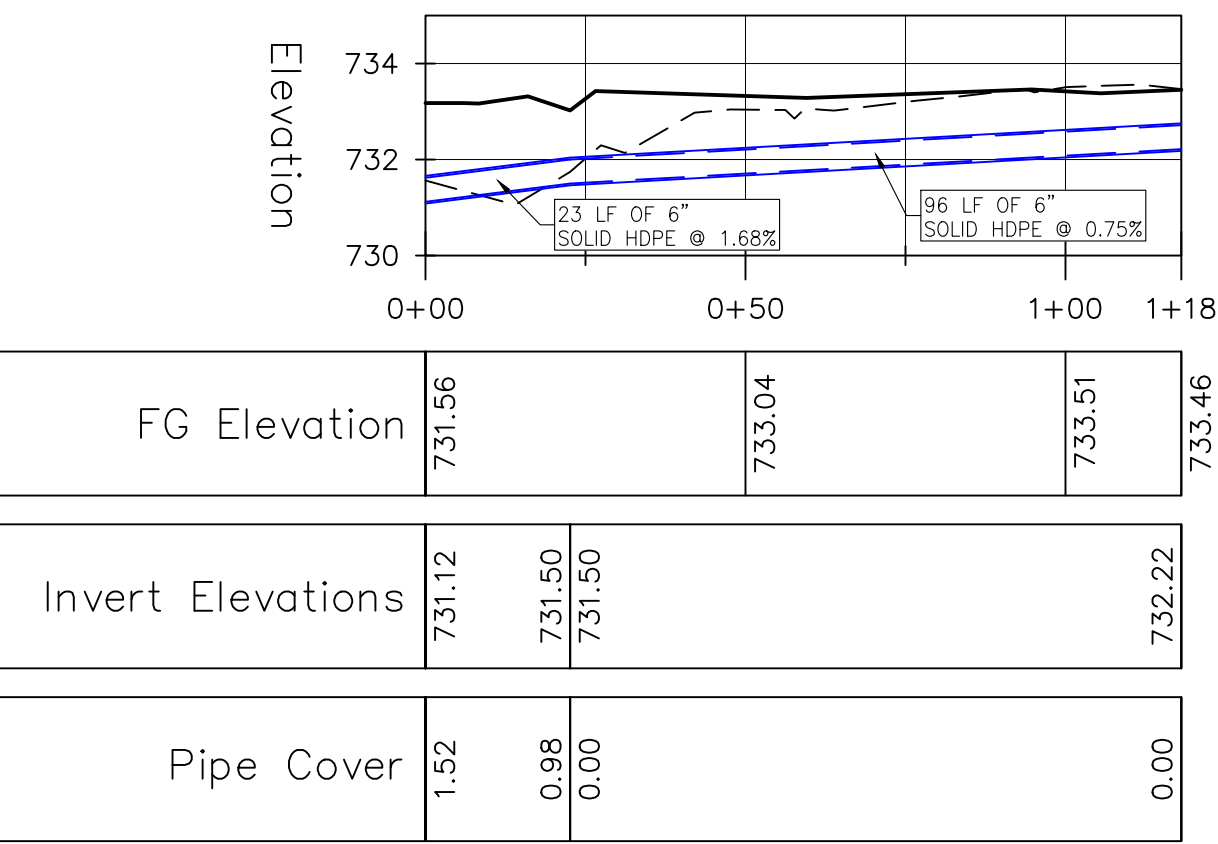
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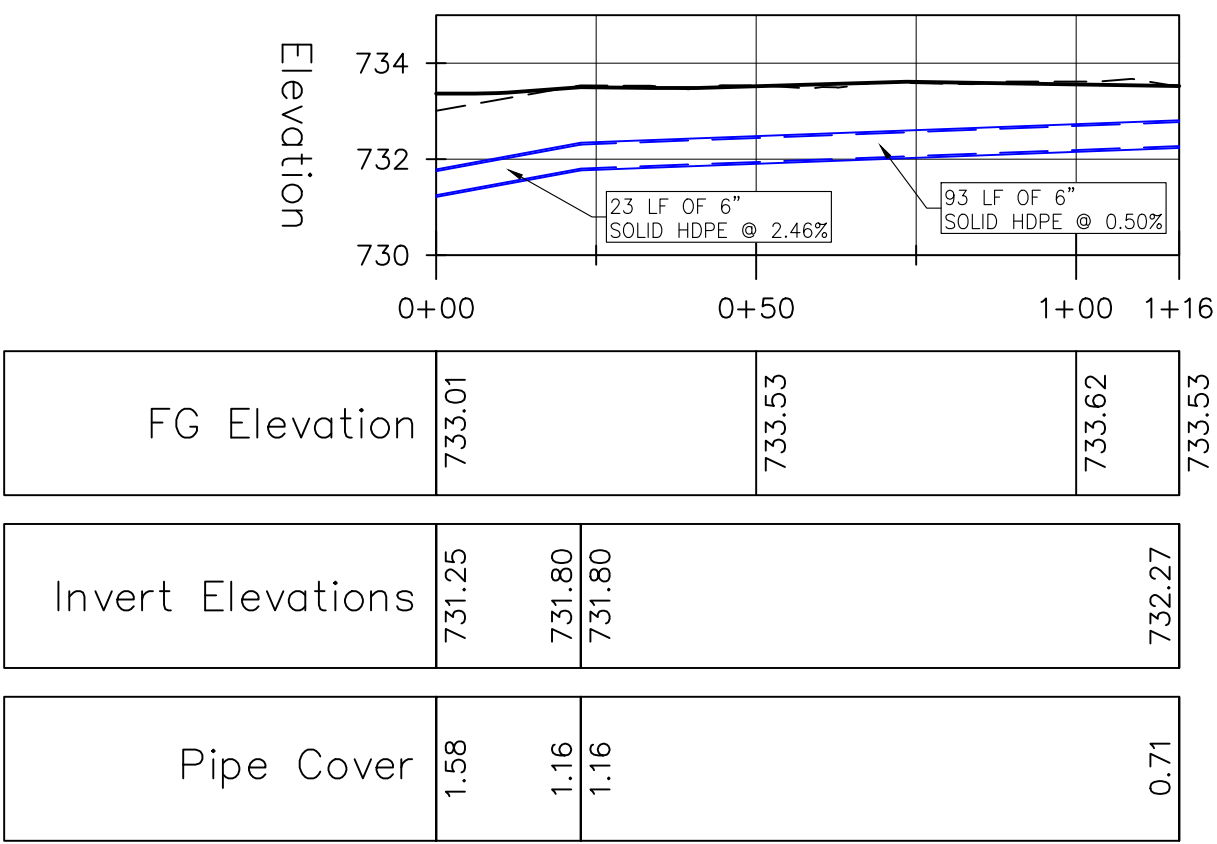
STORM LINE – 02 PROFILE



STORM LINE – 03 PROFILE



STORM LINE – 04 PROFILE



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DRAINAGE PLAN - PROFILES

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13

CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION OF THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THE FOLLOWING ELEMENTS HAVE BEEN PROVIDED TO ASSIST IN PREPARATION OF THE SWPPP:

-
- MATERIAL QUANTITIES**
- | | | |
|------------------------|------------------------|------------|
| SILT FENCE | — SILT — SILT — SILT — | 1200 LF |
| FIBER ROLL | ~~~~~ | 306 LF |
| TEMPORARY FENCE | — TEMP. FENCE — | 251 LF |
| LIMITS OF CONSTRUCTION | — LC — LC — LC — | 193,750 SF |
- The map shows a construction site with various erosion control measures. Key features include:
- SILT FENCE** (REF. D7.1) and **INLET PROTECTION** (REF. D7.3) structures along the perimeter.
 - Filter Fabric** (REF. D7.4) and **Concrete Washout Area** (REF. D7.6).
 - Staging Area** and **Stabilized Construction Entrance** (REF. D7.2).
 - Temporary Fence** (REF. D7.2) and **Concrete Washout Area** (REF. D7.6).
 - Concrete Washout Area** (REF. D7.6) and **Staging Area**.
 - Stabilized Construction Entrance** (REF. D7.2) and **Concrete Washout Area** (REF. D7.6).
- The map also shows contour lines, a proposed road, and various other features like **Concrete Washout Area** (REF. D7.6) and **Staging Area**.

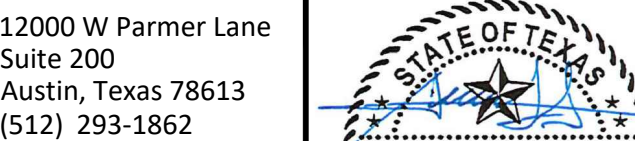
MATERIAL QUANTITIES	
SILT FENCE — SILT — SILT — SILT — SILT —	1200 LF
FIBER ROLL ~~~~~	306 LF
TEMPORARY FENCE — TEMP. FENCE —	251 LF
LIMITS OF CONSTRUCTION — LO — LO — LO —	193,750 SF



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STADIUM CONSTRUCTION

PROJECT LOCATION:
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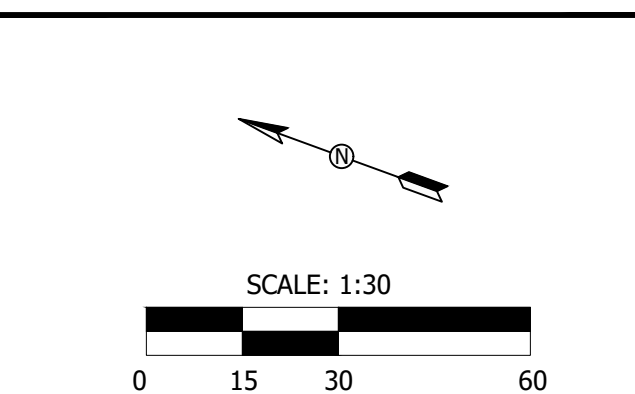
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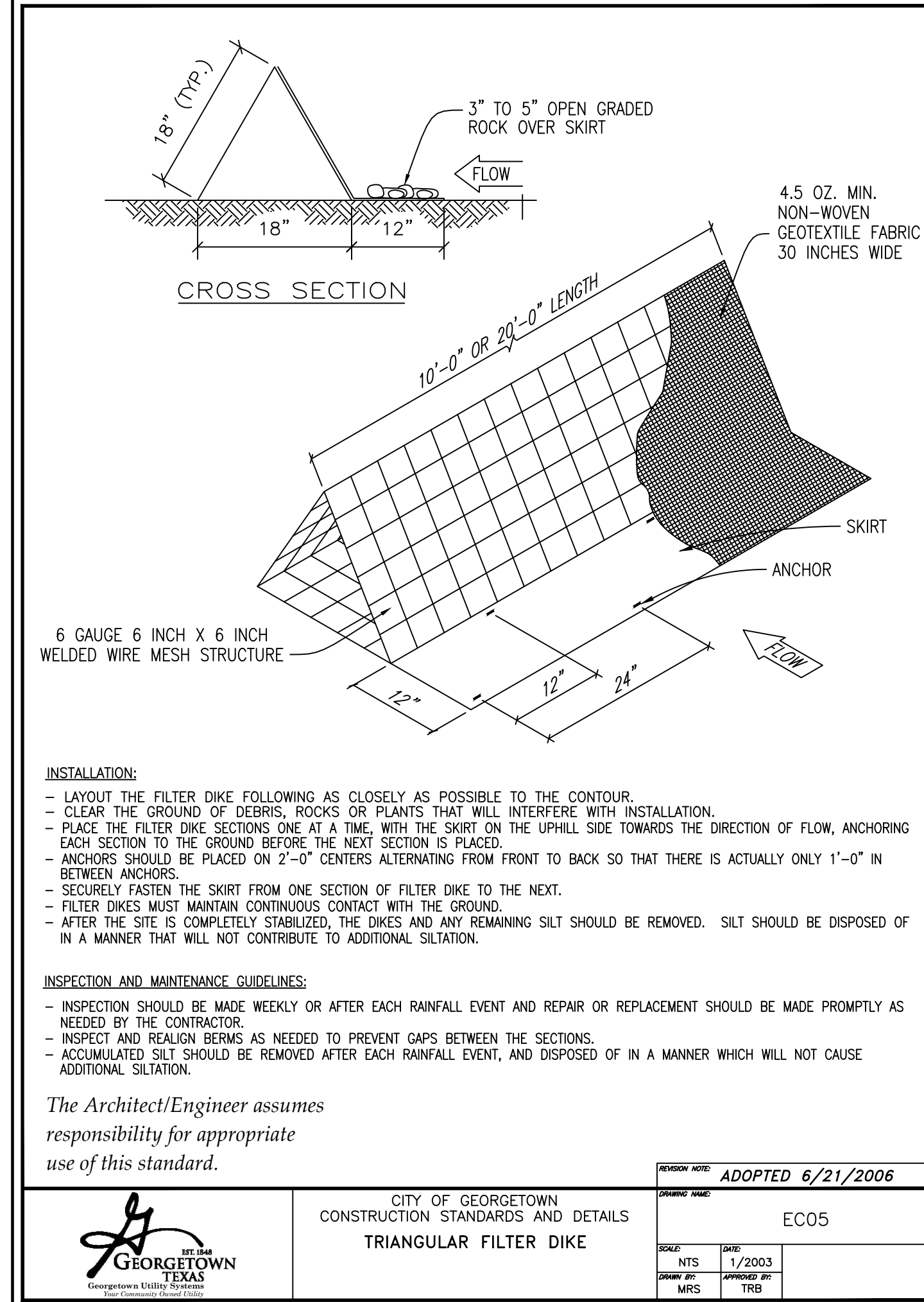
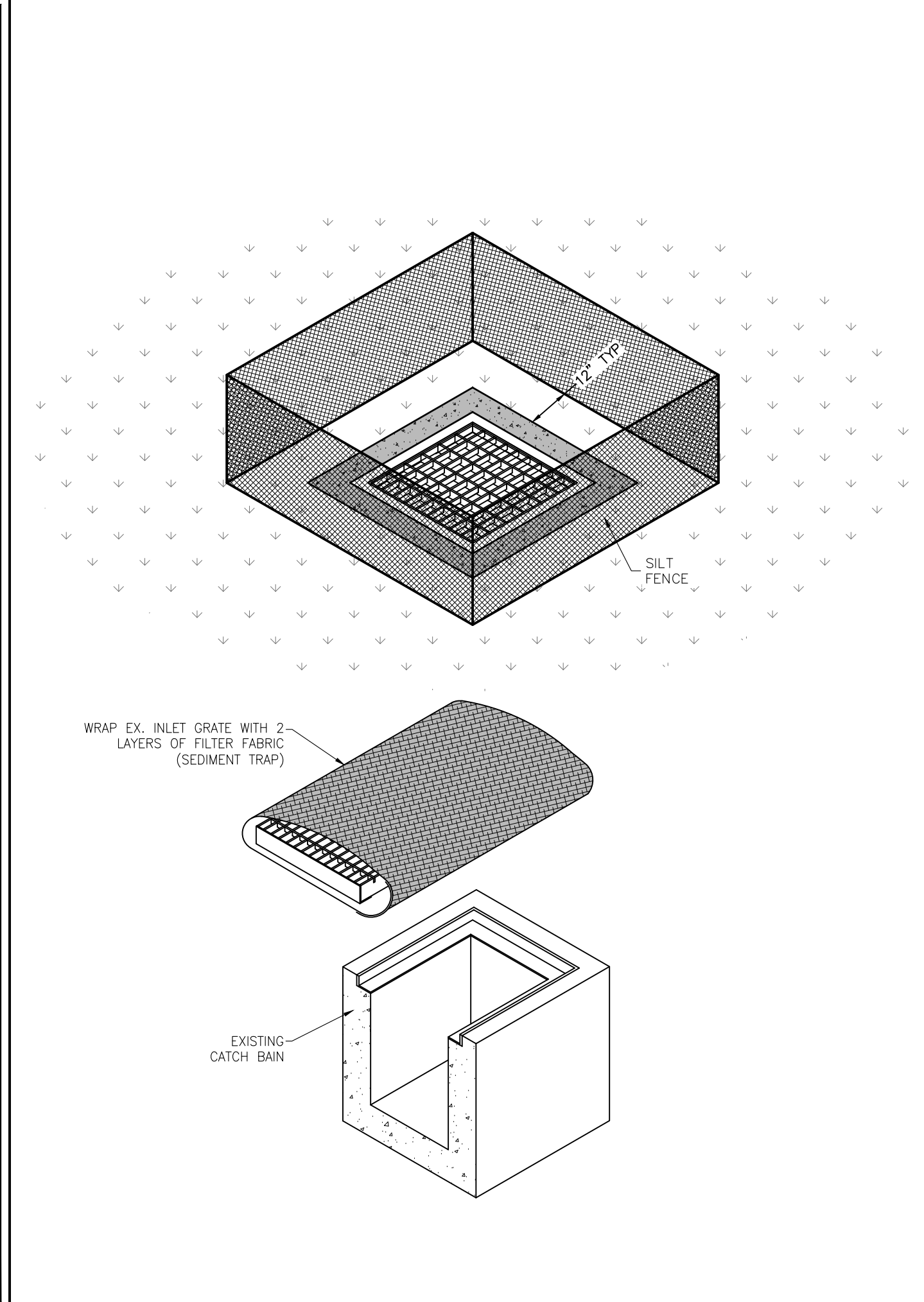
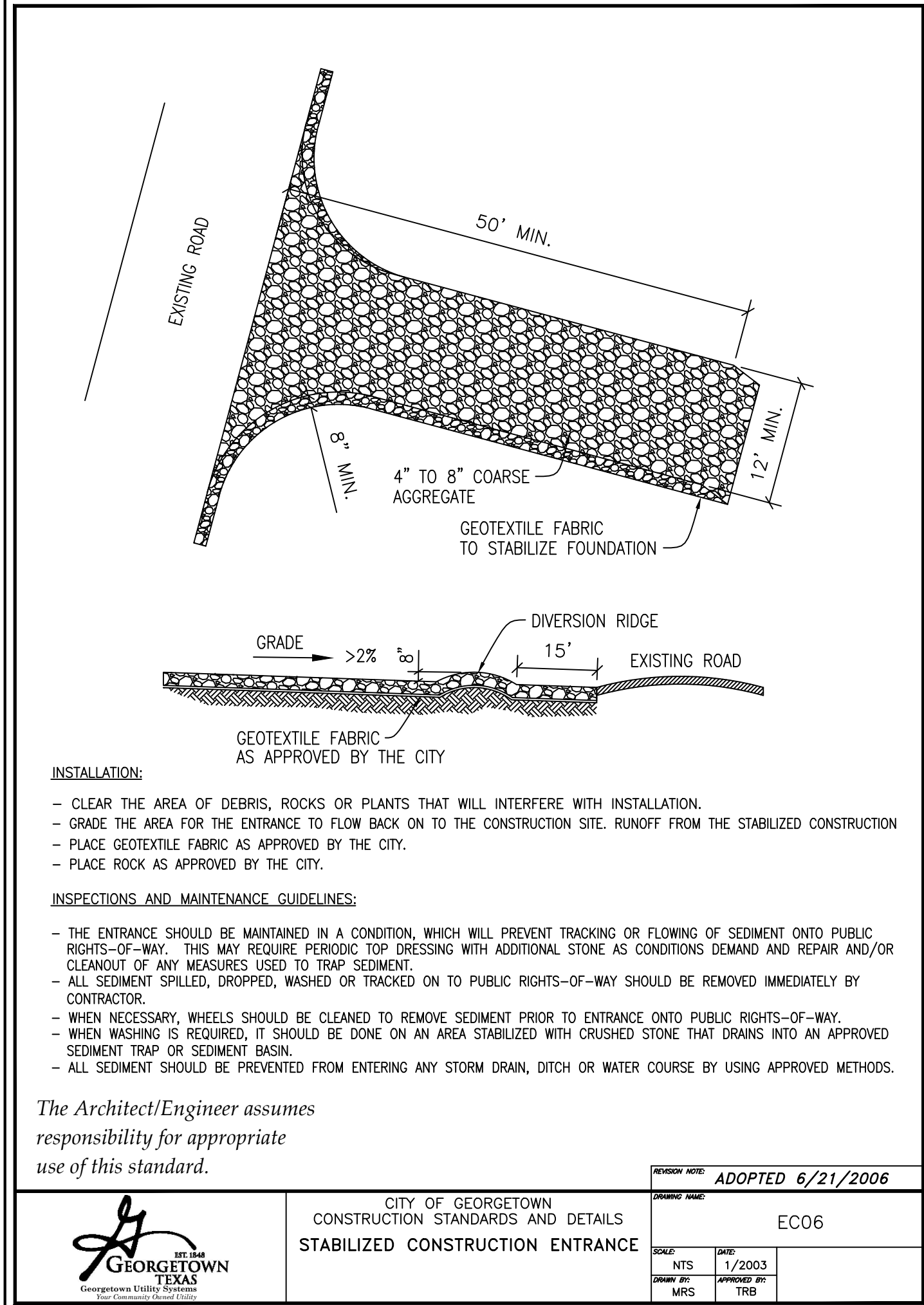
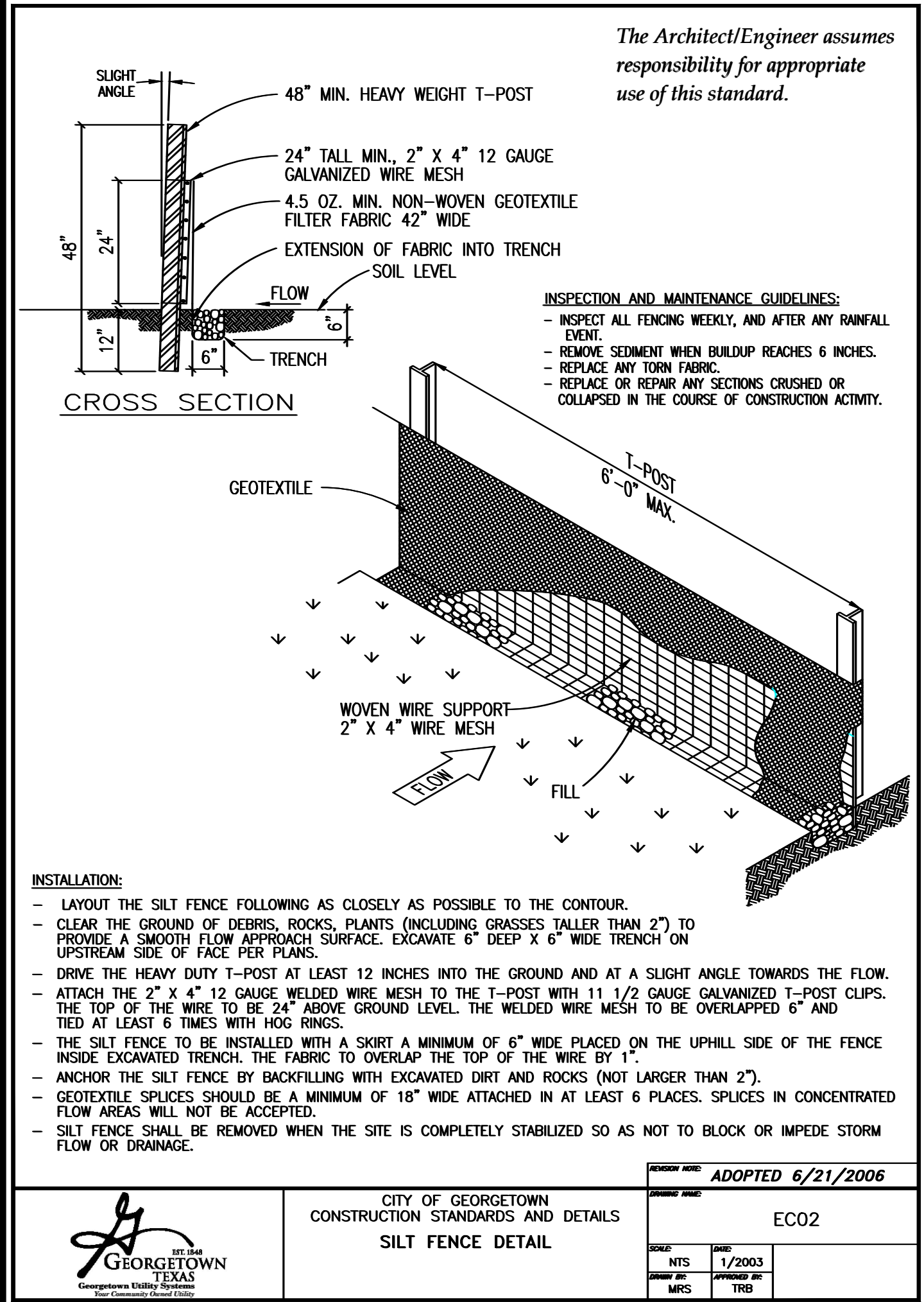
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EROSION AND SEDIMENTATION
CONTROL PLAN

SHEET NUMBER: 5



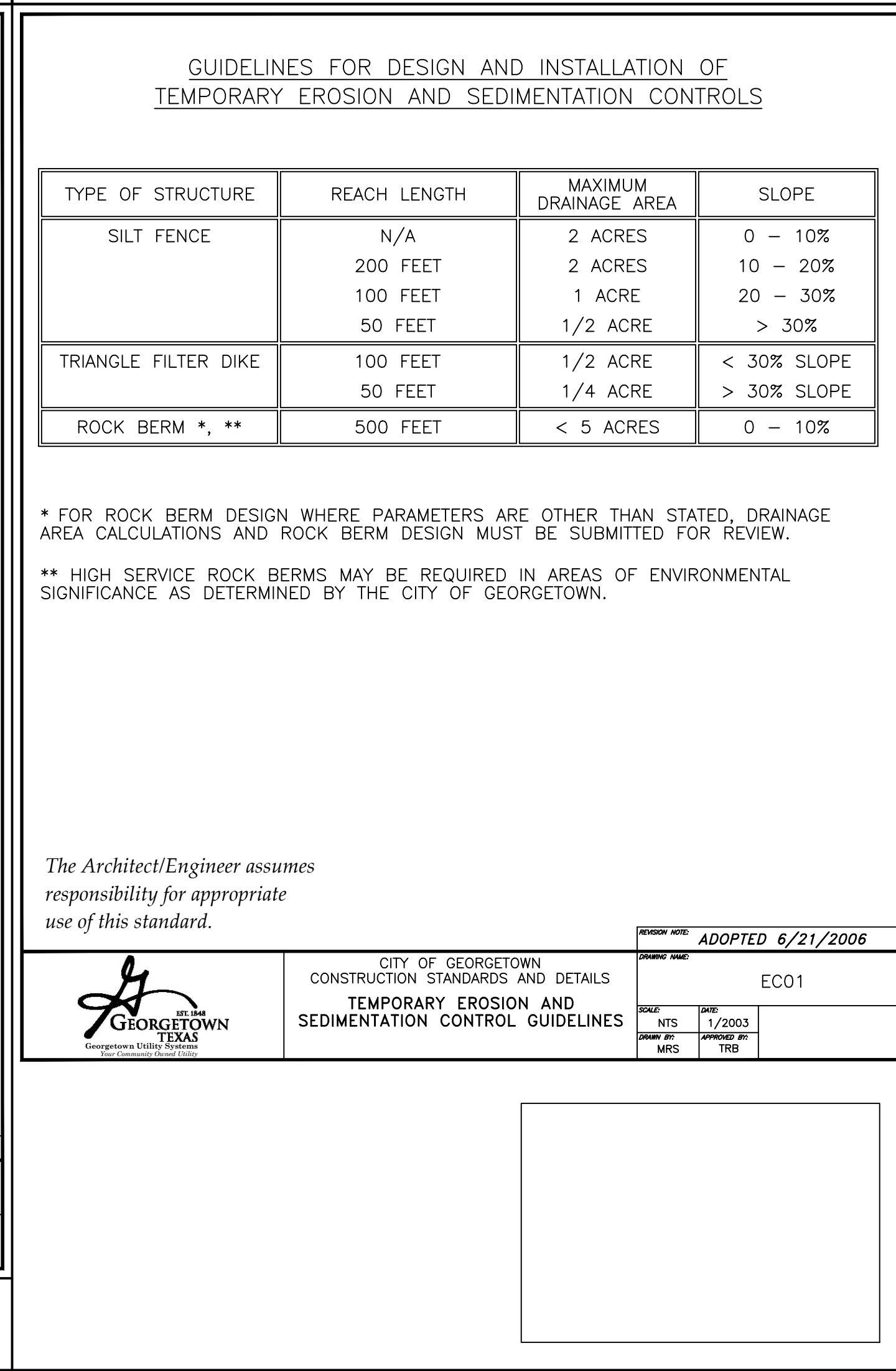
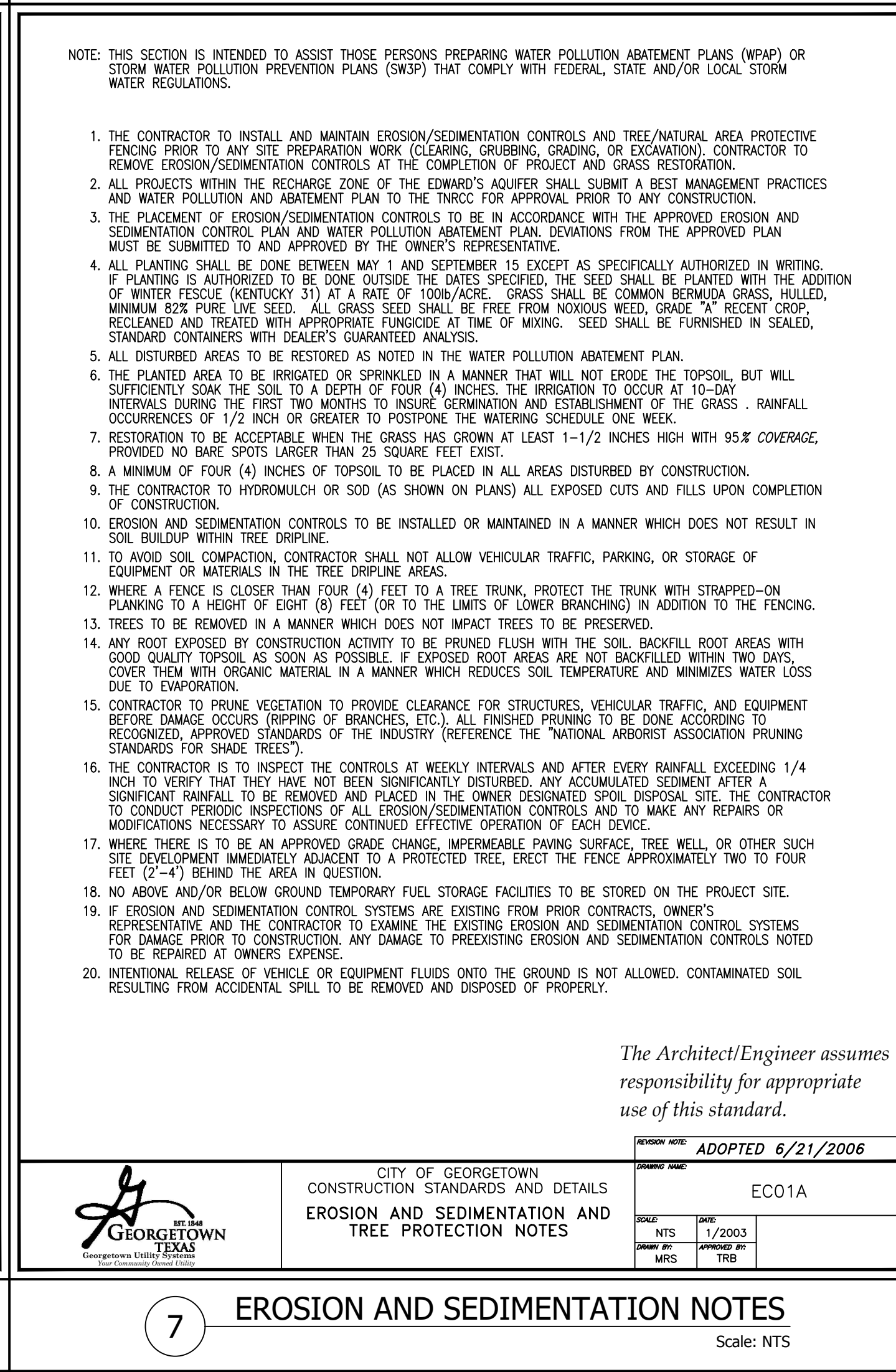
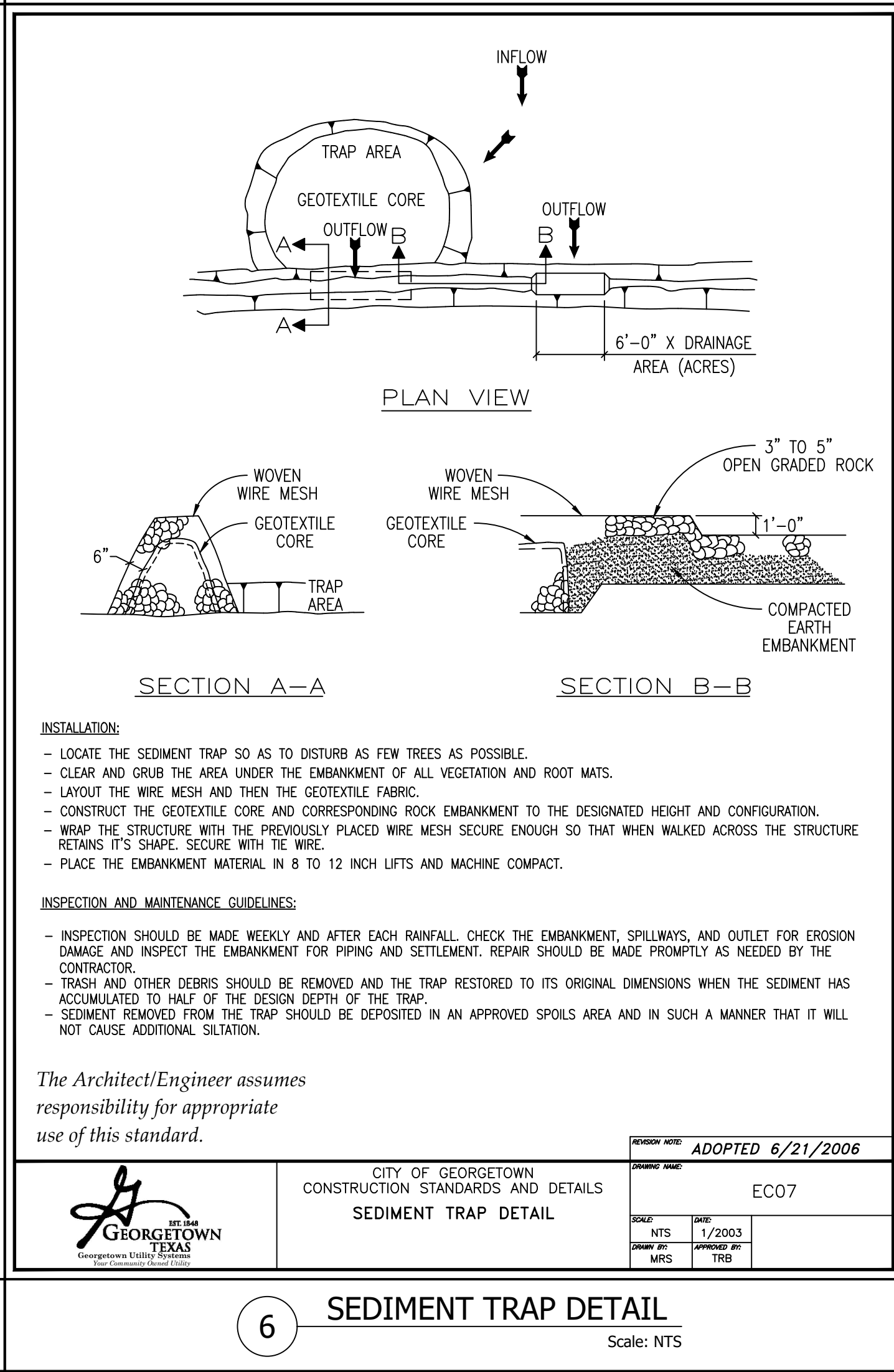
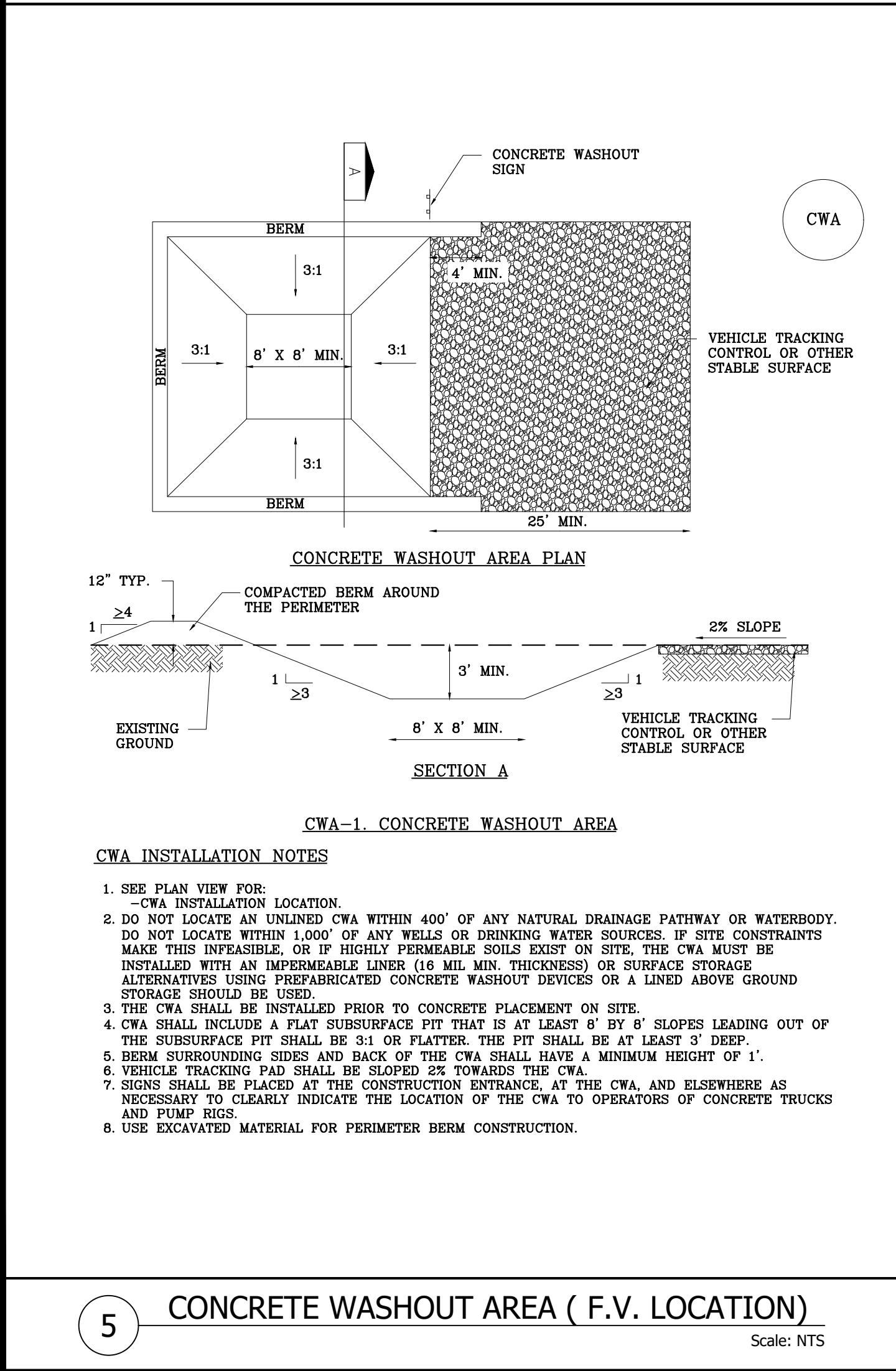


1 SILT FENCE DETAIL
Scale: NTS

2 STABILIZED CONSTRUCTION ENTRANCE
Scale: NTS

3 AREA INLET PROTECTION (F.V.)
Scale: NTS

4 FILTER FABRIC PROTECTION
Scale: NTS



5 CONCRETE WASHOUT AREA (F.V. LOCATION)
Scale: NTS

6 SEDIMENT TRAP DETAIL
Scale: NTS

7 EROSION AND SEDIMENTATION NOTES
Scale: NTS

A TENCATE COMPANY

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PROJECT:
SYNTHETIC TURF MULTIPURPOSE STADIUM CONSTRUCTION

PROJECT LOCATION:
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TAIT-PITKIN
SPORTS ENGINEERS

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Texas Firm Registration
No. F007361

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SHEET TITLE:
ENVIRONMENTAL DETAILS

SHEET NUMBER:
7

Inspection Plans and Procedures: Worksheet

Inspection Information:	Reason for Inspection:
Inspector Name:	<input type="checkbox"/> 14-day inspection
Inspector Title:	<input type="checkbox"/> Weekly inspection
Inspection Date:	<input type="checkbox"/> 0.5 inch or greater rainfall event
	<input type="checkbox"/> Monthly inspection

Inspection Questions:

Did you see any indications of pollutant discharge?

☐ Yes (describe below) ☐ No

Did you see any erosion?

☐ Yes (describe below) ☐ No

Did you see any instances of non-compliance?

☐ Yes (describe below) ☐ No

Are existing BMPs properly and completely implemented?

☐ Yes ☐ No (describe below)

Do you recommend any corrective actions or additional control measures?

☐ Yes ☐ No (describe below)

List any other observations:

Certification Statement:

30 TAC 305.128 "I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violations."

Signature: _____ Date: _____

Printed Name: _____

SWPPP CORRECTIVE ACTION LOG

Project Number (if applicable):

Project Name:

Use this form to track completion of all corrective actions. Note that corrective actions can be identified during and outside of inspections.

Corrective Action Number	Date Identified (check box if outside inspection)	Description of corrective action, including the following as applicable: <ul style="list-style-type: none"> Related SWPPP Amendment # Note if a >2-yr., 24-hr. storm event occurred (see instructions) All corrective actions require a complete by date and description 	Complete-by Date	Date Complete	Name of Person Documenting Completion
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				
	<input type="checkbox"/>				

Structural Control Maintenance: Log Sheet

[illegible]

Grading and Stabilization Activities Log

Date Grading Activity Initiated	Description of Grading Activity	Description of Stabilization Measure and Location	Date Grading Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated
			<input type="checkbox"/> Temporary <input type="checkbox"/> Permanent	
			<input type="checkbox"/> Temporary <input type="checkbox"/> Permanent	
			<input type="checkbox"/> Temporary <input type="checkbox"/> Permanent	
			<input type="checkbox"/> Temporary <input type="checkbox"/> Permanent	
			<input type="checkbox"/> Temporary <input type="checkbox"/> Permanent	
			<input type="checkbox"/> Temporary <input type="checkbox"/> Permanent	
			<input type="checkbox"/> Temporary <input type="checkbox"/> Permanent	
			<input type="checkbox"/> Temporary <input type="checkbox"/> Permanent	

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Jose Sosa

Date: 10-14-25

Signature of Customer/Agent

Jose Sosa

Regulated Entity Name: _____

Permanent Best Management Practices (BMPs)

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

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

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

☒ N/A

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

☒ N/A

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

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

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

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

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

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

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

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

6. ☒ **Attachment B - BMPs for Upgradient Stormwater.**

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

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

Responsibility for Maintenance of Permanent BMP(s)

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

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

Permanent Stormwater Section

Attachment A – 20% or Less Impervious Cover Waiver

The proposed project consists of improvements to the existing athletic field facilities located within the 704.25-acre Southwestern University property. The project will include construction of a new fieldhouse building, bleacher set with concrete pad, additional parking areas, and new connecting sidewalks. The total construction and disturbance area associated with these improvements is approximately 1.17 acres. In addition to the current project, the adjacent field area (2.34 acres) was previously approved under a separate WPAP Exception Request for turf conversion. Together, both project phases represent a total increase of 3.51 acres of impervious cover within the Southwestern University master plan area.

All work will occur within previously developed or maintained areas of the campus and will not alter the overall 704.25-acre site boundary. The total impervious cover for the Southwestern University property following completion of this project will remain below the 20% maximum threshold established under TCEQ's Edwards Aquifer protection rules.

This application includes a request for a 20% or Less Impervious Cover Waiver, consistent with previously approved projects on campus. The resulting impervious cover will remain well within the allowable limit for educational facilities under 30 TAC 213.

A geologic assessment was conducted on September 18, 2025, by Horizon under the supervision of a licensed geologist. No geologic or man-made features requiring protection or mitigation under TCEQ regulations were identified within the project limits.

Attachment B – BMP's for Upgradient Stormwater

The 704.25-acre Southwestern University property is located near the upper portion of the watershed, resulting in minimal upgradient runoff contributing to the project area. The proposed improvements will maintain total site impervious cover below 20%, serving as the permanent best management practice (BMP) for stormwater quality and recharge protection.

Attachment C – BMP's for Onsite Stormwater

The Southwestern University property encompasses a total of 704.25 acres. Following completion of the proposed athletic field improvements, total impervious cover across the campus will increase by 3.51 acres—from 71.62 acres to 75.15 acres, or approximately 10.67% of the site. The property will continue to maintain less than 20% impervious cover, which serves as the permanent best management practice (BMP) for stormwater quality and is consistent with previous Southwestern University project approvals.

Attachment D – BMP's for Surface Streams

Section is not applicable to this site.

Attachment E – Request to Seal Features

The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.

Attachment F – Construction Plans

Section is not applicable site or application.

Attachment G – Inspection, Maintenance, Repair and Retrofit Plan

Section is not applicable site or application.

Attachment H – Pilot-Scale Field Testing Plan

Section is not applicable site or application.

Attachment I – Measures for Minimizing Surface Stream Contamination

Section is not applicable site or application.

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

I Kerri A. Jordan
Print Name

Interim Controller
Title - Owner/President/Other

of Southwestern University
Corporation/Partnership/Entity Name

have authorized Jose A Sosa
Print Name of Agent/Engineer

of Hellas Construction, Inc
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

Kerri A. Jordan
Applicant's Signature

9/17/25
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Kerri A. Jordan 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 17th day of September.



Michelle Angela Flatt
NOTARY PUBLIC
Michelle Angela Flatt
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 04/19/2026

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Southwestern University

Regulated Entity Location: 1001 E University Ave, Georgetown, TX 78626

Name of Customer: Southwestern University

Contact Person: Jose Sosa

Phone: (512) 250-2910

Customer Reference Number (if issued): CN 600787329

Regulated Entity Reference Number (if issued): RN 103065421

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	Parcel ID# R306976 236.74 AC Acres	\$ 10,000
Sewage Collection System	L.F.	\$
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: Jose Sosa

Date: 10-30-25

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input 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 checked="" type="checkbox"/> Other WPAP
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 600787329		RN 103065421

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		11/17/25			
<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)							
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>							
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>			
Southwestern University							
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)		
0033266101				74-1233796			
11. Type of Customer:		<input type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited		
Government: <input 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		<input checked="" type="checkbox"/> Other: Private Educational Institution			
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 checked="" type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" 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:	PO Box 770						
	City	Georgetown	State	TX	ZIP	78627	ZIP + 4
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)			

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

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.)							
Southwestern University							
23. Street Address of the Regulated Entity: (No PO Boxes)	1001 E University Ave						
	City	Georgetown	State	TX	ZIP	78626	ZIP + 4
24. County	Williamson						

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

25. Description to Physical Location:	The campus is located on the north side of SH-29, approx 1.4 miles east of the IH-35 and SH-29 intersection.							
26. Nearest City	State				Nearest ZIP Code			
Georgetown				TX		78626		
<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:				28. Longitude (W) In Decimal:				
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds			
30	38	15	97	40	0			
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)			
8221			611310					
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)								
Private Educational Institution								
34. Mailing Address:	1001 E University Ave							
	City	Georgetown	State	TX	ZIP	78626	ZIP + 4	
35. E-Mail Address:								
36. Telephone Number	37. Extension or Code		38. Fax Number (if applicable)					
() -			() -					

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 type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Tyler Whitt		41. Title:	CPESC
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(404) 858-8728		() -	twhitt@ecopermitpros.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:	Hellas Construction, Inc	Job Title:	Sr VP of Construction Services/ Authorized Agent	
Name (In Print):	Jose A Sosa	Phone:	(512) 250-2910	
Signature:		Date:	10-14-25	