WATER POLLUTION ABATEMENT PLAN

FOR

LOT 3 SCHILLER

4815 Verde Vista
Georgetown, Texas 78633

Prepared For:

GT TERRAFIRMA LLC
2709 URSULA CT
LEANDER, TX 78641

Prepared By:

Sandlin Services, LLC
TBPELS Firm # 21356
P: (806) 679-7303

October 21, 2025

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Edwards Aquifer Application Cover Page (TCEQ-20705)

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: Lot 3 Schiller						**2. Regulated Entity No.:**			
3. Customer Name: GT TERRAFIRMA LLC						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			2.67
9. Application Fee:	$4,000		**10. Permanent BMP(s):**			Batch Detention Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Berry Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_x_
Region (1 req.)	___	___	_x_
County(ies)	___	___	_x_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence _x_Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Nick Sandlin, P.E. (Sandlin Services, LLC)
Print Name of Customer/Authorized Agent 10/21/2025 Signature of Customer/Authorized Agent Date

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

General Information Form
(TCEQ-0587)

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: Nick Sandlin, P.E.

Date: 10/21/2025

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Lot 3 Schiller
2. County: Williamson
3. Stream Basin: Berry Creek
4. Groundwater Conservation District (If applicable): _____
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: SANGRAM ALAPATI
   Entity: GT TERRAFIRMA LLC
   Mailing Address: 2709 URSULA CT
   City, State: LEANDER, TX Zip: 78641
   Telephone: (512) 297-7816 FAX: _____
   Email Address: ASANGRAM@GMAIL.COM

8. Agent/Representative (If any):

   Contact Person: NICK SANDLIN P.E.
   Entity: SANDLIN SERVICES, LLC
   Mailing Address: 9111 JOLLYVILLE RD, STE 212
   City, State: AUSTIN, TX Zip: 78759
   Telephone: (806) 679-7303 FAX: _____
   Email Address: OPERATIONS@SANDLINSERVICES.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.

    4815 VERDE VISTA, GEORGETOWN TX 78633

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: 6/1/2026

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

(2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;

(3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;

(4) The use of sewage holding tanks as parts of organized collection systems; and

(5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).

(6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

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

(2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

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

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

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

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

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

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

General Information Form
(TCEQ-0587)

Attachment A:
Road Map

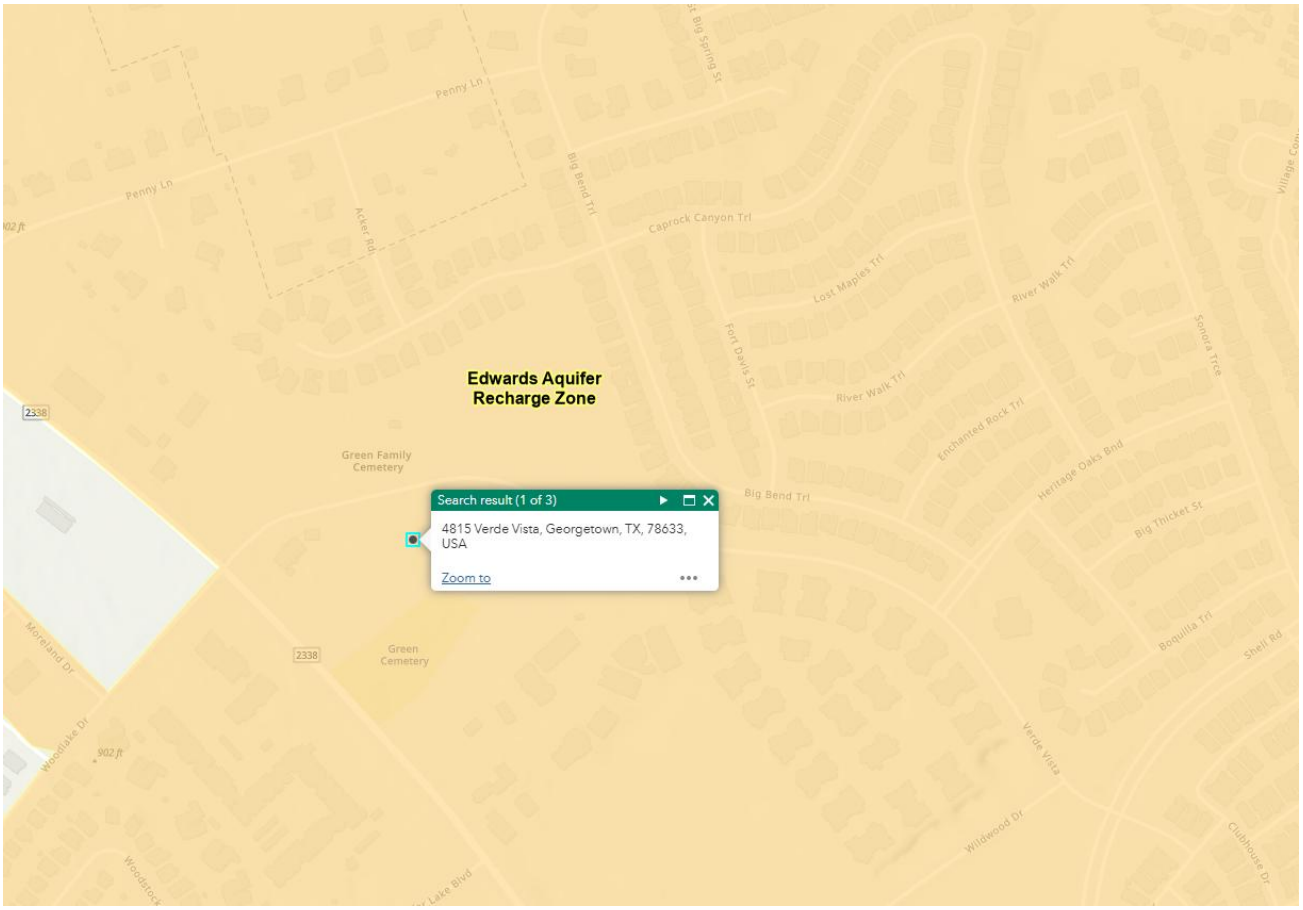
Source: Google Earth Pro accessed 9/2/2025

General Information Form
(TCEQ-0587)

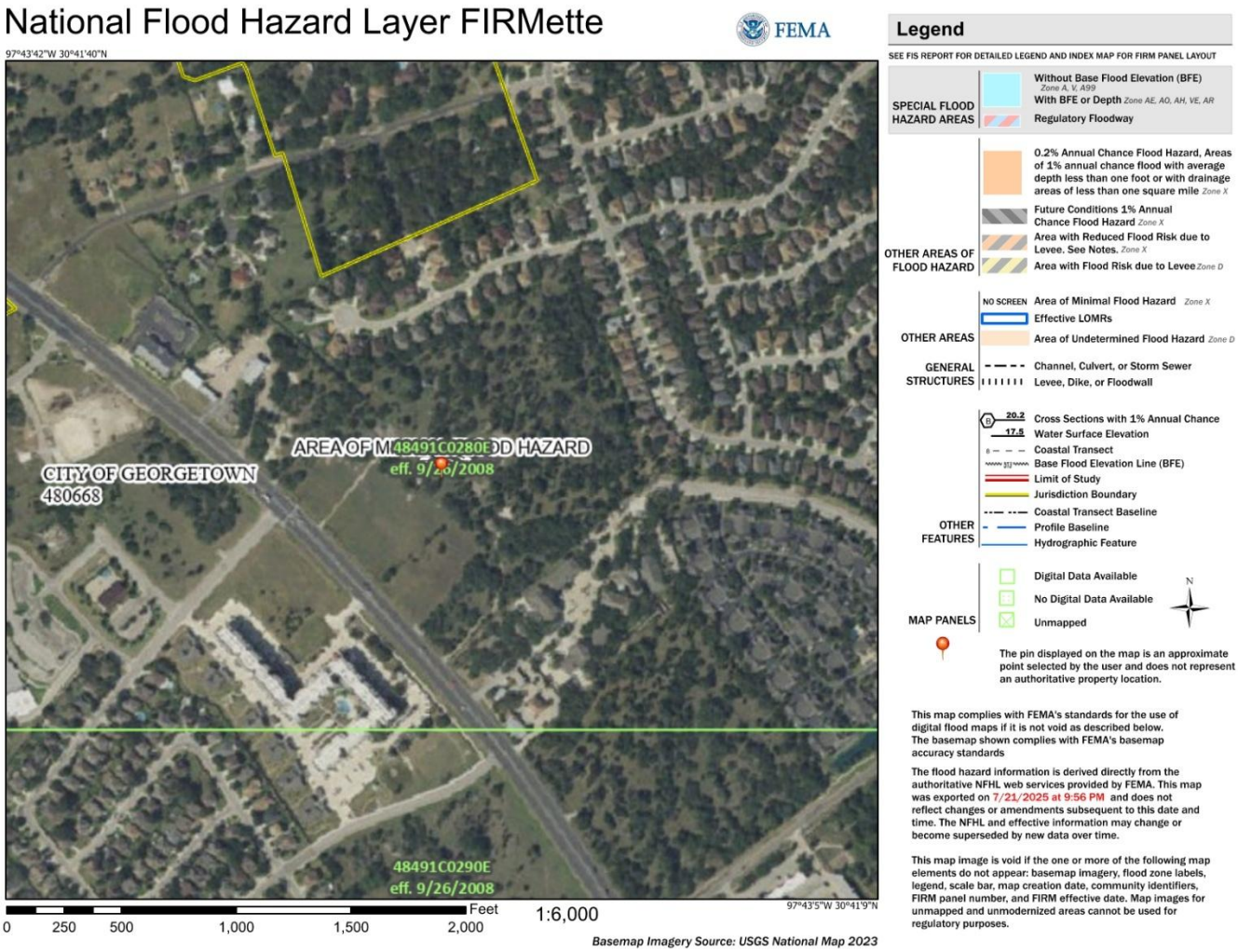
Attachment B:
USGS Quadrangle Map
Edwards Aquifer Recharge Zone Map
FEMA FIRM Map

Source: Portion of USGS Quadrangle Map (TX_Georgetown_20220811_TM_geo)

EDWARDS AQUIFER ZONE MAP
Lot 3 Schiller
4815 Verde Vista
Georgetown, TX 78633
Source: TCEQ Edwards Aquifer Viewer
Prepared: September 2, 2025



FEMA FIRM MAP PANEL



Source: Portion of FEMA FIRM Map Panel 48491C0280E (effective 9/26/2008)

General Information Form
(TCEQ-0587)

Attachment C:
Project Description

Proposed Development

The 2.67 AC project site is located at 4815 Verde Vista, Georgetown, Texas 78633 (WCAD Parcel # R655954). The property is located within the City of Georgetown jurisdiction in Williamson County, and is owned by Ken Schiller & Associates, Inc. The project site is currently partially developed land, containing a portion of an existing drive aisle. The proposed development includes 22,250 SF of indoor game courts, 11,600 SF of gym and restaurant space, along with the associated paving, drainage, and utility infrastructure. The property is within the Edwards Aquifer Recharge Zone and requires a WPAP. This WPAP proposes conveyance to an existing Batch Detention Pond BMP east of the developed site (EAPP ID No. 11003524) for permanent stormwater detention and quality control. The connection of a proposed wastewater service lateral to an existing SCS (EAPP ID #11003525) is also proposed.

Site Description and History

The project site is part of a previously approved subdivision in the City of Georgetown. A WPAP (RN111695623) was submitted and approved for the subdivision on 5/19/23, which included construction of a regional Batch Detention Pond BMP (EAPP ID No. 11003524) to provide stormwater detention and water quality treatment for all developed tracts, including this site. The approval letter for the aforementioned WPAP is provided at the end of this section.

The approved pond and water quality design accounts for 69.07% of impervious cover on-site, which equates to 80,274 SF. With this development, the proposed impervious cover is within the original assumptions and totals 79,592 SF, or 68.5% of the project site. This development will maintain compliance with TCEQ requirements and the Edwards Aquifer Protection Program with conveyance to the existing facility.

Access

Access to the property is located at 4815 Verde Vista, Georgetown, TX 78633.

Impervious Cover (IC)

The existing impervious cover on this property totals 2,164 SF (1.86%) and consists of the existing shared drive-aisle along the western property boundary. The proposed IC after construction is 79,592 SF, or 68.5% of the project site. Existing and proposed areas of impervious cover will be treated with the existing Batch Detention BMP.

Watershed and FEMA Floodplain Information

The project site is within the Berry Creek Watershed, which drains to the Brazos River Basin. No surface streams run across the property. Drainage on the property is generally to the east. The project site is not located within the boundaries of the 100-year floodplain of any waterway that is within the limits of the study of the Federal Emergency Insurance Administration (FEMA) FIRM Panel 48491C0280E (Effective date: 09/26/2008).

Temporary Best Management Practices (BMPs)

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site.

Prior to soil disturbing construction activity, temporary BMPs will be installed. Silt fencing will be installed along the down-gradient sides of the property to intercept and detain waterborne sediment from unprotected areas. The silt fence shall remain in place until the disturbed area is permanently stabilized.

Permanent Best Management Practices (BMPs)

Stormwater detention and water quality for this site will be provided by the existing regional Batch Detention Pond BMP (EAPP ID No. 11003524).

After construction activities are complete, the permanent BMP will continue to be maintained as described in Attachment G of the Permanent Stormwater Section and as originally approved. Permanent seeding, sodding or mulching will be utilized as described in Attachment J of the Temporary Stormwater Section. Permanent BMPs for trash, herbicide/pesticide use, and general maintenance of the BMPs are also described in Attachment G of the Permanent Stormwater Section.

Offsite Areas

No offsite areas are anticipated to be affected by pre and post construction activities at the site. Temporary BMPs will minimize any anticipated effects of the proposed construction activities and permanent BMPs will address any anticipated stormwater issues at the developed site. See the drainage area map sheets for drainage analysis.

General Information Form
(TCEQ-0587)

Previously Approved WPAP Letter

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 19, 2023

Mr. Travis Wilkes
Ken Schiller and Associates, Inc.
212 Iva June Lane
Georgetown, Texas 78628

Re: Approval of a Water Pollution Abatement Plan (WPAP) and Approval of an Organized Sewage Collection System (SCS) Plan
Schiller Business Park; Located 4795 Williams Drive; Georgetown, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11003524 and 11003525, Regulated Entity No. RN111695623

Dear Mr. Wilkes:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the applications for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by 2P Consultants, LLC on behalf of the applicant, Ken Schiller and Associates, Inc. on March 9, 2023. Final review of the applications was completed after additional material was received on May 10, 2023.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213 and Chapter §217. The permanent best management practices (BMPs), engineering design report, technical specifications and final design plans were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are hereby **approved,** subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

PROJECT DESCRIPTION

WPAP DESCRIPTION

The proposed residential project will have an area of approximately 23.81 acres. It will include demolition of the existing impervious cover (15,460 square feet) and the development of a public road, 8 commercial lots with associated water, sewer and drainage improvements. This initial project development is limited to 1.81-acres (7.60 percent) of impervious cover (IC).

SCS DESCRIPTION

The proposed sewage collection system will provide disposal service for residential development. The system includes gravity lines, and other appurtenance necessary for conveying wastewater to a treatment plant.

The proposed SCS will consist of 1,392 linear feet of 8-inch, SDR 26, ASTM D2241 160-psi pressure piping.

TREATMENT FACILITY

The system will be connected to an existing City of Georgetown wastewater line for conveyance to the Pecan Branch Water Recycling Center for treatment and disposal. **The proposed system shall be connected for conveyance prior to use of the development.** The project will conform to all applicable codes, ordinances, and requirements of the City of Georgetown.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one batch detention basin, designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices,* will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 1,347 pounds of TSS generated from the 1.81-acres of (IC). The approved permanent BMPs and measures meet the TCEQ required 80 percent removal of the increased load in TSS caused by the project and the City of Georgetown required 85 percent removal.

The permanent BMPS shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial units of the site are the Georgetown Formation. No sensitive geologic features were identified in the GA. The site assessment conducted on April 18, 2023, by TCEQ staff determined the site to be generally as described by the GA.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and technical specifications contained in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control, Water Quality) as required based on the specifics of the plan.

2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.

4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.

5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.

6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of 500 gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.

9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.

10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.

11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity

has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.

12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.

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

14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

<u>After Completion of Construction:</u>

15. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE **must certify** in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.

16. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.

17. No part of the organized sewage collection system may be used as a sewage holding tank, as defined in 30 TAC §213.3 (excluding lift stations), over the Edwards Aquifer recharge zone.

18. A Texas licensed PE **must certify** in writing that the new sewage collection system (including force mains) has passed all required testing. The certification shall be submitted to the EAPP within 30 days of test completion and prior to the new sewage collection system being put into service.

19. A Texas licensed PE **must certify** subsequent testing required every five years of the existing sewage collection system after being put into use to determine types and locations of structural damage and defects such as offsets, open joints, or cracked or crushed lines that would allow exfiltration to occur. The test results must be retained by the plan holder for five years and made available to the executive director upon request.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Mr. Don Vandertulip, PE, BCEE of the Edwards Aquifer Protection Program at (210) 403-4057 or the regional office at 512-339-2929.

Sincerely,

Lillian Butler

Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/dv

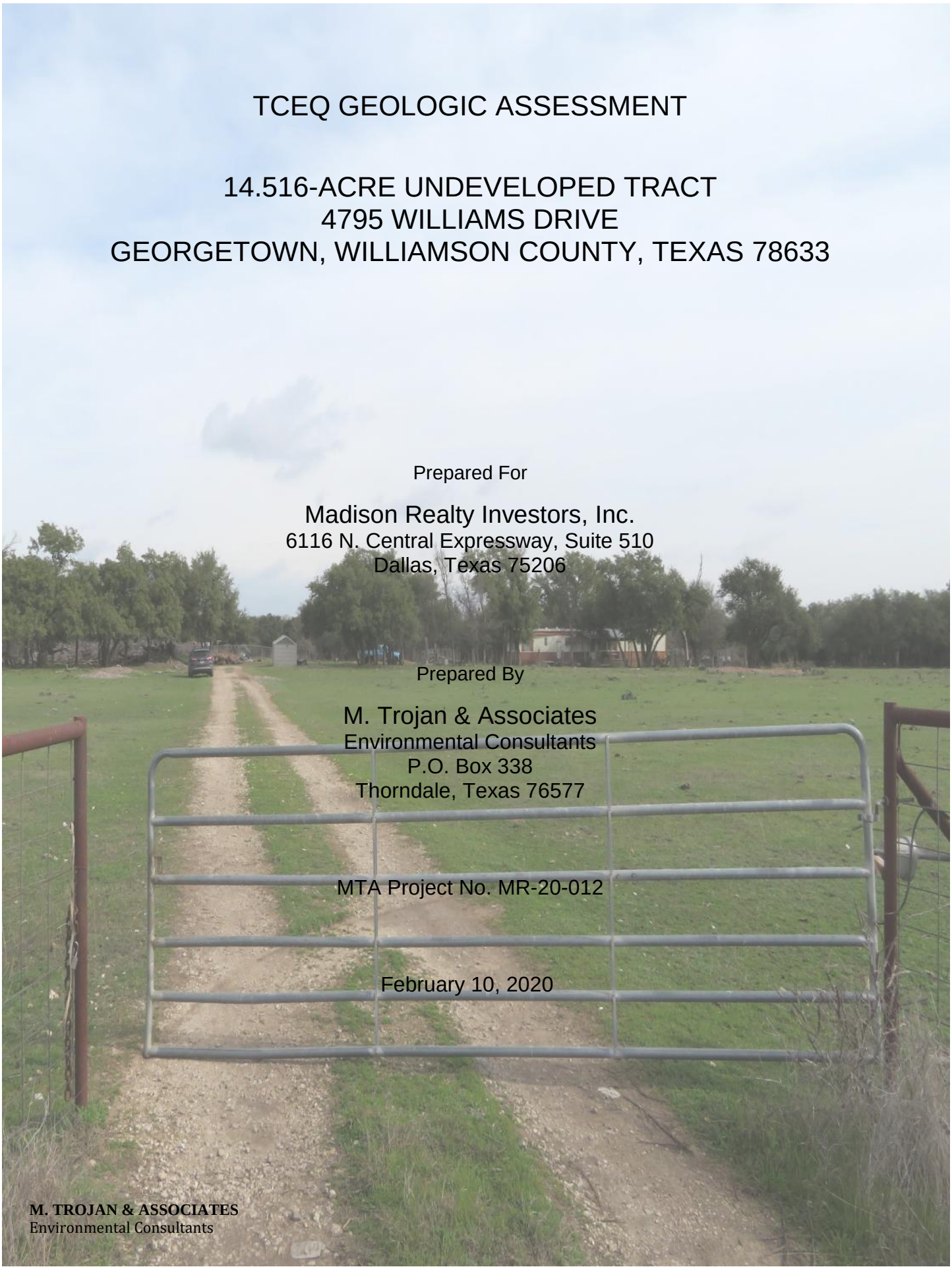
cc: Michael Easton Mundine, PE, 2P Consultants, LLC.

Geologic Assessment
(TCEQ-0585)

The following Geologic Assessment was conducted for the larger subdivision and remains accurate for this project site.

TCEQ GEOLOGIC ASSESSMENT

14.516-ACRE UNDEVELOPED TRACT
4795 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



Prepared For

Madison Realty Investors, Inc.
6116 N. Central Expressway, Suite 510
Dallas, Texas 75206

Prepared By

M. Trojan & Associates
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577

MTA Project No. MR-20-012

February 10, 2020

M. TROJAN & ASSOCIATES
Environmental Consultants

February 10, 2020

Robert W. Teeter
Madison Realty Investors, Inc.
6116 N. Central Expressway, Suite 510
Dallas, Texas 75206

Subject: Report of TCEQ *Geologic Assessment*
14.516-Acre Undeveloped Tract
4795 Williams Drive
Georgetown, Williamson County, Texas 78633
MTA Project No. MR-20-012

Mr. Teeter:

M. Trojan & Associates is pleased to submit this report of a Texas Commission on Environmental Quality (TCEQ) *Geologic Assessment* for the above referenced property. This *Geologic Assessment* was performed in accordance with the TCEQ requirements and instructions for completing TCEQ Form 0585.

I appreciate the opportunity to assist you in your environmental matters associated with the subject property. Should you have any questions or require additional information, please feel free to contact me at (512) 917-3695, or forward an email to mtrojan0316@gmail.com.

Respectfully,

Michael Trojan, PG
M. TROJAN & ASSOCIATES

Certified Professional Geoscientist #1109 (TX)

c: MTA Project File MR-20-012

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ATTACHMENT B: STRATIGRAPHIC COLUMN

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Figure 4 – Site Soils Map
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ATTACHMENT E: SITE PHOTOGRAPHS

1.0 TCEQ FORM 0585

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: Michael Trojan, PG Telephone: (512) 917-3695

Representing: M. Trojan & Associates Fax:

Signature of Geologist:

_____

Michael Trojan, PG
Certified Professional Geoscientist #1109 (TX)

Regulated Entity Name: 14.516-Acre Undeveloped Tract
4795 Williams Drive, Georgetown, Williamson Co., Texas

Project Information

1. Date(s) Geologic Assessment was performed: February 10, 2020

2. Type of Project:

X	WPAP		AST
X	SCS		UST

3. Location of Project:

X	Recharge Zone
	Transition Zone
	Contributing Zone within the Transition Zone

4. [X] **Attachment A – Geologic Assessment Table**. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.

5. [X] 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 (refer to Attachment D).

Table 1 – Soil Units, Infiltration, Characteristics and Thickness

Soil Units, Infiltration Characteristics & Thickness		
Soil Name	Group*	Thickness (feet)
Doss silty clay, 1-5% slopes (DoC)	C	up to 1.5
Eckrant cobbly clay, 1-8% slopes (EaD)	D	up to 1.3
Eckrant extremely stony clay, 0-3% slopes (EeB)	D	up to 0.9

* 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. [X] **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. [X] **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. [X] **Attachment D – Site Geologic Map(s)**. The Site Geologic Map must be the same scale as the applicant's Site Plan.

   Applicant's Site Plan Scale: unknown
   Site Geologic Map Scale: 1" = 270'
   Site Soils Map Scale (if more than 1 soil type): 1" = 270'

9. Method of collecting positional data:

   [X] 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. [X] Surface geologic units are shown and labeled on the Site Geologic Map.

12. [X] Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.

    [ ] Geologic or manmade features were not discovered on the project site during the field investigation.

13. [ ] The Recharge Zone boundary is shown and labeled, if appropriate.

14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section

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

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

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

2.0 OVERVIEW

M. Trojan & Associates was retained to conduct a Geologic *Assessment* for potential future development on a 14.516-acre undeveloped tract located at 4795 Williams Drive in Georgetown, Williamson County, Texas 78633 (refer to Figures 1 and 2 of Attachment D). All aspects of the *Geologic Assessment* were conducted by Mr. Michael Trojan, PG (Certified Professional Geoscientist #1109 in Texas), and the assessment was performed in accordance with Texas Commission on Environmental Quality (TCEQ) requirements and instructions for completing TCEQ Form 0585. The assessment included reconnaissance of the entire property as well as bordering portions of all neighboring properties.

Based on information obtained from the TCEQ, the study area is located on the Edwards Aquifer Recharge Zone. Accordingly, the objective of the *Geologic Assessment* was to identify any naturally occurring geologic (karst) or manmade features that may significantly contribute to recharge of the subsurface. The Edwards Aquifer rules define sensitive features as:

> *" . . . those that have potential for interconnectedness between the surface and the Edwards Aquifer and where rapid infiltration to the subsurface may occur."*

The scope of the *Geologic Assessment* included the following general components:

- Review of published soils and geologic/hydrogeologic information;
- Field evaluation of topographic features;
- Field evaluation of soil types and horizons, relative thicknesses, and hydrologic characteristics (visual only);
- General review of the subsurface geologic units beneath the property as well as geologic units exposed at ground surface (if visible);
- Field evaluation of geologic conditions to determine the presence or absence of caves, solution cavities, solution-enlarged fractures, faults, other natural bedrock features, sinkholes, swallets or swallow holes in drainage features, non-karst closed depressions, manmade features in bedrock, and any other natural or manmade features, and evaluation of such features with respect to their potential ability to convey infiltrating surface water to the underlying subsurface; and
- Preparation of TCEQ Form 0585 for presentation of the findings of this assessment.

3.0 GENERAL PROPERTY DESCRIPTION AND SITE DEVELOPMENT

3.1 Study Area

The study area is comprised of 14.516 acres of land located on the northeast side of Williams Drive, and at approximately the Williams Drive and Woodlake Drive intersection (refer to Figures 1 and 2 of Attachment D and photographs included in Attachment E). The southwestern one-third of the study area is cleared of all large vegetation, while the central and northeastern components are sparsely to densely wooded. Improvements on the tract include a mobile home and large animal shed and pen.

3.2 Proposed Site Development

A site development plan was not available for review during this *Geologic Assessment*.

3.3 Previously Published Reports

No previously published, site-specific technical reports were reviewed as part of this *Geologic Assessment*.

4.0 GEOLIC ASSESSMENT LIMITATIONS

This *Geologic Assessment* was conducted in accordance with rules and guidelines set forth by the TCEQ, as well as consistent with standard methods and practices generally employed by professionals engaged in conducting karst assessments. Still, the scope of the *Geologic Assessment* presents certain limitations. The primary limitations include:

1. The field reconnaissance is conducted to effectively identify the geologic conditions/features at the subject property. However, certain site conditions may render features undetectable as a result of obstruction by: (1) soil cover, (2) very dense, inaccessible vegetation, (3) manmade cover including, but not limited to driveways, concrete slabs, soil and debris piles/mounds, and/or (4) stormwater runoff ground cover following significant rainfall events.

2. The scope of the *Geologic Assessment* does not include identification of features that may be discovered at the time of site development – during excavation, trenching, grading and/or leveling.

3. While this *Geologic Assessment* is confident of the identification of karst features, or lack thereof, the regulatory community reserves the right to conduct a reconnaissance of the study area. At times, regulatory field inspectors may identify additional potential karst features that, in their professional opinion, may require consideration in terms of proposed development on the study area. In this event, the author of this *Geologic Assessment* and the developer are provided the opportunity to conduct additional field investigation of such features, including employment of certain invasive methodologies (e.g., excavation), to either confirm or refute the field findings of the regulatory field inspectors.

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE — PROJECT NAME: 14.516-Acre Undeveloped Tract

LOCATION			FEATURE CHARACTERISTICS												EVALUATION			PHYSICAL SETTING		
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY		CATCHMENT AREA (ACRES)		TOPOGRAPHY
						X	Y	Z		10						<40	≥40	<1.6	>1.6	
ONSITE																				
MB-1	30.690241	-97.723739	MB	30	Ked	unk	unk	unk					X	≤5		≤35		N/A	N/A	hillside
MB-2	30.690132	-97.723486	MB	30	Kgt	unk	unk	unk					X	≤5		≤35		N/A	N/A	hillside
OFFSITE																				
MB-3	N/A	N/A	MB	30	Kgt	unk	unk	unk					X	≤5		≤35		N/A	N/A	hillside

* 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	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

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

12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas 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: February 10, 2020

Sheet 1 of 1

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

ATTACHMENT B

STRATIGRAPHIC COLUMN

SYSTEM	SERIES	GROUP	FORMATION	LITHOLOGY/ THICKNESS
QUATERNARY				TERRACE AND ALLUVIUM SAND, SILT, CLAY, AND GRAVEL THICKNESS NOT REPORTED
CRETACEOUS	UPPER CRETACEOUS (GULFIAN)	AUSTIN		CHALK, MARL, AND LIMESTONE 325–420 FEET THICK
		EAGLE FORD	EAGLE FORD	SHALE AND SILTY LIMESTONE TO CALCAREOUS SILTSTONE 25–65 FEET THICK
			BUDA	LIMESTONE UP TO 45 FEET THICK
	LOWER CRETACEOUS (COMANCHEAN)		DEL RIO	CLAY 40–70 FEET THICK
			GEORGETOWN	LIMESTONE AND MARL 30–80 FEET THICK
		FREDERICKSBURG	EDWARDS	LIMESTONE AND DOLOSTONE 60–350 FEET THICK
			COMANCHE PEAK	LIMESTONE AND MARL UP TO 80 FEET THICK
			WALNUT FORMATION	LIMESTONE AND MARL UP TO 130 FEET THICK
			PALUXY SAND	SAND UP TO 10 FEET THICK

Geologic unit that directly underlies the subject property

M. TROJAN & ASSOCIATES
Environmental Consultants
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale: No Scale
Date: February 10, 2020
Project: TCEQ Geologic Assessment
MTA Project: MR-20-012

STRATIGRAPHIC COLUMN

14.516-ACRE UNDEVELOPED TRACT
4795 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633

ATTACHMENT C

SITE GEOLOGY

TOPOGRAPHY AND SURFACE WATER HYDROLOGY

According to the Williamson County and City of Georgetown GIS, the study area slopes very gently toward the east-northeast (refer to Figure 3 of Attachment D). Topographic elevations on the study area range between approximately 902 and 874 feet above mean sea level (msl), with the highest elevations located at the northwest property corner and the lowest elevations near the northeast corner.

As is depicted on Figure 3 of Attachment D, stormwater runoff generated within the study area boundaries flows primarily toward the northeast and discharges offsite to a designated drainage easement to the northeast of the property. Based on reconnaissance of the property, all runoff was observed to represent overland (sheet) flow; there were no defined drainage ways observed that can qualify as streams. Moreover, no active or inactive springs were observed on the property.

The study area lies in the Berry Creek watershed. This area exhibits very gently sloping drainage basins with relatively sparse "defined" creeks/streams. Berry Creek lies approximately 0.9 miles to the north-northeast of the tract. According to review of a FEMA Flood Insurance Rate Map and Williamson County GIS, no portion of the study area lies within the 100-year floodplain. Moreover, no portion of the property lies within an area designated as a waterway setback zone.

SOILS

According to the *Soil Survey of Williamson County, Texas*, the soils that are reported to cover the study area are as follows (also refer to Figure 4 of Attachment D for soil type locations):

Soil Component Name:	Doss silty clay, 1–5% slopes (DoC)
Soil Surface Texture:	Dark grayish-brown silty clay to approximately 9 inches, underlain by brown silty clay loam to about 19 inches, underlain by limy earth interbedded with fragments of limestone
Hydrologic Group:	Permeability is slow; available water capacity is low
Soil Drainage Class:	Well drained
Soil Component Name:	Eckrant cobbly clay, 1–8% slopes (EaD)
Soil Surface Texture:	Very dark gray, extremely stony silty clay loam to approximately 11 inches, underlain by indurated limestone
Hydrologic Group:	Permeability is very slow; available water capacity is very low; runoff is rapid
Soil Drainage Class:	Well drained

Soil Component Name:	Eckrant extremely stony clay, 0 – 3% slopes (EeB)
Soil Surface Texture:	Very dark gray, extremely stony silty clay loam to approximately 11 inches, underlain by indurated limestone
Hydrologic Group:	Permeability is very slow; available water capacity is very low; runoff is rapid
Soil Drainage Class:	Well drained

Based on the *Soil Survey* and as is depicted on Figure 4 of Attachment D, the Eckrant extremely stony clay soils are reported to cover the central and northeast portions of the study area, while the Doss silty clay covers the southwestern component of the property. Shallow excavations were made at various locations across the property and observations of the soil characteristics confirmed the presence of soils similar to those described in the *Soil Survey*. The soils were found to be relatively shallow to medium-thick and fine-grained. The Eckrant soils on the central and northeast components of the tract were observed to exhibit modest to high concentrations of embedded rock fragments up to 4.5 feet in size.

GEOLOGY

According to the *Geologic Map of the West Half of the Taylor, Texas 30X60 Minute Quadrangle* and the *Geologic Atlas of Texas, Austin Sheet*, the study area is reported to be underlain by the Georgetown Formation (Kgt) (refer to Figure 5 of Attachment D for a regional geologic map and the stratigraphic column in Attachment B). The Georgetown Formation consists of limestone and marl (mostly limestone). The limestone is light gray, fine grained, nodular, and moderately indurated. Some limestone is white, hard, brittle, and thick bedded. The Georgetown also includes some shale that is light gray to yellowish gray, marly, and soft. The thickness is reported to range 30 to 80 feet, and the formation thins southward.

Given the consistent soil cover over the entire study area, no true geologic rock outcrops were observed at ground surface. However, "loose" rock fragments up to approximately 4.5 feet in size were observed embedded in surface soils, primarily on the central and northeast parts of the tract (refer to photographs in Attachment E). All bedrock fragments were observed to be light gray, fine- to very fine-grained and hard. No true geologic outcrops were observed on neighboring properties at distances of 200 feet from all boundaries of the tract.

SENSITIVE KARST AND MANMADE FEATURES

Onsite Features

The field reconnaissance of the study area included search for and identification of sensitive karst and manmade features, as defined by TCEQ, and to note potential ground recharge points that may be associated with such features. The field reconnaissance entailed walking 25- to 50-foot spaced transects across the entire study area. The results of the reconnaissance are provided below.

Caves

Based on TCEQ criteria, a cave is a natural underground open (or filled) space formed by dissolution of limestone that is large enough for an average-sized person to enter. When a surface cave opening is encountered, then the subsurface extent of the cave is relevant in terms of subsurface recharge.

Based on observations made across the entire study area, no cave openings/caves were identified.

Solution Cavities

Based on TCEQ criteria, a solution cavity is a natural cavity or depression formed as a result of dissolution of limestone. This category is designed to capture features that are not large enough for a normal-sized person to enter but appear to be part of a system of interconnected voids that connect the surface with the subsurface. The size and geometry of the feature is defined by in-place bedrock. Solution cavities also include areas where dissolution has increased the opening size and permeability along bedding planes as well as fractures.

Based on observations made across the entire study area, no solution cavities were identified.

Solution-Enlarged Fractures

Based on TCEQ criteria, a solution-enlarged fracture is one that shows evidence of being locally enlarged by dissolution of limestone, recognized by measurable (larger than hairline) openings and miss-matched fracture surface shapes.

Based on observations made across the entire study area, no solution-enlarged fractures were identified.

Faults

Based on TCEQ criteria, a fault is defined as a fracture along which there has been displacement of one side of the fracture relative to the other side. Displaced geologic materials and/or an abrupt change in surface topography can both be indicative of the presence of a fault.

Based on observations made across the entire study area, no faults were identified. Moreover, information obtained from technical publications reviewed as part of this *Geologic Assessment* suggests that no known faults are located within the study area or in the close proximity.

Manmade Features in Bedrock

Based on TCEQ criteria, manmade features in bedrock may include water wells, sanitary sewer lines, storm sewer lines, trenches, quarries, and other cultural features that intersect bedrock and can potentially increase the rate of recharge to the subsurface.

Based on observations made across the entire study area, the following manmade features in bedrock were identified:

Onsite Manmade Feature in Bedrock MB-1

Latitude: 30.690241
Longitude: -97.723739
Dimensions: unknown

Onsite Feature MB-1 represents a water well located directly northwest of the onsite mobile home (refer to the Geologic Assessment Table in Attachment A, Figure 6 of Attachment D and photograph in Attachment E). The well is not functional. In the event that the well is not resurrected for future use, the well should be plugged and abandoned according to appropriate State rules.

Onsite Manmade Feature in Bedrock MB-2

Latitude: 30.690132
Longitude: -97.723486
Dimensions: unknown

Onsite Feature MB-2 represents an underground septic tank located directly northeast of the mobile home (refer to the Geologic Assessment Table in Attachment A and Figure 6 of Attachment D). The tank is likely functional; however, the system is not utilized. This feature is engineered, fully-enclosed and installed in bedrock that presumably showed no evidence of karst features during the installation process. It is assumed that this feature will not be utilized as part of future development on the tract, and that it will be closed and/or removed.

Swallet or Swallow Holes

Based on TCEQ criteria, a swallet or swallow hole may include a focused recharge feature in an intermittent drainage or stream in karst terrain. Some swallow holes have a surface expression, for example, a cave opening or formation of a whirlpool in the stream at high flow. The general case is that fine soil and sediment as well as gravel are deposited over the bedrock feature during falling stages of flow, thereby intermittently or frequently obscuring the feature.

Based on observations made across the entire study area, no swallet or swallow holes were identified.

Sinkholes

Based on TCEQ criteria, a sinkhole represents a shallow, broad topographic depression formed in response to karst processes. Sinkholes are pragmatically defined as features greater than six (6) feet in diameter with more than six (6) inches of topographic relief. Sinkholes are usually circular in map view. In cross section they may be subtle swales or funnel-shaped pits and some have exposed rimrock at the perimeter. The presence of a sinkhole implies that processes including collapse, subsidence, and soil sapping over geologic time have caused the land surface to sink below the surrounding area.

Based on observations made across the entire study area, no sinkholes were identified.

Other Natural Bedrock Features

Based on TCEQ criteria, other natural bedrock features include vuggy rock and reef deposits that may contain large holes or vugs.

Based on observations made across the entire study area, no other natural bedrock features were identified.

Non-karst Closed Depressions

Based on TCEQ criteria, a non-karst closed depression is a natural or non-natural topographic depression that is not formed by karst processes and is not bedrock floored. A feature larger than six (6) feet in at least one direction and with six (6) inches or more of topographic relief should be considered as a feature.

Based on observations made across the entire study area, no non-karst closed depressions were identified.

Zones

Based on TCEQ criteria, a zone is an area in which any type of karst feature occurs along a trend or in a cluster. Clustered or aligned features are more likely to be an indicator of an integrated flow system at depth than isolated features. Alignment is expected in areas where conduit flow is strongly influenced by structurally controlled fractures.

Based on observations made across the entire study area, no zones were identified.

Offsite Features

The field reconnaissance also included inspection of neighboring properties a distance of approximately 200 feet (as practical) from all boundaries of the study area for identification of offsite sensitive karst and/or manmade features in bedrock that could be deemed as significant in terms of development on the study area. The following offsite feature was identified:

Offsite Manmade Feature in Bedrock MB-3

Latitude: N/A
Longitude: N/A
Dimensions: N/A

Features represented by offsite Feature MB-3 qualify as manmade features in bedrock. The features include any/all underground infrastructure that has been installed along the southwest property boundary – along Williams Drive – including a water line and cable (refer to Geologic Assessment Table in Attachment A and Figure 6 of Appendix D). These features are engineered

and represent fully-enclosed wet and dry lines (Note: This assessment has no knowledge of the installation details).

The infrastructure is installed in bedrock that presumably showed no evidence of karst features during the installation process. Therefore, it is assessed that the underground infrastructure is not significant in the potential to increase the rate of recharge to the subsurface. It is further assessed that these features will not be affected by future development on the tract.

POTENTIAL FOR FLUID MOVEMENT TO THE SUBSURFACE

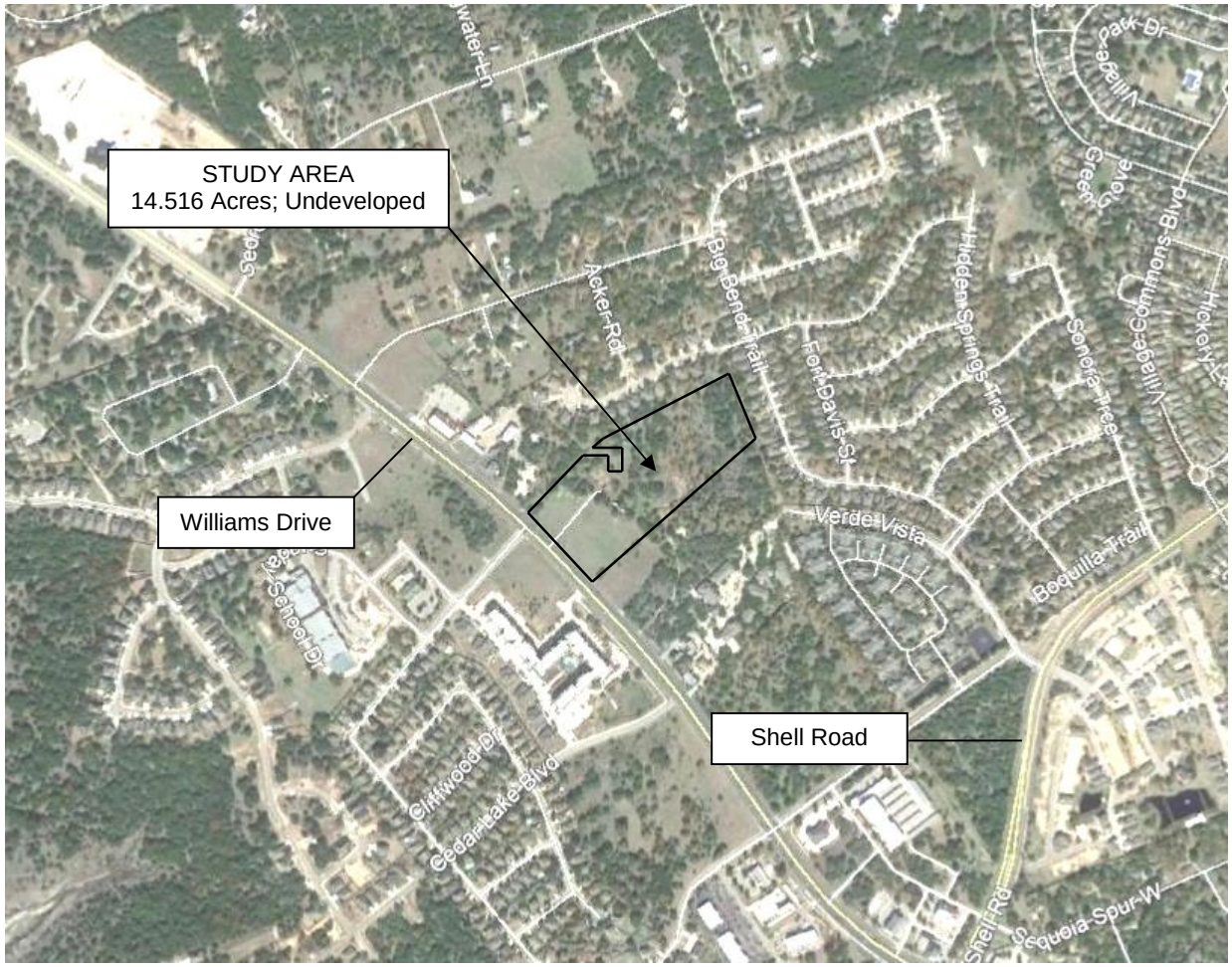
Based on review of available information and visual observations made during the field reconnaissance, this *Geologic Assessment* presents the following observations regarding the potential for recharge of the subsurface within the study area:

- Characteristics of soils that cover the study area are the primary factors that influence potential subsurface recharge on the property. The presence of Doss and Eckrant soils with reported slow and very slow permeability suggests overall slow recharge potential to the subsurface.

- No "defined" karst recharge points with focused recharge potential were observed to be located on the study area.

ATTACHMENT D

SITE GEOLOGIC MAPS



M. TROJAN & ASSOCIATES
Environmental Consultants

P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	No Scale
Date:	February 10, 2020
Project:	TCEQ Geologic Assessment
MTA Project:	MR-20-012

FIGURE 1

SITE LOCATION MAP

14.516-ACRE UNDEVELOPED TRACT
4795 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633

2019 Aerial Photograph

M. TROJAN & ASSOCIATES
Environmental Consultants

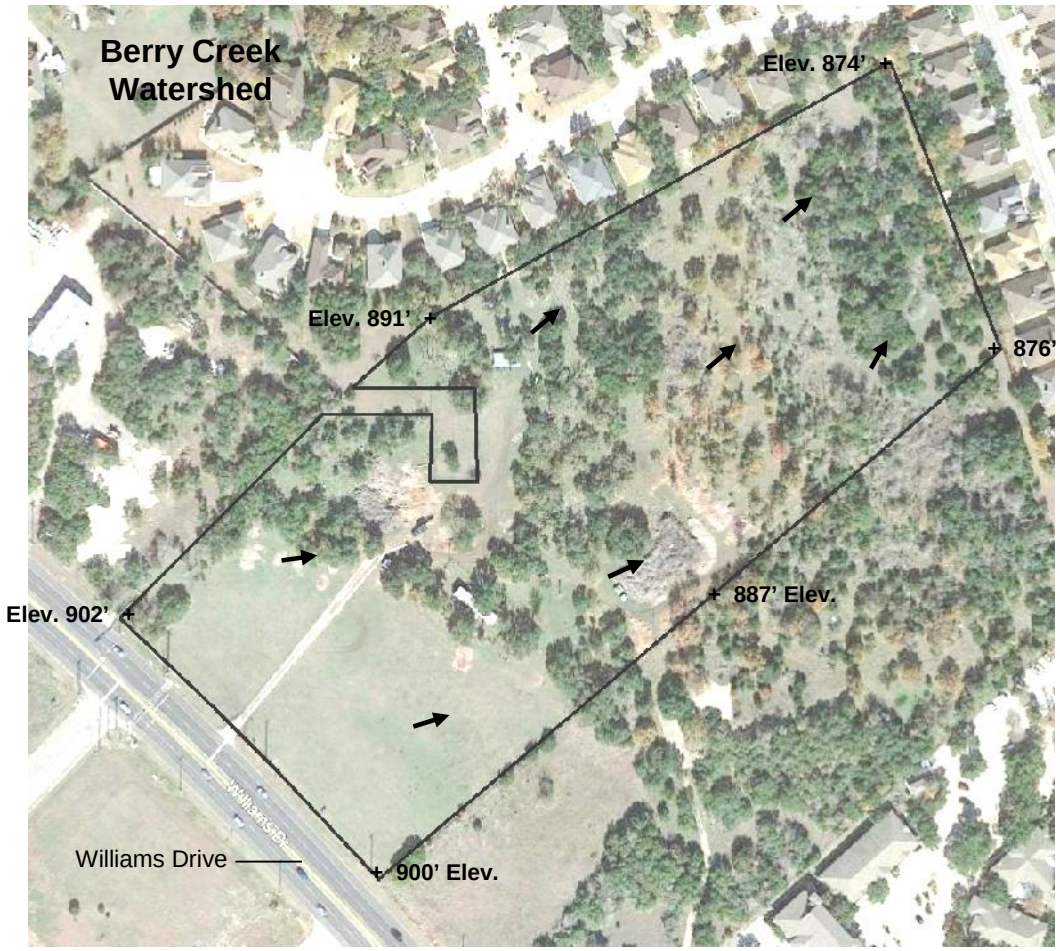
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale: 1" = 270' (approx.)
Date: February 10, 2020
Project: TCEQ Geologic Assessment
MTA Project: MR-20-012

FIGURE 2

SITE AERIAL PHOTOGRAPH

14.516-ACRE UNDEVELOPED TRACT
4795 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



Note: Topographic elevations depicted are approximate

→ Stormwater Runoff

M. TROJAN & ASSOCIATES
Environmental Consultants

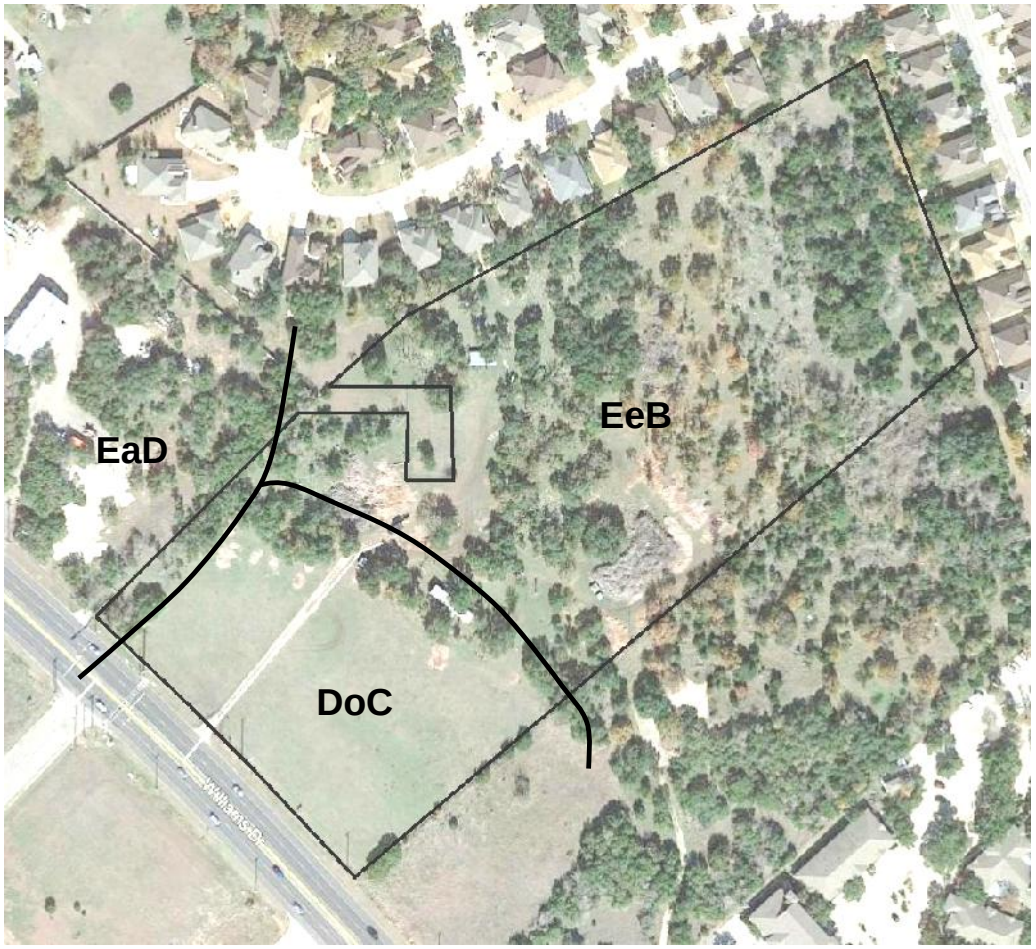
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	1" = 270' (approx.)
Date:	February 10, 2020
Project:	TCEQ Geologic Assessment
MTA Project:	MR-20-012

FIGURE 3

SURFACE WATER HYDROLOGY

14.516-ACRE UNDEVELOPED TRACT
4795 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



STATE OF TEXAS
MICHAEL TROJAN
GEOLOGY
No. 1109
LICENSED
PROFESSIONAL GEOSCIENTIST

N

DoC – Doss silty clay, 1-5% slopes / EaD – Eckrant cobbly clay, 1-8% slopes / EeB – Eckrant extremely stony clay, 0-3% slopes

M. TROJAN & ASSOCIATES
Environmental Consultants

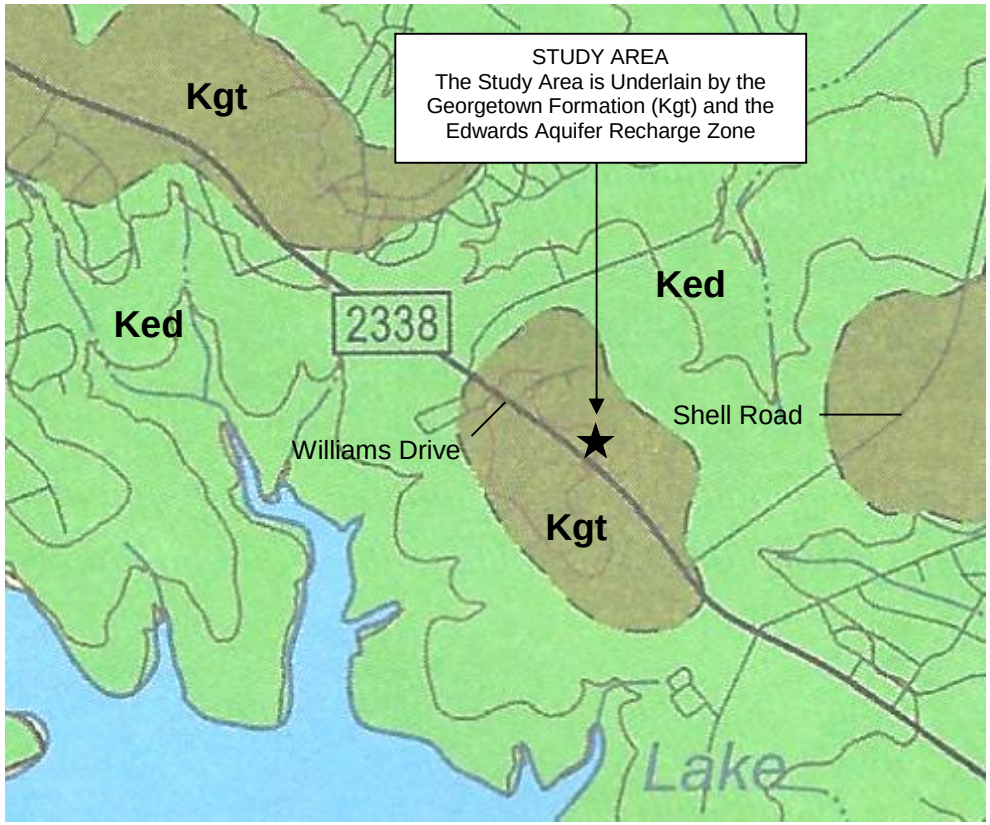
P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale: 1" = 270' (approx.)
Date: February 10, 2020
Project: TCEQ Geologic Assessment
MTA Project: MR-20-012

FIGURE 4

SITE SOILS MAP

14.516-ACRE UNDEVELOPED TRACT
4795 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633



Ked– Edwards Formation / Kgt – Georgetown Formation

NOTE: Subject property location is approximate
Sources: (1) Geologic Map of the West Half of the Taylor, Texas 30X60 Minute Quadrangle, Bureau of Economic Geology, dated 2005 (2) TCEQ

M. TROJAN & ASSOCIATES
Environmental Consultants

P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	No Scale
Date:	February 10, 2020
Project:	TCEQ Geologic Assessment
MTA Project:	MR-20-012

FIGURE 5

GENERAL GEOLOGIC MAP

14.516-ACRE UNDEVELOPED TRACT
4795 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633

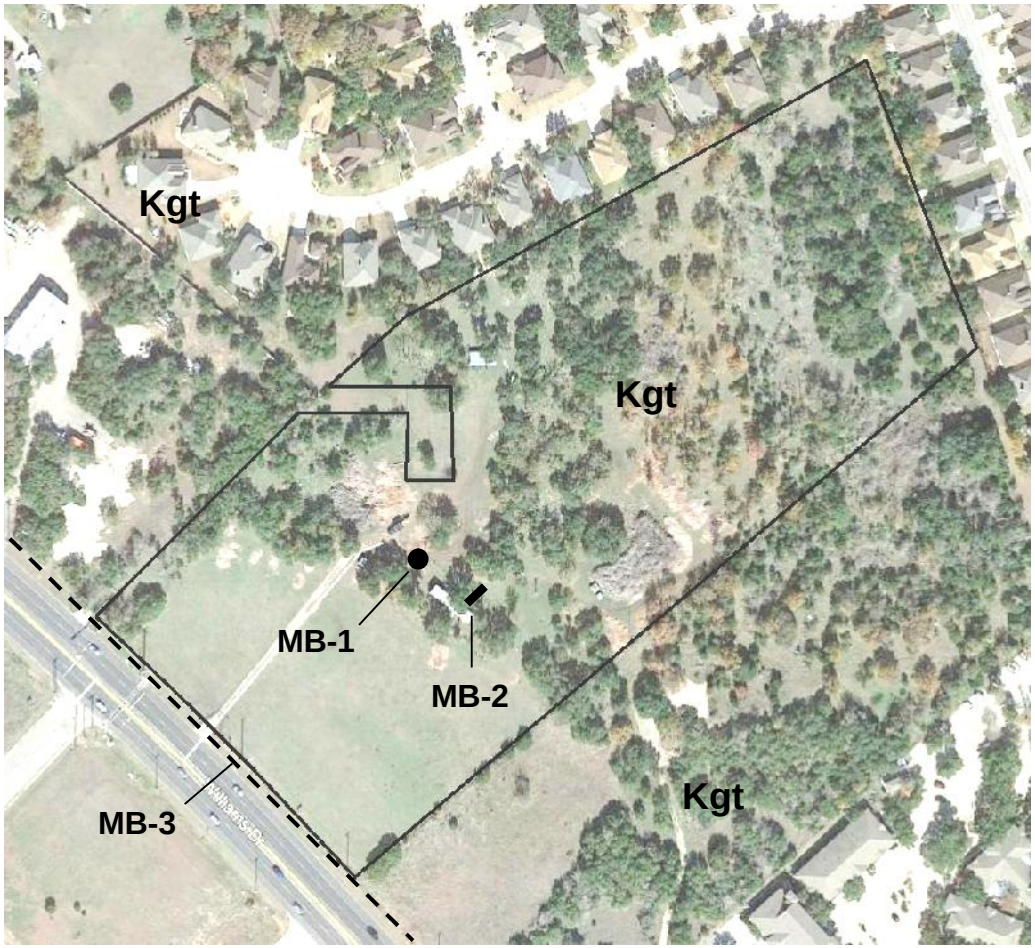
ONSITE FEATURES

MB-1: Manmade feature in bedrock (water well)

MB-2: Manmade feature in bedrock (septic tank)

OFFSITE FEATURES (within 200')

MB-3: Area of manmade features in bedrock (underground infrastructure)



STATE OF TEXAS
MICHAEL TROJAN
GEOLOGY
No. 1109
LICENSED
PROFESSIONAL GEOSCIENTIST

NO ONSITE OR OFFSITE KARST FEATURES IDENTIFIED

NOTES

Kgt – Georgetown Formation

Source: Geologic Map of the West Half of the Taylor, Texas 30X60 Minute Quadrangle, Bureau of Economic Geology, dated 2005

M. TROJAN & ASSOCIATES
Environmental Consultants

P.O. Box 338
Thorndale, Texas 76577
(512) 917-3695

Scale:	1" = 270' (approx.)
Date:	February 10, 2020
Project:	TCEQ Geologic Assessment
MTA Project	MR-20-012

FIGURE 6

SITE GEOLOGIC MAP

14.516-ACRE UNDEVELOPED TRACT
4795 WILLIAMS DRIVE
GEORGETOWN, WILLIAMSON COUNTY, TEXAS 78633

ATTACHMENT E

SITE PHOTOGRAPHS

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 1]

Project:	TCEQ Geologic Assessment
Site:	14.516-Acre Undeveloped Tract
Location:	4795 Williams Drive, Georgetown, Williamson County, Texas 78633
Date Taken:	February 10, 2020
Photographer:	Michael Trojan, PG

Description: View of typical landscape on the southwestern one-third of the study area. Photograph taken from the southeast property boundary facing northwest.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 2]

Project:	TCEQ Geologic Assessment
Site:	14.516-Acre Undeveloped Tract
Location:	4795 Williams Drive, Georgetown, Williamson County, Texas 78633
Date Taken:	February 10, 2020
Photographer:	Michael Trojan, PG
Description:	View of typical landscape on the central and northeastern portions of the study area.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 3]

Project:	TCEQ Geologic Assessment
Site:	14.516-Acre Undeveloped Tract
Location:	4795 Williams Drive, Georgetown, Williamson County, Texas 78633
Date Taken:	February 10, 2020
Photographer:	Michael Trojan, PG

Description: View of typical "loose" bedrock fragments imbedded in surface soils on the central and northeastern portions of the study area.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 4]

Project:	TCEQ Geologic Assessment
Site:	14.516-Acre Undeveloped Tract
Location:	4795 Williams Drive, Georgetown, Williamson County, Texas 78633
Date Taken:	February 10, 2020
Photographer:	Michael Trojan, PG

Description: Second view of typical "loose" bedrock fragments imbedded in surface soils on the central and northeastern portions of the study area.

PHOTOGRAPHIC REPORTING DATA SHEET

[PHOTOGRAPH 5]

Project:	TCEQ Geologic Assessment
Site:	14.516-Acre Undeveloped Tract
Location:	4795 Williams Drive, Georgetown, Williamson County, Texas 78633
Date Taken:	February 10, 2020
Photographer:	Michael Trojan, PG
Description:	View of the onsite water well (Manmade Feature in Bedrock MB-1) on the southwestern one-third part of the study area.

Water Pollution Abatement Plan Application Form (TCEQ-0584)

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: NICK SANDLIN, P.E.

Date: 10/21/2025

Signature of Customer/Agent:

Regulated Entity Name: LOT 3 SCHILLER

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):2.67

3. Estimated projected population:203

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	28,474	÷ 43,560 =	0.654
Parking	13,986	÷ 43,560 =	0.321
Other paved surfaces	37,132	÷ 43,560 =	0.852
Total Impervious Cover	79,592	÷ 43,560 =	1.827

Total Impervious Cover 1.83 **÷ Total Acreage** 2.67 **X 100 =** 68.5**% Impervious Cover**

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

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

For Road Projects Only

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

7. Type of project:

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

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

   ☐ Concrete
   ☐ Asphaltic concrete pavement
   ☐ Other: _____

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

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

10. Length of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

100% Domestic	14,210Gallons/day
_____% Industrial	_____Gallons/day
_____% Commingled	_____Gallons/day
TOTAL gallons/day 14,210	

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 PECAN BRANCH WWTP (name) Treatment Plant. The treatment facility is:

☒ Existing.
☐ Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 20'.

18. 100-year floodplain boundaries:

☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.
☒ 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 48491C0280E (effective 9/26/2008)

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 Form (TCEQ-0584)

Attachment A: Factors Affecting Surface Water Quality

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site during construction include:

- Soil erosion due to the clearing of the site
- Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle drippings
- Hydrocarbons from asphalt paving operations
- Miscellaneous trash and litter from construction workers and material wrappings
- Concrete truck washout
- Potential overflow/spills from portable toilets

Temporary best management practices will be followed during construction to address these potential pollution sources during construction. (Please see Temporary Stormwater Section, Attachment D)

Potential sources of pollution that may reasonably be expected to affect the quality of storm water discharges from the site after development include:

- Oil, grease, fuel and hydraulic fluid contamination from vehicle drippings
- Dirt and dust which may fall off vehicles
- Miscellaneous trach and litter

Permanent best management practices will address potential storm water quality sources after site development. (Please see Permanent Stormwater Section, Attachment C)

Water Pollution Abatement Plan Application Form (TCEQ-0584)

Attachment B: Volume and Character of Stormwater

The proposed site is located within the Edwards Aquifer Recharge Zone. The proposed development and infrastructure includes 1.83 AC of impervious cover (IC), which is 68.5% of the total 2.67 AC site. Stormwater from the developed IC will be directed to an existing Batch Detention Pond BMP. This site lies within the originally approved storm and water quality parameters of the associated subdivision plans. Please see the water quality and drainage sheets of the construction plans for calculations and details. There are no anticipated off-site impacts.

Water Pollution Abatement Plan Application Form (TCEQ-0584)

Attachment C:
Suitability Letter from authorized Agent (if OSSF is proposed)

(NOT APPLICABLE)

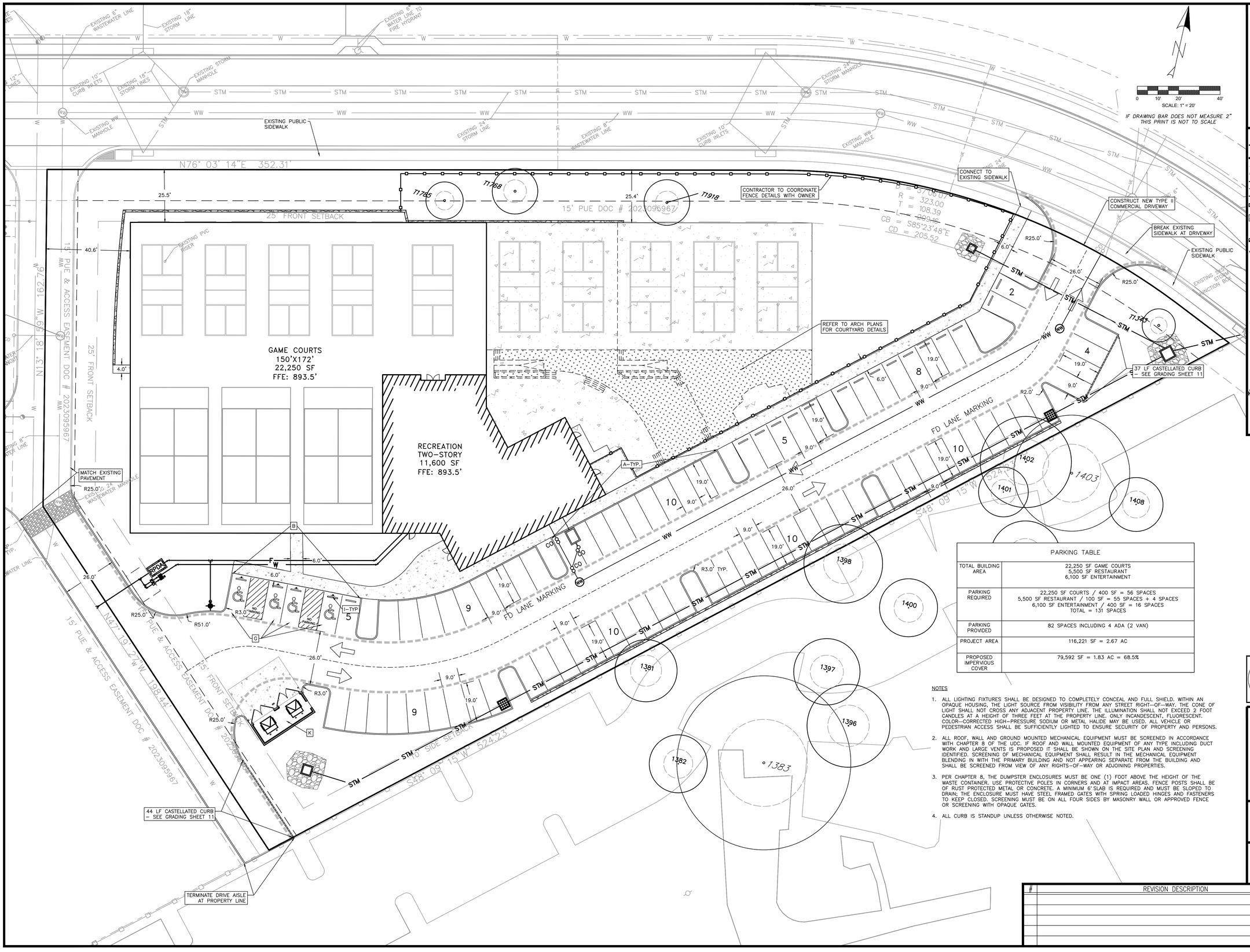
Water Pollution Abatement Plan Application Form (TCEQ-0584)

Attachment D:
Exception to the Required Geologic Assessment (if requested)

(NOT APPLICABLE)

Water Pollution Abatement Plan Application Form (TCEQ-0584)

Site Plan



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

SITE PLAN LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- 4' FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS

TAS ACCESSIBLE ROUTE
TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / PR. FIRE LINE
- EX. STORM SEWER LINE / PR. WASTEWATER
- EX. FIRE HYDRANT / PR. STORM SEWER LINE
- EX. WATER METER / PR. FIRE HYDRANT
- EX. WASTEWATER MANHOLE / PR. WATER METER
- PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED / FLOW ARROW
- WW CLEAN OUT
- BFP BACK FLOW PREVENTER / EX. UTILITY POLE

SITE LEGEND

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- B LAYDOWN CURB. SEE DETAIL SHEET.
- C CASTELLATED CURB. SEE DETAIL SHEET.
- D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- E CONCRETE SIDEWALK. SEE DETAIL SHEET.
- F PEDESTRIAN CROSSWALK.
- G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT AND CITY STANDARDS

PARKING TABLE	
TOTAL BUILDING AREA	22,250 SF GAME COURTS 5,500 SF RESTAURANT 6,100 SF ENTERTAINMENT
PARKING REQUIRED	22,250 SF COURTS / 400 SF = 56 SPACES 5,500 SF RESTAURANT / 100 SF = 55 SPACES + 4 SPACES 6,100 SF ENTERTAINMENT / 400 SF = 16 SPACES TOTAL = 131 SPACES
PARKING PROVIDED	82 SPACES INCLUDING 4 ADA (2 VAN)
PROJECT AREA	116,221 SF = 2.67 AC
PROPOSED IMPERVIOUS COVER	79,592 SF = 1.83 AC = 68.5%

NOTES

1. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULL 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.
2. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
3. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN. THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.
4. ALL CURB IS STANDUP UNLESS OTHERWISE NOTED.

TEXAS 811 DIG RITE
WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SITE PLAN

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S SL3 SITE.dwg-SITE PLAN Plotted Oct 27, 2025 at 5:49pm by Engineer | Last Saved by: Engineer

Temporary Stormwater Section
(TCEQ-0602)

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: NICK SANDLIN, P.E.

Date: 10/21/2025

Signature of Customer/Agent:

Regulated Entity Name: LOT 3 SCHILLER

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

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

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: BERRY CREEK

Temporary Best Management Practices (TBMPs)

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

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

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

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

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

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

Temporary Stormwater Section (TCEQ-0602)

Attachment A: Spill Response Actions

Spill Response Actions

In the event of an accidental spill, immediate action shall be undertaken by the General Contractor to contain and remove the spilled material. All hazardous materials, including contaminated soil and liquid concrete waste (if applicable), shall be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill shall be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States shall be properly reported. The General Contractor shall prepare a written record of any spill and associated clean-up activities of petroleum products or hazardous materials in excess of 1 gallon or reportable quantities, whichever is less. The General Contractor shall provide notice to the Owner immediately upon identification of a reportable spill.

All spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA or the State or Local agency regulations, shall be immediately reported within 24 hours to the EPA National Response Center (1-800-424-8802), TCEQ (1-800-832-8224), and local Fire Department (911).

The reportable quantity for hazardous materials can be found in 40 CFR 302:

Reportable Quantities		
Material	**Media Released to**	**Reportable Quantities**
Engine Oil, Fuel, Hydraulic & Brake Fluid	Land	25 gallons
Engine Oil, Fuel, Hydraulic & Brake Fluid	Water	Visible sheen
Antifreeze	Land	100 lbs (13 gal.)
Battery Acid	Land, Water	100 lbs
Refrigerant	Air	1 lb
Gasoline	Air, Land, Water	100 lbs
Engine Degreasers	Air, Land, Water	100 lbs

Please visit https://www.tceq.texas.gov/response/spills/spill_rq.html for more information.

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with stormwater, the following steps shall be implemented.

1) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids paints, paint solvents, additives for soil stabilization,

concrete curing compounds and additives, etc.) shall be stored in a secure location, under cover and in appropriate, tightly sealed containers when not in use.

2) The minimum practical quantity of all such materials shall be kept on the job site and scheduled for delivery as close to the time of use as practical. Post Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

3) A spill control and containment kit (containing for example: absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) shall be provided on the construction site and construction employees shall be trained in when and how to use spill containment materials.

4) The contractor personnel will immediately clean up any oil, fuel or hydraulic fluid if observed being released from equipment or vehicles. Vehicles or equipment will cease operation until required repairs are made to the equipment.

5) All of the product in a container shall be used before the container is disposed of. All such containers shall be triple rinsed with water prior to disposal. The rinse water used in these containers shall be disposed of in a manner in compliance with State and Federal regulations and shall not be allowed to mix with stormwater discharges.

6) All products shall be stored in and used from the original container with the original product label.

7) All products shall be used in strict compliance with instructions on the product label.

8) The disposal of the excess or used products shall be in strict compliance with instructions on the product's label.

Spill Prevention and Control

Education

1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when a spill must be reported to the TCEQ. Information is available in 30 TAC 327.4 and 40 CFR 302.4.
2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
3) A summary of the spill prevention procedures will be posted in an appropriate location, such as meeting rooms, the cafeteria, and areas with a high spill potential. This summary shall also include the location of spill cleanup kits, the phone numbers of regulatory agencies to be notified, and identify spill-cleanup coordinators.

4) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
5) Establish a continuing education program to indoctrinate new employees.
6) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

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

Cleanup

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

Minor Spills

1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
2) Use absorbent materials on small spills rather than hosing down or burying the spill.
3) Absorbent materials should be promptly removed and disposed of properly.
4) Follow the practice below for a minor spill:
5) Contain the spread of the spill.
6) Recover spilled materials.
7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

Semi-significant spills still can be controlled by the first responder along with the aid of other personnel such as laborers and the foreman, etc. This response may require the cessation of all other activities. Spills should be cleaned up immediately.

1) Contain spread of the spill.
2) Notify the project foreman immediately.
3) If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
5) If the spill occurs during rain, cover the spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,009, and 302, the contractor should notify the National Response Center at (800)424-8802.
3) Notification should first be made by telephone and followed up with a written report.
4) The services of a spill's contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff have arrived at the job site.

5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/downloads/compliance/investigations/spills/spill-poster-x.pdf

Vehicle and Equipment Maintenance

1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage course, to prevent the runon of stormwater and the runoff of spills.
2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5) Place drip pans or absorbent materials under paving equipment when not in use.
6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of them properly.
7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
2) Discourage 'topping off' of fuel tanks.

Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

SPILL REPORT FORM

Notes to General Contractor:

- Control and contain the spill.
- Contact the appropriate regulatory agencies if the spill exceeds the applicable reportable quantity.
- Clean up the spill and dispose of waste according to federal, state and local regulations.
- Complete the Spill Report Form in full for each spill that exceeds the applicable reportable quantity and submit to the Owner.
- Call the Owner.
- Resolve as appropriate and as required by regulatory authorities.

SPILL REPORT FORM

DATE:
PROJECT:
PROJECT ADDRESS:

Spill Reported By: _____

Date / Time of Spill: _____

Describe spill location and events leading to spill: _____

_____

Material Spilled: _____

Source of Spill: _____

Amount Spilled: _____

Amount Spilled to Waterway (Name Waterway): _____

Containment or Clean up Action: _____

_____

Approximate depth (yards) of soil excavation: _____

List injuries or Personal Contamination: _____

Action to be taken to prevent future spills:
_____

Agencies notified of spill:
_____

_____

_____ _____
Contractor Signature and Printed Name **Date**

AFTER NOTIFYING GOVERNING AUTHORITIES, IMMEDIATELY COMPLETE THIS FORM AND CONTACT THE OWNER IF THE SPILL EXCEEDS THE REPORTABLE QUANTITY FOR THE GOVERNING AGENCY

Temporary Stormwater Section
(TCEQ-0602)

Attachment B:
Potential Sources of Contamination

Potential Sources of Contamination and Preventive Measures:

Potential Source: Concrete and concrete products used on-site during construction.
Preventive Measures: Concrete washout structure will be used if necessary.

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.
Preventative Measures: Vehicle maintenance will be performed at a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.
Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site.
Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

Potential Source: Construction debris
Preventative Measures: Construction debris will be monitored daily by the contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case-by-case basis.

Potential Source: Soil and mud from construction vehicle tires as they leave the site.
Preventative Measures: a stabilized construction exit shall be utilized as vehicles leave the site. And soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel, and excavated materials stockpiled on site.
Preventative Measures: Silt fence shall be installed on the down gradient side of the stockpiled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill
Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.

Temporary Stormwater Section
(TCEQ-0602)

Attachment C:
Sequence of Major Activities

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage (AC) expected to be disturbed is listed in parentheses next to each activity.

Intended Schedule or Sequence of Major Activities:

1. Submit written notice of construction to TCEQ regional office at least 48 hours prior to the start of any regulated activities. (See Permanent Stormwater Section – Attachment F)

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

3. Contractors must follow requirements as outlined in TCEQ General Construction Notes for the Water Pollution Abatement Plan (WPAP). WPAP Construction Notes are included on the Construction Plan sheets (See Permanent Stormwater Section – Attachment F).

4. Prior to beginning any construction activity, all temporary erosion and sedimentation BMPs and control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications (2.79 Acres).

5. Evaluate temporary erosion control installation. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

6. Review construction schedule and the Water Pollution Abatement Plan (WPAP) requirements.

7. Install landscaping (2.79 Acres).

8. Topsoil, Irrigation and Landscaping: Revegetate all disturbed areas according to plan.

9. Site cleanup and removal of temporary erosion/sedimentation BMP controls. (2.79 Acres)

   Maximum total construction time is not expected to exceed 1 year.

Temporary Stormwater Section
(TCEQ-0602)

Attachment D:
Temporary Best Management Practices and Measures

1. All upstream stormwater that flows through the site will be treated by the existing downstream permanent BMP as originally approved.

2. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property and limits of construction to prevent silt from escaping the construction area during permanent BMP construction.

3. A sediment removal mat is proposed on site to reduce vehicle "tracking" onto adjoining streets. A concrete washout pit may be used to collect all excess concrete during construction, if needed.

4. Temporary BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil and other contaminants, which may mobilize in stormwater flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

5. Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to establishment of temporary vegetation; establishment of permanent vegetation; mulching; geotextiles; sod stabilization; vegetative buffer strips; protection of existing trees and vegetation; and other similar measures.

6. There are no sensitive features or surface streams within the boundaries of the project that would require temporary BMPs. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering surface streams or any sensitive features down gradient of the site.

Temporary Stormwater Section
(TCEQ-0602)

Attachment E:
Request to Temporarily Seal a Feature
(NOT APPLICABLE)

Temporary Stormwater Section (TCEQ-0602)

Attachment F: Structural Practices

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMPs are shown within the Site Plans.

Description of Temporary BMPs

Construction Entrance/Exit:
The purpose of a gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way. This practice should be used at all point of construction ingress and egress. Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance exists and will be used at all designated access points.

Silt Fence:
The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Triangular Sediment Filter Dikes
Triangular sediment filter dikes (18"x18"x18" filter material with 6" square folded wire mesh frame) will be installed downgradient of the AST construction area with filter cloth placed over any existing stormwater

collection drains. The dike and filter cloth will be held in place with cloth sandbags. The facility existing topography will not change as the AST will be placed on existing crushed rock.

Concrete Washout Area (if applicable)

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Temporary Stormwater Section
(TCEQ-0602)

Attachment G:
Drainage Area Map

Existing Conditions Drainage Basin Information

Basin #	Area (SF)	Area (AC)	Area (mi^2)	Impervious Cover (SF)	Impervious Cover (%)	Base Curve Number	Composite Curve Number	Time of Concentration (min)	Lag (min)
1	440,738.21	10.12	0.0158093	70,824.99	16.07%	80	82.89	30.5	18.3
2	685,524.26	15.74	0.0245898	4,932.48	0.72%	80	80.13	31.6	19.0
3	31,525.88	0.72	0.0011308	0.00	0.00%	80	80	16.3	9.8

Existing Conditions Drainage Calculations

Basin	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
1	14.49	26.26	34.43	47.86
2	19.82	37.91	50.54	71.35
3	1.32	2.5	3.31	4.64

Williamson County Atlas 14 Preicipitation Data for the San Gabriel River Zone

Duration	2-YR (in)	10-YR (in)	25-YR (in)	100-YR (in)
5 MIN	0.51	0.757	0.921	1.19
15 MIN	1.02	1.51	1.84	2.37
1 HR	1.88	2.79	3.4	4.39
2 HR	2.3	3.55	4.43	5.98
3 HR	2.55	4.02	5.09	7.06
6 HR	2.98	4.81	6.18	8.75
12 HR	3.44	5.54	7.12	10.1
24 HR	3.94	6.3	8.04	11.2

NOTES:
1) ATLAS 14 RAINFALL PRECIPITATION DATA WAS FOUND UTILIZING THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7TH, 2021.
2) THE SITE IS LOCATED IN THE SAN GABRIEL RIVER ZONE.

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- 725 — PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UGE — UNDERGROUND ELEC.
- OHE — OHE — OVERHEAD UTILITY
- TEL — TEL — UNDERGROUND TELE.
- GAS — GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DRAINAGE STUDY LEGEND

- DRAINAGE BOUNDARY LINE
- DA / ACRE — DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
- NO — INLET NUMBER
- FLOW ARROW
- TIME OF CONCENTRATION LINE
- 100-YR — EXISTING 100-YR FLOOD PLAIN LINE
- PR 100-YR — PROPOSED 100-YR FLOOD PLAIN LINE
- LP LOW POINT
- HP HIGH POINT

0 60 120
SCALE : 1" = 60'

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED BASED ON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER IS NOT RESPONSIBLE FOR EITHER ITS ACCURACY OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. THIS RECORD DRAWING SHALL NOT BE CONSTRUED AS REPRESENTING A SURVEY PERFORMED TO REFLECT AS-BUILT CONDITIONS. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

SIGNATURE 11/27/2023 DATE

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

REVIEWED VALUE
DRAWN DO
DESIGNED EM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
05/17/2023

NO.	DATE	REVISIONS	RECOMD

WILKES - SCHILLER BUSINESS PARK

4795 WILLIAMS DRIVE
SUBDIVISION IMPROVEMENT PLANS
4795 WILLIAMS DRIVE GEORGETOWN, TEXAS 78633

EXISTING CONDITIONS
DRAINAGE AREA MAP

PERMIT No.
2022-40-CON

IMAGES: "signature TP.png"
XREFS: "N:\Projects\Wilkes - 4795 Williams Drive\CAD\Sheets\EXISTING DRAINAGE AREA MAP.dwg"
DWG. DATE: Wednesday, November 2, 2022
PLOTTED BY: EMMONE

EXISTING DRAINAGE AREA MAP BY OTHERS

2022-40-CON

Williamson County Atlas 14 Precipitation Data for the San Gabriel River Zone

Duration	2-YR (in)	10-YR (in)	25-YR (in)	100-YR (in)
5 MIN	0.51	0.757	0.921	1.19
15 MIN	1.02	1.51	1.84	2.37
1 HR	1.88	2.79	3.4	4.39
2 HR	2.3	3.55	4.43	5.98
3 HR	2.55	4.02	5.09	7.06
6 HR	2.98	4.81	6.18	8.75
12 HR	3.44	5.54	7.12	10.1
24 HR	3.94	6.3	8.04	11.2

NOTES:
1) ATLAS 14 RAINFALL PRECIPITATION DATA WAS FOUND UTILIZING THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7TH, 2021.
2) THE SITE IS LOCATED IN THE SAN GABRIEL RIVER ZONE.

Developed Conditions Drainage Basin Information

Basin #	Area (SF)	Area (AC)	Area (mi^2)	Impervious Cover (SF)	Impervious Cover (%)	Base Curve Number	Composite Curve Number	Time of Concentration (min)	Lag (min)
DA 1	414,538.28	9.52	0.0148695	64,784.81	15.63%	80	82.81	25.6	15.3
DA 2	50,894.32	1.17	0.0018256	30,935.09	60.78%	80	90.94	6.0	3.6
DA 3	71,108.49	1.63	0.0025507	43,560.28	61.26%	80	91.03	6.0	3.6
DA 4	117,779.65	2.70	0.0042248	81,352.66	69.07%	80	92.43	8.2	4.9
DA 5	46,954.70	1.08	0.0016843	29,954.99	63.80%	80	91.48	12.0	7.2
DA 6	53,950.84	1.24	0.0019352	60.00	0.11%	80	80.02	9.8	5.9
DA 7	310,347.23	7.12	0.0111322	144,582.82	46.59%	80	88.39	21.7	13.0
DA 8	4,553.69	0.10	0.0001633	4,407.87	96.80%	80	97.42	6.0	3.6
DA 9	10,110.82	0.23	0.0003627	10,055.89	99.46%	80	97.90	6.0	3.6
DA 10	11,905.21	0.27	0.000427	10,236.65	85.98%	80	95.48	6.0	3.6
DA 11	9,764.69	0.22	0.0003503	8,413.58	86.16%	80	95.51	6.0	3.6
DA 12	9,764.69	0.22	0.0003503	8,412.66	86.15%	80	95.51	6.0	3.6
DA 13	13,113.43	0.30	0.0004704	10,978.20	83.72%	80	95.07	6.0	3.6
DA 14	12,429.20	0.29	0.0004458	11,248.70	90.50%	80	96.29	6.0	3.6
DA 15	10,920.36	0.25	0.0003917	10,391.21	95.15%	80	97.13	6.0	3.6
DA 16	11,731.71	0.27	0.0004208	9,493.73	80.92%	80	94.57	6.0	3.6

Existing vs. Developed Conditions Drainage Calculations

Basin	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
POI 1	0.56	1.24	1.72	2.57
POI 2	-3.77	-7.56	-7.34	-4.28

Developed Conditions Drainage Calculations

Basin	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
1	13.47	24.46	32.09	44.65
2	4.61	7.36	9.21	12.22
3	6.46	10.30	12.89	17.08
4	9.93	15.56	19.37	25.52
5	3.29	5.22	6.53	8.64
6	2.86	5.41	7.16	9.99
7	14.87	24.63	31.3	42.15
8	0.48	0.72	0.88	1.14
9	1.09	1.61	1.97	2.54
10	1.21	1.84	2.26	2.94
11	0.99	1.51	1.85	2.41
12	0.99	1.51	1.85	2.41
13	1.32	2.01	2.48	3.23
14	1.29	1.94	2.38	3.09
15	1.15	1.73	2.11	2.73
16	1.17	1.79	2.21	2.88
Pond	16.05	30.34	43.19	67.06
POI 1	15.05	27.5	36.15	50.43
POI 2	16.05	30.34	43.19	67.06
POI 3	2.32	3.51	4.31	5.61

DA 10 0.273 — 0.00043 sqmi, TOC: 6.0 MIN., LAG: 3.6 MIN.
DA 8 0.105 — 0.00016 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 9 0.232 — 0.00036 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 5 1.078 — 0.00168 sqmi, TOC: 13.6 MIN., LAG: 8.2 MIN.
DA 7 7.125 — 0.01113 sqmi, TOC: 21.1 MIN., LAG: 12.7 MIN.
DA 3 1.632 — 0.00255 sqmi, TOC: 6.0 MIN., LAG: 3.6 MIN.
DA 12 0.224 — 0.00035 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 11 0.224 — 0.00035 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 14 0.301 — 0.00047 sqmi, TOC: 6.0 MIN., LAG: 3.6 MIN.
DA 13 0.285 — 0.00045 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 4 2.704 — 0.00422 sqmi, TOC: 8.2 MIN., LAG: 4.9 MIN.
DA 2 1.168 — 0.00183 sqmi, TOC: 6.2 MIN., LAG: 3.7 MIN.
DA 6 1.239 — 0.00194 sqmi, TOC: 9.8 MIN., LAG: 5.9 MIN.
DA 1 9.516 — 0.01487 sqmi, TOC: 25.2 MIN., LAG: 15.1 MIN.
DA 15 0.269 — 0.00042 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 16 0.251 — 0.00039 sqmi, TOC: 6.0 MIN., LAG: 3.6 MIN.

INLET #09, INLET #10, INLET #11, INLET #12, INLET #13, INLET #14
WATER QUALITY AND DETENTION POND
POINT OF INTEREST 1, POINT OF INTEREST 2, POINT OF INTEREST 3
WILLIAMS DRIVE
BIG BEND TRAIL
LOT 2 BLOCK A 1.012 AC

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DRAINAGE STUDY LEGEND

- DRAINAGE BOUNDARY LINE
- DA / ACRE — DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
- NO — INLET NUMBER
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0 60 120
SCALE : 1" = 60'

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11/27/2023
SIGNATURE DATE

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Inlet Calculation Table

Inlet Information					25-Year Flow Calculations												100-Year Flow Calculations											
Inlet and Drainage Basin Number	Inlet Information	Slope %	Gutter Depression a (in)	Clogging Factor	25-Year Flow(CFS)	Upstream Carry-Over Flow Q_{pass} (CFS)	Total Runoff Q_a (CFS)	Water Depth y_0 (FT)	Ponded Width (FT)	Capacity Per Foot of Inlet Q_o/L_o (CFS)	L_o	Inlet Length L (FT)	L/L_o	a/Y_0	Q/Q_a	Flow Intercepted By Inlet Q (CFS)	Carry-Over Flow Q_{pass} (CFS)	100-Year Flow(CFS)	Upstream Carry-Over Flow Q_{pass} (CFS)	Total Runoff Q_a (CFS)	Water Depth y_0 (FT)	Ponded Width (FT)	Capacity Per Foot of Inlet Q_o/L_o (CFS)	L_o	Inlet Length L (FT)	L/L_o	a/Y_0	Q/Q_a	Flow Intercepted By Inlet Q (CFS)	Carry-Over Flow Q_{pass} (CFS)
9	10' Curb Inlet On Grade	4.00%	5.75"	10%	1.97	0.00	1.97	0.22'	0.57'	0.80	2.47'	10'	4.04	2.16	1	1.97	0.00	2.54	0	2.54	0.24'	0.62'	0.82	3.10'	10'	3.22	1.98	1	2.54	0.00
10	10' Curb Inlet On Grade	4.00%	5.75"	10%	2.26	0.00	2.26	0.23'	0.60'	0.81	2.80'	10'	3.58	2.06	1	2.26	0.00	2.94	0	2.94	0.26'	0.66'	0.83	3.53'	10'	2.83	1.88	1	2.94	0.00
11	10' Curb Inlet On Grade	1.00%	5.75"	10%	1.85	0.00	1.85	0.28'	0.71'	0.85	2.16'	10'	4.62	1.73	1	1.85	0.00	2.41	0	2.41	0.30'	0.78'	0.88	2.73'	10'	3.67	1.57	1	2.41	0.00
12	10' Curb Inlet On Grade	1.00%	5.75"	10%	1.85	0.00	1.85	0.28'	0.71'	0.85	2.16'	10'	4.62	1.73	1	1.85	0.00	2.41	0	2.41	0.30'	0.78'	0.88	2.73'	10'	3.67	1.57	1	2.41	0.00
13	10' Curb Inlet In Sump	0%	5.75"	10%	2.48	0.00	2.48	0.20'	0.52'	N/A	N/A	10'	N/A	N/A	N/A	2.48	0.00	3.23	0	3.23	0.24'	0.62'	N/A	N/A	10'	N/A	N/A	N/A	3.23	0.00
14	10' Curb Inlet In Sump	0%	5.75"	10%	2.38	0.00	2.38	0.20'	0.51'	N/A	N/A	10'	N/A	N/A	N/A	2.38	0.00	3.09	0	3.09	0.24'	0.61'	N/A	N/A	10'	N/A	N/A	N/A	3.09	0.00

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

REVIEWED VALUE | DRAWN: DO | DESIGNED: EM

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER
05/17/2023

NO.	DATE	REVISIONS	RECOM'D

WILKES - SCHILLER BUSINESS PARK

4795 WILLIAMS DRIVE
SUBDIVISION IMPROVEMENT PLANS
4795 WILLIAMS DRIVE GEORGETOWN, TEXAS 78633

PROPOSED CONDITIONS DRAINAGE AREA MAP

PERMIT No.
2022-40-CON

IMAGES: "signature TP.png
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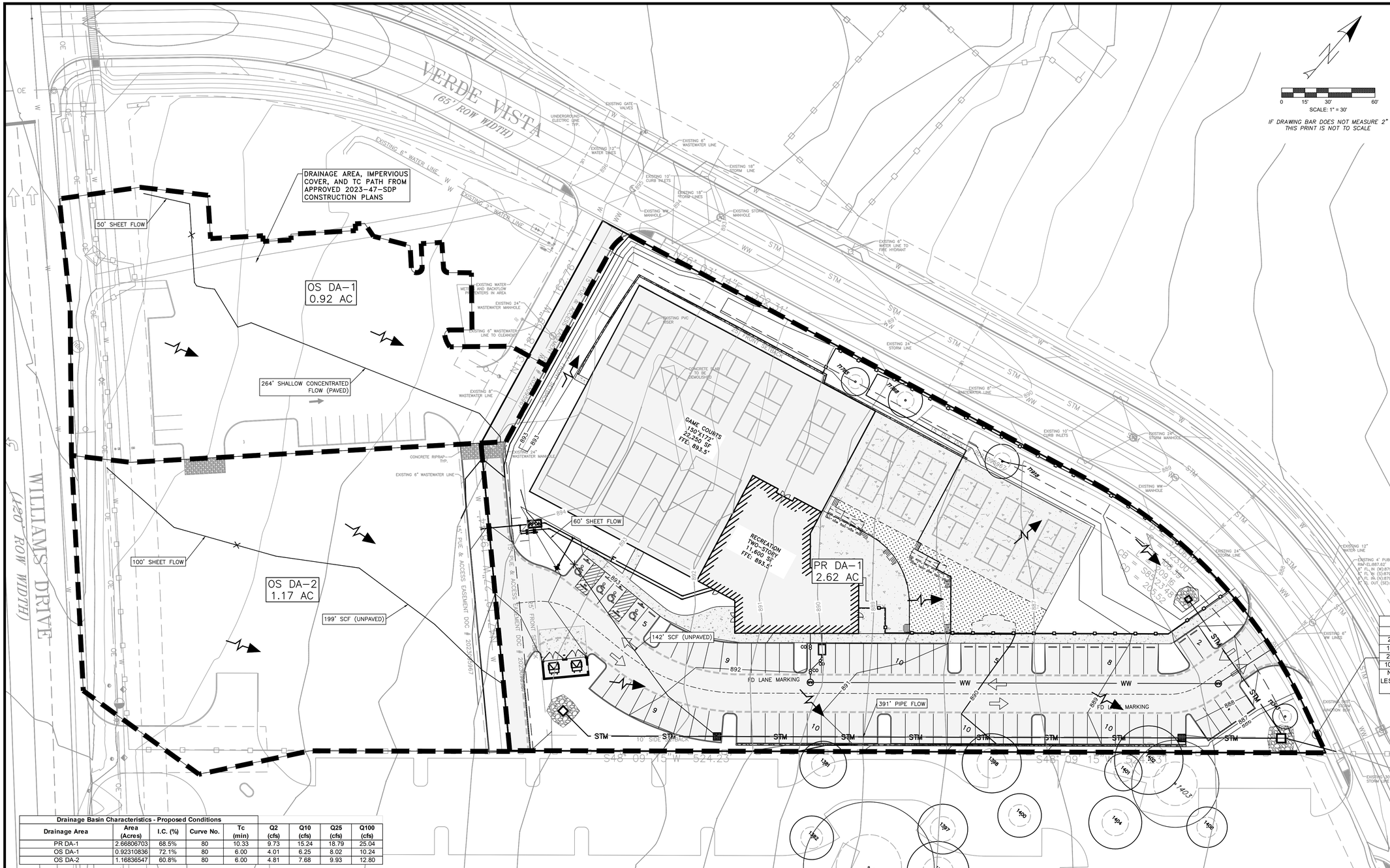
DWG: Z:\...\N:\Projects\Wilkes - 4795 Williams Drive\CAD\Sheets\PROPOSED DRAINAGE AREA MAP.dwg
PLOT DATE: Wednesday, November 27, 2023
PLOTTED BY: EMMONE

PROPOSED DRAINAGE AREA MAP BY OTHERS



IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

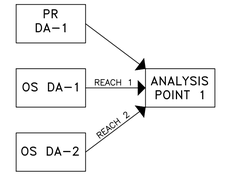
PROPOSED DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- PR. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (755)

NOTES:

1. WILLIAMSON COUNTY ATLAS 14 RAINFALL DATA FOR THE SAN GABRIEL RIVER ZONE AND NRCS METHODOLOGY UTILIZED FOR THESE DRAINAGE CALCULATIONS.
2. PROPOSED IMPERVIOUS COVER LIES WITHIN FULLY DEVELOPED ASSUMPTION OF 69.07% WITHIN ASSOCIATED 2022-40-CON SUBDIVISION CONSTRUCTION PLANS.

PROPOSED FLOW PATTERNS



Analysis Point 1					
	Developed Flows		Approved Flows		Delta
2 YR	17.16	CFS	-	CFS	-
10 YR	26.91	CFS	-	CFS	-
25 YR	33.60	CFS	41.81	CFS	-24.4%
100 YR	44.22	CFS	54.43	CFS	-23.1%
NOTE: DEVELOPED FLOWS TO THIS ANALYSIS POINT ARE LESS THAN APPROVED DRAINAGE CALCULATIONS FROM 2022-40-CON PLANS					

Drainage Basin Characteristics - Proposed Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-1	2.66806703	68.5%	80	10.33	9.73	15.24	18.79	25.04
OS DA-1	0.92310836	72.1%	80	6.00	4.01	6.25	8.02	10.24
OS DA-2	1.16836547	60.8%	80	6.00	4.81	7.68	9.93	12.80

PROPOSED			IMPERVIOUS			GRASS		
Drainage Area	Total Area		Area Impervious	Area Impervious*	Area Impervious	Area Grass	Area Grass	Area Grass
	(Ac)	(sf)	(sf)	(Ac)	(%)	(sf)	(Ac)	(%)
PR DA-1	2.67	116,221	79,592	1.83	68.5%	36,629	0.84	31.5%
OS DA-1	0.92	40,211	28,996	0.67	72.1%	11,215	0.26	27.9%
OS DA-2	1.17	50,894	30,935	0.71	60.8%	19,959	0.46	39.2%

***Fully developed impervious cover for offsite drainage areas from approved 2022-40-CON construction plans**
Note: OS DA-1 Parameters from approved Culvers Site Development Plans 2023-47-SDP

Time of Concentration Calculations				Sheet Flow							Shallow Conc. Flow					Channel Flow			Total
Proposed Flows		Area	Area	L (Unpaved)	L (Paved)	n (Unpaved)	n (Paved)	S (Unpaved)	S (Paved)	T_t	L (Unpaved)	L (Paved)	S (Unpaved)	S (Paved)	T_t	L	V	T_t	T_c
From	To	(Ac)	(sf)	(ft)	(ft)	-	-	(ft/ft)	(ft/ft)	(min)	(ft)	(ft)	(ft/ft)	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)
PR DA-1	ANALYSIS POINT 1	2.67	116,221	60	0	0.130	0.011	0.0100	0.0000	6.69	142	0	0.0100	0.0000	1.47	391	3.00	2.17	**10.33**
OS DA-1	REACH 1	0.92	40,211	0	50	0.130	0.011	0.0000	0.0151	0.68	0	264	0.0000	0.0166	1.68	0	0.00	0.00	**6.00**
OS DA-2	REACH 2	1.17	50,894	0	100	0.130	0.011	0.0000	0.0136	1.23	0	199	0.0000	0.0180	1.22	0	0.00	0.00	**6.00**

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

SANDLIN
ENGINEERING | CONSULTING
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

DEVELOPED DRAINAGE AREA MAP

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 15 OF 31

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S_SL3 PDAM.dwg-DEVELOPED DRAINAGE AREA MAP Plotted Oct 27, 2025 at 5:50pm by Engineer | Last Saved by: Engineer

Temporary Stormwater Section
(TCEQ-0602)

Attachment H:
Temporary Sediment Pond(s) Plans and Calculations
(NOT APPLICABLE)

Temporary Stormwater Section
(TCEQ-0602)

Attachment I:
Inspection and Maintenance for BMPs

Inspection and Maintenance Guidelines for Construction BMPs

Silt Fence – Section 1.4.3
(1) Inspect all fencing weekly, and after any rainfall.
(2) Remove sediment when buildup reaches 6 inches.
(3) Replace any torn fabric or install a second line of fencing parallel to the torn section.
(4) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
(5) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

Rock Berms – Section 1.4.5
(1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
(2) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
(3) Repair any loose wire sheathing.
(4) The berm should be reshaped as needed during inspection.
(5) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
(6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Temporary Construction Entrance/Exit – Section 1.4.2
(1) The entrance should be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
(3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
(4) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.

(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

☐ **Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

☐ **Option 2:** Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of "dry" season and beginning of "wet" season).

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of

rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized,
- areas used for storage of materials that are exposed to precipitation,
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system),
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly), and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector's name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector's qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non- compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Inspector Qualifications Log*

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
☐ Training Course _____
☐ Supervised Experience _____
☐ Other _____
Inspector Name: _____
Qualifications (Check as appropriate and provide description):
☐ Training Course _____
☐ Supervised Experience _____
☐ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
☐ Training Course _____
☐ Supervised Experience _____
☐ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
☐ Training Course _____
☐ Supervised Experience _____
☐ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
☐ Training Course _____
☐ Supervised Experience _____
☐ Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
☐ Training Course _____
☐ Supervised Experience _____
☐ Other _____

*The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.

Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

Construction Activity Sequence Log*

Name of Operator	Projected Dates Month/Year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

Stabilization Activities Log*

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

*****Stabilization and erosion control practices may include, but are not limited to, establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

Inspection Frequency Log

Date	Frequency

Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

General Information

Name of Project		**Tracking Number**		**Inspection Date**	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					

Inspection Frequency

Standard Frequency: ☐ Weekly ☐Every 14 days and within 24 hours of a 0.25" rain

Increased Frequency: ☐ Every 7 days and within 24 hours of a 0.25" rain

Reduced Frequency:

☐ Once per month (for stabilized areas)

☐ Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought)

☐ Once per month (for frozen conditions where earth-disturbing activities are being conducted)

Was this inspection triggered by a 0.25" storm event? ☐ Yes ☐ No

If yes, how did you determine whether a 0.25" storm event has occurred?

☐ Rain gauge on site ☐Weather station representative of site. Specify weather station source.

Total rainfall amount that triggered the inspection (in inches):

Unsafe Conditions for Inspection

Did you determine that any portion of your site was unsafe for inspection? ☐ Yes ☐No

If "yes," complete the following:

- Describe the conditions that prevented you from conducting the inspection in this location:
- Location(s) where conditions were found:

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type / Location of E&S Control	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Date on Which Maintenance of Corrective Action First Identified?**	**Notes**
1.	☐ Yes ☐ No	☐ Yes ☐ No		
2.	☐ Yes ☐ No	☐ Yes ☐ No		
3.	☐ Yes ☐ No	☐ Yes ☐ No		
4.	☐ Yes ☐ No	☐ Yes ☐ No		
5.	☐ Yes ☐ No	☐ Yes ☐ No		
6.	☐ Yes ☐ No	☐ Yes ☐ No		
7.	☐ Yes ☐ No	☐ Yes ☐ No		
8.	☐ Yes ☐ No	☐ Yes ☐ No		
9.	☐ Yes ☐ No	☐ Yes ☐ No		

Condition and Effectiveness of Pollution Prevention (P_2) Practices				
Type / Location of P_2 Practices	**Repairs or Other Maintenance Needed?**	**Corrective Action Required?**	**Identification Date**	**Notes**
1.	☐ Yes ☐ No	☐ Yes ☐ No		
2.	☐ Yes ☐ No	☐ Yes ☐ No		
3.	☐ Yes ☐ No	☐ Yes ☐ No		
4.	☐ Yes ☐ No	☐ Yes ☐ No		
5.	☐ Yes ☐ No	☐ Yes ☐ No		
6.	☐ Yes ☐ No	☐ Yes ☐ No		
7.	☐ Yes ☐ No	☐ Yes ☐ No		
8.	☐ Yes ☐ No	☐ Yes ☐ No		
9.	☐ Yes ☐ No	☐ Yes ☐ No		

Stabilization of Exposed Soil			
Stabilization Area	**Stabilization Method**	**Have you Initiated Stabilization?**	**Notes**
1.		☐ YES ☐ NO If yes, provide date:	
2.		☐ YES ☐ NO If yes, provide date:	
3.		☐ YES ☐ NO If yes, provide date:	
4.		☐ YES ☐ NO If yes, provide date:	

Description of Discharges	
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? ☐ YES ☐ NO **If "YES," provide the following information for each point of discharge:**	
Discharge Locations	**Observations**
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? ☐ YES. ☐ NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? ☐ YES. ☐ NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and / or sediment accumulation that can be attributed to your discharge? ☐ YES. ☐ NO If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature

"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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____ Date**:**

Printed Name and Affiliation:

Certification and Signature by Permittee

"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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Permittee or
"Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation:

Section A – Initial Report **(Complete this section within 24 hours of discovering the condition that triggered corrective action.)**		
Name of Project:	Tracking Number:	Today's Date
Date Problem First Discovered:	Time Problem First Discovered:	
Name of Individual Completing this Form:	Contact Information:	

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or Part 3

☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards

☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day):

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress

(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action.)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐ Yes ☐ No Date:	
2.		☐ Yes ☐ No Date:	

Section A – Initial Report **(Complete this section within 24 hours of discovering the condition that triggered corrective action.)**		
Name of Project:	Tracking Number:	Today's Date
Date Problem First Discovered:	Time Problem First Discovered:	
Name of Individual Completing this Form:	Contact Information:	

What site conditions triggered the requirement to conduct corrective action:

☐ A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or Part 3

☐ The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards

☐ A prohibited discharge has occurred or is occurring

Provide a description of the problem:

Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day):

If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:

Section B – Corrective Action Progress

(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action.)

Section B.1 – Why the Problem Occurred

Cause(s) of Problem (Add an additional sheet if necessary)	How This Was Determined and the Date You Determined the Cause
1.	1.
2.	2.

Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem

List of Stormwater control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes
1.		☐ Yes ☐ No Date:	
2.		☐ Yes ☐ No Date:	

Contractor or Subcontractor Certification and Signature

"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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Contractor or Subcontractor: _____ **Date:**

Printed Name and Affiliation:

Certification and Signature by Permittee

"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 gathered and evaluated 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 that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Permittee or
"Duly Authorized Representative": _____ **Date:**

Printed Name and Affiliation:

Temporary Stormwater Section (TCEQ-0602)

Attachment J: Schedule of Interim and Permanent Soil Stabilization Practices

Interim Vegetative Stabilization

Interim soil stabilization will not be required.

Permanent Vegetative Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb construction activity. For this project, the following stabilization practices will be implemented:

1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization.

2. Sodding and Wood Mulch: As per the project landscaping plan, sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

1. The dates when major grading activities occur,

2. The dates when construction activities temporarily or permanently cease on a portion of the site, and

3. The dates when stabilization measures are initiated.

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more than fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Permanent Stormwater Section
(TCEQ-0600)

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

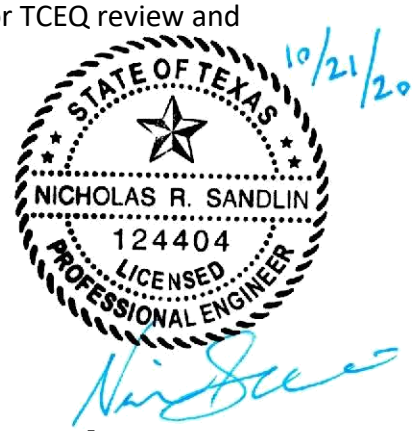
Signature

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

Print Name of Customer/Agent: NICK SANDLIN, P.E.

Date: 10/21/2025

Signature of Customer/Agent



Regulated Entity Name: LOT 3 SCHILLER

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
(TCEQ-0600)

Attachment A:
20% or Less Impervious Cover Waiver (if requested for multi-family, school, or small business site)

(NOT APPLICABLE)

Permanent Stormwater Section
(TCEQ-0600)

Attachment B:
BMPs for Upgradient Stormwater

All upgradient stormwater that flows through the site will be treated by the existing downstream Batch Detention Pond BMP as in the originally approved EAPP ID #11003524 application.

Permanent Stormwater Section
(TCEQ-0600)

Attachment C:
BMPs for On-Site Stormwater

This development will increase impervious cover (IC) and the volume of potential on-site stormwater. The Batch Detention Pond BMP with the associated plans was designed to treat this developed site. Upstream runoff and stormwater originating from within the site will be conveyed to the existing Batch Detention Pond (EAPP ID No. 11003524) with a subsurface storm network. Refer to the drainage calculations and sheets within the approved site construction plans.

Permanent Stormwater Section
(TCEQ-0600)

Attachment D:
BMPs for Surface Streams
(NOT APPLICABLE)

No surface streams flow across the property.

Permanent Stormwater Section
(TCEQ-0600)

Attachment E:
Request to Seal Features (if sealing a feature)
(NOT APPLICABLE)

Permanent Stormwater Section (TCEQ-0600)

Attachment F: Construction Plans

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S SL3 CVR.dwg-COVER PAGE Plotted Oct 27, 2025 at 5:48pm by Engineer | Last Saved by: Engineer

PROJECT CONTACTS

OWNER:

KEN SCHILLER & ASSOCIATES INC
212 IVA JUNE LN
GEORGETOWN, TX 78628
512-297-7816
ASANGRAM@GMAIL.COM
CONTACT: SANGRAM ALAPATI

ENGINEER:

SANDLIN SERVICES, LLC
9111 JOLLYVILLE RD, STE 212
AUSTIN, TEXAS 78759
806-679-7303
CONTACT: NICHOLAS SANDLIN, P.E.
WWW.SANDLINSERVICES.COM

LAND SURVEYOR:

TRIAD SURVEYING, INC
528 CR 325, P.O. BOX 1489
ROCKDALE, TX 76567
512-446-3457
BRAD@TRIADSURVEYING.COM
CONTACT: BRAD LIPSCOMB, RPLS

SURVEY AND BENCHMARK

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARKS AND INFORMATION.

CONTACT SURVEYOR – INFORMATION THIS SHEET

BEARINGS ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (NAD 83)

LEGAL DESCRIPTION

S13386 – SHILLER BUSINESS PARK, BLOCK A, LOT 3, ACRES 2.658
DOCUMENT # 2023095967

ZONING AND USE

JURISDICTION:	CITY OF GEORGETOWN
ZONING:	C-1 (LOCAL COMMERCIAL)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	GAME COURTS, RESTAURANT, FITNESS CENTER

WATERSHED

WATERSHED:	BERRY CREEK

EDWARDS AQUIFER

THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

FLOODPLAIN NOTE

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48491C0280E, AND INCORPORATED AREAS EFFECTIVE DATE 9/26/2008 FOR WILLIAMSON COUNTY, TEXAS.

UTILITIES

WATER:	CITY OF GEORGETOWN (EXISTING)
WASTEWATER:	CITY OF GEORGETOWN (EXISTING)
ELECTRIC:	PEDERNALES ELECTRIC COOPERATIVE, INC.

FIRE DEMAND

FIRE FLOW:	1,000 GPM FOR DURATION OF 3 HOURS
LARGEST BUILDING FIRE AREA:	22,250 SF
BUILDING CONSTRUCTION:	TYPE II-B
HYDRANTS REQUIRED:	1
CODE OF RECORD:	2021 INTERNATIONAL FIRE CODE

IMPERVIOUS COVER TABLE

	EXISTING	PROPOSED
TOTAL SITE AREA	116,221 SF = 2.67 AC	116,221 SF = 2.67 AC
IMPERVIOUS COVER	0 SF = 0 AC = 0%	79,592 SF = 1.83 AC = 68.5%

CITY OF GEORGETOWN NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT SHALL MEET THE UDC STORM WATER REQUIREMENTS
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS, AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL DRAWINGS.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE PLAN SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. PROJECTS PROPOSING PUBLIC PARKLAND SHALL INCLUDE IRRIGATION PLANS AS PART OF THIS PLAN AS REQUIRED BY THE PARKLAND DEVELOPMENT GUIDELINES.
12. FIRE FLOW REQUIREMENTS OF XXXX GPM ARE BEING MET BY THIS PLAN. SEE THE FIRE PROTECTION PLAN SHEET 10 FOR DETAILS.
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. NO HERITAGE TREES ARE PROPOSED TO BE REMOVED WITH THESE PLANS. SEE TREE PROTECTION PLAN FOR DETAILS.
15. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
16. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
17. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BY RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
18. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.
19. A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER REGULATIONS, WAS COMPLETED ON XX/XX/XXXX BY XXXXXX. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
20. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.

LOT 3 SCHILLER

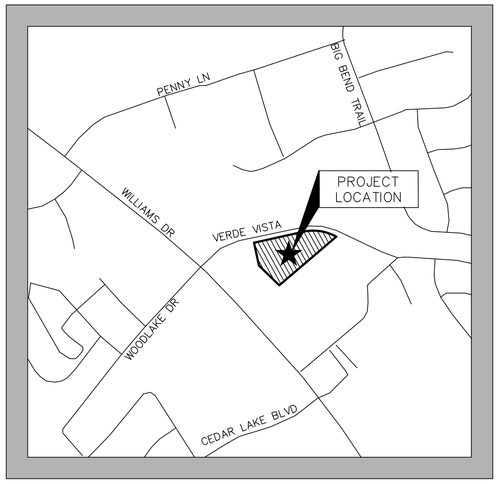
SITE DEVELOPMENT IMPROVEMENT PLANS

ADDRESS: 4815 VERDE VISTA, GEORGETOWN, TX 78633

2025-80-SDP

SITE PLAN/DEVELOPMENT PERMIT NUMBER AND DIGITAL APPROVAL STAMP

*APPROVAL OF THESE PLANS BY THE CITY OF GEORGETOWN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.



PROJECT LOCATION MAP
1" = 500'

THIS PROPOSED DEVELOPMENT WILL NOT RESULT IN ANY IDENTIFIABLE ADVERSE IMPACT TO OTHER PROPERTIES. SEE DRAINAGE AREA MAPS AND CALCULATIONS FOR DETAILED ANALYSIS.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

SHEET LIST	
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3	GENERAL NOTES (2 OF 2)
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7	CRZ PROTECTION PLAN
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11	GRADING PLAN
12	SUB DRAINAGE AREA MAP
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15	DEVELOPED DRAINAGE AREA MAP
16	WATER QUALITY DRAINAGE AREA MAP
17	WATER AND WASTEWATER PLAN
18	WASTEWATER PROFILE
19	EROSION CONTROL DETAILS
20	UTILITY DETAILS (1 OF 2)
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22	UTILITY DETAILS (3 OF 3)
23	CONSTRUCTION DETAILS (1 OF 2)
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27	ELECTRICAL SITE PLAN
28	PHOTOMETRIC PLAN
29	LANDSCAPE PLAN (1 OF 3)
30	LANDSCAPE PLAN (2 OF 3)
31	LANDSCAPE PLAN (3 OF 3)

CONTRACTOR NOTES:

1. THE CONTRACTOR SHALL OBTAIN A 'NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE' PERMIT FROM THE COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.
2. BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
3. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
4. ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE.
5. THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; SANDLIN SERVICES, LLC AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN SANDLIN SERVICES, LLC AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
6. SANDLIN SERVICES, LLC HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. SANDLIN SERVICES, LLC SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.
7. BY COMMENCING CONSTRUCTION CONTRACTOR AFFIRMS THEY HAVE REVIEWED AND UNDERSTAND THE PLANS AND SPECIFICATIONS. ANY QUESTIONS AND DISCREPANCIES MUST BE ADDRESSED PRIOR TO COMMENCING CONSTRUCTION.
8. CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS & ONSITE CONDITIONS.
9. CONTRACTOR MUST VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR TO CONFIRM ALL CONSTRUCTION SPECIFICATIONS WITHIN CITY ROW AND EASEMENTS SHOULD COMPLY WITH THE STANDARDS OF THE APPROPRIATE AHJ. PRIOR APPROVAL TO USE ANY NON-STANDARD MATERIAL IS REQUIRED.

811 DIG RITE BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

COVER PAGE

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

CORRECTIONS RECORD

NO.	DESCRIPTION	REVISE (R) ADD (D) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq.ft.)	TOTAL SITE IMP. COVER (sq.ft.)/%	APPROVAL/ DATE	DATE IMAGED

PEAK HOUR TRAFFIC PER ITE TRIP GENERATION MANUAL

ITE CODE	UNITS		ITE DESCRIPTION	ADJUSTED TRIPS								
				ADT			AM PEAK VOLS			PM PEAK VOLS		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
932	6.230	KSF	High-Turnover (Sit-Down) Restaurant	732	362	370	34	19	15	35	21	14
490-10	13.000	Tennis Courts	Tennis Courts	394	197	197	0	0	0	0	0	0
			Total	1,126	559	567	34	19	15	35	21	14

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 1 OF 31

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

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

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

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

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

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

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

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

7. Sediment must be removed from the sediment traps or sedimentation basins not later than

when it occupies 50% of the basin's design capacity.

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

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

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

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

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

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

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

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

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

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

PAVEMENT RECOMMENDATIONS PER GEOTECHNICAL REPORT #XXX BY XXX DATED XXX

GEORGETOWN NOTES:

1. THESE CONSTRUCTION PLANS WERE PREPARED. SEALED, SIGNED AND DATED BY A

TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S

CONCURRENCE OF COMPLIANCE. THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY. STATE, AND FEDERAL REQUIREMENTS AND CODES.

2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS AND UDC REGULATIONS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.

3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.

4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.

5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.

6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.

7 WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.

8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.

9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY IN DVD FORMAT PRIOR TO PAVING THE STREETS.

10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.

11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM. AND 200 PSI C-900 PVC FOR ALL OTHERS.

12. PUBLIC WATER SYSTEM FIRE LINES SHALL BE 150 PSI C-900 PVC AND TESTED BY THE CONTRACTOR AT 200 PSI FOR 15 MINUTES AND 150 PSI FOR 2 HOURS.

13. ALL BENDS AND CHANGES IN DIRECTIONS ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.

15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.

16. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.

18. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.

19. ALL SIDEWALK RAMPS AND PUBLIC AREA SIDEWALKS (I.E., NOT ADJACENT TO INDIVIDUAL LOTS) ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.

20. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY

PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 2 YEARS IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.

21. RECORD DRAWINGS OF PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE A PDF EMAILED TO THE CITY DEVELOPMENT ENGINEER.

22. THE CITY OF GEORGETOWN SHALL BE CONTACTED 48 HOURS IN ADVANCE FOR CONNECTIONS AND TESTING.

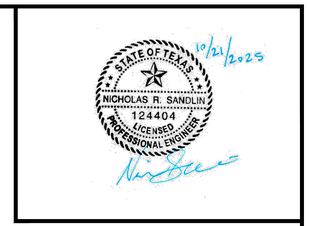
23. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BY RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.

SEQUENCE OF CONSTRUCTION NOTES:

1. INSTALL TEMPORARY SILT FENCE, TREE PROTECTION AND STABILIZED CONSTRUCTION ENTRANCE ACCORDING TO THE CONSTRUCTION PLANS PRIOR TO CLEARING, GRADING, EXCAVATION, ETC. CONTRACTOR SHALL INSPECT AND REPAIR TEMPORARY EROSION CONTROLS ON A REGULAR BASIS AND REMOVE ACCUMULATED SEDIMENT WHEN SIX (6) INCHES OF SEDIMENT HAS BEEN TRAPPED.
2. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES WHERE APPLICABLE
3. THE CONTRACTOR SHALL CONTACT CITY OF GEORGETOWN AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING.
4. PRE-CONSTRUCTION MEETING ONSITE
5. EVALUATE TEMPORARY EROSION CONTROL INSTALLATION.
6. BEGIN SITE CLEARING/DEMOLITION
7. ESTABLISH SUB-GRADE FOR PARKING, BUILDING PAD, DETENTION AND WATER QUALITY POND.
8. INSTALLATION OF UTILITIES (TRENCHING).
9. CONSTRUCTION OF BUILDING AND PAVED AREAS.
10. COMPLETE TESTING REQUIREMENTS
11. COMPLETE CONSTRUCTION AND INSTALL LANDSCAPING
12. CLEAN SITE AND REVEGETATE ALL DISTURBED AREAS IN ACCORDANCE WITH RESTORATION REQUIREMENTS SHOWN ON THE CONSTRUCTION PLANS.
13. PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF THE LETTER.
14. RECEIVE OPERATING PERMIT AND CITY CLEARANCE FOR OCCUPANCY
15. REMOVE TEMPORARY EROSION CONTROL MEASURES AND TREE PROTECTION AFTER ALL DISTURBED AREAS ARE COMPLETELY RESTORED AND REVEGETAGED.

PAVING NOTES:

1. ALL CONSTRUCTION SHALL BE IN GENERAL ACCORDANCE WITH THESE PLANS, CITY OF GEORGETOWN, TX STANDARD SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS.
2. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITIES SPECIFICATIONS AND THESE PLANS.
3. BARRIER FREE RAMPS SHALL BE CONSTRUCTED AT ALL DRIVEWAY APPROACHES PER CITY STANDARD.
4. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDINGS AS SHOWN ON THE PLANS. ALL PAINT FOR PAVEMENT MARKINGS SHALL ADHERE TO CITY OF GEORGETOWN STANDARD DETAILS AND SPECIFICATIONS.
6. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN, REINFORCEMENT STEEL, AND SOIL COMPACTION SPECIFICATIONS.
7. ALL HANDICAP RAMPING, STRIPING AN PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT THAT IS MOST CURRENT. SEE GEORGETOWN STANDARD CONSTRUCTION DETAILS.
8. CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL AN APPROVAL BY CITY OF GEORGETOWN, TX OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
9. SIDEWALKS ADJACENT TO CURB SHALL BE CONNECTED TO BACK OF CURB USING LONGITUDINAL BUTT JOINT.
10. UNLESS THE PLANS SPECIFICALLY DICTATE OTHERWISE, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET BEHIND THE NEAREST BACK OF CURB. SIGN HEIGHT, LOCATION AND STRUCTURE SHALL BE SUCH THAT THE SIGN POSE TO THREAT TO PUBLIC SAFETY. ALSO, ONSITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY AR INTENDED. FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.
11. THE CONTRACTOR SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE, SITE IRRIGATION OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
12. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES, PER A.D.A. AND T.A.S., EXIST TO AND FROM EVERY DOOR. HANDICAP RAMP SLOPES SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL. SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2.0 PERCENT AND LONGITUDINAL SLOPE 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. AND T.A.S. COMPLIANCE ISSUES.
13. STREETS, SIDEWALKS, DRIVEWAYS, AND STORM DRAINAGE FACILITIES IN THE PUBLIC RIGHT-OF WAY SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF GEORGETOWN INFRASTRUCTURE DESIGN AND DEVELOPMENT STANDARDS MANUAL, LATEST EDITION.
14. FIRE LANES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION. FIRE LANE SHALL BE INSTALLED AND ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.



GENERAL NOTES – SIDEWALKS

1. SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE T.A.S. AS ADMINISTERED BY THE TDLR ("TDLR COMPLIANT").

2. SIDEWALKS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDC. SECTION 12.02.020.

GEOMETRIC AND DESIGN STANDARDS FOR SIDEWALKS

DESIGN AND CONSTRUCTION OF SIDEWALKS SHALL OCCUR IN COMPLIANCE WITH THE FOLLOWING STANDARDS:

A. IN ORDER TO PROVIDE SAFE AND ADEQUATE ACCESS ON CITY SIDEWALKS. ALL SIDEWALKS SHALL MEET MINIMUM CLEAR WIDTH REQUIREMENTS AROUND ALL OBSTRUCTIONS, NATURAL OR MANMADE, AS DESCRIBED HEREIN. CLEAR WIDTH SHALL MEAN THE DISTANCE AS MEASURED FROM THE OUTSIDE EDGE OF THE OBSTRUCTION TO THE OUTSIDE EDGE OF THE SIDEWALK OR FROM THE INSIDE EDGE OF THE OBSTRUCTION TO THE INSIDE EDGE OF THE SIDEWALK. IF THE CLEAR WIDTH IS TO BE OBTAINED BETWEEN THE INSIDE EDGE OF THE SIDEWALK AND OBSTRUCTION, GIVEN THAT THE SIDEWALK IS PLACED AGAINST THE BACK OF CURB, THE CLEAR WIDTH SHALL BE A MINIMUM OF FIVE FEET. IN ALL OTHER CASES, THE MINIMUM CLEAR WIDTH SHALL BE FOUR FEET.

B. ALL SIDEWALKS SHALL MEET CITY STANDARDS AND SPECIFICATIONS. SIDEWALKS MAY BE PLACED SO THAT THEY VARY THE DISTANCE FROM BACK OF CURB, PROVIDED THAT THE MINIMUM IMDTH AND DISTANCE FROM BACK OF CURB IS NOT REDUCED.

C. GIVEN THAT A COMBINATION OR VARIATION FROM THE TWO PLACEMENT METHODS IS NECESSARY OR DESIRED OR THAT AN OBSTRUCTION IS LOCATED WITHIN THE PAVED AREA. THE FOLLOWING CRITERIA

SHALL BE SATISFIED
1. ALL RADII IN THE TRANSITION SECTION SHALL BE A MINIMUM OF TEN FEET.

BENCHMARK AND SCALE FACTOR INFORMATION

SURVEYOR'S NOTES:
1. THE SITE BENCHMARK IS A MAG NAIL WITH A METAL WASHER STAMPED "JPH LAND SURVEYING" SET IN A CONCRETE DRAINAGE HEADWALL IN THE EAST MARGIN OF F.M. 1460, APPROXIMATELY 200 FEET NORTHWESTERLY FROM THE INTERSECTION OF F.M. 1460 AND WESTINGHOUSE ROAD. BENCHMARK ELEVATION = 846.53' (NAVD'88). SEE VICINITY MAP FOR GENERAL LOCATION.

2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. COMPLETE COPIES OF THE RECORD DESCRIPTION OF THE PROPERTY, ANY RECORD EASEMENTS BENEFITING THE PROPERTY, THE RECORD EASEMENTS OR SERVITUDES AND COVENANTS AFFECTING THE PROPERTY ("RECORD DOCUMENTS"), DOCUMENTS OF RECORD REFERRED TO IN THE RECORD DOCUMENTS, AND ANY OTHER DOCUMENTS CONTAINING DESIRED APPROPRIATE INFORMATION AFFECTING THE PROPERTY BEING SURVEYED AND TO WHICH THE SURVEY SHALL MAKE REFERENCE WERE NOT PROVIDED TO THIS SURVEYOR FOR NOTATION ON THE SURVEY. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

3. THE SITE SURFACE IS NATURAL GROUND/DIRT, UNLESS NOTED OTHERWISE.

4. SUBJECT PROPERTY'S RECORD DESCRIPTION'S ERROR OF CLOSURE, 0.0006'.

5. THE FIELD WORK WAS COMPLETED ON APRIL 8, 2020.

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
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GENERAL NOTES (1 OF 2)

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 2 OF 31

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S SL3 CVR.dwg-GENERAL NOTES (1 OF 2) Plotted Oct 27, 2025 at 5:48pm by Engineer | Last Saved by: Engineer

ABBREVIATIONS AND DEFINITIONS	
A	AREA
ADA	AMERICANS WITH DISABILITIES ACT
AWWA	AMERICAN WATER WORKS ASSOCIATION
B-B	BACK TO BACK
BC	BEGIN CURVE
BC	BACK OF CURB
BCR	BEGIN CURB RETURN
BMP	BEST MANAGEMENT PRACTICE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CITY	CITY, TOWN, OR OTHER LOCAL APPLICABLE JURISDICTION
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND/GRADE
EL	ELEVATION
ELEC	ELECTRICAL/ELECTRICITY
EPA	UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
F-F	FACE TO FACE
FG	FINISHED GRADE/GROUND
FH	FIRE HYDRANT
FL	FLOWLINE
FC	FACE OF CURB
FT	FEET
HGL	HYDRAULIC GRADE LINE
LF	LINEAR FEET
LT	LEFT
MH	MANHOLE
MN	MINUTE/MINIMUM
NOI	NOTICE OF INTENT, REF. TCEQ GENERAL PERMIT
NOT	NOTICE OF TERMINATION, REF. TCEQ GENERAL PERMIT
NTS	NOT TO SCALE
OC	ON CENTER
OFF	OFFSET
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE/POINT OF COMPOUND CURVATURE
PG	PROPOSED GRADE
PI	POINT OF INFLECTION
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
RT	RIGHT
SF	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SY	SQUARE YARD
TAS	ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS
TC	TOP OF CURB
TCEQ	TEXAS COMMISSION OF ENVIRONMENTAL QUALITY
TEMP	TEMPORARY
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
TXMUTCD	TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
TW	TOP OF WALL
TYP	TYPICAL
VC	VERTICAL CURVE
WTR	WATER
WW	WASTEWATER

SAFETY

1. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES.
2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET.
3. WARNING ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
4. ALL FDC'S TO BE TWO 2 ½ INCH SIAMESE CONNECTIONS.
5. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS. TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.

ACCESSIBLE PARKING NOTE:

1. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER ADA) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES.
2. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND THE CITY REQUIREMENTS.
3. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES.
4. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS. SUCH SIGN SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY WHEN REQUIRED.
   (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" MINIMUM ABOVE THE GROUND, FLOOR, OR PAVING SURFACE SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
   (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS.
   (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS.
5. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF FLOARING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
6. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS.
   (A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
   (B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
7. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC AND ANSI.
8. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
9. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
10. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:30.
11. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.

TRAFFIC CONTROL NOTES:

1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE.
3. ALL PARKING SPACES SHALL HAVE A MINIMUM 7'-0" VERTICAL CLEARANCE.
4. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM.
5. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6" CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM.
6. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY".
7. PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY/STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY/STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, OR CONSTRUCTION ADJACENT TO PAVEMENT, SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

EARTHWORK NOTES AND REQUIREMENTS:

1. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
2. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
4. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO THE GEOTECHNICAL ENGINEER'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
5. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS.
6. A RETAINING WALL OVER 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT.
7. CONTRACTOR SHALL REMOVE EARTHEN MATERIAL, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
8. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.

NOTICE: ALTERATION OF A SEALED DRAWING WITHOUT PROPER NOTIFICATION TO THE ENGINEER OF RECORD IS A VIOLATION OF THE TEXAS ENGINEERING PRACTICES ACT

TRENCH EXCAVATION NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, TO THE CITY PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, STATE, AND FEDERAL REQUIREMENTS, INCLUDING OSHA, FOR ALL TRENCHES. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
2. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS, AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
3. BRACING OF UTILITY POLES MAY BE REQUIRED WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES AND IS THE RESPONSIBILITY OF THE CONTRACTOR.
4. ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.

STORM WATER DISCHARGE AUTHORIZATION

THE CONTRACTOR AND WHERE APPLICABLE SUBCONTRACTORS ARE RESPONSIBLE FOR:

1. COMPLIANCE WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. ENSURING THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST 7 DAYS PRIOR CONSTRUCTION. AND THEY PROVIDE A COPY OF ALL SIGNED NOI'S TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.
3. IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), IF IT APPLIES, IE. POST SITE NOTICE, INSPECTIONS, DOCUMENTATION AND SUBMISSION OF ANY INFORMATION, SUCH AS NOI, REQUIRED BY TCEQ AND EPA.
4. SIGNING THE REQUIRED CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS STATED IN THE SWPPP IF PROVIDING SERVICES RELATED TO SWPPP.
5. SUBMITTING TO THE CITY, AND RETAINING ON SITE DURING CONSTRUCTION, A COPY OF THE SWPPP INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATION, AND ANY REVISIONS.
6. PRIMARY OPERATOR IS RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION (NOT) TO TCEQ WITH 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND A VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREA AND ALL AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS AN ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

CONSTRUCTION MEANS, METHODS, & SAFETY PROTECTION NOTES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES, AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS".

INDEMNIFICATION

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE CITY, AND SANDLIN SERVICES, LLC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK, IN ANY AND ALL CLAIMS AGAINST THE OWNER OR SANDLIN SERVICES, LLC. BY ANY EMPLOYEE OF THE CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY LIABLE. THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION, OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATION ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

GENERAL NOTES AND REQUIREMENTS:

1. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN, AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS,TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC.... TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER.
4. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY, GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT.
5. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
6. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
7. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
8. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
9. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
10. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS.
11. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
12. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING.
13. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS.
15. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN.
16. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS.
19. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITION AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS, AND/OR DETAILS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.
20. THE CONTRACTOR SHALL COMPLY WITH JURISDICTIONAL "GENERAL NOTES" FOR CONSTRUCTION, JURISDICTIONAL NOTES SHALL SUPERCEDE ANY CONFLICT WITH THE SANDLIN SERVICES, LLC. NOTES.
21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITH OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
22. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION.
23. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
24. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED DEVELOPMENT.
25. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVE GROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
26. THE CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
27. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NOT LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES.
28. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE.
29. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES.
30. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
31. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEE.
32. ALL SYMBOLS SHOWN ON THESE PLANS ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
33. COMPLIANCE WITH COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES.
34. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
35. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
36. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS FOR UTILITIES AND DETENTION AREAS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
37. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL OF MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
38. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALI

DOC #2023095962

WHEREAS Ken Schiller & Associates, Inc., a Texas corporation (hereinafter referred to as Schiller tract) is the owner of that certain 14.518 acre tract situated in the Joseph Fish Survey, Abstract No. 232, City of Georgetown, Williamson County, Texas, recorded in a Special Warranty Deed under Instrument Number 2022027501, Official Public Records of Williamson County, Texas,

And WHEREAS Novak Williams Senior Living LLC, a Texas limited liability company (hereinafter referred to as Novak tract) is the owner of that certain 9.290 acre tract situated in the Joseph Fish Survey, Abstract No. 232, City of Georgetown, Williamson County, Texas, recorded in a Special Warranty Deed under Instrument Number 2023021036, Official Public Records of Williamson County, Texas; the subject tract, is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 1/2-inch capped rebar stamped "FOREST SURVEYING BOUNDARY RPLS 1847" found in the northeast right-of-way line of Williams Drive (a variable width right-of-way, partially described in deeds to the State of Texas recorded under Instrument Numbers 2007059175 and 2007075483 of said official public records), being in southeast line of that tract described as a 0.27 of an acre roadway to a Cemetery Tract in a Warranty Deed to Betty Sue Barker, Trustee of The Barker Family Trust (hereinafter referred to as Barker roadway tract), recorded under Instrument Number 2017040286 of said official public records, at the common north corner of said Schiller tract and said State of Texas (Instrument Number 2007059175) tract;

THENCE along a common line of said Barker roadway tract and said Schiller tract the following calls:

1. NORTH 47° 02' 14" EAST, a distance of 427.67 feet to a 1/2-inch capped rebar stamped "FOREST SURVEYING BOUNDARY RPLS 1847" found,
2. SOUTH 89° 22' 32" EAST, a distance of 128.05 feet to a 5/8-inch rebar found in the west line of that tract described as a 0.198 of an acre Cemetery Tract in a Warranty Deed to Betty Sue Barker, Trustee of The Barker Family Trust (hereinafter referred to as Barker cemetery tract), recorded under Instrument Number 2017040286 of said official public records at a common corner of said Schilling tract and said Barker roadway tract;

THENCE along the common line of said Barker cemetery tract and said Schiller tract the following calls:

1. SOUTH 00° 43' 10" EAST, a distance of 86.89 feet to a 2-inch metal fence corner post found at the southwest corner of said Barker cemetery tract,
2. SOUTH 88° 26' 38" EAST, a distance of 66.93 feet 2-inch metal fence corner post found at the southeast corner of said Barker cemetery tract,
3. NORTH 00° 44' 18" WEST, a distance of 128.06 feet to a 2-inch metal fence corner post found at the northeast corner of said Barker cemetery tract,
4. NORTH 89° 36' 31" WEST, a distance of 67.02 feet to a 2-inch metal fence corner post found at a common corner of said Barker cemetery tract and said Barker roadway tract;

THENCE NORTH 89° 15' 59" WEST, along a common line of said Barker roadway tract and said Schiller tract, a distance of 106.72 feet to a 5/8-inch rebar found in the southeast line of Lot 11, Block B, THE RESERVE AT HERITAGE OAKS, an addition to the City of Georgetown, recorded under Instrument Number 2012099556 of said official public records;

THENCE along the common line of Block B of said THE RESERVE AT HERITAGE OAKS and said Schiller tract the following calls:

1. NORTH 47° 06' 22" EAST, a distance of 148.48 feet to 1/2-inch rebar with an illegible cap found at the common south corner of Lot 9 and Lot 10, Block B of said THE RESERVE AT HERITAGE OAKS,
2. NORTH 58° 59' 21" EAST, a distance of 736.32 feet to a 1/2-inch capped rebar stamped "FOREST SURVEYING BOUNDARY RPLS 1847" found in the southwest line of Tract "E" (Open Space-Drainage), HERITAGE OAKS SECTION 5, an addition to the City of Georgetown, recorded in Cabinet GG, Slide 287, Plat Records of Williamson County, Texas, at the common east corner of Lot 1, Block B of said THE RESERVE AT HERITAGE OAKS and said Schiller tract;

THENCE SOUTH 21° 33' 20" EAST, along the common line of said Tract "E", HERITAGE OAKS SECTION 5 and said Schiller tract, a distance of 449.79 feet to a 1/2-inch rebar at the common east corner of said Schiller tract and said Novak tract;

THENCE SOUTH 22° 14' 50" EAST, along the common line of said Tract "E", HERITAGE OAKS SECTION 5 and said Novak tract, at a distance of 369.53 feet passing a 1/2-inch capped rebar stamped "JPH Land Surveying" set at the northwest terminus corner of Verde Vista, (a 65-foot right-of-way described in Cabinet CC, Slide 262 of said plat records), continuing along the common line of said Novak tract and the west terminal line of said Verde Vista a total distance of 388.77 feet to a Mag nail with metal washer stamped "JPH Land Surveying" set at the east corner of said Novak tract and the purported north corner of that tract described as 1625 square feet in a Right-of-Way Dedication Deed to the City of Georgetown, a Texas home-rule corporation (hereinafter referred to as City of Georgetown tract), recorded under Instrument Number 2004030341 of said official public records, from which a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found at the southeast corner of said City of Georgetown tract bears SOUTH 22° 25' 52" EAST, a distance of 52.99 feet;

THENCE SOUTH 46° 51' 57" WEST, along the common line of said City of Georgetown tract and said Novak tract, at a distance of 65.56 feet passing a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found in the northwest line of Lot 1, Block A, HEK BUSINESS PARK, an addition to the City of Georgetown, recorded in Cabinet X, Slide 335 of said plat records at the southwest corner of said City of Georgetown tract, continuing with said Lot 1, Block A of said HEK BUSINESS PARK and said Novak tract, a total distance of 1001.83 feet to a cotton spindle found in the northeast line of said Williams Drive at the common south corner of said Novak tract and said State of Texas (Instrument Number 2007075483) tract, being at the beginning of a curve to the left (concave southwest), having a radius of 5751.37 feet, and a chord which bears NORTH 43° 43' 33" WEST, a distance of 97.60 feet;

THENCE along the common line of said Novak tract and said State of Texas (Instrument Number 2007075483) tract and the common line of said Schilling tract and said State of Texas (Instrument Number 2007059175) tract the following calls:

1. Along said curve the left an arc length of 97.60 feet to a 5/8-inch aluminum capped TXDOT, Type III monument found,
2. NORTH 44° 01' 05" WEST, at a distance of 291.45 feet passing a 1/2-inch rebar found at the common corner of said Novak tract and said Schilling tract and said State of Texas tracts, continuing a total distance of 370.89 feet to a 5/8-inch aluminum capped TXDOT, Type III monument found at the beginning of a curve the left (concave southwest), having a radius of 5688.04 feet, and a chord which bears NORTH 46° 22' 21" WEST, a distance of 455.41 feet,
3. Along said curve to the left an arc length of 455.53 feet, returning to the POINT OF BEGINNING, enclosing 23.808 acres of land.

STREET TABLE

STREET NAME	CLASSIFICATION	R.O.W. DIMENSION	PAVEMENT DIMENSION	CURB TYPE	SIDEWALK WIDTH	PEDESTRIAN CLEAR ZONE DIMENSION	DESIGN SPEED
VERDE VISTA	MAJOR COLLECTOR	65'	46'	STANDARD CURB & GUTTER	5'	0'	30 MPH

VICINITY MAP

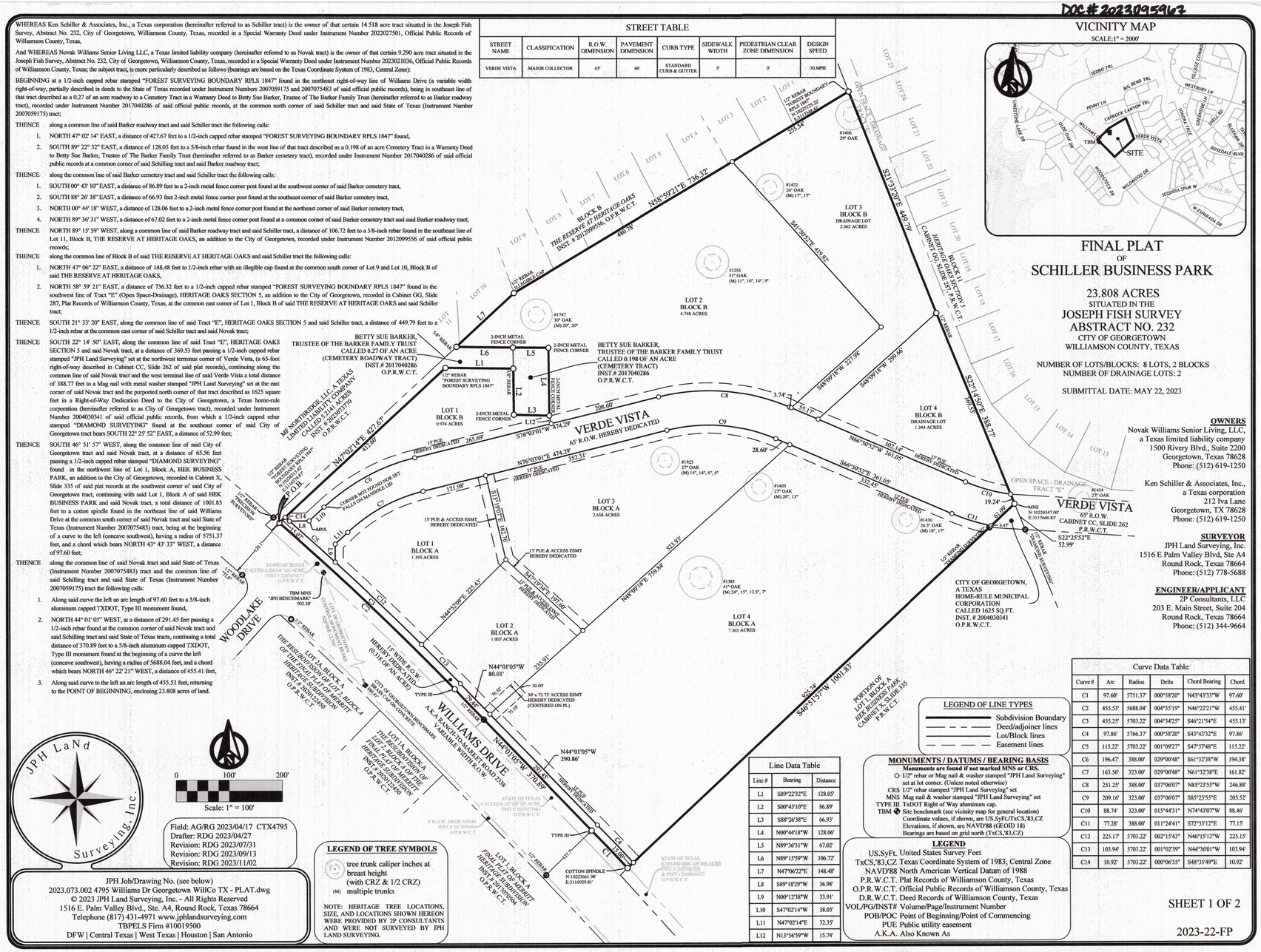
SCALE:1" = 2000'

FINAL PLAT
OF
SCHILLER BUSINESS PARK

23.808 ACRES
SITUATED IN THE
JOSEPH FISH SURVEY
ABSTRACT NO. 232
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

NUMBER OF LOTS/BLOCKS: 8 LOTS, 2 BLOCKS
NUMBER OF DRAINAGE LOTS: 2

SUBMITTAL DATE: MAY 22, 2023



0 100' 200'
Scale: 1" = 100'

Field: AG/RG 2023/04/17 CTX4795
Drafter: RDG 2023/04/27
Revision: RDG 2023/07/31
Revision: RDG 2023/09/13
Revision: RDG 2023/11/02

JPH Job/Drawing No. (see below)
2023.073.002 4795 Williams Dr Georgetown WillCo TX - PLAT.dwg
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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston | San Antonio

LEGEND OF TREE SYMBOLS
tree trunk caliper inches at breast height (with CRZ & 1/2 CRZ)
(M) multiple trunks
NOTE: HERITAGE TREE LOCATIONS, SIZE, AND LOCATIONS SHOWN HEREON WERE PROVIDED BY 2P CONSULTANTS AND WERE NOT SURVEYED BY JPH LAND SURVEYING.

Line Data Table

Line #	Bearing	Distance
L1	S89°22'32"E	128.05'
L2	S00°43'10"E	86.89'
L3	S88°26'38"E	66.93'
L4	N00°44'18"W	128.06'
L5	N89°36'31"W	67.02'
L6	N89°15'59"W	106.72'
L7	N47°06'22"E	148.48'
L8	S89°18'29"W	36.98'
L9	N00°12'38"W	33.91'
L10	S47°02'14"W	38.05'
L11	N47°02'14"E	32.35'
L12	N13°56'59"W	15.74'

Curve Data Table

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	97.60'	5751.37'	000°58'20"	N43°43'33"W	97.60'
C2	455.53'	5688.04'	004°35'19"	N46°22'21"W	455.41'
C3	455.25'	5703.22'	004°34'25"	S46°21'54"E	455.13'
C4	97.86'	5766.37'	000°58'20"	S43°43'32"E	97.86'
C5	115.22'	5703.22'	001°09'27"	S47°57'48"E	115.22'
C6	196.47'	388.00'	029°00'48"	S61°32'38"W	194.38'
C7	163.56'	323.00'	029°00'48"	N61°32'38"E	161.82'
C8	251.25'	388.00'	037°06'07"	N85°23'55"W	246.88'
C9	209.16'	323.00'	037°06'07"	S85°23'55"E	205.52'
C10	88.74'	323.00'	015°44'31"	N74°43'07"W	88.46'
C11	77.28'	388.00'	011°24'41"	S72°33'12"E	77.15'
C12	225.17'	5703.22'	002°15'43"	N46°15'12"W	225.15'
C13	103.94'	5703.22'	001°02'39"	N44°36'01"W	103.94'
C14	10.92'	5703.22'	000°06'35"	S48°35'49"E	10.92'

LEGEND OF LINE TYPES
Subdivision Boundary
Deed/adjoiner lines
Lot/Block lines
Easement lines

MONUMENTS / DATUMS / BEARING BASIS
Monuments are found if not marked MNS or CRS.
○ 1/2" rebar or Mag nail & washer stamped "JPH Land Surveying" set at lot corner. (Unless noted otherwise)
CRS 1/2" rebar stamped "JPH Land Surveying" set
MNS Mag nail & washer stamped "JPH Land Surveying" set
TYPE III TxDOT Right of Way aluminum cap.
TBM ◆ Site benchmark (see vicinity map for general location)
Coordinate values, if shown, are US.SyFt/TxCS,'83,CZ
Elevations, if shown, are NAVD'88 (GEOID 18)
Bearings are based on grid north (TxCS,'83,CZ)

LEGEND
US.SyFt. United States Survey Feet
TxCS,'83,CZ Texas Coordinate System of 1983, Central Zone
NAVD'88 North American Vertical Datum of 1988
P.R.W.C.T. Plat Records of Williamson County, Texas
O.P.R.W.C.T. Official Public Records of Williamson County, Texas
D.R.W.C.T. Deed Records of Williamson County, Texas
VOL/PG/INST# Volume/Page/Instrument Number
POB/POC Point of Beginning/Point of Commencing
PUE Public utility easement
A.K.A. Also Known As

SHEET 1 OF 2

2023-22-FP

OWNERS
Novak Williams Senior Living, LLC,
a Texas limited liability company
1500 Rivery Blvd., Suite 2200
Georgetown, Texas 78628
Phone: (512) 619-1250

Ken Schiller & Associates, Inc.,
a Texas corporation
212 Iva Lane
Georgetown, TX 78628
Phone: (512) 619-1250

SURVEYOR
JPH Land Surveying, Inc.
1516 E Palm Valley Blvd, Ste A4
Round Rock, Texas 78664
Phone: (512) 778-5688

ENGINEER/APPLICANT
2P Consultants, LLC
203 E. Main Street, Suite 204
Round Rock, Texas 78664
Phone: (512) 344-9664

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

SANDLIN SERVICES, LLC
ENGINEERING | CONSULTING
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

FINAL PLAT (1 OF 2)

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 4 OF 31

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01-0046-003 lot 3 schiller\CAD\construction sheets\LS SL3 CVR.dwg-FINAL PLAT (1 OF 2) Plotted Oct 27, 2025 at 5:48pm by Engineer | Last Saved by: Engineer

Doc #2023095163

PLAT NOTES:

1. Utility providers for this development are Water: City of Georgetown, Wastewater: City of Georgetown, and Electric: Pedernales Electric Cooperative.
2. All structures/obstructions are prohibited in drainage easements.
3. There are no areas within the boundaries of this subdivision in the 100-year floodplain as defined by FIRM Number 48491C0280E, effective date September 26, 2008.
4. In order to promote drainage away from a structure, the slab elevation should be built at least one-foot above the surrounding ground, and the ground should be graded away from the structure at a slope of 1/2" per foot for a distance of at least 10 feet.
5. All sedimentation, filtration, detention, and/or retention basins and related appurtenances shown shall be situated within a drainage easement or drainage lot. The owners, HOA, or assignees of the tracts upon which are located such easements, appurtenances, and detention facilities shall maintain same and be responsible for their maintenance, routine inspection, and upkeep.
6. Any Heritage Tree as noted on this plat is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the City of Georgetown. Approval removal does not require modification of the plat.
7. All individual lots containing Heritage Trees are configured and designed so that the lot is developable for the intended purpose without requiring removal of the Heritage Trees or exceeding the percentage of allowable disturbance within the Heritage Trees CRZ.
8. A 15-foot Public Utility Easement is dedicated along all street frontages within this plat.
9. The monuments of this plat have been rotated to Texas Coordinate System of 1983, Central Zone and NAVD'88.
10. The maximum impervious coverage per non-residential lot shall be pursuant to the UDC at the time of Site Plan application based on the zoning designation of the property.
11. The landowner assumes all risks associated with improvements located in the right-of-way, or road widening easements. By placing anything in the right-of-way or road widening easements, the landowner indemnifies and holds the City of Georgetown, Williamson County, their officers, agents and employees harmless from any liability owing to property defects or negligence not attributable to them and acknowledges that the improvements may be removed by the City and/or County and that the owner of the improvements will be responsible for the relocation and/or replacement of the improvements.
12. The building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the City of Georgetown and/or Williamson County, Texas. Neither the City of Georgetown nor Williamson County assumes any obligation to build any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or drainage improvements in connection therewith. Neither the City of Georgetown nor Williamson County assumes any responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets in their respective jurisdictions.
13. Neither the City of Georgetown nor Williamson County assumes any responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change depending on subsequent development. It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the City and /or County.
14. Right-of-way easements for widening roadways or improving drainage shall be maintained by the landowner until road or drainage improvements are actually constructed on the property. The City and/or County have the right at any time to take possession of any road widening easement for construction, improvement, or maintenance of the adjacent road.
15. Unless otherwise noted herein, all easements dedicated to the City of Georgetown by this plat shall be EXCLUSIVE to the City of Georgetown, and Grantor covenants that Grantor and Grantor's heirs, successors, and assigns shall not convey any other easement, license, or conflicting right to use in any manner, the area (or any portion thereof) covered by this grant.
16. All easements dedicated to the City of Georgetown by this plat additionally include the following rights: (1) the right of the City to change the size of any facilities installed, maintained, or operated within the easement area; (2) the right of the City to relocate any facilities within the easement area; and (3) the right of the City to remove from the easement area all trees and parts thereof, or other obstructions, which endanger or may interfere with the efficiency and maintenance of any facilities within the easement area.
17. This plat is subject to the provisions of the City of Georgetown Water Conservation Ordinance.
18. The subdivision subject to this application is subject to the Water Quality Regulations of the City of Georgetown.
19. A Geologic Assessment, in accordance with the City of Georgetown Water Quality Regulations, was completed on January 16, 2023. Any springs and streams as identified in the Geologic Assessment are shown herein.
20. Grantors do hereby grant and convey an easement for the Conical Zone as that term is defined in Section 12.36 of the City of Georgetown Code of Ordinances and as shown on this plat, being further described as that area beneath the horizontal surface which is one foot in height for each 20 feet of horizontal distance beginning at the periphery of the horizontal surface extending to a height of 350 feet above the airport elevation. This easement shall be perpetual and shall be binding on Grantor and its assigns, heirs, and successors.
21. The site benchmark is a mag nail with metal washer stamped "JPH BENCHMARK" set in a concrete sidewalk, located in the northeast margin of Williams Drive, and approximately 71 feet east from the centerline intersection of Williams Drive and Woodlake Drive. Benchmark Elevation = 903.38' (NAVD'88). See vicinity map for general location.
22. Right-of-Way Easements to Chisholm Trail Water Supply Corporation described in Volume 939, Page 310 and Volume 939, Page 319 of the Deed Records of Williamson County, Texas, are blanket in nature and may affect this property.
23. This survey was performed with the benefit of a title commitment provided by Title Resources Guaranty Company, GF# 2114344JM, effective December 28, 2021, and issued January 6, 2022, and a title commitment provided by First National Title Insurance Company, File# 22-654626-GT, effective March 5, 2023, and issued March 9, 2023. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey **except for those items listed within Schedule B of said commitment**. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

JPH LaNd Surveying, Inc.

FINAL PLAT
OF
SCHILLER BUSINESS PARK

JPH Job/Drawing No. (see below)
2023.073.002 4795 Williams Dr Georgetown WillCo TX - PLAT.dwg

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1516 E. Palm Valley Blvd., Ste. A4, Round Rock, Texas 78664
Telephone (817) 431-4971 www.jphlandsurveying.com
TBPELS Firm #10019500
DFW | Central Texas | West Texas | Houston | San Antonio

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

Novak Williams Senior Living, LLC, a Texas limited liability company acting by and through Jeffrey Ladd Novak, Manager, owner of the certain 9.290 acre tract of land shown hereon (Lot 4 of Block A, Lot 4 of Block B, and ROW) and described in a deed recorded in Document No. 2023021036 of the Official Public Records of Williamson County, Texas, do hereby certify that there are no easement holders except as shown hereon, do hereby subdivide said tract as shown hereon, and do hereby covenant to all restrictions listed herein, which shall run with the land; and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. I hereby bind my heirs, successors, and assigns to warrant and forever defend such dedications, all and singular, to the City of Georgetown against every person whomsoever claiming or to claim the same or any part thereof. This subdivision is to be known as *SCHILLER BUSINESS PARK*.

TO CERTIFY WHICH, WITNESS by my hand this 3rd day of Nov, 2023.

By: Novak Williams Senior Living, LLC

Jeffrey Ladd Novak, Manager
1500 Rivery Blvd., Suite 2200
Georgetown, Texas 78628

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Jeffrey Ladd Novak, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 3rd day of November, 2023.

Kellie Jones, Kellie Jones
(Notary Public's signature) Print Name
Notary Public in and for the State of Texas

My Commission expires on: 3/18/2024

KELLIE JONES
Notary ID #126452560
My Commission Expires
March 18, 2024

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

That Vista Bank, Lien Holder of the certain 9.290 acre tract of land shown hereon and described in a Deed of Trust recorded in Document Number 2023021037, of the Official Public Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon; and do further hereby join, approve, and consent to all restrictions listed herein; and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. This subdivision is to be known as *SCHILLER BUSINESS PARK*.

TO CERTIFY WHICH, witness by my hand this 7th day of November, 2023.

Vista Bank
50th Street Office
4621 50th Street
Lubbock, Texas 79414

By: _____, its EVP.
Brian Pierce, EVP

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

Before me, the undersigned authority, a Notary Public in and for said County and State on this day personally appeared Brian Pierce, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office on this the 8th day of November, 2023.

Jennifer Hearron, Jennifer Hearron
(Notary Public's signature) Print Name
Notary Public in and for the State of Texas

My Commission expires on: 04-03-2026

JENNIFER HEARRON
Notary Public, State of Texas
Notary ID# 129585064
My Commission Exp. 04-03-2026

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

Ken Schiller & Associates, Inc., a Texas corporation acting by and through Ken Schiller, Director, owner of the certain 14.518 acre tract of land shown hereon (Lots 1, 2 & 3 of Block A, Lots 1, 2 & 3 of Block B, and ROW) and described in a deed recorded in Document No. 2022027501 of the Official Public Records of Williamson County, Texas, do hereby state that there are no lien holders of the certain tract of land; do hereby certify that there are no easement holders except as shown hereon, do hereby subdivide said tract as shown hereon, and do hereby covenant to all restrictions listed herein, which shall run with the land; and do hereby dedicate to the City of Georgetown the streets, alleys, rights-of-way, easements and public places shown hereon for such public purposes as the City of Georgetown may deem appropriate. I hereby bind my heirs, successors, and assigns to warrant and forever defend such dedications, all and singular, to the City of Georgetown against every person whomsoever claiming or to claim the same or any part thereof. This subdivision is to be known as *SCHILLER BUSINESS PARK*.

TO CERTIFY WHICH, WITNESS by my hand this 2nd day of November, 2023.

By: Ken Schiller & Associates, Inc.

Ken Schiller, Director
212 Iva June Lane
Georgetown, Texas 78628

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

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Ken Schiller, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this 2nd day of November, 2023.

Colleen Peters, Colleen Peterson
(Notary Public's signature) Print Name
Notary Public in and for the State of Texas

My Commission expires on: 12/13/2025

Colleen Peterson
My Commission Expires
12/13/2025
Notary ID
133457662

CITY BUILDING OFFICIAL APPROVAL:

Based upon the above representations of the Engineer or Surveyor whose seal is affixed hereto, and after a review of the plat as represented by the said Engineer or Surveyor, I find that this plat complies with the requirements of Chapter 15.44, Flood Damage Prevention, of the Georgetown Municipal Code. This certification is made solely upon such representations, and should not be relied upon for verifications of the facts alleged. The City of Georgetown disclaims any responsibility to any member of the public or independent verifications of the representation, factual or otherwise, contained in this plat and the documents associated with it.

Glen Holcomb, Building Official — Date: 11-15-2023
City of Georgetown, Texas

PLANNING DIRECTOR APPROVAL:

I, Sofia Nelson, Planning Director of the City of Georgetown, Texas, do hereby certify this plat is approved for filing of record with the County Clerk of Williamson County, Texas.

Sofia Nelson, Planning Director — Date: 11.15.23
City of Georgetown

PLANNING AND ZONING COMMISSION APPROVAL:

This subdivision to be known as *SCHILLER BUSINESS PARK has been reviewed* and approved for filing of record with the County Clerk of Williamson County, Texas, according to the minutes of the meeting of the Georgetown Planning and Zoning Commission on the ____ day of _____, 2023, A.D.

R. Travis Perthuis, Chairman — Date

Chere Heintzmann, Secretary — Date

ENGINEER'S CERTIFICATION:

I, Michael Easton Mundine, Licensed Professional Engineer in the State of Texas, do hereby certify that this subdivision is not in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted herein, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0280E, effective date September 26, 2008, and that each lot conforms to the City of Georgetown regulations.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown and/or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS by my hand and seal at the City of Georgetown, Williamson County, Texas, this 2nd day of November, 2023.

Michael Easton Mundine
Licensed Professional Engineer
No. 143266 State of Texas

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED
PROFESSIONAL ENGINEER

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

I, Chris Henderson, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the subdivision regulations of the City of Georgetown, Texas.

TO CERTIFY WHICH, WITNESS by my hand and seal at the City of Round Rock, Williamson County, Texas, this 2nd day of NOVEMBER, 2023.

Chris Henderson
Registered Professional Surveyor
No. 6831 State of Texas

STATE OF TEXAS
REGISTERED
CHRIS HENDERSON
6831
PROFESSIONAL
LAND SURVEYOR

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

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 21st day of November, 2023 A.D., at 8:05 o'clock A.M., and duly recorded this the 21st day of November, 2023 A.D., at 8:14 o'clock A.M., in the Official Public Records of said County in Document No. 2023095167.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk County Court of Williamson County, Texas

By: Diane Lam, Deputy

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

SHEET 2 OF 2

2023-22-FP

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

TEXAS 811 BEFORE YOU DIG
WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

FINAL PLAT (2 OF 2)

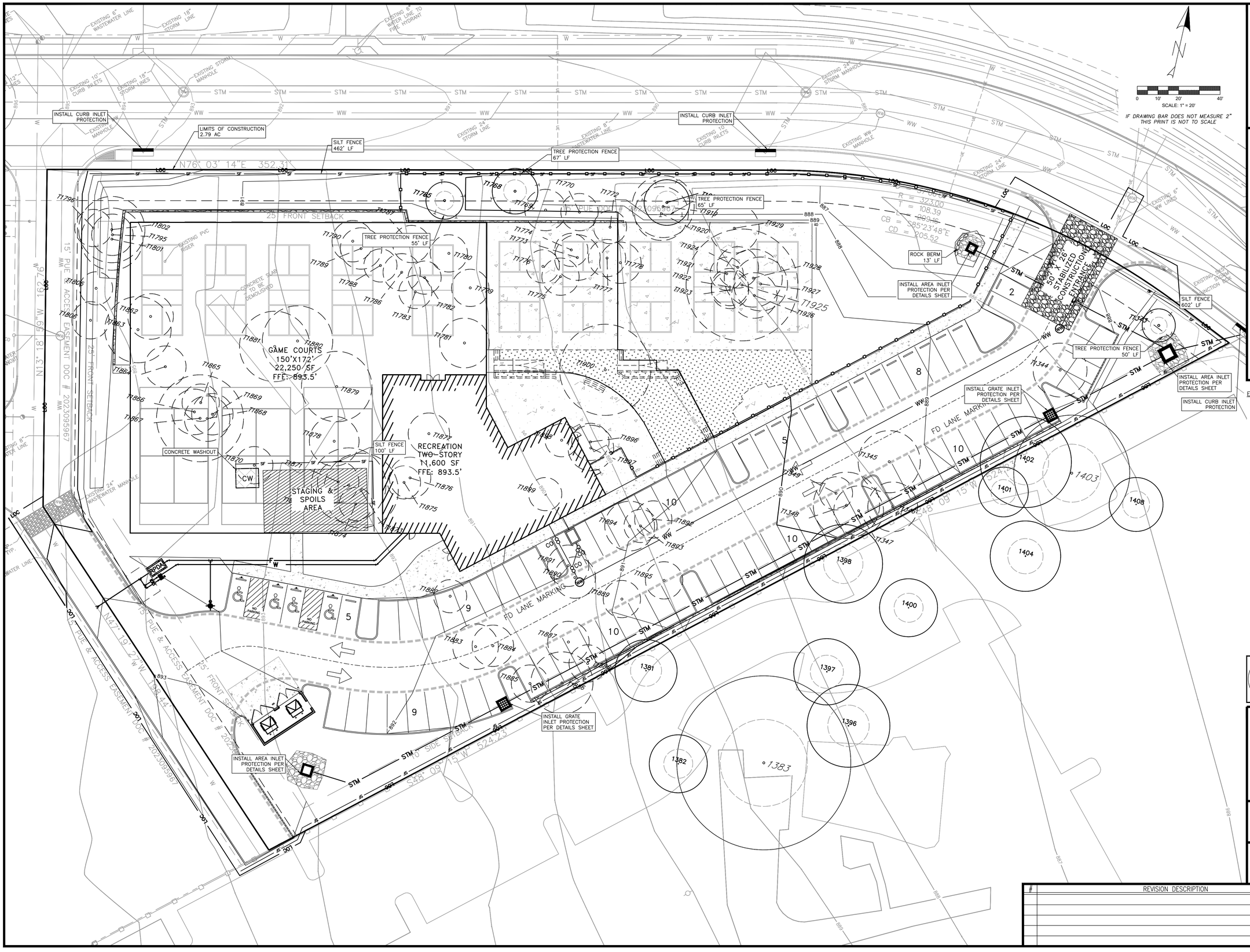
PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 5 OF 31

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S SL3 CVR.dwg-FINAL PLAT (2 OF 2) Plotted Oct 27, 2025 at 5:48pm by Engineer | Last Saved by: Engineer



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

EROSION CONTROL LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- LOC LOC LOC — LIMITS OF CONSTRUCTION
- SF SF SF — SILT FENCE
- T T T — TREE PROTECTION FENCE
- STAGING & TEMPORARY SPOILS AREA
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE WASHOUT
- TEMPORARY ROCK BERM
- AREA INLET PROTECTION
- CURB INLET PROTECTION
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (755)
- EXISTING TREE (TO REMAIN) (100)
- EXISTING TREE (TO BE REMOVED) (100)

NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

EROSION CONTROL NOTES:

1. LIMITS OF CONSTRUCTION 2.79 AC (TOTAL DISTURBED ACREAGE)
2. ALL STAGING & STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
3. INSTALL EROSION CONTROLS PER PLAN. WITH THE APPROVAL OF THE ENVIRONMENTAL INSPECTOR, ADJUST AS NEEDED DURING CONSTRUCTION.
4. CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM ALL EXISTING OR NEWLY PAVED SURFACES AT THE END OF CONSTRUCTION.
5. TEMPORARY STAGING & STORAGE AREA/TEMPORARY SPOILS AREA IS TO BE USED DURING NORMAL WORK HOURS (7 A.M. TO 7 P.M.). ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM AREA AND RESTORE TO ORIGINAL CONDITION OR BETTER.
6. ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
7. IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100 FEET.
8. STABILIZATION OF ALL SLOPES 3:1 OR GREATER, SUITABLE MATTING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE. CHANNEL STABILIZATION WILL USE TYPE II.

811 TEXAS ONE CALL — KNOW WHAT'S BELOW. BEFORE YOU DIG.

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SANDLIN SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EROSION CONTROL PLAN

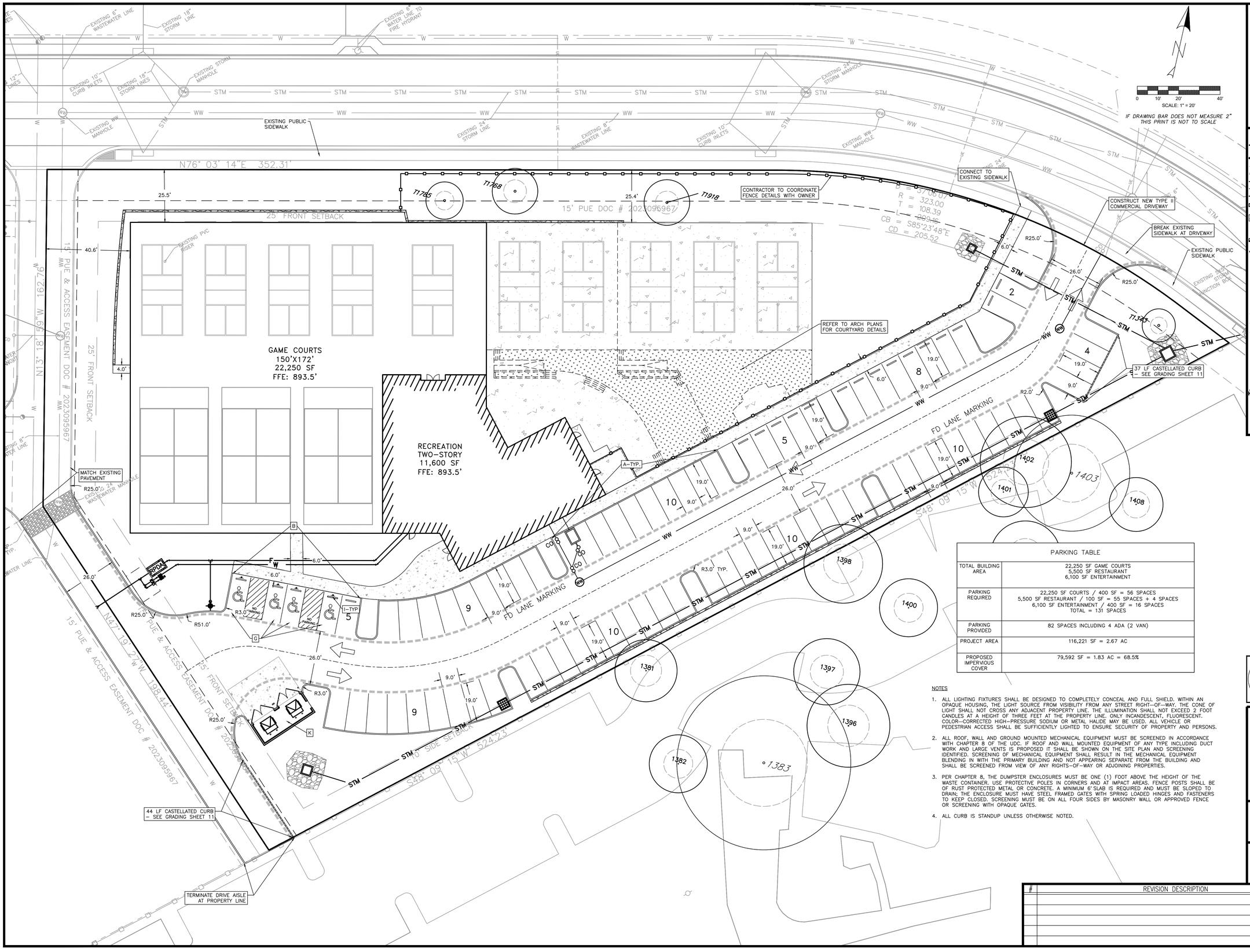
PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 8 OF 31

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S SL3 ESC.dwg-EROSION CONTROL PLAN Plotted Oct 27, 2025 at 5:49pm by Engineer | Last Saved by: Engineer



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

SITE PLAN LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- FIRE LANE
- PROPOSED CURB & GUTTER
- STREET CENTERLINE
- 4' FENCE
- STRUCTURAL RETAINING WALL (BY OTHERS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING SPACES
- TRANSFORMER PAD
- SITE WALLS

TAS ACCESSIBLE ROUTE
TAS ACCESSIBLE ROUTES MAY NOT EXCEED A CROSS SLOPE OF 1:50 (2%) OR EXCEED A RUNNING SLOPE OF 1:20 (5%) UNLESS DESIGNED AS A RAMP. THE MAXIMUM RUNNING SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12 (8.33%). THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 INCHES. REFER TO GRADING SHEET(S).

- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / PR. FIRE LINE
- EX. STORM SEWER LINE / PR. WASTEWATER
- EX. FIRE HYDRANT / PR. STORM SEWER LINE
- EX. WATER METER / PR. FIRE HYDRANT
- EX. WASTEWATER MANHOLE / PR. WATER METER
- PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- GATE VALVE AS NOTED / FLOW ARROW
- WW CLEAN OUT
- BFP BACK FLOW PREVENTER / EX. UTILITY POLE

SITE LEGEND

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- B LAYDOWN CURB. SEE DETAIL SHEET.
- C CASTELLATED CURB. SEE DETAIL SHEET.
- D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- E CONCRETE SIDEWALK. SEE DETAIL SHEET.
- F PEDESTRIAN CROSSWALK.
- G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- I CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- K DUMPSTER ENCLOSURE WITH CONCRETE PAD PER GEOTECHNICAL REPORT AND CITY STANDARDS

PARKING TABLE	
TOTAL BUILDING AREA	22,250 SF GAME COURTS 5,500 SF RESTAURANT 6,100 SF ENTERTAINMENT
PARKING REQUIRED	22,250 SF COURTS / 400 SF = 56 SPACES 5,500 SF RESTAURANT / 100 SF = 55 SPACES + 4 SPACES 6,100 SF ENTERTAINMENT / 400 SF = 16 SPACES TOTAL = 131 SPACES
PARKING PROVIDED	82 SPACES INCLUDING 4 ADA (2 VAN)
PROJECT AREA	116,221 SF = 2.67 AC
PROPOSED IMPERVIOUS COVER	79,592 SF = 1.83 AC = 68.5%

NOTES

1. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULL 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.
2. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
3. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN. THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.
4. ALL CURB IS STANDUP UNLESS OTHERWISE NOTED.

TEXAS 811 DIG RITE
WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SITE PLAN

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

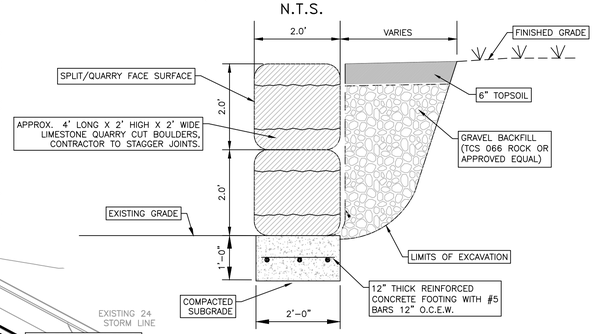
#	REVISION DESCRIPTION	SIGNATURE	DATE

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S SL3 SITE.dwg-SITE PLAN Plotted Oct 27, 2025 at 5:49pm by Engineer | Last Saved by: Engineer

G:\shared drives\sandlin services llc\sandlin services projects\land development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S SL3 GRD.dwg-GRADING PLAN Plotted: Oct 27, 2025 at 5:49pm by Engineer | Last Saved by: Engineer

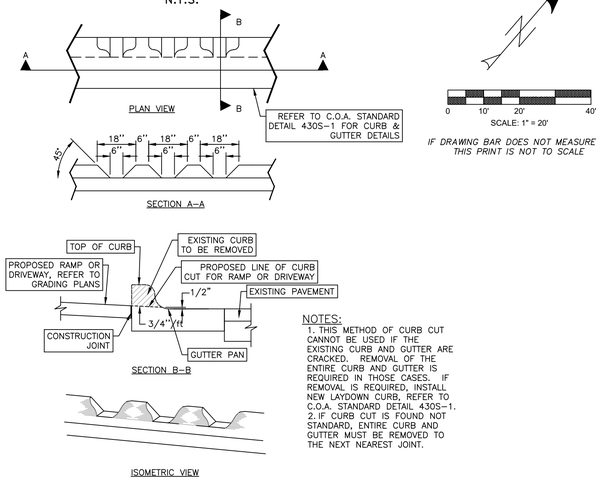
LIMESTONE ROCK WALL (4' MAX HEIGHT)

N.T.S.



CASTELLATED CURB

N.T.S.



NOTES:
1. THIS METHOD OF CURB CUT CANNOT BE USED IF THE EXISTING CURB AND GUTTER ARE CRACKED. REMOVAL OF THE ENTIRE CURB AND GUTTER IS REQUIRED IN THOSE CASES. IF REMOVAL IS REQUIRED, INSTALL NEW LAYDOWN CURB, REFER TO C.O.A. STANDARD DETAIL 430S-1.
2. IF CURB CUT IS FOUND NOT STANDARD, ENTIRE CURB AND GUTTER MUST BE REMOVED TO THE NEXT NEAREST JOINT.

0 10' 20' 40'
SCALE: 1" = 20'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

GRADING LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- GRADE CONTROL LINE
- PROPOSED CURB & GUTTER
- 790 EXISTING CONTOURS
- 795 PROPOSED CONTOURS
- W EX. WATER LINE
- W PR. WATER LINE
- WW EX. WASTEWATER
- WW PR. WASTEWATER
- STM EX. STORM SEWER LINE
- STM PR. STORM SEWER LINE
- EX. FIRE HYDRANT
- PR. FIRE HYDRANT
- WM EX. WATER METER
- PR. WATER METER
- WW EX. WASTEWATER MANHOLE
- WW PR. WASTEWATER MANHOLE
- 100 EXISTING TREE (TO REMAIN)
- 100 EXISTING TREE (TO BE REMOVED)
- EL:800.0 PROPOSED GROUND ELEVATION
- TC:800.0 BC:800.0 PROPOSED CURB & GUTTER
- HP:800.0 HIGH POINT ELEVATION
- LP:800.0 LOW POINT ELEVATION
- EX EL:800.0 EXISTING GROUND ELEVATION
- TW:800.0 BW:800.0 PROPOSED TOP AND BOTTOM OF WALL
- FL:800.0 PROPOSED FLOW LINE
- 1.00% PROPOSED SLOPE (SLOPE DOWN)

GRADING NOTES

1. ALL MATERIALS AND CONSTRUCTION PROCEDURE WITHIN THE SCOPE OF THIS CONTRACT WHERE NO SPECIFICALLY COVERED IN THE CONSTRUCTION DOCUMENTS SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL CONDITION ANY DAMAGE DONE TO EXISTING IMPROVEMENTS OR UTILITIES.
3. EARTHWORK FOR THE BUILDING FOUNDATION, CONCRETE SLABS AND CONCRETE AND ASPHALT PAVEMENT SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
4. ADJUST PAVEMENT, CURB ELEVATIONS, AND/OR SIDEWALK ELEVATIONS AS NECESSARY TO ENSURE A CONTINUOUS GRADE WITH EXISTING ELEVATIONS.
5. EXISTING AND PROPOSED GRADE CONTOUR INTERVALS SHOWN ARE ONE FOOT (1').
6. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL.
7. REFER TO GEOTECHNICAL REPORT FOR PAVING SECTION RECOMMENDATIONS.
8. ALL WALLS AND DROPS GREATER THAN 24" SHALL HAVE FALL PROTECTION. CONTRACTOR TO REFER TO DETAILS BY OTHERS OR COORDINATE WITH OWNER ON SPECIFICATIONS.

811 TEXAS811.ORG BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

GRADING PLAN

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 11 OF 31

Drainage Area	Drainage Area	Impervious Cover	2-year				10-year			25-year			100-year		
			T_c*	C	I**	Q	C	I**	Q	C	I**	Q	C	I**	Q
	(Ac)	(%)	(min)		(in/hr)	(cfs)		(in/hr)	(cfs)		(in/hr)	(cfs)		(in/hr)	(cfs)
SUB DA-1	2.23	66%	5.00	0.75	6.48	10.79	0.76	8.64	14.72	0.78	9.84	17.07	0.81	11.88	21.34
SUB DA-2	0.58	100%	5.00	0.95	6.48	3.57	0.95	8.64	4.76	0.95	9.84	5.42	0.95	11.88	6.55
SUB DA-3	0.57	100%	5.00	0.95	6.48	3.51	0.95	8.64	4.68	0.95	9.84	5.33	0.95	11.88	6.43
SUB DA-4	1.11	100%	5.00	0.95	6.48	6.83	0.95	8.64	9.11	0.95	9.84	10.38	0.95	11.88	12.53
SUB DA-5	0.11	100%	5.00	0.95	6.48	0.68	0.95	8.64	0.90	0.95	9.84	1.03	0.95	11.88	1.24

*Most conservative Tc value of 5.0 minutes was assumed for each drainage area and impervious cover of 100% for SUB DA-2 - SUB DA-5

**City of Georgetown Atlas 14 Rainfall Data utilized for rainfall intensities

Runoff Coefficients (From COG DCM Table 3-1)				
	2	10	25	100
asphalt	0.95	0.95	0.95	0.95
concrete	0.97	0.97	0.97	0.97
Grass, 0-50% cover, 2-7% slopes	0.36	0.41	0.45	0.53

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

PROPOSED DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- PR. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- 750 — EXISTING CONTOURS
- 750 — PROPOSED CONTOURS

NOTES:

1. WILLIAMSON COUNTY ATLAS 14 IDF CURVE COEFFICIENTS UTILIZED FOR THESE DRAINAGE CALCULATIONS.

SCALE: 1" = 30'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

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STORM SEGMENT CALCULATIONS					
Segment	A1 - 30"	A2 - 30"	A3 - 30"	A4 - 30"	B1 - 30"
Q_{25} (cfs) =	17.07	22.49	27.82	38.19	10.38
Q_{100} (cfs) =	21.34	27.88	34.32	46.84	12.53
Pipe Diameter (ft) =	2.5	2.5	2.5	2.5	2.5
Mannings "n" - HDPE	0.013	0.013	0.013	0.013	0.013
Length (ft) =	101.0	289.0	59.0	34.0	103.0
FL_{IN} (ft) =	886.60	885.60	882.70	881.90	882.40
FL_{OUT} (ft) =	885.60	882.70	881.90	881.40	881.90
Slope (ft/ft) =	0.010	0.010	0.014	0.015	0.005
$Q_{CAPACITY}$ (cfs) =	41.1	41.1	48.7	50.4	29.1
$Q_{CAPACITY} = (0.3117)*(1.49/n)*(D^{(8/3)})*(S^{.5})$					

GRATE INLET CALCULATIONS		
Inlet	#1	#2
Inlet Length (ft) =	4	4
Inlet Width (ft) =	4	4
Rim El (ft) =	891.50	888.50
Area of Inlet (ft^2) =	16	16
Depth (ft) =	0.5	0.5
Clogging Factor =	0.65	0.65
Q_{25} (cfs) =	5.42	5.33
Q_{100} (cfs) =	6.55	6.43
$Q_{CAPACITY}$ (cfs) =	**35.45**	**35.45**
Q=Cf*4.82*A*h^0.5		

AREA INLET CALCULATIONS			
Inlet	#1	#2	#3
Inlet Length (ft) =	4	4	5
Inlet Width (ft) =	4	4	5
Gutter El (ft) =	891.00	885.90	885.50
Top El (ft) =	892.00	886.90	886.50
Area of Inlet (ft^2) =	16	16	25
Head from Gutter (ft) =	1	1	1
Clogging Factor =	0.65	0.65	0.65
Q_{25} (cfs) =	17.07	10.38	1.03
Q_{100} (cfs) =	21.34	12.53	1.24
$Q_{CAPACITY}$ (cfs) =	**31.20**	**31.20**	**48.75**
Q=Cw*L*H^(3/2)*Cf			

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ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

SUB DRAINAGE AREA MAP

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 12 OF 31

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S_SL3_SDAM.dwg-SUB DRAINAGE AREA MAP Plotted Oct 27, 2025 at 5:49pm by Engineer | Last Saved by: Engineer

Existing Conditions Drainage Basin Information

Basin #	Area (SF)	Area (AC)	Area (mi^2)	Impervious Cover (SF)	Impervious Cover (%)	Base Curve Number	Composite Curve Number	Time of Concentration (min)	Lag (min)
1	440,738.21	10.12	0.0158093	70,824.99	16.07%	80	82.89	30.5	18.3
2	685,524.26	15.74	0.0245898	4,932.48	0.72%	80	80.13	31.6	19.0
3	31,525.88	0.72	0.0011308	0.00	0.00%	80	80	16.3	9.8

Existing Conditions Drainage Calculations

Basin	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
1	14.49	26.26	34.43	47.86
2	19.82	37.91	50.54	71.35
3	1.32	2.5	3.31	4.64

Williamson County Atlas 14 Preicipitation Data for the San Gabriel River Zone

Duration	2-YR (in)	10-YR (in)	25-YR (in)	100-YR (in)
5 MIN	0.51	0.757	0.921	1.19
15 MIN	1.02	1.51	1.84	2.37
1 HR	1.88	2.79	3.4	4.39
2 HR	2.3	3.55	4.43	5.98
3 HR	2.55	4.02	5.09	7.06
6 HR	2.98	4.81	6.18	8.75
12 HR	3.44	5.54	7.12	10.1
24 HR	3.94	6.3	8.04	11.2

NOTES:
1) ATLAS 14 RAINFALL PRECIPITATION DATA WAS FOUND UTILIZING THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7TH, 2021.
2) THE SITE IS LOCATED IN THE SAN GABRIEL RIVER ZONE.

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- 725 — PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UGE — UNDERGROUND ELEC.
- OHE — OHE — OVERHEAD UTILITY
- TEL — TEL — UNDERGROUND TELE.
- GAS — GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DRAINAGE STUDY LEGEND

- DRAINAGE BOUNDARY LINE
- DA / ACRE — DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
- NO — INLET NUMBER
- FLOW ARROW
- TIME OF CONCENTRATION LINE
- 100-YR — EXISTING 100-YR FLOOD PLAIN LINE
- PR 100-YR — PROPOSED 100-YR FLOOD PLAIN LINE
- LP LOW POINT
- HP HIGH POINT

0 60 120
SCALE : 1" = 60'

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED BASED ON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ENGINEER IS NOT RESPONSIBLE FOR EITHER ITS ACCURACY OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT. THIS RECORD DRAWING SHALL NOT BE CONSTRUED AS REPRESENTING A SURVEY PERFORMED TO REFLECT AS-BUILT CONDITIONS. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

SIGNATURE 11/27/2023 DATE

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

CONTRACTOR NOTES:

EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL CONSIDER PROPOSED UTILITY IMPROVEMENTS AND PROVIDE ADEQUATE HORIZONTAL AND VERTICAL CLEARANCE DURING INSTALLATION OF ALL UTILITY INFRASTRUCTURE.

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

REVIEWED VALUE
DRAWN DO
DESIGNED EM

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
05/17/2023

NO.	DATE	REVISIONS	RECOMD

WILKES - SCHILLER BUSINESS PARK

4795 WILLIAMS DRIVE
SUBDIVISION IMPROVEMENT PLANS
4795 WILLIAMS DRIVE GEORGETOWN, TEXAS 78633

EXISTING CONDITIONS
DRAINAGE AREA MAP

PERMIT No.
2022-40-CON

IMAGES: "signature TP.png"
XREFS: "N:\Projects\Wilkes - 4795 Williams Drive\CAD\Sheets\EXISTING DRAINAGE AREA MAP.dwg"
DWG. DATE: Wednesday, November 2, 2022
PLOTTED BY: EMMONE

EXISTING DRAINAGE AREA MAP BY OTHERS

2022-40-CON

Williamson County Atlas 14 Precipitation Data for the San Gabriel River Zone

Duration	2-YR (in)	10-YR (in)	25-YR (in)	100-YR (in)
5 MIN	0.51	0.757	0.921	1.19
15 MIN	1.02	1.51	1.84	2.37
1 HR	1.88	2.79	3.4	4.39
2 HR	2.3	3.55	4.43	5.98
3 HR	2.55	4.02	5.09	7.06
6 HR	2.98	4.81	6.18	8.75
12 HR	3.44	5.54	7.12	10.1
24 HR	3.94	6.3	8.04	11.2

NOTES:
1) ATLAS 14 RAINFALL PRECIPITATION DATA WAS FOUND UTILIZING THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7TH, 2021.
2) THE SITE IS LOCATED IN THE SAN GABRIEL RIVER ZONE.

Developed Conditions Drainage Basin Information

Basin #	Area (SF)	Area (AC)	Area (mi^2)	Impervious Cover (SF)	Impervious Cover (%)	Base Curve Number	Composite Curve Number	Time of Concentration (min)	Lag (min)
DA 1	414,538.28	9.52	0.0148695	64,784.81	15.63%	80	82.81	25.6	15.3
DA 2	50,894.32	1.17	0.0018256	30,935.09	60.78%	80	90.94	6.0	3.6
DA 3	71,108.49	1.63	0.0025507	43,560.28	61.26%	80	91.03	6.0	3.6
DA 4	117,779.65	2.70	0.0042248	81,352.66	69.07%	80	92.43	8.2	4.9
DA 5	46,954.70	1.08	0.0016843	29,954.99	63.80%	80	91.48	12.0	7.2
DA 6	53,950.84	1.24	0.0019352	60.00	0.11%	80	80.02	9.8	5.9
DA 7	310,347.23	7.12	0.0111322	144,582.82	46.59%	80	88.39	21.7	13.0
DA 8	4,553.69	0.10	0.0001633	4,407.87	96.80%	80	97.42	6.0	3.6
DA 9	10,110.82	0.23	0.0003627	10,055.89	99.46%	80	97.90	6.0	3.6
DA 10	11,905.21	0.27	0.000427	10,236.65	85.98%	80	95.48	6.0	3.6
DA 11	9,764.69	0.22	0.0003503	8,413.58	86.16%	80	95.51	6.0	3.6
DA 12	9,764.69	0.22	0.0003503	8,412.66	86.15%	80	95.51	6.0	3.6
DA 13	13,113.43	0.30	0.0004704	10,978.20	83.72%	80	95.07	6.0	3.6
DA 14	12,429.20	0.29	0.0004458	11,248.70	90.50%	80	96.29	6.0	3.6
DA 15	10,920.36	0.25	0.0003917	10,391.21	95.15%	80	97.13	6.0	3.6
DA 16	11,731.71	0.27	0.0004208	9,493.73	80.92%	80	94.57	6.0	3.6

Existing vs. Developed Conditions Drainage Calculations

Basin	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
POI 1	0.56	1.24	1.72	2.57
POI 2	-3.77	-7.56	-7.34	-4.28

Developed Conditions Drainage Calculations

Basin	2-YR (cfs)	10-YR (cfs)	25-YR (cfs)	100-YR (cfs)
1	13.47	24.46	32.09	44.65
2	4.61	7.36	9.21	12.22
3	6.46	10.30	12.89	17.08
4	9.93	15.56	19.37	25.52
5	3.29	5.22	6.53	8.64
6	2.86	5.41	7.16	9.99
7	14.87	24.63	31.3	42.15
8	0.48	0.72	0.88	1.14
9	1.09	1.61	1.97	2.54
10	1.21	1.84	2.26	2.94
11	0.99	1.51	1.85	2.41
12	0.99	1.51	1.85	2.41
13	1.32	2.01	2.48	3.23
14	1.29	1.94	2.38	3.09
15	1.15	1.73	2.11	2.73
16	1.17	1.79	2.21	2.88
Pond	16.05	30.34	43.19	67.06
POI 1	15.05	27.5	36.15	50.43
POI 2	16.05	30.34	43.19	67.06
POI 3	2.32	3.51	4.31	5.61

DA 10 0.273 — 0.00043 sqmi, TOC: 6.0 MIN., LAG: 3.6 MIN.
DA 8 0.105 — 0.00016 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 9 0.232 — 0.00036 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 5 1.078 — 0.00168 sqmi, TOC: 13.6 MIN., LAG: 8.2 MIN.
DA 7 7.125 — 0.01113 sqmi, TOC: 21.1 MIN., LAG: 12.7 MIN.
DA 3 1.632 — 0.00255 sqmi, TOC: 6.0 MIN., LAG: 3.6 MIN.
DA 12 0.224 — 0.00035 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 11 0.224 — 0.00035 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 14 0.301 — 0.00047 sqmi, TOC: 6.0 MIN., LAG: 3.6 MIN.
DA 13 0.285 — 0.00045 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 4 2.704 — 0.00422 sqmi, TOC: 8.2 MIN., LAG: 4.9 MIN.
DA 2 1.168 — 0.00183 sqmi, TOC: 6.2 MIN., LAG: 3.7 MIN.
DA 6 1.239 — 0.00194 sqmi, TOC: 9.8 MIN., LAG: 5.9 MIN.
DA 1 9.516 — 0.01487 sqmi, TOC: 25.2 MIN., LAG: 15.1 MIN.
DA 15 0.269 — 0.00042 sqmi, TOC: 6.0 MIN, LAG: 3.6 MIN.
DA 16 0.251 — 0.00039 sqmi, TOC: 6.0 MIN., LAG: 3.6 MIN.

INLET #09, INLET #10, INLET #11, INLET #12, INLET #13, INLET #14
WATER QUALITY AND DETENTION POND
POINT OF INTEREST 1, POINT OF INTEREST 2, POINT OF INTEREST 3
WILLIAMS DRIVE
BIG BEND TRAIL
LOT 2 BLOCK A 1.012 AC

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

DRAINAGE STUDY LEGEND

- DRAINAGE BOUNDARY LINE
- DA / ACRE — DRAINAGE BOUNDARY LABEL DRAINAGE AREA (ACRES)
- NO — INLET NUMBER
- FLOW ARROW
- TIME OF CONCENTRATION LINE
- 100-YR — EXISTING 100-YR FLOOD PLAIN LINE
- PR 100-YR — PROPOSED 100-YR FLOOD PLAIN LINE
- LP LOW POINT
- HP HIGH POINT

0 60 120
SCALE : 1" = 60'

RECORD DRAWING
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11/27/2023
SIGNATURE DATE

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EXISTING UNDERGROUND AND OVERHEAD UTILITIES IN VICINITY. CONTRACTOR TO CONTACT UTILITY COMPANIES PRIOR TO CONSTRUCTION. CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS & DEPTHS PRIOR TO BEGINNING CONSTRUCTION.

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Inlet Calculation Table

Inlet Information					25-Year Flow Calculations												100-Year Flow Calculations											
Inlet and Drainage Basin Number	Inlet Information	Slope %	Gutter Depression a (in)	Clogging Factor	25-Year Flow(CFS)	Upstream Carry-Over Flow Q_{pass} (CFS)	Total Runoff Q_a (CFS)	Water Depth y_0 (FT)	Ponded Width (FT)	Capacity Per Foot of Inlet Q_o/L_o (CFS)	L_o	Inlet Length L (FT)	L/L_o	a/Y_0	Q/Q_a	Flow Intercepted By Inlet Q (CFS)	Carry-Over Flow Q_{pass} (CFS)	100-Year Flow(CFS)	Upstream Carry-Over Flow Q_{pass} (CFS)	Total Runoff Q_a (CFS)	Water Depth y_0 (FT)	Ponded Width (FT)	Capacity Per Foot of Inlet Q_o/L_o (CFS)	L_o	Inlet Length L (FT)	L/L_o	a/Y_0	Q/Q_a	Flow Intercepted By Inlet Q (CFS)	Carry-Over Flow Q_{pass} (CFS)
9	10' Curb Inlet On Grade	4.00%	5.75"	10%	1.97	0.00	1.97	0.22'	0.57'	0.80	2.47'	10'	4.04	2.16	1	1.97	0.00	2.54	0	2.54	0.24'	0.62'	0.82	3.10'	10'	3.22	1.98	1	2.54	0.00
10	10' Curb Inlet On Grade	4.00%	5.75"	10%	2.26	0.00	2.26	0.23'	0.60'	0.81	2.80'	10'	3.58	2.06	1	2.26	0.00	2.94	0	2.94	0.26'	0.66'	0.83	3.53'	10'	2.83	1.88	1	2.94	0.00
11	10' Curb Inlet On Grade	1.00%	5.75"	10%	1.85	0.00	1.85	0.28'	0.71'	0.85	2.16'	10'	4.62	1.73	1	1.85	0.00	2.41	0	2.41	0.30'	0.78'	0.88	2.73'	10'	3.67	1.57	1	2.41	0.00
12	10' Curb Inlet On Grade	1.00%	5.75"	10%	1.85	0.00	1.85	0.28'	0.71'	0.85	2.16'	10'	4.62	1.73	1	1.85	0.00	2.41	0	2.41	0.30'	0.78'	0.88	2.73'	10'	3.67	1.57	1	2.41	0.00
13	10' Curb Inlet In Sump	0%	5.75"	10%	2.48	0.00	2.48	0.20'	0.52'	N/A	N/A	10'	N/A	N/A	N/A	2.48	0.00	3.23	0	3.23	0.24'	0.62'	N/A	N/A	10'	N/A	N/A	N/A	3.23	0.00
14	10' Curb Inlet In Sump	0%	5.75"	10%	2.38	0.00	2.38	0.20'	0.51'	N/A	N/A	10'	N/A	N/A	N/A	2.38	0.00	3.09	0	3.09	0.24'	0.61'	N/A	N/A	10'	N/A	N/A	N/A	3.09	0.00

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

REVIEWED VALUE | DRAWN: DO | DESIGNED: EM

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER
05/17/2023

NO.	DATE	REVISIONS	RECOM'D

WILKES - SCHILLER BUSINESS PARK

4795 WILLIAMS DRIVE
SUBDIVISION IMPROVEMENT PLANS
4795 WILLIAMS DRIVE GEORGETOWN, TEXAS 78633

PROPOSED CONDITIONS DRAINAGE AREA MAP

PERMIT No.
2022-40-CON

IMAGES: "signature TP.png
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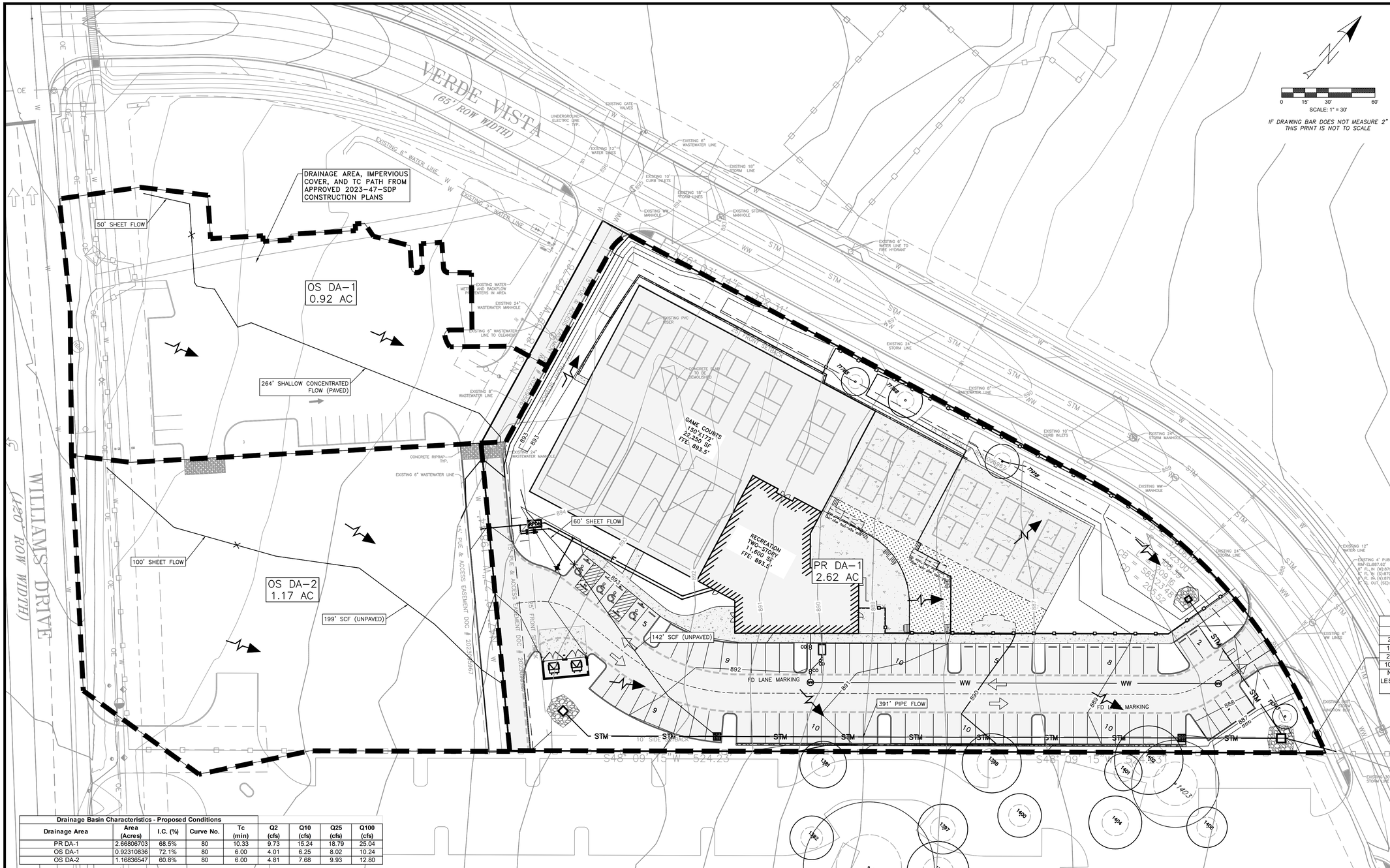
DWG: Z:\...\N:\Projects\Wilkes - 4795 Williams Drive\CAD\Sheets\PROPOSED DRAINAGE AREA MAP.dwg
PLOT DATE: Wednesday, November 27, 2023
PLOTTED BY: EMMONE

PROPOSED DRAINAGE AREA MAP BY OTHERS



IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

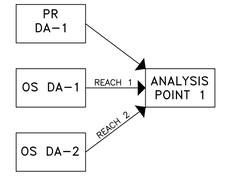
PROPOSED DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- PR. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (755)

NOTES:

1. WILLIAMSON COUNTY ATLAS 14 RAINFALL DATA FOR THE SAN GABRIEL RIVER ZONE AND NRCS METHODOLOGY UTILIZED FOR THESE DRAINAGE CALCULATIONS.
2. PROPOSED IMPERVIOUS COVER LIES WITHIN FULLY DEVELOPED ASSUMPTION OF 69.07% WITHIN ASSOCIATED 2022-40-CON SUBDIVISION CONSTRUCTION PLANS.

PROPOSED FLOW PATTERNS



Analysis Point 1					
	Developed Flows		Approved Flows		Delta
2 YR	17.16	CFS	-	CFS	-
10 YR	26.91	CFS	-	CFS	-
25 YR	33.60	CFS	41.81	CFS	-24.4%
100 YR	44.22	CFS	54.43	CFS	-23.1%
NOTE: DEVELOPED FLOWS TO THIS ANALYSIS POINT ARE LESS THAN APPROVED DRAINAGE CALCULATIONS FROM 2022-40-CON PLANS					

Drainage Basin Characteristics - Proposed Conditions								
Drainage Area	Area (Acres)	I.C. (%)	Curve No.	Tc (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR DA-1	2.66806703	68.5%	80	10.33	9.73	15.24	18.79	25.04
OS DA-1	0.92310836	72.1%	80	6.00	4.01	6.25	8.02	10.24
OS DA-2	1.16836547	60.8%	80	6.00	4.81	7.68	9.93	12.80

PROPOSED			IMPERVIOUS			GRASS		
Drainage Area	Total Area		Area Impervious	Area Impervious*	Area Impervious	Area Grass	Area Grass	Area Grass
	(Ac)	(sf)	(sf)	(Ac)	(%)	(sf)	(Ac)	(%)
PR DA-1	2.67	116,221	79,592	1.83	68.5%	36,629	0.84	31.5%
OS DA-1	0.92	40,211	28,996	0.67	72.1%	11,215	0.26	27.9%
OS DA-2	1.17	50,894	30,935	0.71	60.8%	19,959	0.46	39.2%

***Fully developed impervious cover for offsite drainage areas from approved 2022-40-CON construction plans**
Note: OS DA-1 Parameters from approved Culvers Site Development Plans 2023-47-SDP

Time of Concentration Calculations				Sheet Flow							Shallow Conc. Flow					Channel Flow			Total
Proposed Flows		Area	Area	L (Unpaved)	L (Paved)	n (Unpaved)	n (Paved)	S (Unpaved)	S (Paved)	T_t	L (Unpaved)	L (Paved)	S (Unpaved)	S (Paved)	T_t	L	V	T_t	T_c
From	To	(Ac)	(sf)	(ft)	(ft)	-	-	(ft/ft)	(ft/ft)	(min)	(ft)	(ft)	(ft/ft)	(ft/ft)	(min)	(ft)	(ft/s)	(min)	(min)
PR DA-1	ANALYSIS POINT 1	2.67	116,221	60	0	0.130	0.011	0.0100	0.0000	6.69	142	0	0.0100	0.0000	1.47	391	3.00	2.17	**10.33**
OS DA-1	REACH 1	0.92	40,211	0	50	0.130	0.011	0.0000	0.0151	0.68	0	264	0.0000	0.0166	1.68	0	0.00	0.00	**6.00**
OS DA-2	REACH 2	1.17	50,894	0	100	0.130	0.011	0.0000	0.0136	1.23	0	199	0.0000	0.0180	1.22	0	0.00	0.00	**6.00**

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

DEVELOPED DRAINAGE AREA MAP

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 15 OF 31

G:\shared drives\sandlin services llc\sandlin services projects\prod development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S_SL3 PDAM.dwg-DEVELOPED DRAINAGE AREA MAP Plotted Oct 27, 2025 at 5:50pm by Engineer | Last Saved by: Engineer

G:\shared drives\pondlin services llc\pondlin services projects\pond development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S SL3 WQDAM.dwg-WATER QUALITY DRAINAGE AREA MAP Plotted Oct 27, 2025 at 5:50pm by Engineer | Last Saved by: Engineer

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Lot 3 Schiller
Date Prepared: 10/24/2025

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

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

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

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

Site Data: Determine Required Load Removal Based on the Entire Project

County =	Williamson	
Total project area included in plan * =	2.67	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	1.83	acres
Total post-development impervious cover fraction * =	0.68	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	1590	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

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

Drainage Basin/Outfall Area No. = 1 WQ DA-1

Total drainage basin/outfall area =	2.67	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	1.83	acres
Post-development impervious fraction within drainage basin/outfall area =	0.68	
$L_{M\ THIS\ BASIN}$ =	1590	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	2.67	acres
A_I =	1.83	acres
A_P =	0.84	acres
L_R =	1854	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	1590	lbs.
F =	0.86	

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.49	
On-site Water Quality Volume =	6559	cubic feet
On-site Water Quality Volume x 1.2 (generated by our development) =	7871	cubic feet

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

Off-site area draining to BMP =	21.13	acres	<-- From Approved Schiller Business Park WPAP
Off-site Impervious cover draining to BMP =	7.31	acres	<-- From Approved Schiller Business Park WPAP
Impervious fraction of off-site area =	0.35		
Off-site Runoff Coefficient =	0.28		
Off-site Water Quality Volume =	29745	cubic feet	
Storage for Sediment =	7261		
Total Capture Volume (required water quality volume(s) x 1.20) =	43565	cubic feet	
Total Capture Volume Provided =	52092	cubic feet	<-- From Approved Schiller Business Park WPAP

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

PROPOSED DRAINAGE LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- DRAINAGE AREA BOUNDARY
- PR. DA-X XX.XX AC — DRAINAGE AREA DESIGNATION AND AREA DRAINED
- FLOW ARROW
- TIME OF CONCENTRATION LINE (SHEET FLOW)
- TIME OF CONCENTRATION LINE (SHALLOW CONCENTRATED FLOW)
- 750 — EXISTING CONTOURS
- 750 — PROPOSED CONTOURS

NOTES:

1. PROPOSED IMPERVIOUS COVER LIES WITHIN FULLY DEVELOPED ASSUMPTION OF 69.07% WITHIN ASSOCIATED 2022-40-CON SUBDIVISION CONSTRUCTION PLANS.

0 25' 50' 100'
SCALE: 1" = 50'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

TEXAS 811 — BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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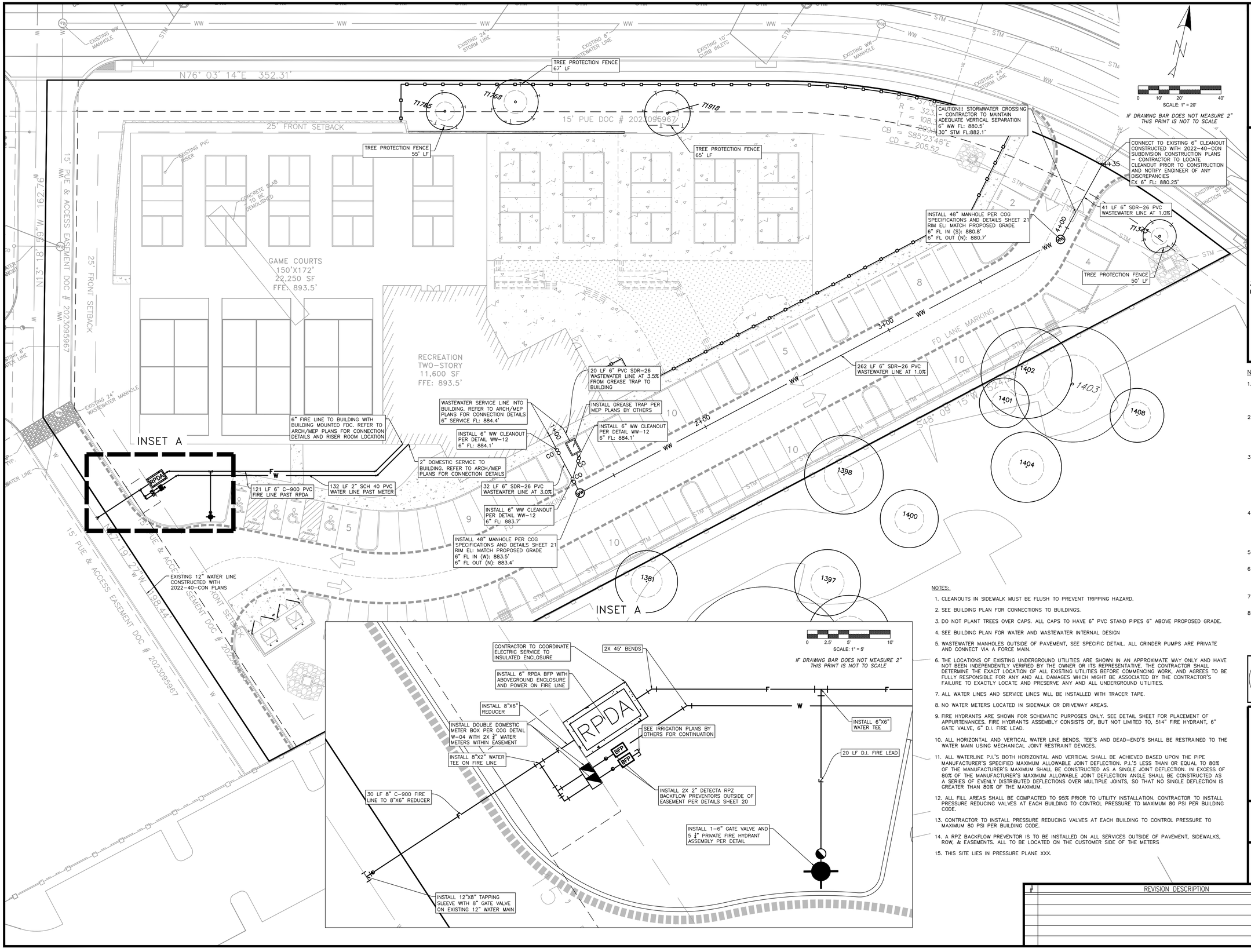
WATER QUALITY DRAINAGE AREA MAP

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 16 OF 31



STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

UTILITY LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / PR. WASTEWATER
- EX. STORM SEWER LINE / PR. STORM SEWER LINE
- EX. FIRE HYDRANT / PR. FIRE HYDRANT
- EX. WATER METER / PR. WATER METER
- EX. WASTEWATER MANHOLE / PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- FLOW ARROW
- GATE VALVE AS NOTED
- ELECTRIC TRANSFORMER
- WW CLEAN OUT
- UTILITY POLE
- BACK FLOW PREVENTER
- FIRE LINE
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (TO BE REMOVED)

NOTES:

1. WARNING:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

2. IMPORTANT:
A MINIMUM 24" SEPARATION DISTANCE IS REQUIRED AT ALL WATER AND WASTEWATER CROSSINGS. CENTER ONE JOINT OF WATER PIPE AT EACH CROSSING IN ACCORDANCE WITH TAC 290.44(e)(4)(B)(i). NOTIFY ENGINEER IMMEDIATELY IF NOT ABLE TO MAINTAIN.

3. IMPORTANT:
WHERE A NINE FOOT SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER CANNOT BE ACHIEVED, PVC WITH MINIMUM PRESSURE RATING OF 150 PSI SHALL BE USED, A MINIMUM SEPARATION DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS OF PIPES SHALL BE ACHIEVED, WASTEWATER SHALL BE BELOW WATER, AND JOINTS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE INTERSECTION, IN ACCORDANCE WITH TAC TITLE 30 217.53(d).

4. ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRICAL, CABLE AND TELECOMMUNICATIONS, SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18"

5. DRY UTILITIES ARE NOT PROPOSED OR DEPICTED WITHIN THIS PLAN SET.

6. LOCATION OF EXISTING WATER LINE SHOWN IS APPROXIMATE – CONTRACTOR SHALL VERIFY LOCATION OF WATER MAIN PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES FROM SHOWN.

7. CONTRACTOR SHALL CONFIRM RIGHTS-OF-ENTRY WITH ALL ADJACENT AND AFFECTED PROPERTY OWNERS.

8. RESTRAIN ALL BENDS, TEES, AND DEAD ENDS WITH MECHANICAL JOINT RESTRAINTS PER WATER LINE RESTRAINT REQUIREMENTS.

NOTES:

1. CLEANOUTS IN SIDEWALK MUST BE FLUSH TO PREVENT TRIPPING HAZARD.
2. SEE BUILDING PLAN FOR CONNECTIONS TO BUILDINGS.
3. DO NOT PLANT TREES OVER CAPS. ALL CAPS TO HAVE 6" PVC STAND PIPES 6" ABOVE PROPOSED GRADE.
4. SEE BUILDING PLAN FOR WATER AND WASTEWATER INTERNAL DESIGN
5. WASTEWATER MANHOLES OUTSIDE OF PAVEMENT, SEE SPECIFIC DETAIL. ALL GRINDER PUMPS ARE PRIVATE AND CONNECT VIA A FORCE MAIN.
6. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
7. ALL WATER LINES AND SERVICE LINES WILL BE INSTALLED WITH TRACER TAPE.
8. NO WATER METERS LOCATED IN SIDEWALK OR DRIVEWAY AREAS.
9. FIRE HYDRANTS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. SEE DETAIL SHEET FOR PLACEMENT OF APPURTENANCES. FIRE HYDRANTS ASSEMBLY CONSISTS OF, BUT NOT LIMITED TO, 514" FIRE HYDRANT, 6" GATE VALVE, 6" D.I. FIRE LEAD.
10. ALL HORIZONTAL AND VERTICAL WATER LINE BENDS. TEE'S AND DEAD-END'S SHALL BE RESTRAINED TO THE WATER MAIN USING MECHANICAL JOINT RESTRAINT DEVICES.
11. ALL WATERLINE P.I.'S BOTH HORIZONTAL AND VERTICAL SHALL BE ACHIEVED BASED UPON THE PIPE MANUFACTURER'S SPECIFIED MAXIMUM ALLOWABLE JOINT DEFLECTION. P.I.'S LESS THAN OR EQUAL TO 80% OF THE MANUFACTURER'S MAXIMUM SHALL BE CONSTRUCTED AS A SINGLE JOINT DEFLECTION. IN EXCESS OF 80% OF THE MANUFACTURER'S MAXIMUM ALLOWABLE JOINT DEFLECTION ANGLE SHALL BE CONSTRUCTED AS A SERIES OF EVENLY DISTRIBUTED DEFLECTIONS OVER MULTIPLE JOINTS, SO THAT NO SINGLE DEFLECTION IS GREATER THAN 80% OF THE MAXIMUM.
12. ALL FILL AREAS SHALL BE COMPACTED TO 95% PRIOR TO UTILITY INSTALLATION. CONTRACTOR TO INSTALL PRESSURE REDUCING VALVES AT EACH BUILDING TO CONTROL PRESSURE TO MAXIMUM 80 PSI PER BUILDING CODE.
13. CONTRACTOR TO INSTALL PRESSURE REDUCING VALVES AT EACH BUILDING TO CONTROL PRESSURE TO MAXIMUM 80 PSI PER BUILDING CODE.
14. A RPZ BACKFLOW PREVENTOR IS TO BE INSTALLED ON ALL SERVICES OUTSIDE OF PAVEMENT, SIDEWALKS, ROW, & EASEMENTS. ALL TO BE LOCATED ON THE CUSTOMER SIDE OF THE METERS
15. THIS SITE LIES IN PRESSURE PLANE XXX.

TEXAS 811 BEFORE YOU DIG

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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WATER AND WASTEWATER PLAN

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 17 OF 31

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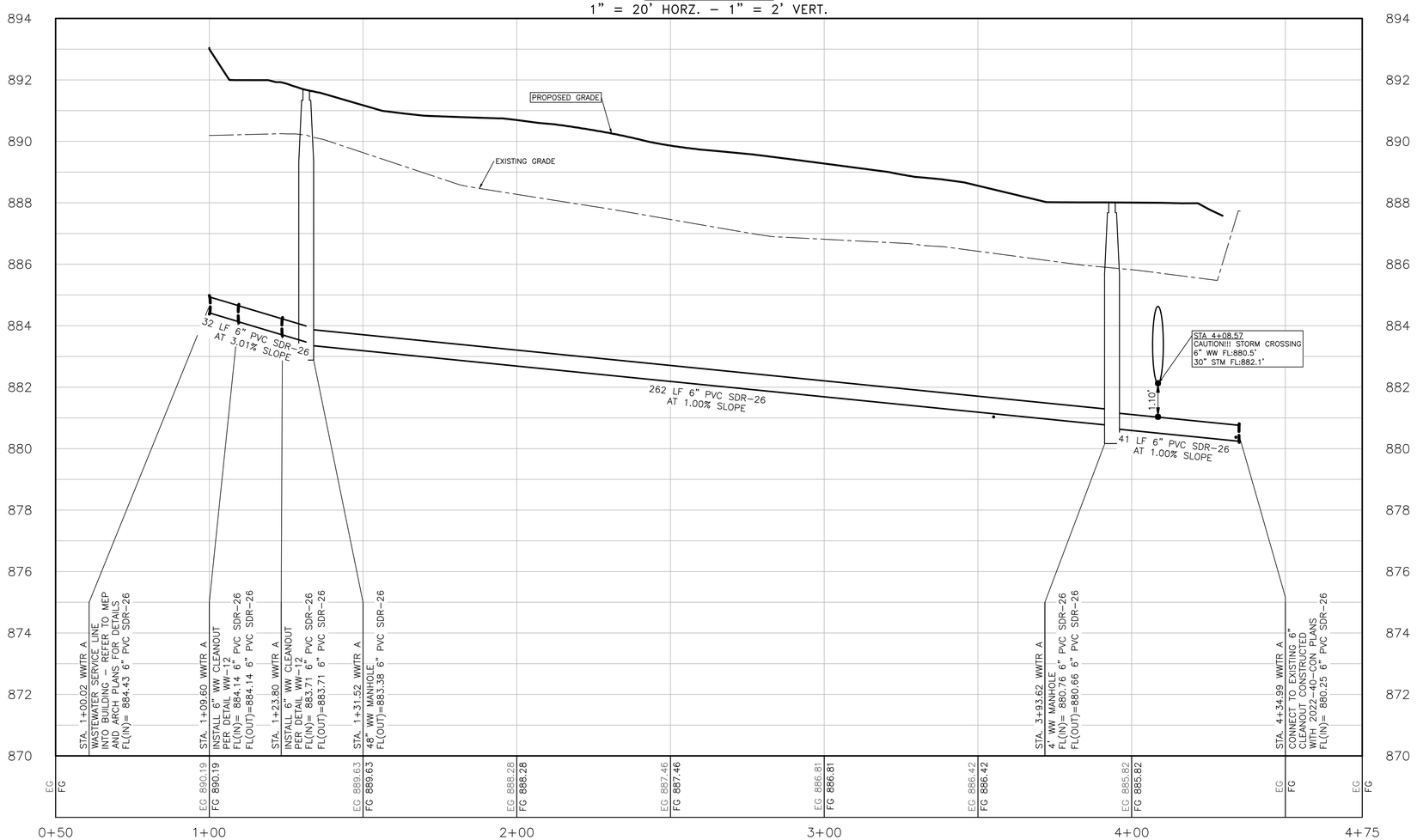
WWTR A PROFILE
1" = 20' HORZ. – 1" = 2' VERT.



UTILITY LEGEND

- PROPOSED PROPERTY/ PROJECT BOUNDARY LINE
- EXISTING R.O.W./PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED CURB & GUTTER
- EXISTING CONTOURS (750)
- PROPOSED CONTOURS (750)
- EX. WATER LINE / PR. WATER LINE
- EX. WASTEWATER / PR. WASTEWATER
- EX. STORM SEWER LINE / PR. STORM SEWER LINE
- EX. FIRE HYDRANT / PR. FIRE HYDRANT
- EX. WATER METER / PR. WATER METER
- EX. WASTEWATER MANHOLE / PR. WASTEWATER MANHOLE
- FITTINGS AS NOTED
- FLOW ARROW
- GATE VALVE AS NOTED
- ELECTRIC TRANSFORMER
- WW CLEAN OUT
- UTILITY POLE
- BACK FLOW PREVENTER (BFP)
- FIRE LINE
- EXISTING TREE (TO REMAIN) (100)
- EXISTING TREE (TO BE REMOVED) (100)

NOTES:

1. WARNING:
   CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. IMPORTANT:
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3. IMPORTANT:
   WHERE A NINE FOOT SEPARATION DISTANCE BETWEEN WATER AND WASTEWATER CANNOT BE ACHIEVED, PVC WITH MINIMUM PRESSURE RATING OF 150 PSI SHALL BE USED, A MINIMUM SEPARATION DISTANCE OF 6 INCHES BETWEEN OUTSIDE DIAMETERS OF PIPES SHALL BE ACHIEVED, WASTEWATER SHALL BE BELOW WATER, AND JOINTS SHALL BE LOCATED AS FAR AS POSSIBLE FROM THE INTERSECTION, IN ACCORDANCE WITH TAC TITLE 30 217.53(d).
4. ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRICAL, CABLE AND TELECOMMUNICATIONS, SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18"
5. DRY UTILITIES ARE NOT PROPOSED OR DEPICTED WITHIN THIS PLAN SET.
6. LOCATION OF EXISTING WATER LINE SHOWN IS APPROXIMATE – CONTRACTOR SHALL VERIFY LOCATION OF WATER MAIN PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES FROM SHOWN.
7. CONTRACTOR SHALL CONFIRM RIGHTS-OF-ENTRY WITH ALL ADJACENT AND AFFECTED PROPERTY OWNERS.
8. RESTRAIN ALL BENDS, TEES, AND DEAD ENDS WITH MECHANICAL JOINT RESTRAINTS PER WATER LINE RESTRAINT REQUIREMENTS.

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

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WASTEWATER PROFILE

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

REVISION NOTE: ADOPTED 6/21/2006

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

DRAWING NAME: EC01

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

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

1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100lb/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 82% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" REGENT CROP, RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS . RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
9. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
17. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4") BEHIND THE AREA IN QUESTION.
18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
19. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

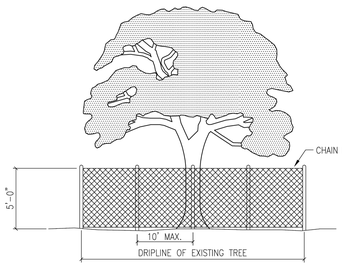
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

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

DRAWING NAME: EC01A

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



NOTES:

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

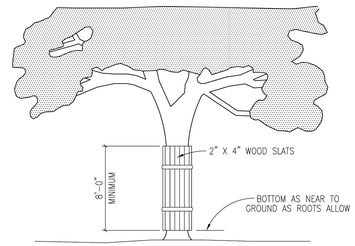
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – CHAIN LINK FENCE

DRAWING NAME: EC09

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



NOTES:

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

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

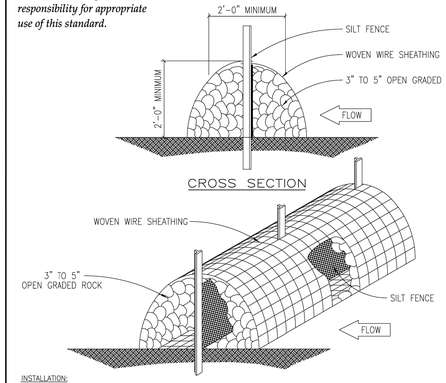
REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – WOOD SLATS

DRAWING NAME: EC10

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

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



INSTALLATION:

- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE THE FINISHED SIZE OF THE BERM.
- INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT. INSTALLATION SHOULD BE AS DESCRIBED IN DRAWING NO. EC-02 "SILT FENCE DETAIL".
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE AND ON BOTH SIDES OF THE SILT FENCE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS ITS SHAPE.
- SECURE WITH TIE WIRE.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

INSPECTION AND MAINTENANCE GUIDELINES:

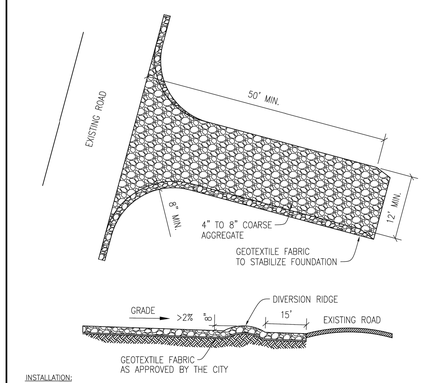
- INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL EVENT BY THE CONTRACTOR. FOR THE INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE ON ROCK BERM.
- REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER.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

REVISION NOTE: ADOPTED 6/21/2006

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

DRAWING NAME: EC04

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



INSTALLATION:

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

INSPECTIONS AND MAINTENANCE GUIDELINES:

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

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

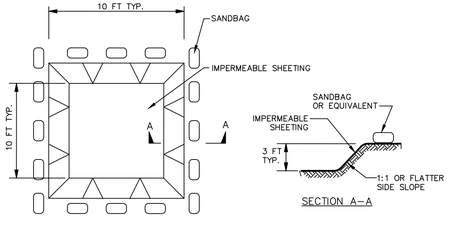
REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE

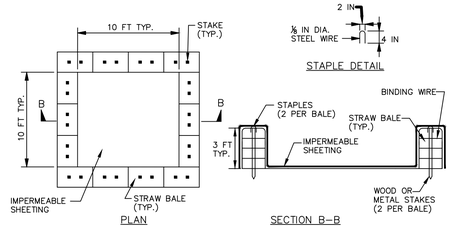
DRAWING NAME: EC06

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

ONSITE CONCRETE WASHOUT STRUCTURE

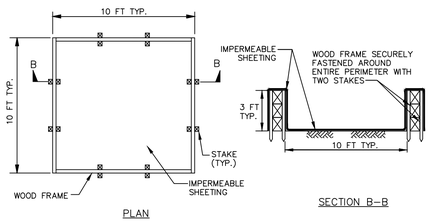


EXCAVATED WASHOUT STRUCTURE



NOTE: CAN BE TWO STACKED BALES OR PARTIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

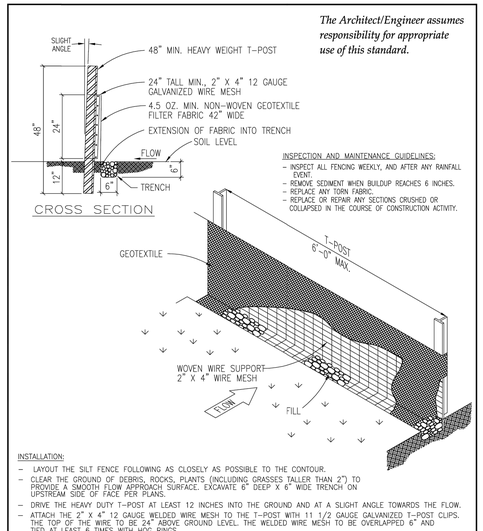


WASHOUT STRUCTURE WITH WOOD PLANKS

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

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



INSPECTION AND MAINTENANCE GUIDELINES:

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

INSTALLATION:

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

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL

DRAWING NAME: EC02

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

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC

TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

EROSION CONTROL DETAILS

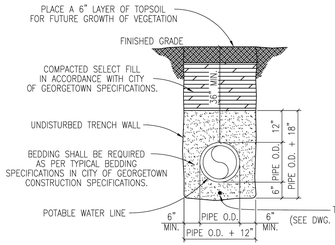
PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 19 OF 31

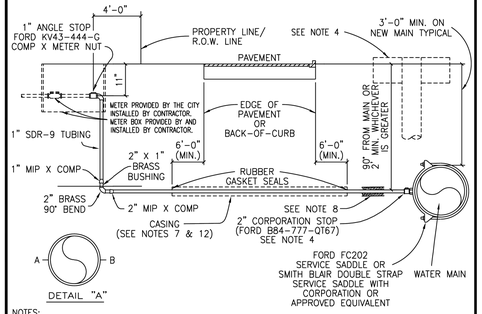
G:\phored drives\pendlin services llc\pendlin services projects\bond development division\01-2046-003 lot 3 schiller\CAD\construction sheets\S SL3 DTL.dwg-EROSION CONTROL DETAILS (1 OF 2) Plotted Oct 27, 2025 at 5:51pm by Engineer | Last Saved by: Admin



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

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

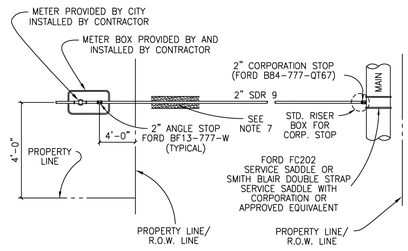
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS	DRAWING NAME: W02
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



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

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

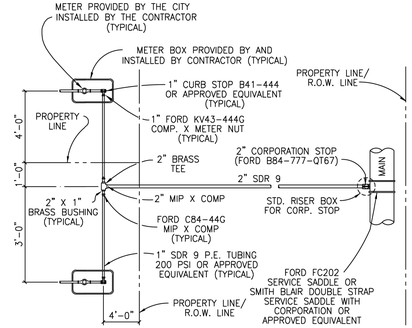
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 01/23/2013
TYPICAL WATER SERVICE-ELEVATION	DRAWING NAME: W03
	SCALE: NTS; DATE: 1/2013; DRAWN BY: -; APPROVED BY: MH



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

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

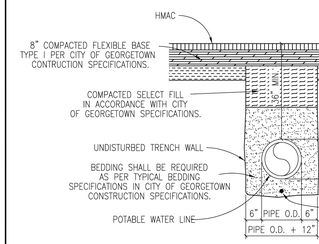
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 01/23/2013
SINGLE WATER SERVICE PLAN	DRAWING NAME: W04
	SCALE: NTS; DATE: 1/2013; DRAWN BY: -; APPROVED BY: MH



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

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

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

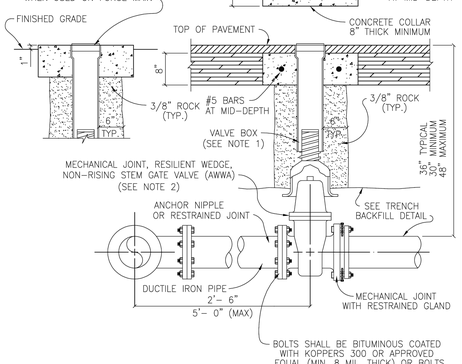


TRENCH WIDTHS
*PIPE LESS THAN 20" DIAMETER
1'-0" + PIPE O.D.
*20" DIAMETER PIPE AND LARGER
2'-0" + PIPE O.D.

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

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

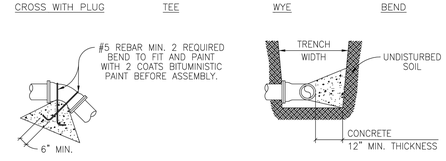
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY	DRAWING NAME: W22
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



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

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

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



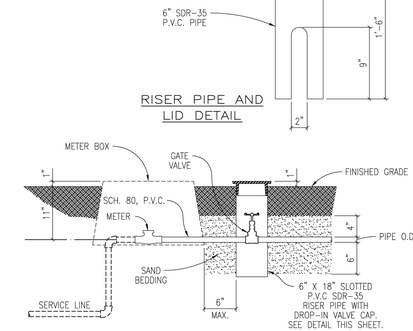
ALL THRUST BLOCKS SHALL BE FORMED. LAID FORMS SHALL BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER. CONCRETE SHALL HAVE 2,500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS, AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH VISQUEEN OR OTHER ACCEPTABLE MATERIAL. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

PIPE SIZE	THRUST BLOCK AREA REQUIRED	PIPE SIZE	THRUST BLOCK AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	VALUES ARE FOR 90° BENDS, BASED ON 2000 P.S.F. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES, THE AREA REQUIRED IS IN DIRECT PROPORTION.
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

* THE ENGINEER OF RECORD SHALL CALCULATE THE SIZE OF THE DEADMAN REQUIRED AS WELL AS ANY INSTALLATION WHICH IS NOT COVERED BY THE ABOVE.

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

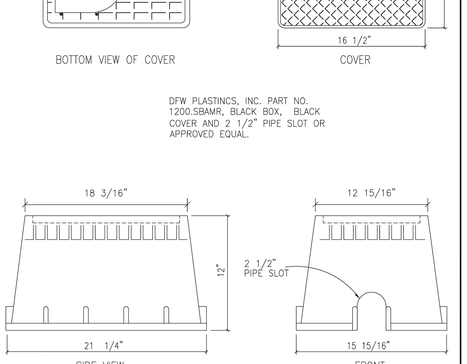
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN	DRAWING NAME: W11
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



NOTES:
1. GATE VALVE SHALL BE A HAMMOND IB645, CLASS 125, BRONZE GATE, SCREWED BONNET, NON-RISING STEM, SOLID WEDGE DISC WITH THREADED ENDS OR APPROVED EQUAL.
2. DROP-IN VALVE CAP SHALL BE CAST WITH THE WORD "WATER" ON TOP.
3. USE SCHEDULE 80, M.I.P. ADAPTER AS REQUIRED.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
CUSTOMER'S CUT-OFF	DRAWING NAME: W20
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB



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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
METER BOX (NON-TRAFFIC AREAS)	DRAWING NAME: W23
	SCALE: NTS; DATE: 1/2003; DRAWN BY: MRS; APPROVED BY: TRB

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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SANDLIN SERVICES, LLC
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9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

UTILITY DETAILS (1 OF 2)

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 20 OF 31

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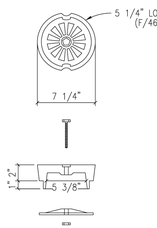
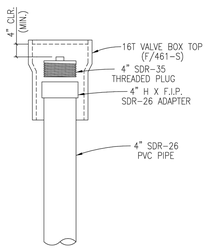


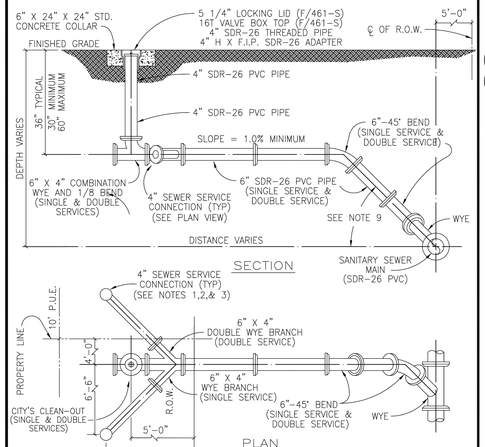
5 1/4" LOCKING LID
(F/461-S)



SEWER CLEAN-OUT
CITY OF GEORGETOWN
(RESIDENTIAL SERVICE)

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

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

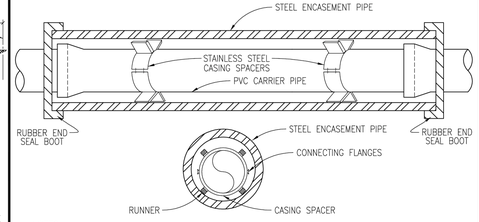


NOTES:

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

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

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



NOTES:

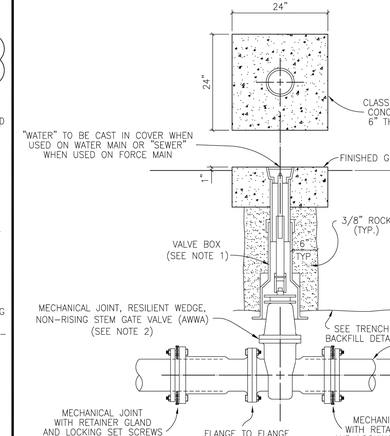
1. CASING SPACERS SHALL BE BOLT ON STYLE WITH A SHELL MADE IN TWO SECTIONS OF HEAVY T-304 STAINLESS STEEL. CONNECTING FLANGES SHALL BE RIBBED FOR EXTRA STRENGTH. CASING SPACERS SHALL BE MADE BY CASCADE WATERWORKS MFG. CO. OR APPROVED EQUAL.
2. CASING SPACERS SHALL HAVE RUNNERS MADE OF ULTRA HIGH MOLECULAR WEIGHT POLYMER, WITH A MINIMUM HEIGHT OF 2 INCHES.
3. DO NOT USE WEDGES BETWEEN TOP OF PVC CARRIER PIPE AND INSIDE OF CASING TO KEEP PVC FROM MOVING.
4. PRIOR TO INSERTING PVC CARRIER PIPE, ANY WATER SHOULD BE PUMPED OUT OF THE CASING PIPE SO THAT NO MORE THAN A FEW INCHES OF WATER REMAINS.
5. SPACERS WILL BE REQUIRED WITHIN AT LEAST 3 FEET FROM BOTH OPENINGS OF THE ENCASEMENT PIPE AND SPACED NO GREATER THAN 6 FEET THROUGHOUT THE ENCASEMENT PIPE.
6. ENCASEMENT PIPE SHALL BE SMOOTH STEEL 35,000 PSI YIELD STRENGTH WITH THICKNESS ACCORDING TO THE FOLLOWING TABLE:

PIPE-CARRIER (DIAMETER)	PIPE SIZE-CASING (DIAMETER)(MIN.)	MINIMUM PIPE THICKNESS (INCHES)	
6"	16"	1/4	0.2500
8"	18"	5/16	0.3125
10"	20"	3/8	0.3750
12" – 14"	24"	7/16	0.4375
16" – 18"	30"	1/2	0.5000
20"	36"	1/2	0.5000
24"	42"	1/2	0.5000
30"	48"		

7. WHEN CASING IS REQUIRED UNDER PAVEMENT WITHIN THE R.O.W., THE CASING SHALL EXTEND OUT TO WITHIN 4' INSIDE OF THE R.O.W. LINE, ON BOTH SIDES.
8. ALL JOINTS SHALL BE RESTRAINED ON PVC CARRIER PIPE.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
INSTALLATION OF P.V.C. PIPE THROUGH CASING	DRAWING NAME: W14
	SCALE: NTS · DATE: 1/2003 · DRAWN BY: MRS · APPROVED BY: TRB



NOTES:

1. SEE VALVE SETTING DETAIL, DWG. #W-07.
2. ACCEPTABLE GATE VALVES ARE:
   A. MUELLER – 2360 SERIES
   B. CLOW

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
INLINE VALVE INSTALLATION	DRAWING NAME: W21
	SCALE: NTS · DATE: 1/2003 · DRAWN BY: MRS · APPROVED BY: TRB

FIRE HYDRANTS LACKING INTEGRAL STORZ CONNECTOR SHALL BE REJECTED (NO STORZ ADAPTERS ALLOWED)

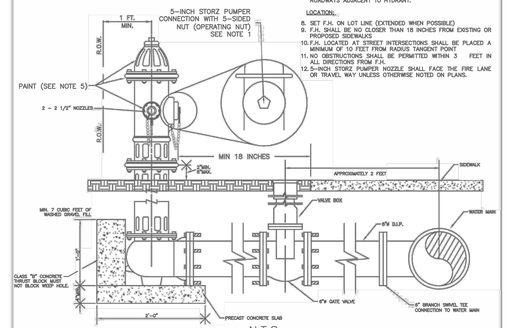
NOTES:

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

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

LOCATION:

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



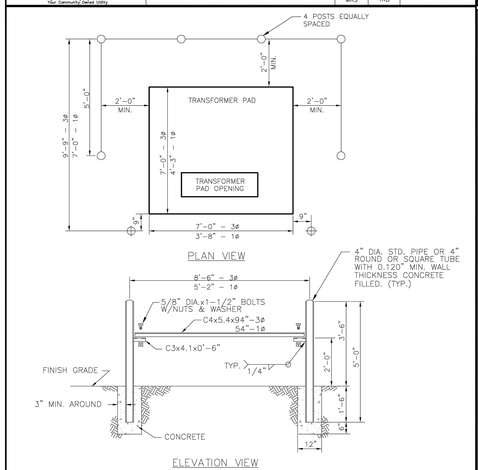
N.T.S.

PER ORDER NO. 2007-01
(2) SECTION C105.2 INSTALLATION.
FIRE HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FIVE (5) INCH STEAMER OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FIVE (5) INCH OPENING MUST FACE THE DRIVEWAY OR STREET AND MUST BE TOTALLY UNOBSTRUCTED TO THE STREET. FIRE HYDRANT DESIGN SHALL BE 2– 2.5" NST OUTLETS, 1 – 5.0" STORZ CONNECTION WITH A CAP TO INCLUDE A HEX NUT TO FIT A HYDRANT WRENCH ALONG WITH A REFLECTIVE BAND. THE FIRE HYDRANT SHALL BE PAINTED SILVER IN COLOR AND DESIGNATED BY A BLUE REFLECTOR IN THE CENTER OF THE STREET.

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

Williamson County Emergency Services District No. 4

STANDARD FIRE HYDRANT ASSEMBLY



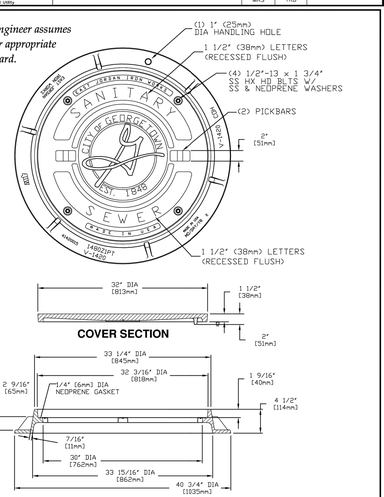
NOTES:

1. IF A BUILDING IS USED AS ANY PORTION OF THIS GUARD, THE TRANSFORMER PAD SHALL BE SO LOCATED THAT THE PAD SIDE OR SIDES ADJACENT TO THE SURFACE OF THE BUILDING SHALL HAVE A CLEARANCE OF NOT LESS THAN 5 FEET. FOR TRANSFORMERS 750 KVA AND ABOVE CONTACT GEORGETOWN UTILITY SERVICES ABOUT SPECIAL CLEARANCE REQUIREMENTS.
2. 10'–0" CLEARANCE SHALL BE PROVIDED IN FRONT OF THE EQUIPMENT TO PERMIT HOT STICK OPERATION.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
PROTECTIVE BOLLARD INSTALLATION FOR PADMOUNT XFMRS, JUNCTION BOXES AND SWITCHGEAR	DRAWING NAME: UGPB1.1
	SCALE: NTS · DATE: 7/05 · DRAWN BY: JWL · APPROVED BY: MMM

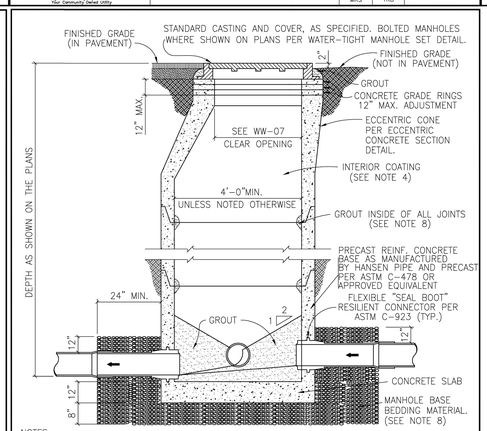
The Architect/Engineer assumes responsibility for appropriate use of this standard.



NOTES:

1. BOLTED WASTEWATER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480APT V-1420/1480Z1PT, COVER TO BE STAMPED WITH "SANITARY SEWER".
2. BOLTED WASTEWATER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 00148392 41420015.
4. FOR STANDARD WASTEWATER MANHOLE SET REFER TO DETAIL WW07.

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	REVISION NOTE: ADOPTED 6/21/2006
BOLTED WASTEWATER MANHOLE SET	DRAWING NAME: WW07A
	SCALE: NTS · DATE: 1/2006 · DRAWN BY: MRS · APPROVED BY: TRB



NOTES:

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

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

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

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED
PROFESSIONAL ENGINEER
10/21/2025

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UTILITY DETAILS (2 OF 2)

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 21 OF 31

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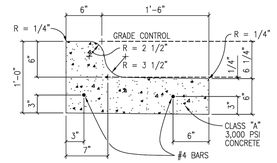
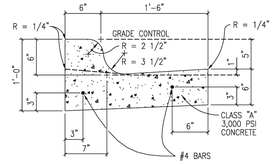
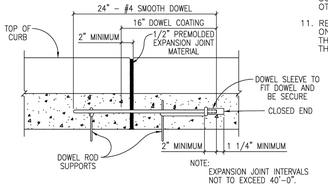


SPILL CURB



CATCH AND LAYDOWN CURB



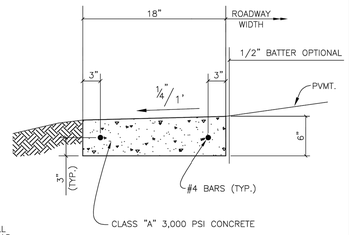
CURB DOWEL DETAIL

NOTES:

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

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

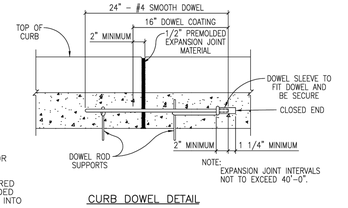
GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CURB AND GUTTER DETAILS	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: SD06 SCALE: NTS DATE: DRAWN BY: MRS APPROVED BY: TRB



RIBBON CURB

NOTES:

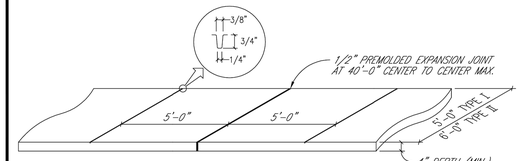
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS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



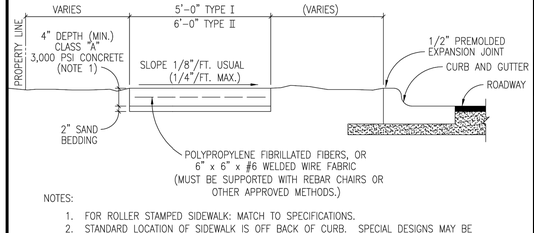
CURB DOWEL DETAIL

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

GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS RIBBON CURB DETAILS	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: SD08 SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB



TYPE I – AS REQUIRED FOR SINGLE FAMILY, DUPLEXES AND TOWNHOUSES.
TYPE II – AS REQUIRED FOR APARTMENTS, OFFICE AND PARKING LOTS, COMMERCIAL AND INDUSTRIAL.

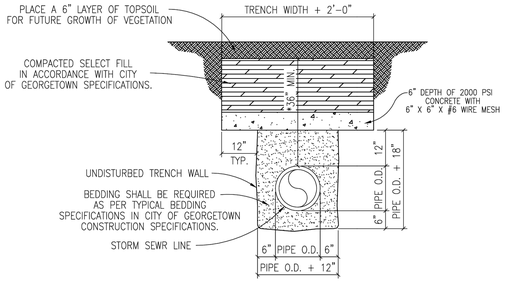


NOTES:

1. FOR ROLLER STAMPED SIDEWALK: MATCH TO SPECIFICATIONS.
2. STANDARD LOCATION OF SIDEWALK IS OFF BACK OF CURB. SPECIAL DESIGNS MAY BE APPROVED BY THE CITY ENGINEER, PRIOR TO FINAL DESIGN.
3. SIDEWALK SHALL CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT STANDARDS.
4. IF REQUIRED ALL SIDEWALKS SHALL BE SUBMITTED AND APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION BY THE ENGINEER RECORD.
5. ANY VARIANCE IN TEXTURE, GRADE OR ALIGNMENT MUST BE APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.

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

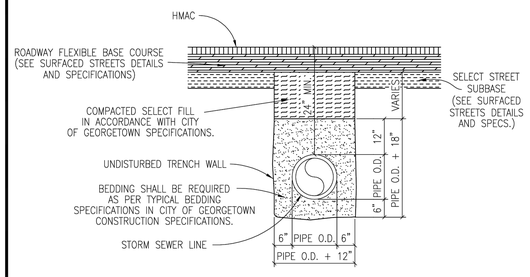
GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SIDEWALK SECTION AND JOINT DETAIL	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: SD14 SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB



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

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

GEORGETOWN TEXAS Georgetown Utility Systems Your Community Owned Utility	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CONCRETE TRANCH CAP DETAIL FOR STORM SEWER	REVISION NOTE: ADOPTED 6/21/2006 DRAWING NAME: SD39 SCALE: NTS DATE: 1/2003 DRAWN BY: MRS APPROVED BY: TRB



NOTES:

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

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

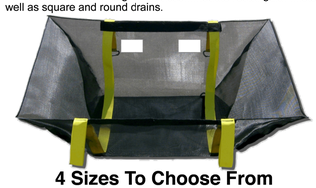
The Architect/Engineer assumes responsibility for appropriate use of this standard.

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

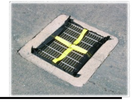
YellowJacket *Drain Inlet Filter*

Finally, a drain inlet filter that is affordable and simple to install and maintain. The yellow webbing secures the filter to the grate and doubles as lifting straps to quickly and easily remove the filter, grate and all, for simple cleaning.

YellowJackets are designed to accommodate rectangular inlets as well as square and round drains.



Easily removable 2" Foam Backer Rod is now included with each YellowJacket Drain Inlet Filter.



4 Sizes To Choose From
2'x2' • 2'x3' • 2'x4' • 3'x4'
Custom Sizing Available

Quick Look

• Filter Bag	High strength woven geotextile
• Strapping	Weather resistant 2" polypropylene webbing
• Overflow	4 overflow portals built into each unit
• Flow Rate	200 gpm (gallons per minute)
• Dimensions	4 sizes available to fit many storm drains **(custom sizing available)**
• Maintenance	Remove with built-in lifting straps, clean filter and replace

YellowJacket Drain Inlet Filter Material Specifications			
PROPERTY	TEST METHOD	ENGLISH	METRIC
ORIGIN OF MATERIALS			
% U.S. Manufactured Inputs		100%	100%
% U.S. Manufactured		100%	100%
MECHANICAL			
Tensile Strength (Grab)	ASTM D-4632	350 x 280 lbs	1557 x 1246 N
Elongation	ASTM D-4632	20 x 15%	20 x 15%
Trapezoidal Tear	ASTM D-4533	110 x 95 lbs	489 x 423 N
CBR Puncture	ASTM D-4833	885 lbs	3937 N
ENDURANCE			
UV Resistance % Retained at 500 hrs	ASTM D-4355	80%	80%
HYDRAULIC			
Apparent Opening Size (AOS)	ASTM D-4751	30 US Std. Sieve / .023 in	0.600 mm
Permittivity	ASTM D-4491	1.50 sec^{-1}	1.50 sec^{-1}
Percent Open Area	CW-02215 Mod.	17%	17%
Water Flow Rate	ASTM D-4491	200 gm/ft²	8,149 lpm/m²

Dispose of unit in accordance with applicable Federal, state and local environmental laws and regulations.
The user is solely responsible for the compliance with maintenance and disposal laws and regulations.
The manufacturer or seller assumes no responsibility for proper or improper maintenance or disposal.

Proudly made in the USA by: Pollution Solution, Inc.
Phone (800) 808-1774 Fax (866) 990-1527
www.psibmp.com info@psibmp.com

STATE OF TEXAS
NICHOLAS R. SANDLIN
124404
LICENSED PROFESSIONAL ENGINEER
10/21/2025

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING
SANDLIN
SERVICES, LLC
TBPELS FIRM #21356
9111 JOLLYVILLE RD. STE 212 AUSTIN, TX 78759

CONSTRUCTION DETAILS (2 OF 2)

PROJECT CASE: 2025-80-SDP

LOT 3 SCHILLER

#	REVISION DESCRIPTION	SIGNATURE	DATE

SHEET 24 OF 31

G:\shared drives\sandlin services llc\sandlin services projects\prod. development division\01-0046-003 lot 3 schiller\CAD\construction sheets\S_SL3_DTL.dwg-CONSTRUCTION DETAILS (2 OF 2) Plotted Oct 27, 2025 at 5:51pm by Engineer | Last Saved by: Admin

Permanent Stormwater Section
(TCEQ-0600)

Attachment G:
Inspection, Maintenance, Repair and Retrofit Plan

Please refer to the existing approved WPAP Plan for the IMRR that is maintained by others (EAPP ID # 11003524). The pond will continue to be maintained as originally approved following the construction of this development.

Recommended Maintenance Guidelines for Batch Detention Pond BMP

Batch detention ponds capture and temporarily detain the water quality volume. They capture the first flush of stormwater, allowing the solids fraction to settle, and they limit downstream erosion by controlling peak flow rates during erosive events. A batch detention pond can be used in combination with grassy swales to achieve water quality and drainage goals. Batch detention ponds may have moderate to somewhat higher maintenance requirements since they are active stormwater controls. There are many factors that may affect a batch detention pond's operation and that will be periodically checked. These factors can include mowing, removal of accumulated bottom sediments, removal of debris from all inflow and outflow structures, unclogging of orifice perforations, and the upkeep of all physical structures that are within the batch detention pond area.

Inspections

The batch detention pond inspections should be conducted a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspection(s) should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the pond should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlets(s) as described below. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of the BMP should be identified and repaired/revegetated immediately.

Mowing

The pond, pond side-slopes, and embankment of the pond basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Refer to the originally approved WPAP for the pond access location.

Litter and Debris Removal

Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the pond basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion Control

The pond basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control

Standing water or soggy conditions may occur in the pond basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the pond basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.) particularly in areas of permanent standing water.

Structural Repairs and Replacement

With each inspection, any damage to the structural elements of the pond basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a pond basin will eventually deteriorate and must be replaced.

Sediment Removal

A professionally designed batch detention pond will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the pond basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the pond basin lining during maintenance.

Logic Controller

The Logic Controller should be inspected as part of the twice-yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Record Keeping

Maintenance and inspection records should be kept on file by the Owner of the permanent BMPs for a period of at least three (3) years. Repair and retrofit records should be kept on file by the Owner of the permanent BMPs for a period of at least five (5) years.

Permanent Stormwater Section
(TCEQ-0600)

Attachment H:
Pilot-Scale Field Testing Plan (if proposed)
(NOT APPLICABLE)

A pilot-scale field testing plan is not applicable. All BMP design and calculations are based on and comply with Edwards Aquifer Technical Guidance for Edwards Aquifer Rules (RG-348, revised July 2005).

Permanent Stormwater Section
(TCEQ-0600)

Attachment I:
Measures for Minimizing Surface Stream Contamination

The project site is within the Berry Creek Watershed, which drains to the San Gabriel River. Drainage is generally to the east toward Berry Creek.

Agent Authorization Form
(TCEQ-0599)

Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

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

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

Landowner Authorization

I, Travis Wilkes of Ken Schiller & Associates, Inc.

am the owner of the property located at:

S13386 - SHILLER BUSINESS PARK, BLOCK A, Lot 3, ACRES 2.658and am duly authorized in accordance with 30 TAC 213.4(c)(2) and 213.4(d)(1), or 30 TAC 213.23(c)(2) and 213.23(d), relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize GT Terrafirma, LLC
To conduct a Water Pollution and Abatement Plan & Sewage Collection System Modification
At 30.690414, -97.722918

Landowner Acknowledgement

I understand that Ken Schiller & Associates, Inc.

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

Landowner Signature

Signature
Landowner Signature

8-28-2025

Date

THE STATE § OF Texas

County § of Williamson

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

Travis Wilkes

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 29th day of August, 2025

Click or tap here to add ID

NOTARY PUBLIC

Notary Public

LISA TORRES
Notary Public, State of Texas
Comm. Expires 05-12-2029
Notary ID 130949376

MY COMMISSION EXPIRES: Date 5/12/2029

~~8/29/2025~~

Optional Attachments

Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents

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

I **Sangram Alapati**,
Print Name

Managing Member,
Title - Owner/President/Other

of **GT Terrafirma, LLC**,
Corporation/Partnership/Entity Name

have authorized **Nick Sandlin, P.E.**
Print Name of Agent/Engineer

of **Sandlin Services, LLC**
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

10/28/25
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Sangram Alapati 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 28 day of October, 2025

DESIREE SEGARRA
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-17-26
Notary ID # 13172565-9

NOTARY PUBLIC

Desiree Segarra
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 09/17/2026

Application Fee Form
(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Lot 3 Schiller
Regulated Entity Location: 4815 VERDE VISTA, GEORGETOWN TX 78633
Name of Customer: GT TERRAFIRMA LLC
Contact Person: SANGRAM ALAPATI Phone: (512) 297-7816
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	2.66 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 10/21/2025

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Check Payable to the "Texas Commission on Environmental Quality"

Core Data Form
(TCEQ-10400)

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☐ Other

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

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	10/21/2025

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

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

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

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
0806053941	32100388902		

11. Type of Customer:	☒ Corporation	☐ Individual	Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other		☐ Sole Proprietorship	☐ Other:

12. Number of Employees	**13. Independently Owned and Operated?**
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:	2709 URSULA CT						
	City	LEANDER	**State**	TX	**ZIP**	78641	**ZIP + 4**	3821

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 297-7816		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

LOT 3 SCHILLER

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	4815 VERDE VISTA							
	City	GEORGETOWN	**State**	TX	**ZIP**	78633	**ZIP + 4**	
24. County	WILLIAMSON							

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

25. Description to Physical Location:	

26. Nearest City	**State**	**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.689986		**28. Longitude (W) In Decimal:**	-97.723029	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	41	23.95	-97	43	22.90

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)
7991	5812	713940	722511

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

Sport Courts with Restaurant & Bar

34. Mailing Address:	**4815 VERDE VISTA**							
	City	**GEORGETOWN**	**State**	**TX**	**ZIP**	**78633**	**ZIP + 4**	

35. E-Mail Address:	**asangram@gmail.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 297-7816		( ) -

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Nick Sandlin, P.E. (Sandlin Services, LLC)	**41. Title:**	Professional Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(806 **)** 679-7303		**( )** -	operations@sandlinservices.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:	Sandlin Services, LLC	**Job Title:**	Principal & Professional Engineer
Name *(In Print):*	NICK SANDLIN, P.E.	**Phone:**	**(** 806 **)** 679- **7303**
Signature:		**Date:**	10/21/2025