WATER POLLUTION ABATEMENT PLAN
MODIFICATION

WILLIAMS DR COMMERCIAL
GEORGETOWN, Williamson County, TEXAS

Prepared For:

WILLIAMS DR Commercial
4785 WILLIAMS DR
GEORGETOWN, TX 78633

Prepared By:

KIMLEY-HORN AND ASSOCIATES, INC.
6800 Burleson Rd, Bldg 312, Suite 150
Austin, TX 78744
(512) 616-9942

Firm No. 928
KHA Project No. 064589720

November 2025

Kimley»Horn

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SECTION 1:
EDWARDS AQUIFER APPLICATION COVER PAGE

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: Williams Dr Commercial						2. Regulated Entity No.: RN111695623			
3. Customer Name: AGTX GT Williams RE Holdings, LLC						4. Customer No.: N/A			
5. Project Type: (Please circle/check	New		Modification			Extension		Exception	
6. Plan Type: (Please circle/check	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check	Residential		Non-residential			8. Site (acres):			1.007 AC.
9. Application Fee:	$4,000		10. Permanent BMP(s):			Batch Detention Basin			
11. SCS (Linear Ft.):			12. AST/UST (No. Tanks):						
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. Ryan McKay, P.E.
Print Name of Customer/Authorized Agent
 11-10-2025
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):	

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SECTION 2:
General Information Form

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: 11/10/2025

Signature of Customer/Agent:

Project Information

1. Regulated Entity Name: Schiller Business Park
2. County: Williamson County
3. Stream Basin: San Gabriel River (Brazos River Basin)
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

   ☒ Recharge Zone
   ☐ Transition Zone

6. Plan Type:

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

7. Customer (Applicant):

   Contact Person: Grey Reed
   Entity: AGTX GT Williams RE Holdings, LLC
   Mailing Address: 12360 Market Dr
   City, State: Oklahoma City, OK Zip: 73114
   Telephone: (214) 725-4886 FAX: _____
   Email Address: greyreed@ashtongray.com

8. Agent/Representative (If any):

   Contact Person: Ryan McKay
   Entity: Kimley-Horn
   Mailing Address: 6800 Burleson Rd, Building 312, Suite 150
   City, State: Austin, Texas Zip: 78744
   Telephone: 512-518-4875 FAX: _____
   Email Address: ryan.mckay@kimley-horn.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.

    North of the Verde Vista and Williams Drive Intersection

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: when advised of TCEQ site visit

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

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

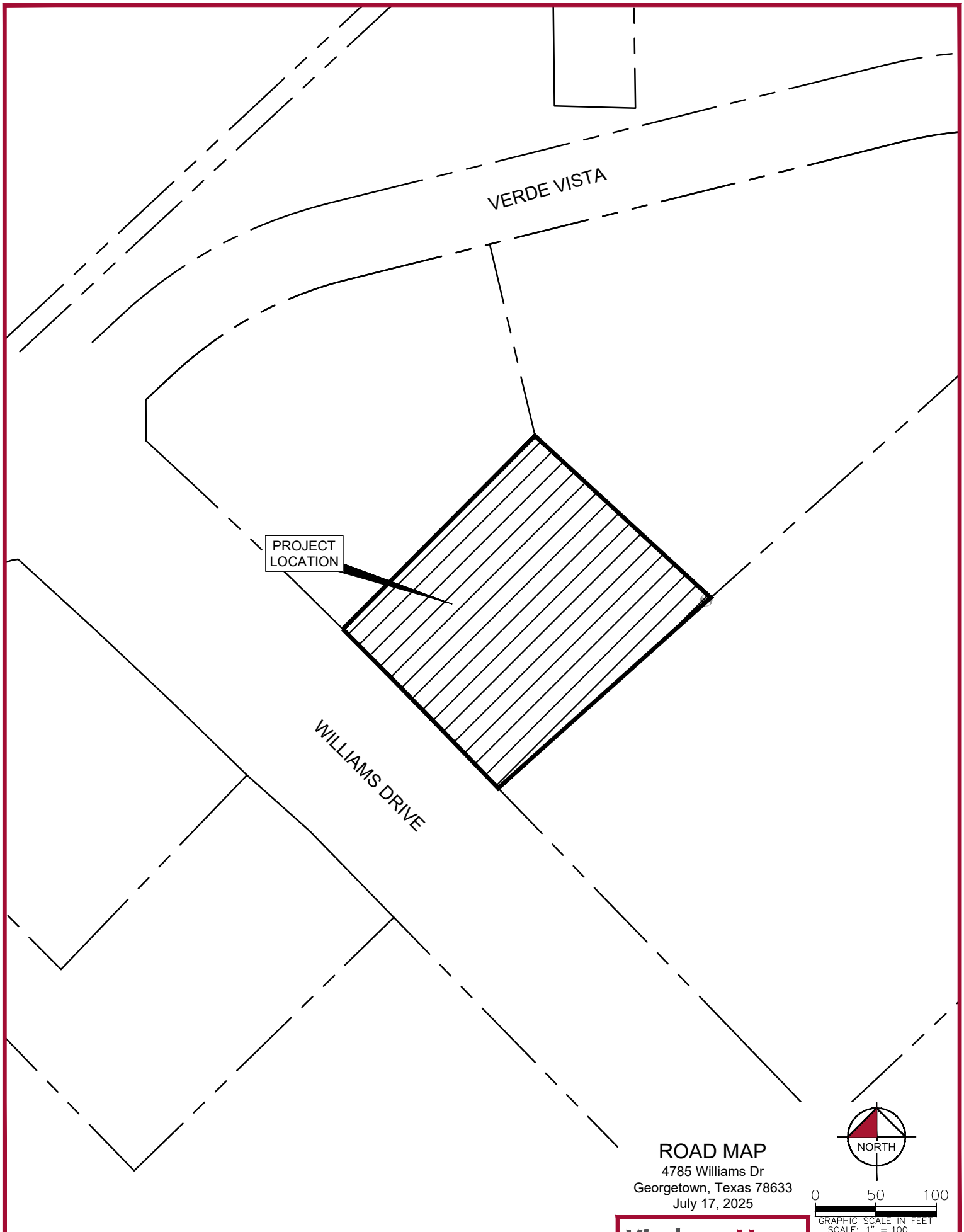
19. ☐ Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

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

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

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

ATTACHMENT A: Road map



ROAD MAP

4785 Williams Dr
Georgetown, Texas 78633
July 17, 2025

NOTE: THIS EXHIBIT IS CONCEPTUAL IN NATURE AND IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES

Kimley»Horn

6800 Burleson Road, Building 312, Suite 150
Austin, TX 78744 - Ph: (512) 616-9942
State of Texas Registration No. F-928

DWG NAME K:\EAU_CIVIL\064589720-WILLIAMS DR COMMERCIAL\COMMENTS-APPROVED DOCS-PERMITS\5 - DOCS AND REPORTS\TCEQ WPAP\WORKING\SECTION 2\ATTACHMENT A - ROAD MAP.DWG
LAST SAVED 7/23/2025 8:16 AM

ATTACHMENT B: USGS / Edwards Recharge Zone Map

USGS
science for a changing world

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

The National Map
OnDemand Topo

GEORGETOWN QUADRANGLE
TEXAS - WILLIAMSON
7.5-MINUTE TOPO

PROJECT LOCATION

Sun City
Serenada
Georgetown Springs
GEORGETOWN
Lake Georgetown
Berry Springs
Berry Creek Cemetery
Landry Airport
Georgetown Executive Airport
Berry Springs Cemetery
Green Family Cemetery
Lord Cemetery
San Gabriel Presbyterian Columbarium
Connell Family Cemetery
Citizens Memorial Cemetery
Old Georgetown Cemetery
Williamson County Justice Center
Odd Fellows Cemetery
Southwestern University
First United Methodist Church Columbarium
Grace Episcopal Church Columbarium
Georgetown Memorial Cemetery
Pennington Family Cemetery
Guadalupe Cemetery
Our Lady Of The Rosary Cemetery
Bar 3 Ranch Airport
Middle Fork San Gabriel River
North Fork San Gabriel River
South Fork San Gabriel River
Berry Cr
Dry Berry Cr
Smith Br
West Fork Smith Br

Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: UNIVERSAL TRANSVERSE MERCATOR, ZONE 14R

Data is provided by The National Map (TNM), is the best available at the time of map generation, and includes data content from supporting themes of Elevation, Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover, and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC) Metadata for additional source data information.

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands. Temporal changes may have occurred since these data were collected and some data may no longer represent actual surface conditions.

Learn About The National Map: https://nationalmap.gov

UTM GRID AND 2025 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

MN
GN
3°8′ 56 MILS
0°40′ 12 MILS

U.S. National Grid
100,000 - m Square ID
PV
34 00
PU
Grid Zone Designation
14R

SCALE 1:24 000

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

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS = Medium

TEXAS

QUADRANGLE LOCATION

Florence	Cobbs Cavern	Jarrell
Leander NE	Georgetown	Weir
Leander	Round Rock	Hutto

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

GEORGETOWN, TX
2025

Kimley»Horn

ATTACHMENT C: Project Description

The Williams Dr Commercial project proposes a ±1.007-acre tract located at 4785 Williams Dr, Georgetown, Texas. This tract is currently undeveloped. The development proposed with this site plan application is for the construction of a commercial building, and associated parking and utility improvements.

No portion of the site is located within the Federal Emergency Management Agency's 100-year floodplain according to Flood Insurance Rate Map number 48491C0280E, dated September 26, 2008, for Williamson County, Texas and unincorporated areas. The site is located within the Edwards Aquifer Recharge Zone according to the Texas Commission on Environmental Quality (TCEQ). There are no critical water quality zones or water quality transition zones on-site. No ERI has been performed for this site, however, a geologic assessment has been provided with this report in Section 3.

The site is in the Berry Creek watershed. There is an existing Water Quality Best Management Practice (BMP) for the original WPAP of Schiller Business Park approved by TCEQ on May 19, 2023 (EAPP ID No. 11003524). The batch detention pond proposed with the Schiller Business Park Improvements will be used by this project to address the water quality requirements for the ultimate area disturbed by this commercial development. This site will also utilize pervious pavers as a BMP to meet the impervious cover threshold set by zoning and the max allowable per the Schiller Business Park batch detention pond.

The proposed impervious cover for this site within the lot boundary is ±0.65-acres with pavers incorporated. No areas are to be demolished considering that the site is undeveloped.

SECTION 3:

GEOLOGIC ASSESSMENT FORM

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

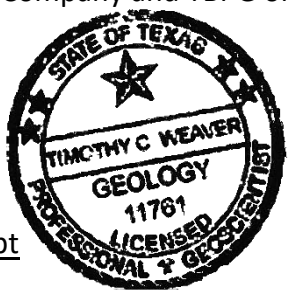
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: Timothy C. Weaver Telephone: 806-773-9326

Date: 10/3/2025 Fax: --

Representing: SQ Environmental LLC; F-50464 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Williams Dr Commercial Concept

Project Information

1. Date(s) Geologic Assessment was performed: 9/30/2025
2. Type of Project:
   - ☒ WPAP
   - ☐ SCS
   - ☐ AST
   - ☐ UST
3. Location of Project:
   - ☒ Recharge Zone
   - ☐ Transition Zone
   - ☐ Contributing Zone within the Transition Zone

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

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

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
DoC	D	6.67

** Soil Group Definitions (Abbreviated)*

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

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

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

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

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

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

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

   Applicant's Site Plan Scale: 1" = 60'
   Site Geologic Map Scale: 1" = 60'
   Site Soils Map Scale (if more than 1 soil type): 1" = NA'

9. Method of collecting positional data:

   ☒ Global Positioning System (GPS) technology.
   ☐ Other method(s). Please describe method of data collection: _____

10. ☒ The project site and boundaries are clearly shown and labeled on the Site Geologic Map.

11. ☒ Surface geologic units are shown and labeled on the Site Geologic Map.

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

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

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

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

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

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

Administrative Information

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

ATTACHMENT A

GEOLOGIC ASSESSMENT TABLE | **PROJECT NAME:** 4785 Williams Dr, Georgetown, TX 78633

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	
None																					

* DATUM: Google Earth

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

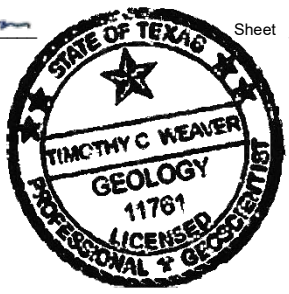
12 TOPOGRAPHY

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 10/3/2025

Sheet __1____ of __1____



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

ATTACHMENT B

GENERAL STRATIGRAPHIC COLUMN

4785 Williams Drive

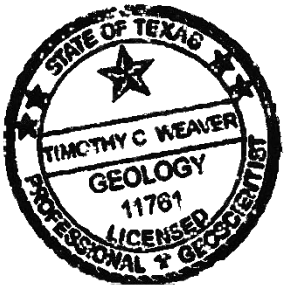
Georgetown, Texas 78633

Upper Cretaceous	Del Rio Clay; 40 - 70 feet thick
Lower Cretaceous	Georgetown Formation; 30 - 80 feet thick
	Edwards Limestone; 300 - 500 feet thick

NOTES:

Source: USGS Bureau of Economic Geology, Texas Geology Mapper.

Shaded blue cell represents the uppermost and observed unit located on the subject property.



Timothy Weaver, P.G. No. 11761 10/3/2025

ATTACHMENT C
SITE GEOLOGIC DESCRIPTION

4785 Williams Drive
Georgetown, Texas 78633

PROPERTY DESCRIPTION

The approximately 1.007-acre subject property is comprised of one Williamson County Appraisal District (WCAD) parcel (ID No. R655953) located at 4785 Williams Drive (Dr) in Georgetown, Texas. Based on a review of historical records, the subject property is vacant land and has never been developed. A layout of the subject property is shown on **Attachment D-1**.

The property is located within the Edwards Aquifer Recharge Zone (TCEQ, 2025). The Edwards Aquifer Recharge Zone is defined by areas where surface water enters the subsurface through exposed limestone bedrock containing faults, fractures, sinkholes, or caves.

GEOLOGIC AND SOIL DESCRIPTION

The geology at ground surface on the subject property and the adjacent properties consists of the Georgetown Formation (Kgt) of the Lower Cretaceous, which is a unit comprised of mostly fine-grained limestone, with some marl, and is 30 to 80 feet (ft) thick (USGS, 2025). Based on the Geologic Atlas of Texas (Austin Sheet), the Georgetown Formation in this area is underlain by the Edwards Limestone (Ked), which is comprised of fine to coarse grained limestone ranging from 60 to 350 ft in thickness. The Edwards Limestone is the outcropping unit in the area surrounding the subject property. A general stratigraphic column of the units in the area of the subject property is provided as **Attachment B**. A Site Geologic Map is provided as **Attachment D-2**.

The onsite soil is Doss silty clay, moist (DoC), classified as hydrologic soil group D, which is characterized by a very slow infiltration rate (USDA, 2025). The soil profile consists of silty clay up to 17 inches in depth, followed by bedrock between 17 and 80 inches deep. This soil is residuum weathered from limestone that originates on hillslopes.

GEOLOGIC ASSESSMENT SUMMARY

The following activities were completed as part of the Geologic Assessment to investigate the property for the presence of geologic and manmade features, and to identify potential pathways for contaminant movement to the Edwards Aquifer, pursuant to Texas rules for regulated activities within the Recharge Zone (30 Texas Administrative Code [TAC] §213). The Geologic Assessment included evaluating the property for the potential presence of the following features:

- Bedrock
- Caves
- Faults
- Water wells
- Streams or springs
- Fractures or solution zones

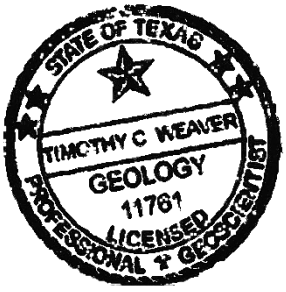
Prior to completing the field survey, research was conducted from available literature and online resources, including the United States Geological Survey (USGS) Bureau of Economic Geology Texas Geologic Atlas, United States Department of Agriculture (USDA) Web Soil Survey Mapper, Texas Water Development Board (TWDB) Groundwater Data Viewer, Texas Railroad Commission (RRC) Well Viewer, and Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps. Additionally, historical aerial photographs were also examined. No portion of the site is located within the 100-year floodplain (FEMA, 2008). No oil/gas wells are located on or adjacent to the site (RRC, 2025). No water wells were identified on or within 500 ft of the subject property (TWDB, 2025).

A field survey was conducted on 30 September 2025. The entire subject property was walked on foot to survey the ground surface for the presence of geologic features. No sensitive geologic features, including caves, streams, or springs were observed at ground surface on the subject property or within 100 ft of the property at the time of the site assessment. No limestone bedrock outcrops, faults, fractures, solution zones, vugs, or cavities were observed at the ground surface of the subject property. No surface water features are present on the subject property. Stormwater that falls on the subject property travels by sheet flow primarily to the east-northeast. The completed Geologic Assessment Table is provided as **Attachment A**.

Boulder-sized pieces of limestone were present in two piles on the subject property. These limestone pieces appear to have originated and been removed from an offsite property, transported, and placed on the subject property. Based on historical aerial photographs, the piles of limestone have been present on the subject property since at least December 2023.

Based on the Geologic Assessment, no sensitive features were identified at ground surface on the subject property. If potentially sensitive geologic features are encountered during development activities, work should stop immediately and the feature be investigated by a Texas registered Professional Geologist.

_____ 10/3/2025
Timothy Weaver, P.G. No. 11761



Sources:
1. TCEQ Edwards Aquifer Viewer, 2025.
2. Texas Water Development Board, 2025.
3. US Department of Agriculture Web Soil Survey, 2025.
4. Railroad Commission of Texas, 2025.
5. USGS Geologic Atlas of Texas - Bureau of Economic Geology, Austin Sheet, 2025.

LEGEND

SUBJECT PROPERTY BOUNDARY, APPROXIMATE

GOOGLE EARTH, IMAGERY DATED 2/2024

STATE OF TEXAS
TIMOTHY C WEAVER
GEOLOGY
11761
LICENSED
PROFESSIONAL GEOSCIENTIST

10/3/2025

N

0 30 60

SCALE IN FEET

NOTES: SOIL COVER OVER ENTIRE PROPERTY IS DOSS SILTY CLAY, MOIST (DoC).
THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

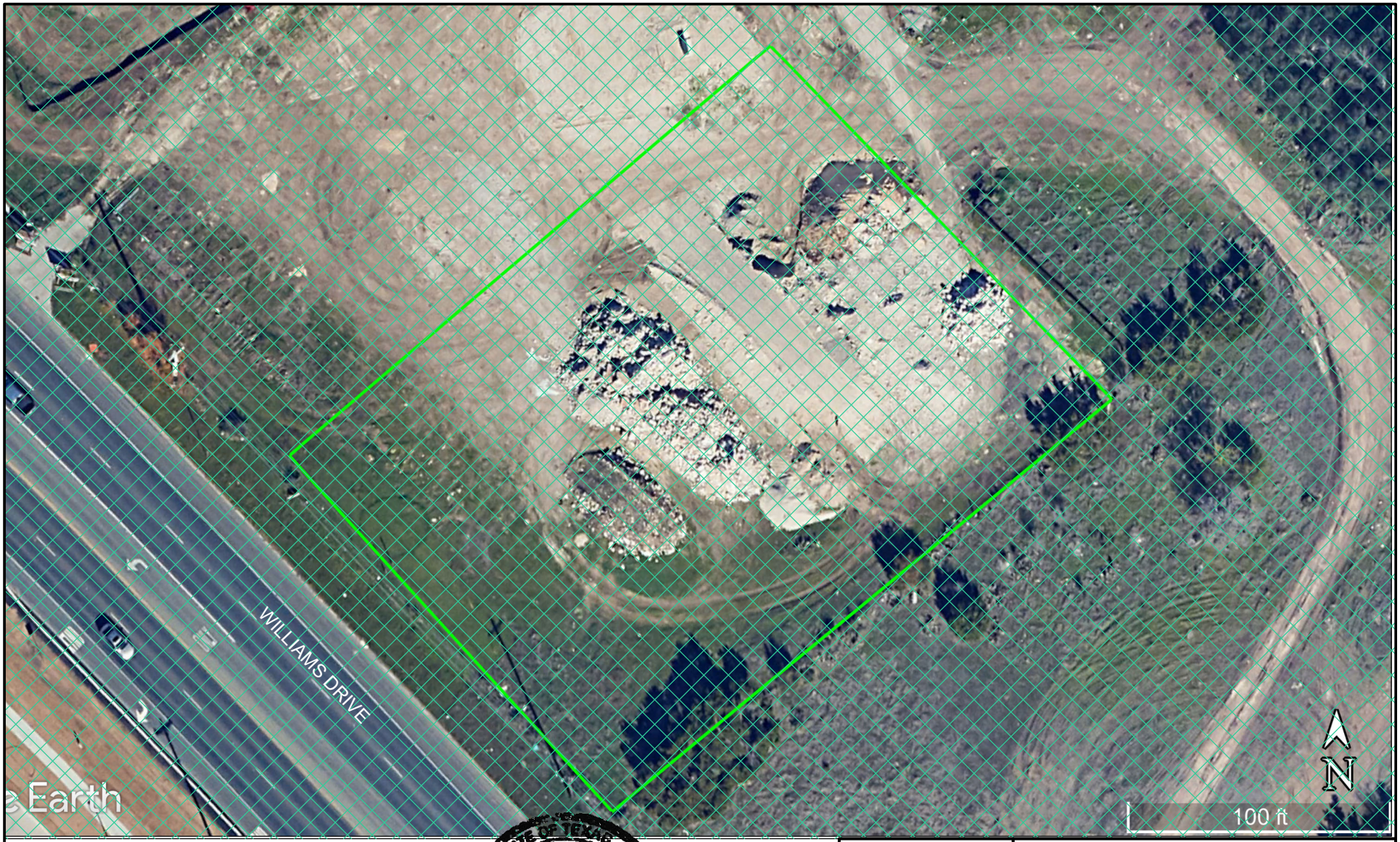
SQ Environmental, LLC

ATTACHMENT D-1

PROPERTY LAYOUT MAP

4785 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633

SCALE:	DATE:	PN:
1 IN = 60 FT	OCT 2025	1131.021.001



LEGEND

SUBJECT PROPERTY BOUNDARY, APPROXIMATE

Kgt - GEORGETOWN FORMATION

SOURCE: GOOGLE EARTH, IMAGERY DATED 2/2024

STATE OF TEXAS
TIMOTHY C WEAVER
GEOLOGY
11761
LICENSED
PROFESSIONAL GEOSCIENTIST

10/3/2025

N

0 30 60

SCALE IN FEET

NOTES: SOIL COVER OVER ENTIRE PROPERTY IS DOSS SILTY CLAY, MOIST (DoC).
THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

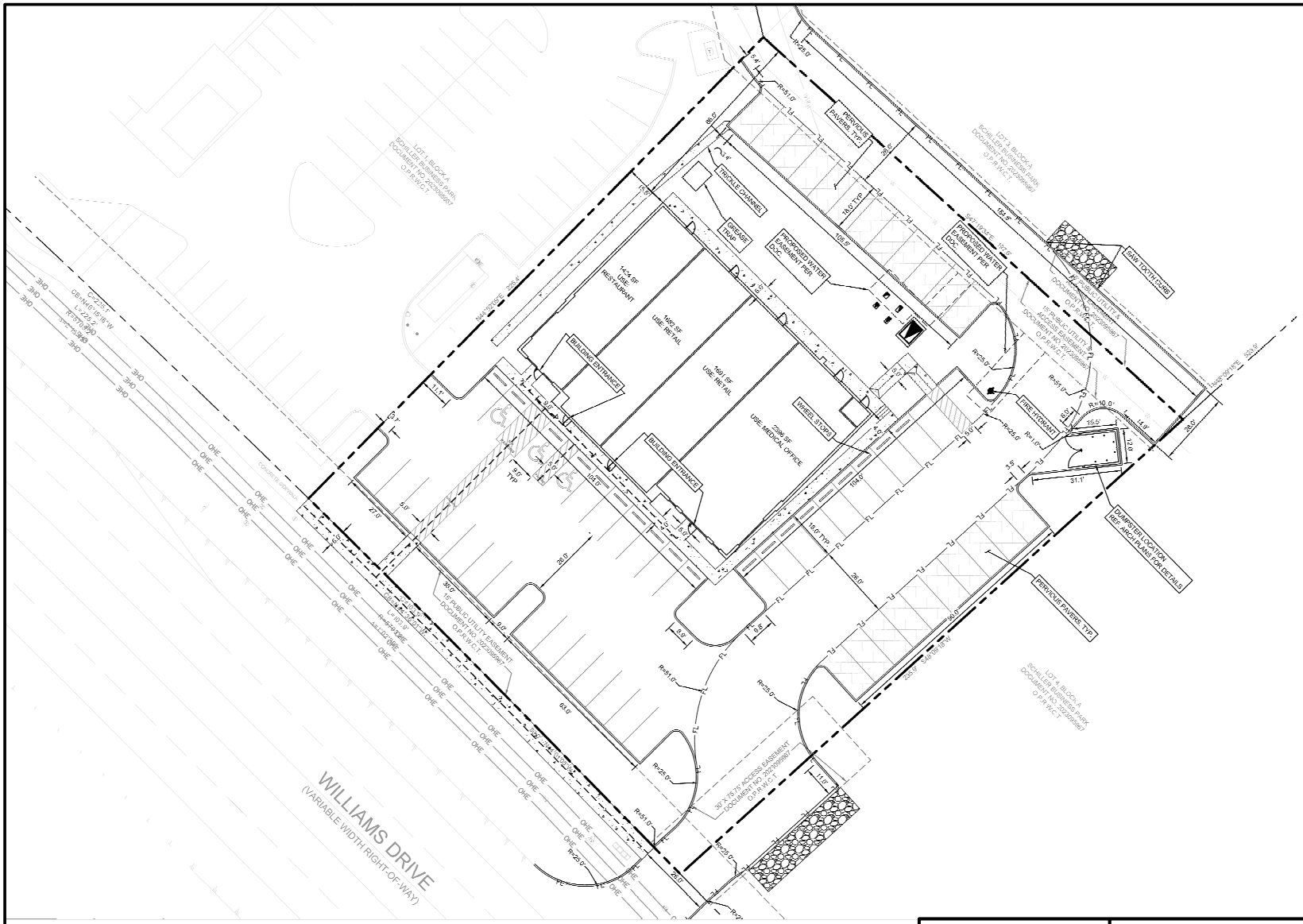
SQ Environmental, LLC

ATTACHMENT D-2

SITE GEOLOGIC MAP

4785 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633

SCALE:	DATE:	PN:
1 IN = 60 FT	OCT 2025	1131.021.001



SOURCE: KIMLEY HORN SITE PLAN EXHIBIT DATED SEP 2025

SQ Environmental, LLC

ATTACHMENT D-3

SITE PLAN

4785 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633

SCALE:	DATE:	PN:
1 IN = 60 FT	OCT 2025	1131.021.001

SECTION 4:
MODIFICATION OF A PREVIOUSLY APPROVED PLAN

Modification of a Previously Approved Plan

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: 11/10/2025

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: Williams Dr Commercial
   Original Regulated Entity Name: Schiller Business Park
   Regulated Entity Number(s) (RN): RN111695623
   Edwards Aquifer Protection Program ID Number(s): N/A
   ☐ The applicant has not changed and the Customer Number (CN) is: _____
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

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

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

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

WPAP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	23.81	23.81
Type of Development	Residential/Commercial	Commercial
Number of Residential Lots	214	214
Impervious Cover (acres)	9.18	9.18
Impervious Cover (%)	38.56	38.56
Permanent BMPs	batch detention basin	existing batch detention basin
Other	_____	_____

SCS Modification Summary	***Approved Project***	***Proposed Modification***
Linear Feet	N/A	N/A
Pipe Diameter	N/A	N/A
Other	N/A	N/A

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	N/A	N/A
Volume of ASTs	N/A	N/A
Other	N/A	N/A

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	N/A	N/A
Volume of USTs	N/A	N/A
Other	N/A	N/A

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

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

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

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

copies to these jurisdictions. The copies must be submitted to the appropriate regional office.

Kimley»Horn

ATTACHMENT A: Original Approval Letter and Approved Modification Letters

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.

Kimley»Horn

ATTACHMENT B: Narrative of Proposed Modification

The Williams Dr Commercial project proposes modifications to the approved ±23.81-acre Schiller Business Park WPAP located at 30.689953, 97.724992, east of the intersection of Verde Vista and Williams Dr, Georgetown, Williamson County, Texas. The commercial development proposes a 7500 SF building intended for medical, restaurant, and retail use with associated parking and utility improvements.

The ±1.007-acre tract proposes modifications to the total impervious cover of the original approved WPAP for Schiller Business Park. A commercial development consisting of one building, utility, and parking improvements is to be constructed on this ±1.007-acre tract within the Schiller Business Park development. Stormwater will be discharged to Lot 3 Block A at the northeast property line through a saw tooth curb. Stormwater from our site will then overland flow to an inlet within Verde Vista where it will then be captured and conveyed to the batch detention pond constructed with the Schiller Business Park Development. The maximum impervious cover approved with the original WPAP is 9.18 acres. The proposed modification includes ±0.65-acres of impervious cover. The 0.65 acres of impervious cover proposed with this development is accounted for in the 9.18 acres of impervious cover from the original WPAP. The batch detention pond was designed under the assumption that Block A Lot 1, 2, 3 and Block B 1 and 2 would eventually have 70% impervious cover. This site will also be utilizing pervious pavers as a BMP to fall within the allowable impervious cover threshold. The pavers will be located at the north and eastern parking bays.

ATTACHMENT C: Current Site Plan of the Approved Project

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.

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

LOT 2 BLOCK A 1.012 AC

WILLIAMS DRIVE (120' WIDE)

BIG BEND TRAIL (50' WIDE)

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES (17)
- PARKING COUNT (6)
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED (181")
- TREE TO BE REMOVED (181")

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- 725 — EXISTING CONTOURS
- 725 — 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'

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.

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_o (CFS)	Water Depth y_0 (FT)	Ponded Width (FT)	Capacity Per Foot of Inlet Q_o/L_s (CFS)	L_s	Inlet Length L (FT)	L/L_s	a/Y_0	Q/Q_o	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_o (CFS)	Water Depth y_0 (FT)	Ponded Width (FT)	Capacity Per Foot of Inlet Q_o/L_s (CFS)	L_s	Inlet Length L (FT)	L/L_s	a/Y_0	Q/Q_o	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

DESIGNED: EM
DRAWN: DO
REVIEWED: VALUE

STATE OF TEXAS — MICHAEL EASTON MUNDINE — 143266 — LICENSED PROFESSIONAL ENGINEER
5/9/2023

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

SHEET No.
15
OF 32

2022-40-CON

IMAGES: * Variable TP.dwg
XREFS: * 24x36 2PC Titleblock.dwg, * abase.dwg, * MEM SEAL.dwg, * PBASE-Road.dwg
PLOT DATE: May 09, 2023
PLOTTED BY: EMMONE
N:\Projects\Williams Dr\CAD\Sheets\PROPOSED DRAINAGE AREA MAP.dwg

SECTION 5:
WATER POLLUTION ABATEMENT PLAN APPLICATION

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: Ryan McKay

Date: 11/10/2025

Signature of Customer/Agent:

Regulated Entity Name: Williams Dr Commercial

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property):1.007

3. Estimated projected population:N/A

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	7500	÷ 43,560 =	0.17
Parking	17,860	÷ 43,560 =	0.41
Other paved surfaces	3,050	÷ 43,560 =	0.07
Total Impervious Cover	28,458	÷ 43,560 =	0.65

Total Impervious Cover 0.65 **÷ Total Acreage** 1.007 **X 100 =** 64.88**% 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:

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

15. Wastewater will be disposed of by:

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

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

☒ Sewage Collection System (Sewer Lines):

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

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

☐ The sewage collection system will convey the wastewater to the Pecan Branch Wastewater Treatment Plant (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): _____

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.

ATTACHMENT A: Factors Affecting Surface Water Quality

No Industrial associated activity discharges are expected for this proposed commercial development site. Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance form clearing and grubbing and cut / fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence and construction entrances will prevent sediment form leaving the sire. Siltation collected by the control measures will be cleaned from fences, berms, etc. on a routine schedule.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

a) Refueling construction equipment.

b) Oil and grease from the asphalt pavement and vehicle traffic.

c) Performing operator-level maintenance, including adding petroleum, oils, or lubricants.

d) Normal silt build-up

e) Unscheduled or emergency repairs, such as hydraulic fluid leaks.

f) Trash with becomes loose from subdivision residents.

g) Fertilizers used in the landscaping around the apartment buildings.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table 1 (page 3) of the TCEQ's Small-Business Handbook for Spill Response (RG-285, June 1997), the contractor is required to clean up the spill and notify the TCEQ as required in RG-285. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the Environmental Response Hotline or (512) 463-7727, the TCEQ Spill Reporting Hotline, which is also answered 24 hours a day. After construction is complete, impervious cover for the tract of land is the major reason for degradation of water quality. Impervious cover includes the building foundations, street pavement and concrete sidewalks. Oil and fuel discharge from vehicles is anticipated. The permanent BMP proposed with the Schiller Business Park will help mitigate these occurrences.

Kimley»Horn

ATTACHMENT B: Volume and Character of Stormwater

EXISTING HYDROLOGIC CONDITIONS ANALYSIS

The drainage analysis of the existing site conditions was performed with Rational Method using Atlas 14 rainfall data. The site has one existing on-site drainage area which outfalls at our point of analysis, POA-1. There are also five offsite drainage areas which outfall at POA-1. Runoff from the existing drainage areas EX-1 and EX-OFF-1, EX-OFF-2, EX-OFF-3, EX-OFF-4, and EX-OFF-5 flow to the northern property line (POA-1).

The approach taken for the existing conditions of this site is to maintain the design peak flows to assure the downstream storm infrastructure can adequately convey the runoff and that the major point of confluence is not adversely affected. Table 4.1 below summarizes the existing drainage areas and the runoff produced for each storm event.

Table 4.1 Existing Drainage Areas Summary

EXISTING CONDITIONS							PEAK FLOWS AT POA			
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
EX-1	1.01	0.00	84.00	98.00	84.00	5.00	**3.1**	**5.7**	**7.2**	**9.2**
EX-OFF-1	0.26	0.01	84.00	98.00	84.68	5.00	**0.8**	**1.5**	**1.9**	**2.4**
EX-OFF-2	0.04	0.00	84.00	98.00	84.00	5.00	**0.1**	**0.20**	**0.30**	**0.40**
EX-OFF-3	0.76	0.65	84.00	98.00	96.03	5.00	**4.20**	**5.80**	**6.80**	**8.10**
EX-OFF-4	0.07	0.00	84.00	98.00	84.00	5.00	**0.20**	**0.40**	**0.50**	**0.60**
EX-OFF-5	0.03	0.03	84.00	98.00	98.00	5.00	**0.20**	**0.20**	**0.40**	**0.40**

PROPOSED HYDROLOGIC CONDITIONS ANALYSIS

The drainage analysis of the propsed site conditions was performed with the Rational Method using Atlas 14 rainfall data. The proposed drainage areas consider the additional impervious cover added in the proposed development. The proposed drainage areas generally follow the same drainage paths as shown in the existing conditions. The existing and proposed drainage areas were analyzed at POA-1. Each increase in peak run-off for the developed conditions are accounted for in the drainage calculations of Basin 2 from the Schiller Business Park plans.

The time of concentrations were calculated for sheet flow, shallow concentrated flow, and channel flow. Rainfall data taken from the Atlas 14 Rainfall depth revisions and IDF Curves Memorandum were used to define the 2, 10, 25, and 100-year rainfall events.

Proposed drainage areas correspond to their respective existing drainage areas by number. For example, POA-1 is outfalling to the same point-of-analysis (POA-1) as EX-1.

Kimley»Horn

Table 4.2 Proposed Drainage Areas Summary

PROPOSED CONDITIONS							PEAK FLOWS AT POA			
DRAINAGE AREA	AREA (AC.)	IMPERVIOUS COVER	BASE CN	IMPERVIOUS CN	WEIGHTED CN	TC (MIN)	Q2 (CFS)	Q10 (CFS)	Q25 (CFS)	Q100 (CFS)
PR-1	0.92	0.65	84.00	98.00	93.90	5.00	**4.6**	**6.6**	**7.9**	**9.6**
PR-2	0.09	0.002	84.00	98.00	84.45	5.00	**0.3**	**0.5**	**0.7**	**0.8**
PR-OFF-1	0.24	0.05	84.00	98.00	86.90	5.00	**0.9**	**1.5**	**1.8**	**2.3**
PR-OFF-2	0.04	0.00	84.00	98.00	84.00	5.00	**0.1**	**0.2**	**0.3**	**0.4**
PR-OFF-3	0.76	0.65	84.00	98.00	96.03	5.00	**4.2**	**5.8**	**6.8**	**8.1**
PR-OFF-4	0.07	0.07	80.00	98.00	98.00	5.00	**0.4**	**0.6**	**0.6**	**0.8**
PR-OFF-5	0.03	0.03	84.00	98.00	98.00	5.00	**0.2**	**0.2**	**0.3**	**0.3**

ATTACHMENT C: Suitability Letter From Authorized Agent

An authorized suitability letter from Williamson County is not applicable to this project because no OSSFs are proposed.

ATTACHMENT D: Exception to the Required Geologic Assessment

A geologic assessment is provided with this report. An exception is not required.

SECTION 6:
TEMPORARY STORMWATER SECTION

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: 11/10/2025

Signature of Customer/Agent:

Regulated Entity Name: Williams Dr Commercial

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: N/A

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.

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ATTACHMENT A: Spill Response Actions

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16.

Cleanup

- Clean up leaks and spills immediately.
- 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.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

- Minot spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
    - Contain the spread of the spill.
    - Recover spilled materials.
    - 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:

- Contain spread of the spill.
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, cleanup 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.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or (254)751-0335 (Waco) between 8 AM and 5PM. 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.
    - For spills of federal reportable quantities, in conformance with requirements in 40 CFR parts 110,119 and 302, the contractor should notify the National Response Center at (800) 424-8802.
    - Notification should first be made by telephone and followed up with a written report.
    - The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
    - Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

TCEQ Reportable Quantities link:
https://www.tceq.texas.gov/response/spills

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ATTACHMENT B: Potential Source of Contamination

Potential Source: Oil, grease, fuel and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measures: Vehicle maintenance will be performed within the construction staging area or 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 sire 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 adjoiing streets.

Potential Source: Construction Debris

Preventative Measures: Construction debris will be monitored daily by 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. Any soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sandm gravel and excavated materials stock piled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled 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.

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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 to be disturbed is listed in parentheses next to each activity.

Intended Schedule or Sequence of Major Activities:

1. Construct Access (0.03 Acres)
2. Installation of Temporary BMPs (1.007 Acres)
3. Initiate Grubbing and Topsoil Stripping of Site (1.36 Acres)
4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (1.36 Acres)
5. Wet and Dry Utility Construction (0.17 Acres)
6. Final Subgrade Preparation (0.17 Acres)
7. Instillation of Base Materials (0.17 Acres)
8. Paving Activities (0.49 Acres)
9. Site cleanup and Removal of Temporary BMPs (1.007 Acres) Maximum total construction time is not expected to exceed 12 months.

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ATTACHMENT D: Temporary Best Management Practices And Measures

As shown in the erosion and sediment control plan, to protect surface streams during construction activities, silt fence and triangular filter dike will be placed on the downslope along the property line where construction activities end. In addition, a construction entrance will be utilized to filter stormwater through the rock material and inlet protection will be placed at installed inlets.

ATTACHMENT E: Request to Temporarily Seal a Feature

There are no features proposed to be sealed with this development.

ATTACHMENT F - Structural Practices

The plan for temporary structural controls on this site includes placing silt fence and triangular filter dike at the down slope of the site that will collect sediment prior to exiting the site. For continued effective use, the silt fence and triangular filter dike will need to be cleaned out when appropriate.

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ATTACHMENT G: Drainage Area Map

Refer to Existing and Proposed Drainage Area Maps in Construction Plans.

ATTACHMENT H: Temporary Sediment Pond(s) Plans and Calculations

This attachment is not applicable. There will be no temporary sediment pond or basin provided on site.

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ATTACHMENT I: Inspection and Maintenance for BMPs

A. Inspection Schedule

1. All disturbed areas, as well as all erosion and sediment control devices, will be inspected according to one of the following schedules:

   a) at least every seven (7) calendar days and within 24 hours after a rainfall of 0.25" or greater, or

   b) every seven (7) days on the same day of the week each week, regardless of whether or not there has been a rainfall event since the previous inspection.

2. Inspections will occur on the schedule provided in this plan and any changes made to the schedule must adhere to the following:

   a) the schedule can change a maximum of one time each month,

   b) the schedule change must be implemented at the beginning of a calendar month, and

   c) the reason for the schedule change must be documented in this plan (an inspection schedule form is located below).

B. Inspection Reports

1. Completed inspection reports (see below) will include the following information:

   a) scope of the inspection,

   b) date of the inspection,

   c) name(s) of personnel making the inspection,

   d) reference to qualifications of inspection personnel,

   e) observed major construction activities, and

   f) actions taken as a result of the inspection.

2. All disturbed areas (on and off-site), areas for material storage locations where vehicles enter or exit the site, and all of the erosion and sediment controls that were identified as part this plan must be inspected. The inspection report must state whether the site was in compliance or identify any incidents of non-compliance. The report will be signed by the qualified inspector in accordance with the TPDES general permit and filed in this plan. A sample Inspection Report is included below along with an Inspector Qualification Form. All reports and inspections required by the general construction permit will be completed by a duly authorized representative.

3. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in this plan, and wherever possible, those changes implemented before the next storm event or as soon as practicable. A list of maintenance guidelines are included below.

4. Inspection reports will be kept in the Operator's file, along with this plan, for at least three years from the date that the NOT is submitted to the TCEQ for the construction site.

C. Final Stabilization

Final stabilization of the construction site has been achieved when all soil disturbing activities at the site have been completed, and a uniform (e.g., evenly distributed, without large bare areas) perennial vegetative cover with a density of 70 percent of the native background vegetative cover for the area has been established on all unpaved areas and areas not covered by permanent structures. If a vegetative cover cannot be established, equivalent permanent stabilization measures (such as riprap, gabions, or geotextiles) can be employed. When these conditions have been met, BMPs can be removed from the construction area.

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Inspector Qualifications*

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 _____

**Personnel conducting inspections must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.*

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INSPECTION SCHEDULE

Inspections must be conducted:

- **Option 1** – at least once every 7 calendar days and within 24 hours of the end of a storm event of 0.25 inch or greater
- **Option 2** – at least once every 7 calendar days, regardless of whether or not there has been a rainfall event since the previous inspection.

Any changes to the schedule are conducted in accordance with the following:

- the schedule is 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 below.

Date	Schedule Option	Reason for Schedule Change

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Construction Site SWP3 Inspection Report

Status		
	☐ Complies	
	☐ Warning	No.
	☐ Project Shutdown	

SWP3	On-Site		Up-to-date	
	Yes	No[1]	Yes	No[2]

General Information		
	Project:	Date:
	Address:	Inspector:
		Qualifications: see Appendix E of SWP3
		Weather Conditions:
	Owner:	Contractor:

BMP	BMP In Use		Maint. Req'd		Comments
	Yes	No	Yes[2]	No	

[1]The SWP3 must be retained on-site at the construction site or, if the site is inactive or does not have an on-site location to store the plan, a notice must be posted describing the location of the SWP3.

[2]Items marked in this column need to be addressed in the Actions to be Taken table.

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ACTIONS TO BE TAKEN	RESPONSIBLE PERSON(S)	DUE DATE	DATE COMPLETED	INITIALS

NOTE: These reports will be kept on file as part of the Storm Water Pollution Prevention Plan for at least three years. A copy of the SWP3 will be kept at the site at all times during construction.

CERTIFICATION STATEMENT: *"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."*

Name:	
Address:	
Telephone:	
Site Location:	
Inspector Signature:	Date:

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MAINTENANCE GUIDELINES

1. Below are some maintenance practices to be used to maintain erosion and sediment controls:
   - All control measures will be inspected according to the schedule identified in Appendix E.
   - All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
   - BMP Maintenance (as applicable)
     - Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
     - Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
     - Drainage swale will be inspected and repaired as necessary.
     - Inlet control will be inspected and repaired as necessary.
     - Check dam will be inspected and repaired as necessary.
     - Straw bale dike will be inspected and repaired as necessary.
     - Diversion dike will be inspected and any breaches promptly repaired.
     - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
     - If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
     - Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

2. To maintain the above practices, the following will be performed:
   - Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.
   - Any necessary revisions to the SWP3 as a result of the inspection 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 SWP3 and wherever possible those changes implemented before the next storm event.
   - Personnel selected for inspection and maintenance responsibilities must be knowledgeable of the general permit, familiar with the construction site, and knowledgeable of the SWP3 for the site.

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ATTACHMENT J: Schedule of Interim and permanent Soil 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 for construction activity. For this project the following stabilization practices will be implemented:

1. Seeding: Disturbed areas subject to erosion shall be stabilized by seeding and watering to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent 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:

a. The dates when major grading activities occur;
b. The dates when construction activities temporarily or permanently cease on a portion of the site; and
c 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 that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

1. 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.
2. 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.
3. 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.

Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as

silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.

- Silt fence will be inspected for depth of sediment, tears, to see of the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must to work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

- Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of stormwater controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

SECTION 7:
PERMANENT STORMWATER SECTION

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Ryan McKay

Date: 11/10/2025

Signature of Customer/Agent

Regulated Entity Name: Williams Dr Commercial

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

Kimley»Horn

ATTACHMENT A: 20% or Less Impervious Cover Declaration

This site will not be used for multi-family residential developments, schools, or small business sites. Over 20% impervious cover is proposed.

Kimley»Horn

ATTACHMENT B: BMPs for Upgradient Stormwater

There are three upgradient drainage areas which will overland flow across the site (PR-OFF-1, PR-OFF-2, and PR-OFF-5) to the POA-1 along the northeast segment of the property line. There are two additional offsite areas that will overland flow to POA-1 but will not directly cross the site (PR-OFF-3 & PR-OFF-4). Stormwater runoff is proposed to discharge along the northeast segment of the access drive through a saw-tooth curb. The proposed runoff will overland flow across Lot 3, Block A, matching the existing drainage patterns depicted in the existing drainage area map from the Schiller Business Park development plans. Then, the proposed runoff from our site will enter an existing curb inlet located within Verde Vista and then discharge to the batch detention basin built with the Schiller Business Park plans. Two parking bays, totaling 3,610 sf, will be composed of pervious pavement to ensure the site remains underneath the impervious cover threshold set by zoning and the Schiller Business Park batch detention basin.

Kimley»Horn

ATTACHMENT C: BMPs for On-site Stormwater

All stormwater runoff from the impervious areas will be collected by an existing underground storm sewer system within Verde Vista and discharge to the existing batch detention basin proposed with EAPP ID No. 11003524. Temporary BMPs such as silt fence, concrete washout, and stabilized construction entrance will be utilized. The existing batch detention pond proposed with EAPP ID No. 11003524 proposes restoration and revegetation of disturbed areas. The construction plans provided in attachment F include our erosion control plan (sheet 7) which depicts our temporary BMPs.

ATTACHMENT D: BMPs for Surface Streams

There are no existing surface streams or sensitive features on site.

ATTACHMENT E: Request to Seal Features

There is no request to seal features that could divert flow from a naturally-occurring sensitive feature on site.

Kimley»Horn

ATTACHMENT F: Construction Plans

CIVIL SITE DEVELOPMENT PLANS
FOR
WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TX 78633

GENERAL PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATION MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN 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 PROPOSED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
8. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY GEORGE UTILITY SERVICES, CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
9. THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
10. NO STRUCTURES CAN BE BUILT WITHIN WATER & WASTEWATER EASEMENTS.
11. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
12. AS PART OF THIS SITE PLAN, THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS REQUIRED TO BE ON SITE AT ALL TIMES.
13. THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
14. THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
15. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH THE UDC SECTION 13.06.
16. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF UDC.
17. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
18. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
19. 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.
20. FIRE FLOW REQUIREMENTS OF 1,500 GALLONS PER MINUTE ARE BEING MET BY THIS PLAN.
21. 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.
22. 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.
23. 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.
24. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.

OWNER/DEVELOPER NAME AND ADDRESS:
AGTX GT WILLIAMS RE HOLDINGS, LLC
3102 MAPLE AVE, DALLAS, TX 75201

PREVIOUS RELATED SITE DEVELOPMENT CASE NO.: N/A

ZONING: C-1

WATERSHED: BERRY CREEK

SUBMITTAL DATE: 09/05/2025

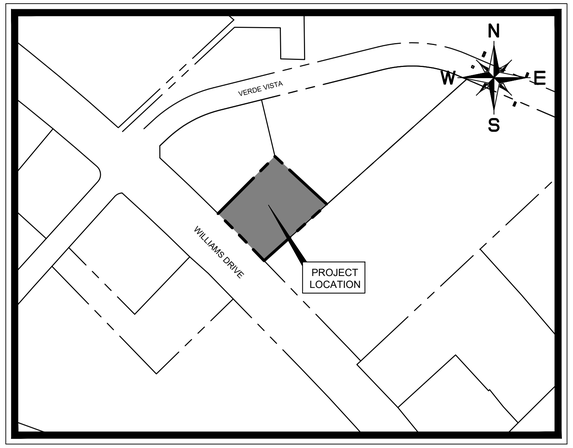
PROPOSED USE: RESTAURANT, MEDICAL, AND RETAIL

ACREAGE: 1.007AC

PROPOSED IMPERVIOUS COVER: 64.88%

OVERLAY DISTRICT: WILLIAMS DR OVERLAY

LEGAL DESCRIPTION
SHILLER BUSINESS PARK, BLOCK A, LOT 2, ACRES 1.007
DOC NO. 2023095967



VICINITY MAP
SCALE: 1" = 200'

SEPTEMBER 2025

CITY OF GEORGETOWN _____ DATE _____

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT
3	GENERAL NOTES
4	KIMLEY-HORN GENERAL NOTES
5	TCEQ NOTES
6	EXISTING CONDITIONS AND DEMO PLAN
7	EROSION CONTROL PLAN
8	OVERALL SITE PLAN
9	PAVING PLAN
10	GRADING & STORM PLAN
11	EXISTING DRAINAGE AREA MAP
12	PROPOSED DRAINAGE AREA MAP
13	OVERALL UTILITY PLAN
14	FIRE PROTECTION PLAN
15	PAVING DETAILS
16	UTILITY DETAILS
17	EROSION CONTROL DETAILS
18	DRAINAGE REF. SHEET (1 OF 4)
19	DRAINAGE REF. SHEET (2 OF 4)
20	DRAINAGE REF. SHEET (3 OF 4)
21	DRAINAGE REF. SHEET (4 OF 4)
22	LANDSCAPE SCHEDULE AND NOTES
23	LANDSCAPE PLAN
24	LANDSCAPE DETAILS
25	LANDSCAPE SPECIFICATIONS

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF GEORGETOWN APPROVAL DATE	DATE IMAGED

DESIGNERS:

ARCHITECT
BRR ARCHITECTURE
8131 METCALF AVENUE
OVERLAND PARK, KS 66204
PH. (913) 262.9095

LANDSCAPE ARCHITECT
KIMLEY-HORN
5301 SOUTHWEST PARKWAY,
BLDG 2, SUITE 100
AUSTIN, TX 78735
PH. (512) 910-8216

SURVEYOR
KIMLEY-HORN
801 CHERRY STREET, UNIT 11, #1300
FORT WORTH, TX 76102
PH. (812) 335-6511

LISTS OF CONTACTS:

WATER & SANITARY SEWER
CITY OF GEORGETOWN
GEORGETOWN UTILITY SERVICES
DAVID MUNK
300-1 INDUSTRIAL AVENUE
GEORGETOWN, TX 78626
(512) 930-3555

FIRE
GEORGETOWN FIRE DEPARTMENT
3500 D B WOOD ROAD
GEORGETOWN ,TX 78628
PH. (512) 930-3473

GAS
ATMOS ENERGY CORPORATION
3110 N INTERSTATE 35
ROUND ROCK, TEXAS 78681
TELEPHONE: (512) 310-3855
CONTACT: ALIDA PAINE
WEBSITE: WWW.ATMOSENERGY.COM

ELECTRIC
PEDERNALES ELECTRIC COOPERATIVE, INC
10625 W HWY 29
LIBERTY HILL, TEXAS 78642

TELECOM
SUDDENLINK COMMUNICATION
DEAN COLE
111 N COLLEGE STREET
GEORGETOWN, TX 78626
PH. (469) 307-2698

PREPARED BY:
Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TEXAS 78744
CERTIFICATE OF REGISTRATION #928
Tel. No. (512) 616-9942
Fax No. (512) 418-1791

BENCHMARKS

TBM #1:	TBM #2:	TBM #3:
SET MAG-NAIL	SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10,502,868.72	NORTHING: 10,502,753.65	NORTHING: 10,502,483.04
EASTING: 2,279,130.64	EASTING: 2,278,914.92	EASTING: 2,278,671.70
ELEVATION: 1,839.464'	ELEVATION: 1,839.049'	ELEVATION: 1,838.499'

Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

BY | DATE | REVISIONS | No.

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM
TX REGISTERED ENGINEERING FIRM F-928

RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
11/18/2025

KHA PROJECT 064589720
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

COVER SHEET

WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 25

2025-79-SDP

DOC # 2023095967

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;

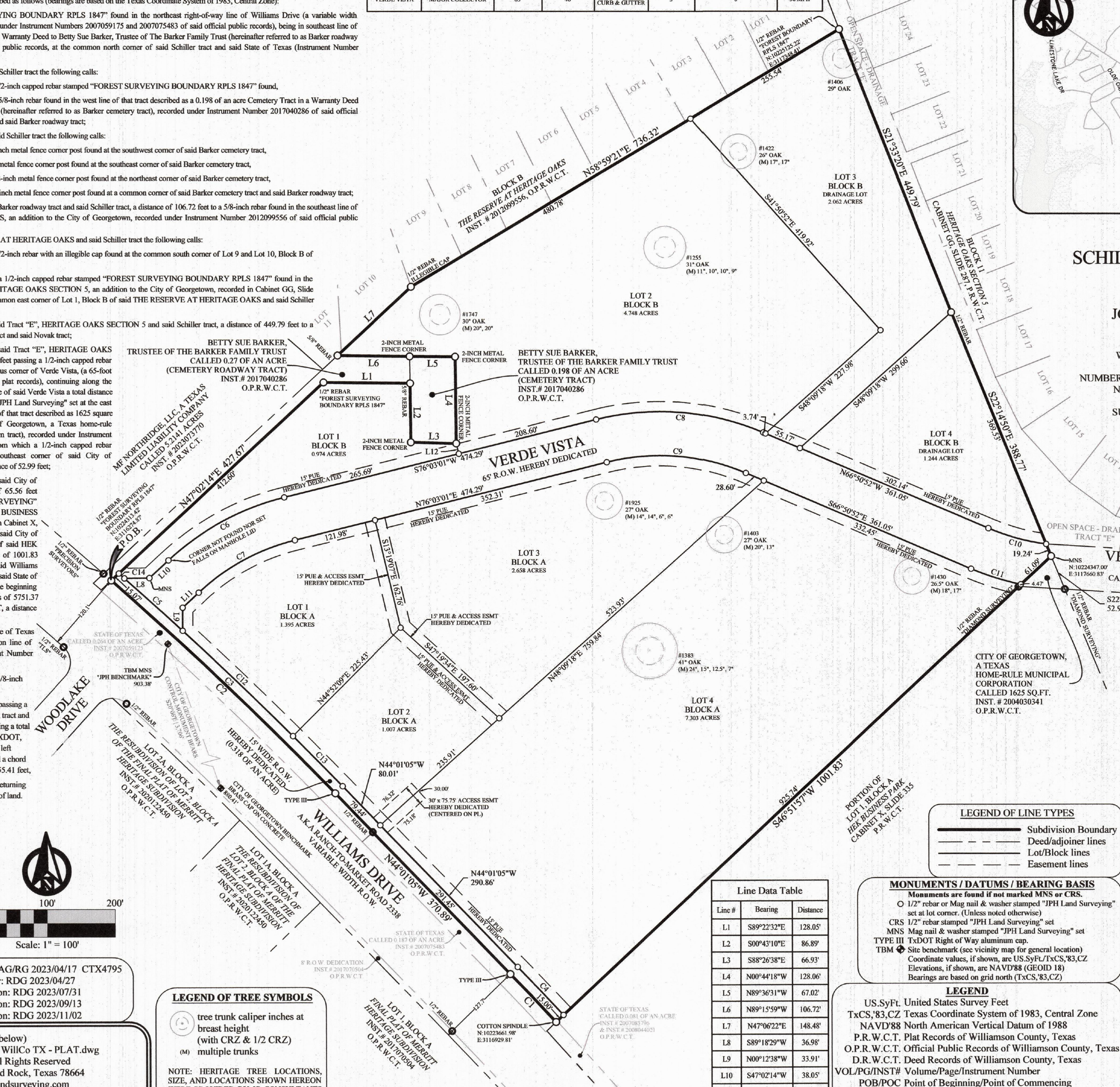
THENCE SOUTH 46° 51' 57" WEST, along the common line of said City of Georgetown tract and said Novak tract, at a distance of 65.56 feet passing a 1/2-inch capped rebar stamped "DIAMOND SURVEYING" found in the northwest line of Lot 1, Block A, HEK BUSINESS PARK, an addition to the City of Georgetown, 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;

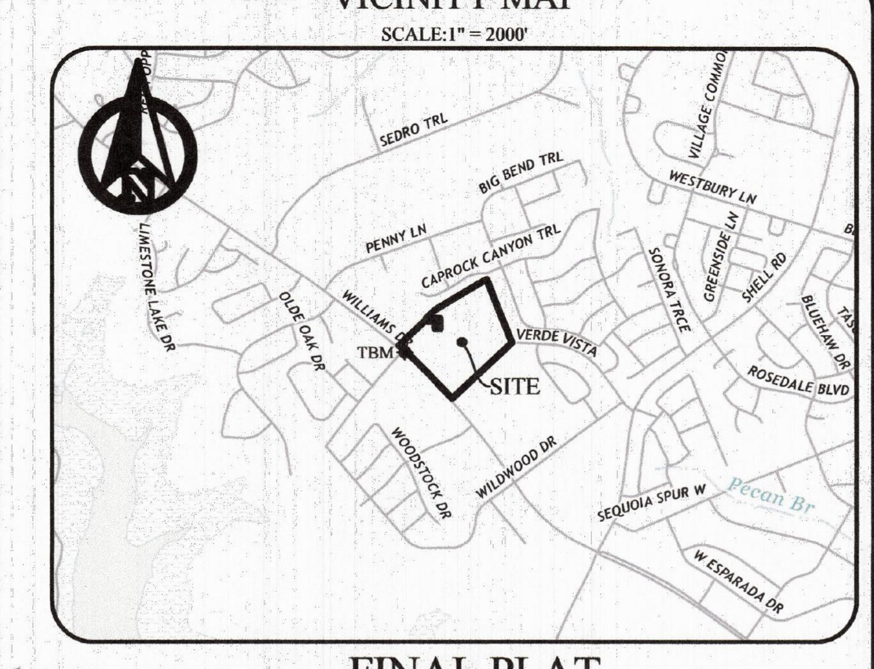
THENCE along the common line of said Novak tract and said State of Texas (Instrument Number 2007075483) tract and the common line of said Schilling tract and said State of Texas (Instrument Number 2007059175) tract the following calls:

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





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

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

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'

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'

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.
O 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 NAVD88 (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

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.

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
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
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

SHEET 1 OF 2
2023-22-FP

DOC # 2023095967

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' (NAVD88). 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, GF# 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 **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.

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 8th 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 Expires 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
133487662

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 11-15-2023
Glen Holcomb, Building Official Date
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.

11-15-23
Sofia Nelson, Planning Director Date
City of Georgetown

PLANNING AND ZONING COMMISSION APPROVAL:

This subdivision to be known as *SCHILLER BUSINESS PARK has been accepted* 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 8:17 o'clock, A.M., in the Official Public Records of said County in Document No. 2023095967.

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: Diana Lam, Deputy

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

FINAL PLAT
OF
SCHILLER BUSINESS PARK

JPH Job/Drawing No. (see below)
2023.073.002 4795 Williams Dr Georgetown WillCo TX - PLAT.dwg
© 2023 JPH Land Surveying, Inc. - All Rights Reserved
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

SHEET 2 OF 2
2023-22-FP

WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

FINAL PLAT

KHA PROJECT	064589720
DATE	SEPTEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	JUE
DRAWN BY:	JUE
CHECKED BY:	RJM

11/18/2025

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

No.	REVISIONS	DATE	BY

SHEET NUMBER
2 OF 25

2025-79-SDP

GENERAL NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THESE PLANS, THE CITY OF GEORGETOWN "UNIFIED DEVELOPMENT CODE" AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
3. CONTRACTOR SHALL CONTACT ALL FRANCHISE UTILITY COMPANIES TO HAVE THEM LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION AND DEPTH OF ALL FRANCHISE UTILITY SERVICES AND ANY REQUIRED RELOCATION AND/OR EXTENSIONS. SERVICES SHOWN ON THE PLANS ARE CONCEPTUAL.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING RELOCATION AND INSTALLATION OF FRANCHISE UTILITIES NECESSARY FOR ON AND OFF SITE CONSTRUCTION.
5. BRACING OF UTILITY POLES MAY BE REQUIRED BY UTILITY COMPANIES WHEN TRENCHING OR EXCAVATION IS IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR. THERE IS NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE VARIOUS PAY ITEMS FOR INSTALLATION OF PIPE.
6. THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY RECORDS AND PLANS AND ARE CONSIDERED APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC AND PRIVATE UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT THEIR EXPENSE. THE ENGINEER SHALL BE NOTIFIED WHEN PROPOSED FACILITY GRADES CONFLICT WITH EXISTING UTILITY GRADES.
7. CONTRACTOR SHALL USE ALL NECESSARY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES.
8. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS SHOWN ON THE PLANS AND REVIEW ALL FIELD CONDITIONS, INCLUDING EXISTING GRADES AND UTILITY FLOW LINES, AND SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEER'S CLARIFICATION BEFORE COMMENCING WITH CONSTRUCTION.
9. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PAVEMENT, GRASS, TREES, LAWN SPRINKLER AND IRRIGATION SYSTEMS AT NO COST TO THE OWNER. THIS WORK SHALL BE SUBSIDIARY TO THE CONTRACT (UNLESS OTHERWISE NOTED) AND IS NOT A SEPARATE PAY ITEM.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE APPROVED CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORD PLANS.
13. CONNECTIONS TO EXISTING FACILITIES SHALL BE ACCOMPLISHED IN A NEAT AND PROFESSIONAL MANNER. WHEN FIELD CONDITIONS INDICATE ANY VARIANCE FROM DETAILED METHODS, THE CONTRACTOR SHALL PROVIDE COMPREHENSIVE AND DETAILED DRAWINGS (FOR APPROVAL) OF METHODS PROPOSED.
14. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
15. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
16. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO THE FINAL CONNECTION OF SERVICES.
17. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUM PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
18. ALL HORIZONTAL DIMENSIONS GIVEN ARE TO FACE OF CURB AND TO PIPE CENTERLINES, UNLESS OTHERWISE NOTED ON PLANS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING. CONSTRUCTION STAKING SHALL BE PERFORMED BY A REGISTERED PUBLIC SURVEYOR IN THE STATE OF TEXAS.
20. THE CONTRACTOR SHALL TOPSOIL, SEED AND FERTILIZE ALL AREAS DISTURBED BY CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE WHATEVER MEASURES ARE NEEDED INCLUDING TEMPORARY IRRIGATION TO ENSURE FULL COVERAGE OF GRASSING. UNLESS OTHERWISE NOTED, PRIVATE LAWN AREAS AND PARKWAYS IN FRONT OF PRIVATE LAWN AREAS DISTURBED BY CONSTRUCTION SHALL BE REPLACED WITH BLOCK SOD OF A SIMILAR GRASS TO THAT EXISTING. ALL SEEDED OR SODDED AREAS SHALL RECEIVE SIX(6) INCHES OF TOPSOIL. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
21. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE SEEDED, IRRIGATED, AND STABILIZED AS SPECIFIED IN THE PLANS, AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE STABILIZED AND MULCHED AS SHOWN ON THE LANDSCAPE, GRADING, AND EROSION CONTROL PLANS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
23. SOD MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
24. CONTRACTOR IS TO CONSTRUCT A STABILIZED CONSTRUCTION EXIT AT ALL PRIMARY POINTS OF ACCESS. THIS STABILIZED EXIT SHALL BE CONSTRUCTED PER CITY DETAILS.
25. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE SWPPP MUST BE MADE READILY AVAILABLE AT THE TIME OF AN ON-SITE INSPECTION TO: THE EXECUTIVE DIRECTOR; A FEDERAL, STATE, OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, GRADING PLANS, OR STORMWATER MANAGEMENT PLANS; LOCAL GOVERNMENT OFFICIALS; AND THE OPERATOR OF A MUNICIPAL SEPARATE STORM SEWER (MS4) RECEIVING DISCHARGES FROM THE SITE.
26. ANY ENTITY THAT MEETS THE DEFINITION OF A "PRIMARY OPERATOR" FOR A LARGE CONSTRUCTION ACTIVITY (FIVE OR MORE ACRES) SHALL BE RESPONSIBLE FOR COMPLETING AND SUBMITTING A NOTICE OF INTENT (NOI) AND A NOTICE OF TERMINATION (NOT) WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
27. THE CONTRACTOR MUST CONSTRUCT AND MAINTAIN A PERMANENT STABLE PROTECTIVE COVER (GRASS) FOR EROSION AND SEDIMENT CONTROL ON ALL LAND SURFACES EXPOSED OR DISTURBED BY CONSTRUCTION OF THE PERMITTED PROJECT. THE PROTECTIVE COVER MUST BE INSTALLED WITHIN FOURTEEN DAYS AFTER FINAL GRADING OF THE AFFECTED LAND SURFACE. A PERMANENT STABLE COVER MUST BE ESTABLISHED WITHIN 60 DAYS OF IT'S INSTALLATION.
28. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE AS-BUILT PLANS IDENTIFYING ALL DEVIATIONS OR VARIATIONS OF ORIGINAL PLANS. AS-BUILT PLANS ARE SUBSIDIARY TO ALL OTHER BID ITEMS AND SHALL NOT BE PAID FOR AS A SEPARATE LINE ITEM.
29. DURING CONSTRUCTION, ALL MATERIAL TESTING SHALL BE COORDINATED WITH THE CITY OF GEORGETOWN CONSTRUCTION INSPECTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CITY STANDARD SPECIFICATIONS. ALL SOILS TESTING IS THE RESPONSIBILITY OF AND WILL BE PAID FOR BY THE CONTRACTOR. MATERIAL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY.
30. ALL EXISTING TRAFFIC AND STREET SIGNS DISTURBED SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
31. ALL EXISTING SHRUBS, TREES, PLANTING, AND OTHER VEGETATION, OUTSIDE OF PROPERTY LIMITS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH EQUIVALENT MATERIAL BY THE CONTRACTOR AT NO ADDITIONAL COST.
32. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES.
33. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS OFFSITE FROM THE EXISTING ROADWAYS AND PROJECT SITE THAT ARE A RESULT OF THE PROPOSED CONSTRUCTION AS REQUESTED BY THE CITY OF GEORGETOWN. AT A MINIMUM, THIS TASK SHOULD OCCUR ONCE A WEEK.
34. CONNECTIONS TO EXISTING FACILITIES SHALL BE ACCOMPLISHED IN A NEAT AND PROFESSIONAL MANNER. WHEN FIELD CONDITIONS INDICATE ANY VARIANCE FROM DETAILED METHODS, THE CONTRACTOR SHALL PROVIDE COMPREHENSIVE AND DETAILED DRAWINGS (FOR APPROVAL) OF METHODS PROPOSED.
35. WATER SHALL NOT BE PERMITTED IN OPEN TRENCHES DURING CONSTRUCTION.
36. CONTRACTOR SHALL CONTACT THE DESIGNATED CONSTRUCTION INSPECTOR ASSIGNED TO THIS PROJECT AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.
37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A TRENCH SAFETY PLAN TO THE CITY OF GEORGETOWN PUBLIC WORKS DEPARTMENT AT THE TIME OF THE PRECONSTRUCTION MEETING, OR PRIOR TO BEGINNING CONSTRUCTION OF THESE IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH. NO OPEN TRENCHES WILL BE ALLOWED OVERNIGHT WITHOUT THE PRIOR SPECIFIC WRITTEN APPROVAL OF THE CITY OF GEORGETOWN PUBLIC WORKS DEPARTMENT, OR DESIGNATED REPRESENTATIVE. ONSITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
38. CONTRACTOR TO REVIEW DESIGN INTENT OF THESE PLANS AND SUBMIT REQUESTS-FOR-INFORMATION IN A TIMELY MANNER PRIOR TO COMMENCING THAT WORK.
39. ALL APPURTENANCES INSTALLED IN PAVEMENT AREAS SHALL BE ADJUSTED AS REQUIRED TO BE FLUSH WITH FINISHED PAVEMENT.
40. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.

PAVING & STRIPING 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. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
3. BARRIER FREE RAMPS SHALL BE CONSTRUCTED AT ALL DRIVEWAY APPROACHES PER CITY STANDARDS.
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 BUILDING 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.
7. REFER TO GEOTECHNICAL REPORT FOR REINFORCEMENT STEEL.
8. REFER TO GEOTECHNICAL REPORT FOR SOIL COMPACTION SPECIFICATION.
9. FIRE LANES SHALL BE DESIGNATED BY CONTINUOUS PAINTED LINES SIX (6) INCHES IN WIDTH ON EACH SIDE OF THE FIRE LANE STARTING AT THE ENTRANCE FROM THE STREET AND TO BE CONTINUED TO THE EXIT. SUCH LINES SHALL BE BRIGHT RED IN COLOR.
10. FIRE LANES ADJACENT TO CURBS SHALL BE OUTLINED BY A SIX (6) INCH WIDE STRIP PAINTED BRIGHT RED IN COLOR ALONG THE CURB'S GUTTER LINE.
11. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT THAT IS MOST CURRENT.
12. REFERENCE CITY OF GEORGETOWN, TX STANDARD CONSTRUCTION DETAILS FOR CURB RAMP AND OTHER PAVING DETAILS.
13. CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF GEORGETOWN, TX OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.
14. SIDEWALKS ADJACENT TO CURB SHALL BE CONNECTED TO BACK OF CURB USING LONGITUDINAL BUTT JOINT.
15. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, 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 SIGNS POSE NO THREAT TO PUBLIC SAFETY.
16. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED, FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.
17. THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
18. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. & T.A.S) EXIST TO AND FROM EVERY DOOR. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 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 A.D.A. AND T.A.S. COMPLIANCE ISSUES.
19. 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 & DEVELOPMENT STANDARDS MANUAL, LATEST EDITION.
20. FIRE LANES SHALL REMAIN OPEN/ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION; FIRE LANE SHALL BE INSTALLED & ACCEPTED BY THE CITY PRIOR TO ANY CONSTRUCTION ABOVE THE FOUNDATION.

GRADING 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. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREAS REFLECT TOP OF PAVEMENT SURFACE. ADD .50' TO PAVING GRADE FOR TOP OF CURB GRADE. THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF PAVEMENT.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION REQUIREMENTS. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. WITH THE TCEQ. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING.
4. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
5. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
6. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR STRUCTURAL SCOPE AND PAVING SUBGRADE INFORMATION.
7. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
8. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
9. 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 PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.
10. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
11. REFER TO SITE PLAN AND/OR DIMENSION CONTROL PLAN AND FINAL PLAT FOR HORIZONTAL DIMENSIONS.
12. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
13. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
14. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL PRIOR TO COMMENCING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE CONSTRUCTION COMMENCES.
15. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.

STORM SEWER NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
2. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
3. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
4. THE INSPECTOR SHALL INSPECT ALL "PUBLIC" CONSTRUCTION. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
5. ALL PVC TO RCP CONNECTIONS SHALL BE CONSTRUCTED WITH CONCRETE COLLARS.
6. ALL PRIVATE STORM SHALL BE NOTED AS ON PLANS. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING. CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO PROJECT ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.
7. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL STORM SEWER LINES AND OTHER UTILITIES.
8. EMBEDMENT FOR ALL ONSITE SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY OF GEORGETOWN, TX STANDARD DETAILS.
9. REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL WATER AND WASTEWATER CROSSINGS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING A TRENCH PROTECTION PLAN FOR ALL OPEN TRENCH EXCAVATION.
11. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
12. ALL PRIVATE LANDSCAPE AREA DRAINS SHALL BE OF MATERIAL APPROVED BY BOTH ENGINEER AND LANDSCAPE ARCHITECT.

WATER AND SANITARY SEWER NOTES

1. ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THE REQUIREMENTS SET FORTH IN THE CITY OF GEORGETOWN WATER AND WASTEWATER CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
2. WATER MAINS SHALL HAVE THE FOLLOWING MINIMUM COVER BELOW STREET GRADES:

SIZE	COVER
6"	3.5'
8"	4.0'
10"	4.0'
12"	5.0'
LARGER	AS SHOWN ON PLANS

3. PLASTIC TAPE FOR UTILITY SERVICES SHALL BE ATTACHED TO THE ENDS OF ALL WATER AND SEWER SERVICE LINES AND EXTEND ABOVE GROUND LEVEL. THE TAPE SHALL MEET THE FOLLOWING SPECIFICATION:
   A. "GEORGETOWN MARKING TAPE" OR APPROVED EQUAL.
   B. ROLL MARKED CONTINUOUSLY, "CAUTION WATER LINE" OR "CAUTION SEWER LINE".
   C. SIX (6) INCHES IN WIDTH.
   D. RED TAPE FOR SEWER SERVICES.
   E. BLUE TAPE FOR WATER SERVICES.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY EXACT LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CALL 811 FOR FIELD LOCATION OF EXISTING UTILITIES. CALL AT LEAST 48 HOURS BEFORE LOCATIONS ARE NEEDED. NOTE THAT THE DIG TESS SERVICE DOES NOT LOCATE ALL UTILITIES, ONLY THOSE REGISTERED WITH THE SERVICE.
5. REFER TO SITE GRADING PLANS, PAVING PLANS, AND LANDSCAPE PLANS FOR FINAL GRADES FOR DETERMINING PROPOSED MANHOLE RIM ELEVATIONS.
6. LOCATIONS AND SIZES OF EXISTING PUBLIC AND PRIVATE UTILITIES SHOWN ON THESE PLANS ARE FROM CITY AND UTILITY COMPANY RECORDS ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM PLANS MADE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES.
9. ALL WATER AND SANITARY SEWER SERVICES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
10. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE, STRUCTURES, AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINFECTION AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN, SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL WATER AND SANITARY SEWER LINES AND OTHER UTILITIES.
13. REFER TO TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
14. CONTRACTOR TO SEQUENCE CONSTRUCTION AS TO AVOID INTERRUPTION OF WATER OR SANITARY SEWER SERVICE TO SURROUNDING AREAS.
15. EXISTING MANHOLE TOPS, VALVE BOXES, ETC. ARE TO BE ADJUSTED AS REQUIRED TO MATCH PROPOSED GRADES.
16. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF TWO (2) FEET AND A MAXIMUM OF SIX (6) FEET BEHIND THE CURB LINE OF FIRE LANE AND STREET.
17. ANY WATER OR SANITARY SEWER SERVICE LOCATED OUTSIDE OF A STREET, ALLEY OR EASEMENT SHALL BE INSTALLED BY A PLUMBER AND BE INSPECTED BY CODE ENFORCEMENT.

CITY OF GEORGETOWN NOTES:

1. 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.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 150 PSI FOR 4 HOURS.
13. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
16. WATER AND SEWER MAIN CROSSINGS SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.
18. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.
19. ALL SIDEWALK RAMPS AND SIDEWALK ALONG PARKLAND, OPEN SPACE, OR OTHER NON-RESIDENTIAL 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 THE PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE ON MYLAR OR ON TIFF OR PDF DISK (300DPI). IF A DISK IS SUBMITTED, A BOND SET SHALL BE INCLUDED WITH THE DISK.
22. 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.
23. THE 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.
24. THE SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
25. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
26. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
27. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
28. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.05 OF THE UDC.
29. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
30. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
31. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
32. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
33. FIRE FLOW REQUIREMENTS OF 1,750 GALLONS PER MINUTE ARE BEING MET BY THIS PLAN.
34. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CAR, PRUNING, AND REMOVAL REQUIREMENTS OF THE UDC.

FIRE PROTECTION NOTES

1. APPROVAL OF THIS SITE PLAN DOES NOT IMPLY APPROVAL TO INSTALL UNDERGROUND FIRE LINES. PRIOR TO INSTALLATION OF UNDERGROUND FIRE LINES, A SEPARATE PERMIT SHALL BE SUBMITTED, UNDER GROUND FIRE LINE SUPPLY.
2. BACKFLOW PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN REQUIREMENTS WHEN REQUIRED. BACKFLOW PROTECTION WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED IN THE UTILITY DRAWINGS.
3. ALL PRIVATE FIRE LINES AND WHAT THEY PROVIDE SERVICE TO WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 INSTILLATION OF PRIVATE SERVICE MAINS AND THEIR APPURTENANCES.
4. ALL TEES, PLUGS, CAPS, BENDS, REDUCERS, VALVES SHALL BE RESTRAINED AGAINST MOVEMENT. THRUST BLOCKING AND JOINT RESTRAINED WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24.
5. ALL UNDERGROUND SHALL REMAIN UNCOVERED UNTIL A VISUAL INSPECTION IS CONDUCTED BY THE GEORGETOWN FIRE MARSHAL'S OFFICE (FMO). ALL JOINT RESTRAINTS AND THRUST BLOCKING SHALL BE UNCOVERED FOR VISUAL INSPECTION.
6. ALL UNDERGROUND SHALL BE FLUSHED PER THE REQUIREMENTS OF NFPA STANDARD 24 AND WITNESSED BY GEORGETOWN FMO.
7. ALL UNDERGROUND SHALL PASS A HYDROSTATIC TEST WITNESSED BY GEORGETOWN FMO. ALL JOINTS SHALL BE UNCOVERED FOR HYDROSTATIC TESTING. ALL PIPING AND ATTACHMENTS SUBJECTED TO SYSTEM WORKING PRESSURE SHALL BE TESTED AT 200 PSI. OR 50 PSI MORE THAN THE SYSTEM WORKING PRESSURE, WHICHEVER IS GREATER, AND SHALL MAINTAIN THAT PRESSURE + OR - 5 PSI FOR 2 HOURS.
8. FENCES, LANDSCAPING, AND OTHER ITEMS WILL NOT BE INSTALLED WITHIN 3 FT, AND WHERE THEY WILL OBSTRUCT THE VISIBILITY OR ACCESS TO HYDRANTS, OR REMOTE FDCS.
9. LICENSE REQUIREMENTS OF EITHER RME-U OR G. WHEN CONNECTING BY UNDERGROUND TO THE WATER PURVEYOR'S MAIN FROM THE POINT OF CONNECTION OR VALVE WHERE THE PRIMARY PURPOSE OF WATER IS FOR FIRE PROTECTION SPRINKLER SYSTEM.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER POLLUTION ABATEMENT PLAN GENERAL CONSTRUCTION NOTES

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.

No.	REVISIONS	DATE	BY

Kimley»Horn
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RYAN MCKAY
146418
11/18/2025

KHA PROJECT	DATE	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
064589720	SEPTEMBER 2025	AS SHOWN	JUE	JUE	RJM

GENERAL NOTES

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
3 OF 25

2025-79-SDP

KH GENERAL NOTES

OVERALL:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY (OR TOWN) STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION AND DETAIL SHALL BE FOLLOWED.
2. THE CONTRACTOR SHALL COMPLY WITH CITY (OR TOWN) "GENERAL NOTES" FOR CONSTRUCTION, IF EXISTING AND REQUIRED BY THE CITY. FOR INSTANCES WHERE THEY CONFLICT WITH THESE KH GENERAL NOTES, THEN THE MORE RESTRICTIVE SHALL APPLY.
3. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.
4. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
5. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS.
6. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.
7. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHIC SURVEY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL LAND SURVEYOR TO THE OWNER AND ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION SURVEYING AND STAKING.
9. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. PROPERTY LINES AND CORNERS SHALL BE HELD AS THE HORIZONTAL CONTROL.
10. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, AND IF APPLICABLE THE CITY AND OWNER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
11. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AN ADEQUATE MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.
13. CONTRACTOR SHALL CALL TEXAS 811 AN ADEQUATE AMOUNT OF TIME PRIOR TO COMMENCING CONSTRUCTION OR ANY EXCAVATION.
14. CONTRACTOR SHALL USE EXTREME CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES.
15. 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 AND INCOMPLETE. IT SHALL BE THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE PRESENCE, LOCATION, ELEVATION, DEPTH, AND DIMENSION OF EXISTING UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION SO THAT ADJUSTMENTS CAN BE MADE TO PROVIDE ADEQUATE CLEARANCES. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY.
16. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, ADJUSTING EXISTING MANHOLES TO MATCH PROPOSED GRADE, RELOCATING EXISTING POLES AND GUY WIRES THAT ARE LOCATED IN PROPOSED DRIVEWAYS, ADJUSTING THE HORIZONTAL OR VERTICAL ALIGNMENT OF EXISTING UNDERGROUND UTILITIES TO ACCOMMODATE PROPOSED GRADE OR CROSSING WITH A PROPOSED UTILITY, AND ANY OTHERS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS.
17. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, AT ITS EXPENSE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED.
18. 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.
19. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTORS' FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
20. BRACING OF UTILITY POLES MAY BE REQUIRED BY THE UTILITY COMPANIES WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES. THE COST OF BRACING POLES WILL BE BORNE BY THE CONTRACTOR, WITH NO SEPARATE PAY ITEM FOR THIS WORK. THE COST IS INCIDENTAL TO THE PAY ITEM.
21. 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.
22. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION.
23. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP AND INSPECTION REPORTS.
24. 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.
25. 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.
26. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
27. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEES.
28. ALL SYMBOLS SHOWN ON THESE PLANS (E.G. FIRE HYDRANT, METERS, VALVES, INLETS, ETC.…) ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.
29. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITHIN 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT.
30. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.
31. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO KIMLEY-HORN AND ASSOCIATES, INC. (KH) BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN WAS ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, MASONRY LEDGE, ETC.....) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN, SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO KH IMMEDIATELY.
32. ALL CONSTRUCTION SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
33. 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.
34. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
35. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
36. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED 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.
37. 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.
38. 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.
39. 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.
40. 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.
41. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.
42. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
43. 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. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
44. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.
45. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
46. 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 IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.
47. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.
48. 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.
49. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES.
50. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
51. 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.
52. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING.
53. 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.
54. 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.
55. CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS.
56. 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.

EROSION CONTROL:

1. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS, LAWS, AND ORDINANCES THAT APPLY TO THE CONSTRUCTION SITE LAND DISTURBANCE.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE "TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000".
3. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE.
4. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
5. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLATION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL EROSION CONTROL DEVICES, BEST MANAGEMENT PRACTICES (BMPS), AND FOR UPDATING THE EROSION CONTROL PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE.
6. CONTRACTOR SHALL DOCUMENT THE DATES OF INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL FOR EACH BMP EMPLOYED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE.
7. AS STORM SEWER INLETS ARE INSTALLED ON-SITE, TEMPORARY EROSION CONTROL DEVICES SHALL BE INSTALLED AT EACH INLET PER APPROVED DETAILS.
8. THE EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE AREA IT PROTECTS HAS BEEN PERMANENTLY STABILIZED.
9. CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL DEVICES NEEDED DUE TO PROJECT PHASING.
10. CONTRACTOR SHALL OBSERVE THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES AND MAKE FIELD ADJUSTMENTS AND MODIFICATIONS AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE. IF THE EROSION CONTROL DEVICES DO NOT EFFECTIVELY CONTROL EROSION AND PREVENT SEDIMENTATION FROM WASHING OFF THE SITE, THEN THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
11. OFF-SITE SOIL BORROW, SPOIL, AND STORAGE AREAS (IF APPLICABLE) ARE CONSIDERED AS PART OF THE PROJECT SITE AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL EROSION AND SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPPP AND EROSION CONTROL PLAN TO INCLUDE BMPS FOR ANY OFF-SITE THAT ARE NOT ANTICIPATED OR SHOWN ON THE EROSION CONTROL PLAN.
12. ALL STAGING, STOCKPILES, SPOIL, AND STORAGE SHALL BE LOCATED SUCH THAT THEY WILL NOT ADVERSELY AFFECT STORM WATER QUALITY. PROTECTIVE MEASURES SHALL BE PROVIDED IF NEEDED TO ACCOMPLISH THIS REQUIREMENT, SUCH AS COVERING OR ENCIRCLING THE AREA WITH AN APPROPRIATE BARRIER.
13. CONTRACTORS SHALL INSPECT ALL EROSION CONTROL DEVICES, BMPS, DISTURBED AREAS, AND VEHICLE ENTRY AND EXIT AREAS WEEKLY AND WITHIN 24 HOURS OF ALL RAINFALL EVENTS OF 0.5 INCHES OR GREATER, AND KEEP A RECORD OF THIS INSPECTION IN THE SWPPP BOOKLET IF APPLICABLE, TO VERIFY THAT THE DEVICES AND EROSION CONTROL PLAN ARE FUNCTIONING PROPERLY.
14. CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE AT ALL PRIMARY POINTS OF ACCESS IN ACCORDANCE WITH CITY SPECIFICATIONS. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION TRAFFIC USES THE STABILIZED ENTRANCE AT ALL TIMES FOR ALL INGRESS/EGRESS.
15. SITE ENTRY AND EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT THE TRACKING AND FLOWING OF SEDIMENT AND DIRT ONTO OFF-SITE ROADWAYS. ALL SEDIMENT AND DIRT FROM THE SITE THAT IS DEPOSITED ONTO AN OFF-SITE ROADWAY SHALL BE REMOVED IMMEDIATELY.
16. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL SILT AND DEBRIS FROM THE AFFECTED OFF-SITE ROADWAYS THAT ARE A RESULT OF THE CONSTRUCTION, AS REQUESTED BY OWNER AND CITY. AT A MINIMUM, THIS SHOULD OCCUR ONCE PER DAY FOR THE OFF-SITE ROADWAYS.
17. WHEN WASHING OF VEHICLES IS REQUIRED TO REMOVE SEDIMENT PRIOR TO EXITING THE SITE, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP BMP.
18. CONTRACTOR SHALL INSTALL A TEMPORARY SEDIMENT BASIN FOR ANY ON-SITE DRAINAGE AREAS THAT ARE GREATER THAN 10 ACRES, PER TCEQ AND CITY STANDARDS. IF NO ENGINEERING DESIGN HAS BEEN PROVIDED FOR A SEDIMENTATION BASIN ON THESE PLANS, THEN THE CONTRACTOR SHALL ARRANGE FOR AN APPROPRIATE DESIGN TO BE PROVIDED.
19. ALL FINES IMPOSED FOR SEDIMENT OR DIRT DISCHARGED FROM THE SITE SHALL BE PAID BY THE RESPONSIBLE CONTRACTOR.
20. WHEN SEDIMENT OR DIRT HAS CLOGGED THE CONSTRUCTION ENTRANCE VOID SPACES BETWEEN STONES OR DIRT IS BEING TRACKED ONTO A ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASH-DOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL SEDIMENTATION. PERIODIC RE-GRADING OR NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFECTIVENESS OF THE CONSTRUCTION ENTRANCE.
21. TEMPORARY SEEDING OR OTHER APPROVED STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE OF ANY AREA, UNLESS ADDITIONAL CONSTRUCTION IN THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
22. CONTRACTOR SHALL FOLLOW GOOD HOUSEKEEPING PRACTICES DURING CONSTRUCTION, ALWAYS CLEANING UP DIRT, LOOSE MATERIAL, AND TRASH AS CONSTRUCTION PROGRESSES.
23. UPON COMPLETION OF FINE GRADING, ALL SURFACES OF DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED. STABILIZATION IS ACHIEVED WHEN THE AREA IS EITHER COVERED BY PERMANENT IMPERVIOUS STRUCTURES, SUCH AS BUILDINGS, SIDEWALK, PAVEMENT, OR A UNIFORM PERENNIAL VEGETATIVE COVER.
24. AT THE CONCLUSION OF THE PROJECT, ALL INLETS, DRAIN PIPE, CHANNELS, DRAINAGEWAYS AND BORROW DITCHES AFFECTED BY THE CONSTRUCTION SHALL BE DREDGED, AND THE SEDIMENT GENERATED BY THE PROJECT SHALL BE REMOVED AND DISPOSED IN ACCORDANCE WITH APPLICABLE REGULATIONS.

STORM WATER DISCHARGE AUTHORIZATION:

1. CONTRACTOR SHALL COMPLY WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
2. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE TCEQ GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM TXR 150000.
3. THE CONTRACTOR SHALL ENSURE THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST SEVEN DAYS PRIOR TO COMMENCING CONSTRUCTION (IF APPLICABLE), OR IF UTILIZING ELECTRONIC SUBMITTAL, PRIOR TO COMMENCING CONSTRUCTION. ALL PRIMARY OPERATORS SHALL PROVIDE A COPY OF THE SIGNED NOI TO THE OPERATOR OF ANY MS4 (TYPICALLY THE CITY) RECEIVING DISCHARGE FROM THE SITE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF APPLICABLE, INCLUDING POSTING SITE NOTICE, INSPECTIONS, DOCUMENTATION, AND SUBMISSION OF ANY INFORMATION REQUIRED BY THE TCEQ AND EPA (E.G. NOI).
5. ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING SERVICES RELATED TO THE SWPPP SHALL SIGN THE REQUIRED CONTRACTOR CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS SPECIFIED IN THE SWPPP.
6. A COPY OF THE SWPPP, INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATIONS, AND ANY REVISIONS, SHALL BE SUBMITTED TO THE CITY BY THE CONTRACTOR AND SHALL BE RETAINED ON-SITE DURING CONSTRUCTION.
7. A NOTICE OF TERMINATION (NOT) SHALL BE SUBMITTED TO TCEQ BY ANY PRIMARY OPERATOR WITHIN 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND A UNIFORM VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS OBTAINED 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.

DEMOLITION:

1. KH IS NOT RESPONSIBLE FOR THE MEANS AND METHODS EMPLOYED BY THE CONTRACTOR TO IMPLEMENT THIS DEMOLITION PLAN. THIS PRELIMINARY DEMOLITION PLAN SIMPLY INDICATES THE KNOWN OBJECTS ON THE SUBJECT TRACT THAT ARE TO BE DEMOLISHED AND REMOVED FROM THE SITE.
2. KH DOES NOT WARRANT OR REPRESENT THAT THE PLAN, WHICH WAS PREPARED BASED ON SURVEY AND UTILITY INFORMATION PROVIDED BY OTHERS, SHOWS ALL IMPROVEMENTS AND UTILITIES, THAT THE IMPROVEMENTS AND UTILITIES ARE SHOWN ACCURATELY, OR THAT THE UTILITIES SHOWN CAN BE REMOVED. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ITS OWN SITE RECONNAISSANCE TO SCOPE ITS WORK AND TO CONFIRM WITH THE OWNERS OF IMPROVEMENTS AND UTILITIES THE ABILITY AND PROCESS FOR THE REMOVAL OF THEIR FACILITIES.
3. THIS PLAN IS INTENDED TO GIVE A GENERAL GUIDE TO THE CONTRACTOR, NOTHING MORE. THE GOAL OF THE DEMOLITION IS TO LEAVE THE SITE IN A STATE SUITABLE FOR THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT. REMOVAL OR PRESERVATION OF IMPROVEMENTS, UTILITIES, ETC. TO ACCOMPLISH THIS GOAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. CONTRACTOR IS STRONGLY CAUTIONED TO REVIEW THE FOLLOWING REPORTS DESCRIBING SITE CONDITIONS PRIOR TO BIDDING AND IMPLEMENTING THE DEMOLITION PLAN:
   - a. ENVIRONMENTAL SITE ASSESSMENT PROVIDED BY THE OWNER,
   - b. ASBESTOS BUILDING INSPECTION REPORT(S) PROVIDED BY THE OWNER,
   - c. GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
   - d. OTHER REPORTS THAT ARE APPLICABLE AND AVAILABLE.
5. CONTRACTOR SHALL CONTACT THE OWNER TO VERIFY WHETHER ADDITIONAL REPORTS OR AMENDMENTS TO THE ABOVE CITED REPORTS HAVE BEEN PREPARED AND TO OBTAIN/REVIEW/AND COMPLY WITH THE RECOMMENDATION OF SUCH STUDIES PRIOR TO STARTING ANY WORK ON THE SITE.
6. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING THE DEMOLITION OF OBJECTS ON THE SITE AND THE DISPOSAL OF THE DEMOLISHED MATERIALS OFF-SITE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO REVIEW THE SITE, DETERMINE THE APPLICABLE REGULATIONS, RECEIVE THE REQUIRED PERMITS AND AUTHORIZATIONS, AND COMPLY.
7. KH DOES NOT REPRESENT THAT THE REPORTS AND SURVEYS REFERENCED ABOVE ARE ACCURATE, COMPLETE, OR COMPREHENSIVE SHOWING ALL ITEMS THAT WILL NEED TO BE DEMOLISHED AND REMOVED.
8. SURFACE PAVEMENT INDICATED MAY OVERLAY OTHER HIDDEN STRUCTURES, SUCH AS ADDITIONAL LAYERS OF PAVEMENT, FOUNDATIONS OR WALLS, THAT ARE ALSO TO BE REMOVED.

GRADING:

1. THE CONTRACTOR AND GRADING SUBCONTRACTOR SHALL VERIFY THE SUITABILITY OF EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION. THE CIVIL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL OBTAIN ANY REQUIRED GRADING PERMITS FROM THE CITY.
3. UNLESS OTHERWISE NOTED, PROPOSED CONTOURS AND SPOT ELEVATIONS SHOWN IN PAVED AREA REFLECT TOP OF PAVEMENT SURFACE. IN LOCATIONS ALONG A CURB LINE, ADD 6-INCHES (OR THE HEIGHT OF THE CURB) TO THE PAVING GRADE FOR TOP OF CURB ELEVATION.
4. PROPOSED SPOT ELEVATIONS AND CONTOURS OUTSIDE THE PAVEMENT ARE TO TOP OF FINISHED GRADE.
5. PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN CASE OF DISCREPANCY.
6. ALL FINISHED GRADES SHALL TRANSITION UNIFORMLY BETWEEN THE FINISHED ELEVATIONS SHOWN.
7. CONTOURS AND SPOT GRADES SHOWN ARE ELEVATIONS OF TOP OF THE FINISHED SURFACE. WHEN PERFORMING THE GRADING OPERATIONS, THE CONTRACTOR SHALL PROVIDE AN APPROPRIATE ELEVATION HOLD-DOWN ALLOWANCE FOR THE THICKNESS OF PAVEMENT, SIDEWALK, TOPSOIL, MULCH, STONE, LANDSCAPING, RIP-RAP AND ALL OTHER SURFACE MATERIALS THAT WILL CONTRIBUTE TO THE TOP OF FINISHED GRADE. FOR EXAMPLE, THE LIMITS OF EARTHWORK IN PAVED AREAS IS THE BOTTOM OF THE PAVEMENT SECTION.
8. NO REPRESENTATIONS OF EARTHWORK QUANTITIES OR SITE BALANCE ARE MADE BY THESE PLANS. THE CONTRACTOR SHALL PROVIDE THEIR OWN EARTHWORK CALCULATION TO DETERMINE THEIR CONTRACT QUANTITIES AND COST. ANY SIGNIFICANT VARIANCE FROM A BALANCED SITE SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CIVIL ENGINEER.
9. ALL GRADING AND EARTHWORK SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING SUBSEQUENT ADDENDA.
10. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE REMOVED FROM THE SITE AND APPROPRIATELY DISPOSED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.
11. EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF GRADING. REFERENCE EROSION CONTROL PLAN, DETAILS, GENERAL NOTES, AND SWPPP FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
12. BEFORE ANY EARTHWORK IS PERFORMED, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF THE PROJECT'S PROPERTY LINE AND SITE IMPROVEMENTS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY ENGINEERING AND SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.
13. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS IN A MANNER THAT ADHERES TO LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL KEEP A RECORD OF WHERE EXCESS EXCAVATION WAS DISPOSED, ALONG WITH THE RECEIVING LANDOWNER'S APPROVAL TO DO SO.
14. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF TOPSOIL AT THE COMPLETION OF FINE GRADING. CONTRACTOR SHALL REFER TO LANDSCAPE ARCHITECTURE PLANS FOR SPECIFICATIONS AND REQUIREMENTS FOR TOPSOIL.
15. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES.
16. NO EARTHWORK FILL SHALL BE PLACED IN ANY EXISTING DRAINAGE WAY, SWALE, CHANNEL, DITCH, CREEK, OR FLOODPLAIN FOR ANY REASON OR ANY LENGTH OF TIME, UNLESS THESE PLANS SPECIFICALLY INDICATE THIS IS REQUIRED.
17. TEMPORARY CULVERTS MAY BE REQUIRED IN SOME LOCATIONS TO CONVEY RUN-OFF.
18. REFER TO DIMENSION CONTROL PLAN, AND PLAT FOR HORIZONTAL DIMENSIONS.
19. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
20. CONTRACTOR IS RESPONSIBLE FOR ALL SOILS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL SOILS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND SHALL COMPLY WITH CITY STANDARD SPECIFICATIONS AND THE GEOTECHNICAL REPORT. SOILS TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING SOILS. THE OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR SOILS TESTING.
21. ALL COPIES OF SOILS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY.
22. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE SOILS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
23. THE SCOPE OF WORK FOR CIVIL IMPROVEMENT SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT AND STRUCTURAL PLANS AND SPECIFICATIONS FILL, CONDITIONING, AND PREPARATION IN THE BUILDING PAD.
24. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED 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.
25. CONTRACTOR SHALL ENSURE THAT SUFFICIENT POSITIVE SLOPE AWAY FROM THE BUILDING PAD IS ACHIEVED FOR ENTIRE PERIMETER OF THE PROPOSED BUILDING(S) DURING GRADING OPERATIONS AND IN THE FINAL CONDITION. IF THE CONTRACTOR OBSERVES THAT THIS WILL NOT BE ACHIEVED, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO REVIEW THE LOCATION.
26. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING WATER, OR BY OTHER MEANS APPROVED BY THE CITY, AT NO ADDITIONAL COST TO THE OWNER.
27. CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS NEEDED FOR GRADING OPERATIONS AND TO ACCOMMODATE PROPOSED GRADE, INCLUDING THE UNKNOWN UTILITIES NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL REFER TO THE GENERAL NOTES "OVERALL" SECTION THESE PLANS FOR ADDITIONAL INFORMATION.
28. EXISTING TREE LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. CONTRACTOR SHALL REPORT ANY DISCREPANCIES FOUND IN THE FIELD THAT AFFECT THE GRADING PLAN TO THE CIVIL ENGINEER.
29. CONTRACTOR SHALL FIELD VERIFY ALL PROTECTED TREE LOCATIONS, INDIVIDUAL PROTECTED TREE CRITICAL ROOT ZONES, AND PROPOSED SITE GRADING, AND NOTIFY THE CIVIL ENGINEER AND LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH THE TREE PRESERVATION PLAN BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING THE WORK.
30. TREE PROTECTION MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY STANDARD TREE PROTECTION DETAILS AND THE APPROVED TREE PRESERVATION PLANS BY THE LANDSCAPE ARCHITECT.
31. CONTRACTOR SHALL REFER TO THE LANDSCAPING AND TREE PRESERVATIONS PLANS FOR ALL INFORMATION AND DETAILS REGARDING EXISTING TREES TO BE REMOVED AND PRESERVED.
32. NO TREE SHALL BE REMOVED UNLESS A TREE REMOVAL PERMIT HAS BEEN ISSUED BY THE CITY, OR CITY HAS OTHERWISE CONFIRMED IN WRITING THAT ONE IS NOT NEEDED FOR THE TREE(S).
33. NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE AND GRADING IMPACT TO THEM HELD TO A MINIMUM.
34. AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING AND INADEQUATE SLOPE FOR DRAINAGE. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORMWATER RUNOFF. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY AREAS OF POOR DRAINAGE ARE DISCOVERED.
35. CONTRACTOR FIELD ADJUSTMENT OF PROPOSED SPOT GRADES IS ALLOWED, IF THE APPROVAL OF THE CIVIL ENGINEER IS OBTAINED.

RETAINING WALLS:

1. RETAINING WALLS SHOWN ARE FOR SITE GRADING PURPOSES ONLY, AND INCLUDE ONLY LOCATION AND SURFACE SPOT ELEVATIONS AT THE TOP AND BOTTOM OF THE WALL.
2. RETAINING WALL TYPE OR SYSTEM SHALL BE SELECTED BY THE OWNER.
3. RETAINING WALL DESIGN SHALL BE PROVIDED BY OTHERS AND SHALL FIT IN THE WALL ZONE OR LOCATION SHOWN ON THESE PLANS. STRUCTURAL DESIGN AND PERMITTING OF RETAINING WALLS, RAILINGS, AND OTHER WALL SAFETY DEVICES SHALL BE PERFORMED BY A LICENSED ENGINEER AND ARE NOT PART OF THIS PLAN SET.
4. RETAINING WALL DESIGN SHALL MEET THE INTENT OF THE GRADING PLAN AND SHALL ACCOUNT FOR ANY INFLUENCE ON ADJACENT BUILDING FOUNDATIONS, UTILITIES, PROPERTY LINES AND OTHER CONSTRUCTABILITY NOTES.
5. RETAINING WALL ENGINEER SHALL CONSULT THESE PLANS AND THE GEOTECHNICAL REPORT FOR POTENTIAL CONFLICTS.

PAVING:

1. ALL PAVING MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, THE CITY STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE RESTRICTIVE SPECIFICATION/DETAIL SHALL BE FOLLOWED.
2. ALL PRIVATE ON-SITE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH THE PROJECT'S FINAL GEOTECHNICAL REPORT (OR LATEST EDITION), INCLUDING ALL ADDENDA.
3. ALL FIRELANE PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARDS AND DETAILS. IF THESE ARE DIFFERENT THAN THOSE IN THE GEOTECHNICAL REPORT, THEN THE MORE RESTRICTIVE SHALL BE FOLLOWED.
4. ALL PUBLIC PAVING AND PAVING SUBGRADE SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ALL PAVING AND PAVING SUBGRADE TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL PAVING AND PAVING SUBGRADE TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING PAVING AND SUBGRADE. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR PAVING AND PAVING SUBGRADE TESTING.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE PAVING AND PAVING SUBGRADE, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
7. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED 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.
8. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAIL AND SPECIFICATIONS.
9. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA AND TAS STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
10. ALL ACCESSIBLE RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA AND TAS STANDARDS, LATEST EDITION.
11. ANY COMPONENTS OF THE PROJECT SUBJECT TO RESIDENTIAL USE SHALL ALSO CONFORM TO THE FAIR HOUSING ACT, AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
12. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.
13. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO CITY AND OWNER STANDARDS.
14. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS FOR PRIVATE PAVEMENT.
15. REFER TO CITY STANDARD DETAILS AND SPECIFICATIONS FOR JOINT LAYOUT PLAN REQUIREMENTS FOR PUBLIC PAVEMENT.
16. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT, CITY STANDARDS, AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS. CONTRACTOR SHALL USE THE MORE STRINGENT OF THE CITY AND GEOTECHNICAL STANDARDS.
17. ALL JOINTS SHALL EXTEND THROUGH THE CURB.
18. THE MINIMUM LENGTH OF OFFSET JOINTS AT RADIUS POINTS SHALL BE 2 FEET.
19. CONTRACTOR SHALL SUBMIT A JOINTING PLAN TO THE ENGINEER AND OWNER PRIOR TO BEGINNING ANY OF THE PAVING WORK.
20. ALL SAWCUTS SHALL BE FULL DEPTH FOR PAVEMENT REMOVAL AND CONNECTION TO EXISTING PAVEMENT.
21. FIRE LANES SHALL BE MARKED AND LABELED AS A FIRELANE PER CITY STANDARDS.
22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED.
23. CONTRACTOR IS RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, IRRIGATION, AND ARCHITECT) SHALL BE CONSULTED.
24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA, TAS, AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
25. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA/TAS SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA AND TAS SLOPE COMPLIANCE ISSUES.

STORM DRAINAGE:

1. ALL STORM SEWER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE STORM SEWER.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING STORM SEWER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY STORM SEWER, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
4. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF CURB INLETS AND GRATE INLETS AND ALL UTILITIES CROSSING THE STORM SEWER.
5. FLOW LINE, TOP-OF-CURB, RIM, THROAT, AND GRATE ELEVATIONS OF PROPOSED INLETS SHALL BE VERIFIED WITH THE GRADING PLAN AND FIELD CONDITIONS PRIOR TO THEIR INSTALLATION.
6. ALL PUBLIC STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE STORM SEWER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. ALL PVC TO RCP CONNECTIONS AND ALL STORM PIPE CONNECTIONS ENTERING STRUCTURES OR OTHER STORM PIPES SHALL HAVE A CONCRETE COLLAR AND BE GROUTED TO ASSURE THE CONNECTION IS WATERTIGHT.
9. ALL PUBLIC STORM SEWER LINES SHALL BE MINIMUM CLASS III RCP. PRIVATE STORM SEWER LINES 18-INCHES AND GREATER SHALL BE CLASS III RCP OR OTHER APPROVED MATERIAL.
10. WHERE COVER EXCEEDS 20-FEET OR IS LESS THAN 2-FEET, CLASS IV RCP SHALL BE USED.
11. IF CONTRACTOR PROPOSES TO USE HDPE OR PVC IN LIEU OF RCP FOR PRIVATE STORM SEWER, CONTRACTOR SHALL SUBMIT TECHNICAL DATA TO THE OWNER, ENGINEER AND CITY ENGINEER/INSPECTOR FOR APPROVAL PRIOR TO ORDERING THE MATERIAL. ANY PROPOSED HDPE AND PVC SHALL BE WATERTIGHT.
12. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL STORM SEWER LINES.
13. EMBEDMENT FOR ALL STORM SEWER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
14. ALL WYE CONNECTIONS AND PIPE BENDS ARE TO BE PREFABRICATED AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. USE 4 FOOT JOINTS WITH BEVELED ENDS IF RADIUS OF STORM SEWER IS LESS THAN 100 FEET.
16. 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. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
17. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

POND NOTES:

1. ANY PONDS THAT ARE INTENDED TO HOLD WATER INDEFINITELY SHALL BE CONSTRUCTED WATERTIGHT.
2. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR POND LINER SPECIFICATIONS.
3. A GEOTECHNICAL ENGINEER SHALL REVIEW AND APPROVE ALL POND LINER MATERIAL, PLACEMENT PROCEDURES, AND PROVIDE TESTING TO ENSURE THE POND LINER MATERIAL PLACED IS WATERTIGHT.
4. STORM SEWER PIPES AND HEADWALLS THAT CONNECT TO A POND INTENDED TO HOLD WATER INDEFINITELY SHALL BE INSTALLED WITH WATERTIGHT JOINTS TO AT LEAST 1-FOOT ABOVE THE NORMAL POOL WATER SURFACE ELEVATION.
5. ANY GRAVEL OR OTHER PERVIOUS EMBEDMENT AROUND PIPES OR OUTFALL STRUCTURES NEAR THE POND SHALL BE ELIMINATED FOR AT LEAST 20-FEET FROM THE POND SO NO ROUTE FOR WATER TO LEAK THROUGH THE EMBEDMENT MATERIAL IS PROVIDED. BACKFILL IN THESE AREAS SHALL BE OF IMPERVIOUS MATERIAL.
6. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE WATER LEVEL FOLLOWING COMPLETION AND FILLING OF THE POND SHALL BE MONITORED BY THE CONTRACTOR FOR AT LEAST 60 DAYS TO OBSERVE WATER INFLOW, OUTFLOW, AND CALCULATE EVAPORATION TO VERIFY THAT THE POND IS WATERTIGHT.
7. FOR ANY PONDS INTENDED TO HOLD WATER INDEFINITELY: THE POND WATER LEVEL SHALL ALSO BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION SO THAT IT REMAINS FULL TO ITS DESIGN WATER LEVEL, AND IS NOT LOWERED, AS THIS MAY DRY-OUT THE POND LINER AND RISK ITS WATERTIGHT PROPERTIES.

WATER AND WASTEWATER:

1. ALL WATER AND WASTEWATER MATERIALS AND CONSTRUCTION SHALL COMPLY WITH CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY THE SIZE, CONDITION, HORIZONTAL, AND VERTICAL LOCATIONS OF ALL EXISTING WATER AND WASTEWATER FACILITIES THAT ARE TO BE CONNECTED TO, PRIOR TO START OF CONSTRUCTION OF ANY WATER OR WASTEWATER CONSTRUCTION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS DISCOVERED.
3. CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS SHOWN, INCLUDING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATION OF ALL UTILITY CROSSINGS PRIOR TO THE INSTALLATION OF ANY PIPE.
5. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE WATER AND WASTEWATER IMPROVEMENTS.
6. ALL PUBLIC WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO CITY PUBLIC WORKS STANDARD DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
7. ALL PRIVATE WATER AND WASTEWATER CONSTRUCTION, PIPE, STRUCTURES, AND FITTINGS SHALL ADHERE TO THE APPLICABLE PLUMBING CODE. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
8. FIRE SPRINKLER LINES SHALL BE DESIGNED AND INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR, AND COMPLY TO THE APPLICABLE CODES AND INSPECTIONS REQUIRED. THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF THE FIRE SPRINKLER DESIGN. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY DISCREPANCIES.
9. EMBEDMENT FOR ALL WATER AND WASTEWATER LINES, PUBLIC OR PRIVATE, SHALL BE PER CITY STANDARD DETAILS.
10. CONTRACTOR SHALL TAKE REQUIRED SANITARY PRECAUTIONS, FOLLOWING ANY CITY, TCEQ, AND AWWA STANDARDS, TO KEEP WATER PIPE AND FITTINGS CLEAN AND CAPPED AT TIMES WHEN INSTALLATION IS NOT IN PROGRESS.
11. CONTRACTOR SHALL PROVIDE CONSTRUCTION SURVEYING FOR ALL WATER AND WASTEWATER LINES.
12. ALL WATER AND WASTEWATER SERVICES SHALL TERMINATE 5-FEET OUTSIDE THE BUILDING, UNLESS NOTED OTHERWISE.
13. CONTRACTOR SHALL COMPLY WITH CITY REQUIREMENTS FOR WATER AND WASTEWATER SERVICE DISRUPTIONS AND THE AMOUNT OF PRIOR NOTICE THAT IS REQUIRED, AND SHALL COORDINATE DIRECTLY WITH THE APPROPRIATE CITY DEPARTMENT.
14. CONTRACTOR SHALL SEQUENCE WATER AND WASTEWATER CONSTRUCTION TO AVOID INTERRUPTION OF SERVICE TO SURROUNDING PROPERTIES.
15. CONTRACTOR SHALL MAINTAIN WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS THROUGHOUT CONSTRUCTION (IF NECESSARY, BY USE OF TEMPORARY METHODS APPROVED BY THE CITY AND OWNER). THIS WORK SHALL BE CONSIDERED SUBSIDIARY TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
16. THE CONTRACTOR IS RESPONSIBLE TO PROTECT ALL WATER AND WASTEWATER LINES CROSSING THE PROJECT. THE CONTRACTOR SHALL REPAIR ALL DAMAGED LINES IMMEDIATELY. ALL REPAIRS OF EXISTING WATER MAINS, WATER SERVICES, SEWER MAINS, AND SANITARY SEWER SERVICES ARE SUBSIDIARY TO THE WORK, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
17. VALVE ADJUSTMENTS SHALL BE CONSTRUCTED SUCH THAT THE COVERS ARE AT FINISHED SURFACE GRADE OF THE PROPOSED PAVEMENT.
18. THE ENDS OF ALL EXISTING WATER MAINS THAT ARE CUT, BUT NOT REMOVED, SHALL BE PLUGGED AND ABANDONED IN PLACE. THIS WORK SHALL BE CONSIDERED AS A SUBSIDIARY COST TO THE PROJECT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
19. ALL FIRE HYDRANTS, VALVES, TEES, BENDS, WYES, REDUCERS, FITTINGS, AND ENDS SHALL BE MECHANICALLY RESTRAINED AND/OR THRUST BLOCKED TO CITY STANDARDS.
20. CONTRACTOR SHALL INSTALL A FULL SEGMENT OF WATER OR WASTEWATER PIPE CENTERED AT ALL UTILITY CROSSINGS SO THAT THE JOINTS ARE GREATER THAN 9-FEET FROM THE CROSSING.
21. ALL CROSSINGS AND LOCATIONS WHERE WASTEWATER IS LESS THAN 9-FEET FROM WATER, WASTEWATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 217.53.
22. ALL CROSSING AND LOCATIONS WHERE WATER IS LESS THAN 9-FEET FROM WASTEWATER, WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TCEQ CHAPTER 290.44.
23. ALL WATER AND WASTEWATER SHALL BE TESTED IN ACCORDANCE WITH THE CITY, AWWA, AND TCEQ STANDARDS AND SPECIFICATIONS. AT A MINIMUM, THIS SHALL CONSIST OF THE FOLLOWING:
   - a. ALL WATERLINES SHALL BE HYDROSTATICALLY TESTED AND CHLORINATED BEFORE BEING PLACED INTO SERVICE. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS.
   - b. WASTEWATER LINES AND MANHOLES SHALL BE PRESSURE TESTED. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR THEIR REQUIRED PROCEDURES AND SHALL ALSO COMPLY WITH TCEQ REGULATIONS. AFTER COMPLETION OF THESE TESTS, A TELEVISION INSPECTION SHALL BE PERFORMED AND PROVIDED TO THE CITY AND OWNER ON A DVD.
24. CONTRACTOR SHALL INSTALL DETECTABLE WIRING OR MARKING TAPE A MINIMUM OF 12" ABOVE WATER AND WASTEWATER LINES. MARKER DECALS SHALL BE LABELED "CAUTION - WATER LINE", OR "CAUTION - SEWER LINE". DETECTABLE WIRING AND MARKING TAPE SHALL COMPLY WITH CITY STANDARDS, AND SHALL BE INCLUDED IN THE COST OF THE WATER AND WASTEWATER PIPE.
25. DUCTILE IRON PIPE SHALL BE PROTECTED FROM CORROSION BY A LOW-DENSITY POLYETHYLENE LINER WRAP THAT IS AT LEAST A SINGLE LAYER OF 8-MIL. ALL DUCTILE IRON JOINTS SHALL BE BONDED.
26. WATERLINES SHALL BE INSTALLED AT NO LESS THAN THE MINIMUM COVER REQUIRED BY THE CITY.
27. CONTRACTOR SHALL PROVIDE CLEAN-OUTS FOR PRIVATE SANITARY SEWER LINES AT ALL CHANGES IN DIRECTION AND 100-FOOT INTERVALS, OR AS REQUIRED BY THE APPLICABLE PLUMBING CODE. CLEAN-OUTS REQUIRED IN PAVEMENT OR SIDEWALKS SHALL HAVE CAST IRON COVERS FLUSH WITH FINISHED GRADE.
28. CONTRACTOR SHALL PROVIDE BACKWATER VALVES FOR PLUMBING FIXTURES AS REQUIRED BY THE APPLICABLE PLUMBING CODE (E.G. FLOOR ELEVATION OF FIXTURE UNIT IS BELOW THE ELEVATION OF THE MANHOLE COVER OF THE NEXT UPSTREAM MANHOLE IN THE PUBLIC SEWER). CONTRACTOR SHALL REVIEW BOTH MEP AND CIVIL PLANS TO CONFIRM WHERE THESE ARE REQUIRED.
29. 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. NO OPEN TRENCHES SHALL BE ALLOWED OVERNIGHT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY.
30. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER.

ABBREVIATIONS AND DEFINITIONS:

A	AREA
AI	AREA INLET
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
BOC	BACK OF CURB
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CFS	CUBIC FEET PER SECOND
CI	CURB INLET
CITY	CITY, TOWN, OR OTHER APPLICABLE LOCAL GOVERNMENT JURISDICTION
C/L	CENTERLINE
CL	CENTERLINE
CONC	CONCRETE
CY	CUBIC YARD
DE	DRAINAGE EASEMENT
DEMO	DEMOLITION
DG	DECOMPOSED GRANITE
DI	DROP INLET
DOM	DOMESTIC
DTL	DETAIL
EA	EACH
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GROUND
EL	ELEVATION
ELEC	ELECTRICAL / ELECTRICITY
ELEV	ELEVATION
EPA	UNITES 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 GROUND
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FT	FEET
GI	GRATE INLET
HGL	HYDRAULIC GRADE LINE
IRR	IRRIGATION
KH	KIMLEY-HORN AND ASSOCIATES, INC.
KHA	KIMLEY-HORN AND ASSOCIATES, INC.
LAT	LATERAL
LF	LINEAR FEET
LS	LANDSCAPE
LT	LEFT
MAX	MAXIMUM
ME	MATCH EXISTING ELEVATION
MH	MANHOLE
MIN	MINUTE / MINIMUM
NO	NUMBER
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
PGL	PROPOSED GRADE LINE
PI	POINT OF INFLECTION
PROP	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL 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
WE	WATER EASEMENT
WI	WYE INLET
WTR	WATER
WW	WASTEWATER

No.	REVISIONS	DATE	BY

Kimley»Horn

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TBPE Firm No. 928

RYAN MCKAY
146418
11/18/2025

KHA PROJECT
064589720
DATE
SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

KIMLEY-HORN
GENERAL NOTES

WILLIAMS DR
COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5 OF 25

2025-79-SDP

TCEQ SCS GENERAL CONSTRUCTION NOTES

1. THIS ORGANIZED SEWAGE COLLECTION SYSTEM (SCS) MUST BE CONSTRUCTED IN ACCORDANCE WITH 30 TEXAS ADMINISTRATIVE CODE (TAC) §213.5(C), THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY'S (TCEQ) EDWARDS AQUIFER RULES AND ANY LOCAL GOVERNMENT STANDARD SPECIFICATIONS.

2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROPOSED REGULATED PROJECT MUST BE PROVIDED WITH COPIES OF THE SCS PLAN AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS MUST BE REQUIRED TO KEEP ON-SITE COPIES OF THE PLAN AND THE APPROVAL LETTER.

3. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE PRESIDING TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
   - THE NAME OF THE APPROVED PROJECT;
   - THE ACTIVITY START DATE; AND
   - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.

4. ANY MODIFICATION TO THE ACTIVITIES DESCRIBED IN THE REFERENCED SCS APPLICATION FOLLOWING THE DATE OF APPROVAL MAY REQUIRE THE SUBMITTAL OF AN SCS APPLICATION TO MODIFY THIS APPROVAL, INCLUDING THE PAYMENT OF APPROPRIATE FEES AND ALL INFORMATION NECESSARY FOR ITS REVIEW AND APPROVAL.

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 MANUFACTURERS SPECIFICATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

6. IF ANY SENSITIVE FEATURES ARE DISCOVERED DURING THE WASTEWATER LINE TRENCHING ACTIVITIES, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPLICANT MUST IMMEDIATELY NOTIFY THE APPROPRIATE REGIONAL OFFICE OF THE TCEQ OF THE FEATURE DISCOVERED. A GEOLOGIST'S ASSESSMENT OF THE LOCATION AND EXTENT OF THE FEATURE DISCOVERED MUST BE REPORTED TO THAT REGIONAL OFFICE IN WRITING AND THE APPLICANT MUST SUBMIT A PLAN FOR ENSURING THE STRUCTURAL INTEGRITY OF THE SEWER LINE OR FOR MODIFYING THE PROPOSED COLLECTION SYSTEM ALIGNMENT AROUND THE FEATURE. THE REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MAY NOT PROCEED UNTIL THE EXECUTIVE DIRECTOR HAS REVIEWED AND APPROVED THE METHODS PROPOSED TO PROTECT THE SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM ANY POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY WHILE MAINTAINING THE STRUCTURAL INTEGRITY OF THE LINE.

7. SEWER LINES LOCATED WITHIN OR CROSSING THE 5-YEAR FLOODPLAIN OF A DRAINAGE WAY WILL BE PROTECTED FROM INUNDATION AND STREAM VELOCITIES WHICH COULD CAUSE EROSION AND SCOURING OF BACKFILL. THE TRENCH MUST BE CAPPED WITH CONCRETE TO PREVENT SCOURING OF BACKFILL, OR THE SEWER LINES MUST BE ENCASED IN CONCRETE. ALL CONCRETE SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES.

8. BLASTING PROCEDURES FOR PROTECTION OF EXISTING SEWER LINES AND OTHER UTILITIES WILL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION CRITERIA. SAND IS NOT ALLOWED AS BEDDING OR BACKFILL IN TRENCHES THAT HAVE BEEN BLASTED. IF ANY EXISTING SEWER LINES ARE DAMAGED, THE LINES MUST BE REPAIRED AND RETESTED.

9. ALL MANHOLES CONSTRUCTED OR REHABILITATED ON THIS PROJECT MUST HAVE WATERTIGHT SIZE ON SIZE RESILIENT CONNECTORS ALLOWING FOR DIFFERENTIAL SETTLEMENT. IF MANHOLES ARE CONSTRUCTED WITHIN THE 100-YEAR FLOODPLAIN, THE COVER MUST HAVE A GASKET AND BE BOLTED TO THE RING. WHERE GASKETED MANHOLE COVERS ARE REQUIRED FOR MORE THAN THREE MANHOLES IN SEQUENCE OR FOR MORE THAN 1500 FEET, ALTERNATE MEANS OF VENTING WILL BE PROVIDED. BRICKS ARE NOT AN ACCEPTABLE CONSTRUCTION MATERIAL FOR ANY PORTION OF THE MANHOLE.

   THE DIAMETER OF THE MANHOLES MUST BE A MINIMUM OF FOUR FEET AND THE MANHOLE FOR ENTRY MUST HAVE A MINIMUM CLEAR OPENING DIAMETER OF 30 INCHES. THESE DIMENSIONS AND OTHER DETAILS SHOWING COMPLIANCE WITH THE COMMISSION'S RULES CONCERNING MANHOLES AND SEWER LINE/MANHOLE INVERTS DESCRIBED IN 30 TAC §217.55 ARE INCLUDED ON PLAN SHEET __ OF __.

   IT IS SUGGESTED THAT ENTRANCE INTO MANHOLES IN EXCESS OF FOUR FEET DEEP BE ACCOMPLISHED BY MEANS OF A PORTABLE LADDER. THE INCLUSION OF STEPS IN A MANHOLE IS PROHIBITED.

10. WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (I.E., WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES) THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(E) (WATER DISTRIBUTION).

11. WHERE SEWERS LINES DEVIATE FROM STRAIGHT ALIGNMENT AND UNIFORM GRADE ALL CURVATURE OF SEWER PIPE MUST BE ACHIEVED BY THE FOLLOWING PROCEDURE WHICH IS RECOMMENDED BY THE PIPE MANUFACTURER: .

    IF PIPE FLEXURE IS PROPOSED, THE FOLLOWING METHOD OF PREVENTING DEFLECTION OF THE JOINT MUST BE USED: .

    SPECIFIC CARE MUST BE TAKEN TO ENSURE THAT THE JOINT IS PLACED IN THE CENTER OF THE TRENCH AND PROPERLY BEDDED IN ACCORDANCE WITH 30 TAC §217.54.

12. NEW SEWAGE COLLECTION SYSTEM LINES MUST BE CONSTRUCTED WITH STUB OUTS FOR THE CONNECTION OF ANTICIPATED EXTENSIONS. THE LOCATION OF SUCH STUB OUTS MUST BE MARKED ON THE GROUND SUCH THAT THEIR LOCATION CAN BE EASILY DETERMINED AT THE TIME OF CONNECTION OF THE EXTENSIONS. SUCH STUB OUTS MUST BE MANUFACTURED WYES OR TEES THAT ARE COMPATIBLE IN SIZE AND MATERIAL WITH BOTH THE SEWER LINE AND THE EXTENSION. AT THE TIME OF ORIGINAL CONSTRUCTION, NEW STUB-OUTS MUST BE CONSTRUCTED SUFFICIENTLY TO EXTEND BEYOND THE END OF THE STREET PAVEMENT. ALL STUB-OUTS MUST BE SEALED WITH A MANUFACTURED CAP TO PREVENT LEAKAGE. EXTENSIONS THAT WERE NOT ANTICIPATED AT THE TIME OF ORIGINAL CONSTRUCTION OR THAT ARE TO BE CONNECTED TO AN EXISTING SEWER LINE NOT FURNISHED WITH STUB OUTS MUST BE CONNECTED USING A MANUFACTURED SADDLE AND IN ACCORDANCE WITH ACCEPTED PLUMBING TECHNIQUES.

    IF NO STUB-OUT IS PRESENT AN ALTERNATE METHOD OF JOINING LATERALS IS SHOWN IN THE DETAIL ON PLAN SHEET __ OF __. (FOR POTENTIAL FUTURE LATERALS).

    THE PRIVATE SERVICE LATERAL STUB-OUTS MUST BE INSTALLED AS SHOWN ON THE PLAN AND PROFILE SHEETS ON PLAN SHEET __ OF__ AND MARKED AFTER BACKFILLING AS SHOWN IN THE DETAIL ON PLAN SHEET __ OF __.

13. TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL FOR FLEXIBLE PIPE MUST COMPLY WITH THE STANDARDS OF ASTM D-2321, CLASSES IA, IB, II OR III. RIGID PIPE BEDDING MUST COMPLY WITH THE REQUIREMENTS OF ASTM C 12 (ANSI A 106.2) CLASSES A, B OR C.

14. SEWER LINES MUST BE TESTED FROM MANHOLE TO MANHOLE. WHEN A NEW SEWER LINE IS CONNECTED TO AN EXISTING STUB OR CLEAN-OUT, IT MUST BE TESTED FROM EXISTING MANHOLE TO NEW MANHOLE. IF A STUB OR CLEAN-OUT IS USED AT THE END OF THE PROPOSED SEWER LINE, NO PRIVATE SERVICE ATTACHMENTS MAY BE CONNECTED BETWEEN THE LAST MANHOLE AND THE CLEANOUT UNLESS IT CAN BE CERTIFIED AS CONFORMING WITH THE PROVISIONS OF 30 TAC §213.5(C)(3)(E).

15. ALL SEWER LINES MUST BE TESTED IN ACCORDANCE WITH 30 TAC §217.57. THE ENGINEER MUST RETAIN COPIES OF ALL TEST RESULTS WHICH MUST BE MADE AVAILABLE TO THE EXECUTIVE DIRECTOR UPON REQUEST. THE ENGINEER MUST CERTIFY IN WRITING THAT ALL WASTEWATER LINES HAVE PASSED ALL REQUIRED TESTING TO THE APPROPRIATE REGIONAL OFFICE WITHIN 30 DAYS OF TEST COMPLETION AND PRIOR TO USE OF THE NEW COLLECTION SYSTEM. TESTING METHOD WILL BE:
    (A) FOR A COLLECTION SYSTEM PIPE THAT WILL TRANSPORT WASTEWATER BY GRAVITY FLOW, THE DESIGN MUST SPECIFY AN INFILTRATION AND EXFILTRATION TEST OR A LOW-PRESSURE AIR TEST. A TEST MUST CONFORM TO THE FOLLOWING REQUIREMENTS:
      (1) LOW PRESSURE AIR TEST.
        (A) A LOW PRESSURE AIR TEST MUST FOLLOW THE PROCEDURES DESCRIBED IN AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C-828, ASTM C-924, OR ASTM F-1417 OR OTHER PROCEDURE APPROVED BY THE EXECUTIVE DIRECTOR, EXCEPT AS TO TESTING TIMES AS REQUIRED IN TABLE C.3 IN SUBPARAGRAPH (C) OF THIS PARAGRAPH OR EQUATION C.3 IN SUBPARAGRAPH (B)(II) OF THIS PARAGRAPH.
        (B) FOR SECTIONS OF COLLECTION SYSTEM PIPE LESS THAN 36 INCH AVERAGE INSIDE DIAMETER, THE FOLLOWING PROCEDURE MUST APPLY, UNLESS A PIPE IS TO BE TESTED AS REQUIRED BY PARAGRAPH (2) OF THIS SUBSECTION.
        (I) A PIPE MUST BE PRESSURIZED TO 3.5 POUNDS PER SQUARE INCH (PSI) GREATER THAN THE PRESSURE EXERTED BY GROUNDWATER ABOVE THE PIPE.
        (II) ONCE THE PRESSURE IS STABILIZED, THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 PSI GAUGE TO 2.5 PSI GAUGE IS COMPUTED FROM THE FOLLOWING EQUATION:

        EQUATION C.3
        WHERE:

        T = TIME FOR PRESSURE TO DROP 1.0 POUND PER SQUARE INCH GAUGE IN SECONDS
        K = 0.000419 X D X L, BUT NOT LESS THAN 1.0
        D = AVERAGE INSIDE PIPE DIAMETER IN INCHES
        L = LENGTH OF LINE OF SAME SIZE BEING TESTED, IN FEET
        Q = RATE OF LOSS, 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE

        (C) SINCE A K VALUE OF LESS THAN 1.0 MAY NOT BE USED, THE MINIMUM TESTING TIME FOR EACH PIPE DIAMETER IS SHOWN IN THE FOLLOWING TABLE C.3:

Pipe Diameter *(inches)*	**Minimum Time** *(seconds)*	**Maximum Length for Minimum Time** *(feet)*	**Time for Longer Length** *(seconds/foot)*
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

        (D) AN OWNER MAY STOP A TEST IF NO PRESSURE LOSS HAS OCCURRED DURING THE FIRST 25% OF THE CALCULATED TESTING TIME.
        (E) IF ANY PRESSURE LOSS OR LEAKAGE HAS OCCURRED DURING THE FIRST 25% OF A TESTING PERIOD, THEN THE TEST MUST CONTINUE FOR THE ENTIRE TEST DURATION AS OUTLINED ABOVE OR UNTIL FAILURE.
        (F) WASTEWATER COLLECTION SYSTEM PIPES WITH A 27 INCH OR LARGER AVERAGE INSIDE DIAMETER MAY BE AIR TESTED AT EACH JOINT INSTEAD OF FOLLOWING THE PROCEDURE OUTLINED IN THIS SECTION.
        (G) A TESTING PROCEDURE FOR PIPE WITH AN INSIDE DIAMETER GREATER THAN 33 INCHES MUST BE APPROVED BY THE EXECUTIVE DIRECTOR.
      (2) INFILTRATION/EXFILTRATION TEST.
        (A) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT EXCEED 50 GALLONS PER INCH OF DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF 2.0 FEET ABOVE THE CROWN OF A PIPE AT AN UPSTREAM MANHOLE.
        (B) AN OWNER SHALL USE AN INFILTRATION TEST IN LIEU OF AN EXFILTRATION TEST WHEN PIPES ARE INSTALLED BELOW THE GROUNDWATER LEVEL.
        (C) THE TOTAL EXFILTRATION, AS DETERMINED BY A HYDROSTATIC HEAD TEST, MUST NOT EXCEED 50 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT A MINIMUM TEST HEAD OF TWO FEET ABOVE THE CROWN OF A PIPE AT AN UPSTREAM MANHOLE, OR AT LEAST TWO FEET ABOVE EXISTING GROUNDWATER LEVEL, WHICHEVER IS GREATER.
        (D) FOR CONSTRUCTION WITHIN A 25-YEAR FLOOD PLAIN, THE INFILTRATION OR EXFILTRATION MUST NOT EXCEED 10 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER 24 HOURS AT THE SAME MINIMUM TEST HEAD AS IN SUBPARAGRAPH (C) OF THIS PARAGRAPH.
        (E) IF THE QUANTITY OF INFILTRATION OR EXFILTRATION EXCEEDS THE MAXIMUM QUANTITY SPECIFIED, AN OWNER SHALL UNDERTAKE REMEDIAL ACTION IN ORDER TO REDUCE THE INFILTRATION OR EXFILTRATION TO AN AMOUNT WITHIN THE LIMITS SPECIFIED. AN OWNER SHALL RETEST A PIPE FOLLOWING A REMEDIATION ACTION.
    (B) IF A GRAVITY COLLECTION PIPE IS COMPOSED OF FLEXIBLE PIPE, DEFLECTION TESTING IS ALSO REQUIRED. THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
    (1) FOR A COLLECTION PIPE WITH INSIDE DIAMETER LESS THAN 27 INCHES, DEFLECTION MEASUREMENT REQUIRES A RIGID MANDREL.
        (A) MANDREL SIZING.
          (I) A RIGID MANDREL MUST HAVE AN OUTSIDE DIAMETER (OD) NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER (ID) OR AVERAGE ID OF A PIPE, AS SPECIFIED IN THE APPROPRIATE STANDARD BY THE ASTMS,AMERICAN WATER WORKS ASSOCIATION, UNI-BELL, OR AMERICAN NATIONAL STANDARDS INSTITUTE, OR ANY RELATED APPENDIX.
          (II) IF A MANDREL SIZING DIAMETER IS NOT SPECIFIED IN THE APPROPRIATE STANDARD, THE MANDREL MUST HAVE AN OD EQUAL TO 95% OF THE ID OF A PIPE. IN THIS CASE, THE ID OF THE PIPE, FOR THE PURPOSE OF DETERMINING THE OD OF THE MANDREL, MUST EQUAL BE THE AVERAGE OUTSIDE DIAMETER MINUS TWO MINIMUM WALL THICKNESSES FOR OD CONTROLLED PIPE AND THE AVERAGE INSIDE DIAMETER FOR ID CONTROLLED PIPE.
          (III) ALL DIMENSIONS MUST MEET THE APPROPRIATE STANDARD.
        (B) MANDREL DESIGN.
          (I) A RIGID MANDREL MUST BE CONSTRUCTED OF A METAL OR A RIGID PLASTIC MATERIAL THAT CAN WITHSTAND 200 PSI WITHOUT BEING DEFORMED.
          (II) A MANDREL MUST HAVE NINE OR MORE ODD NUMBER OF RUNNERS OR LEGS.
          (III) A BARREL SECTION LENGTH MUST EQUAL AT LEAST 75% OF THE INSIDE DIAMETER OF A PIPE.
          (IV) EACH SIZE MANDREL MUST USE A SEPARATE PROVING RING.
        (C) METHOD OPTIONS.
          (I) AN ADJUSTABLE OR FLEXIBLE MANDREL IS PROHIBITED.
          (II) A TEST MAY NOT USE TELEVISION INSPECTION AS A SUBSTITUTE FOR A DEFLECTION TEST.
          (III) IF REQUESTED, THE EXECUTIVE DIRECTOR MAY APPROVE THE USE OF A DEFLECTOMETER OR A MANDREL WITH REMOVABLE LEGS OR RUNNERS ON A CASE-BY-CASE BASIS.
      (2) FOR A GRAVITY COLLECTION SYSTEM PIPE WITH AN INSIDE DIAMETER 27 INCHES AND GREATER, OTHER TEST METHODS MAY BE USED TO DETERMINE VERTICAL DEFLECTION.
      (3) A DEFLECTION TEST METHOD MUST BE ACCURATE TO WITHIN PLUS OR MINUS 0.2% DEFLECTION.
      (4) AN OWNER SHALL NOT CONDUCT A DEFLECTION TEST UNTIL AT LEAST 30 DAYS AFTER THE FINAL BACKFILL.
      (5) GRAVITY COLLECTION SYSTEM PIPE DEFLECTION MUST NOT EXCEED FIVE PERCENT (5%).
      (6) IF A PIPE SECTION FAILS A DEFLECTION TEST, AN OWNER SHALL CORRECT THE PROBLEM AND CONDUCT A SECOND TEST AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.

16. ALL MANHOLES MUST BE TESTED TO MEET OR EXCEED THE REQUIREMENTS OF 30 TAC §217.58.
    (A) ALL MANHOLES MUST PASS A LEAKAGE TEST.
    (B) AN OWNER SHALL TEST EACH MANHOLE (AFTER ASSEMBLY AND BACKFILLING) FOR LEAKAGE, SEPARATE AND INDEPENDENT OF THE COLLECTION SYSTEM PIPES, BY HYDROSTATIC EXFILTRATION TESTING, VACUUM TESTING, OR OTHER METHOD APPROVED BY THE EXECUTIVE DIRECTOR.
      (1) HYDROSTATIC TESTING.
    (A) THE MAXIMUM LEAKAGE FOR HYDROSTATIC TESTING OR ANY ALTERNATIVE TEST METHODS IS 0.025 GALLONS PER FOOT DIAMETER PER FOOT OF MANHOLE DEPTH PER HOUR.
        (B) TO PERFORM A HYDROSTATIC EXFILTRATION TEST, AN OWNER SHALL SEAL ALL WASTEWATER PIPES COMING INTO A MANHOLE WITH AN INTERNAL PIPE PLUG, FILL THE MANHOLE WITH WATER, AND MAINTAIN THE TEST FOR AT LEAST ONE HOUR.
        (C) A TEST FOR CONCRETE MANHOLES MAY USE A 24-HOUR WETTING PERIOD BEFORE TESTING TO ALLOW SATURATION OF THE CONCRETE.
      (2) VACUUM TESTING.
        (A) TO PERFORM A VACUUM TEST, AN OWNER SHALL PLUG ALL LIFT HOLES AND EXTERIOR JOINTS WITH A NON-SHRINK GROUT AND PLUG ALL PIPES ENTERING A MANHOLE.
        (B) NO GROUT MUST BE PLACED IN HORIZONTAL JOINTS BEFORE TESTING.
        (C) STUB-OUTS, MANHOLE BOOTS, AND PIPE PLUGS MUST BE SECURED TO PREVENT MOVEMENT WHILE A VACUUM IS DRAWN.
        (D) AN OWNER SHALL USE A MINIMUM 60 INCH/LB TORQUE WRENCH TO TIGHTEN THE EXTERNAL CLAMPS THAT SECURE A TEST COVER TO THE TOP OF A MANHOLE.
        (E) A TEST HEAD MUST BE PLACED AT THE INSIDE OF THE TOP OF A CONE SECTION, AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
        (F) THERE MUST BE A VACUUM OF 10 INCHES OF MERCURY INSIDE A MANHOLE TO PERFORM A VALID TEST.
        (G) A TEST DOES NOT BEGIN UNTIL AFTER THE VACUUM PUMP IS OFF.
        (H) A MANHOLE PASSES THE TEST IF AFTER 2.0 MINUTES AND WITH ALL VALVES CLOSED, THE VACUUM IS AT LEAST 9.0 INCHES OF MERCURY.

17. ALL PRIVATE SERVICE LATERALS MUST BE INSPECTED AND CERTIFIED IN ACCORDANCE WITH 30 TAC §213.5(C)(3)(I). AFTER INSTALLATION OF AND, PRIOR TO COVERING AND CONNECTING A PRIVATE SERVICE LATERAL TO AN EXISTING ORGANIZED SEWAGE COLLECTION SYSTEM, A TEXAS LICENSED PROFESSIONAL ENGINEER, TEXAS REGISTERED SANITARIAN, OR APPROPRIATE CITY INSPECTOR MUST VISUALLY INSPECT THE PRIVATE SERVICE LATERAL AND THE CONNECTION TO THE SEWAGE COLLECTION SYSTEM, AND CERTIFY THAT IT IS CONSTRUCTED IN CONFORMITY WITH THE APPLICABLE PROVISIONS OF THIS SECTION. THE OWNER OF THE COLLECTION SYSTEM MUST MAINTAIN SUCH CERTIFICATIONS FOR FIVE YEARS AND FORWARD COPIES TO THE APPROPRIATE REGIONAL OFFICE UPON REQUEST. CONNECTIONS MAY ONLY BE MADE TO AN APPROVED SEWAGE COLLECTION SYSTEM.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WATER POLLUTION ABATEMENT PLAN GENERAL CONSTRUCTION NOTES

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.

Section 3.2.20

Permeable Pavers

TCEQ Approval of Innovative Technology

Storm water management is a key component of urban infrastructure design. If properly designed and constructed, pavements made of permeable concrete pavers can help rainwater infiltrate into soils, decrease urban heating, reduce pollutant concentrations, and reduce storm water runoff. Permeable pavers allow precipitation to infiltrate and flow through the pavement surface where it can be temporarily stored, possibly infiltrate into in situ soils, delay the return into the local stormwater infrastructure or retain on site for future use. Appropriate pavers are available from Pavestone and other manufacturers.

The benefits of permeable paver pavement are well documented and its useis encouraged through the Leadership in Energy and Environmental Design (LEED®) Green Building Rating System™. On the recharge zone permeable pavers must be underlain with an impermeable liner and installed with an underdrain system to collect the filtered runoff for surface discharge. The TSS removal of a properly constructed permeable paver pavement is 89%.

Selection Criteria

Permeable paver pavements are a good choice for recreational trails, sidewalks, parking areas and low volume roadways to assist in storm water management. Advantages of permeable pavements include:

- increased infiltration in percolating soils for unlined configurations on the Contributing Zone;
- reduced stormwater volume and peak flows;
- reduced stormwater pollutant load; and
- decreased downstream erosion.

Limitations

In order to make permeable paver pavements permeable, it is necessary to sacrifice some of the strength characteristics of dense graded materials used for conventional pavements.

- Permeable paver pavements are typically designed for low volume traffic with limited heavy vehicle loading and speeds less than 35mph. Vehicle loading is typically expressed in terms of the number of Equivalent Single Axle Loads (ESALs) to which the pavement is exposed. Typical upper limits on ESALs are in the range of 750,000 over the design life of the pavement.
- Permeable paver pavements should not be constructed with grades exceeding 5 percent. With higher grades, and intense storms, water tends to sheet flow off the pavement with reduced infiltration into the paver joints.
- Permeable paver pavements can become clogged if contaminated during construction or not maintained during the pavement life.
- Spills of hazardous materials may require removal of the pavement section to facilitate clean up.

Cost Considerations

For pedestrian traffic, the cost of a permeable paver pavement section will be higher than conventional asphaltic or concrete pavements that have no sustainable function. For vehicular traffic, the cost of a permeable paver pavement may be two to three times higher than a conventional asphaltic or concrete pavement. This is primarily due to the fact that the permeable paver pavement's jointing and base materials are designed to hydraulically filter and store water as well as provide structural capacity to accommodate vehicle loading. Cost comparison of the entire permeable paver pavement system needs to be compared to a conventional asphaltic or concrete pavement system that employs additional swales, on site filtering systems and/or detention ponds. For an overall site economic comparison, the purchase cost of land dedicated to stormwater treatment needs to be included.

Section 3.4.19

Permeable Pavers

Permeable pavers are constructed of relatively impermeable concrete so the infiltration of rainfall is dependent on the surface open area (joint size) and the type of material used to fill the paver joints. Paver joints should have a nominal width of approximately ¼". When sand is used as the bedding material and to fill the openings between pavers, it tends to rapidly clog from accumulated sediment and other material. Consequently, what makes this configuration appropriate for stormwater management is use of ASTM No. 8 or 9 aggregate in the openings and as a bedding course. Typical permeable paver pavements are shown below in Figure 6 andFigure 7. On the recharge zone these pavements must be underlain with an impermeable liner and installed with an underdrain system to collect the filtered runoff for surface discharge. Only rainfall that falls directly on the pavement may be treated; consequently, runoff from other portions of the site must be directed away from the permeable pavers.

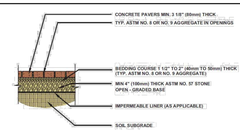

Figure 6 Permeable Pavers – Pedestrian

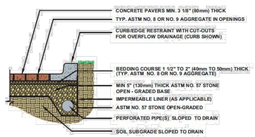

Figure 7 Permeable Pavers – Vehicular

Design Criteria

There are two elements that must be considered in the design of permeable paver systems for stormwater treatment: hydrologic capacity and structural integrity. The hydrologic constraints include a minimum infiltration rate, sufficient storage for the design storm within the base material, and a drainage system sized to restore the water quality volume within 72 hours after a rainfall.

The design process for permeable paver pavements also requires consideration of structural capacity to ensure that the pavement materials and thicknesses are sufficient to withstand the anticipated traffic loadings. Ensuring that the design provides the necessary structural capacity is the responsibility of the engineer and those calculations will not be submitted to or reviewed by TCEQ. Design procedures for the structural elements of permeable paver design use the methodology and approach of the 1993 *AASHTO Guide for the Design of Pavement Structures under the Flexible Pavement Design Procedure section.*

Parking lots and roads must be provided with curbs. These curbs must be configured in such a way as to store the required rainfall treatment depth (1.64 inches) on the surface of the parking lot in case the paver system becomes plugged. When pavers are used for sidewalks or residential driveways no edging is required. In no case should runoff from other portions of the tract including roofs and landscaped areas be allowed to run onto the paver surface.

1) *Drainage Rate* – The newly constructed pavement infiltration rate through the surface shall be a minimum of 100 in/hr. Permeability testing of the pavement system should be conducted with a double ring infiltrometer in one representative location for each 2,000 ft^2 of pavement.
2) *Storage Capacity* – The storage capacity of the stone reservoir underneath the pavement should be sufficient to capture a 1.5 inch storm depth. Assuming an average porosity of 30%, this will result in a minimum reservoir thickness depth of about five inches.
3) *Liner* – When permeable paver pavements are used on the recharge zone, an impermeable liner must be used to prevent infiltration of the runoff. The lining must conform to the specifications provided in Section 3.4.2. If geomembrane is used between the base and subbase material, it should be either PE or PVC (minimum 16 mils thick). A geotextile fabric should be placed on top of the liner as per manufacturer's recommendation. In most cases, walkways and courtyards for pedestrian use only can be excluded from the recharge zone liner requirement provided they meet all other applicable criteria.
4) *Underdrain* – An underdrain system to collect the filtered runoff for surface discharge must be used when a liner is required. The underdrain piping should consist of a main collector pipe and two or more lateral branch pipes, each with a minimum diameter of 4 inches. The pipes should have a minimum slope of 1% (1/8 inch per foot) and the laterals should be spaced at intervals of no more than 10 feet. There should be no fewer than two lateral branch pipes. All piping must be Schedule 40 PVC. The maximum spacing between rows of perforations should not exceed six inches. On the contributing zone, the underdrains in permeable paver pavements may be installed at some elevation above the subgrade to encourage lesser storms to drain into the ground rather than into stormwater systems.

   ADA Compliance – All permeable paver surface joint widths should be a nominal ¼" (7 mm) installation width to comply with being less than a ½" (13 mm) installation width. Permeable paver units shall have a maximum 1/16" (1.5 mm) chamfer to minimize wheelchair vibrations and calm traffic noise in the trafficked surface. See, *ADA and ABA Accessibility Guidelines for Buildings and Facilities* (July 23, 2004), Part III: Technical Chapters, Chapter 3: Building Blocks, 302 Floor or Ground Surfaces, 302.3 Openings. Materials - Permeable paver units should comply with ASTM C 936. Bedding and base materials should conform to the specifications below.

Section 3.5.23

Permeable Pavers Maintenance Guidelines

The primary threat to the performance of permeable paver systems is clogging. The largest clogging threats to the system occur during construction and from landscaping. During construction, contractors may use pavement areas to store materials such as sand, gravel, soil, or landscape materials containing fines. The owner or supervising contractor must require all contractors to protect the pavement using heavy visqueen or plywood under these materials. The same materials are to be covered in order to prevent blowing and or washing away of such materials during wind and or rain events.

It is recommended that protection of the permeable paver system be discussed at the project pre-construction meeting and be reinforced during interim construction. During construction and post construction of the permeable paver pavement, it is suggested that signs be posted in landscape areas and at entrances to the property as reminders of an ecologically sensitive pavement structure and that certain guidelines be adhered to including:

- Dirt, sand, gravel, or landscape material must not be piled without first covering the pavement with a durable cover to protect the integrity of the pervious surface;
- all landscape cover must be graded to prevent washing and/or floating of such materials onto or through the pervious surface; and
- all chemical spills (including petrochemicals, hydrocarbons, pesticides, and herbicides) should be reported to the owner so the owner can prevent uncontrolled migration. Chemical migration control may require flushing, or the introduction of microbiological organisms to neutralize any impacts to the soil or water.

Permeable paver pavements should be swept at least twice yearly to remove fine particles that has accumulated in the joints and reduced their permeability. Other periodic maintenance such as replacing cracked or worn pavers, minor settlement repairs, etc., assists in extending the service life of the pavement.

Permeability testing of the pavement system should occur at least every three years to determine whether the pavement has become clogged. The test should be conducted with a double ring infiltrometer in one representative location for each 2000 ft2 of pavement. A minimum infiltration rate of five inches/hour is required.

If the joints in the permeable pavers become clogged, the joint's aggregate and clogged materials can be vacuumed clean (removed) by a utility vacuum truck. The joint's aggregate and clogged materials are then replaced by spreading and vibrating new aggregate into the joints thereby restoring the permeability of the permeable paver system. All waste, including the removed materials, must be disposed of in accordance with local, state, and federal laws and regulations.

Section 3.2.21

StormTrooper®

TCEQ Approval of Innovative Technology

StormTrooper® is a patented stormwater treatment system used as a best management practice to intercept free oils, grease, TSS, debris, and other pollutants commonly found in storm water runoff. StormTrooper is manufactured in Texas by ParkUSA and is third-party tested by Southwest Research Institute (SwRI) in San Antonio.

Crushed Stone Filler, Bedding, Base and Subbase:

- Crushed stone with 90% fractured faces, LA Abrasion < 40 per ASTM C 131, minimum CBR of 80% per ASTM D 1883.
- Do not use rounded river gravel.
- All stone materials *shall be washed* with less than 1% passing the No. 200 sieve.
- Joint/opening filler, bedding, base and subbase: conforming to ASTM D 448 gradation as shown in Tables 1, 2, 3 and 4 below:

Notes: Locally available materials may vary somewhat from below requirements.

Table 1
ASTM No. 8 Grading Requirements
Bedding and Joint/Opening Filler

Sieve Size	Percent Passing
12.5 mm (1/2 in.)	100
9.5 mm (3/8 in.)	85 to 100
4.75 mm (No. 4)	10 to 30
2.36 mm (No. 8)	0 to 10
1.16 mm (No. 16)	0 to 5

Table 2
ASTM No. 9 Grading Requirements
Bedding and Joint/Opening Filler

Sieve Size	Percent Passing
12.5 mm (1/2 in.)	100
9.5 mm (3/8 in.)	100
4.75 mm (No. 4)	85 to 100
2.36 mm (No. 8)	10 to 40
1.16 mm (No. 16)	0 to 10

Table 3
ASTM No. 57 Base
Grading Requirements

Sieve Size	Percent Passing
37.5 mm (1 1/2 in.)	100
25 mm (1 in.)	95 to 100
12.5 mm (1/2 in.)	25 to 60
4.75 mm (No. 4)	0 to 10
2.36 mm (No. 8)	0 to 5

5) *Gradation criteria for the bedding and base* – D_x is the particle size at which x percent of the particles are finer. For example, D_{15} is the particle size of the aggregate for which 15% of the particles are smaller and 85% are larger. When selecting appropriate aggregate the D_{15} base stone /D_{50} bedding stone must be less than 5 and D_{50} base stone/D_{50} bedding stone must be greater than 2.

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
11/18/2025

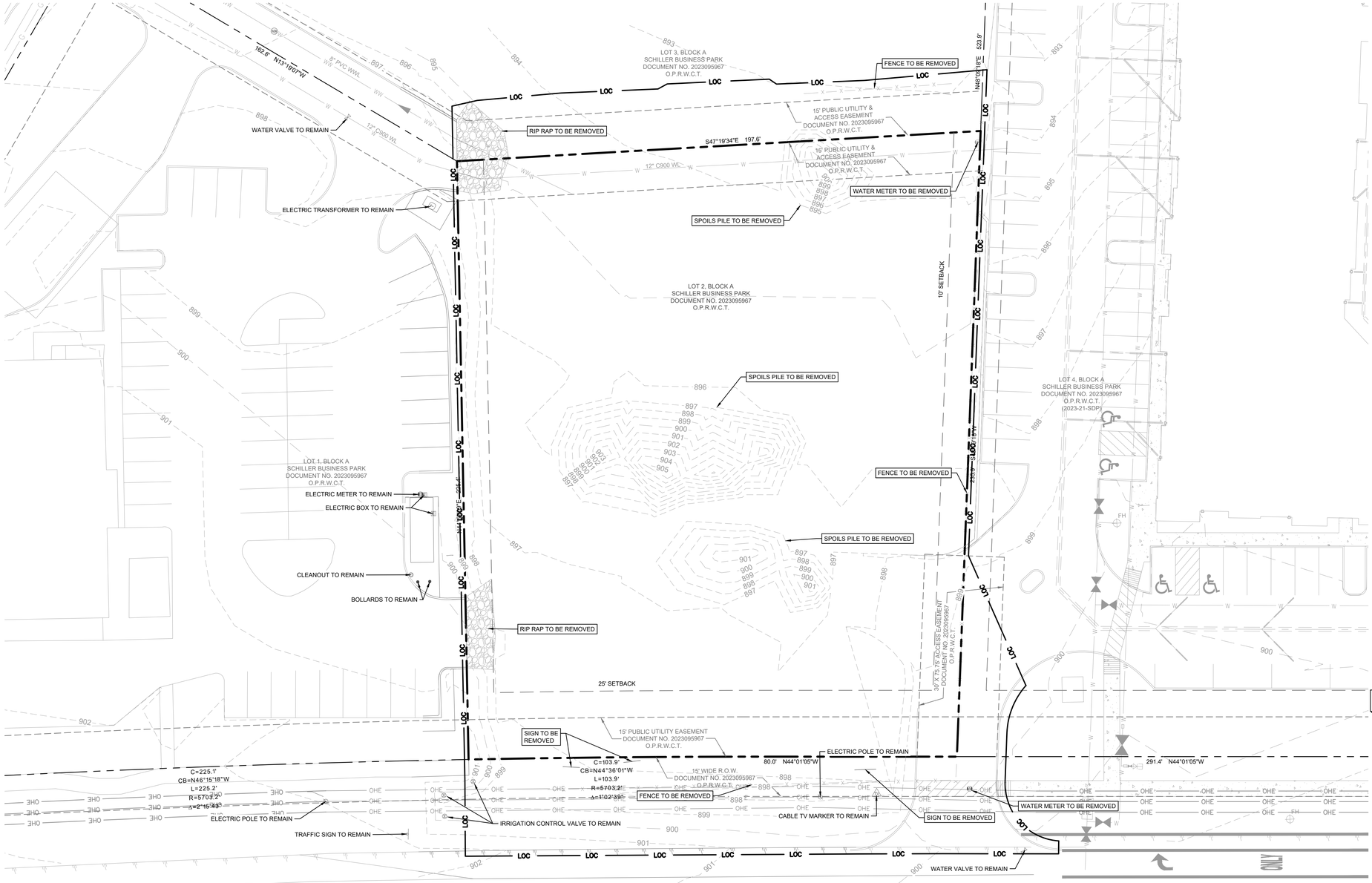
KHA PROJECT 064589720
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

TCEQ NOTES

WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
5 OF 25

2025-79-SDP



0 20' 40'

GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- WATER LINE
- WASTEWATER LINE
- STORM SEWER LINE
- GAS
- GUARD RAIL
- OVERHEAR ELECTRIC
- BENCHMARK
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- WATER VAULT
- WATER VALVE
- IRRIGATION VALVE
- WASTEWATER CLEANOUT
- WASTEWATER MANHOLE
- STORM SEWER GRATE INLET
- STORM SEWER MANHOLE
- GAS METER
- GAS SIGN
- GAS VALVE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- UTILITY POLE
- GUY ANCHOR
- TRAFFIC SIGNAL
- SIGN
- DEMOLITION AREA: ITEMS TO BE REMOVED AS NOTED
- LOC — LIMITS OF CONSTRUCTION AREA
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

NOTES

1. CONTRACTOR TO VERIFY SIZE AND ELEVATION OF ALL UTILITY STUBS AND MUST NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.

BENCHMARKS

TBM #1:	TBM #2:	TBM #3:
SET MAG-NAIL	SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10,502,868.72	NORTHING: 10,502,753.65	NORTHING: 10,502,483.04
EASTING: 2,279,130.64	EASTING: 2,278,914.92	EASTING: 2,278,671.70
ELEVATION: 1,839.464'	ELEVATION: 1,839.049'	ELEVATION: 1,838.499'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 512-416-9942
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REGISTERED ENGINEERING FIRM F-928

RYAN MCKAY
146416
LICENSED
PROFESSIONAL ENGINEER

11/18/2025

KHA PROJECT	064589720
DATE	SEPTEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	JUE
DRAWN BY:	JUE
CHECKED BY:	RJM

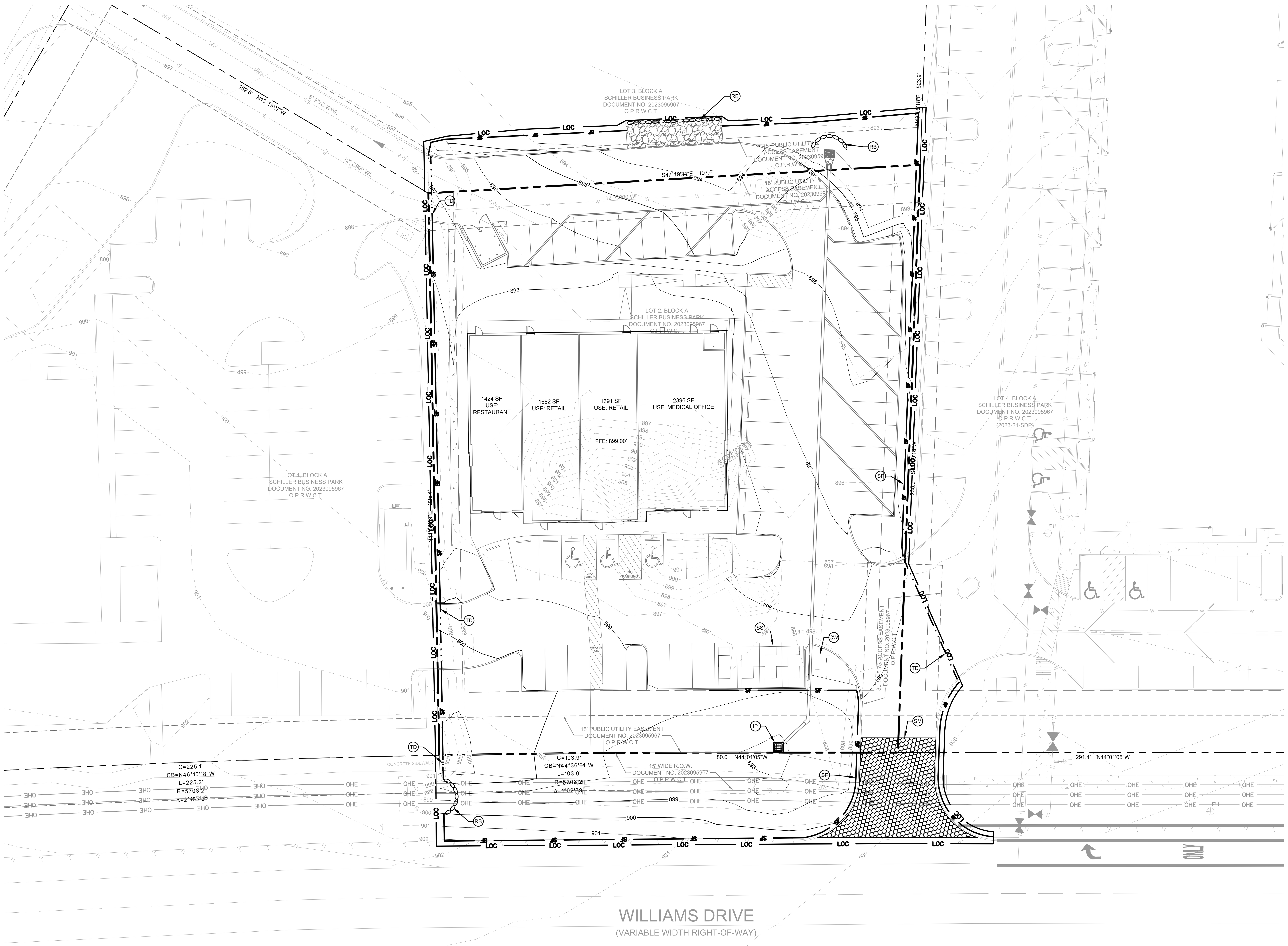
EXISTING CONDITIONS AND DEMO PLAN

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
6 OF 25

2025-79-SDP



LEGEND

- SF — SILT FENCE
- TD — TRI DIKE
- IP — PROPOSED INLET PROTECTION
- SM — SEDIMENT REMOVAL MAT
- RB — ROCK BERM
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LOC — LIMITS OF CONSTRUCTION AREA
- STAGING & SPOILS AREA
- CW — CONCRETE WASHOUT AREA

NOTES

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
2. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY DURING CONSTRUCTION.
6. REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 17.
7. THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

BENCHMARKS

TBM #1:	TBM #2:	TBM #3:
SET MAG-NAIL	SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10,502,868.72	NORTHING: 10,502,753.65	NORTHING: 10,502,483.04
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Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley-Horn
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TBPE Firm No. 928

STATE OF TEXAS — RYAN MCKAY — 146418 — LICENSED PROFESSIONAL ENGINEER

11/18/2025

KHA PROJECT	DATE	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
064589720	SEPTEMBER 2025	AS SHOWN	JUE	JUE	RJM

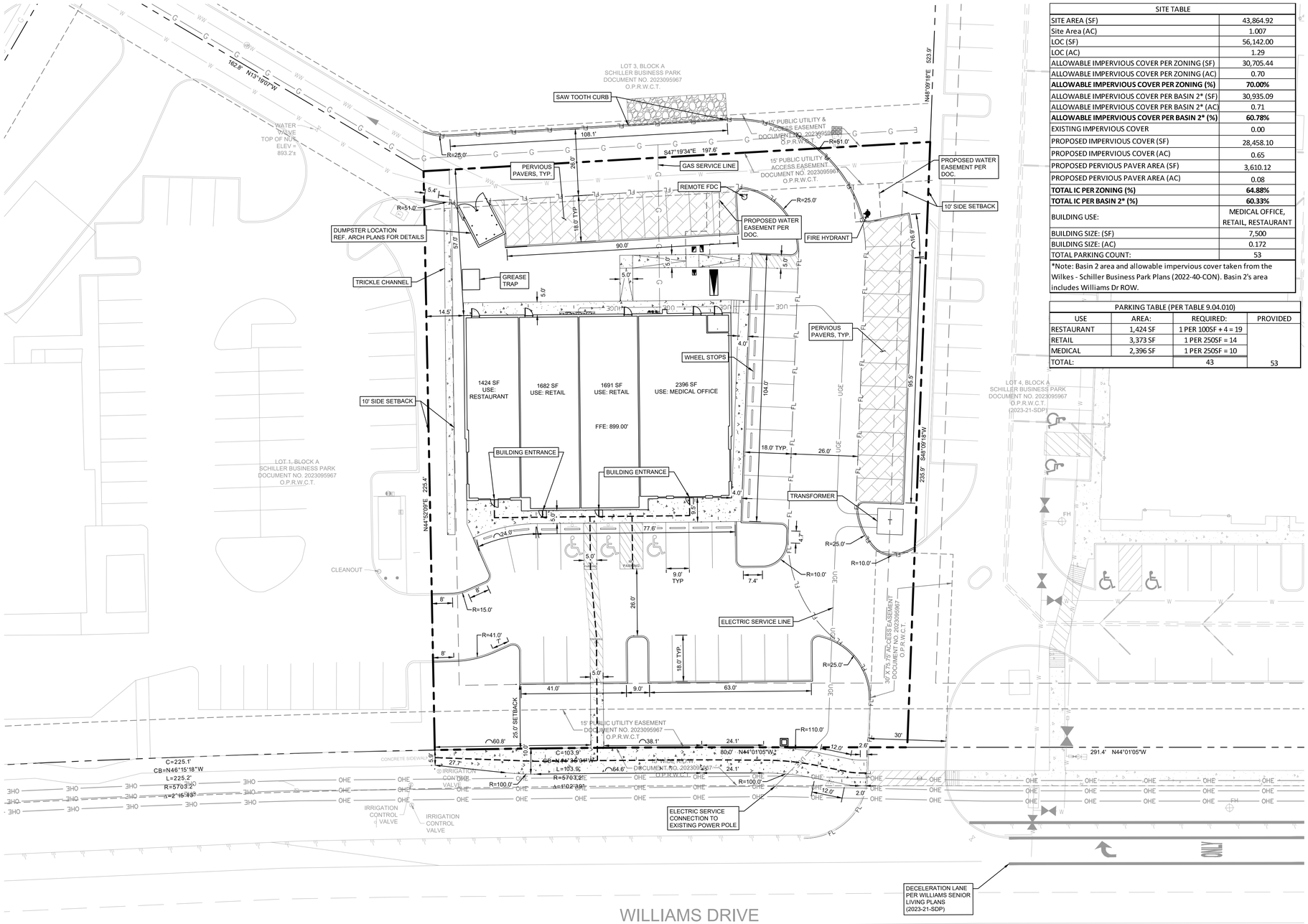
EROSION CONTROL PLAN

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
7 OF 25

2025-79-SDP



SITE TABLE	
SITE AREA (SF)	43,864.92
Site Area (AC)	1.007
LOC (SF)	56,142.00
LOC (AC)	1.29
ALLOWABLE IMPERVIOUS COVER PER ZONING (SF)	30,705.44
ALLOWABLE IMPERVIOUS COVER PER ZONING (AC)	0.70
ALLOWABLE IMPERVIOUS COVER PER ZONING (%)	**70.00%**
ALLOWABLE IMPERVIOUS COVER PER BASIN 2* (SF)	30,935.09
ALLOWABLE IMPERVIOUS COVER PER BASIN 2* (AC)	0.71
ALLOWABLE IMPERVIOUS COVER PER BASIN 2* (%)	**60.78%**
EXISTING IMPERVIOUS COVER	0.00
PROPOSED IMPERVIOUS COVER (SF)	28,458.10
PROPOSED IMPERVIOUS COVER (AC)	0.65
PROPOSED PERVIOUS PAVER AREA (SF)	3,610.12
PROPOSED PERVIOUS PAVER AREA (AC)	0.08
TOTAL IC PER ZONING (%)	**64.88%**
TOTAL IC PER BASIN 2* (%)	**60.33%**
BUILDING USE:	MEDICAL OFFICE, RETAIL, RESTAURANT
BUILDING SIZE: (SF)	7,500
BUILDING SIZE: (AC)	0.172
TOTAL PARKING COUNT:	53
*Note: Basin 2 area and allowable impervious cover taken from the Wilkes - Schiller Business Park Plans (2022-40-CON). Basin 2's area includes Williams Dr ROW.	

PARKING TABLE (PER TABLE 9.04.010)			
USE	AREA:	REQUIRED:	PROVIDED
RESTAURANT	1,424 SF	1 PER 100SF + 4 = 19	
RETAIL	3,373 SF	1 PER 250SF = 14	
MEDICAL	2,396 SF	1 PER 250SF = 10	
TOTAL:		43	53

0 20' 40'
GRAPHIC SCALE 20'

LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING SLEEVE & VALVE
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE
- ADA ROUTE
- PROPOSED FIRE LANE STRIPING
- PROPOSED PERVIOUS PAVERS
- PROPOSED SAW TOOTH CURB
- PROPOSED RIP RAP
- PROPOSED ELECTRIC SERVICE LINE
- PROPOSED GAS SERVICE LINE

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL
2. FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.
3. ALL PARKING SPACES SHALL HAVE MINIMUM 7'-0" VERTICAL CLEARANCE.
4. 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 AND STATE RESERVED, OR EQUIVALENT LANGUAGE. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC, 3108(c) AND ANSI A1171-1986-4.6.2.
5. CONTRACTOR TO HAVE STAKING VERIFIED BY OWNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
6. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. ALL RADII TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
8. ALL STANDARD PARKING STALLS TO BE 9' WIDE BY 18.0' DEEP TO FACE OF CURB.
9. WARNING SIGNS ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRIC HAZARD.
10. CAUTION: DO NOT PLACE THE STAGING AREA IN CLOSE PROXIMITY TO OVERHEAD ELECTRIC LINES.
11. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
12. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
13. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
14. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
15. RETAINING WALLS OVER FOUR 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. [IBC CODE 105.2]
16. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY."
17. ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2-FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.
18. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH 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.
19. PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS 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.
20. FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RYAN MCKAY (146418) ON 11/18/2025. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION."

BENCHMARKS

TBM #1:	TBM #2:	TBM #3:
SET MAG-NAIL	SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10,502,868.72	NORTHING: 10,502,753.65	NORTHING: 10,502,483.04
EASTING: 2,279,130.64	EASTING: 2,278,914.92	EASTING: 2,278,671.70
ELEVATION: 1,839.464'	ELEVATION: 1,839.049'	ELEVATION: 1,838.499'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 310, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928
TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
11/18/2025

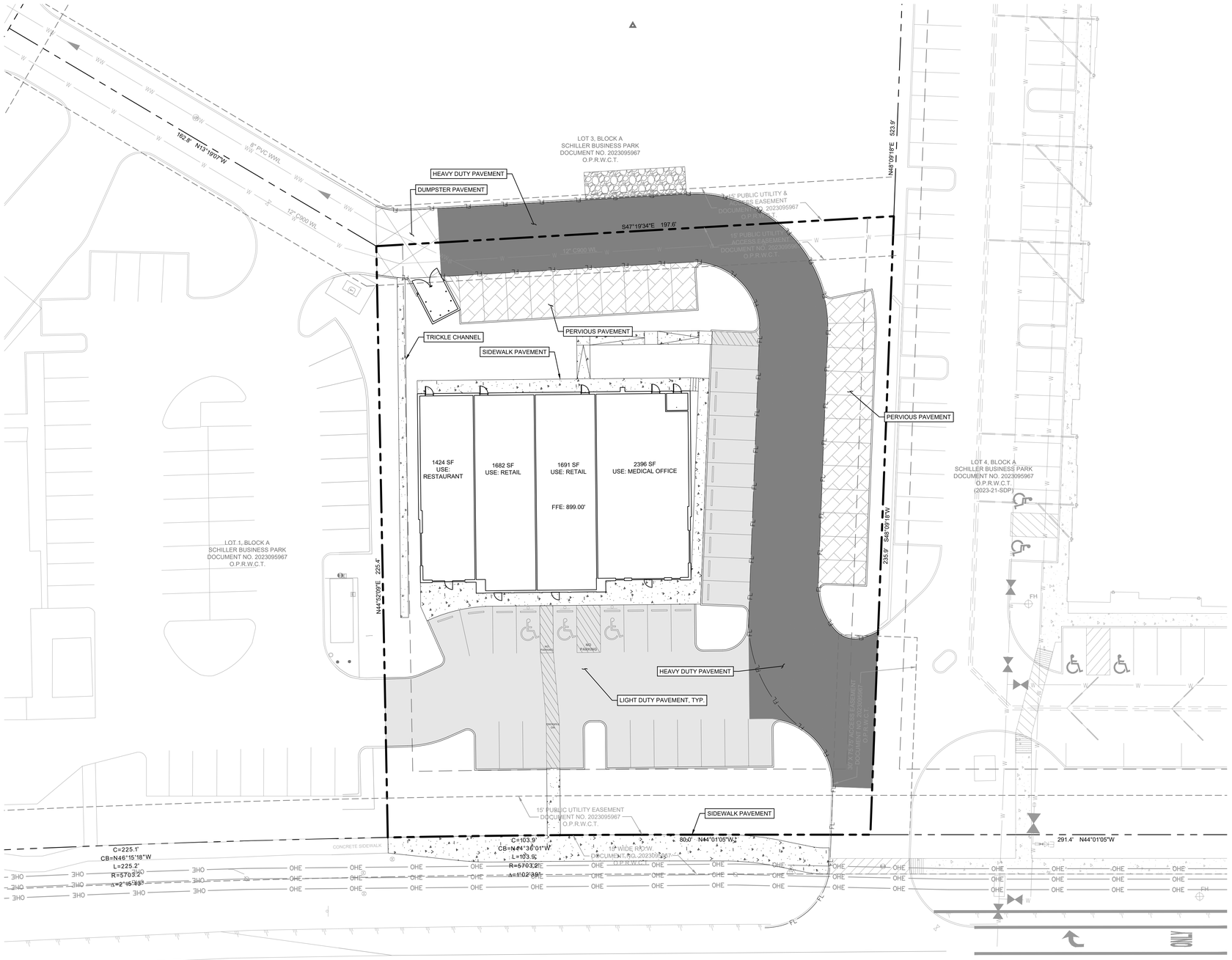
KHA PROJECT	064589720
DATE	SEPTEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	JUE
DRAWN BY:	JUE
CHECKED BY:	RJM

WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

OVERALL SITE PLAN

SHEET NUMBER
8 OF 25

2025-79-SDP



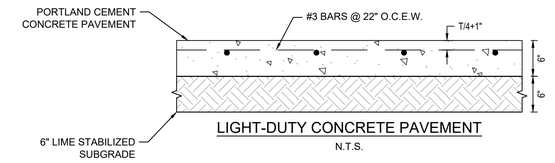
LEGEND

- PROPERTY LINE
- FL — PROPOSED FIRE LANE
- PROPOSED RIP RAP
- SIDEWALK PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LIGHT DUTY CONCRETE PAVEMENT
- HEAVY DUTY DUMPSTER CONCRETE PAVEMENT

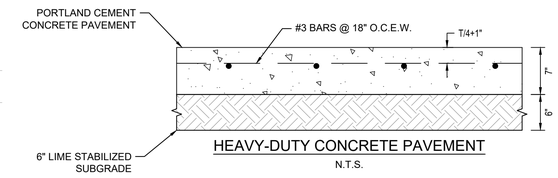
NOTES

1. REFERENCE PAVING SECTIONS ON THIS SHEET
2. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE PROPOSED 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.
3. ALL PAVEMENT AND SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH WITH THE UES GEOTECHNICAL REPORT DATED JULY 15, 2025.
4. REFER TO PAVEMENT JOINTING NOTES FOR CONCRETE PANEL SIZES AND REINFORCING REQUIREMENTS.

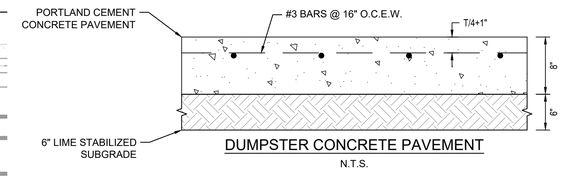
REFER TO GEOTECHNICAL REPORT
BY UES
GEOTECH PROJECT NO. Y252538
DATED: 07/15/2025



LIGHT-DUTY CONCRETE PAVEMENT
N.T.S.



HEAVY-DUTY CONCRETE PAVEMENT
N.T.S.



DUMPSTER CONCRETE PAVEMENT
N.T.S.

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

BENCHMARKS

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Kimley»Horn
6800 BURLESON ROAD, BUILDING 310, SUITE 150
AUSTIN, TX 78744
PHONE: 512-418-9942
WWW.KIMLEY-HORN.COM
TEXAS KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

RYAN MCKAY
146416
LICENSED
PROFESSIONAL ENGINEER
11/18/2025

KHA PROJECT 064589720	DESIGNED BY: JUE
DATE SEPTEMBER 2025	DRAWN BY: JUE
SCALE: AS SHOWN	CHECKED BY: RJM

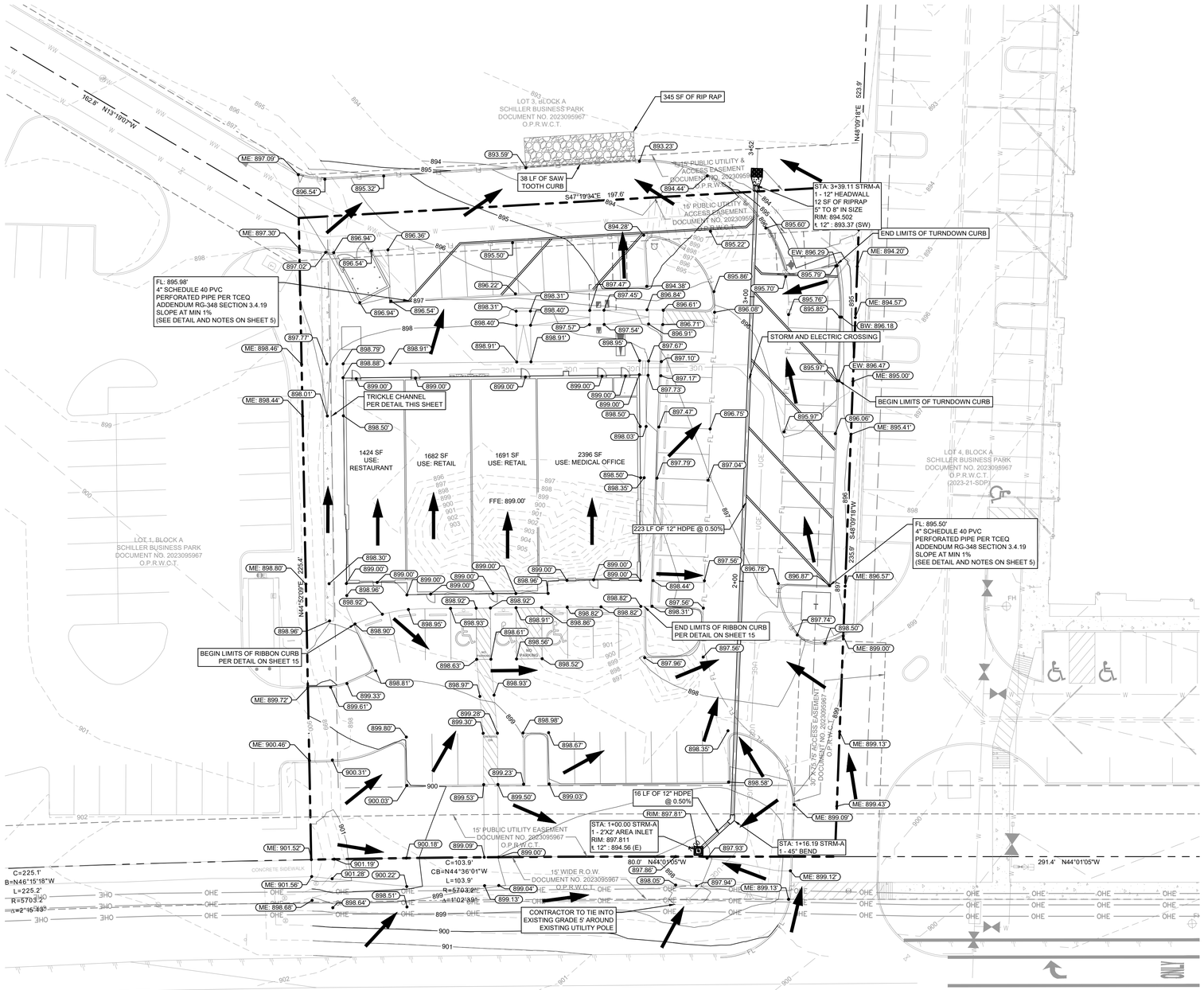
PAVING PLAN

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
9 OF 25

2025-79-SDP

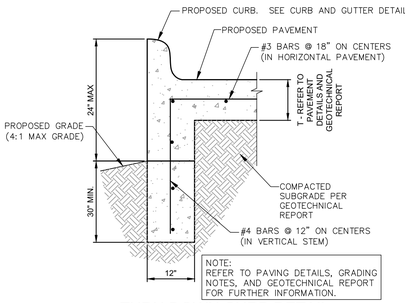


LEGEND

PROPERTY LINE	
FF=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.X	PROPOSED TOP OF PAVEMENT ELEVATION
EX XXX.X	EXISTING TOP OF PAVEMENT ELEVATION
TG XXX.X	PROPOSED TOP OF GRATE
TW XXX.X	PROPOSED GRADE AT TOP OF WALL
BW XXX.X	PROPOSED GRADE AT BOTTOM OF WALL
EW XXX.X	PROPOSED GRADE AT END OF WALL
	PROPOSED SWALE
HP	HIGH POINT
	FLOW DIRECTION
	PROPOSED RETAINING WALL
555	PROPOSED CONTOUR
555	EXISTING CONTOUR
	EXISTING TREE TO REMAIN

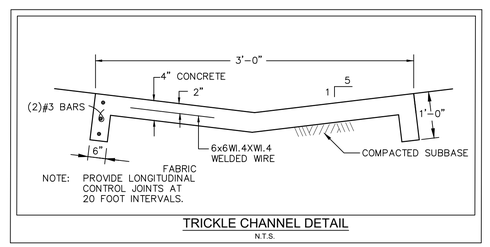
NOTES

1. ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
2. ALL TOP OF WALL ELEVATIONS ARE TO TOP OF GRADE AT WALL.
3. ALL BOTTOM OF WALL ELEVATIONS ARE TO BOTTOM OF GRADE AT WALL.
4. CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS: NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
5. MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.
6. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SIDEWALKS AND PEDESTRIAN ROUTES DO NOT EXCEED A 5% SLOPE IN THE PATH OF TRAVEL OR A 2% CROSS SLOPE, AND CONTRACTOR SHALL VERIFY THAT ACCESSIBLE PARKING AREAS (INCLUDING THE ADJOINING ACCESS AISLES) DO NOT EXCEED A 2% SLOPE IN ANY DIRECTION. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO ENSURE ADA/TAS SLOPE CRITERIA ARE NOT EXCEEDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACING PAVEMENT IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CHANGE ORDERS WILL BE ACCEPTED FOR ADA/TAS SLOPE COMPLIANCE ISSUES.



TURN DOWN CURB DETAIL

N.T.S.



TRICKLE CHANNEL DETAIL

N.T.S.

BENCHMARKS

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

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TX REGISTERED ENGINEERING FIRM F-928
TBPE Firm No. 928

RYAN MCKAY
146416
LICENSED PROFESSIONAL ENGINEER

11/18/2025

KHA PROJECT 064589720
DATE: SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

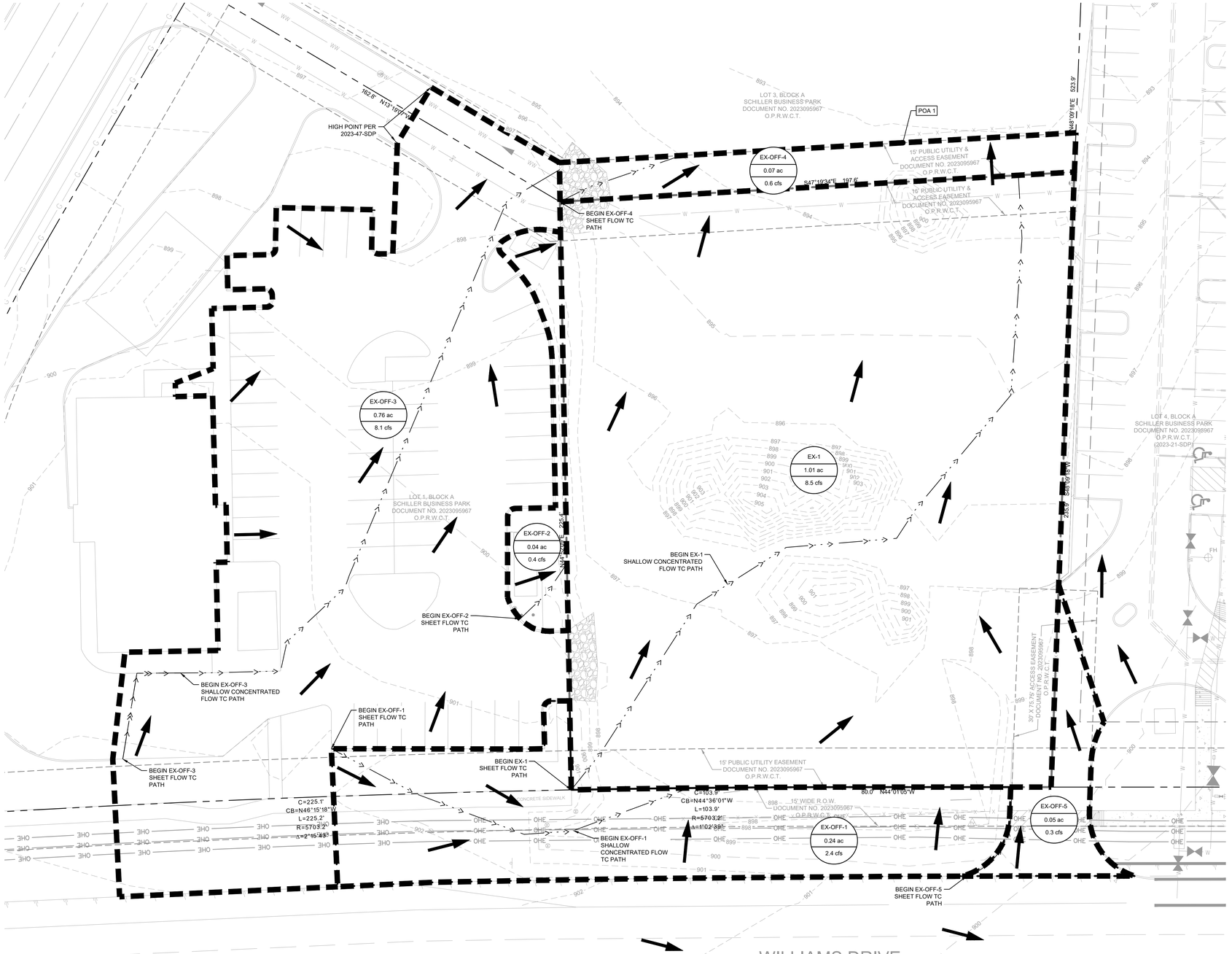
GRADING & STORM PLAN

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
10 OF 25

2025-79-SDP



N

W E

S

0 20' 40'

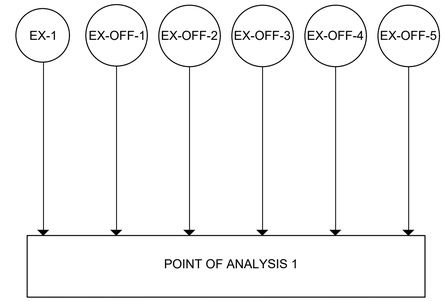
GRAPHIC SCALE 20'

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR / AREA IN ACRES / Q100 FLOW IN CFS
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
555	EXISTING CONTOUR

NOTES:

1. EXISTING ON-SITE CONTOURS ARE FROM TOPOGRAPHIC SURVEY PERFORMED BY KIMLEY-HORN ON 08/24/2025
2. ALL CONTOURS ARE AT ONE-FOOT INTERVALS



Existing Storm Drainage Summary (SCS Methodology)				
Area ID	Flow Rate (CFS)			
	2	10	25	100
EX-1	2.80	5.20	6.60	8.50
EX-OFF-1	0.80	1.50	1.90	2.40
EX-OFF-2	0.10	0.20	0.30	0.40
EX-OFF-3	4.20	5.80	6.80	8.10
EX-OFF-4	0.20	0.40	0.50	0.60
EX-OFF-5	0.20	0.20	0.30	0.30
Point of Analysis (PoA) Summary				
PoA-1	7.70	12.60	15.60	19.50
Note: Results are from HEC-HMS V4.11				

EXISTING TIME OF CONCENTRATION													
DRAINAGE AREA	SHEET FLOW				UNPAVED SHALLOW CONCENTRATED				PAVED SHALLOW CONCENTRATED				TOTAL TC (min)
	Length (ft)	Manning's n	Slope (ft/ft)	T_{ST} (min)	Length (ft)	Manning's n	Slope (ft/ft)	T_{SC} (min)	Length (ft)	Manning's n	Slope (ft/ft)	T_{SC} (min)	
EX-1	100	0.2	0.05	2.20	223.81	0.20	0.02	5.97	0	0.016	-	0.00	8.2
EX-OFF-1	100	0.2	0.03	2.56	47.3	0.20	0.01	1.30	0	0.016	-	0.00	5.0
EX-OFF-2	27.88	0.2	0.08	0.47	0	0.20	-	0.00	0	0.016	-	0.00	5.0
EX-OFF-3	50	0.016	0.02	0.16	0	0.20	-	0.00	264	0.016	0.017	0.55	5.0
EX-OFF-4	49.85	0.2	0.06	0.95	0	0.20	-	0.00	0	0.016	-	0.00	5.0
EX-OFF-5	41.53	0.016	0.03	0.09	0.0	0.20	-	0.00	0	0.016	-	0.00	5.0
* A MINUMUM OF 5 MIN IS USED FOR TC													

EXISTING WEIGHTED CURVE NUMBER CALCS (SCS METHOD)								
DRAINAGE AREA	AREA	AREA	IMPERVIOUS COVER	IMPERVIOUS COVER	IMPERVIOUS COVER	PERVIOUS CURVE NO.	IMPERVIOUS CURVE NO.	WEIGHTED CURVE NO.
	(sf)	(Ac.)	(sf.)	(Ac.)	%	Cn*	Cn*	Cn*
EX-1	43,865	1.01	0	0.00	0%	84.00	98.00	84.00
EX-OFF-1	11,326	0.26	550	0.01	5%	84.00	98.00	84.68
EX-OFF-2	1,742	0.04	0	0.00	0%	84.00	98.00	84.00
EX-OFF-3	33,106	0.76	28446	0.65	86%	84.00	98.00	96.03
EX-OFF-4	3,049	0.07	0	0.00	0%	84.00	98.00	84.00
EX-OFF-5	1,307	0.03	1307	0.03	100%	84.00	98.00	98.00
CN ASSUMED	*Undeveloped Pervious: Open space (lawns), Fair Condition, CN = 84 for D soil group *Impervious: Paved; parking lots, roofs, driveways, etc. (excluding right of way), CN = 98 for D soil group							

BENCHMARKS

TBM #1:	TBM #2:	TBM #3:
SET MAG-NAIL	SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10,502,868.72	NORTHING: 10,502,753.65	NORTHING: 10,502,483.04
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Kimley»Horn
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AUSTIN, TX 78744
PHONE: 512-816-9942
WWW.KIMLEY-HORN.COM
TX REGISTERED ENGINEERING FIRM F-928

RYAN MCKAY
146416
LICENSED
PROFESSIONAL ENGINEER
11/18/2025

KHA PROJECT 064589720
DATE: SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

EXISTING DRAINAGE AREA MAP

WILLIAMS DR COMMERCIAL

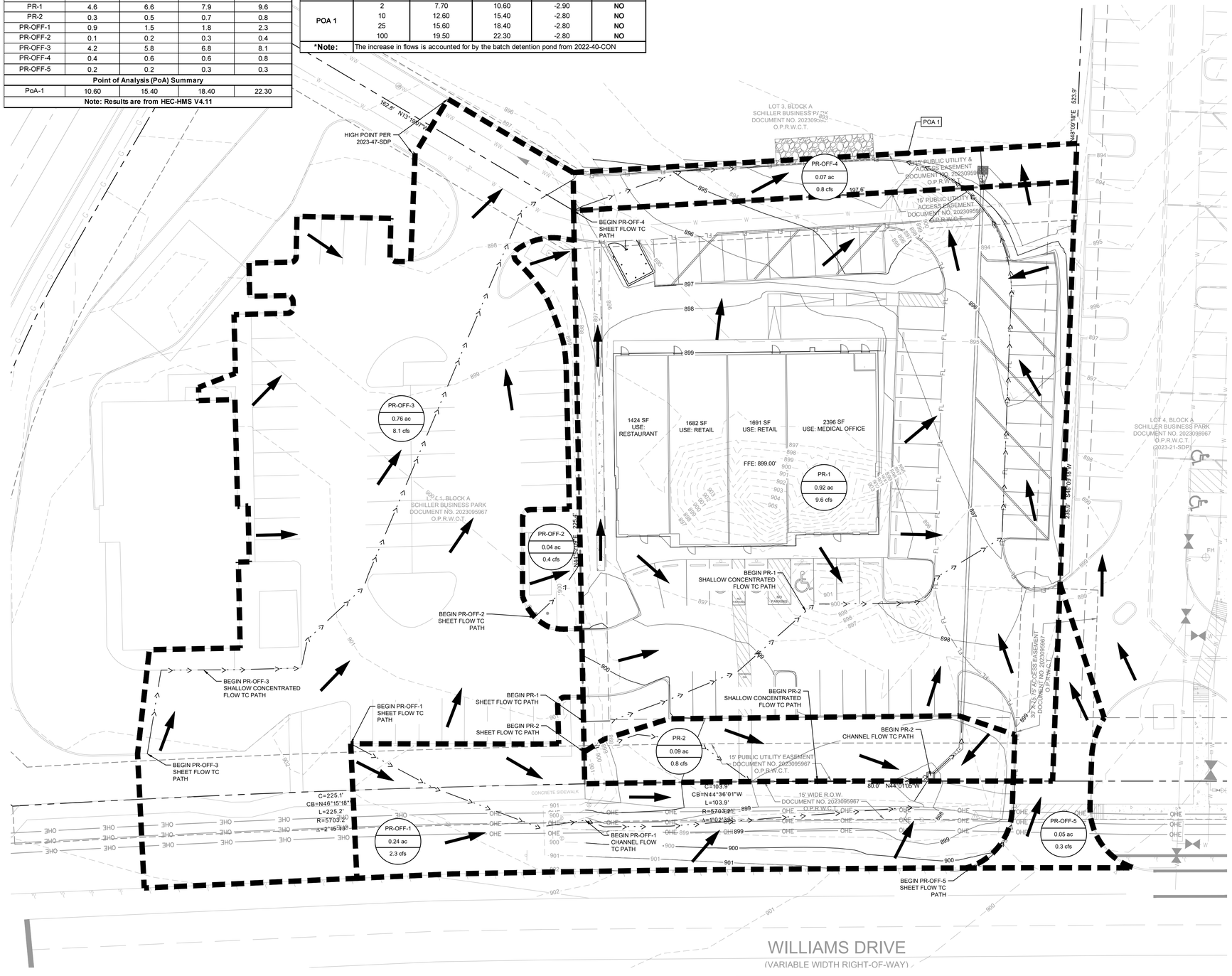
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
11 OF 25

2025-79-SDP

Proposed Storm Drainage Summary (SCS Methodology)				
Area ID	Flow Rate (CFS)			
	2	10	25	100
PR-1	4.6	6.6	7.9	9.6
PR-2	0.3	0.5	0.7	0.8
PR-OFF-1	0.9	1.5	1.8	2.3
PR-OFF-2	0.1	0.2	0.3	0.4
PR-OFF-3	4.2	5.8	6.8	8.1
PR-OFF-4	0.4	0.6	0.6	0.8
PR-OFF-5	0.2	0.2	0.3	0.3
Point of Analysis (PoA) Summary				
PoA-1	10.60	15.40	18.40	22.30
Note: Results are from HEC-HMS V4.11				

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Runoff Difference at Point of Analysis (cfs)	Is Developed ≤ Existing?*
POA 1	2	7.70	10.60	-2.90	NO
	10	12.60	15.40	-2.80	NO
	25	15.60	18.40	-2.80	NO
	100	19.50	22.30	-2.80	NO
*Note:	The increase in flows is accounted for by the batch detention pond from 2022-40-CON				



PROPOSED TIME OF CONCENTRATION															
DRAINAGE AREA	SHEET FLOW				UNPAVED SHALLOW CONCENTRATED				PAVED SHALLOW CONCENTRATED				CHANNEL FLOW				TOTAL TC (min)
	Length (ft)	Manning's n	Slope (ft/ft)	T_{SF} (min)	Length (ft)	Manning's n	Slope (ft/ft)	T_{SC} (min)	Length (ft)	Manning's n	Slope (ft/ft)	T_{SC} (min)	Length (ft)	Slope (ft/ft)	Velocity (ft/s	T_{CF} (min)	
PR-1	100	0.016	0.03	2.56	0.0	0.20	-	0.00	268.67	0.016	0.02	0.51	0	-	-	0.00	5.0
PR-2	100	0.016	0.03	0.47	45.0	0.20	0.0	1.20	-	0.016	-	0.00	26.28	0.005	2.4	0.18	5.0
PR-OFF-1	100	0.2	0.03	2.56	0.0	0.20	-	0.00	0	0.016	-	0.00	140.36	0.005	1.050	2.23	5.0
PR-OFF-2	27.88	0.2	0.08	0.47	0.0	0.20	-	0.00	0	0.016	-	0.00	0	-	-	0.00	5.0
PR-OFF-3	50	0.016	0.02	0.16	0.0	0.20	-	0.00	0	0.016	-	0.00	0	-	-	0.00	5.0
PR-OFF-4	100	0.016	0.02	0.27	0.0	0.20	-	0.00	22	0.016	0.02	0.04	0	-	-	0.00	5.0
PR-OFF-5	41.53	0.016	0.03	0.09	0.0	0.20	-	0.00	0	0.016	-	0.00	0	-	-	0.00	5.0
* A MINUMUM OF 5 MIN IS USED FOR TC																	

PROPOSED WEIGHTED CURVE NUMBER CALCS (SCS METHOD)								
DRAINAGE AREA	AREA (sf)	AREA (Ac.)	IMPERVIOUS COVER (sf.)	IMPERVIOUS COVER (Ac.)	IMPERVIOUS COVER %	PERVIOUS CURVE NO. Cn*	IMPERVIOUS CURVE NO. Cn*	WEIGHTED CURVE NO. Cn*
PR-1	40,075	0.92	28333	0.65	71%	84.00	98.00	93.90
PR-2	3,920	0.09	125	0.00	3%	84.00	98.00	84.45
PR-OFF-1	10,454	0.24	2166	0.05	21%	84.00	98.00	86.90
PR-OFF-2	1,742	0.04	0	0.00	0%	84.00	98.00	84.00
PR-OFF-3	33,106	0.76	28446	0.65	86%	84.00	98.00	96.03
PR-OFF-4	3,049	0.07	3049	0.07	100%	80.00	98.00	98.00
PR-OFF-5	1,307	0.03	1307	0.03	100%	84.00	98.00	98.00
CN ASSUMED	*Undeveloped Pervious: Open space (lawns), Fair Condition, CN = 84 for D soil group *Impervious: Paved; parking lots, roofs, driveways, etc. (excluding right of way), CN = 98 for D soil group							

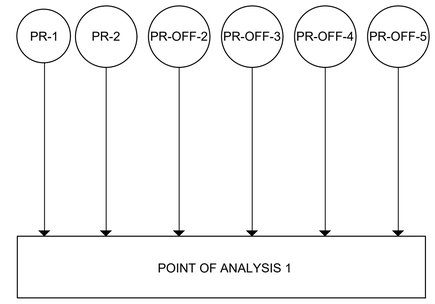
0 20' 40'
GRAPHIC SCALE 20'

LEGEND

X-1 / 9.9 ac / 5.5 cfs	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
A-1	INLET NUMBER
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

NOTES:

1. EXISTING ON-SITE CONTOURS ARE FROM TOPOGRAPHIC SURVEY
2. ALL CONTOURS ARE AT ONE-FOOT INTERVALS
3. POA-1 LEADS TO THE WATER QUALITY & DETENTION POND BUILT WITH THE 4795 WILLIAMS DR SUBDIVISION IMPROVEMENT PLANS (2022-40-CON)
4. THE WATER QUALITY & DETENTION POND BUILT WITH 2022-40-CON WAS SIZED TO HANDLE 70% IMPERVIOUS COVER FROM THIS LOT UNDER DEVELOPED CONDITIONS. SEE SHEET ##



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ELEVATION: 1,839.464'	ELEVATION: 1,839.049'	ELEVATION: 1,838.499'

Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 310, SUITE 150
AUSTIN, TX 78744
PHONE: 512-816-9942
WWW.KIMLEY-HORN.COM
TX REG: KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

RYAN MCKAY
146418
LICENSED PROFESSIONAL ENGINEER
11/18/2025

KHA PROJECT 064589720	DATE SEPTEMBER 2025	SCALE: AS SHOWN	DESIGNED BY: JUE	DRAWN BY: JUE	CHECKED BY: RJM

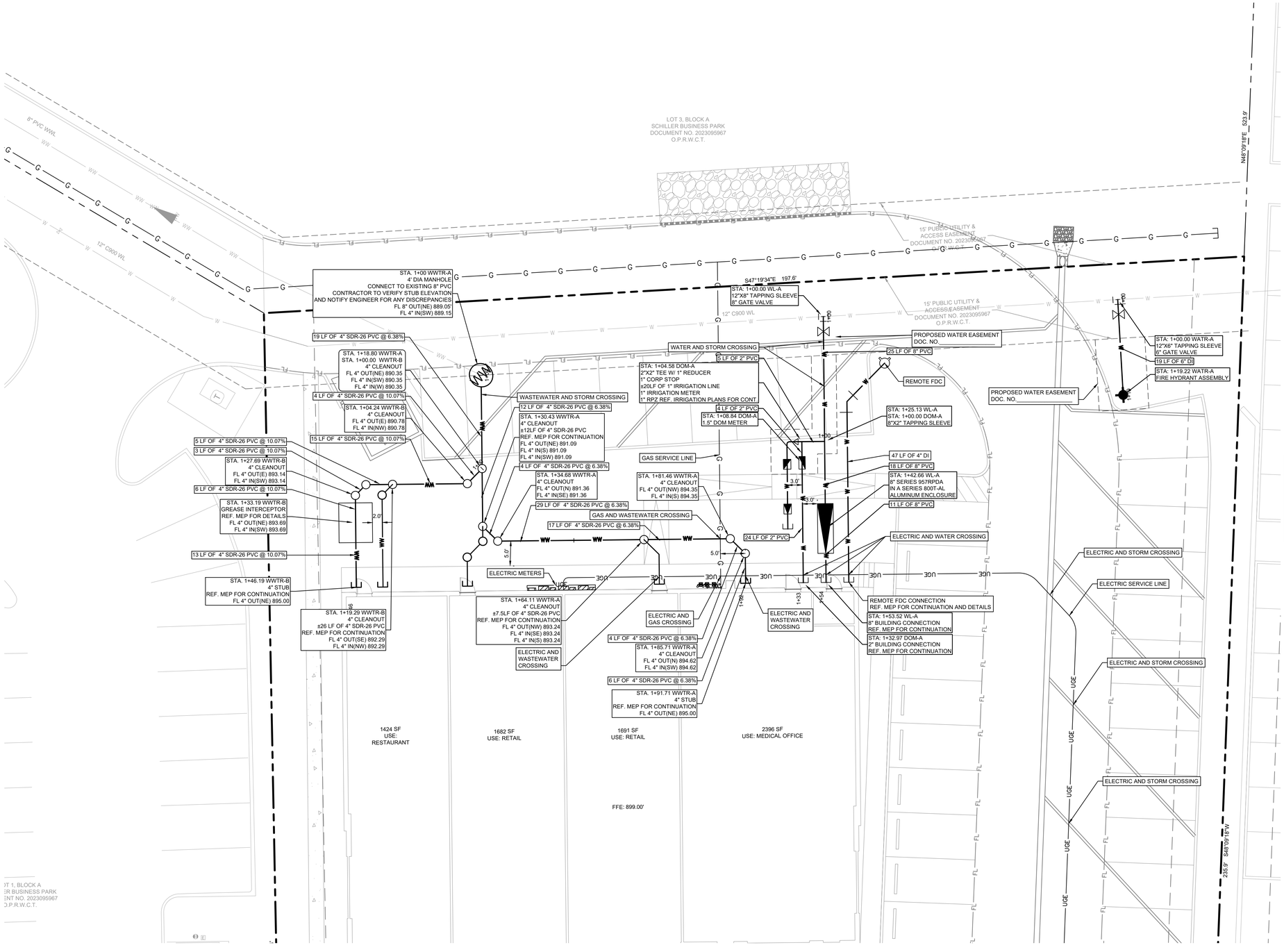
PROPOSED DRAINAGE AREA MAP

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
12 OF 25

2025-79-SDP



LEGEND

- PROPERTY LINE
- PROPOSED WASTEWATER LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED DOMESTIC LINE
- PROPOSED FIRE LINE
- PROPOSED WASTEWATER MANHOLE
- PROPOSED WASTEWATER CLEANOUT
- WASTEWATER FLOW DIRECTION
- PROPOSED FIRE HYDRANT
- PROPOSED STORM DRAIN LINE
- PROPOSED STORM DRAIN INLET
- EXISTING OVERHEAD POWER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM SEWER LINE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING WASTEWATER MANHOLE

NOTES

1. CONTRACTOR TO CONTACT GEORGETOWN UTILITIES PRIOR TO PURCHASING METERS.
2. CONTRACTOR TO VERIFY SIZE AND ELEVATION OF ALL UTILITY STUBS AND MUST NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
3. MINIMUM COVER OF DEPTH OF WATERLINES OF 48"
4. ALL DI PIPE IS TO BE FULLY RESTRAINED.
5. UNDERGROUND MAINS SUPPLYING HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 24 , AND THE FIRE CODE, BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE HYDROSTATICALLY TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
6. WASTEWATER PIPING TO BE SDR-26 PVC ASTM D3034

BENCHMARKS

TBM #1:	TBM #2:	TBM #3:
SET MAG-NAIL	SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10,502,868.72	NORTHING: 10,502,753.65	NORTHING: 10,502,483.04
EASTING: 2,279,130.64	EASTING: 2,278,914.92	EASTING: 2,278,671.70
ELEVATION: 1,839.464'	ELEVATION: 1,839.049'	ELEVATION: 1,838.499'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
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PHONE: 512-418-9942
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TX REGISTERED ENGINEERING FIRM F-928
TBPE Firm No. 928

RYAN MCKAY
146415
LICENSED
PROFESSIONAL ENGINEER
11/18/2025

KHA PROJECT	064589720
DATE	SEPTEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	JUE
DRAWN BY:	JUE
CHECKED BY:	RJM

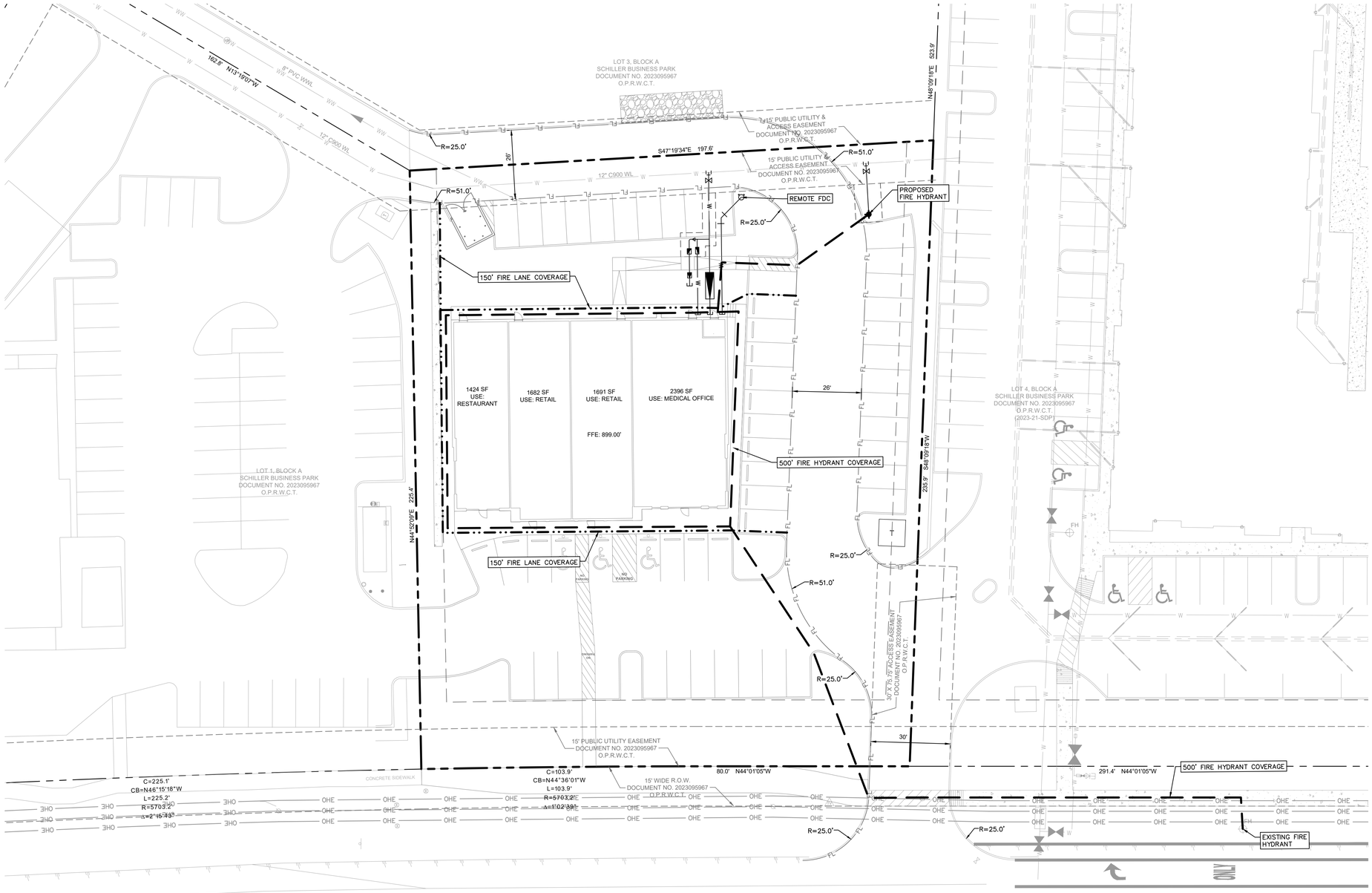
OVERALL UTILITY PLAN

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
13 OF 25

2025-79-SDP



0 20' 40'

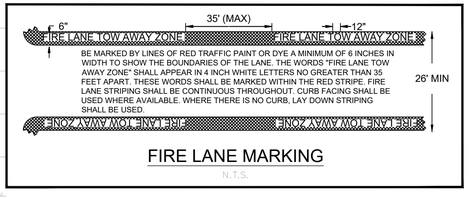
GRAPHIC SCALE 20'

LEGEND

- W — EXISTING WATER LINE
- G — EXISTING GAS LINE
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- PROPOSED FIRE HYDRANT
- W — PROPOSED DOMESTIC LINE
- FW — PROPOSED FIRE LINE
- FL FL — PROPOSED FIRE LANE STRIPING
- 500' FIRE HYDRANT COVERAGE
- 150' FIRE LANE COVERAGE
- FENCE

NOTES

1. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 13'-6" VERTICAL
2. FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.



FIRE LANE MARKING

N.T.S.

BENCHMARKS

TBM #1:	TBM #2:	TBM #3:
SET MAG-NAIL	SET MAG-NAIL	SET MAG-NAIL
NORTHING: 10,502,868.72	NORTHING: 10,502,753.65	NORTHING: 10,502,483.04
EASTING: 2,279,130.64	EASTING: 2,278,914.92	EASTING: 2,278,671.70
ELEVATION: 1,839.464'	ELEVATION: 1,839.049'	ELEVATION: 1,838.499'

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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RYAN MCKAY
146416
LICENSED
PROFESSIONAL ENGINEER
11/18/2025

KHA PROJECT	DESIGNED BY:	JUE
064589720	DRAWN BY:	JUE
DATE: SEPTEMBER 2025	CHECKED BY:	RJM
SCALE: AS SHOWN		

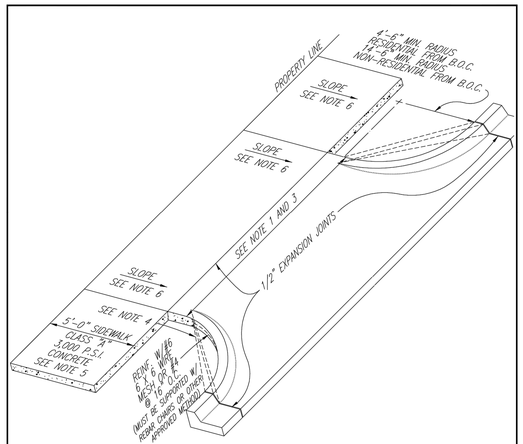
FIRE PROTECTION PLAN

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
14 OF 25

2025-79-SDP

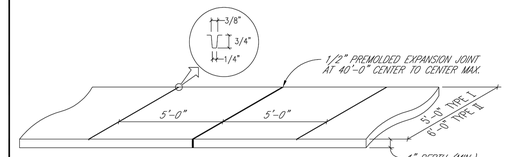


NOTES:

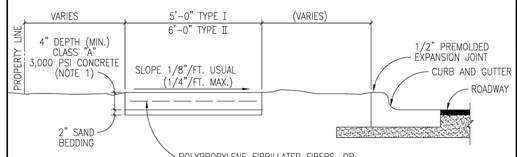
1. MAXIMUM WIDTH OF APPROACH SHALL BE 24'–0" FOR RESIDENTIAL, 30'–0" FOR NON–RESIDENTIAL UNDIVIDED AND 45'–0" FOR NON–RESIDENTIAL DIVIDED.
2. DRIVEWAY PERMITS TO BE ACQUIRED FROM CITY INSPECTION OFFICE.
3. MINIMUM WIDTH OF APPROACH SHALL BE 10'–0" FOR RESIDENTIAL AND 15'–0" FOR NON–RESIDENTIAL.
4. LINEAR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

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

REVISION NOTE:	ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	CONCRETE DRIVEWAY APPROACH TYPICAL
DRAWING NAME:	SD15
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.

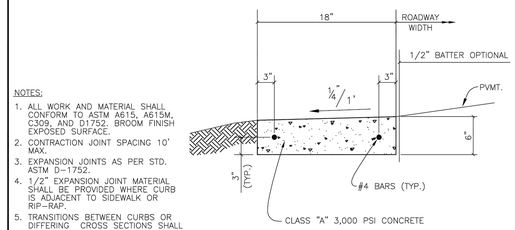


NOTES:

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.

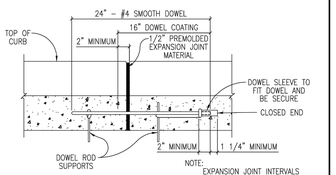
REVISION NOTE:	ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	SIDEWALK SECTION AND JOINT DETAIL
DRAWING NAME:	SD14
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB



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.

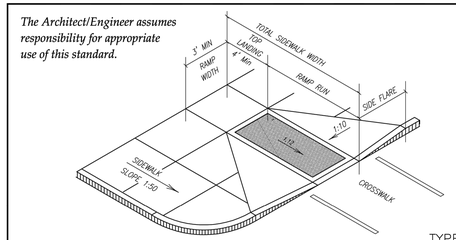


CURB DOWEL DETAIL

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

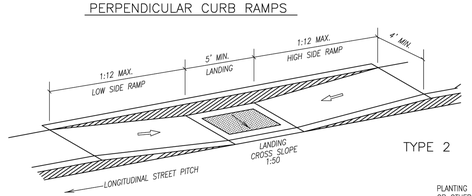
REVISION NOTE:	ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	RIBBON CURB DETAILS
DRAWING NAME:	SD08
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS	APPROVED BY: TRB

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

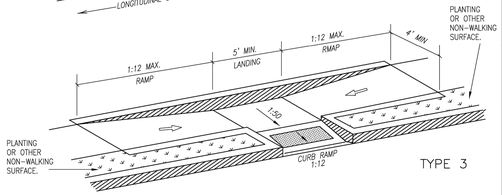


TYPE 1

PERPENDICULAR CURB RAMPS



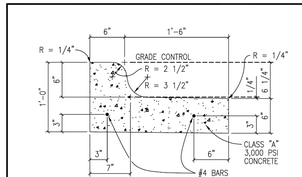
TYPE 2



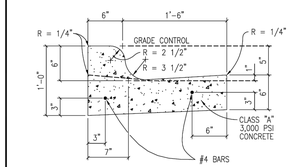
TYPE 3

PARALLEL CURB RAMPS

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



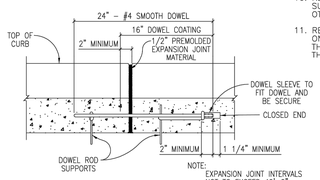
SPILL CURB



CATCH AND LAYDOWN CURB

NOTES:

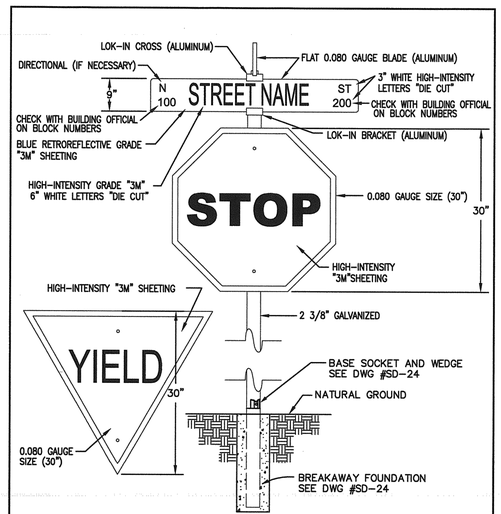
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752, BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D–1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP–RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR 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.



CURB DOWEL DETAIL

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

REVISION NOTE:	ADOPTED 6/21/2006
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	CURB AND GUTTER DETAILS
DRAWING NAME:	SD06
SCALE: NTS	DATE:
DRAWN BY: MRS	APPROVED BY: TRB



NOTES:

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

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

REVISED NOTE:	REVISED 1/14/2014 WBD
ADOPTED NOTE:	ADOPTED 6/21/2006 TRB
CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS	STANDARD STREET SIGN DETAIL
DRAWING NAME:	SD25
SCALE: NTS	DATE: 1/2003
DRAWN BY: MRS/AP	APPROVED BY: TRB

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 310, SUITE 150
AUSTIN, TX 78744
PHONE: 512-816-9942
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TX REGISTERED ENGINEERING FIRM F-928

RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
11/18/2025

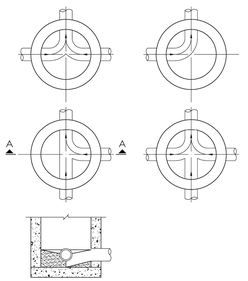
KHA PROJECT	064589720
DATE	SEPTEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	JUE
DRAWN BY:	JUE
CHECKED BY:	RJM

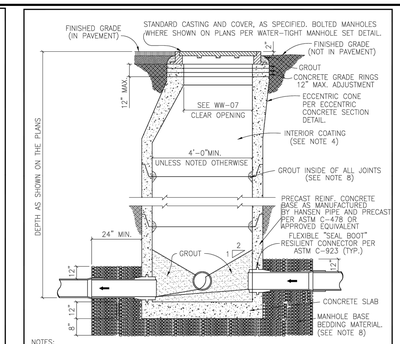
PAVING DETAILS

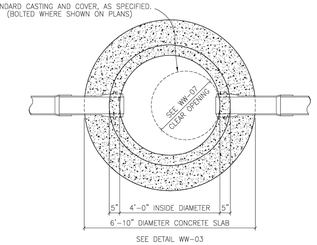
WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

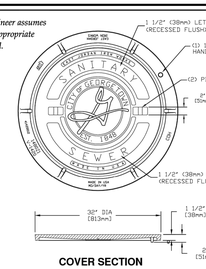
SHEET NUMBER
15 OF 25

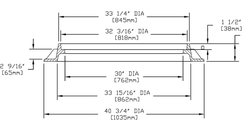
2025-79-SDP

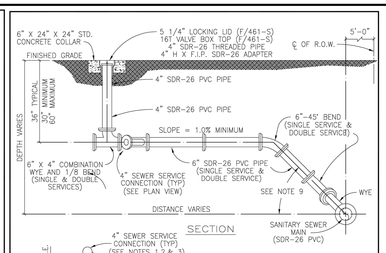


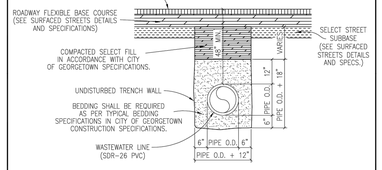


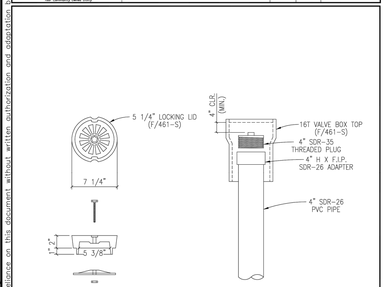


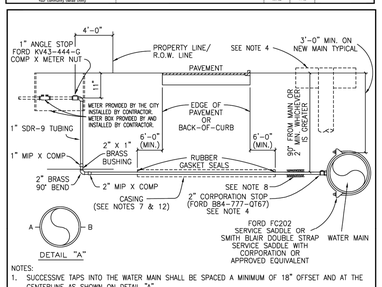


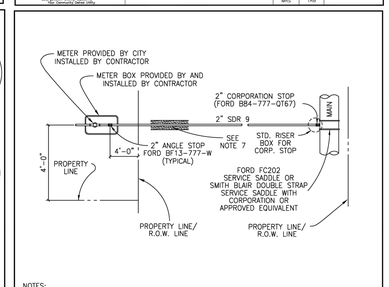


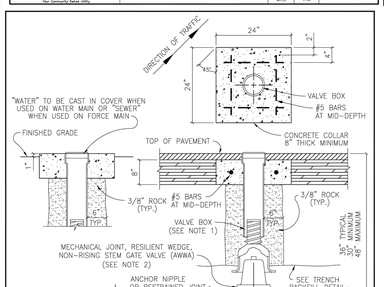


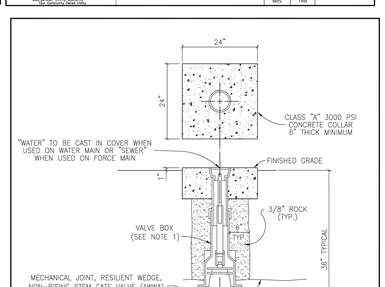


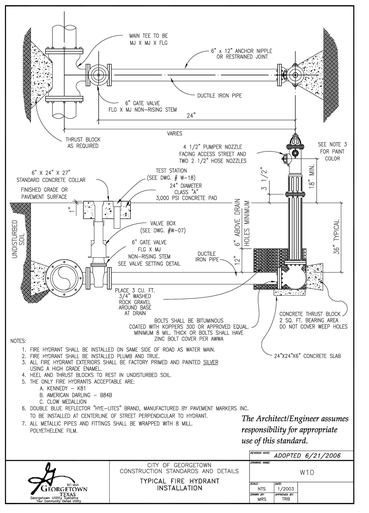


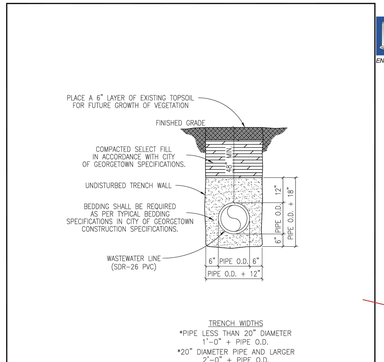


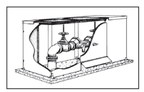


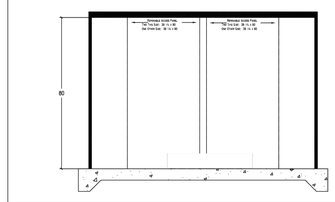


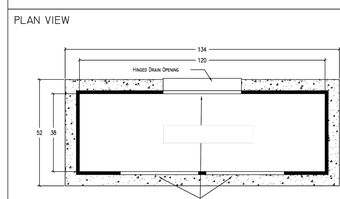


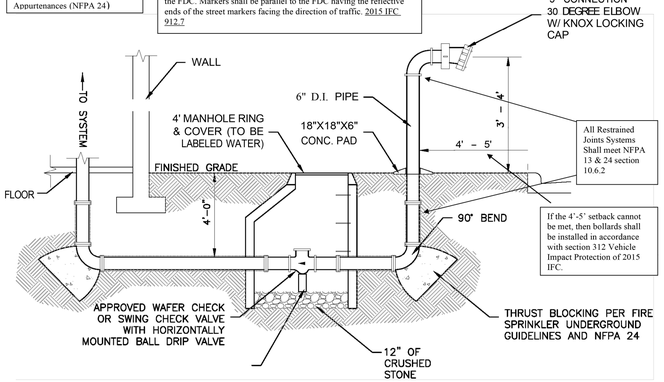












Plotted By: Estrada, Jacob Date: November 18, 2025 11:19:34am File Path: K:\EAU_Civil\064589720–Williams Dr Commercial\CAD\PlanSheets\C – Utility Details.dwg

NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
3. CHANNELS FOR FUTURE CONSTRUCTIONS (STUBS) SHALL BE CONSTRUCTED, FILLED WITH SAND, AND COVERED WITH 1" OF MORTAR.
4. SLOPE MANHOLE ITSELF WITH A 1:2 SLOPE FROM MANHOLE WALL TO CHANNEL.
5. INVERT SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR 4" DEEP.

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

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
FLOW PATTERNS FOR INVERT CHANNELS
DRAWING NAME: WW06
SCALE: NTS DATE: 1/2003
DRAWN BY: MRS APPROVED BY: TRB

NOTES:

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

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

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

MANHOLE PLAN

CITY OF GEORGETOWN NOTES:

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

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

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

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

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

NOTES:

1. STANDARD WASTEWATER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480A V-1420/1480Z1, COVER TO BE STAMPED WITH "SANITARY SEWER".
2. STANDARD WASTEWATER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 41420012 00148390.
4. FOR BOLTED WASTEWATER MANHOLE SET REFER TO DETAIL WW07A.

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
STANDARD WASTEWATER MANHOLE SET
DRAWING NAME: WW07
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.

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

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

NOTES:

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

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

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

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

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SEWER CLEAN-OUT DETAIL
DRAWING NAME: WW12
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.

REVISION NOTE: ADOPTED 01/23/2013
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
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.

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

NOTES:

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

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

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL VALVE SETTING
DRAWING NAME: W07
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.

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
INLINE VALVE INSTALLATION
DRAWING NAME: W21
SCALE: NTS DATE: 1/2003
DRAWN BY: MRS APPROVED BY: TRB

NOTES:

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

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

REVISION NOTE: ADOPTED 6/21/2006
CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TYPICAL FIRE HYDRANT INSTALLATION
DRAWING NAME: W10
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.

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

SAFE-T-COVER BY HYDROCOWL
ENCLOSURES DESIGNED FOR THE WORLD'S WATER SYSTEMS™

Specification Submittal Sheet
Series 800 – Panel Design
Insulated Enclosures

Materials

- Roof, walls, and drain panel – 5052-H32 marine grade aluminum (.050/18 gauge), mill finish, ASTM B209 outside
- Drain panel hinge and spring – stainless steel
- Insulation 1 ½" (9 "R" value) minimum thickness polyisocyanurate foam laminated to a glass fiber reinforced facer (each side), non-wicking
- Mounting hardware – 300 series stainless steel or T-6 aluminum
- Wedge anchors – Powers SDI – ½" x 3 ¾"

Description

The enclosure is designed to provide freeze and vandal protection of above ground backflow prevention assemblies, meters, PRV, etc. The enclosure provides for safe and easy testing and maintenance.
The enclosure disassembles easily if full equipment replacement is needed.

Standards

- ASSE 1060
- ASTM B209

Heating Required

☐ Yes – see separate specification submittal sheet
☐ No

Dimensions

Model	Inside Diameter W	Inside Diameter L	Inside Diameter H	Concrete Pad W	Concrete Pad L	Concrete Pad H	Ship Wt	Access Panels	Access Panel Size W	Access Panel Size H	Drain Opening W	Drain Opening H
800-AL	38	120	56	52	134	6	495	3	38 ¼	56	38 ¼	6 ½
800D-AL	78	124	60	92	138	6	810	4	38 ¼	60	38 ¼	6 ½
800DS-AL	78	150	60	92	164	6	721	4	38 ¼	60	38 ¼	6 ½
800LU880-AL*	44	44	52	58	58	6	268	2	36	52	36	6 ½
800T-AL	38	120	80	52	134	6	585	3	38 ¼	80	38 ¼	6 ½
800TD-AL	78	124	80	92	138	6	840	4	38 ¼	80	38 ¼	6 ½
800TDS-AL	78	150	80	92	164	6	826	4	38 ¼	80	38 ¼	6 ½
800TLU880-AL*	54	44	52	68	58	6	245	2	46	52	46	6 ½
800TLU880M-AL*	54	58	60	68	72	6	486	2	40	60	40	6 ½

*Standard compact design models include hinged lift-up roof   All dimensions in inches.

Specifications

A freeze and vandal protective enclosure shall be installed over above ground plumbing systems. The enclosure shall be constructed of 5052-H32 marine grade aluminum with a minimum R9 in the walls and R18 in the roof. Molded fiberglass enclosures will be rejected. Cut board insulation shall be used for uniform insulation thickness. Sprayed insulation shall be reason for rejection. Redwood post and beams shall be utilized for structural support. The use of "Particle board" shall be reason for rejection. The roof of the enclosure shall be removable for maintenance. Enclosures requiring tape to seal the roof seams are prohibited. The enclosures shall have a fully insulated drain panel designed to remain closed, except when discharging water. The drain panel shall be sized to accommodate the maximum discharge for backflow installations. The enclosure shall be mounted securely to a concrete pad and remain locked even if outside screws are removed. All mounting hardware shall be furnished.

When heat is required, a slab mounted UL or ETL listed heater shall be provided that has been independently certified to meet the UL-2021 "Rain Test" for damp or wet conditions. Wall-mounted air heaters and self-regulating cables shall not be used as the heat source. The enclosure shall be certified to the most recent ASSE Standard 1060 (Class I or Class II). The insulated enclosure shall be a Safe-T-Cover Series 800.

Hydrocowl, Inc.
Nashville, TN • Phone 1-800-245-6333
FAX (615) 259-4481 • www.safe-t-cover.com

SS6 0715

Core and Main, LP

ENCLOSURE MODEL: 800T-AL
JOB:
DRAWN BY: JM SCALE: NONE DATE: 06/02/16

SAFE-T-COVER BY HYDROCOWL
ENCLOSURES DESIGNED FOR THE WORLD'S WATER SYSTEMS™
WEBSITE: SAFE-T-COVER.COM PHONE: (800) 245-6333
EMAIL: SALES@SAFE-T-COVER.COM FAX: (615) 259-4481

ELEVATION VIEW

PLAN VIEW

800T-AL
SHEET 1 OF 1

1. DRAWING NOT TO SCALE.
2. ALL DIMENSIONS ARE IN INCHES.
3. WALL AND INSULATION THICKNESS IS 1-1/2".
4. ROOF AND INSULATION THICKNESS IS 3".
5. MODEL 800T-AL ENCLOSURE
6. ENCLOSURE INSIDE DIMENSIONS: 38"W X 120"L X 80"H
7. CONCRETE PAD IS 52"W x 134"L x 6"H

CONFIDENTIAL: THIS DRAWING IS INTENDED FOR USE ONLY BY THOSE AUTHORIZED TO RECEIVE IT. DISSEMINATION, DISTRIBUTION OR COPY OF THIS INFORMATION IS STRICTLY PROHIBITED. US PATENT 5,609,784

~~Core and Main, LP~~

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

All Fire Department Connections (FDCs) shall be marked as approved by the Fire Code Official. Two red street lane reflectors (stimsonite model 88AB or similar) shall be installed six inches from centerline of the fire apparatus access roadway on the side closest to the FDC. Markers shall be parallel to the FDC having the reflective ends of the street markers facing the direction of traffic. 2015 IFC 912.7

All Restrained Joints Systems Shall meet NFPA 13 & 24 section 10.6.2

If the 4'-5' setback cannot be met, then bollards shall be installed in accordance with section 312 Vehicle Impact Protection of 2015 IFC.

FIRE DEPARTMENT CONNECTION
NOT TO SCALE

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

RYAN MCKAY
146418
11/18/2025

KHA PROJECT 064589720
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

UTILITY DETAILS

WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
16 OF 25

2025-79-SDP

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

REVISION NOTE: ADOPTED 6/21/2006

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

DRAWING NAME: EC01

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

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

1. THE CONTRACTOR TO INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING, GRADING, OR EXCAVATION). CONTRACTOR TO REMOVE EROSION/SEDIMENTATION CONTROLS AT THE COMPLETION OF PROJECT AND GRASS RESTORATION.
2. ALL PROJECTS WITHIN THE RECHARGE ZONE OF THE EDWARD'S AQUIFER SHALL SUBMIT A BEST MANAGEMENT PRACTICES AND WATER POLLUTION AND ABATEMENT PLAN TO THE TNRCC FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS TO BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND WATER POLLUTION ABATEMENT PLAN. DEVIATIONS FROM THE APPROVED PLAN MUST BE SUBMITTED TO AND APPROVED BY THE OWNER'S REPRESENTATIVE.
4. ALL PLANTING SHALL BE DONE BETWEEN MAY 1 AND SEPTEMBER 15 EXCEPT AS SPECIFICALLY AUTHORIZED IN WRITING. IF PLANTING IS AUTHORIZED TO BE DONE OUTSIDE THE DATES SPECIFIED, THE SEED SHALL BE PLANTED WITH THE ADDITION OF WINTER FESCUE (KENTUCKY 31) AT A RATE OF 100lb/ACRE. GRASS SHALL BE COMMON BERMUDA GRASS, HULLED, MINIMUM 80% PURE LIVE SEED. ALL GRASS SEED SHALL BE FREE FROM NOXIOUS WEED, GRADE "A" RECENT CROP, RECLEANED AND TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING. SEED SHALL BE FURNISHED IN SEALED, STANDARD CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS.
5. ALL DISTURBED AREAS TO BE RESTORED AS NOTED IN THE WATER POLLUTION ABATEMENT PLAN.
6. THE PLANTED AREA TO BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF FOUR (4) INCHES. THE IRRIGATION TO OCCUR AT 10-DAY INTERVALS DURING THE FIRST TWO MONTHS TO INSURE GERMINATION AND ESTABLISHMENT OF THE GRASS . RAINFALL OCCURRENCES OF 1/2 INCH OR GREATER TO POSTPONE THE WATERING SCHEDULE ONE WEEK.
7. RESTORATION TO BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1-1/2 INCHES HIGH WITH 95% *COVERAGE*, PROVIDED NO BARE SPOTS LARGER THAN 25 SQUARE FEET EXIST.
8. A MINIMUM OF FOUR (4) INCHES OF TOPSOIL TO BE PLACED IN ALL AREAS DISTURBED BY CONSTRUCTION.
9. THE CONTRACTOR TO HYDROMULCH OR SOD (AS SHOWN ON PLANS) ALL EXPOSED CUTS AND FILLS UPON COMPLETION OF CONSTRUCTION.
10. EROSION AND SEDIMENTATION CONTROLS TO BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN TREE DRIPLINE.
11. TO AVOID SOIL COMPACTION, CONTRACTOR SHALL NOT ALLOW VEHICULAR TRAFFIC, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS IN THE TREE DRIPLINE AREAS.
12. WHERE A FENCE IS CLOSER THAN FOUR (4) FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT (8) FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE FENCING.
13. TREES TO BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
14. ANY ROOT EXPOSED BY CONSTRUCTION ACTIVITY TO BE PRUNED FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOPSOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN TWO DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
15. CONTRACTOR TO PRUNE VEGETATION TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT BEFORE DAMAGE OCCURS (RIPPING OF BRANCHES, ETC.). ALL FINISHED PRUNING TO BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE "NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES").
16. THE CONTRACTOR IS TO INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY RAINFALL EXCEEDING 1/4 INCH TO VERIFY THAT THEY HAVE NOT BEEN SIGNIFICANTLY DISTURBED. ANY ACCUMULATED SEDIMENT AFTER A SIGNIFICANT RAINFALL TO BE REMOVED AND PLACED IN THE OWNER DESIGNATED SPOIL DISPOSAL SITE. THE CONTRACTOR TO CONDUCT PERIODIC INSPECTIONS OF ALL EROSION/SEDIMENTATION CONTROLS AND TO MAKE ANY REPAIRS OR MODIFICATIONS NECESSARY TO ASSURE CONTINUED EFFECTIVE OPERATION OF EACH DEVICE.
17. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT IMMEDIATELY ADJACENT TO A PROTECTED TREE, ERECT THE FENCE APPROXIMATELY TWO TO FOUR FEET (2'-4") BEHIND THE AREA IN QUESTION.
18. NO ABOVE AND/OR BELOW GROUND TEMPORARY FUEL STORAGE FACILITIES TO BE STORED ON THE PROJECT SITE.
19. IF EROSION AND SEDIMENTATION CONTROL SYSTEMS ARE EXISTING FROM PRIOR CONTRACTS, OWNER'S REPRESENTATIVE AND THE CONTRACTOR TO EXAMINE THE EXISTING EROSION AND SEDIMENTATION CONTROL SYSTEMS FOR DAMAGE PRIOR TO CONSTRUCTION. ANY DAMAGE TO PREEXISTING EROSION AND SEDIMENTATION CONTROLS NOTED TO BE REPAIRED AT OWNERS EXPENSE.
20. INTENTIONAL RELEASE OF VEHICLE OR EQUIPMENT FLUIDS ONTO THE GROUND IS NOT ALLOWED. CONTAMINATED SOIL RESULTING FROM ACCIDENTAL SPILL TO BE REMOVED AND DISPOSED OF PROPERLY.

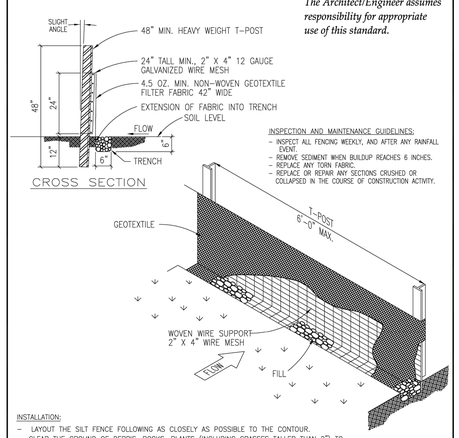
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

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

DRAWING NAME: EC01A

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



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

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

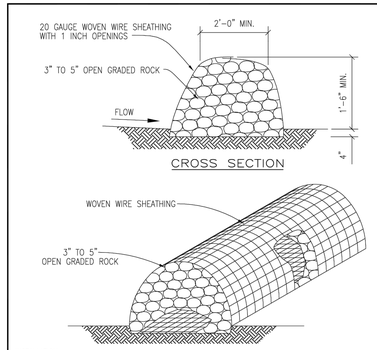
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SILT FENCE DETAIL

DRAWING NAME: EC02

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



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

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

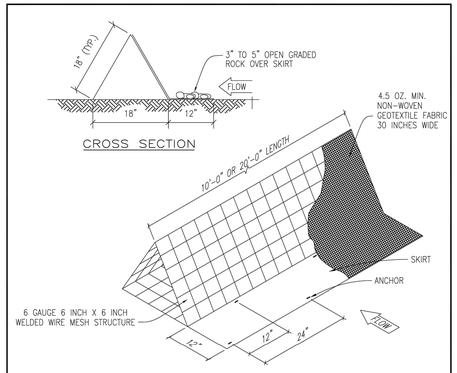
The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
ROCK BERM DETAIL

DRAWING NAME: EC03

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



INSTALLATION:
- LAYOUT THE FILTER DIKE FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE THE FILTER DIKE SECTIONS ONE AT A TIME, WITH THE SKIRT ON THE UPHILL SIDE TOWARDS THE DIRECTION OF FLOW, ANCHORING EACH SECTION TO THE GROUND BEFORE THE NEXT SECTION IS PLACED.
- ANCHORS SHOULD BE PLACED ON 2'-0" CENTERS ALTERNATING FROM FRONT TO BACK SO THAT THERE IS ACTUALLY ONLY 1'-0" IN BETWEEN ANCHORS.
- SECURELY FASTEN THE SKIRT FROM ONE SECTION OF FILTER DIKE TO THE NEXT.
- FILTER DIKES MUST MAINTAIN CONTINUOUS CONTACT WITH THE GROUND.
- AFTER THE SITE IS COMPLETELY STABILIZED, THE DIKES AND ANY REMAINING SILT SHOULD BE REMOVED. SILT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.

INSPECTION AND MAINTENANCE GUIDELINES:
- INSPECTION SHOULD BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.
- INSPECT AND REALIGN BERMS AS NEEDED TO PREVENT GAPS BETWEEN THE SECTIONS.
- ACCUMULATED SILT SHOULD BE REMOVED AFTER EACH RAINFALL EVENT, AND DISPOSED OF IN A MANNER WHICH WILL NOT CAUSE ADDITIONAL SILTATION.

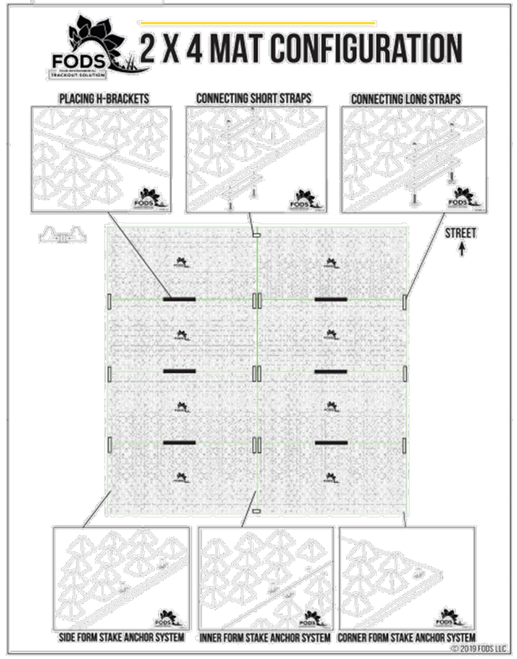
The Architect/Engineer assumes responsibility for appropriate use of this standard.

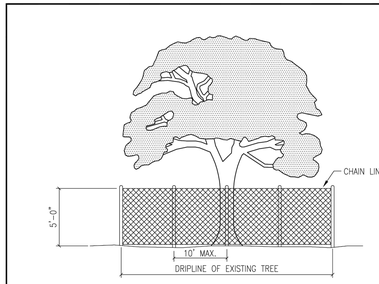
REVISION NOTE: ADOPTED 6/21/2006

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
TRIANGULAR FILTER DIKE

DRAWING NAME: EC05

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

No.	REVISIONS	DATE	BY

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6800 BURLESON ROAD, BUILDING 310, SUITE 150
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WWW.KIMLEY-HORN.COM
TX REGISTERED ENGINEERING FIRM F-928

RYAN MCKAY
146418
LICENSED
PROFESSIONAL ENGINEER
11/18/2025

KHA PROJECT 064589720
DATE: SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

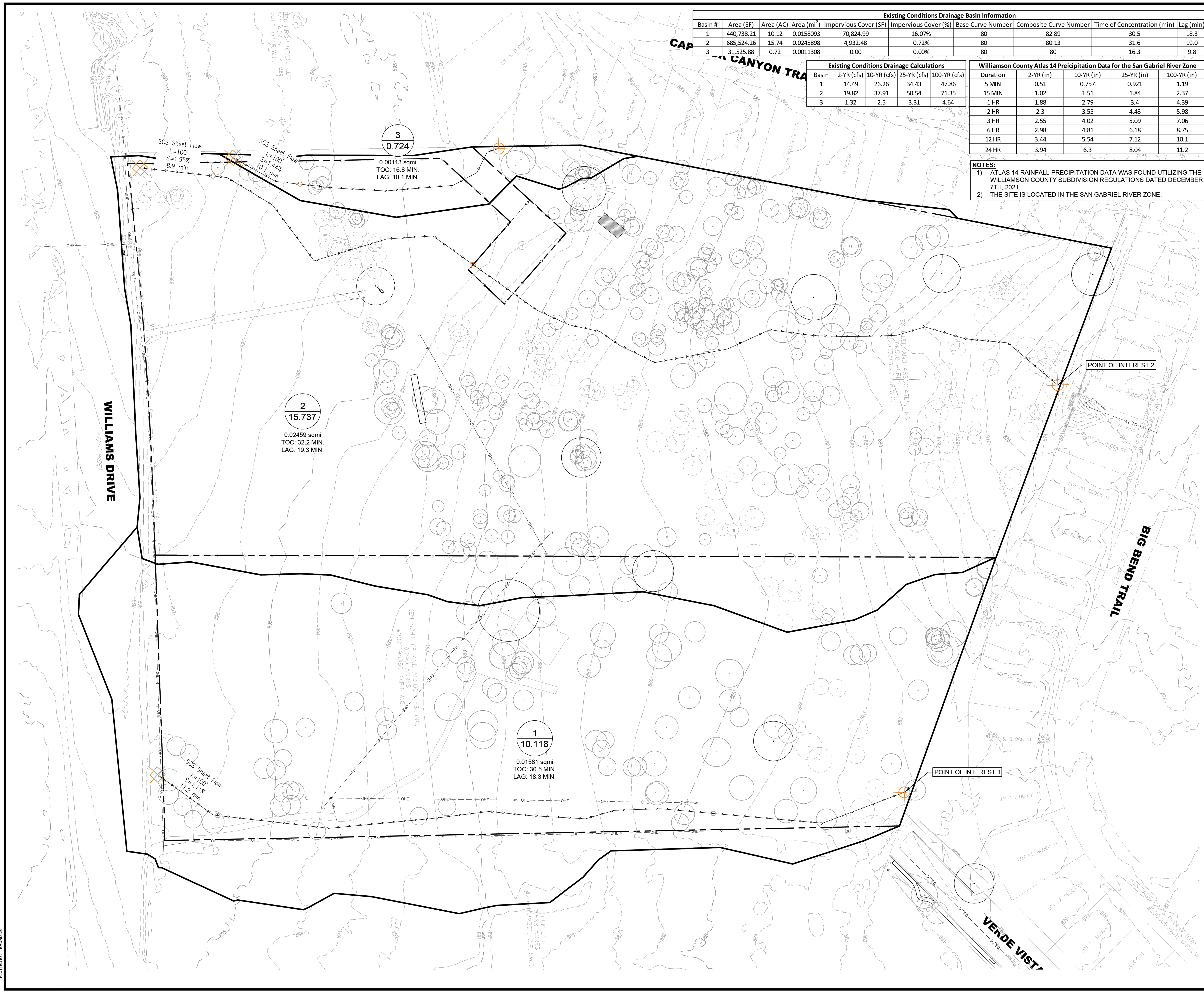
EROSION CONTROL DETAILS

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
17 OF 25

2025-79-SDP



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
LIMITS OF CONSTRUCTION
FENCES (CHAINLINK)
(IRON)
(WOOD)
(BARB WIRE)
DITCH (CREEK) LINE
EXISTING CONTOURS
PROPOSED CONTOURS
CURB & GUTTER
UNDERGROUND ELEC.
OVERHEAD UTILITY
UNDERGROUND TELE.
UNDERGROUND GAS LINE
WATER LINE
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
EXISTING 100-YR FLOOD PLAIN LINE
PROPOSED 100-YR FLOOD PLAIN LINE
LP LOW POINT
HP HIGH POINT

N

0 60 120
SCALE : 1" = 60'

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
DESIGNED: EM DRAWN: DO REVIEWED: VALUE

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED PROFESSIONAL ENGINEER
5/9/2023

RECOM'D

NO. DATE REVISIONS

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
SHEET No. 14 OF 32

2022-40-CON

No. REVISIONS DATE BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
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TBPE Firm No. 928

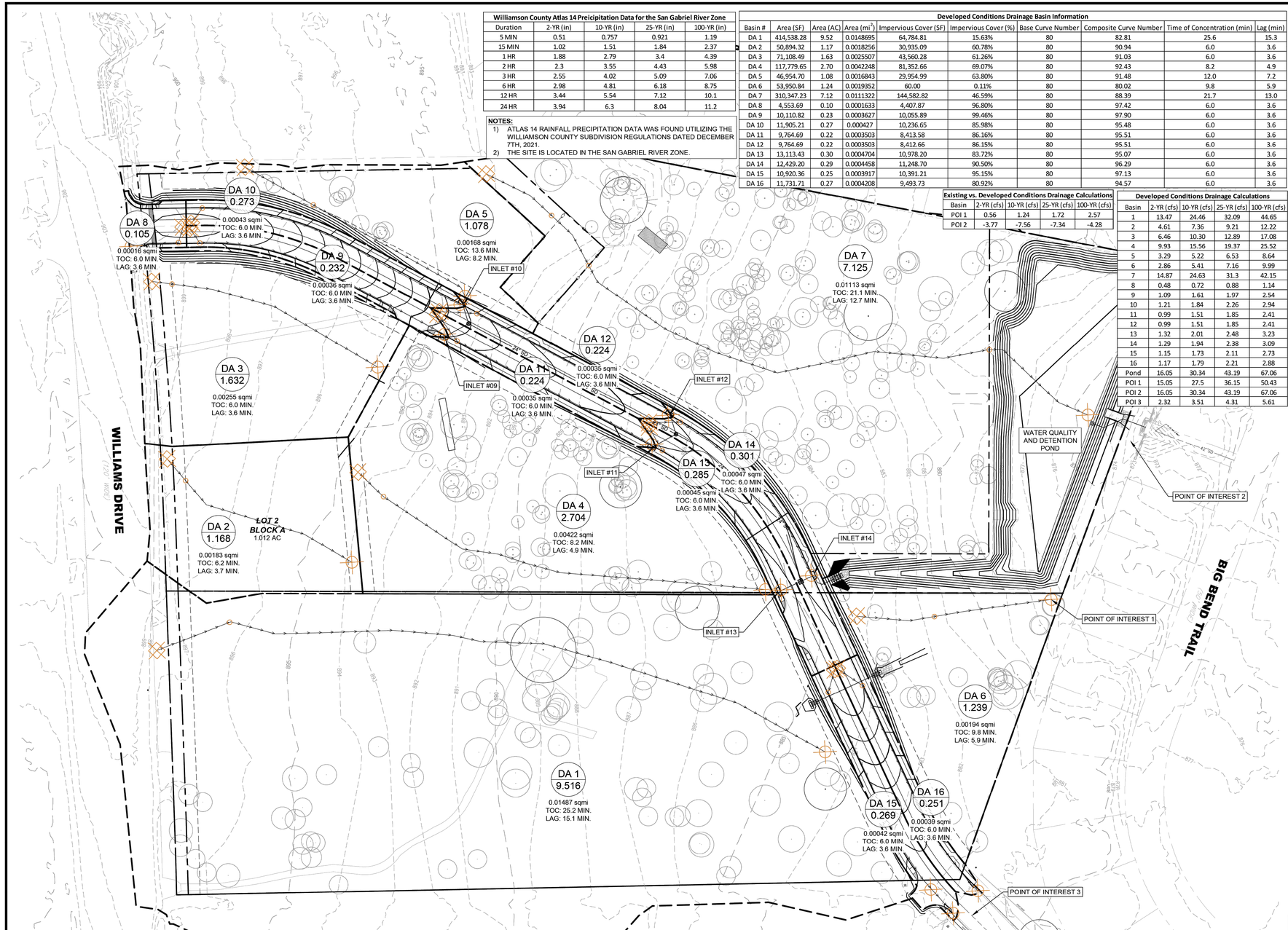
KHA PROJECT 064589720
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

DRAINAGE REF. SHEET (1 OF 4)

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

2025-79-SDP



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
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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

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

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.

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_a/L_s (CFS)	L_s	Inlet Length L (FT)	L/L_s	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_a/L_s (CFS)	L_s	Inlet Length L (FT)	L/L_s	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

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TBPE Firm No. 928

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512-344-9664
TBPE FIRM #F-19351

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

No.	REVISIONS	DATE	BY

DESIGNED EM | DRAWN DO | REVIEWED VALUE | RECOMD

KHA PROJECT 064589720
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

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
SHEET No.
15
OF 32

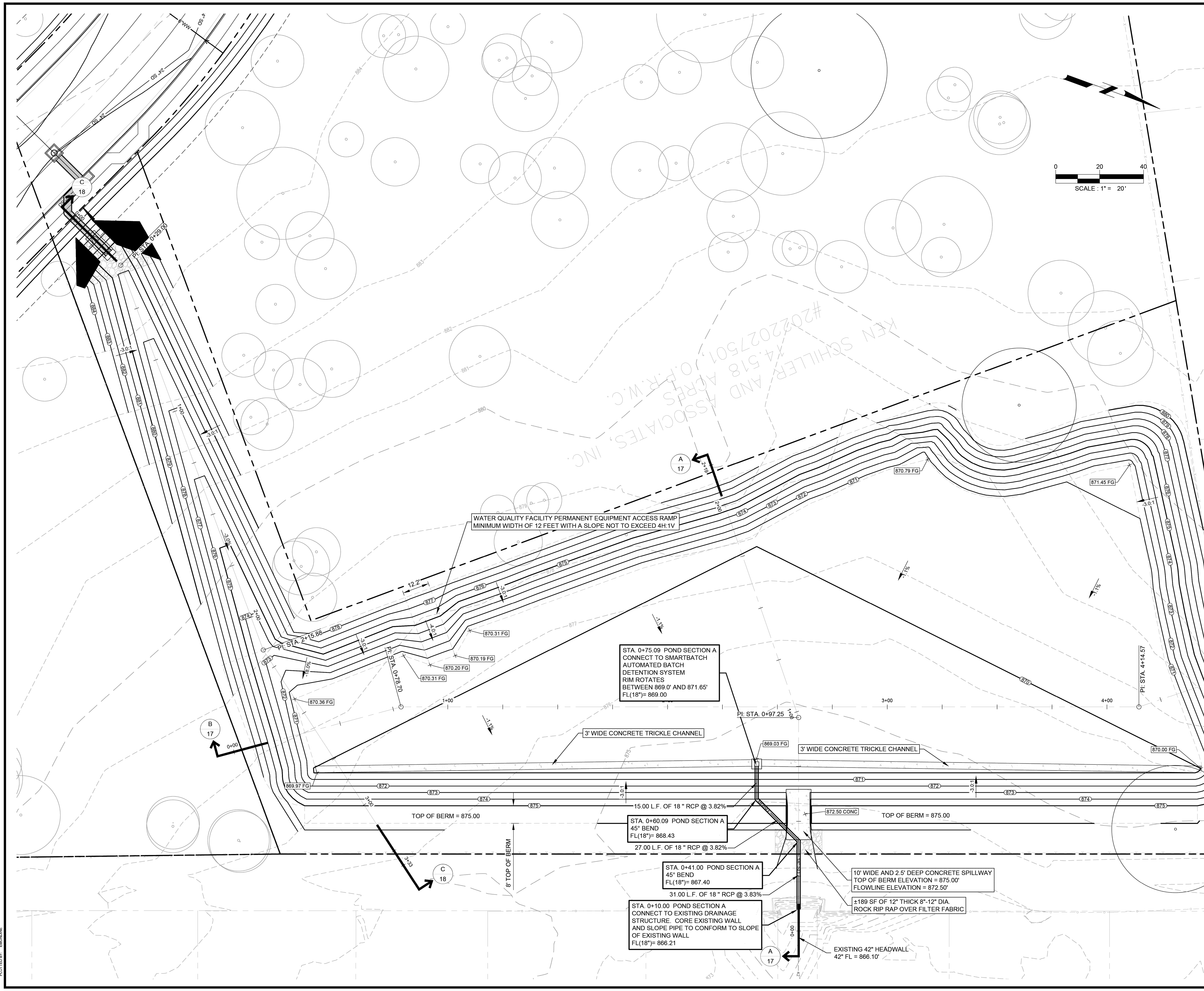
DRAINAGE REF. SHEET (2 OF 4)

WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19 OF 25

2022-40-CON

2025-79-SDP



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

GRADING LEGEND

EXISTING

(493.00 NG) NATURAL GROUND; (493.00 EX GUT) GUTTER; (493.00 EX PAV) PVMT; (493.00 EX SW) SIDEWALK

PROPOSED

493.00 PAV PAVEMENT; 493.00 TOW TOP OF WALL; 493.00 TC TOP OF CURB; 493.00 TOE TOE OF SLOPE; 493.00 SW SIDEWALK; 493.00 TOP TOP OF SLOPE; 493.00 TG TOP OF GRATE INLET; 493.00 CONC CONCRETE; 493.00 FL FLOWLINE; 493.00 FF FINISHED FLOOR; 493.00 FG FINISHED GROUND

PROPOSED GRADE BREAK ON SURFACE (CONC, PVMT, GRASS, ETC.)

LP LOW POINT HP HIGH POINT

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

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DESIGNED EM | DRAWN DO | REVIEWED VALUE

MICHAEL EASTON MUNDINE 143266 LICENSED PROFESSIONAL ENGINEER 5/9/2023

WILKES - SCHILLER BUSINESS PARK
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DETENTION AND WATER QUALITY POND PLAN

PERMIT No. 2022-40-CON
SHEET No. 16 OF 32

2022-40-CON

No.	REVISIONS	DATE	BY

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TBPE Firm No. 928

KHA PROJECT 064589720
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

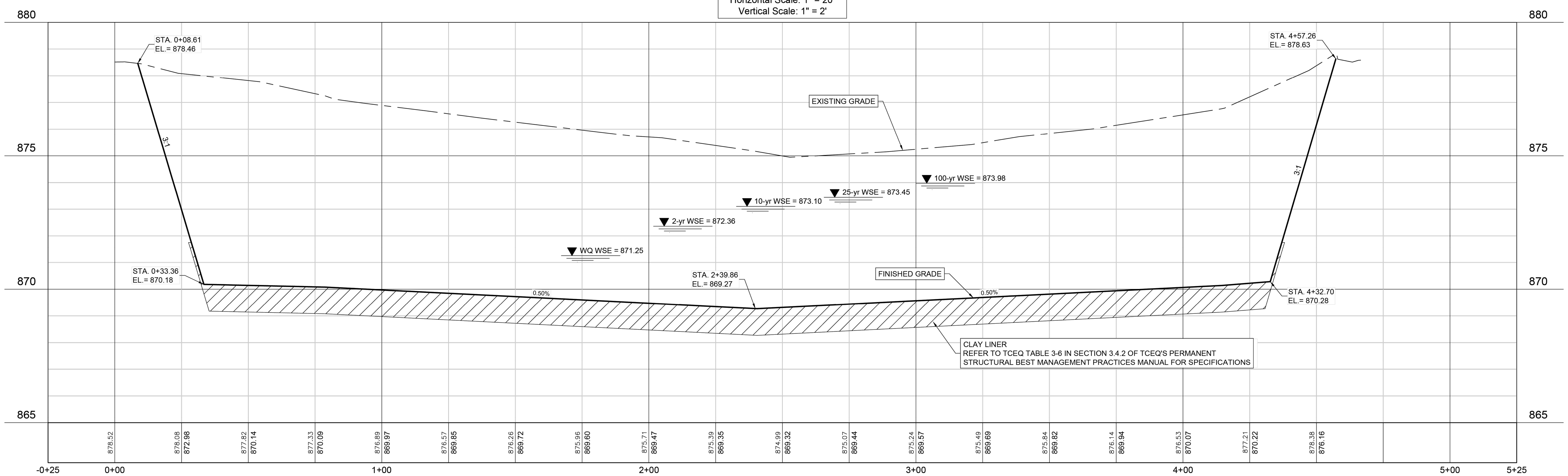
DRAINAGE REF. SHEET (3 OF 4)

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
20 OF 25

2025-79-SDP



Detention and Water Quality Pond Stage Storage			
Elevation	Area (SF)	Cumulative Volume (ft^3)	Pond Discharge (cfs)
869	0.00	0.00	0.00
870	21213.85	1,060.93	0.00
871	40985.57	41,706.64	0.00
871.25	42100.27	52,092.37	0.00
872	44469.40	84,556.00	14.10
873	47700.39	120,640.89	27.09
874	51060.69	180,021.44	68.24
875	54662.81	232,883.18	125.52

NOTES:
1) WATER QUALITY VOLUME REQUIRED IS 46,416 CUBIC FEET
2) WATER QUALITY VOLUME PROVIDED IS 52,092.37 CUBIC FEET
3) WATER QUALITY ELEVATION IS 871.25'
4) OVERFLOW WEIR DEPTH = 2.5'
5) OVERFLOW WEIR WIDTH = 10'
6) OVERFLOW WEIR COEFFICIENT = 2.67

Detention and Water Quality Pond Calculations				
Event	2-YR	10-YR	25-YR	100-YR
Peak Pond Inflow (cfs)	43.27	69.18	86.80	115.40
Peak Pond Outflow (cfs)	16.05	30.34	43.19	67.06
Peak Pond Elevation (ft)	872.36	873.10	873.45	873.98

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Additional information is provided for cells with a red triangle in the upper right corn
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will r

1. The Required Load Reduction for the total project: Calculations from RG-348

Page 3-29 Equation 3.3: $L_M = 28.93(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resul
A_N = Net increase in impervious a
P = Average annual precipitation

Site Data: Determine Required Load Removal Based on the Entire Project
County = **Williamson**
Total project area included in plan * = **23.80** acres
Predevelopment impervious area within the limits of the plan * = **0.35** acres
Total post-development impervious area within the limits of the plan* = **9.18** acres
Total post-development impervious cover fraction * = **0.39**
P = **32** inches

$L_{M\ TOTAL\ PROJECT}$ = **8170** lbs.

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

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

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

Drainage Basin/Outfall Area No. = POI 2

Total drainage basin/outfall area = **15.25** acres
Predevelopment impervious area within drainage basin/outfall area = **0.11** acres
Post-development impervious area within drainage basin/outfall area = **8.95** acres
Post-development impervious fraction within drainage basin/outfall area = **0.59**
$L_{M\ THIS\ BASIN}$ = **8184** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention System**
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 3

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

A_C = **15.25** acres
A_I = **8.95** acres
A_P = **6.30** acres
L_R = **9117** lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **8184** lbs.

F = **0.90**

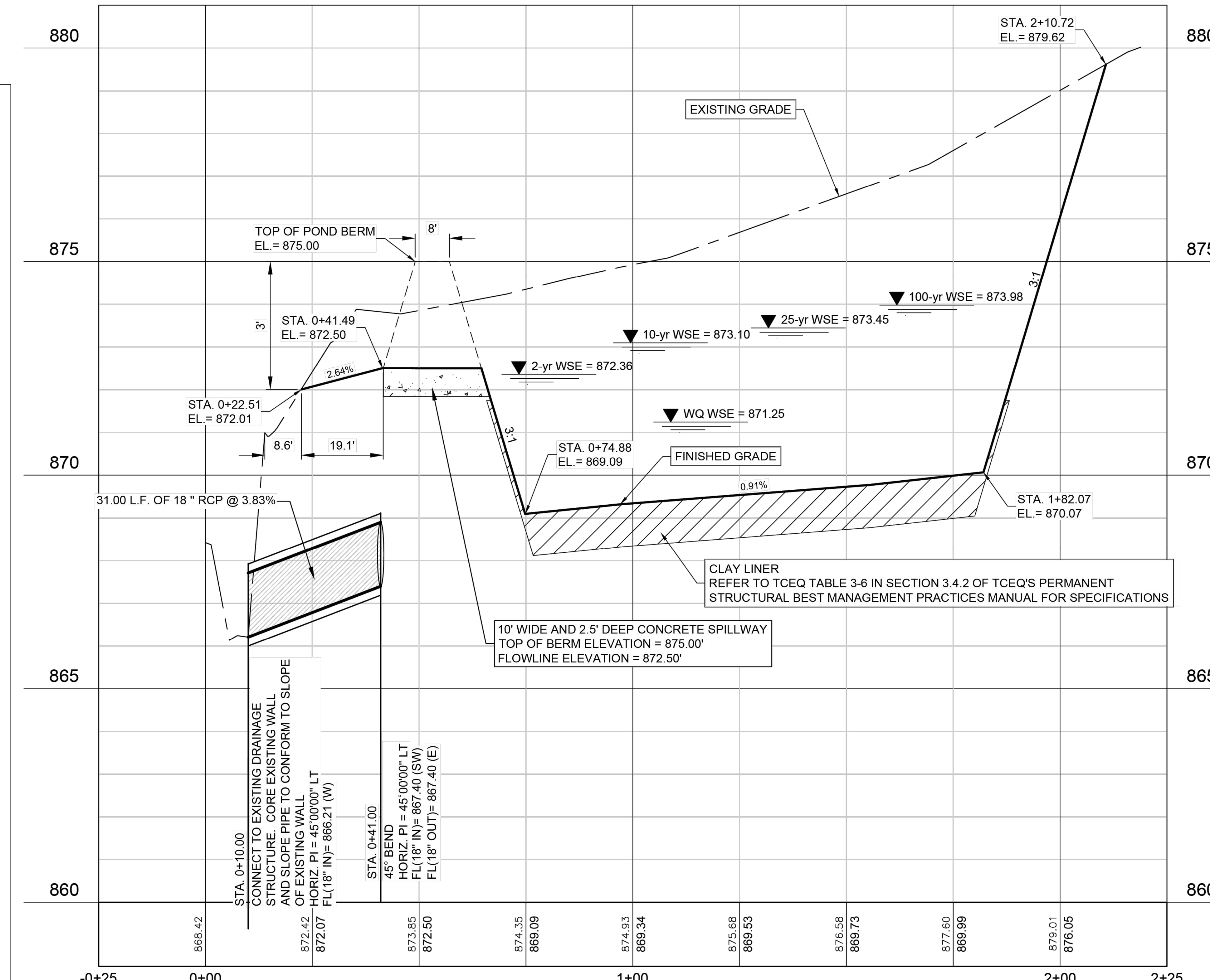
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Rainfall Depth = **1.70** inches
Post Development Runoff Coefficient = **0.41**
On-site Water Quality Volume = **38680** cubic feet

Calculations from RG-348

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

Storage for Sediment = **7736**
Total Capture Volume (required water quality volume(s) x 1.20) = 46416 cubic feet



2022-40-CON

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DETENTION AND WATER QUALITY POND SECTIONS AND CALCULATIONS

PERMIT No. 2022-40-CON
SHEET No. 17 OF 32

Kimley-Horn
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TBPE Firm No. 928

KHA PROJECT 064589720
DATE SEPTEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: JUE
DRAWN BY: JUE
CHECKED BY: RJM

DRAINAGE REF.
SHEET (4 OF 4)

WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
21 OF 25

2025-79-SDP

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS LEGEND) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL SOILS IN ALL NEW PLANTING AREAS ARE TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO ALLOW FOR SOIL AMENDMENTS.

ACCESSIBILITY NOTES:

1. TREES PLANTED ADJACENT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE PRUNED TO PROVIDE CLEARANCE OF 80" AFF.
2. IF PAVING HAS IRREGULAR PATTERN PROVIDED, JOINTS EXCEEDING MAX. 1/4" W, SHALL BE "FLUSH" WITH PAVING SURFACE MATERIAL

GENERAL NOTES:

1. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY UTILITY NOT SHOWN ON PLANS.
3. ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR SURFACE BY THE PROJECT CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
4. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
5. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
6. EASEMENTS SETBACKS, BUILDING, CURB AND GUTTER, AND UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.

CLARIFICATIONS / EXCLUSIONS:

1. CONCRETE LIGHT POLE BASES, INCLUDING ALL MEP AND STRUCTURAL ENGINEERING REQUIRED FOR THE INSTALLATION OF SPECIFIED LIGHTS AS WELL AS PROCUREMENT AND COORDINATION WITH POWER COMPANY IS SPECIFICALLY EXCLUDED FROM KIMLEY-HORN SCOPE.
2. ALL PROJECT SAFETY SIGNAGE, GRAPHICS, AND WAYFINDING WILL BE BY OTHERS.

PLANTING SCHEDULE:

NOTE:
PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE FOLLOWING SHALL TAKE PRECEDENCE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	SIZE	REMARKS
SHADE TREES								
	BM	5	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B & B	3" CAL	12`-14` H X 6`-8` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	CE	5	ULMUS CRASSIFOLIA	CEDAR ELM	B & B	3" CAL	12`-14` H X 4`-6` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	SRO	4	QUERCUS VIRGINIANA	SHUMARD RED OAK	B & B	3" CAL	12`-14` H X 4`-6` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
	QV	5	QUERCUS SHUMARDII	SOUTHERN LIVE OAK	B & B	3" CAL	12`-14` H X 6`-8` W	SINGLE STRAIGHT TRUNK, FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING	REMARKS
SHRUBS								
	ID	26	ILEX CORNUTA `DWARF BURFORD`	DWARF BURFORD HOLLY	7 GAL	30" H X 30" W	48" O.C.	FULL AND MATCHING
	MP	27	MYRICA PUSILLA	DWARF SOUTHERN WAX MYRTLE	5 GAL	24" H X 36" W	18" O.C.	FULL AND MATCHING
	IH	27	RAPHIOLEPIS INDICA	INDIAN HAWTHORNE	5 GAL	24" H X 24" W	36" O.C.	FULL AND MATCHING
	TS	26	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL	24" H X 24" W	48" O.C.	FULL AND MATCHING
GROUND COVERS								
	MG	126	OPHIOPOGON JAPONICUS	MONDO GRASS	1 GAL	12" H X 12" W	12" O.C.	TRIANGULAR SPACING, FULL AND MATCHING
MULCH / AGGREGATES								
	DG	117 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	ROCK			COLOR TO BE TAN OR COMPLIMENT BUILDING. CONTRACTOR TO PROVIDE SAMPLE FOR CLIENT APPROVAL.
SOD / SEED								
	SOD	9,826 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD			SOLID SOD, ROLLED TIGHT WITH SAND FILLED JOINTS, 100% WEED, DISEASE, AND PEST FREE

LANDSCAPE PLAN NOTES:

1. THE SYSTEM FOR IRRIGATION HAS BEEN SELECTED FOR THIS DEVELOPMENT. (CHOOSE ONE FROM BELOW)
   - CONVENTIONAL SYSTEM: AN AUTOMATIC OR MANUAL UNDERGROUND IRRIGATION SYSTEM, WHICH MAY HAVE CONVENTIONAL SPRAY OR BUBBLER TYPE HEADS.
   - DRIP : AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IN CONJUNCTION WITH A WATER-SAVING SYSTEM, WHICH IS A DRIP .
   - TEMPORARY AND ABOVE-GROUND WATERING: LANDSCAPE AREAS UTILIZING XERISCAPING PLANTS AND INSTALLATION TECHNIQUES, INCLUDING AREAS PLANTED WITH NATIVE GRASSES, WILDFLOWERS, AND TREES MAY USE A TEMPORARY AND ABOVE GROUND SYSTEM, AND SHALL BE REQUIRED TO PROVIDE IRRIGATION FOR THE FIRST THREE (3) GROWING SEASONS.
2. A SEPARATE IRRIGATION PLAN SHALL BE PROVIDED AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. IRRIGATION PLANS SHALL BE SUBMITTED WHEN SDP FOR PROJECTS PROPOSING PUBLIC PARKLAND.
3. MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY, OR THE MANAGER OR AGENT OF THE OWNER, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPED AREAS AND MATERIALS, REQUIRED BUFFER YARD AREAS AND MATERIALS AND REQUIRED SCREENING MATERIALS. SAID AREAS MUST BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN SIX (6) MONTHS OF NOTIFICATION, OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST. A PROPERTY/ HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.
4. THIS LANDSCAPE PLAN HAS BEEN PREPARED AND CERTIFIED BY A LANDSCAPE ARCHITECT TO MEET ALL REQUIREMENTS OF THE CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE.
5. ALL PLANT SELECTIONS HAVE BEEN CHOSEN FROM THE CITY OF GEORGETOWN PREFERRED PLANT LIST.
6. NO MORE THAN 25% OF PLANTINGS HAVE BEEN SELECTED FROM ANY ONE SPECIES (IF PLANTING MORE THAN 5 TREES OR 10 SHRUBS)
7. AT LEAST 50% OF THE REQUIRED PLANT MATERIALS ARE LOW WATER USERS AS IDENTIFIED ON THE PREFERRED PLANT LIST.

I, MORGAN DEPINE, HEREBY CERTIFY THAT THIS LANDSCAPE PLAN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 8 OF THE UNIFIED DEVELOPMENT CODE

LEGEND

- PROPERTY LINE
- EASEMENTS
- STREET YARD

Common Name	Scientific Name	Native	Height	Spread	Light	Water	Evergreen / Deciduous	Utility
Maple, Big Tooth	*Acer grandidentatum*	E	40-50'	20-30'	Sun/Part Shade	VL	D	
Oak, Shumard Red*	*Quercus shumardii*	E	30-50'	30-50'	Sun	L	D	
Oak, Southern Live*	*Quercus virginiana*	B/E	30-50'	50'+	Sun	L	E	
Holly, Dwarf Burford	*Ilex cornuta 'Dwarf Burford'*		4-6'	3-4'	Sun/Part Shade	L	E	
Wax Myrtle, Southern	*Myrica cerifera*	B	Up to 12'	6-15'	Sun/Part Shade	M	E	
Hawthorne, Indian	*Rhaphiolepis indica*		4-6'	4-6'	Sun/Part Shade	M	E	
Holly, Dwarf Yaupon	*Ilex vomitoria 'Nana'*	X	2-4'	2-4'	Sun/Shade	L	E	

E - EDWARDS PLATEAU
B - BLACKLAND PRAIRIE
B/E - NATIVE TO BOTH EDWARDS PLATEAU AND BLACKLAND PRAIRIE
T- TEXAS (OUTSIDE CENTRAL TEXAS)
VL - VERY LOW
L - LOW
M - MEDIUM
E - EVERGREEN
D - DECIDUOUS

CITY CODE:

LANDSCAPE CALCULATIONS - GEORGETOWN, TX Site Area: 1.0 acres (43,875 SF) COMMERCIAL	REQUIRED	PROVIDED
Street Yard Landscaping (UDC Section 8.04.030)		
Minimum Required Street Yard Landscape Area		
The amount of Landscape Area required is: 15,635.0 SF X 0.2 (20%) = 3,127.0 SF	3,127 SF	4,648 SF
Minimum Number of Required Street Yard Shade Trees		
The minimum number of Shade Trees required is determined by the total size of the street yard: For street yards between 10,000 and 100,000 sq. ft., the number is: 15,635.0 SF - 10,000 sq. ft. ÷ 10,000 = .5635 + 4 additional trees = 4.56 Trees	5 Trees	6 Trees
Minimum Number of Required Street Yard Shrubs		
The minimum number of shrubs required is determined by the total size of the street yard: For street yards between 10,000 and 100,000 sq. ft., the number is: 15,635.0 SF - 10,000 sq. ft. ÷ 10,000 = .5635 * 4 = 2.25 + 12 additional shrubs = 14.25 Shrubs	15 Shrubs	42 Shrubs
Gateway Overlay District Landscaping		
The required amount of live vegetative coverage is: Lot width at designated right-of-way in feet X 25, then multiplied by 0.8 (80%) 184 LF * 25 = 4,600 * .8 = 3,680 SF of Vegetative	3,680 SF	3,680 SF
The minimum number of Shade Trees required is: Lot width at designated right-of-way in feet X 25, divided by 1000, then multiplied by 2 184 LF * 25 = 4,600 / 1,000 = 4.6 * 2 = 9.2 Shade Trees	10 Trees	10 Trees
The minimum number of Shrubs required is: Lot width at designated right-of-way in feet X 25, divided by 1000, then multiplied by 5 184 LF * 25 = 4,600 / 1,000 = 4.6 * 5 = 23 Shrubs	23 Shrubs	23 Shrubs
Parking Lot Landscaping (UDC Section 8.04.040)		
Minimum Required Parking Lot Landscape Area		
The square footage of Landscape Area required is: 23 parking stalls located between the building and the street X 20 = 460 SF 30 parking stalls not located between the building and the street X 10 = 300 SF	760 SF	2,131 SF
Minimum Number of Required Parking Lot Shade Trees		
The minimum number of Shade Trees required is determined by the total number of parking spaces: 53 ÷ 12 = 4.42 Shade Trees (please note - parking stalls provided in excess of the UDC parking requirements shall be calculated as 1½ stalls each for purposes of this calculation)	5 Trees	10 Trees
Screening (UDC Section 8.04.070)		
Screening has been selected and designed in a manner that will meet the screening criteria for the particular item being screened at the time of planting and reach a height of three or four feet within two years.	YES	YES
50% of Landscape Area To Be Low Water Use		
Total Landscape Area on site = 43,875 SF within limits of disturbance 43,875 / 2 = 21,937.5 SF Max allowed to be sod	21,938 SF Allowed to be sod	9,812 SF Sod Provided
Precent of Low Water Use Plant Material 7 Plants provided / 5 Low water Usage = 71% of Plant Material Low Water Usage	50% Required	71% Provided

NON-RESIDENTIAL LANDSCAPE REQUIREMENTS:

	Landscape Area Required	Landscape Area Proposed	Shrubs Required	Shrubs Proposed	Evergreen Shrubs Required	Evergreen Shrubs Proposed	Evergreen Ornamental Trees Required	Evergreen Ornamental Trees Proposed	Shade Trees Required	Shade Trees Proposed
Gateway Overlay District Landscaping – Section 8.04.050 (if applicable)	3,680 SF	3,680 SF	23 Shrubs	23 Shrubs					10 Trees	10 Trees
Gateway Landscape Required										
Minus < 20' Landscape Credit Trees Counted										
Minus 20'+ Landscape Credit Trees Counted x 2										
Gateway Landscape Provided		3,680 SF		23 Shrubs						10 Trees
Total	3,680 SF	3,680 SF		23 Shrubs						10 Trees
Street Yard Landscaping - Section 8.04.030										
Street Yard Landscape Required	3,127 SF		15 Shrubs						5 Trees	
Minus < 20' Landscape Credit Trees Counted										
Minus 20'+ Landscape Credit Trees Counted x 2										
Minus area or plantings that can be credited from Gateway Landscaping										6 Trees
Street Yard Landscape Provided		4,648 SF		42 Shrubs						6 Trees
Total		4,648 SF		42 Shrubs					5 Trees	6 Trees
Parking Lot Landscaping - Section 8.04.040										
Parking Lot Landscape Required	760 SF								5 Trees	
Minus area or plantings that can be credited tow ards Street Yard Landscaping										
Minus < 20' Landscape Credit Trees Counted										
Minus 20'+ Landscape Credit Trees Counted x 2										
Parking Lot Landscape Provided		2,131 SF								8 Trees
Total		2,131 SF							5 Trees	8 Trees
Bufferyard Landscaping - Section 8.04.060 (if applicable)										
Bufferyard Landscape Required										
Minus < 20' Landscape Credit Trees Counted										
Minus 20'+ Landscape Credit Trees Counted x 2										
Total										
Screening – Section 8.04.060 (if applicable)										
Total						42 Shrubs				
Grand Total	7,597 SF	10,459 SF	38 Shrubs	65 Shrubs	-	42 Shrubs	-	-	10 Trees	15 Trees

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 310, SUITE 150
AUSTIN, TX 78744
PHONE: 512-416-9942
WWW.KIMLEY-HORN.COM
TBPE Firm No. 928

REGISTERED LANDSCAPE ARCHITECT MORGAN K. DEPINE 3616 STATE OF TEXAS

NOT FOR CONSTRUCTION 11/17/2025

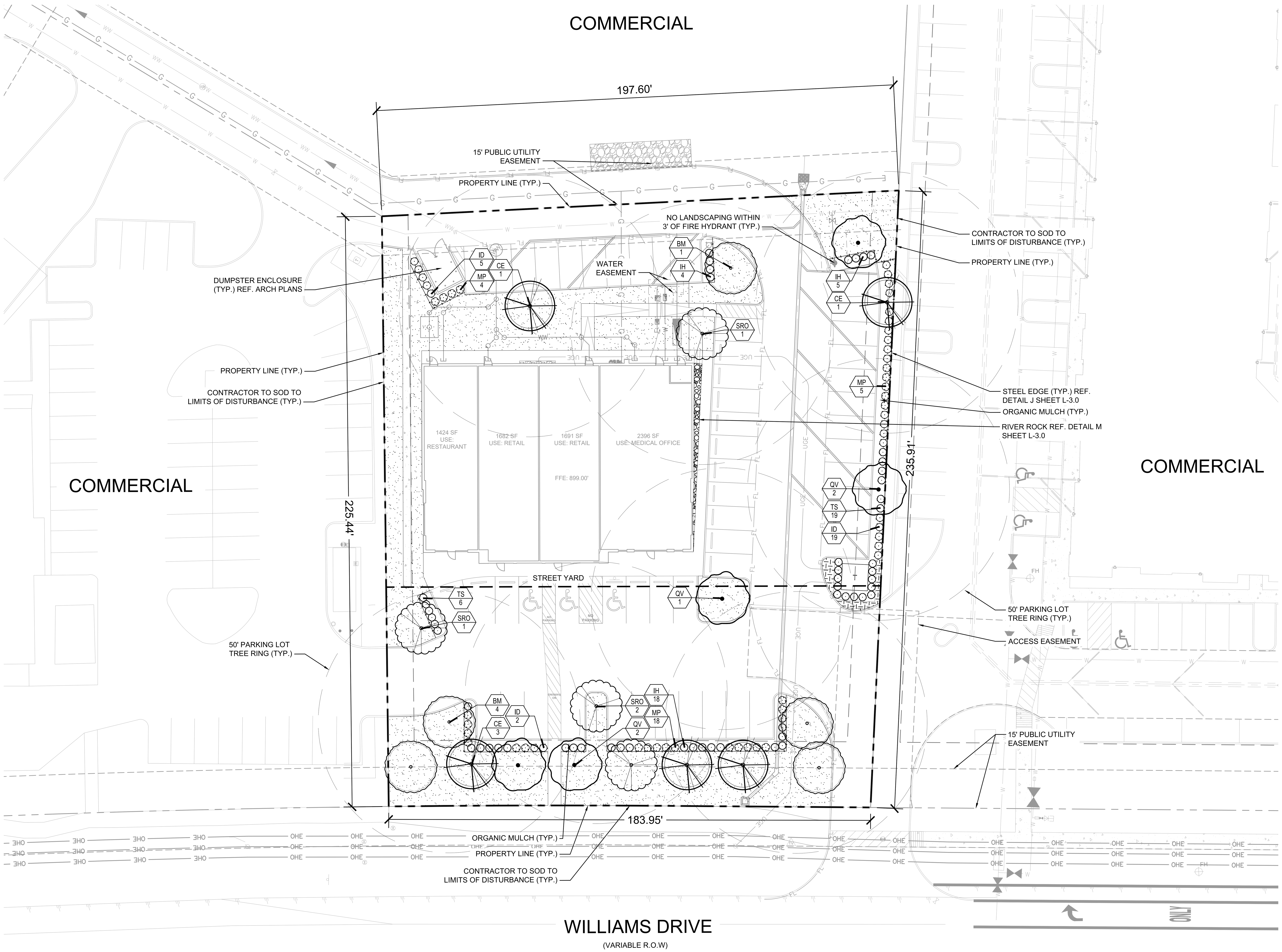
KHA PROJECT 064589720
DATE: NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: HGH
DRAWN BY: HGH
CHECKED BY: MKD

LANDSCAPE SCHEDULE AND NOTES

WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
22 OF 25

2025-79-SDP



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPERTY LINE
- EASEMENTS
- STREET YARD

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME
SHADE TREES		
	BM	BIGTOOTH MAPLE
	CE	CEDAR ELM
	SRO	SHUMARD RED OAK
	QV	SOUTHERN LIVE OAK
SHRUBS		
	ID	DWARF BURFORD HOLLY
	MP	DWARF SOUTHERN WAX MYRTLE
	IH	INDIAN HAWTHORNE
	TS	TEXAS SAGE
GROUND COVERS		
	MG	MONDO GRASS
MULCH / AGGREGATES		
	DG	DECOMPOSED GRANITE
SOD / SEED		
	SOD	BERMUDA GRASS

SEE FULL PLANT SCHEDULE ON SHEET L-1.0

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

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No. | REVISIONS | DATE | BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-418-1771
WWW.KIMLEY-HORN.COM
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
TBPE Firm No. 928

REGISTERED LANDSCAPE ARCHITECT MORGAN K. DEVINE 3616 STATE OF TEXAS

NOT FOR CONSTRUCTION 11/17/2025

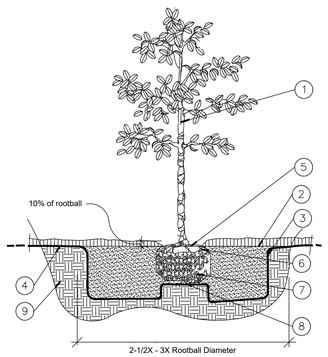
KHA PROJECT 064589720
DATE NOVEMBER 2025
SCALE: AS SHOWN
DESIGNED BY: HGH
DRAWN BY: HGH
CHECKED BY: MKD

LANDSCAPE PLAN

WILLIAMS DR COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
23 OF 25

2025-79-SDP



1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/WIDE PLANT HOLE; TOP SHALL BE 2.5X-3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL).
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.
9. BACKFILL MATERIAL PER SPECIFICATIONS.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

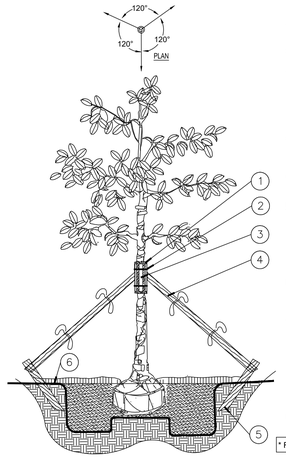
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET.

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

A Tree Planting

SECTION — N.T.S.



1. FIVE (5) LAYERS OF BURLAP TO PROTECT TRUNK
2. TWO STEEL BANDS TO SECURE BATTENS
3. FIVE 2 X 4 X 18"L WOOD BATTENS
4. THREE (3) 2" X 8' LODGE POLES. DRILL, USING GALVANIZED SCREWS, TO BATTENS AND 2" X 4" STAKES. NO SCREWS SHALL PENETRATE TREE. FLAG AT MIDPOINT AND AT BASE.
5. 2" x 4" x 3' (MIN), P.T. WOOD STAKES BURIED 3" BELOW FINISHED GRADE.
6. FINISHED GRADE (SEE GRADING PLAN)

NOTES:

A. ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. ALTERNATE TREE ANCHORING SYSTEMS MAY BE SUBSTITUTED FOR WOOD STAKING SYSTEM UPON APPROVAL BY OWNER OR OWNER'S REPRESENTATIVE

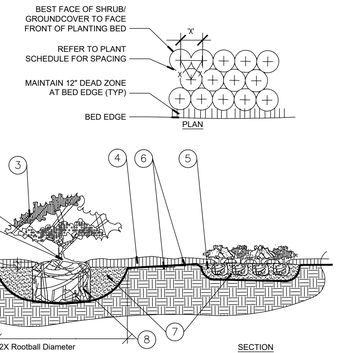
PRE-APPROVED SYSTEMS:
*BROOKS TREE BRACE SYSTEM
*ARBOR TIE TREE BRACING

D. RUBBER HOSE/WIRE SYSTEMS ARE NOT ALLOWED.

* REFER TO DETAILS B AND D FOR PLANTING

B Large Tree Staking - 100 Gal.+ or B&B 4" Cal.+

SECTION — N.T.S.



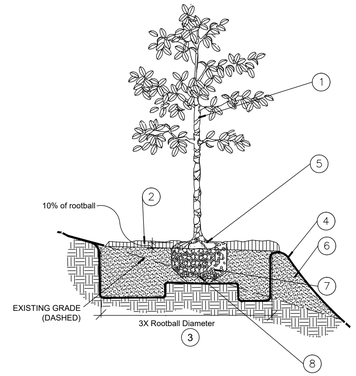
NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED -DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS' ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. 12" DEPTH PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

C Shrub / Groundcover Planting

PLAN / SECTION — N.T.S.



1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER.
2. 3" MINIMUM OF MULCH AS SPECIFIED WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES, NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL
4. FINISHED GRADE (SEE GRADING PLAN).
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. SLOP SHALL NOT EXCEED 3:1 SLOPE.
7. B&B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL (SEE SPECIFICATIONS FOR OTHER ROOTBALL REQUIREMENTS).
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

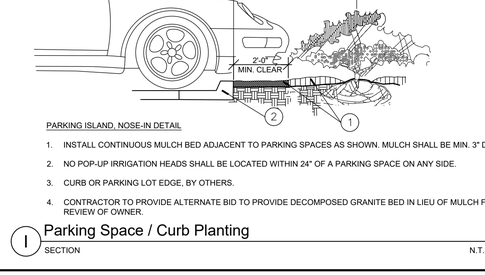
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

D Planting on a Slope

PLAN / SECTION — N.T.S.



1. FINISHED GRADE (SEE GRADING PLAN).
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL.
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

NOTE:

A. IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* REFER TO DETAILS B AND D FOR PLANTING

E Staking - Up to 65 Gal. or B&B to 3-1/2" Cal.

SECTION — N.T.S.

1. FINISH GRADE
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER
4. SOIL MIX COMBINED WITH 30% (MIN.) EXPANDED SHALE.
5. SLOPE BOTTOM TO DRAIN
6. ±18"Ø AUGURED HOLE PENETRATE THROUGH OCCLUDING LAYER A DEPTH OF 7' TO ASSURE PROPER PERCOLATION. INSTALL 4" PVC PIPE WITH VENTED CAP.
7. BACKFILL WITH 1/2"-3/4" GRAVEL.

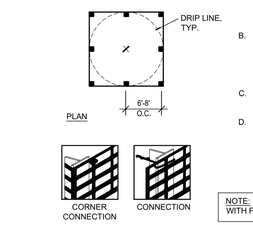
NOTES:

A. FOR A PARKING ISLAND PLANTING SITUATION, CONTRACTOR TO BACKFILL ENTIRE LENGTH OF PLANTING AREA TO WITHIN 6" OF BACK OF CURB OR EDGE OF PAVEMENT.

B. REFER TO WRITTEN SPECIFICATIONS FOR ADDITIONAL INFORMATION.

F Poor Drainage Condition

PLAN / SECTION — N.T.S.



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" X 2" X 6' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

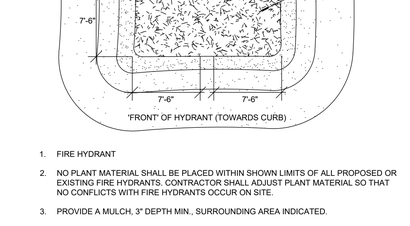
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

G Tree / Shrub Protector

SECTION — N.T.S.



1. FIRE HYDRANT
2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.

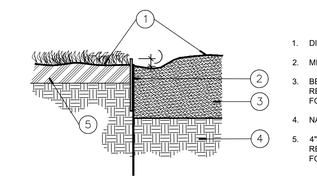
H Fire Hydrant Clear Zone

PLAN — N.T.S.

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
2. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
3. CURB OR PARKING LOT EDGE, BY OTHERS.
4. CONTRACTOR TO PROVIDE ALTERNATE BID TO PROVIDE DECOMPOSED GRANITE BED IN LIEU OF MULCH FOR REVIEW OF OWNER.

I Parking Space / Curb Planting

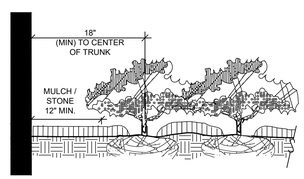
SECTION — N.T.S.



1. DIFFERENT PLANTING TREATMENTS.
2. METAL EDGING
3. BED SOIL. 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECIFICATIONS FOR MIX AND DEPTH
4. NATIVE SOIL
5. 4" TOPSOIL REF: NOTES AND/OR SPECIFICATIONS FOR MIX AND DEPTH

J Steel Edging

SECTION — N.T.S.



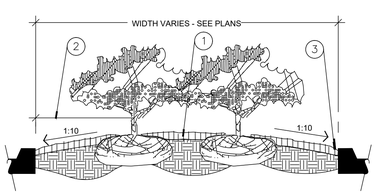
NOTES:

A. CLEAR ZONE: 18" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.

B. MULCH / STONE TO BE AS INDICATED ON THE PLANS. STONE TO BE PEA GRAVEL, 4" DEPTH WITH WEED BARRIER AND STEEL EDGING.

K Plantings Adjacent to Buildings / Walls

SECTION — N.T.S.



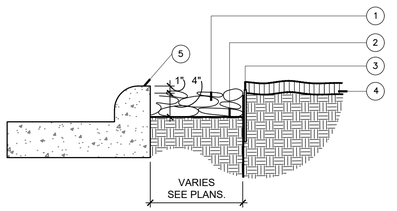
PLANTER ISLAND NOTES:

1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL I FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
3. 1" MIN. VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

- WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND AND BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.)
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WITH PERCOLATION RATES ARE 2" PER HOUR OR LESS.

L Planting Parking Lot Islands / Medians

SECTION — N.T.S.



SECTION

RIVER ROCK TO BE SMOOTH & ROUND, BETWEEN 2"-3" IN SIZE. COLOR: VARYING SHADES OF TAN/BROWN. SUBMIT PHOTO SAMPLE TO ARCHITECT / ENGINEER FOR APPROVAL

M River Rock Mulch

N.T.S.

1. RIVER ROCK
2. WEED BLOCK / FILTER FABRIC
3. METAL EDGING
4. ADJACENT PLANTING (LAWN SHOWN; REFER TO PLAN FOR SPECIFICATIONS.)
5. CURB, SEE CIVIL PLANS.

Know what's below. Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 310, SUITE 150
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PHONE: 512-816-9942
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REGISTERED LANDSCAPE ARCHITECT
MORGAN K. DEPINE
3616
STATE OF TEXAS

NOT FOR CONSTRUCTION 11/17/2025

KHA PROJECT	064589720
DATE:	NOVEMBER 2025
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LANDSCAPE DETAILS

WILLIAMS DR COMMERCIAL

4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
24 OF 25

2025-79-SDP

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/PRODUCT DATA/TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYING FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL
CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

2.a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

2.b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

2.c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).

2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.

3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.

4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.

5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

6. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.

7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

8. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE SITE, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. ALL COSTS FOR WATER SUPPLY AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MIN. OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MIN. OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.

4. SODDING:

4.a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

4.b. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

4.c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

4.d. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

4.e. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

4.f. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. LAWN MAINTENANCE:

5.a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

5.b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

5.c. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.

4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

Kimley»Horn
6800 BURLESON ROAD, BUILDING 312, SUITE 150
AUSTIN, TX 78744
PHONE: 512-616-9942
WWW.KIMLEY-HORN.COM

TBPE Firm No. 928

Morgan Depine
REGISTERED LANDSCAPE ARCHITECT
MORGAN K. DEPINE
3616
STATE OF TEXAS
NOT FOR CONSTRUCTION 11/17/2025

KHA PROJECT	064589720
DATE	NOVEMBER 2025
SCALE:	AS SHOWN
DESIGNED BY:	HGH
DRAWN BY:	HGH
CHECKED BY:	MKD

LANDSCAPE
SPECIFICATIONS

WILLIAMS DR
COMMERCIAL
4785 WILLIAMS DR, GEORGETOWN, TEXAS
CITY OF GEORGETOWN
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
25 OF 25

Kimley»Horn

ATTACHMENT G: Inspection, Maintenance, Repair and Retrofit Plan

203 E. Main Street, Suite 204
Round Rock, Texas 78664
512-344-9664
TBPE FIRM #F-19351

Attachment 5G – Inspection, Maintenance, Repair, and Retrofit Plan

The following are recommended maintenance procedures as outlined in TCEQ's Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices.

Batch Detention Basins:
Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

Inspections: Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.

Mowing: The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.

Litter and Debris Removal: Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.

Erosion Control: The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as 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 basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs and Replacement: With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.

Sediment Removal: A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.

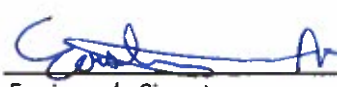
Logic Controller: The Logic Controller should be inspected as part of the twice-yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Record Keeping: Records of all inspections and maintenance for the facility shall be recorded and maintained for the water quality facility beginning at startup of the facility. Record keeping shall be detailed to provide type of maintenance or repair made, date of the service, and detail of the extent of the maintenance or repair. The owner or responsible party of the facility is responsible for maintaining the facility as outlined in this plan until such time as another entity assumes responsibility in writing or ownership of the property is transferred. A copy of the transfer of ownership or responsibility must be filed with the Executive Director of TCEQ within 30 days of the transfer.

Owner's Signature

2-7-2023

Date



Engineer's Signature

2/8/2023

Date

ATTACHMENT H: Pilot-Scale Field Testing Plan

A plan for pilot-scale field testing is not required for this project.

ATTACHMENT I: Measures for Minimizing Surface Stream Contamination

Surface streams do not exist on site. All disturbed areas will be re-vegetated as soon as practical.

SECTION 8:
ADDITIONAL FORMS

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

☐ Other

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

SECTION II: Customer Information

4. General Customer Information

5. Effective Date for Customer Information Updates (mm/dd/yyyy)

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

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

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

If new Customer, enter previous Customer below:

AGTX GT Williams RE Holdings, 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)*
806211312	32102080564	39-4314759	

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited

Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☒ Other: LLC

12. Number of Employees

☐ 0-20 ☒ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?

☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☐ Owner ☐ Operator ☒ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:	600 N. Robinson Avenue						
	Ste. 1000						
	City	Oklahoma City	**State**	OK	**ZIP**	73102	**ZIP + 4**

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(405) 400-4003		( ) -

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.)*

AGTX GT Williams RE Holdings, LLC

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	4785 Williams Dr							
	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:			**28. Longitude (W) In Decimal:**		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
6552		237210	

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

Land Development

34. Mailing Address:	**600 N. Robinson Avenue**							
	Ste. 1000							
	City	**Oklahoma City**	**State**	**OK**	**ZIP**	**73102**	**ZIP + 4**	
35. E-Mail Address:	**hunterharrison@ashtongray.com**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(405) 300-4003		( ) -

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:		**41. Title:**	
42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
( ) -		**( ) -**	

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:	AGTX GT Williams RE Holdings, LLC	**Job Title:**	Development Director
Name *(In Print):*	Hunter Harrison	**Phone:**	**(** 405 **)** 300- **4003**
Signature:		**Date:**	11/11/2025

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

I Denver Green,
Print Name

Owner,
Title - Owner/President/Other

of AGTX GT Williams RE Holdings, LLC,
Corporation/Partnership/Entity Name

have authorized Ryan McKay
Print Name of Agent/Engineer

of Kimley-Horn and Associates Inc
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

11/10/25
Date

THE STATE OF Ok §

County of Oklahoma §

BEFORE ME, the undersigned authority, on this day personally appeared Denver Green 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 10 day of November, 2025.

NOTARY PUBLIC

MICHAEL FEIGHNY NOTARY PUBLIC #25009643 EXP. 08/14/29 STATE OF OKLAHOMA

Michael Feighny
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 8-14-2029

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 and Associates, INC

am the owner of the property located at:

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

I do hereby authorize AGTX GT Williams RE Holdings, LLC
To conduct submission of TCEQ Core Data Form
At 4785 Williams Dr, Georgetown, TX 78633

Landowner Acknowledgement

I understand that Ken Schiller and 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

9/12/2025

Date

THE STATE § OF Texas

County § of County Williamson

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

Travis Wilkes of Ken Schiller and Associates, INC

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 12th day of September

Click or tap here to add ID

NOTARY PUBLIC

LISA TORRES
Notary Public, State of Texas
Comm. Expires 05-12-2029
Notary ID 130949376

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: Date 5/12/2029

Optional Attachments

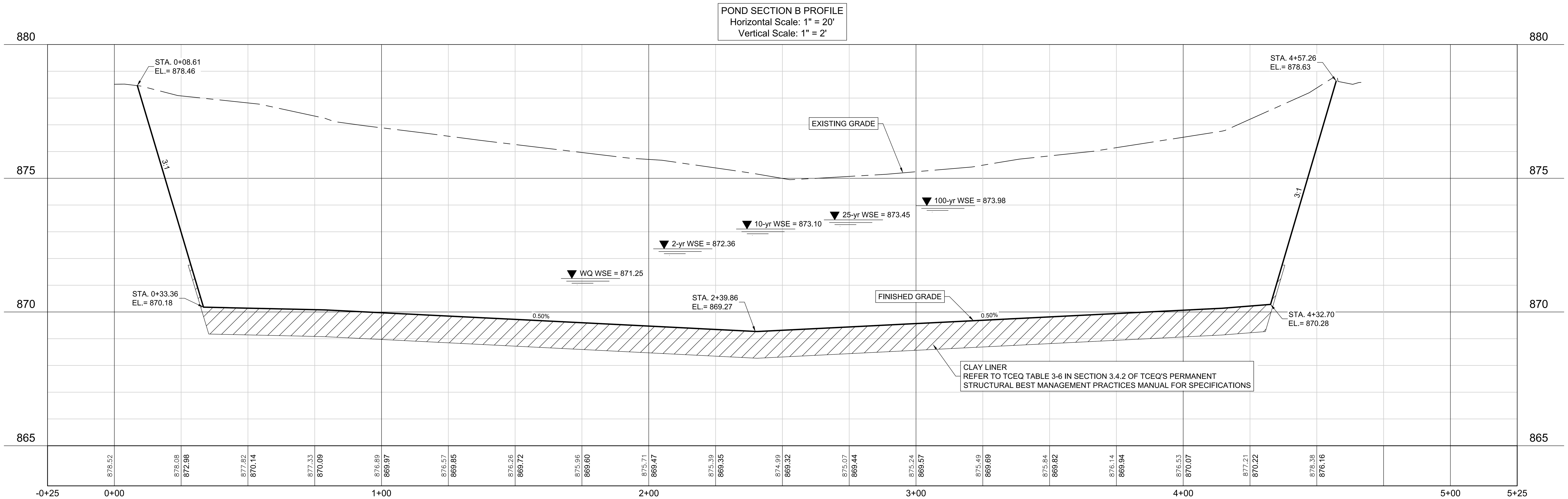
Select All that apply:

☐ Lease Agreement

☐ Signed Contract

☐ Deed Restricted Easement

☐ Other legally binding documents



Detention and Water Quality Pond Stage Storage			
Elevation	Area (SF)	Cumulative Volume (ft^3)	Pond Discharge (cfs)
869	0.00	0.00	0.00
870	21213.85	1,060.93	0.00
871	40985.57	41,706.64	0.00
871.25	42100.27	52,092.37	0.00
872	44469.40	84,556.00	14.10
873	47700.39	120,640.89	27.09
874	51060.69	180,021.44	68.24
875	54662.81	232,883.18	125.52

NOTES:

1) WATER QUALITY VOLUME REQUIRED IS 46,416 CUBIC FEET
2) WATER QUALITY VOLUME PROVIDED IS 52,092.37 CUBIC FEET
3) WATER QUALITY ELEVATION IS 871.25'
4) OVERFLOW WEIR DEPTH = 2.5'
5) OVERFLOW WEIR WIDTH = 10'
6) OVERFLOW WEIR COEFFICIENT = 2.67

Detention and Water Quality Pond Calculations				
Event	2-YR	10-YR	25-YR	100-YR
Peak Pond Inflow (cfs)	43.27	69.18	86.80	115.40
Peak Pond Outflow (cfs)	16.05	30.34	43.19	67.06
Peak Pond Elevation (ft)	872.36	873.10	873.45	873.98

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Additional information is provided for cells with a red triangle in the upper right corn
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will r

1. The Required Load Reduction for the total project: Calculations from RG-348

Page 3-29 Equation 3.3: $L_M = 28.93(A_N \times P)$

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resul
A_N = Net increase in impervious a
P = Average annual precipitation

Site Data: Determine Required Load Removal Based on the Entire Project
County = **Williamson**
Total project area included in plan * = **23.80** acres
Predevelopment impervious area within the limits of the plan * = **0.35** acres
Total post-development impervious area within the limits of the plan* = **9.18** acres
Total post-development impervious cover fraction * = **0.39**
P = **32** inches

$L_{M\ TOTAL\ PROJECT}$ = **8170** lbs.

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

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

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

Drainage Basin/Outfall Area No. = POI 2

Total drainage basin/outfall area = **15.25** acres
Predevelopment impervious area within drainage basin/outfall area = **0.11** acres
Post-development impervious area within drainage basin/outfall area = **8.95** acres
Post-development impervious fraction within drainage basin/outfall area = **0.59**
$L_{M\ THIS\ BASIN}$ = **8184** lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = **Batch Detention System**
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 3

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

A_C = **15.25** acres
A_I = **8.95** acres
A_P = **6.30** acres
L_R = **9117** lbs

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

Desired $L_{M\ THIS\ BASIN}$ = **8184** lbs.

F = **0.90**

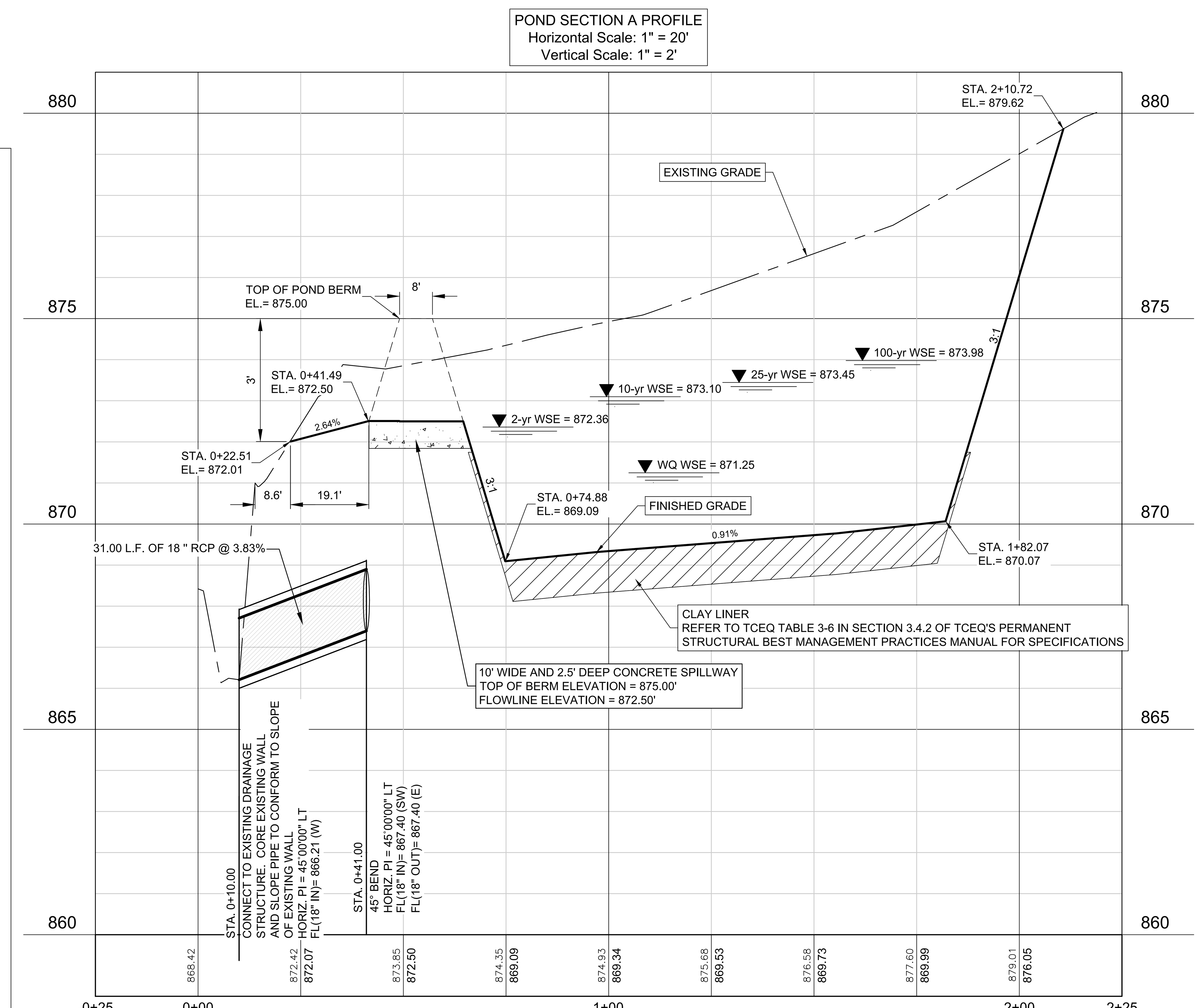
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Rainfall Depth = **1.70** inches
Post Development Runoff Coefficient = **0.41**
On-site Water Quality Volume = **38680** cubic feet

Calculations from RG-348

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

Storage for Sediment = **7736**
Total Capture Volume (required water quality volume(s) x 1.20) = 46416 cubic feet



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

DESIGNED: EM DRAWN: DO REVIEWED: VALUE

STATE OF TEXAS
MICHAEL EASTON MUNDINE
143266
LICENSED
PROFESSIONAL ENGINEER
5/9/2023

NO.	DATE	REVISIONS	RECOM'D

WILKES - SCHILLER BUSINESS PARK
4795 WILLIAMS DRIVE
SUBDIVISION IMPROVEMENT PLANS
4795 WILLIAMS DRIVE GEORGETOWN, TEXAS 78633

DETENTION AND WATER QUALITY POND SECTIONS AND CALCULATIONS

PERMIT No.
2022-40-CON
SHEET No.
17
OF 32

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Williams Dr Commercial
Regulated Entity Location: 600 N. Robinson Ave, Suite 1000 Oklahoma City, OK 73102
Name of Customer: AGTX GT Williams RE Holdings, LLC
Contact Person: Grey Reed Phone: (214) 725-4886
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN 111695623

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☒ Recharge Zone ☐ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	1.007 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: 09/10/2025

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