

**City of Georgetown, Texas**



**Bedford Park**

**Volume 1 of 2**

**Texas Commission on Environmental Quality  
Submittal for Edwards Aquifer Protection Plan**

**WPAP Exception Request Application**

# Texas Commission on Environmental Quality

## Edwards Aquifer Application Cover Page

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### 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.

|  |             |     |                                 |     |                                   |                                  |     |                         |                            |
|--|-------------|-----|---------------------------------|-----|-----------------------------------|----------------------------------|-----|-------------------------|----------------------------|
| <b>1. Regulated Entity Name: Bedford Park</b>        |             |     |                                 |     | <b>2. Regulated Entity No.:</b>   |                                  |     |                         |                            |
| <b>3. Customer Name: City of Georgetown</b>          |             |     |                                 |     | <b>4. Customer No.: 600412043</b> |                                  |     |                         |                            |
| <b>5. Project Type:</b><br>(Please circle/check one) | New         |     | Modification                    |     | Extension                         | Exception                        |     |                         |                            |
| <b>6. Plan Type:</b><br>(Please circle/check one)    | WPAP        | CZP | SCS                             | UST | AST                               | EXP                              | EXT | Technical Clarification | Optional Enhanced Measures |
| <b>7. Land Use:</b><br>(Please circle/check one)     | Residential |     | Non-residential                 |     |                                   | <b>8. Site (acres):</b>          |     | 2.32                    |                            |
| <b>9. Application Fee:</b>                           | \$500       |     | <b>10. Permanent BMP(s):</b>    |     |                                   | VFS (Equivalent Protection)      |     |                         |                            |
| <b>11. SCS (Linear Ft.):</b>                         | n/a         |     | <b>12. AST/UST (No. Tanks):</b> |     |                                   | n/a                              |     |                         |                            |
| <b>13. County:</b>                                   | Williamson  |     | <b>14. Watershed:</b>           |     |                                   | Granger Lake - San Gabriel River |     |                         |                            |

# Application Distribution

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

[http://www.tceq.texas.gov/assets/public/compliance/field\\_ops/eapp/EAPP%20GWCD%20map.pdf](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.)                    | —   | —  | <u>1</u>   |
| Region (1 req.)                      | —   | —  | <u>1</u>   |
| County(ies)                          | —   | —  | <u>1</u>   |
| Groundwater Conservation District(s) | <input type="checkbox"/> Edwards Aquifer Authority<br><input type="checkbox"/> Barton Springs/ Edwards Aquifer<br><input type="checkbox"/> Hays Trinity<br><input type="checkbox"/> Plum Creek  | <input type="checkbox"/> Barton Springs/ Edwards Aquifer   | NA   |
| City(ies) Jurisdiction               | <input type="checkbox"/> Austin<br><input type="checkbox"/> Buda<br><input type="checkbox"/> Dripping Springs<br><input type="checkbox"/> Kyle<br><input type="checkbox"/> Mountain City<br><input type="checkbox"/> San Marcos<br><input type="checkbox"/> Wimberley<br><input type="checkbox"/> Woodcreek | <input type="checkbox"/> Austin<br><input type="checkbox"/> Bee Cave<br><input type="checkbox"/> Pflugerville<br><input type="checkbox"/> Rollingwood<br><input type="checkbox"/> Round Rock<br><input type="checkbox"/> Sunset Valley<br><input type="checkbox"/> West Lake Hills | <input type="checkbox"/> Austin<br><input type="checkbox"/> Cedar Park<br><input type="checkbox"/> Florence<br><input checked="" type="checkbox"/> Georgetown<br><input type="checkbox"/> Jerrell<br><input type="checkbox"/> Leander<br><input type="checkbox"/> Liberty Hill<br><input type="checkbox"/> Pflugerville<br><input type="checkbox"/> Round Rock |

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Haden Mattke, PE

Print Name of Customer/Authorized Agent

11/12/2025

Signature of Customer/Authorized Agent

Date

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

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

# General Information Form

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Haden Mattke, P.E., CFM

Date: 11/12/2025

Signature of Customer/Agent:



## Project Information

1. Regulated Entity Name: Bedford Park
2. County: Williamson
3. Stream Basin: Smith Branch - San Gabriel River
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:  
☒ Recharge Zone  
☐ Transition Zone
6. Plan Type:  

|                                       |   |
|---------------------------------------|---|
| <input type="checkbox"/> WPAP         | <input type="checkbox"/> AST                          |
| <input type="checkbox"/> SCS          | <input type="checkbox"/> UST                          |
| <input type="checkbox"/> Modification | <input checked="" type="checkbox"/> Exception Request |

7. Customer (Applicant):

Contact Person: Patrick Cavanaugh

Entity: City of Georgetown

Mailing Address: 1101 North College Street

City, State: Georgetown, TX

Zip: 78626

Telephone: 512-930-3595

FAX: \_\_\_\_\_

Email Address: patrick.cavanaugh@georgetowntexas.gov

8. Agent/Representative (If any):

Contact Person: Haden Mattke, P.E., CFM

Entity: Kasberg, Patrick & Associates

Mailing Address: 800 South Austin Avenue

City, State: Georgetown, Texas

Zip: 78626

Telephone: 512-819-9478

FAX: \_\_\_\_\_

Email Address: hmattke@kpaengineers.com

9. Project Location:

- ☒ The project site is located inside the city limits of Georgetown, Texas.
- ☐ 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.

The project is located at 4404 Madrid Drive, Georgetown, TX 78626 approximately 0.15 miles west of the intersection of Sequoia Spur W and Madrid Dr.

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: \*Survey staking will not be completed until construction begins (which will not start until this application is approved and project is awarded). If TCEQ wishes to make a site visit before, please contact us and we will be gladly arrange.

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: Public Facility (park)

### ***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.





NTS

**PROJECT  
LOCATION**

  
**GEORGETOWN**  
TEXAS  
*more than welcome*



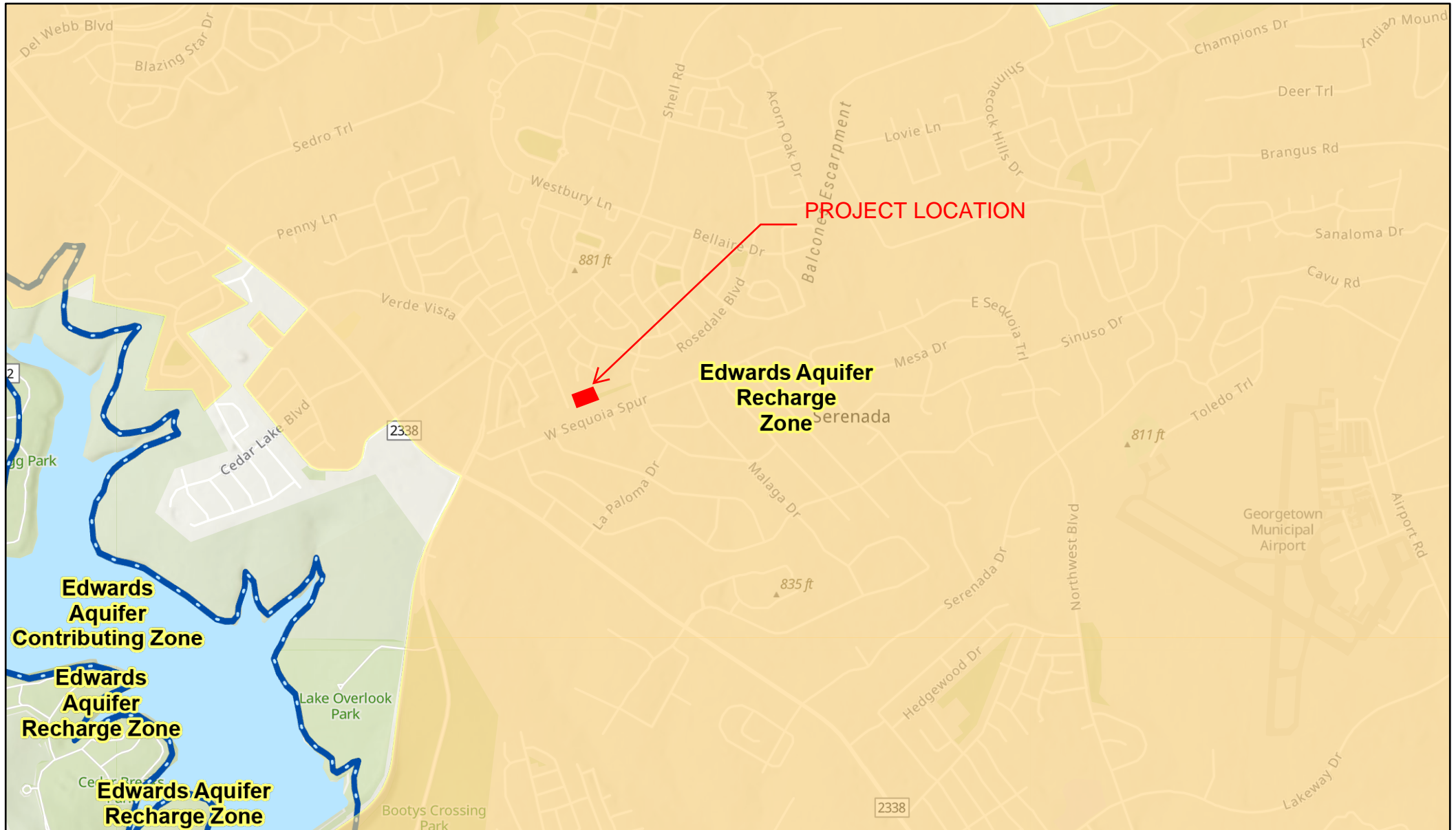
KASBERG, PATRICK & ASSOCIATES, LP  
CONSULTING ENGINEERS  
GEORGETOWN, TEXAS 78626  
FIRM REGISTRATION NUMBER F-510

ATTACHMENT A - ROAD MAP




BEDFORD PARK






# BEDFORD EARZ MAP

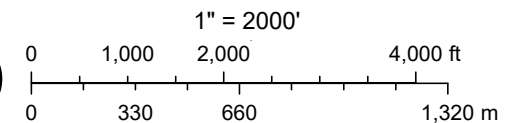


6/4/2025, 4:09:36 PM

-  TCEQ\_EDWARDS\_OFFICIAL\_MAPS
-  7.5 Minute Quad Grid
-  TX Counties

-  City/Place
-  Edwards Aquifer Boundary central line

-  Edwards Aquifer Boundary
-  Edwards Aquifer Label
-  World\_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, TCEQ



19 North Main Street • Temple, TX 76501 • (254) 773-3731  
800 South Austin Ave • Georgetown, TX 78626 • (512) 819-9478

November 12, 2025

**ATTACHMENT C**  
**FORM 20782**  
**PROJECT DESCRIPTION.**

The City of Georgetown is proposing improvements to existing public park property at 4404 Madrid Drive, Georgetown, TX 78626. From the intersection Sequoia Spur West and Madrid Drive, the project is approximately 0.15 miles to the west.

The improvements included in this project consist of a playscape with approximately 440 SY play surface, 625 SY of 6' concrete sidewalk, a concrete pad for a picnic area, trash cans, a water fountain, and other appurtenant items. Approximately 70 SY of existing concrete sidewalk will be removed, as well as some existing landscaping rock areas and park benches.

The area of the parcel is 2.32 acres, with a total of 8,299 SF of existing impervious cover to remain and 10,449 SF of impervious cover proposed, resulting in 18,749 SF (0.43 acres) of total impervious area on the site. The percentage of impervious area is 18.6% of the subject parcel.

The site is located in a developed area, with single family and multifamily development immediately neighboring all sides of the parcel. The project is located entirely over the Edwards Aquifer Recharge Zone.

Upslope of the park to the north is the single family neighborhood that was developed at the time the park was dedicated to the City of Georgetown. Most of the runoff from these areas is collected by an existing storm sewer system and conveyed to the existing water quality ponds immediately to the east of the subject park. These water quality ponds outfall into an existing channel east of the park that conveys the runoff through the residential neighborhood to the south. Some single family lots immediately to the north of Bedford park contribute surface runoff to the site. This flows through the park to the single family lots to the south.

The subject project proposes a permanent BMP in the form of Equivalent Water Quality Protection. This BMP consists of naturally vegetated areas immediately adjacent to the proposed impervious areas on the downslope side. Though typically vegetative filter strips are used to cover large roadways, parking lots, etc. (at 15' of filter strip for 72' of roadway), through discussions with TCEQ regarding a project of similar scope and size, it was agreed that smaller shared use paths such as sidewalks could utilize smaller width vegetative areas as Equivalent Water Quality Protection measures—for example, a 5' sidewalk would equate to a 2.6' Vegetated Filter Strip. Our project consists of naturally vegetated areas in various widths along the proposed 6' sidewalk and other impervious areas, proportional to or larger than a full size filter strip proposed next to a roadway. The City of Georgetown will regularly maintain this natural vegetation through their maintenance departments.

The exception being requested with this application applies to TAC 213.5(b)(4)(D)(ii)(I), which requires TSS Removal be in accordance with the technical guidance prepared or accepted by the executive director. The BMP will be in accordance with the standard design criteria for Vegetative Filter Strips, as specified in TCEQ Publication RG-348, with the exception of the minimum width requirement as noted.



19 North Main Street • Temple, TX 76501 • (254) 773-3731  
800 South Austin Ave • Georgetown, TX 78626 • (512) 819-9478

November 12, 2025

**FORM 20782**  
**GEOLOGIC ASSESSMENT FORM.**

A Geologic Assessment was performed on a site that includes this project area by Terracon Consultants, Inc., and is attached to this application.

# Geologic Assessment

## Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), Effective June 1, 1999

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

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

## Signature

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

Print Name of Geologist: M. Kevin Denson

Telephone: 512 442-1122

Date: February 14, 2025

Fax: 512-442-1181

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

Signature of Geologist:



Regulated Entity Name: Bedford Park, 4404 Madrid Drive, Georgetown, Williamson County, TX

## Project Information

1. Date(s) Geologic Assessment was performed: January 31, 2025

2. Type of Project:

☒ WPAP

☐ SCS

☐ AST

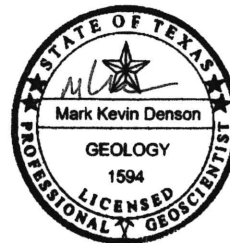
☐ UST

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) |
|-----------|--------|-----------------|
| EeB       | D      | 0-1             |
| ErE       | D      | 0-1             |
|           |        |                 |
|           |        |                 |
|           |        |                 |

*\* Soil Group Definitions (Abbreviated)*

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

6. ☒ **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. ☒ **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. ☒ **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'  
 Applicant's Site Plan Scale: 1" = \_ '  
 Site Geologic Map Scale: 1" = 30'  
 Site Soils Map Scale (if more than 1 soil type): 1" = 150'
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

## NO FEATURES OBSERVED

| GEOLOGIC ASSESSMENT TABLE |          |           |                         |        |           |                   |   |   |                 | PROJECT NAME: Bedford Park, 4404 Madrid Drive, Georgetown, Williamson County, Texas |                 |                 |            |                            |                  |             |                        |            |      |
|---------------------------|----------|-----------|-------------------------|--------|-----------|-------------------|---|---|-----------------|---|-----------------|-----------------|------------|----------------------------|------------------|-------------|------------------------|------------|------|
| LOCATION                  |          |           | FEATURE CHARACTERISTICS |        |           |                   |   |   |                 |   |                 |                 | EVALUATION |                            | PHYSICAL SETTING |             |                        |            |      |
| 1A                        | 1B *     | 1C*       | 2A                      | 2B     | 3         | 4                 |   |   | 5               | 5A  | 6               | 7               | 8A         | 8B                         | 9                | 10          | 11                     | 12         |      |
| FEATURE ID                | LATITUDE | LONGITUDE | FEATURE TYPE            | POINTS | FORMATION | DIMENSIONS (FEET) |   |   | TREND (DEGREES) | DOM   | DENSITY (NO/FT) | APERTURE (FEET) | INFILL     | RELATIVE INFILTRATION RATE | TOTAL            | SENSITIVITY | CATCHMENT AREA (ACRES) | TOPOGRAPHY |      |
|                           |          |           |                         |        |           | X                 | Y | Z |                 | 10  |                 |                 |            |                            |                  | <40         | >40                    | <1.6       | ≥1.6 |
|                           |          |           |                         |        |           |                   |   |   |                 |   |                 |                 |            |                            |                  |             |                        |            |      |
|                           |          |           |                         |        |           |                   |   |   |                 |   |                 |                 |            |                            |                  |             |                        |            |      |

\* DATUM NAD27

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

## 8A INFILLING

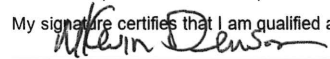
- N None, exposed bedrock
- C Coarse - cobbles, breakdown, sand, gravel
- O Loose or soft mud or soil, organics, leaves, sticks, dark colors
- F Fines, compacted clay-rich sediment, soil profile, gray or red colors
- V Vegetation. Give details in narrative description
- FS Flowstone, cements, cave deposits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

## 12 TOPOGRAPHY

Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed

I have read, I understood, and I have followed the Texas Natural Resource Conservation Commission's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field.

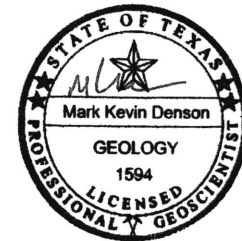
My signature certifies that I am qualified as a geologist as defined by 30 TAC 213



Date 2/14/2025

Sheet 1 of 1

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



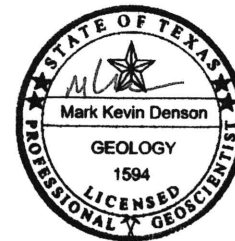


## ATTACHMENT B

Stratigraphic Column  
Bedford Park  
4404 Madrid Drive  
Georgetown, Williamson County, Texas

| HYDROGEOLOGIC<br>SUBDIVISION | FORMATION         | THICKNESS<br>(feet) | LITHOLOGY  |
|------------------------------|-------------------|---------------------|--|
| Edwards Aquifer              | Edwards Limestone | 150                 | Mudstone to packstone, crystalline limestone, wackestone |

Source: Senger, Collins and Kreitler, 1990



### **ATTACHMENT C SITE-SPECIFIC GEOLOGY**

The Geologic Assessment (GA) of the Bedford Park site was performed by Kevin Denson, P.G. of Terracon on January 31, 2025. The site is a manicured park located within a residential subdivision at 4404 Madrid Drive in Georgetown, Williamson County, Texas.

Exhibit 1 (attached) is a site location map depicting the site in relation to the surrounding area. The areas immediately surrounding the site are a mix of undeveloped, agricultural, residential, and commercial properties. The site is characterized as slightly to moderately sloping to the southwest and site elevation ranges from about 851 to 840 feet above mean sea level (msl).

The surficial geologic units present at the site have been identified as the Edwards Formation (Ked). Exhibit 2 (attached) is a geologic map of the site. The site is located entirely within the recharge zone of the Edwards aquifer, and the recharge zone boundary is located approximately 4,900 feet west-southwest of the site. The Edwards consists of massive to thin bedded limestones and dolostones. The formation is characterized by honeycomb textures, collapse breccias and cavern systems, which account for most of the significant porosity within the strata that compose most of the aquifer. Attachment B (attached) is a stratigraphic column prepared for the site. Exposure of this unit is generally obscured by the soil and vegetation present at the site. No evidence of faulting was observed on the site. Additionally, a review of aerial photographs did not reveal lineations, which typically indicate the presence of faulting. Based on a review of published geologic maps, the closest mapped fault is located about 1.8 miles east of the site. The fault trends to the northeast and is associated with the Balcones fault zone, which is comprised of normal, high-angle faults, that are generally down-thrown to the southeast. The Balcones fault zone represents the dominant structural trend of the area.

No geologic features were observed on the site. The completed Geologic Assessment form is attached as Attachment A. Due to the lack of significant sensitive recharge features observed on the site and the presence of a relatively impermeable soil cover, the potential for fluid movement to the Edwards aquifer beneath the site is considered low.

No springs or streams were observed onsite. A review of the site maps contained in the City of Georgetown Ordinance 2015-14 indicated there are no known springs occupied by the Georgetown Salamander on the site and the nearest known occupied site is located approximately 1.2 miles northeast of the site (Bat Well Cave).





▬ Approximate Project Boundary

▬ Williamson County 2-Foot Contours



0 75 150 300 Feet

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

Project No.:  
96257032  
Date:  
Jan 2025  
Drawn By:  
KNG  
Reviewed By:  
KD



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PH. (512) 442-1122 terracon.com

### Site Specific Topography

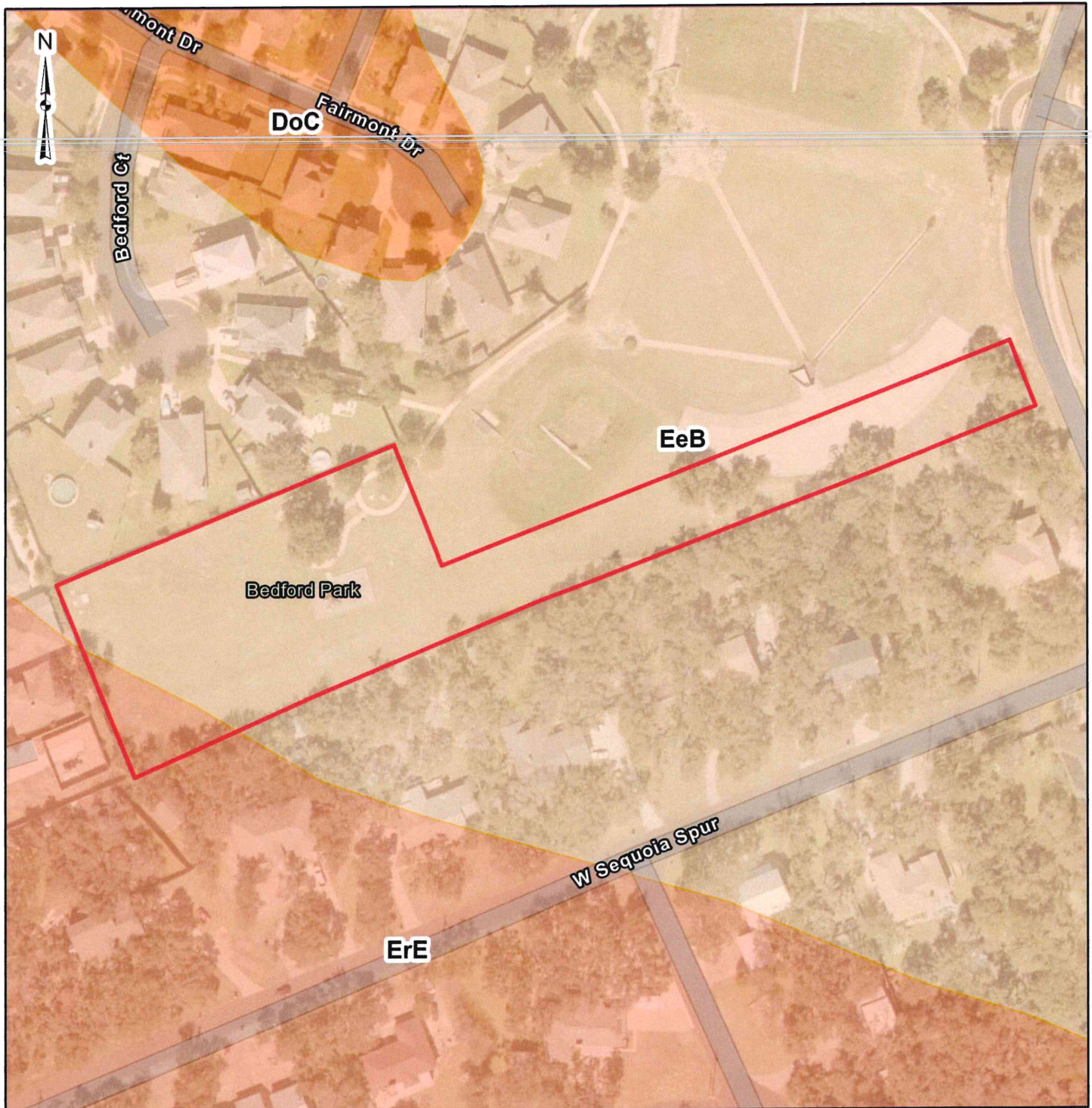
### GA - Bedford Park

4404 Madrid Drive  
Georgetown, Williamson County, Texas

### Exhibit

1.0





Approximate Project Boundary

### USDA WSS Map Unit

- Doss silty clay, moist, 1 to 5 percent slopes (DoC)
- Eckrant stony clay, 0 to 3 percent slopes, stony (EeB)
- Eckrant-Rock outcrop association, 1 to 10 percent slopes (ErE)

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

|              |          |
|--------------|----------|
| Project No.: | 96257032 |
| Date:        | Jan 2025 |
| Drawn By:    | KNG      |
| Reviewed By: | KD       |



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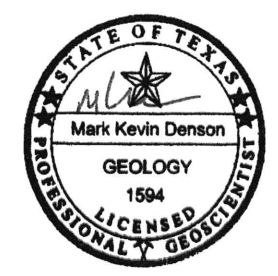
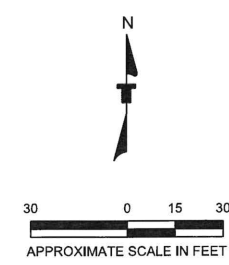
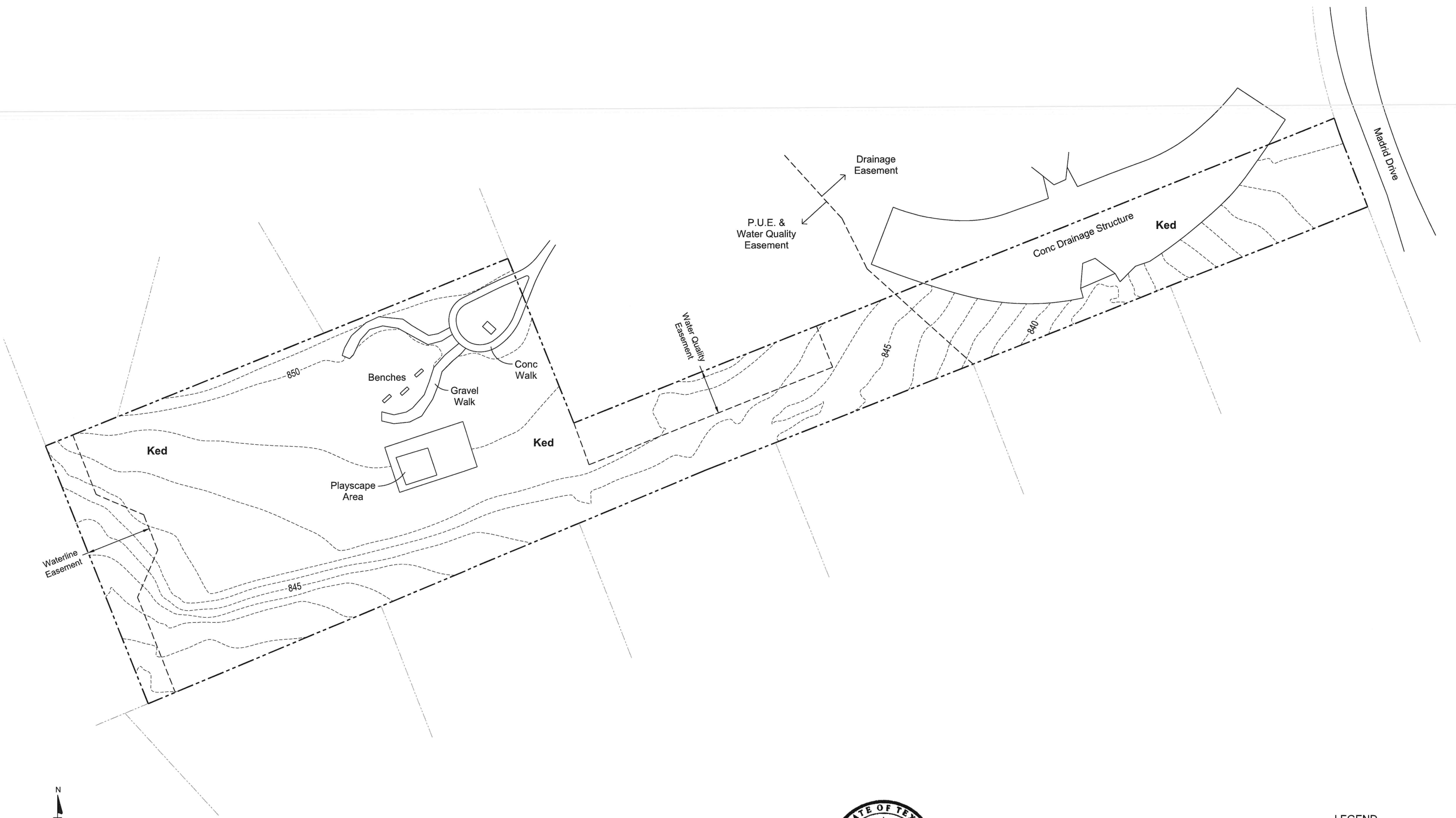
### USDA Site Soil Map

### GA - Bedford Park

4404 Madrid Drive  
 Georgetown, Williamson County, Texas

### Exhibit

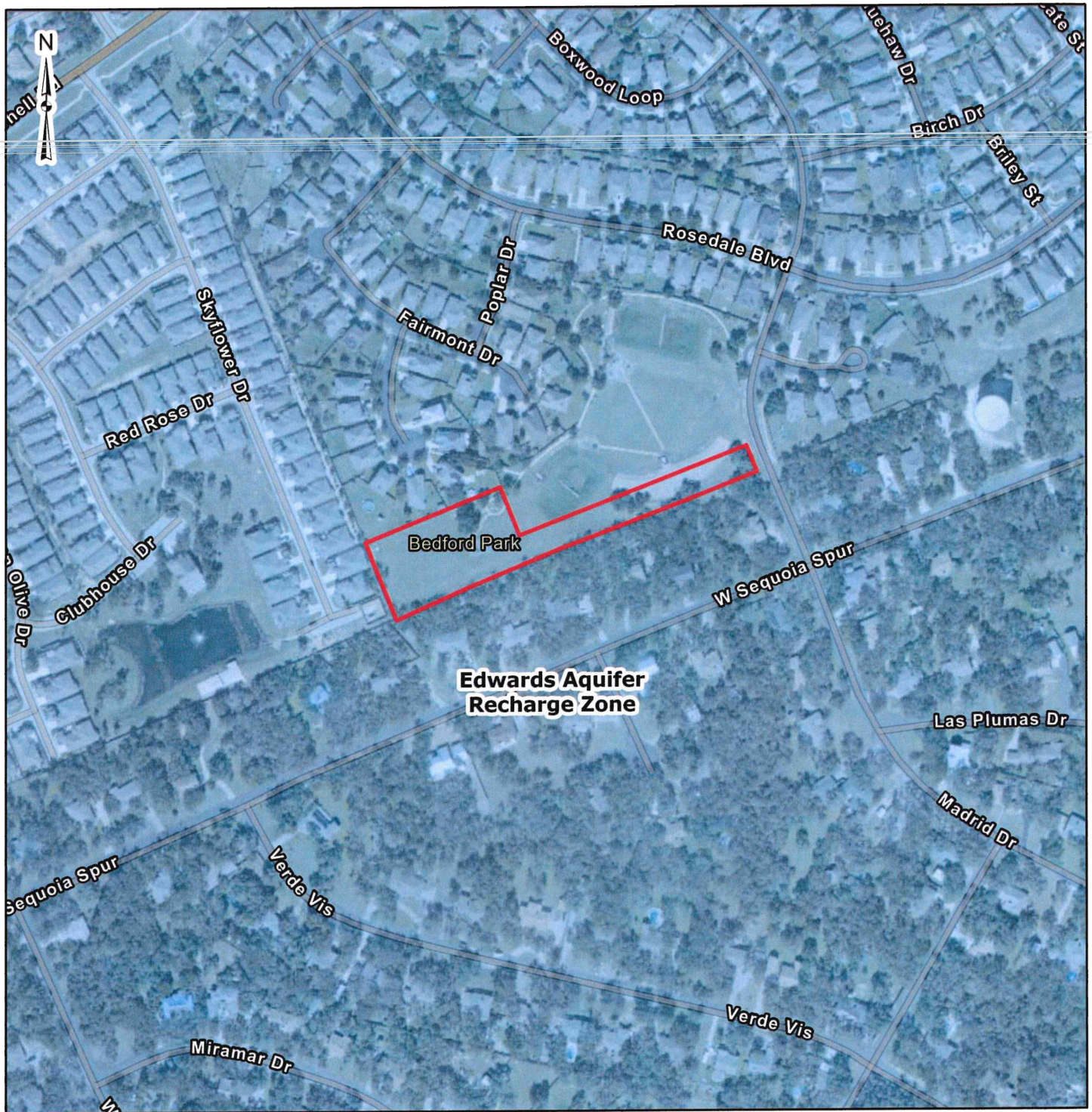
**2.0**



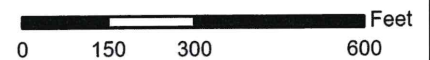
| LEGEND |                   |
|--------|-------------------|
|        | Site Boundary     |
|        | Ked               |
|        | Edwards Formation |

|   |  |                      |  |  |                                      |  |                                |
|---|--|----------------------|--|--|--------------------------------------|--|--------------------------------|
| Project Mgr: KD   |  | Project No: 96257032 |  | <br>Consulting Engineers and Scientists | SITE GEOLOGIC MAP                    |  | <b>EXHIBIT</b><br><br><b>3</b> |
| Drawn By: ATX Drafting  |  | Scale: AS SHOWN      |  |  | Bedford Park                         |  |                                |
| Checked By: KD  |  | File No: 96257032    |  |  | 4404 Madrid Drive                    |  |                                |
| Approved By: KD   |  | Date: Jan 31, 2025   |  |  | Georgetown, Williamson County, Texas |  |                                |
| 5307 INDUSTRIAL OAKS BLVD. #160 AUSTIN, TX 78735<br>PH. (512) 442-1122 FAX (512) 442-1181 |  |                      |  |  |                                      |  |                                |





Approximate Project Boundary



### TCEQ Edwards Aquifer Zone Data

Edwards Aquifer Recharge Zone

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

|              |          |
|--------------|----------|
| Project No.: | 96257032 |
| Date:        | Jan 2025 |
| Drawn By:    | KNG      |
| Reviewed By: | KD       |

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PH. (512) 442-1122 [terracon.com](http://terracon.com)

### Edwards Aquifer Zones

#### GA - Bedford Park

4404 Madrid Drive  
Georgetown, Williamson County, Texas

### Exhibit

**4.0**



# Recharge and Transition Zone Exception Request Form

Texas Commission on Environmental Quality

30 TAC §213.9 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 **Recharge and Transition Zone Exception Request Form** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Haden Mattke, P.E., CFM

Date: 11/12/2025

Signature of Customer/Agent:



Regulated Entity Name: Bedford Park

## Exception Request

1. ☒ **Attachment A - Nature of Exception.** A narrative description of the nature of each exception requested is attached. All provisions of 30 TAC §213 Subchapter A for which an exception is being requested have been identified in the description.
2. ☒ **Attachment B - Documentation of Equivalent Water Quality Protection.** Documentation demonstrating equivalent water quality protection for the Edwards Aquifer is attached.

## Administrative Information

3. ☒ 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.
4. ☒ The applicant understands that no exception will be granted for a prohibited activity in Chapter 213.
5. ☒ The applicant understands that prior approval under this section must be obtained from the executive director for the exception to be authorized.



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November 12, 2025

**ATTACHMENT A  
FORM 0628  
NATURE OF EXCEPTION.**

This project wishes to be granted an exception for a Water Pollution Abatement Plan and Modifications Report. The project consists of 440 SY play surface, 625 SY of 6' concrete sidewalk, a concrete pad for a picnic area, trash cans, a water fountain, and other appurtenant items. The extent of the topsoil excavation for the sidewalk and parking area is very minimal, typically less than one foot.

In addition to the relatively small project size and limited topsoil excavation, this project proposes a permanent Equivalent Water Quality Protection BMP in the form of natural vegetation along the proposed sidewalk, proportional in size to a vegetative filter strip along a roadway. It is the intent of this application that this naturally vegetated area will serve as an equivalent permanent BMP and thus grant an exception to the requirements in the Edwards Aquifer Technical Guidance.

More specifically, an exception to requirements in the technical guidance is also being requested with this application applying to TAC 213.5(b)(4)(D)(ii)(I), which requires TSS Removal be in accordance with the technical guidance prepared or accepted by the executive director. The BMP will be in accordance with the standard design criteria for Vegetative Filter Strips, as specified in TCEQ Publication RG-348, with the exception of the minimum width requirement.





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November 12, 2025

**ATTACHMENT B**  
**FORM 0628**  
**DOCUMENTATION OF EQUIVALENT WATER QUALITY PROTECTION.**

The subject project proposes a permanent BMP in the form of Equivalent Water Quality Protection. This BMP consists of naturally vegetated areas immediately adjacent to the proposed impervious areas on the downslope side. Though typically vegetative filter strips are used to cover large roadways, parking lots, etc. (at 15' of filter strip for 72' of roadway), through discussions with TCEQ regarding a project of similar scope and size, it was agreed that smaller shared use paths such as sidewalks could utilize smaller width vegetative areas as Equivalent Water Quality Protection measures—for example, a 5' sidewalk would equate to a 2.6' Vegetated Filter Strip. Our project consists of naturally vegetated areas in various widths along the proposed 5' sidewalk and other impervious areas, proportional to a full size filter strip proposed next to a roadway. The City of Georgetown will regularly maintain this natural vegetation through their maintenance departments.

The temporary stormwater protection measure proposed for this project is silt fence.

# 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: Haden Mattke, P.E., CFM

Date: 11/12/2025

Signature of Customer/Agent:



Regulated Entity Name: Bedford Park

## 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: N/A

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

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

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

### ***Sequence of Construction***

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

### ***Temporary Best Management Practices (TBMPs)***

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

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

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

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

## ***Soil Stabilization Practices***

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

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

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

### ***Administrative Information***

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



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November 12, 2025

**ATTACHMENT A**  
**FORM 0602**  
**SPILL RESPONSE ACTIONS.**

This project will prohibit the storage of hazardous substances, fuels, or oils on the project site and require they are stored at an approved offsite facility. The construction of the sidewalk will require the use of several types of equipment that will be fueled at an approved location off-site. This will present a slight risk of hydrocarbon or hazardous substance spills. In the event of such spills, the contaminated material will be collected and disposed at an approved hazardous material location. All proper authorities will be notified as soon as the spill is discovered. The emergency response phone number for TCEQ is 1-800-832-8224. The National Spill Response Hotline is 800-424-8802.



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November 12, 2025

**ATTACHMENT B**  
**FORM 0602**  
**POTENTIAL SOURCES OF CONTAMINATION.**

The only potential source of contamination for the project during construction is that of the construction equipment. However, as previously mentioned, no fuels or hazardous substances will be stored on-site. In the case of a spill, the Spill Response Action of this report will be utilized.





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**ATTACHMENT C**  
**FORM 0602**  
**SEQUENCE OF MAJOR ACTIVITIES.**

The sequence of major activities in the disturbance of the natural terrain will be as follows:

1. Install all of the temporary water pollution and abatement control measures. (Total Area Affected: 0.57 acres)
2. Excavate for and install sidewalk improvements. (Total Area Affected: 1.04 acres)
3. Establish vegetation in any disturbed areas.
4. Remove temporary water pollution and abatement control measures. (Total Area Affected: 1.04 acres)
5. The temporary control measures will be installed at the beginning of the project and remain throughout the entirety of the project until completion.



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November 12, 2025

**ATTACHMENT D**  
**FORM 0602**  
**TEMPORARY BEST MANAGEMENT PRACTICES AND MEASURES.**

The main temporary best management practice that will be utilized for the construction of this project is silt fence. Temporary BMPs will be employed and maintained for the duration of time for construction and establishment of vegetation of disturbed soils. If deemed necessary further down the line, additional silt fence and/or concrete washouts may be utilized.

Approximately 610 LF of silt fence is proposed along the proposed sidewalk route. The silt fence will slow the runoff, allowing the storm water to flow through the geotextile fabric and filter out sediment or other contaminants before passing through to the other side.

A concrete washout area (if needed) will also be utilized. The location will be determined by the contractor prior to the beginning of construction. Tree protection will also be utilized to help stabilize and protect larger trees around the project site. Other temporary BMPs such as stabilized construction entrances or filter dikes are not expected, but may be used if deemed required during construction.

Through these best management practice and measures, all storm water leaving the site should be maintained to the maximum extent possible to its natural (current) stabilized state. With the limited project construction site size and expected storm water flow patterns towards proposed silt fence, the storm water flows leaving the site should not impact the flows to any sensitive features around the area.



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November 12, 2025

**ATTACHMENT E**  
**FORM 0602**  
**REQUEST TO TEMPORARILY SEAL A FEATURE.**

There will be no temporary sealing of a feature anticipated or proposed for this project.



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November 12, 2025

**ATTACHMENT F**  
**FORM 0602**  
**STRUCTURAL PRACTICES.**

Due to the nature and layout of this project, structural practices are not practical. The project site is relatively small in overall scope and the use of silt fence will be the most effective way to mitigate unexpected sediment and erosion control from storm water runoff during construction.



FILE: P:\Georgetown\2024\2024-513 BEDFORD PARK\CAD\Plans\CIVIL\22-513-BEDFORD-PARK-DRAINAGE-PLAN.dwg LAST SAVED: 5/1/2025 4:11:47 PM LAYOUT: DRAINAGE PLAN

|       | Drainage Area<br>(acres) | Impervious<br>Surface Existing<br>(ac) | Impervious<br>Surface<br>Proposed (ac) | Existing Curve<br>Number | Proposed Curve<br>Number | Impervious<br>Surface Existing<br>(%) | Impervious<br>Surface<br>Proposed (%) | Time of<br>Concentration<br>(minutes) | Lag Time<br>(minutes) | Maximum Runoff<br>Existing (cfs) | Maximum Runoff<br>Proposed (cfs) |
|-------|--------------------------|--|--|--------------------------|--------------------------|---------------------------------------|---------------------------------------|---------------------------------------|-----------------------|----------------------------------|----------------------------------|
| Sub-1 | 0.984                    | 0.118                                  | 0.210                                  | 82.36                    | 84.11                    | 12                                    | 21.35                                 | 9.78                                  | 5.87                  | 8.46                             | 8.64                             |
| Sub-2 | 0.753                    | 0.105                                  | 0.134                                  | 82.05                    | 82.79                    | 14.01                                 | 17.85                                 | 10.08                                 | 6.05                  | 6.72                             | 6.78                             |
| Sub-3 | 0.293                    | 0.036                                  | 0.049                                  | 82.18                    | 83.39                    | 12.18                                 | 16.76                                 | 6.92                                  | 4.15                  | 2.97                             | 3.01                             |
| Sub-4 | 1.221                    | 0.347                                  | 0.350                                  | 84.23                    | 84.3                     | 28.41                                 | 28.67                                 | 14.30                                 | 8.58                  | 10.09                            | 10.09                            |
| Total | 3.2510                   | 0.6061                                 | 0.7437                                 |                          |                          |                                       |                                       |                                       |                       |                                  |                                  |

Note for Drainage Area Map:

No significant grading or changes to drainage patterns are proposed with these improvements, the modeled drainage areas are the same for existing and proposed conditions.

|       | Sheet Flow       |                  |                          |                          | Shallow Concentrated Flow |                  |                          |                          |
|-------|------------------|------------------|--------------------------|--------------------------|---------------------------|------------------|--------------------------|--------------------------|
|       | Distance<br>(ft) | Slope<br>(ft/ft) | Roughness<br>Coefficient | Travel Time<br>(minutes) | Distance<br>(ft)          | Slope<br>(ft/ft) | Roughness<br>Coefficient | Travel Time<br>(minutes) |
| Sub-1 | 29.01            | 0.0122           | 0.4                      | 8.76                     | 206.3                     | 0.04385          | 0.045                    | 1.02                     |
| Sub-2 | 55.38            | 0.04669          | 0.4                      | 8.59                     | 254.06                    | 0.03089          | 0.045                    | 1.49                     |
| Sub-3 | 50.84            | 0.07038          | 0.4                      | 6.81                     | 17.91                     | 0.03109          | 0.045                    | 0.1                      |
| Sub-4 | 32.91            | 0.00739          | 0.4                      | 11.84                    | 354.93                    | 0.02242          | 0.045                    | 2.45                     |

The average slope and prevailing surface type for existing and proposed conditions are the same, the time of concentration and lag times used were the same for modeling both conditions.

LEGEND

930

EXISTING MAJOR CONTOUR

930

EXISTING MINOR CONTOUR

839

PROPOSED MAJOR CONTOUR

839

PROPOSED MINOR CONTOUR

PROPOSED CONCRETE

PROPOSED PLAYSCAPE  
(SEE LANDSCAPE SHEETS)

VEGETATIVE FILTER STRIP

COVEY

Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311

KPA

KASBERG, PATRICK & ASSOCIATES, LP  
CONSULTING ENGINEERS  
GEORGETOWN, TEXAS 78626

11/03/2025

STATE OF TEXAS

HADEN MATTHEW  
154595

LICENSED PROFESSIONAL ENGINEER

Haden Matthew

Project:

BEDFORD PARK  
IMPROVEMENTS

NORTH

0 10 20 30 40

HORIZONTAL SCALE IN FEET

GEORGETOWN, TEXAS

Project Number:  
24-CLA513

Texas 811

CAUTION!!!  
EXISTING UNDERGROUND UTILITIES IN THE AREA.  
CONTRACTOR IS RESPONSIBLE FOR  
DETERMINING THE HORIZONTAL AND VERTICAL  
LOCATION OF ALL UTILITIES PRIOR TO  
CONSTRUCTION. CONTRACTOR SHALL BE  
RESPONSIBLE FOR ANY REPAIRS TO EXISTING  
UTILITIES DUE TO DAMAGE INCURRED DURING  
CONSTRUCTION. CONTRACTOR SHALL NOTIFY  
THE LANDSCAPE ARCHITECT OF ANY  
DISCREPANCIES ON THE PLANS.

Designed: ISI

Drawn: ISI

Reviewed: TWR

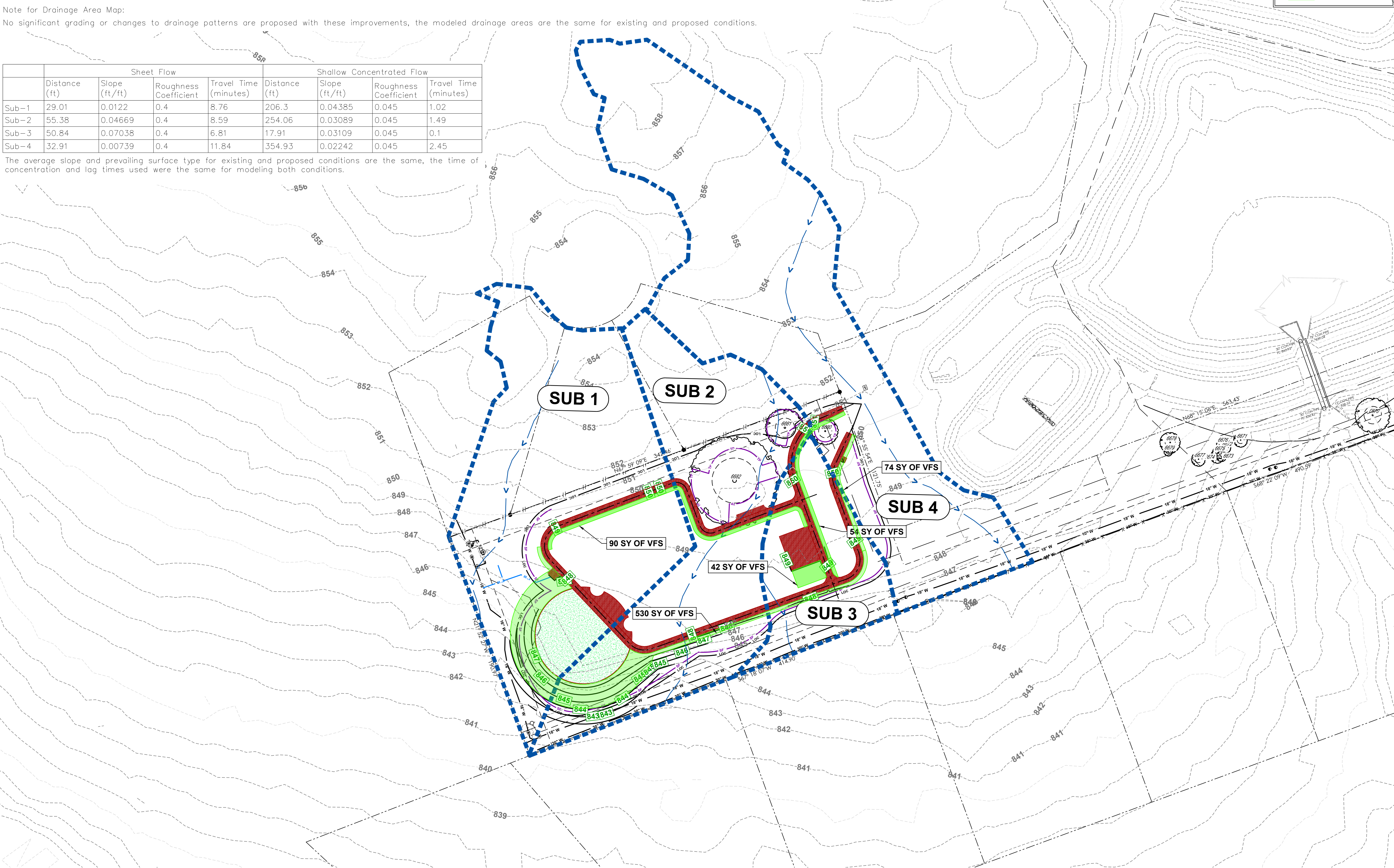
Submittal Date:  
OCTOBER 29, 2025

Revisions:

Sheet Title:  
DRAINAGE PLAN

Sheet Number:  
C-14  
PAGE 22 OF 27 SHEETS

Application Number:  
2025-31-SDP







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November 12, 2025

**ATTACHMENT H**  
**FORM 0602**  
**TEMPORARY SEDIMENT POND PLANS AND CALCULATIONS.**

There are no temporary sediment ponds anticipated or proposed for this project.



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November 12, 2025

**ATTACHMENT I**  
**FORM 0602**  
**INSPECTION AND MAINTENANCE FOR BMPs.**

The contractor will be required to maintain, repair, or retrofit all temporary Best Management Practices (BMPs) through the duration of the project. The contractor will be required to inspect the BMPs at weekly intervals and after rainfall events as specified by the Erosion and Sediment Control Notes. The project inspector, from the City of Georgetown, will also inspect the BMPs to ensure they are in proper working condition. If any BMP is found to be unacceptable, the inspector will notify the contractor to remedy the problem immediately. Specific temporary BMP inspection and maintenance requirements are listed below. Construction notes for these BMPs, as well as additional notes can be found in the plan set details. Additionally, while they are not expected to be required, notes for other temporary BMPs such as filter dikes have also been included in the construction notes in the case they are deemed required during construction.

**Silt Fence & Tree Protection**

- 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.
- Fencing will be removed after construction is complete.

**Concrete Washout**

- The below ground concrete washout area will be constructed before construction commences.
- The washout area will be cleaned on a daily basis. All sediment, wastes, etc. will be removed from the site by the contractor.
- When necessary, repairs will be made to the washout area.
- The washout area will be removed after construction is complete.



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November 12, 2025

**ATTACHMENT J**  
**FORM 0602**  
**SCHEDULE OF INTERIM AND PERMANENT SOIL STABILIZATION PRACTICES.**

When evaluating the existing site conditions, limited project scope, nature, time of risk exposure and layout of this project, extensive temporary soil stabilization practices are impractical. The disturbance of topsoil for the majority of the project will be limited, at relatively shallow depths (less than one foot typically), and shallow slopes. For this reason, the main soil stabilization practice that will be implemented during (and after construction) will be the establishment of permanent vegetation on all areas of soil disturbance. This vegetation will help both in stabilizing the soil during and after construction, as well as in reducing the risk of sediment or dust contamination from the project site. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.



# Permanent Stormwater Section

## Texas Commission on Environmental Quality

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

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

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

## Signature

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

Print Name of Customer/Agent: Haden Mattke, P.E., CFM

Date: 11/12/2025

Signature of Customer/Agent



Regulated Entity Name: Bedford Park

## 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



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November 12, 2025

**ATTACHMENT A**  
**FORM 0600**  
**20% OR LESS IMPERVIOUS COVER WAIVER.**

This project is not requesting a 20% or Less Impervious Cover Waiver as it is not applicable to this project.



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November 12, 2025

**ATTACHMENT B**  
**FORM 0600**  
**BMPs FOR UPGRADIENT STORMWATER.**

No upslope areas contribute surface runoff to the project site. Some upgradient stormwater will cross the proposed sidewalk, which will come from mainly vegetated areas including upslope park areas and offsite residential yards, with some runoff from roofs as well. No runoff from the upstream streets will cross the site, since any upgradient stormwater coming from the roadway will be captured by the existing curb and gutter, then collected in the existing storm sewer which bypasses the site to existing water quality and detention ponds. During construction, silt fence will be installed as previously described to help treat any storm water that may come into contact with the site during project construction.



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November 12, 2025

**ATTACHMENT C**  
**FORM 0600**  
**BMPs FOR ON SITE STORMWATER.**

This project limits consists of approximately 1.04 acres. The only new impervious cover is approximately 440 SY play surface and 625 SY of 6' concrete sidewalk, with some additional miscellaneous appurtenant concrete pads for other park features. This portion of the project will be treated by a proposed Equivalent Water Quality Protection BMP in the form of naturally vegetated area downslope of the proposed sidewalk, proportionally sized based on a standard vegetative filter strip.



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November 12, 2025

**ATTACHMENT D**  
**FORM 0600**  
**BMPs FOR SURFACE STREAMS.**

The proposed Equivalent Water Quality Protection BMPs consisting of naturally vegetated areas will collect and treat the storm water originating on-site. These BMPs serve to prevent pollutants from entering any surface streams or the aquifer, as they will be treated before discharging further downstream.





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November 12, 2025

**ATTACHMENT E**  
**FORM 0600**  
**REQUEST TO SEAL FEATURES.**

There will be no sealing of or diversion of flow from a sensitive feature anticipated or proposed for this project.



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November 12, 2025

**ATTACHMENT F  
FORM 0600  
CONSTRUCTION PLANS.**

Construction Plans are attached to this application as Volume 2 of this application.



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December 1, 2025

**ATTACHMENT G**  
**FORM 0600**  
**INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN.**

The vegetative filter strips will be maintained by the City of Georgetown per their standard right-of-way maintenance agreements and procedures.

Once established, all vegetated areas will require the following maintenance:

- ***Pest Management***

An Integrated Pest Management (IPM) Plan should be developed for vegetated areas. This plan should specify how problem insects and weeds will be controlled with minimal or no use of insecticides and herbicides.

- ***Seasonal Mowing and Lawn Care***

If the filter strip is made up of turf grass, it should be mowed as needed to limit vegetation height to 18 inches, using a mulching mower (or removal of clippings). If native grasses are used, the filter may require less frequent mowing, but a minimum of twice annually. Grass clippings and brush debris should not be deposited on vegetated filter strip areas. Regular mowing should also include weed control practices; however, herbicide use should be kept to a minimum. Healthy grass can be maintained without using fertilizers because runoff usually contains sufficient nutrients. Irrigation of the site can help assure a dense and healthy vegetative cover.

- ***Inspection***

Inspect filter strips at least twice annually for erosion or damage to vegetation; however, additional inspection after periods of heavy runoff is most desirable. The strip should be checked for uniformity of grass cover, debris and litter, and areas of sediment accumulation. More frequent inspections of the grass cover during the first few years after establishment will help to determine if any problems are developing, and to plan for long-term restorative maintenance needs. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Construction of a level spreader device may be necessary to reestablish shallow overland flow.

- ***Debris and Litter Removal***

Trash tends to accumulate in vegetated areas, particularly along highways. Any filter strip structure (i.e. level spreaders) should be kept free of obstructions to reduce floatables being flushed downstream, and for aesthetic reasons. The need for this practice is determined through periodic inspection, but should be performed no less than 4 times per year.

- ***Sediment Removal***

Sediment removal is not normally required in filter strips, since the vegetation normally grows through it and binds it to the soil. However, sediment may accumulate along the upstream boundary of the strip preventing uniform overland flow. Excess sediment should be removed by hand or with flat-bottomed shovels.

- ***Grass Reseeding and Mulching***

A healthy dense grass should be maintained on the filter strip. If areas are eroded, they should be filled, compacted, and reseeded so that the final grade is level. Grass damaged during the sediment removal process should be promptly replaced using the same seed mix used during filter strip establishment. If possible, flow should be diverted from the damaged areas until the grass is firmly established. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored to meet specifications. Corrective maintenance, such as weeding or replanting should be done more frequently in the first two to three years after installation to ensure stabilization. Dense vegetation may require irrigation immediately after planting, and during particularly dry periods, particularly as the vegetation is initially established.

12/01/2025



*Haden Mattke*

---

Professional Engineer

*Patrick Cavanaugh*

12/1/2025

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City of Georgetown Representative  
Patrick Cavanaugh Parks Development Manager



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November 12, 2025

**ATTACHMENT H**  
**FORM 0600**  
**PILOT-SCALE FIELD TESTING PLAN.**

There are no proposed BMPs in this project that are not recognized by the Executive Director and therefore there is no plan for pilot-scale field testing for this project.



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November 12, 2025

**ATTACHMENT I**  
**FORM 0600**  
**MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION.**

As described elsewhere in this application, vegetated areas will effectively treat contaminants from storm water occurring due to the proposed improvements, thus minimizing, if not eliminating, any related surface stream contamination.

Additionally, the temporary BMPs previously described (silt fence, vegetation, etc.) will also serve to treat and minimize contaminated runoff during construction. These BMPs will also serve to decrease runoff velocities before exiting the project site.

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

I \_\_\_\_\_ Patrick Cavanaugh \_\_\_\_\_  
Print Name  
\_\_\_\_\_ Parks Development Manager \_\_\_\_\_  
Title - Owner/President/Other  
of \_\_\_\_\_ City of Georgetown \_\_\_\_\_  
Corporation/Partnership/Entity Name  
have authorized \_\_\_\_\_ Haden Mattke, P.E., CFM \_\_\_\_\_  
Print Name of Agent/Engineer  
of \_\_\_\_\_ Kasberg, Patrick & Associates \_\_\_\_\_  
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:

[Signature]  
Applicant's Signature

10/13/2025  
Date

THE STATE OF Texas §

County of Williamson §

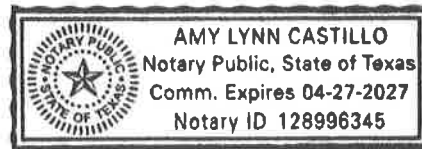
BEFORE ME, the undersigned authority, on this day personally appeared PATRICK CAVANAUGH known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 13<sup>th</sup> day of October, 2025

[Signature]  
NOTARY PUBLIC

Amy Castillo  
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 04/27/2027





# Application Fee Form

## Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Bedford Park

Regulated Entity Location: Georgetown, Texas

Name of Customer: City of Georgetown

Contact Person: Patrick Cavanaugh

Phone: (512)930-3595

Customer Reference Number (if issued): CN 600412043

Regulated Entity Reference Number (if issued): RN \_\_\_\_\_

### Austin Regional Office (3373)

☐ Hays

☐ Travis

☒ Williamson

### San Antonio Regional Office (3362)

☐ Bexar

☐ Medina

☐ Uvalde

☐ Comal

☐ Kinney

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

☒ Austin Regional Office

☐ San Antonio Regional Office

☐ Mailed to: TCEQ - Cashier

☐ Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

### Site Location (Check All That Apply):

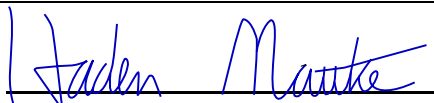
☒ Recharge Zone

☐ Contributing Zone

☐ Transition Zone

| <i>Type of Plan</i>   | <i>Size</i> | <i>Fee Due</i> |
|---|-------------|----------------|
| Water Pollution Abatement Plan, Contributing Zone<br>Plan: One Single Family Residential Dwelling       | Acres       | \$             |
| Water Pollution Abatement Plan, Contributing Zone<br>Plan: Multiple Single Family Residential and Parks | Acres       | \$             |
| Water Pollution Abatement Plan, Contributing Zone<br>Plan: Non-residential                              | Acres       | \$             |
| Sewage Collection System  | L.F.        | \$             |
| Lift Stations without sewer lines   | Acres       | \$             |
| Underground or Aboveground Storage Tank Facility  | Tanks       | \$             |
| Piping System(s)(only)  | Each        | \$             |
| Exception   | 1 Each      | \$ 500         |
| Extension of Time   | Each        | \$             |

Signature: \_\_\_\_\_



Date: 12/1/2025

# Application Fee Schedule

Texas Commission on Environmental Quality

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

## ***Water Pollution Abatement Plans and Modifications***

### ***Contributing Zone Plans and Modifications***

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

### ***Organized Sewage Collection Systems and Modifications***

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

### ***Underground and Aboveground Storage Tank System Facility Plans and Modifications***

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

### ***Exception Requests***

| <b><i>Project</i></b> | <b><i>Fee</i></b> |
|-----------------------|-------------------|
| Exception Request     | \$500             |

### ***Extension of Time Requests***

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



# TCEQ Core Data Form

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

## SECTION I: General Information

|  |   |   |
|--|---|---|
| <b>1. Reason for Submission</b> (If other is checked please describe in space provided.)   |   |   |
| <input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.) |   |   |
| <input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)  | <input type="checkbox"/> Other  |   |
| <b>2. Customer Reference Number</b> (if issued)  | <a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a> | <b>3. Regulated Entity Reference Number</b> (if issued) |
| CN 600412043   |   | RN  |

## SECTION II: Customer Information

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| <b>4. General Customer Information</b>  |  | <b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy) |  |  |  |
| <input type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership<br><input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts) |  |  |  |  |  |
| <i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>   |  |  |  |  |  |
| <b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)  |  |  |  | <i>If new Customer, enter previous Customer below:</i>   |  |
| City of Georgetown  |  |  |  |  |  |
| <b>7. TX SOS/CPA Filing Number</b>  |  | <b>8. TX State Tax ID</b> (11 digits)                                  |  | <b>9. Federal Tax ID</b><br>(9 digits)                   | <b>10. DUNS Number</b> (if applicable)   |
|   |  |  |  |  |  |
| <b>11. Type of Customer:</b>  |  | <input type="checkbox"/> Corporation                                   |  | <input type="checkbox"/> Individual                      | Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited |
| Government: <input checked="" type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other  |  | <input type="checkbox"/> Sole Proprietorship                           |  | <input type="checkbox"/> Other:                          |  |
| <b>12. Number of Employees</b>  |  |  |  | <b>13. Independently Owned and Operated?</b>             |  |
| <input type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher   |  |  |  | <input type="checkbox"/> Yes <input type="checkbox"/> No |  |
| <b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following  |  |  |  |  |  |
| <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other:<br><input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant       |  |  |  |  |  |
| <b>15. Mailing Address:</b>   |  |  |  |  |  |
|   |  |  |  |  |  |
| City  |  | State  |  | ZIP  |  |
|   |  |  |  | ZIP + 4  |  |
| <b>16. Country Mailing Information</b> (if outside USA)   |  |  |  | <b>17. E-Mail Address</b> (if applicable)                |  |
|   |  |  |  |  |  |

|                             |                              |                                       |
|-----------------------------|------------------------------|---------------------------------------|
| <b>18. Telephone Number</b> | <b>19. Extension or Code</b> | <b>20. Fax Number (if applicable)</b> |
| (   ) -                     |                              | (   ) -                               |

## SECTION III: Regulated Entity Information

|   |                   |            |              |    |            |       |                |  |
|---|-------------------|------------|--------------|----|------------|-------|----------------|--|
| <b>21. General Regulated Entity Information</b> (If 'New Regulated Entity' is selected, a new permit application is also required.)   |                   |            |              |    |            |       |                |  |
| <input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information |                   |            |              |    |            |       |                |  |
| <i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>                 |                   |            |              |    |            |       |                |  |
| <b>22. Regulated Entity Name</b> (Enter name of the site where the regulated action is taking place.)   |                   |            |              |    |            |       |                |  |
| Bedford Park  |                   |            |              |    |            |       |                |  |
| <b>23. Street Address of the Regulated Entity:</b><br><br>(No PO Boxes)   | 4404 Madrid Drive |            |              |    |            |       |                |  |
|   |                   |            |              |    |            |       |                |  |
|   | <b>City</b>       | Georgetown | <b>State</b> | TX | <b>ZIP</b> | 78626 | <b>ZIP + 4</b> |  |
| <b>24. County</b>   | Williamson        |            |              |    |            |       |                |  |

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

|  |  |            |  |         |  |                         |                |  |
|--|--|------------|--|---------|--|-------------------------|----------------|--|
| <b>25. Description to Physical Location:</b>   | The project is located at 4404 Madrid Drive, Georgetown, TX 78626 approximately 0.15 miles west of the intersection of Sequoia Spur West and Madrid Drive. |            |  |         |  |                         |                |  |
| <b>26. Nearest City</b>  |  |            |  |         | <b>State</b>                                       | <b>Nearest ZIP Code</b> |                |  |
| Georgetown   |  |            |  | TX      |  | 78626                   |                |  |
| <i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i> |  |            |  |         |  |                         |                |  |
| <b>27. Latitude (N) In Decimal:</b>  |  | 30.68618   |  |         | <b>28. Longitude (W) In Decimal:</b>               |                         | -97.71164      |  |
| Degrees  | Minutes  | Seconds    | Degrees  | Minutes | Seconds  |                         |                |  |
| 30   | 41   | 10.25      | -97  | 42      | 41.9   |                         |                |  |
| <b>29. Primary SIC Code</b><br>(4 digits)  | <b>30. Secondary SIC Code</b><br>(4 digits)  |            | <b>31. Primary NAICS Code</b><br>(5 or 6 digits) |         | <b>32. Secondary NAICS Code</b><br>(5 or 6 digits) |                         |                |  |
|  |  |            |  |         |  |                         |                |  |
| <b>33. What is the Primary Business of this entity?</b> (Do not repeat the SIC or NAICS description.)  |  |            |  |         |  |                         |                |  |
| Public Park  |  |            |  |         |  |                         |                |  |
| <b>34. Mailing Address:</b>  | 1101 North College Street  |            |  |         |  |                         |                |  |
|  |  |            |  |         |  |                         |                |  |
|  | <b>City</b>  | Georgetown | <b>State</b>                                     | TX      | <b>ZIP</b>   | 78626                   | <b>ZIP + 4</b> |  |
| <b>35. E-Mail Address:</b>   | patrick.cavanaugh@georgetowntexas.gov  |            |  |         |  |                         |                |  |
| <b>36. Telephone Number</b>  | <b>37. Extension or Code</b>   |            |  |         | <b>38. Fax Number (if applicable)</b>              |                         |                |  |
| ( 512 ) 930-3595   |  |            |  |         | (   ) -  |                         |                |  |

**39. TCEQ Programs and ID Numbers** Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

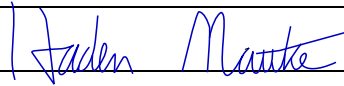
|  |  |   |  |   |
|--|--|---|--|---|
| <input type="checkbox"/> Dam Safety            | <input type="checkbox"/> Districts             | <input checked="" type="checkbox"/> Edwards Aquifer | <input type="checkbox"/> Emissions Inventory Air | <input type="checkbox"/> Industrial Hazardous Waste |
| <input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

## **SECTION IV: Preparer Information**

|                             |                            |                       |                           |                 |
|-----------------------------|----------------------------|-----------------------|---------------------------|-----------------|
| <b>40. Name:</b>            | Haden J Mattke , P.E., CFM |                       | <b>41. Title:</b>         | Project Manager |
| <b>42. Telephone Number</b> | <b>43. Ext./Code</b>       | <b>44. Fax Number</b> | <b>45. E-Mail Address</b> |                 |
| ( 512 ) 819-9478            |                            | ( 254 ) 773-6667      | hmattke@kpaengineers.com  |                 |

## **SECTION V: Authorized Signature**

**46.** By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

|                         |   |                   |                   |            |
|-------------------------|---|-------------------|-------------------|------------|
| <b>Company:</b>         | Kasberg, Patrick & Associates   | <b>Job Title:</b> | Project Manager   |            |
| <b>Name (In Print):</b> | Haden Mattke  | <b>Phone:</b>     | ( 512 ) 819- 9478 |            |
| <b>Signature:</b>       |  |                   | <b>Date:</b>      | 11/12/2025 |



# **City of Georgetown, Texas**



## **Bedford Park**

### **Volume 2 of 2**

**Texas Commission on Environmental Quality  
Submittal for Edwards Aquifer Protection Plan**

## **Construction Plans**

# BEDFORD PARK IMPROVEMENTS

4404 MADRID DRIVE, GEORGETOWN, TEXAS 78628

## Site Development Plan

2025-31-SDP

### A PROJECT BY

#### CITY OF GEORGETOWN: PARKS & RECREATION DEPARTMENT

CONTACT: PATRICK CAVANAUGH, PLA, ASLA  
1101 N. COLLEGE STREET  
GEORGETOWN, TEXAS 78626  
(512) 930-3540  
patrick.cavanaugh@georgetowntexas.gov  
https://georgetowntexas.gov/parks

#### LANDSCAPE ARCHITECT: COVEY PLANNING + LANDSCAPE ARCHITECTS

CONTACT: TYLER RICHBURG, PLA  
800 S. AUSTIN AVENUE  
GEORGETOWN, TEXAS 78626  
(512) 887-5311  
trichburg@coveylandscape.com  
http://coveylandscape.com/

#### KPA ENGINEERS

CONTACT: HADEN MATTKE  
800 S. AUSTIN AVENUE  
GEORGETOWN, TEXAS 78626  
(254) 899-6311  
hmatkke@kpaengineers.com  
http://kpaengineers.com/

I, TYLER RICHBURG, HEREBY CERTIFY THAT THIS LANDSCAPE PLAN COMPLIES WITH THE REQUIREMENTS OF CHAPTER 8 OF THE UNIFIED DEVELOPMENT CODE.



LANDSCAPE ARCHITECT'S NAME AND SEAL

OCTOBER 29, 2025  
DATE

APPROVED BY:

CITY OF GEORGETOWN, TEXAS

DATE

#### GENERAL SITE DEVELOPMENT PLAN NOTES:

- IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
- THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
- THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
- DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
- OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
- THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN. (FOR PROPERTIES LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE).
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS WAS COMPLETED ON FEBRUARY 14, 2025. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
- 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.

- THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
- ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
- A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
- 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.
- THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
- THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
- WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
- ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.

### PROJECT INFORMATION

PROPOSED USE:  
NEIGHBORHOOD PARK

ZONING DISTRICT:  
RS - RESIDENTIAL SINGLE FAMILY  
GEORGETOWN VILLAGE SECTION 7 PUD (ORD 2005-63)

ACREAGE:  
2.32 ACRES OF IMPROVEMENT AREA (101,059.20 S.F.)

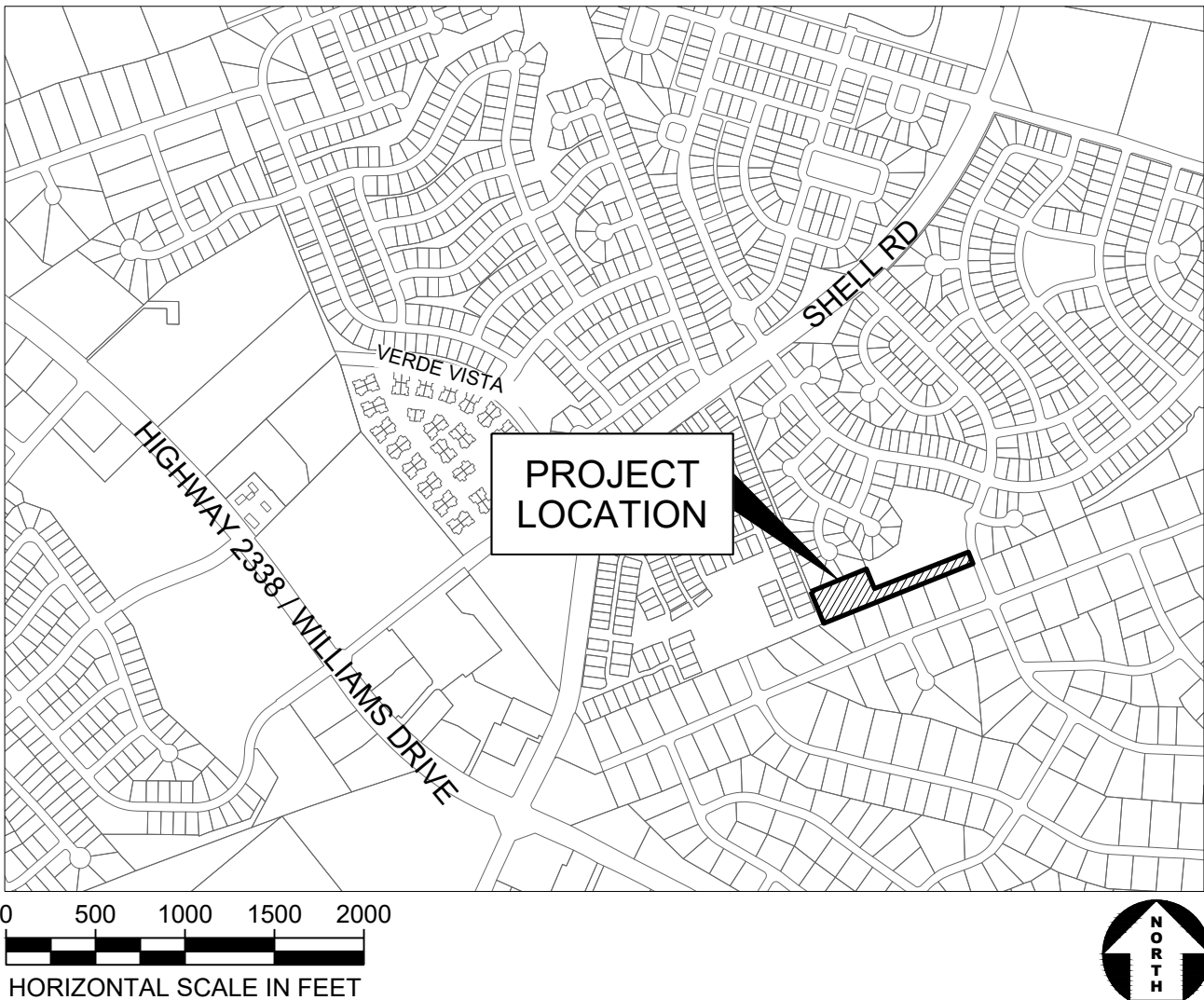
TOTAL IMPERVIOUS COVERAGE:  
0.43 ACRES (18,748.61 S.F.)

UTILITY PROVIDER:  
GEORGETOWN UTILITIES SYSTEMS  
300-1 INDUSTRIAL AVENUE  
GEORGETOWN, TX 78626  
(512)-930-8140

#### LEGAL DESCRIPTION OF PROPERTIES:

- S8381 - GEORGETOWN VILLAGE SECTION 7 PUD, BLOCK E, LOT 26, 2.3195 ACRES, (PARKLAND)

### PROJECT LOCATION



### INDEX OF SHEETS

| DATE        | ISSUE   | SHEET TITLE         | SHEET NUMBER | PAGE NUMBER |
|-------------|---------|---------------------|--------------|-------------|
| TITLE SHEET |         |                     |              |             |
| 10/29/2025  | BID SET | COVER SHEET         | T-1          | 1 OF 43     |
| 10/29/2025  | BID SET | GENERAL NOTES       | T-2          | 2 OF 43     |
| 10/29/2025  | BID SET | OVERALL REFERENCE   | T-3          | 3 OF 43     |
| 10/29/2025  | BID SET | FINAL PLAT (1 OF 5) | T-4          | 4 OF 43     |
| 10/29/2025  | BID SET | FINAL PLAT (2 OF 5) | T-5          | 5 OF 43     |
| 10/29/2025  | BID SET | FINAL PLAT (3 OF 5) | T-6          | 6 OF 43     |
| 10/29/2025  | BID SET | FINAL PLAT (4 OF 5) | T-7          | 7 OF 43     |
| 10/29/2025  | BID SET | FINAL PLAT (5 OF 5) | T-8          | 8 OF 43     |

#### CIVIL PLANS

|            |         |   |      |          |
|------------|---------|---|------|----------|
| 10/29/2025 | BID SET | TCEQ & GENERAL NOTES AND LEGEND                         | C-01 | 9 OF 43  |
| 10/29/2025 | BID SET | EXISTING SITE PLAN                                      | C-02 | 10 OF 43 |
| 10/29/2025 | BID SET | TREE PRESERVATION, EROSION CONTROL, AND DEMOLITION PLAN | C-03 | 11 OF 43 |
| 10/29/2025 | BID SET | TREE PROTECTION AND EROSION CONTROL NOTES AND DETAILS   | C-04 | 12 OF 43 |
| 10/29/2025 | BID SET | TREE SURVEY   | C-05 | 13 OF 43 |
| 10/29/2025 | BID SET | TREE MITIGATION CALCULATIONS                            | C-06 | 14 OF 43 |
| 10/29/2025 | BID SET | PROPOSED SITE PLAN                                      | C-07 | 15 OF 43 |
| 10/29/2025 | BID SET | DIMENSIONAL CONTROL PLAN (1 OF 2)                       | C-08 | 16 OF 43 |
| 10/29/2025 | BID SET | DIMENSIONAL CONTROL PLAN (2 OF 2)                       | C-09 | 17 OF 43 |
| 10/29/2025 | BID SET | GRADING PLAN (1 OF 2)                                   | C-10 | 18 OF 43 |
| 10/29/2025 | BID SET | GRADING PLAN (2 OF 2)                                   | C-11 | 19 OF 43 |
| 10/29/2025 | BID SET | SIDEWALK A PLAN AND PROFILE                             | C-12 | 20 OF 43 |
| 10/29/2025 | BID SET | SIDEWALK B PLAN AND PROFILE                             | C-13 | 21 OF 43 |
| 10/29/2025 | BID SET | DRAINAGE PLAN   | C-14 | 22 OF 43 |
| 10/29/2025 | BID SET | DRAINAGE CALCULATIONS                                   | C-15 | 23 OF 43 |
| 10/29/2025 | BID SET | WATER SERVICE PLAN                                      | C-16 | 24 OF 43 |
| 10/29/2025 | BID SET | DETAILS SHEET   | C-17 | 25 OF 43 |

#### LANDSCAPE TITLE SHEET

|            |         |                                  |      |          |
|------------|---------|----------------------------------|------|----------|
| 10/29/2025 | BID SET | LANDSCAPE REQUIREMENTS AND NOTES | LT-1 | 26 OF 43 |
|------------|---------|----------------------------------|------|----------|

#### LANDSCAPE CONSTRUCTION

|            |         |  |       |          |
|------------|---------|--|-------|----------|
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION PLAN                | LC-1  | 27 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION SCHEDULE            | LC-2  | 28 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS             | LC-3  | 29 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS             | LC-4  | 30 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS ALTERNATE 1 | LC-5  | 31 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS             | LC-6  | 32 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS             | LC-7  | 33 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS             | LC-8  | 34 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS             | LC-9  | 35 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS             | LC-10 | 36 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS             | LC-11 | 37 OF 43 |
| 10/29/2025 | BID SET | LANDSCAPE CONSTRUCTION DETAILS             | LC-12 | 38 OF 43 |

#### LANDSCAPE IRRIGATION

|            |         |                    |       |          |
|------------|---------|--------------------|-------|----------|
| 10/29/2025 | BID SET | IRRIGATION PLAN    | LI-01 | 39 OF 43 |
| 10/29/2025 | BID SET | IRRIGATION DETAILS | LI-02 | 40 OF 43 |
| 10/29/2025 | BID SET | IRRIGATION DETAILS | LI-03 | 41 OF 43 |

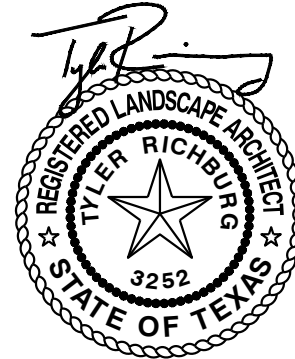
#### LANDSCAPE PLANTING

|            |         |                  |       |          |
|------------|---------|------------------|-------|----------|
| 10/29/2025 | BID SET | PLANTING PLAN    | LP-01 | 42 OF 43 |
| 10/29/2025 | BID SET | PLANTING DETAILS | LP-02 | 43 OF 43 |

# COVEY

Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311



OCTOBER-29-2025

Project:

## BEDFORD PARK IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

COVER SHEET

Sheet Number:

# T-1

PAGE 1 OF 43 SHEETS

Application Number:

2025-31-SDP



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

- Written construction notification must be given to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Information must include the date on which the regulated activity will commence, the name of the approved plan for the regulated activity, and the name of the prime contractor and the name and telephone number of the contact person.
- All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
- If any sensitive feature 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. The regulated activities near the sensitive feature may not proceed until the TCEQ has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality.
- No temporary aboveground hydrocarbon and hazardous substance storage tank system is installed within 150 feet of a domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- Prior to commencement of construction, all temporary erosion and sedimentation (E&S) control measures must be properly selected, installed, and maintained in accordance with the manufacturers specifications and good engineering practices. Controls specified in the temporary storm water section of the approved Edwards Aquifer Protection Plan are required during construction. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. The controls must remain in place until disturbed areas are revegetated and the areas have become permanently stabilized.
- 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).
- Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake must be provided that can indicate when the sediment occupies 50% of the basin volume.
- 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).
- 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.
- Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Where the initiation of stabilization measures by the 14th day after construction activity temporary or permanently cease is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable. Where construction activity on a portion of the site is temporarily ceased, and earth disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of site. In areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.
- The following records shall be maintained and made available to the TCEQ upon request: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease on a portion of the site; and the dates when stabilization measures are initiated.
- The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
  - any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
  - any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
  - any development of land previously identified as undeveloped in the original water pollution abatement plan.

|   |   |
|---|---|
| <b>Austin Regional Office</b><br>2800 S. IH 35, Suite 100<br>Austin, Texas 78704-5712<br>Phone (512) 339-2929<br>Fax (512) 339-3795 | <b>San Antonio Regional Office</b><br>14250 Judson Road<br>San Antonio, Texas 78233-4480<br>Phone(210) 490-3096<br>Fax (210) 545-4329 |
|---|---|

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

TCEQ-0592 (Rev. 3/15/07)

General Notes

- All barricades, signs, and traffic control for this project shall conform to the latest edition of the Texas Manual on Uniform Traffic Control Devices for Streets and Highways.
- The bidders for this project shall familiarize themselves with all requirements of working in state and city of Georgetown rights-of-way and easements. The bidders shall familiarize themselves with all insurance requirements for said work and shall include in their bids, insurance costs and insurance premiums that provide for the state of Texas, the city of Georgetown and the engineer as additional insured's under the contractor's policies.
- Blasting is not permitted on this project.
- All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety And Health Administration. Copies of the OSHA standards may be purchased from the U.S. government printing office: information and related reference materials may be obtained from OSHA; 903 San Jacinto, Austin, Texas.
- These plans prepared by Kasberg, Patrick & Associates, LP, 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 seal of Kasberg, Patrick & Associates, LP registered professional engineer(s) hereon does not extend to any such safety systems that may now or hereafter be incorporated in the work. The contractor shall prepare or obtain the appropriate safety systems, including the plans and specifications.
- Contractor shall comply with all applicable local, state and federal requirements regarding excess and waste material, including methods of handling and disposal.
- Contractor shall maintain access to public and private facilities during construction. Construction activities shall be coordinated with the city of Georgetown community owned utilities.
- Contractor shall notify the city of Georgetown community owned utilities a minimum of 3 working days, (Monday-Friday) in advance of construction startup, followed by a letter of confirmation. Contractor shall also give a minimum of 3 working days, (Monday-Friday), notice to all authorized inspectors, superintendents or persons in charge of private and public utilities affected by his operations prior to commencement of work.
- Location of existing utilities shown on the plans was compiled from record information. No warranty is implied as to the actual location of existing utilities. Contractor shall field verify locations of existing utilities prior to the commencement of construction. Contractor should call the city of Georgetown at (512) 930-3555. If there are any conflicts between proposed and existing utilities, or if the existing utilities are in any way different from what is shown on the drawings, then it shall be the contractor's responsibility to notify the city or other affected utility before proceeding with any construction. The contractor shall be responsible for resolving all conflicts at his expense. The city of Georgetown will consider any conflicts at said locations on a case-by-case basis in order to determine if the contractor should be reimbursed for his expense in solving said conflict.
- Contractor shall make all due precautions to protect existing facilities from damage. Any damage to existing facilities incurred as a result of these construction operations are to be repaired immediately by the contractor to at least the preexisting condition at no additional cost to the city of Georgetown.
- Contractor shall coordinate interruptions of all utilities and services with all applicable utility company or companies. All work shall be in accordance with the requirements of the applicable utility company or agency involved.
- When un-located or incorrectly located underground piping or a break in a line or other utilities and services are encountered during site work operations, the contractor shall notify the applicable utility company immediately to obtain procedure directions. Contractor shall cooperate with the applicable utility company in maintaining active services in operation.
- Contractor shall locate material storage areas away from storm water conveyance systems. Contractor shall provide protected storage areas for chemicals, paints, solvents, fertilizers and other potentially toxic materials off site.
- No open burning is allowed within the Georgetown city limits. Burning is allowed in Williamson county by air curtain destructors method and prior written approval from applicable government agencies at the contractor's expense. The contractor can haul cleared vegetation to an acceptable off-site location with written approval by the owner's representative. Prior to construction the contractor shall designate to the city of Georgetown's representative, which method will be used for disposal of cleared vegetation.
- Fuel storage is not allowed on this project.
- Contractor shall advise owner immediately, verbally and in writing, of any fuel or toxic material spills onto the project construction area and the actions to be taken to remedy the problem.
- Contractor is responsible for disposing of his fuels, materials, and contaminated excavations in a legally approved manner.
- Contractor is responsible for complying with all applicable environmental laws.
- Contractor is responsible for providing and maintaining sanitary facilities on this project for employees.

- Contractor shall coordinate all materials testing, including soil density tests and related soils analysis. Tests shall be accomplished by an independent laboratory under contract with the city of Georgetown, at the frequency, time and location as specified in the technical specifications. A copy of the test results shall be forwarded to the city of Georgetown's representative, the city of Georgetown utilities, and the contractor. Tests, which show unsatisfactory results, shall be repeated at the expense of the contractor subsequent to the contractor's remedial activities.
- The trench excavation and shoring safety plan system as required by the laws of the state of Texas and as outlined in the technical specifications will be required as a minimum trench safety measure and shall be submitted to the city of Georgetown for acceptance prior to the beginning of construction. Implementation of the submitted trench safety plan shall be the sole responsibility of the contractor.
- Existing paving, buildings and other items shown on the plans is not specifically related to the work of the contractor and is shown for information only.
- Any water hauled to the site during the installation shall be paid by the contractor.
- TxDOT requires 48-hour notification prior to any proposed work in state right of way.
- This project is a calendar day project and therefore shall be void of rain days as credit to construction time. The city of Georgetown will not accept rain days unless a month within the project time has had rain days in excess of the average rain days for that month. Days of drying for the project site will not be considered.

| Month     | Rain Days |
|-----------|-----------|
| January   | 7 days    |
| February  | 7 days    |
| March     | 7 days    |
| April     | 7 days    |
| May       | 8 days    |
| June      | 6 days    |
| July      | 6 days    |
| August    | 5 days    |
| September | 7 days    |
| October   | 7 days    |
| November  | 7 days    |
| December  | 7 days    |

Construction Layout/Project Coordination

- The city of Georgetown will provide the daily on-site construction representation for this project.
- Pre-construction conference
  - Prior to beginning work on the project and soon after the award of the contract, a conference will be held among the representatives of the city of Georgetown, the engineer, the contractor, and any subcontractor that will be involved in the work. At that time, the contractor shall submit charts or briefs, outlining the manner of execution of the work that is intended in order to complete the specified work within the allotted time. This conference will more completely establish the sequence of work to be followed and establish the estimated progress schedule for completion of the various tasks. When applicable, the pre-construction conference will be held only after installation of the erosion and sedimentation controls. This conference may take place on the site to demonstrate competence with the erosion and sedimentation control plan and water pollution abatement plan.
  - In addition, at this conference, the contractor shall be responsible for furnishing the engineer with all of the following, as specified herein or as directed by the engineer:
    - Samples of all materials to be used on the project with identification as to product name; name, location, phone number (including area code) and mailing address of product source and manufacturer, if different from source; content of product; amount of each ingredient in the product, and manufacturer's directions as to use and application of the product, if applicable.
    - Manufacturer's literature of all materials and equipment installed on the project.
- Protection of vehicular and pedestrian traffic is of the utmost importance for the project. The traffic control and sequence of construction plan shall address all anticipated situations in this regard with sufficient detail. The contractors plan will be reviewed by local TxDOT officials and the City of Georgetown.
- The plans for this project show proposed elevations, slopes and dimensions that are intended for actual placement. However, there may be some instances where existing conditions make it impractical to achieve the ideal. In those instances, the city of Georgetown will assist the contractor in making proper field changes to better account for field conditions.
- The engineer for the project shall mark the limits of construction prior to commencement of the project.

Site Grading Notes

- Contractor shall control dust caused by the work and comply with pollution control regulations of governing authorities.
- Contractor shall remove built up material on adjacent public roadways resulting from his work. Clearing shall be at least once a day.
- Contractor shall protect stockpiled material such that storm water will not adversely affect erosion control, sidewalks, traffic, private property, or the San Gabriel River.
- Required fill embankment shall be placed and compacted per technical specifications in maximum 6-inch loose lifts and compacted as stated in the specifications.

Paving And Concrete Notes

- Any existing pavement, curbs and/or sidewalk damaged or removed by the contractor that are not a part of this contract shall be repaired by the contractor to at least the preexisting condition at his expense before acceptance of the work.
- The contractor shall provide the city of Georgetown community owned utilities engineer with a barricade and signing plan, which will include how traffic will be handled during construction. The barricades, signs and lights shall conform to the latest edition of the Texas Manual On Uniform Traffic Control Devices For Streets And Highways.
- All concrete to be class "a" for site work per technical specifications and all reinforcing steel to be ASTM A-615 grade 60, unless otherwise noted.
- Natural subgrade - loose, disturbed or undisturbed natural subgrade beneath pavement should be scarified and rolled. Subgrade compactions shall not exceed 100%. Proof-rolling and preparation of subgrade shall be in accordance with TxDOT item 216 "proof rolling" and item 132 embankment.
- Concrete rip rap shall be 4-inch thickness, class "b" concrete with 6" x 6" x #6 welded wire flat-sheet mesh. Finished concrete shall receive a broom finish and sprayed with type 2 membrane curing compound. The rip rap shall be placed with a 24-inch depth by 6-inch wide toe ditch at the bottom of slope edge and with an 18-inch depth by 6-inch wide toe ditch at the top of slope edge.

Project Notes

- The contractor to contact the city of Georgetown at (512) 930-3555 for existing utility locations prior to any excavation. In advance of construction, the contractor shall verify the locations of all utilities to be extended, tied to or altered, or subject to damage/inconvenience by the construction operations. The city of Georgetown water and wastewater maintenance responsibility ends at right-of-way row/easement lines.
- Contractor shall strip 6 inches of topsoil from all areas subject to grade modifications. Contractor shall remove any area of weak soil.
- Within city of Georgetown right-of-way, residential driveways shall have a 10% maximum grade. Non residential driveways are to have a 3% maximum grade for the first thirty (30) feet off the edge of pavement.
- The contractor shall be responsible and liable for all job site safety, management of job site personnel, supervision of the use of job site equipment and direction of all construction procedures, methods and elements required to complete the construction of the proposed improvements.
- The contractor shall protect all existing fences. In the event that a fence shall be removed, the contractor shall replace said fence or portion thereof with the same type of fencing to a quality of equal or better than the original fence.

Testing And Submittals

- The contractor shall be responsible for providing material samples as well as any manufacturers literature of materials used on this project as required by the engineer. Any costs associated with any sampling and testing shall be the responsibility of the contractor. These costs shall be considered as incidental and the contractor will not be entitled to any additional compensation.
- The contractor shall be responsible for and pay for all charges of testing laboratories for services in connection with initial tests made on all imported materials to the project sites including but not limited to embedment materials, fill material, backfill material, select material, crushed limestone base, subbase, concrete, steel, wood forms, liquid asphalt, aggregate, water, cement, curing compound, guard rail, etc. The tests for which the contractor will typically be responsible are Atterberg limits, sieve analysis, plasticity indices, mix design, California bearing ratios, proctors (moisture density curves) and all tests required by the specifications that prove the material brought to the project sites meets or exceeds the specifications and contract documents. The owner, the city of Georgetown, will pay all the charges of testing laboratories for services in connection with in place field densities, concrete cylinders testing, HMAC density tests and any in place test required for quality assurance. Retesting after failure of in place tests shall be at the expense of the contractor.

Americans with disabilities act

- This project is intended to conform to the Americans With Disabilities Act.
- The contractor shall be aware of construction procedures, finished product requirements of this act, and coordinate all activities to satisfy this act.

COVEY

Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311



OCTOBER-29-2025

Project:

BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

GENERAL NOTES

Sheet Number:

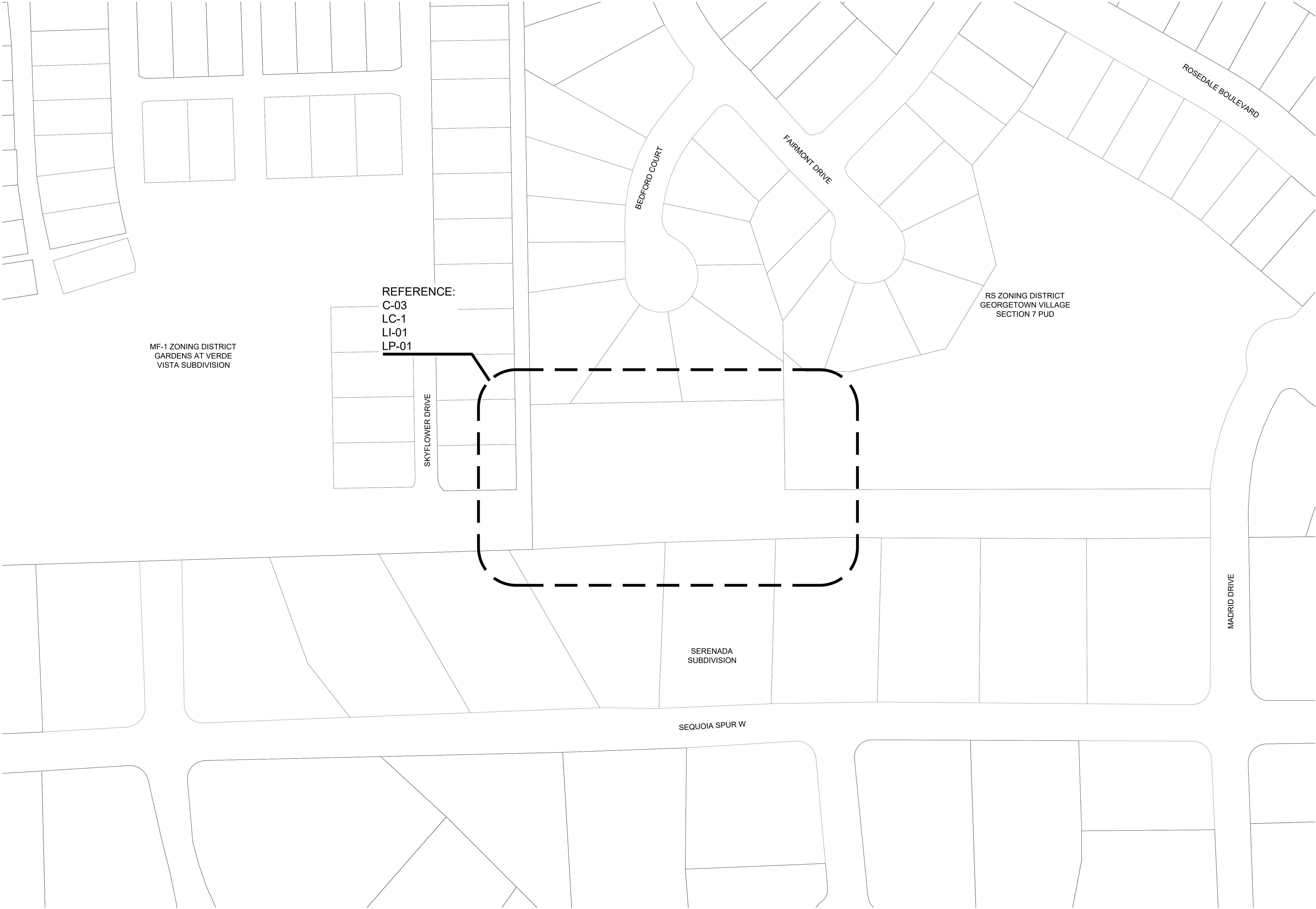
T-2

PAGE 2 OF 43 SHEETS

Application Number:

2025-31-SDP





OCTOBER-29-2025

Project:

**BEDFORD PARK  
IMPROVEMENTS**



0 30 60 90 120  
HORIZONTAL SCALE IN FEET

GEORGETOWN, TEXAS

Project Number:

24-CLA513



**CAUTION!!!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA.  
CONTRACTOR IS RESPONSIBLE FOR  
DETERMINING THE HORIZONTAL AND VERTICAL  
LOCATION OF ALL UTILITIES PRIOR TO  
CONSTRUCTION. CONTRACTOR SHALL BE  
RESPONSIBLE FOR ANY REPAIRS TO EXISTING  
UTILITIES DUE TO DAMAGE INCURRED DURING  
CONSTRUCTION. CONTRACTOR SHALL NOTIFY  
THE LANDSCAPE ARCHITECT OF ANY  
DISCREPANCIES ON THE PLANS.

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

**OVERALL REFERENCE**

Sheet Number:

**T-3**

PAGE 3 OF 43 SHEETS

Application Number:

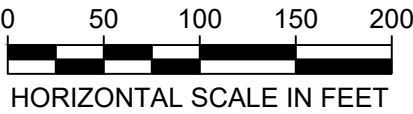
**2025-31-SDP**



OCTOBER-29-2025

Project:

BEDFORD PARK  
IMPROVEMENTS



GEORGETOWN, TEXAS

Project Number:

24-CLA513



**CAUTION!!!**  
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THE LANDSCAPE ARCHITECT OF ANY  
DISCREPANCIES ON THE PLANS.

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

FINAL PLAT (1 OF 5)

Sheet Number:

T-4

PAGE 4 OF 43 SHEETS

Application Number:

2025-31-SDP

2003082488 4 PGS

PLAT MAP RECORDING SHEET

2003082488 4 PGS

INSTRUMENT # --

DEDICATOR: GV Section 7, L.L.C., owner, by Charles D. Schmidt, President, Shell Ranch Development, Inc.

SUBDIVISION NAME: GEORGETOWN VILLAGE PLANNED UNIT DEVELOPMENT SECTION 7

PLAT RECORDED IN: Cabinet X, Slide 384, 385, 386 and 387

PROPERTY IS DESCRIBED AS: 34.7658 acre tract Joseph Fish Survey Abstract 232

HAND TO: City of Georgetown (Tammy Sharpe 930-3576)

INSTRUMENT DATE: July 24, 2001

FILE DATE: August 25, 2003

FOR LEGIBLE COPY OF PLAT, PLEASE SEE ORIGINAL

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

08-25-2003 11:03 AM 2003082488  
HARGRETT \$206.00  
NANCY E. RISTER COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS



GEORGETOWN VILLAGE PLANNED UNIT DEVELOPMENT  
SECTION 7

## GENERAL NOTES:

- TOTAL ACRES: 34.7858
- NUMBER OF LOTS: 98 SINGLE FAMILY LOTS, 2 LANDSCAPE & P.U.E. LOTS, 1 PARKLAND LOT, 1 DRAINAGE, WATER QUALITY & P.U.E. LOT, AND 1 P.U.E. LOT.
- NUMBER OF BLOCKS: 5
- AREA OF SMALLEST LOT: 5760 sq. ft. LOT 39, BLK. "E".
- PROPOSED LAND USE: R-SFD RESIDENTIAL; ZONING: RESIDENTIAL-PUD (R.R.)
- THERE IS NO AREA WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0115C, EFFECTIVE DATE OF SEPTEMBER 27, 1991.
- THERE SHALL BE AN AVIGATION EASEMENT OVER THIS SUBDIVISION WHICH:
  - GRANTS FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING EASEMENT AND RIGHT OF FLIGHT FOR THE PASSAGE OF AIRCRAFT IN THE AIR SPACE ABOVE THE SURFACE OF THE LAND OVER WHICH THIS EASEMENT IS OBTAINED, TOGETHER WITH THE RIGHT TO CAUSE IN SAID AIR SPACE SUCH NOISE AS MAY BE INHERENT IN THE OPERATION OF AIRCRAFT, NOW KNOWN OR HEREAFTER USED FOR NAVIGATION OF OR FLIGHT IN THE AIR SPACE USING SAID AIR SPACE FOR LANDING AT, TAKING OFF FROM OR OPERATING ON THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT.
  - WILL LIMIT THE HEIGHT OF ANY STRUCTURE TO NO MORE THAN THE APPROACH SLOPE OF THE TRANSITION SLOPE ELEVATION OF THE GEORGETOWN AIRPORT AS INDICATED ON THE PLAT. THE MAXIMUM HEIGHT OF ANY STRUCTURE SHALL BE THE DIFFERENCE BETWEEN THE GROUND ELEVATION AND THE AVIGATION ELEVATION FOR ANY PARTICULAR LOCATION.
  - THIS SUBDIVISION IS LOCATED BENEATH THE HORIZONTAL CONTROL ELEVATION OF 937.00 FEET ABOVE MEAN SEA LEVEL.
  - THE MAXIMUM HEIGHT ELEVATION OF ANY STRUCTURE LOCATED IN THE EASEMENT IS 150 FEET.
- WATER, WASTEWATER AND ELECTRIC SERVICE SHALL BE PROVIDED BY THE CITY OF GEORGETOWN.
- 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.
- MAXIMUM IMPERVIOUS COVER: 50%
- THIS TRACT IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE. AN APPROVED WATER POLLUTION ABATEMENT PLAN IS REQUIRED BY THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION PRIOR TO CONSTRUCTION.
- BUILDING SETBACKS SHALL BE AS FOLLOWS:  
FRONT SETBACK - 15 FEET  
SIDE SETBACK - 5.5 FEET  
BACK SETBACK - 20 FEET
- LOT 28, BLOCK "E", TOTALS 2.32 ACRES, 1.67 ACRES OF THE 2.32 ACRES WILL BE USED FOR PARKLAND CREDIT. 0.65 ACRES OF THE 2.32 ACRES WILL BE USED TO MEET THE PARKLAND DEDICATION REQUIREMENT FOR THIS SECTION.
- NATURAL GAS SERVICE WILL BE PROVIDED BY ONCOR.
- PROJECT IS BEING ANNEXED INTO THE CITY OF GEORGETOWN.
- SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL STREETS.
- THE PROVISIONS OF THE CENTURY PLAN DEVELOPMENT PLAN SHALL ALSO GOVERN THIS PROJECT. THIS PROPERTY IS ASSIGNED INTENSITY LEVEL 3.
- STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF GEORGETOWN SUBDIVISION ORDINANCES. TIMING OF THE CONSTRUCTION OF THE DETENTION STRUCTURE(S) WILL BE DETERMINED BASED ON ANALYSES PRESENTED TO AND APPROVED BY THE CITY OF GEORGETOWN ENGINEERING STAFF PRIOR TO APPROVAL OF SHELL RANCH, SECTION THREE CONSTRUCTION PLANS. IF SUB-STANTIAL CHANGES TO THE PLAT ARE REQUIRED DUE TO DETENTION, PLAT WILL BE REQUIRED TO BE RECONSIDERED THROUGH PUBLIC PROCESS.
- 15 FOOT FRONT YARD SETBACKS (INCLUDING THE PORCH) ARE ESTABLISHED, PROVIDED THAT GARAGES ON LOTS ACCESSED FROM THE STREET ARE LOCATED 20 FEET FROM THE PROPERTY LINE TO ENSURE PARKED VEHICLES ARE OUTSIDE OF THE RIGHT-OF-WAY. A FUNCTIONAL FRONT PORCH OF AT LEAST FIVE FEET IN WIDTH WILL BE IMPLEMENTED ON ALL SINGLE FAMILY RESIDENCES.
- MADRID DRIVE SHALL BE POSTED FOR REDUCE SPEED TO FACILITATE THE CURVE RADIUS.
- THE CITY OF GEORGETOWN WILL NOT MAINTAIN WATER QUALITY PONDS.
- THE DETENTION POND LOCATED IN LOT 1, BLOCK "E", DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE CITY OF GEORGETOWN.
- THIS DEVELOPMENT WILL MEET ALL REQUIREMENTS OF THE GEORGETOWN VILLAGE PLANNED UNIT DEVELOPMENT STANDARDS

## OWNER'S CERTIFICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

That CV SECTION 7 L.L.C., sole owner of that certain 50.381 acre tract of land shown hereon and described in a deed recorded in Document No. 2003011802 of the Official Deed Records of Williamson County, Texas, do hereby subdivide a 34.7858 acre portion of said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, 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 GEORGETOWN VILLAGE, SECTION 7.

TO CERTIFY WHICH, WITNESS by my hand this 17 day of July, 2003.

Charles D. Schmidt, President  
Shell Ranch Development, Inc.  
371 Village Commons  
Georgetown, TX 78628

STATE OF TEXAS

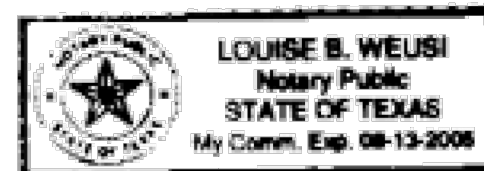
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Charles D. Schmidt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 13 day of July, 2003 A.D.

Louise B. Weusi  
Notary Public in and for the State of Texas



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

That Capital Administrative Services, Inc., the Lien Holder of that certain tract of land shown hereon and described in a deed recorded in Document No. 2003011802 of the Official Deed Records of Williamson County, Texas, do hereby consent to the subdivision of said tract as shown hereon, do further hereby join, approve, and consent to all plat note requirements shown hereon, and to the dedication 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 GEORGETOWN VILLAGE, SECTION 7.

TO CERTIFY WHICH, WITNESS by my hand this 14 day of July, 2003.

Charles D. Schmidt  
Capital Administrative Services, Inc.  
3901 S. Lamar Blvd. Suite 370  
Austin, TX 78704

STATE OF TEXAS

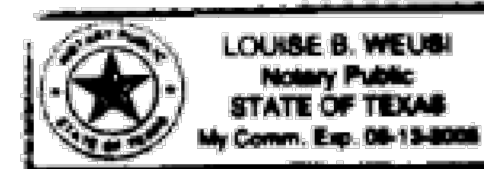
KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

Before me, the undersigned authority, on this day personally appeared Charles D. Schmidt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL of office this 19 day of July, 2003, A.D.

Louise B. Weusi  
Notary Public in and for the State of Texas



## SURVEYOR'S CERTIFICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, GREGORY A. WAY, Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correctly made from an actual survey made on the ground of the property legally described hereon, and that there are no apparent discrepancies, conflicts, overlapping of improvements, visible utility lines or roads in place, except as shown on the accompanying plat, and that the corner monuments shown thereon were properly placed under my supervision in accordance with the Subdivision Regulations of the City of Georgetown, Texas.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Travis County, Texas, this 22 day of February, 2003.

GREGORY A. WAY  
Registered Professional Surveyor No. 4567  
State of Texas  
1101 Capital of Texas Highway South  
Building D, Suite 110  
Austin, Texas 78746



## ENGINEER'S CERTIFICATION

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, John A. Clark, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is in the Edwards Aquifer Recharge Zone and is not encroached by a Zone A flood area, as denoted hereon, and as defined by Federal Emergency Management Administration Flood Hazard Boundary Map, Community Panel Number 48491C0115C, effective date September 27, 1991, and that each lot conforms to the City of Georgetown Subdivision 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 my hand and seal at Austin, Travis County, Texas, this 17 day of July, 2003.

JOHN A. CLARK  
Registered Professional Engineer No. 81398  
State of Texas  
1101 Capital of Texas Highway South  
Building D, Suite 110  
Austin, Texas 78746



The subdivision, known as GEORGETOWN VILLAGE, SECTION 7, has been approved for filing for record according to the minutes of the meeting of the Georgetown City Council on the 24th day of July, 2001 A.D.

GARY NELSON, Mayor  
City of Georgetown, Texas

SANDRA LEE, City Secretary  
City of Georgetown, Texas

I, Paul E. Bradenburg, City Manager of the City of Georgetown, Texas, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations as to which approval is required.

DATE: 8/11/03

PAUL E. BRADENBURG, City Manager  
City of Georgetown, Texas

Accepted and authorized for record by the City Planning and Zoning Commission of the City of Georgetown, Texas.

DATE: 8/4/03

CHRISTOPHER ANDERSON, Chair

DATE: 8/22/03

ARNOLD C. SANDGEROTH  
(Director, Development Services)

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 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 facts alleged. The City of Georgetown disclaims any responsibility factual or otherwise, contained in this plat and other documents associated with it.

DATE: 8/15/03

DAVE P. BASING, Official  
City of Georgetown, Texas

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Nancy Rieter, 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 25th day of August, 2003, A.D., at 9:00 o'clock A.M. and duly recorded on the 25th day of August, 2003, A.D., at 11:03 o'clock A.M., in the Plat Records of said County in Cabinet X, Slide 384, 385, 386 and 387.

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 Rieter, Clerk  
County Clerk of Williamson County, Texas

JUDY METZGER, Deputy

Road name and address assignment verified this 15th day of August, 2003, A.D.

Greg Stal, Engineering Coordinator

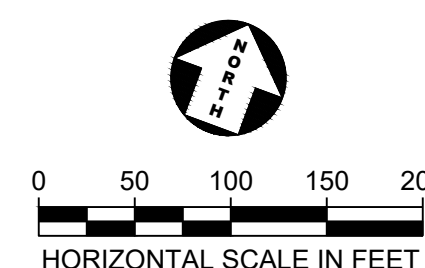
GEORGETOWN VILLAGE  
PLANNED UNIT DEVELOPMENT  
SECTION 7

| DATE     | BY  | SCALE    | DATE           | SHEET NO. |
|----------|-----|----------|----------------|-----------|
| 01/28/03 | DEP | 1"=100'  | FEBRUARY, 2003 | 1 OF 4    |
| 01/28/03 | DEP | 01/28/03 | 01/28/03       |           |



OCTOBER-29-2025

Project:

BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513



CAUTION!!!  
EXISTING UNDERGROUND UTILITIES IN THE AREA.  
CONTRACTOR IS RESPONSIBLE FOR  
DETERMINING THE HORIZONTAL AND VERTICAL  
LOCATION OF ALL UTILITIES PRIOR TO  
CONSTRUCTION. CONTRACTOR SHALL BE  
RESPONSIBLE FOR ANY REPAIRS TO EXISTING  
UTILITIES DUE TO DAMAGE INCURRED DURING  
CONSTRUCTION. CONTRACTOR SHALL NOTIFY  
THE LANDSCAPE ARCHITECT OF ANY  
DISCREPANCIES ON THE PLANS.

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

FINAL PLAT (2 OF 5)

Sheet Number:

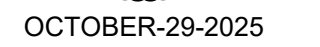
T-5

PAGE 5 OF 43 SHEETS

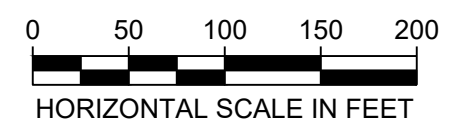
Application Number:

2025-31-DSP

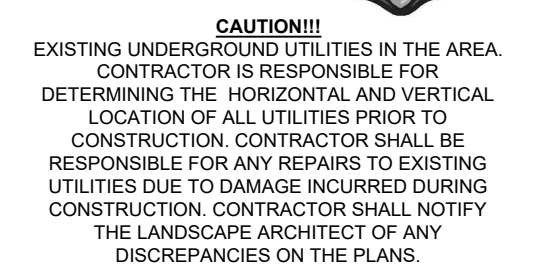




# BEDFORD PARK IMPROVEMENTS

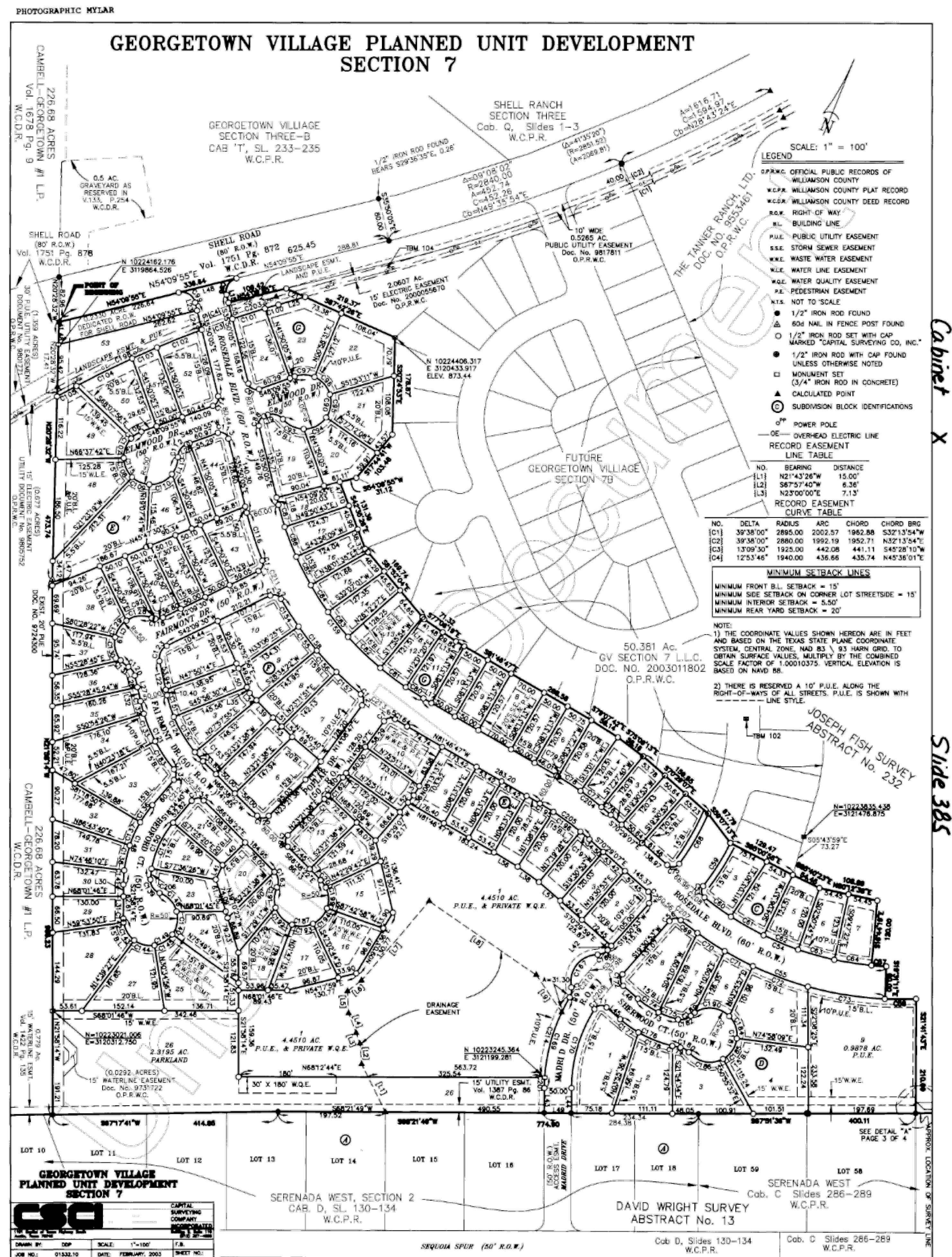


24-CLA513



FINAL PLAT (3 OF 5)

**2025-31-SDP**





# GEORGETOWN VILLAGE PLANNED UNIT DEVELOPMENT SECTION 7

| CURVE | DELTA     | RADIUS | LENGTH | CHORD  | CHORD BEARING |
|-------|-----------|--------|--------|--------|---------------|
| C63   | 88°31'42" | 15.00  | 23.18  | 20.94  | S28°37'19"E   |
| C64   | 33°51'08" | 570.00 | 336.77 | 331.90 | S89°48'45"E   |
| C65   | 37°18'22" | 630.00 | 410.22 | 403.01 | N89°08'02"E   |
| C66   | 88°16'24" | 15.00  | 23.11  | 20.89  | S83°39'04"W   |
| C67   | 2°46'53"  | 570.00 | 27.67  | 27.67  | N71°32'18"E   |
| C68   | 81°7'31"  | 630.00 | 87.52  | 87.50  | N87°31'53"E   |
| C69   | 10°39'30" | 505.00 | 93.94  | 93.61  | N1°21'8.47"E  |
| C70   | 60°31'19" | 570.00 | 80.24  | 80.21  | S75°54'51"E   |
| C71   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C72   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C73   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C74   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C75   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C76   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C77   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C78   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C79   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C80   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C81   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C82   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C83   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C84   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C85   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C86   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C87   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C88   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C89   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C90   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C91   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C92   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C93   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C94   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C95   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C96   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C97   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C98   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C99   | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C100  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C101  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C102  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C103  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C104  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C105  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C106  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C107  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C108  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C109  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C110  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C111  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C112  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C113  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C114  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C115  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C116  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C117  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C118  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C119  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C120  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C121  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C122  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C123  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C124  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C125  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C126  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C127  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C128  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C129  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C130  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C131  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C132  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C133  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C134  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C135  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C136  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C137  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C138  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C139  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C140  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C141  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C142  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C143  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C144  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C145  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C146  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C147  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C148  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C149  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C150  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C151  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C152  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C153  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C154  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C155  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C156  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C157  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C158  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C159  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C160  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C161  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C162  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C163  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C164  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C165  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C166  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C167  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C168  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C169  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C170  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C171  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C172  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C173  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C174  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |
| C175  | 6°56'57"  | 570.00 | 69.13  | 69.09  | S82°24'59"E   |

GEORGETOWN VILLAGE  
PLANNED UNIT DEVELOPMENT  
SECTION 7

DRAWN BY: DDP SCALE: 1"=100' F.B.  
JOB NO.: 01832.10 DATE: FEBRUARY, 2003 SHEET NO.:  
DRAWING NO.: 01832P2.dwg CND #: 01832.CRD 3 OF 4

| CURVE | DELTA      | RADIUS  | LENGTH | CHORD  | CHORD BEARING |
|-------|------------|---------|--------|--------|---------------|
| C176  | 31°41'01"  | 225.00  | 124.42 | 122.84 | S86°46'21"E   |
| C177  | 10°35'44"  | 225.00  | 41.61  | 41.55  | S78°13'42"E   |
| C178  | 17°4'44"   | 225.00  | 67.72  | 67.47  | N89°51'04"E   |
| C179  | 3°50'34"   | 225.00  | 15.09  | 15.09  | N79°18'28"E   |
| C180  | 41°24'35"  | 25.00   | 18.07  | 17.68  | N81°54'34"W   |
| C181  | 2°52'03"   | 50.00   | 240.28 | 67.34  | N18°52'33"W   |
| C182  | 58°08'40"  | 25.00   | 25.37  | 24.30  | N52°31'31"E   |
| C183  | 11°54'58"  | 300.00  | 62.39  | 62.28  | S25°24'12"E   |
| C184  | 51°27'27"  | 50.00   | 44.91  | 43.41  | N40°45'35"W   |
| C185  | 54°06'19"  | 50.00   | 47.22  | 45.48  | N12°01'18"E   |
| C186  | 79°43'16"  | 50.00   | 69.57  | 64.09  | N78°56'06"E   |
| C187  | 250°31'40" | 50.00   | 218.63 | 81.65  | N58°37'32"E   |
| C188  | 90°00'00"  | 15.00   | 23.58  | 21.21  | S21°38'22"E   |
| C189  | 10°23'42"  | 50.00   | 9.07   | 9.06   | S28°39'08"W   |
| C190  | 79°39'35"  | 50.00   | 69.52  | 64.05  | S73°40'54"W   |
| C191  | 43°59'15"  | 50.00   | 38.39  | 37.45  | S18°06'16"E   |
| C192  | 51°41'22"  | 50.00   | 45.11  | 43.59  | S62°58'34"E   |
| C193  | 45°14'18"  | 50.00   | 39.50  | 38.48  | N65°35'01"E   |
| C194  | 45°14'18"  | 50.00   | 39.48  | 38.46  | N20°20'07"E   |
| C195  | 2°52'06"   | 570.00  | 29.03  | 29.03  | S80°19'14"E   |
| C196  | 61°10'04"  | 570.00  | 61.52  | 61.49  | S75°46'09"E   |
| C197  | 211°29'    | 570.00  | 21.80  | 21.80  | S71°34'52"E   |
| C198  | 8°44'56"   | 1925.00 | 293.48 | 293.19 | N42°15'28"W   |
| C199  | 45°14'18"  | 50.00   | 38.46  | 38.45  | N24°53'40"W   |
| C200  | 19°00'00"  | 50.00   | 16.70  | 16.62  | N57°04'18"W   |
| C201  | 32°22'04"  | 325.00  | 19.10  | 19.10  | S20°03'39"E   |
| C202  | 237°42'    | 1925.00 | 88.31  | 88.30  | S50°44'03"W   |
| C203  | 111°7'39"  | 630.00  | 124.19 | 123.99 | N76°07'57"W   |
| C204  | 111°7'39"  | 570.00  | 112.36 | 112.18 | N76°07'57"W   |
| C205  | 111°7'39"  | 570.00  | 112.36 | 112.18 | N76°07'57"W   |
| C206  | 06°00'34"  | 175.00  | 19.88  | 19.87  | N15°38'52"E   |
| C207  | 01°43'37"  | 630.00  | 18.99  | 18.99  | S71°20'56"E   |
| C208  | 02°24'04"  | 570.00  | 23.89  | 23.88  | N71°41'09"W   |
| C209  | 09°17'42"  | 275.00  | 44.61  | 44.56  | S14°52'02"W   |
| C210  | 10°20'41"  | 325.00  | 58.65  | 58.65  | S14°52'02"W   |
| C211  | 07°06'40"  | 630.00  | 78.19  | 78.14  | N47°50'30"W   |
| C212  | 05°06'41"  | 300.00  | 26.78  | 26.75  | N64°05'01"W   |
| C213  | 07°06'40"  | 630.00  | 78.19  | 78.14  | S75°51'14"E   |
| C214  | 27°32'59"  | 325.00  | 156.27 | 154.77 | S41°36'08"E   |
| C215  | 31°52'01"  | 25.00   | 13.91  | 13.73  | S68°59'30"W   |

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L13  | N81°46'47"W | 17.83  |
| L14  | N81°52'04"W | 8.23   |
| L15  | S38°30'08"E | 15.00  |
| L16  | S81°52'03"E | 4.94   |
| L17  | N81°46'47"W | 17.19  |
| L18  | N55°50'05"W | 14.05  |
| L19  | S48°09'55"E | 7.35   |
| L20  | S48°09'55"E | 9.16   |
| L21  | S87°42'28"E | 37.95  |
| L22  | N34°31'15"E | 64.34  |
| L23  | S35°50'02"E | 15.00  |
| L24  | S35°50'02"E | 36.53  |
| L25  | N52°02'55"E | 51.16  |
| L26  | N48°09'55"E | 5.66   |
| L27  | S34°31'15"E | 47.98  |
| L28  | S34°31'15"E | 21.59  |
| L29  | S21°58'14"E | 21.83  |
| L30  | S21°58'14"E | 40.78  |
| L31  | S34°31'15"E | 26.39  |
| L32  | S34°31'15"E | 9.91   |
| L33  | N14°08'47"E | 18.31  |
| L34  | N65°28'03"W | 17.92  |
| L35  | N45°32'58"W | 16.75  |
| L36  | N18°29'07"E | 19.94  |
| L37  | N68°13'13"E | 19.94  |
| L38  | S75°46'09"E | 48.55  |
| L39  | S85°28'19"E | 48.16  |
| L40  | N23°21'38"E | 48.16  |
| L41  | S02°51'40"W | 19.40  |
| L42  | S19°30'53"W | 10.19  |
| L43  | S21°44'41"E | 46.04  |
| L44  | N21°44'41"E | 46.14  |
| L45  | S70°38'50"E | 33.24  |
| L46  | S70°38'50"E | 11.07  |
| L47  | N54°09'55"E | 110.00 |
| L48  | N68°27'49"E | 50.00  |
| L49  | N30°50'05"E | 11.70  |
| L50  | N30°50'05"E | 11.70  |
| L51  | N68°38'22"E | 42.28  |
| L52  | N68°38'22"E | 42.28  |
| L53  | S68°38'22"E | 50.00  |
| L54  | N68°38'22"E | 27.29  |
| L55  | S35°50'05"E | 15.00  |
| L56  | S35°50'05"E | 51.12  |
| L57  | S70°29'52"E | 125.87 |



GEORGETOWN VILLAGE PLANNED UNIT DEVELOPMENT  
SECTION 7

STATE OF TEXAS  
COUNTY OF WILLIAMSON

Fieldnote Description of a 34.7658 acre tract out of The Joseph Fish Survey Abstract No. 232, Williamson County, Texas, being a portion of that certain 312.574-acre tract conveyed to Rosemary Shell, by deed recorded in Volume 1872, Page 708 of the Williamson County Deed Records, and the Tanner Ranch, Ltd., in Document No. 9553461 of the Official Public Records of Williamson County, Texas; the said 34.7658 acre tract, being all of proposed Georgetown Village, Section 7 subdivision, is more particularly described by metes and bounds as follows:

BEGINNING at a 1/4" iron rod found for the northwest corner of the said 312.574 acre tract, being the southwest corner of Shell Road (80.00' right-of-way) as dedicated by deed recorded in Volume 1751, Page 872 of the Williamson County Deed Records, the southeast corner of Shell Road as dedicated in Volume 1751, Page 878 of said Deed Records, and a point on the easterly line of that 226.68 acre tract conveyed to Campbell-Georgetown #1, L.P., by deed recorded in Volume 1678, Page 9 of said Deed Records;

THENCE, N54°09'55"E, leaving the easterly line of said 226.68 acre tract, with the southerly right-of-way line of said Shell Road and the northerly line of the said 312.574 acre tract, 336.64 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", on a curve to the left, from which a 1/2" iron rod found on the said southerly right-of-way line of Shell Road bears N54°09'55"E, 288.81 feet;

THENCE, leaving the southerly right-of-way line of the said Shell Road, across the said 312.574 acre tract, for the following twenty-three (23) courses:

- 1) With the said curve to the left having a central angle of 90°00'00", a radius of 25.00 feet, a chord distance of 35.36 feet (chord bears S09°09'55"W), for an arc distance of 39.27 feet to a 1/4" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for the point of tangency;
- 2) S35°50'05"E, 15.00 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", on a curve to the right;
- 3) N54°09'55"E, 109.42 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 4) S87°42'26"E, 219.37 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 5) S20°24'53"E, 178.87 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 6) S17°44'41"W, 103.48 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 7) S54°09'55"W, 31.12 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 8) S42°35'26"E, 131.39 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 9) S61°52'04"E, 169.74 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 10) S77°06'19"E, 71.32 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 11) S81°46'47"E, 288.58 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 12) S79°07'42"E, 58.14 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 13) S75°09'13"E, 58.16 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 14) S70°29'07"E, 159.65 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 15) S59°07'13"E, 67.79 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 16) S85°00'58"E, 129.47 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 17) S85°40'23"E, 54.45 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 18) N80°12'38"E, 108.89 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 19) S16°44'19"E, 120.00 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", on a curve to the left;
- 20) With the said curve to the left having a central angle of 02°46'53", a radius of 570.00 feet, a chord distance of 27.67 feet (chord bears N71°52'15"E), for an arc distance of 27.67 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 21) S19°31'12"E, 60.00 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner on a curve to the left;
- 22) With the said curve to the left having a central angle of 05°13'51", a radius of 630.00 feet, a chord distance of 57.50 feet (chord bears N67°51'53"E), for an arc distance of 57.52 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc.", for corner;
- 23) S21°41'43"E, 210.69 feet to a 1/2" iron rod found on the southerly line of the aforesaid 312.574 acre tract, being the southeast corner of herein described tract, the rear corner of Lot 57 and Lot 58, of Serenada West, a subdivision recorded in Cabinet C, Pages 286 through 289 of the Williamson County Plat Records;

THENCE, S67°51'36"W, with the southerly line of the said 312.574 acre tract, being the northerly line of said Serenada West, at 49.90 feet pass a 1/2" iron rod found 0.76 feet to the left, at 199.99 feet pass a 1/2" iron rod found with cap found 0.49 feet to the right, for the northwest corner of Lot 58 of said Serenada West and the northeast corner of Lot 59 of said Serenada West, for a total distance of 400.11 feet to a 1/2" iron rod found for the northwest corner of Lot 59 of said Serenada West and the northeast corner of Lot 18, Block "A" of Serenada West, Section 2, a subdivision recorded in Cabinet "D", Slides 130 through 134 of said Plat Records;

THENCE, S68°21'49"W, leaving the westerly line of Serenada West, with the common line between the said 312.574 acre tract and Serenada West, Section 2, at 117.22 feet pass a 1/2" iron rod found 0.09 feet to the right, for the northwest corner of Lot 18 and the northeast corner of Lot 17, at 234.87 feet pass a 1/2" iron rod found for the northwest corner of Lot 17 and the northeast corner of a 50 foot Access Easement (Madrid Drive) as dedicated by plat recorded in Cabinet "D", Slides 130 through 134 of said Plat Records, at 284.38 feet pass a 1/2" iron rod found 0.10 feet to the right, for the northwest corner of said 50 foot Access Easement and the northeast corner of Lot 16, at 431.63 feet pass a 1/2" iron rod found 0.21 feet to the left, for the northwest corner of Lot 16 and the northeast corner of Lot 15, at 577.87 feet pass a 1/2" iron rod found 0.29 feet to the left, for the northwest corner of Lot 15 and the northeast corner of Lot 14, at 723.63 feet pass a 1/2" iron rod found 0.38 feet to the left, for the northwest corner of Lot 14 and northeast corner of Lot 13, for a total distance of 774.90 feet to a 1/2" iron rod found on the northerly line of Lot 13 of said Serenada West, Section 2, for an angle point;

THENCE, S67°17'41"W, continuing with the said common line between the 312.574 acre tract and Serenada West, Section 2, at 94.43 feet pass a 1/2" iron rod found 0.31 feet to the left, for the northwest corner of Lot 13 and the northeast corner of Lot 12 at 242.18 feet pass a 1/2" iron rod found 0.19 feet to the right, for the northwest corner of Lot 12 and the northeast corner of Lot 11, for a total distance of 414.85 feet to a 1/2" iron rod found, with plastic cap marked "Capital Surveying Co., Inc." for the southwest corner of the said 312.574 acre tract, being a point on the northerly line of Lot 11 of said Serenada West, Section 2 and the southeast corner of aforesaid 226.68 acre tract;

THENCE, N21°58'14"W, leaving the northerly line of said Lot 11 of said Serenada West, Section 2, with the common line between the said 226.68 acre tract and the 312.574 acre tract, 985.23 feet to a 60d nail found in fence post, for an angle point;

THENCE, N20°28'32"W, continuing with the common line between the said 226.68 acre tract and the 312.574 acre tract, 473.74 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 34.7658 acres of land area;

GEORGETOWN VILLAGE  
PLANNED UNIT DEVELOPMENT  
SECTION 7

|                           |                      |            |  |
|---------------------------|----------------------|------------|--|
| CAPITAL SURVEYING COMPANY |                      | 11/1/2025  |  |
| DRAWN BY: RMP             | SCALE: 1"=100'       | P.L.       |  |
| JOB NO.: 01838-10         | DATE: FEBRUARY, 2003 | SHEET NO.: |  |
| DRAWING NO.: 01838P2.dwg  | CRD #.: 01838.CRD    | 4 OF 4     |  |

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311



OCTOBER-29-2025

Project:

BEDFORD PARK  
IMPROVEMENTS



0 50 100 150 200  
HORIZONTAL SCALE IN FEET

GEORGETOWN, TEXAS

Project Number:

24-CLA513



**CAUTION!!!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON THE PLANS.

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

FINAL PLAT (5 OF 5)

Sheet Number:

T-8

PAGE 8 OF 43 SHEETS

Application Number:

2025-31-SDP



FILE: P:\Georgetown\2024\2024-513 BEDFORD PARK\CAD\Plans\CIVIL\C-01 TCEQ & GENERAL NOTES AND LEGEND.dwg LAST SAVED: 2/13/2025 12:12:26 PM LAYOUT: TCEQ & GENERAL NOTES AND LEGEND

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

THE FOLLOWING/LISTED "CONSTRUCTION NOTES" ARE INTENDED TO BE ADVISORY IN NATURE ONLY AND DO NOT CONSTITUTE AN APPROVAL OR CONDITIONAL APPROVAL BY THE EXECUTIVE DIRECTOR (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION.

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
  - THE NAME OF THE APPROVED PROJECT;
  - THE ACTIVITY START DATE; AND
  - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
- IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SINK HOLE, ETC.) IS DISCOVERED DURING CONSTRUCTION, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPROPRIATE TCEQ REGIONAL OFFICE MUST BE IMMEDIATELY NOTIFIED OF ANY SENSITIVE FEATURES ENCOUNTERED DURING CONSTRUCTION. CONSTRUCTION ACTIVITIES MAY NOT BE RESUMED UNTIL THE TCEQ HAS REVIEWED AND APPROVED THE APPROPRIATE PROTECTIVE MEASURES IN ORDER TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY.
- NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER E&S CONTROLS. FOR STORAGE OR DISPOSAL OF SPOILS AT ANOTHER SITE ON THE EDWARDS AQUIFER RECHARGE ZONE, THE OWNER OF THE SITE MUST RECEIVE APPROVAL OF A WATER POLLUTION ABATEMENT PLAN FOR THE PLACEMENT OF FILL MATERIAL OR MASS GRADING PRIOR TO THE PLACEMENT OF SPOILS AT THE OTHER SITE.
- IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
  - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
  - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
  - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- THE HOLDER OF ANY APPROVED EDWARD AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:

- ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
- ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED OR A CHANGE WHICH WOULD SIGNIFICANTLY IMPACT THE ABILITY OF THE PLAN TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
- ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

| AUSTIN REGIONAL OFFICE   | SAN ANTONIO REGIONAL OFFICE  |
|--|--|
| 2800 S. IH 35, SUITE 100<br>AUSTIN, TEXAS 78704-5712<br>PHONE (512) 339-2929<br>FAX (512) 339-3795 | 14250 JUDSON ROAD<br>SAN ANTONIO, TEXAS 78233-4480<br>PHONE (210) 490-3096<br>FAX (210) 545-4329 |

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

TCEQ-0592 (REV. 7/15/15)

General Notes

- All barricades, signs, and traffic control for this project shall conform to the latest edition of the Texas Manual on Uniform Traffic Control Devices for Streets and Highways.
- The bidders for this project shall familiarize themselves with all requirements of working in state and city of Georgetown rights-of-way and easements. The bidders shall familiarize themselves with all insurance requirements for said work and shall include in their bids, insurance costs and insurance premiums that provide for the state of Texas, the city of Georgetown and the engineer as additional insured's under the contractor's policies.
- Blasting is not permitted on this project.
- All construction operations shall be accomplished in accordance with applicable regulations of the U.S. Occupational Safety And Health Administration. Copies of the OSHA standards may be purchased from the U.S. government printing office: information and related reference materials may be obtained from OSHA; 903 San Jacinto, Austin, Texas.
- These plans prepared by Kasberg, Patrick & Associates, LP, 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 seal of Kasberg, Patrick & Associates, LP registered professional engineer(s) hereon does not extend to any such safety systems that may now or hereafter be incorporated in the work. The contractor shall prepare or obtain the appropriate safety systems, including the plans and specifications.
- Contractor shall comply with all applicable local, state and federal requirements regarding excess and waste material, including methods of handling and disposal.
- Contractor shall maintain access to public and private facilities during construction. Construction activities shall be coordinated with the city of Georgetown community owned utilities.
- Contractor shall notify the city of Georgetown community owned utilities a minimum of 3 working days, (Monday-Friday) in advance of construction startup, followed by a letter of confirmation. Contractor shall also give a minimum of 3 working days, (Monday-Friday), notice to all authorized inspectors, superintendents or persons in charge of private and public utilities affected by his operations prior to commencement of work.
- Location of existing utilities shown on the plans was compiled from record information. No warranty is implied as to the actual location of existing utilities. Contractor shall field verify locations of existing utilities prior to the commencement of construction. Contractor should call the city of Georgetown at (512) 930-3555. If there are any conflicts between proposed and existing utilities, or if the existing utilities are in any way different from what is shown on the drawings, then it shall be the contractor's responsibility to notify the city or other affected utility before proceeding with any construction. The contractor shall be responsible for resolving all conflicts at his expense. The city of Georgetown will consider any conflicts at said locations on a case-by-case basis in order to determine if the contractor should be reimbursed for his expense in solving said conflict.
- Contractor shall make all due precautions to protect existing facilities from damage. Any damage to existing facilities incurred as a result of these construction operations are to be repaired immediately by the contractor to at least the preexisting condition at no additional cost to the city of Georgetown.
- Contractor shall coordinate interruptions of all utilities and services with all applicable utility company or companies. All work shall be in accordance with the requirements of the applicable utility company or agency involved.
- When un-located or incorrectly located underground piping or a break in a line or other utilities and services are encountered during site work operations, the contractor shall notify the applicable utility company immediately to obtain procedure directions. Contractor shall cooperate with the applicable utility company in maintaining active services in operation.
- Contractor shall locate material storage areas away from storm water conveyance systems. Contractor shall provide protected storage areas for chemicals, paints, solvents, fertilizers and other potentially toxic materials off site.
- No open burning is allowed within the Georgetown city limits. Burning is allowed in Williamson county by air curtain destructors method and prior written approval from applicable government agencies at the contractor's expense. The contractor can haul cleared vegetation to an acceptable off-site location with written approval by the owner's representative. Prior to construction the contractor shall designate to the city of Georgetown's representative, which method will be used for disposal of cleared vegetation.
- Fuel storage is not allowed on this project.
- Contractor shall advise owner immediately, verbally and in writing, of any fuel or toxic material spills onto the project construction area and the actions to be taken to remedy the problem.
- Contractor is responsible for disposing of his fuels, materials, and contaminated excavations in a legally approved manner.
- Contractor is responsible for complying with all applicable environmental laws.
- Contractor is responsible for providing and maintaining sanitary facilities on this project for employees.
- Contractor shall coordinate all materials testing, including soil density tests and related soils analysis. Tests shall be accomplished by an independent laboratory under contract with the city of Georgetown, at the frequency, time and location as specified in the technical specifications. A copy of the test results shall be forwarded to the city of Georgetown's representative, the city of Georgetown utilities, and the contractor. Tests, which show unsatisfactory results, shall be repeated at the expense of the contractor subsequent to the contractor's remedial activities.
- The trench excavation and shoring safety plan system as required by the laws of the state of Texas and as outlined in the technical specifications will be required as a minimum trench safety measure and shall be submitted to the city of Georgetown for acceptance prior to the beginning of construction. Implementation of the submitted trench safety plan shall be the sole responsibility of the contractor.
- Existing paving, buildings and other items shown on the plans is not specifically related to the work of the contractor and is shown for information only.
- Any water hauled to the site during the installation shall be paid by the contractor.
- TxDOT requires 48-hour notification prior to any proposed work in state right of way.
- This project is a calendar day project and therefore shall be void of rain days as credit to construction time. The city of Georgetown will not accept rain days unless a month within the project time has had rain days in excess of the average rain days for that month. Days of drying for the project site will not be considered.
- | Month    | Rain Days | Month     | Rain Days |
|----------|-----------|-----------|-----------|
| January  | 7 days    | July      | 6 days    |
| February | 7 days    | August    | 5 days    |
| March    | 7 days    | September | 7 days    |
| April    | 7 days    | October   | 7 days    |
| May      | 8 days    | November  | 7 days    |
| June     | 6 days    | December  | 7 days    |

Construction Layout/Project Coordination

- The city of Georgetown will provide the daily on-site construction representation for this project.
- Pre-construction conference
  - Prior to beginning work on the project and soon after the award of the contract, a conference will be held among the representatives of the city of Georgetown, the engineer, the contractor, and any subcontractor that will be involved in the work. At that time, the contractor shall submit charts or briefs, outlining the manner of execution of the work that is intended in order to complete the specified work within the allotted time. This conference will more completely establish the sequence of work to be followed and establish the estimated progress schedule for completion of the various tasks. When applicable, the pre-construction conference will be held only after installation of the erosion and sedimentation controls. This conference may take place on the site to demonstrate competence with the erosion and

sedimentation control plan and water pollution abatement plan.

- In addition, at this conference, the contractor shall be responsible for furnishing the engineer with all of the following, as specified herein or as directed by the engineer:
  - Samples of all materials to be used on the project with identification as to product name; name, location, phone number (including area code) and mailing address of product source and manufacturer, if different from source; content of product; amount of each ingredient in the product, and manufacturer's directions as to use and application of the product, if applicable.
  - Manufacturer's literature of all materials and equipment installed on the project.
- Protection of vehicular and pedestrian traffic is of the utmost importance for the project. The traffic control and sequence of construction plan shall address all anticipated situations in this regard with sufficient detail. The contractors plan will be reviewed by local TxDOT officials and the City of Georgetown.
- The plans for this project show proposed elevations, slopes and dimensions that are intended for actual placement. However, there may be some instances where existing conditions make it impractical to achieve the ideal. In those instances, the city of Georgetown will assist the contractor in making proper field changes to better account for field conditions.
- The engineer for the project shall mark the limits of construction prior to commencement of the project.

Site Grading Notes

- Contractor shall control dust caused by the work and comply with pollution control regulations of governing authorities.
- Contractor shall remove built up material on adjacent public roadways resulting from his work. Cleaning shall be at least once a day.
- Contractor shall protect stockpiled material such that storm water will not adversely affect erosion control, sidewalks, traffic, private property, or the San Gabriel River.
- Required fill embankment shall be placed and compacted per technical specifications in maximum 6-inch loose lifts and compacted as stated in the specifications.

Paving And Concrete Notes

- Any existing pavement, curbs and/or sidewalk damaged or removed by the contractor that are not a part of this contract shall be repaired by the contractor to at least the preexisting condition at his expense before acceptance of the work.
- The contractor shall provide the city of Georgetown community owned utilities engineer with a barricade and signing plan, which will include how traffic will be handled during construction. The barricades, signs and lights shall conform to the latest edition of the Texas Manual On Uniform Traffic Control Devices For Streets And Highways.
- All concrete to be class "a" for site work per technical specifications and all reinforcing steel to be ASTM A-615 grade 60, unless otherwise noted.
- Natural subgrade - loose, disturbed or undisturbed natural subgrade beneath pavement should be scarified and rolled. Subgrade compactions shall not exceed 100%. Proof-rolling and preparation of subgrade shall be in accordance with TxDOT item 216 "proof rolling" and item 132 embankment.
- Concrete rip rap shall be 4-inch thickness, class "b" concrete with 6" x 6" x #6 welded wire flat-sheet mesh. Finished concrete shall receive a broom finish and sprayed with type 2 membrane curing compound. The rip rap shall be placed with a 24-inch depth by 6-inch wide toe ditch at the bottom of slope edge and with an 18-inch depth by 6-inch wide toe ditch at the top of slope edge.

Project Notes

- The contractor to contact the city of Georgetown at (512) 930-3555 for existing utility locations prior to any excavation. In advance of construction, the contractor shall verify the locations of all utilities to be extended, tied to or altered, or subject to damage/inconvenience by the construction operations. The city of Georgetown water and wastewater maintenance responsibility ends at right-of-way row/leasement lines.
- Contractor shall strip 6 inches of topsoil from all areas subject to grade modifications. Contractor shall remove any area of weak soil.
- Within city of Georgetown right-of-way, residential driveways shall have a 10% maximum grade. Non residential driveways are to have a 3% maximum grade for the first thirty (30) feet off the edge of pavement.
- The contractor shall be responsible and liable for all job site safety, management of job site personnel, supervision of the use of job site equipment and direction of all construction procedures, methods and elements required to complete the construction of the proposed improvements.
- The contractor shall protect all existing fences. In the event that a fence shall be removed, the contractor shall replace said fence or portion thereof with the same type of fencing to a quality of equal or better than the original fence.
- The contractor shall apply for a construction water meter through the City of Georgetown Utility Department. All fees and costs associated with the application process and monthly water bills are the responsibility of the contractor and are considered subsidiary to the project.

Testing And Submittals

- The contractor shall be responsible for providing material samples as well as any manufacturers literature of materials used on this project as required by the engineer. Any costs associated with any sampling and testing shall be the responsibility of the contractor. These costs shall be considered as incidental and the contractor will not be entitled to any additional compensation.
- The contractor shall be responsible for and pay for all charges of testing laboratories for services in connection with initial tests made on all imported materials to the project sites including but not limited to embedment materials, fill material, backfill material, select material, crushed limestone base, subbase, concrete, steel, wood forms, liquid asphalt, aggregate, water, cement, curing compound, guard rail, etc. The tests for which the contractor will typically be responsible are Atterberg limits, sieve analysis, plasticity indices, mix design, California bearing ratios, proctors (moisture density curves) and all tests required by the specifications that prove the material brought to the project sites meets or exceeds the specifications and contract documents. The owner, the city of Georgetown, will pay all the charges of testing laboratories for services in connection with in place field densities, concrete cylinders testing, HMAC density tests and any in place test required for quality assurance. Retesting after failure of in place tests shall be at the expense of the contractor.

Americans With Disabilities Act

- This project is intended to conform to the Americans With Disabilities Act.
- The contractor shall be aware of construction procedures, finished product requirements of this act, and coordinate all activities to satisfy this act.

Electric Notes

- For all nonresidential and multifamily development where no existing overhead infrastructure exists, underground electric lines shall be required along the streets and within the site.
- Where existing overhead infrastructure is to be relocated, it shall be re-installed underground and the existing facilities shall be removed at the discretion of the development engineer.
- All electric must follow all portions of UDC 13.06.

GENERAL

- |          |                                   |
|----------|-----------------------------------|
| ■ MON    | MONUMENT                          |
| ~        | FLAG POLE                         |
| ● IPS    | IRON PIN SET                      |
| ● IPF    | IRON PIN FOUND                    |
| Ⓢ        | SIGN                              |
| BM       | BENCHMARK                         |
| ○        | TREE SYMBOL                       |
| ▲ NS     | NAIL SET/FOUND                    |
| ⊗ FND    | "X" IN CONCRETE FOUND/SET (LABEL) |
| ⊗ BH     | BORE HOLE                         |
| ⊗ BP     | BOLLARD POST                      |
| ● FP     | FENCE POST                        |
| ☛        | GROUND LIGHT                      |
| ○ GR     | GROUNDING ROD                     |
| ■ RRCBX  | RAILROAD CONTROL BOX              |
| ▽        | MARKER SIGN                       |
| □ MBX    | MAIL BOX                          |
| —— TP —— | TREE PROTECTION                   |
| —— SF —— | SILT FENCE                        |

ELECTRIC

- |     |                                       |
|-----|---------------------------------------|
| EB  | ELECTRIC BOX                          |
| LP  | LIGHT POLE                            |
| PP  | POWER POLE                            |
| GUY | GUY                                   |
| JBX | MANHOLE                               |
| JBX | JUNCTION BOX                          |
| TSP | TRAFFIC SIGNAL POLE/BOX/CONTROL PANEL |

TELLECOMM/CABLE

- |      |                     |
|------|---------------------|
| TRB  | TELEPHONE RISER BOX |
| T    | MANHOLE             |
| CBX  | CABLE BOX           |
| CPED | CABLE PEDESTAL      |
| JBX  | JUNCTION BOX        |
| TP   | TELEPHONE POLE      |
| PBX  | PULL BOX            |

WATER

- |      |                         |
|------|-------------------------|
| LFH  | FIRE HYDRANT            |
| WV   | WATER VALVE 1           |
| WV   | WATER VALVE 2           |
| WM   | WATER METER             |
| W    | MANHOLE                 |
| I    | PIPE FITTING            |
| HB   | REDUCER                 |
| SCBX | HOSE BIB                |
| SCV  | SPRINKLER CONTROL BOX   |
| ⊗    | SPRINKLER CONTROL VALVE |

WASTEWATER

- |    |              |
|----|--------------|
| WW | MANHOLE      |
| I  | PIPE FITTING |
| Co | CLEANOUT     |

STORM SEWER

- |      |            |
|------|------------|
| S    | MANHOLE    |
| GRID | AREA DRAIN |

GAS

- |    |           |
|----|-----------|
| GM | GAS METER |
|----|-----------|

COVEY

Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311

KASBERG, PATRICK & ASSOCIATES, LP  
CONSULTING ENGINEERS  
GEORGETOWN, TEXAS 78626



Project:

BEDFORD PARK  
IMPROVEMENTS

Project:

24-CLA513

GEORGETOWN, TEXAS

Project Number:

24-CLA513

CAUTION!!!

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON THE PLANS.

GEORGETOWN, TEXAS

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CAUTION!!!

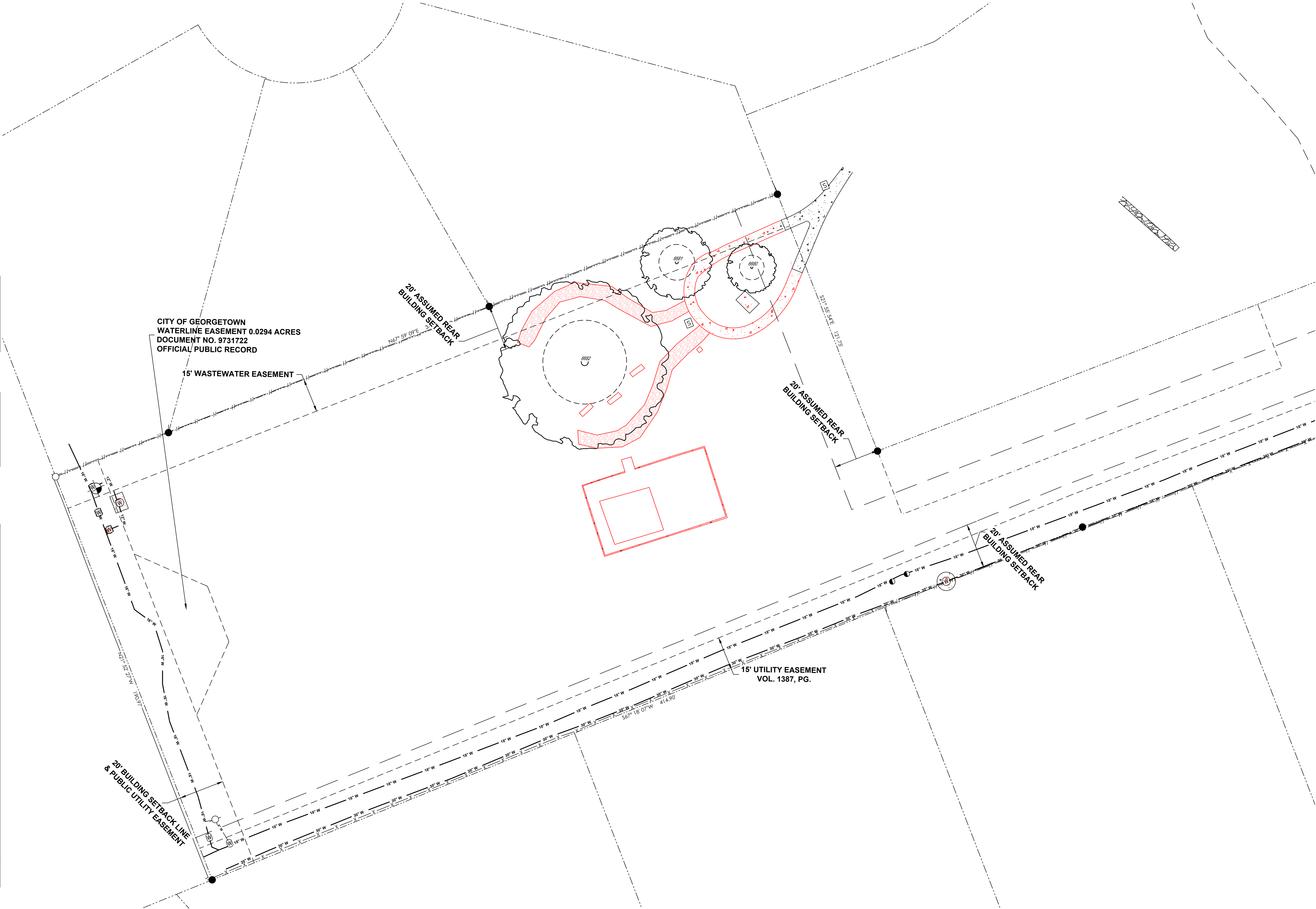
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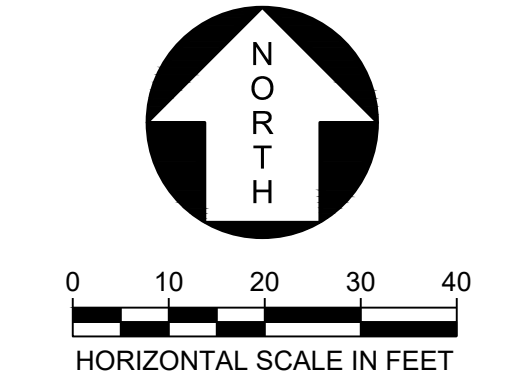
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FILE: P:\Georgetown\2024\2024-513 BEDFORD PARK\CAD\Plans\CIVIL\22-513-BEDFORD-DIM-CONTROL.dwg LAST SAVED: 11/7/2025 8:13:23 AM LAYOUT: EXISTING SITE PLAN



Project:  
**BEDFORD PARK  
IMPROVEMENTS**



GEORGETOWN, TEXAS  
Project Number:  
24-CLA513

**Texas 811**  
**CAUTION!!!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA.  
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DISCREPANCIES ON THE PLANS.

Designed: ISI  
Drawn: ISI  
Reviewed: TWR  
Submittal Date:  
OCTOBER 29, 2025  
Revisions:  
  
  
  
  
  
  
Sheet Title:  
**EXISTING SITE PLAN**

Sheet Number:  
**C-02**  
PAGE 10 OF 27 SHEETS  
Application Number:  
**2025-31-SDP**





OCTOBER-29-2025

Project:

BEDFORD PARK  
IMPROVEMENTS



0 10 20 30 40  
HORIZONTAL SCALE IN FEET

GEORGETOWN, TEXAS

Project Number:

24-CLA513



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Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

TREE PRESERVATION,  
EROSION CONTROL, AND  
DEMOLITION PLAN

Sheet Number:

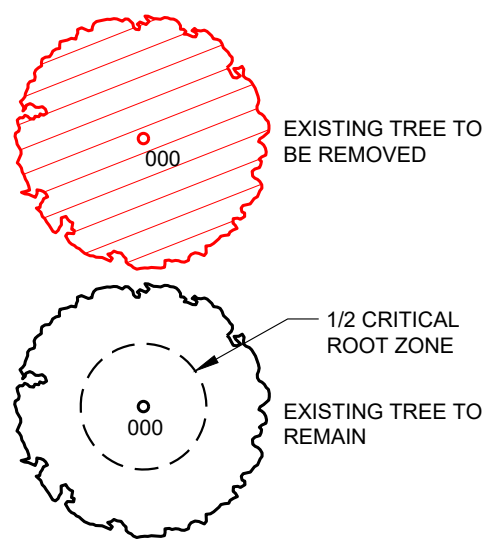
C-03

PAGE 11 OF 43 SHEETS

Application Number:

2025-31-SDP

TREE SYMBOL LEGEND

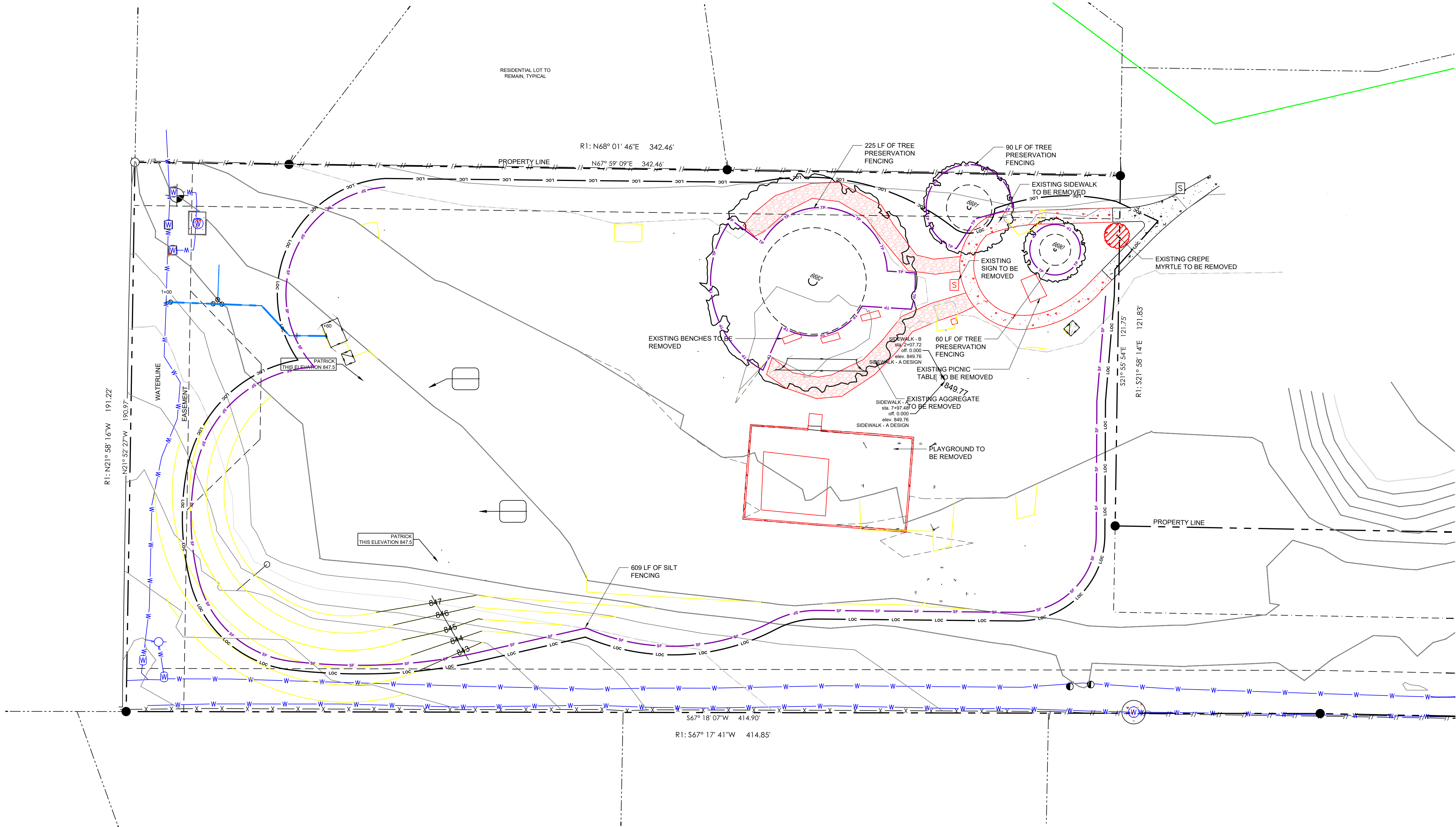


SITE SYMBOL LEGEND

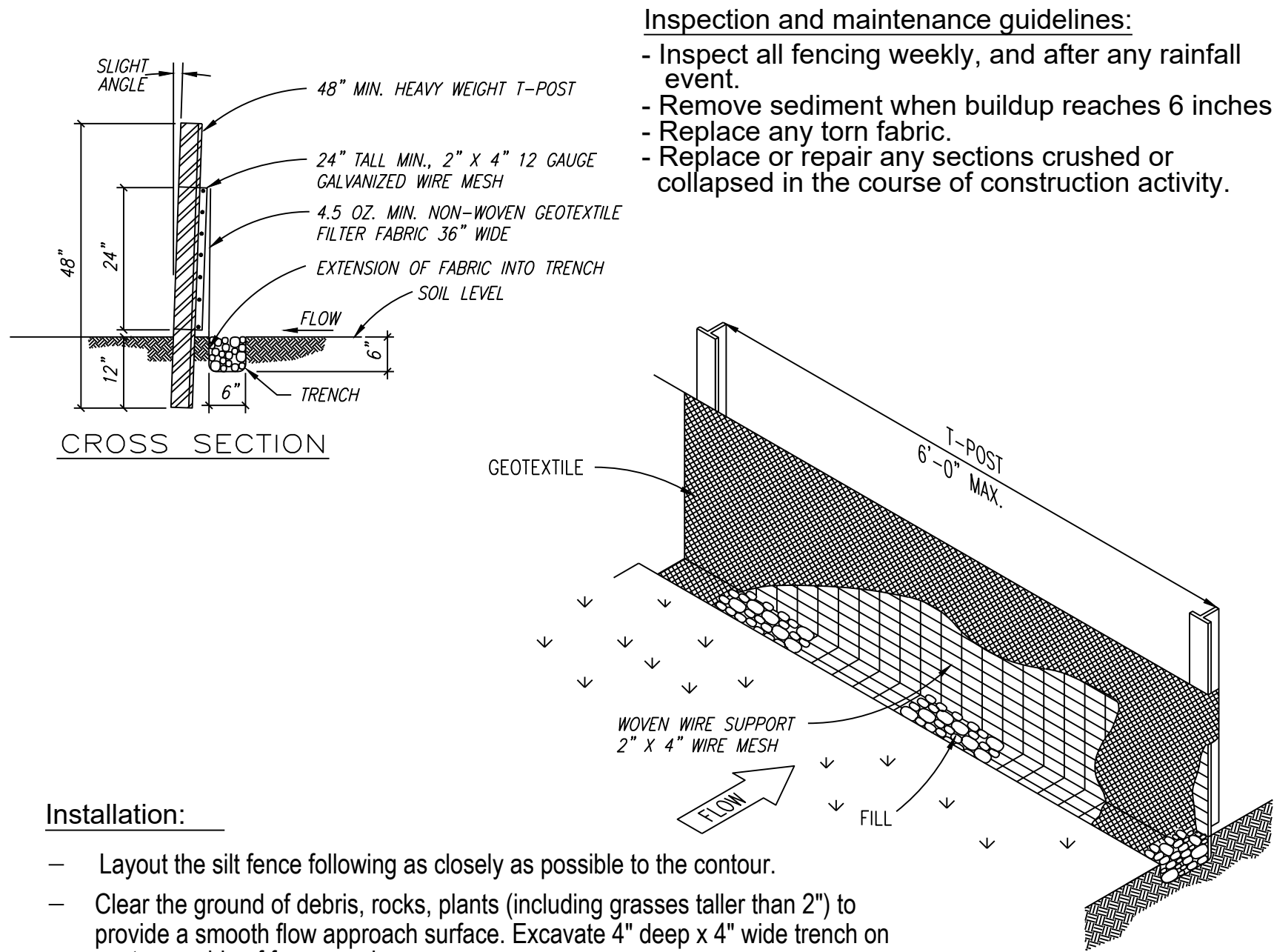
- (I) RECORD CALL PER CABINET Q, SLIDE 1-3
- 1/2" IRON ROD FOUND
- SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP
- [S] SIGN TO REMAIN
- [E] ELECTRIC BOX TO REMAIN
- [W] WATER METER TO REMAIN
- [V] WATER VALVE TO REMAIN
- [D] STORM DRAIN MANHOLE TO REMAIN
- [T] TELEPHONE PEDESTAL TO REMAIN
- [S] SANITARY SEWER MANHOLE TO REMAIN
- [MB] MAILBOX TO REMAIN
- W — WATER
- UEL — ELECTRIC (UNDERGROUND)
- SS — SANITARY SEWER
- TP — TREE PROTECTION FENCE
- BF — SILT FENCE
- LOC — LIMIT OF CONSTRUCTION
- — — EXISTING CONTOUR
- — — PROPOSED CONTOUR

GENERAL NOTES:

1. REFERENCE SHEET LS-00 FOR MATERIAL LIST AND PLANT SCHEDULE.



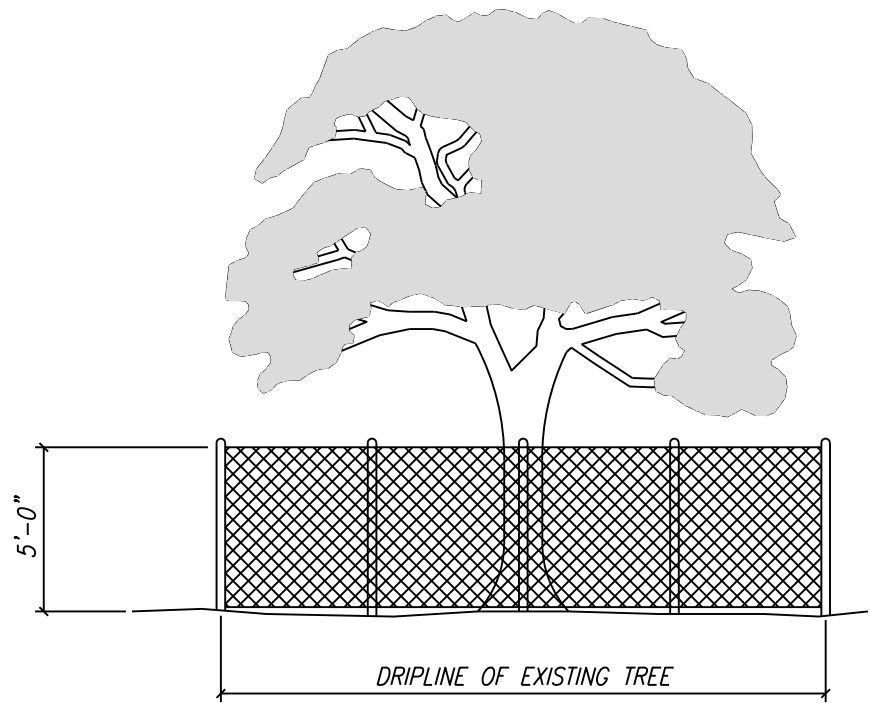




**Installation:**

- 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 4" deep x 4" 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 11" 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.
- Geotextile splices should be a minimum of 18" wide attached in at least 6 places. Splices in concentrated flow areas will not be accepted.

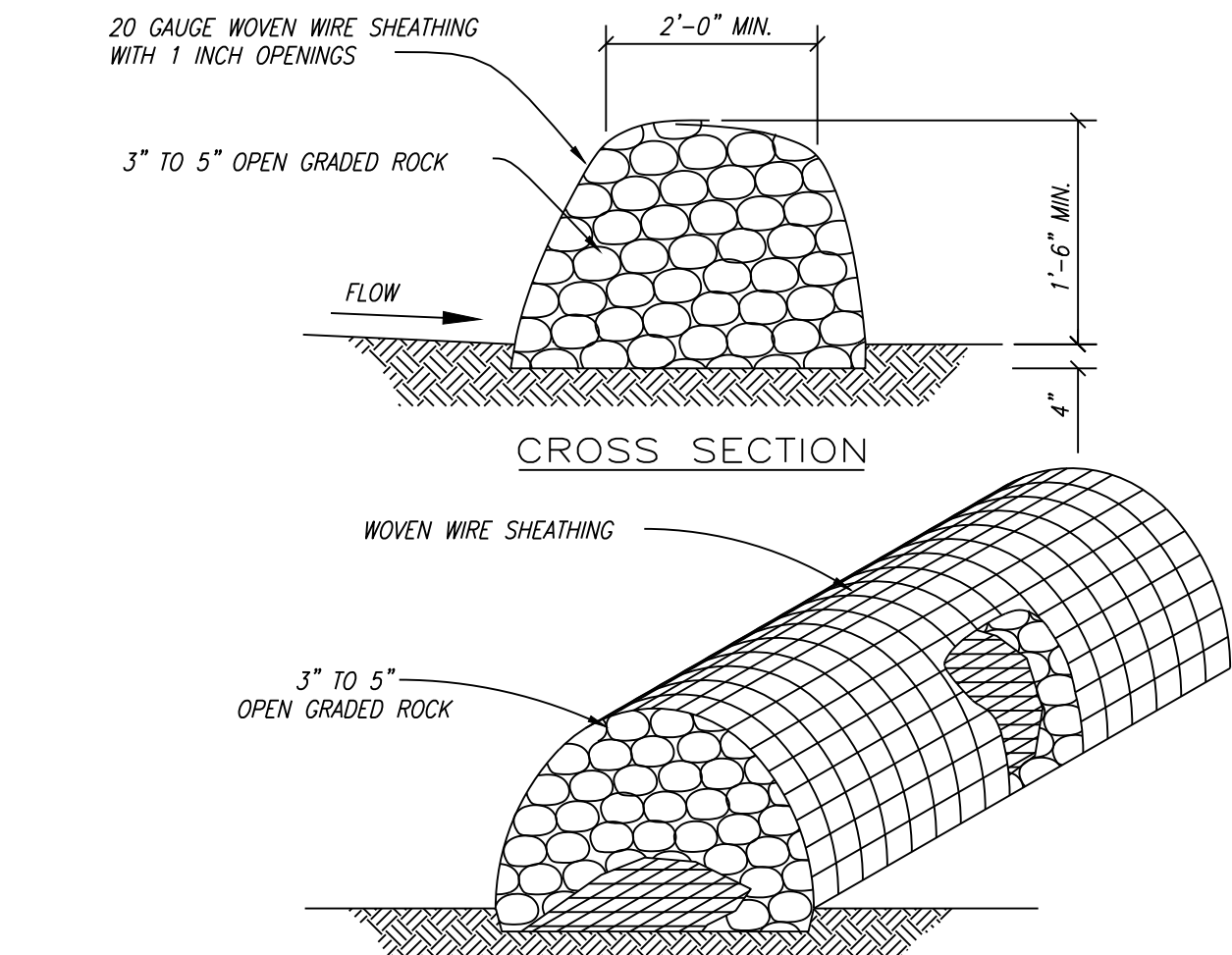
**SILT FENCE DETAIL**  
NOT TO SCALE



**Notes:**

- Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading).
- 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:
  - Soil compaction in the root zone area resulting from vehicular traffic, or storage of equipment or materials.
  - Root zone disturbances due to grade changes (greater than six inches (6") cut or fill or trenching not reviewed and authorized by the city.
  - Wounds to exposed roots, trunks or limbs by mechanical equipment.
  - Other activities detrimental to trees, such as chemical storage, cement truck cleaning and fire.
- Exceptions to installing fences at tree driplines may be permitted in the following cases:
  - Where permeable paving is to be installed, erect the fence at the outer limits of the permeable paving area.
  - Where trees are close to proposed buildings, erect the fence no closer than six feet (6'-0") to building.

**TREE PROTECTION - CHAIN LINK FENCE**  
NOT TO SCALE



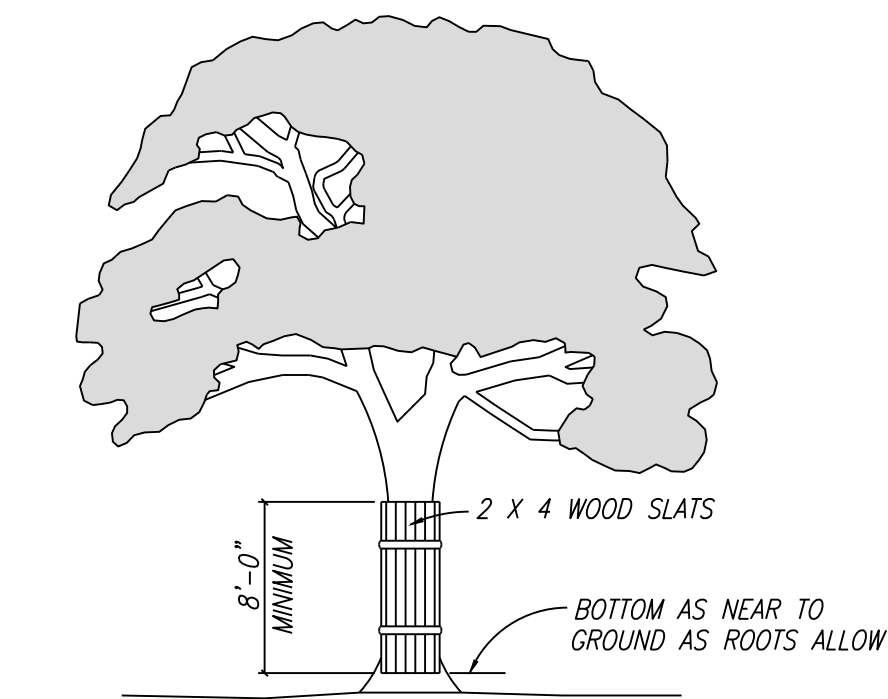
**Installation:**

- Layout the rock berm following as closely as possible to the contour.
- Clear the ground of debris, rocks or plants that will interfere with installation.
- Place woven wire fabric on the ground along the proposed installation with enough overlap to completely encircle the finished size of the berm.
- Place the rock along the center of the wire to the designated height.
- Wrap the structure with the previously placed wire mesh secure enough so that when walked across the structure retains it's shape.
- Secure with tie wire.
- The ends of the berm should be tied into existing upslope grade and the berm should be buried in a trench approx. 4 inches deep to prevent failure of the control.
- The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

**Inspection and Maintenance Guidelines:**

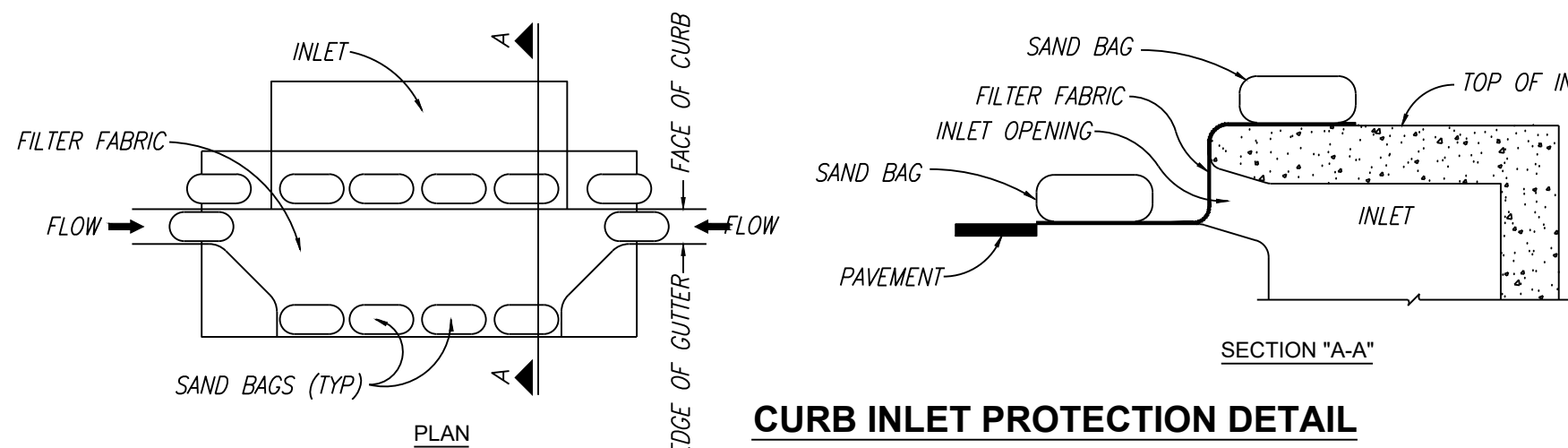
- Inspection should be made weekly and after each rainfall event by the responsible party. for installations in streambeds, additional daily inspections should be made.
- Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner.
- Repair any loose wire sheathing.
- The berm should be reshaped as needed during inspection.
- The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.

**ROCK BERM DETAIL**  
NOT TO SCALE

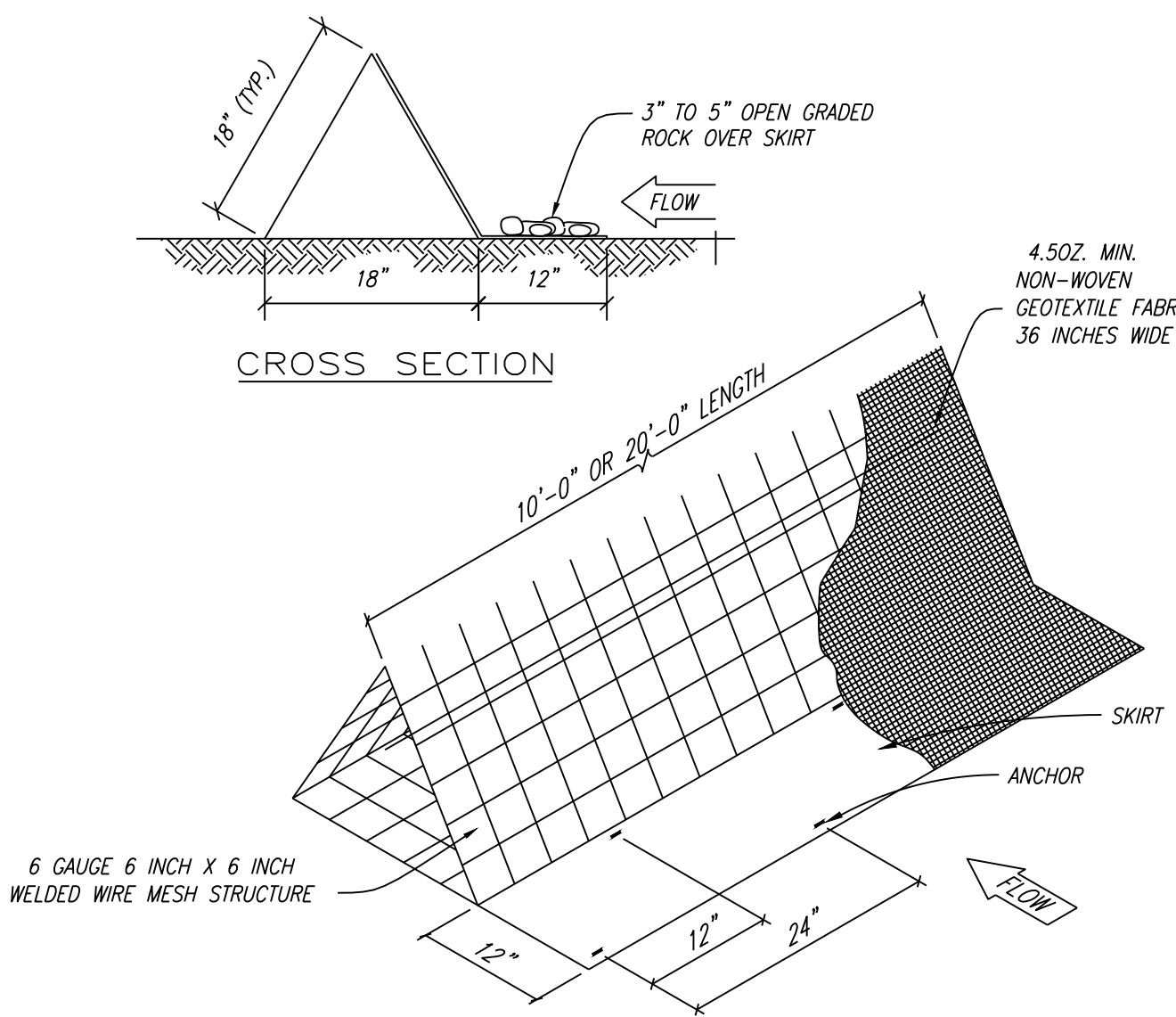


- NOTES:
- WHERE ANY EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN FOUR FEET (4'-0") TO A TREE TRUNK PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF EIGHT FEET (8'-0"), OR TO THE LIMITS OF LOWER BRANCHING IN ADDITION TO THE REDUCED FENCING PROVIDED.
  - ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY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

**TREE PROTECTION - WOOD SLATS**



**CURB INLET PROTECTION DETAIL**  
NOT TO SCALE



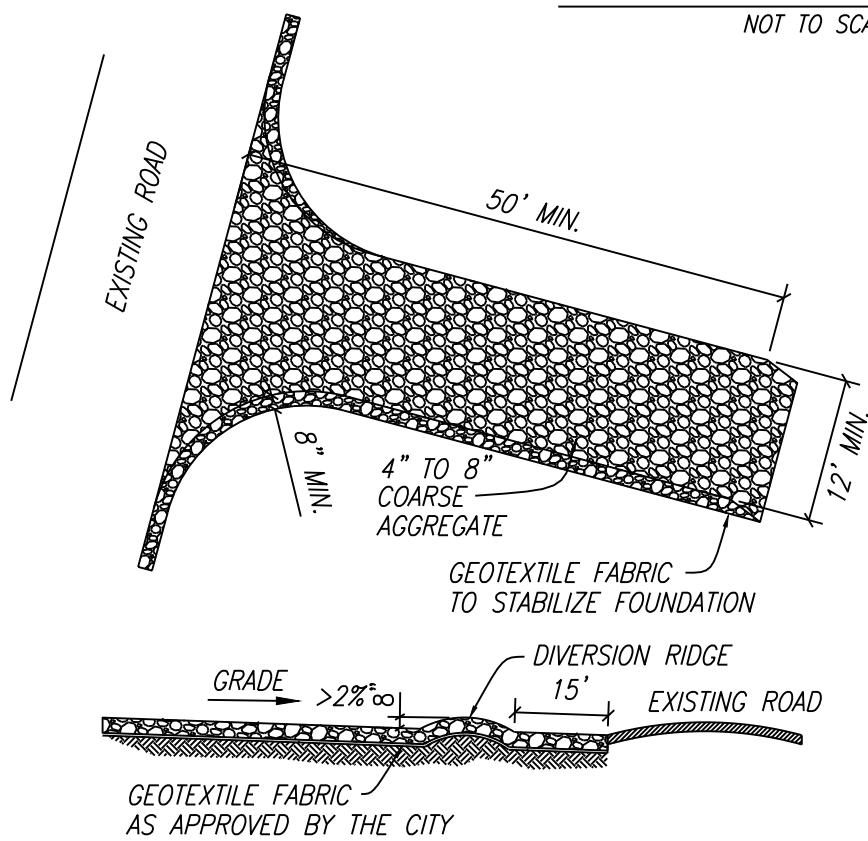
**Installation:**

- 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 shall 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 shall not cause additional siltation.

**TRIANGULAR FILTER DIKE**  
NOT TO SCALE



**Installation:**

- Clear the area of debris, rocks or plants that will interfere with installation.
- Grade the area for the entrance to flow back on to the construction site. Runoff from the stabilized construction
- Entrance onto a public street will not be accepted.
- Place geotextile fabric if required.
- Place rock as required.

**Inspections and maintenance guidelines:**

- The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
- All sediment spilled, dropped, washed or tracked on to public rights-of-way should be removed immediately by contractor.
- When necessary, wheels should be cleaned to remove sediment prior to entrance onto public rights-of-way.
- When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

**STABILIZED CONSTRUCTION ENTRANCE**  
NOT TO SCALE

**Note:**

Filter fabric to extend 5'-0" beyond inlet opening, upstream of inlet. Terminate fabric in street gutter with sand bags placed in gutter flowline.

**EROSION/SEDIMENTATION AND TREE PROTECTION NOTES**

- 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.
- 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 shall be submitted to and approved by the owner's representative.
- All disturbed areas to be restored as noted in the water pollution abatement plan.
- The seeding for erosion control to be applied over areas disturbed by construction as follows:

From September 15 to March 1, seeding to be with a combination of 2 pounds per 1,000 square feet of unhulled bermuda and 2 pounds per 1,000 square feet of winter rye with a purity of 95% with 90% germination. From march 2, to September 14, seeding to be with hulled bermuda grass (cynoden dactolyn) at a rate of 2 pounds per 1,000 square feet with a purity of 95% with 85% germination.
- 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. Rainfall occurrences of 1/2 inch or greater to postpone the watering schedule one week.

- 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.
- A minimum of four (4) inches of topsoil to be placed in all areas disturbed by construction.
- The contractor to hydromulch or sod (as shown on plans) all exposed cuts and fills upon completion of construction, except where cuts are made in solid rock.
- Erosion and sedimentation controls to be installed or maintained in a manner which does not result in soil buildup within tree dripline.
- To avoid soil compaction, contractor shall not allow vehicular traffic, parking, or storage of equipment or materials in the tree dripline areas.

- 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.

- Trees to be removed in a manner which does not impact trees to be preserved.

- 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.

- 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").

- 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.

- 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.

- No above and/or below ground temporary fuel storage facilities to be stored on the project site.

- 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.

- 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.

# COVEY

Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311



OCTOBER-29-2025

Project:

## BEDFORD PARK IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

## TREE PROTECTION AND EROSION CONTROL NOTES AND DETAILS

Sheet Number:

## C-04

PAGE 12 OF 43 SHEETS

Application Number:

2025-31-SDP





CTOBER-29-2025

Project:

# BEDFORD PARK IMPROVEMENTS



HORIZONTAL SCALE IN FEET

GEORGETOWN, TEXAS

Project Number:

24-CLA513



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Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

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Revisions:

Sheet Title:

## TREE SURVEY

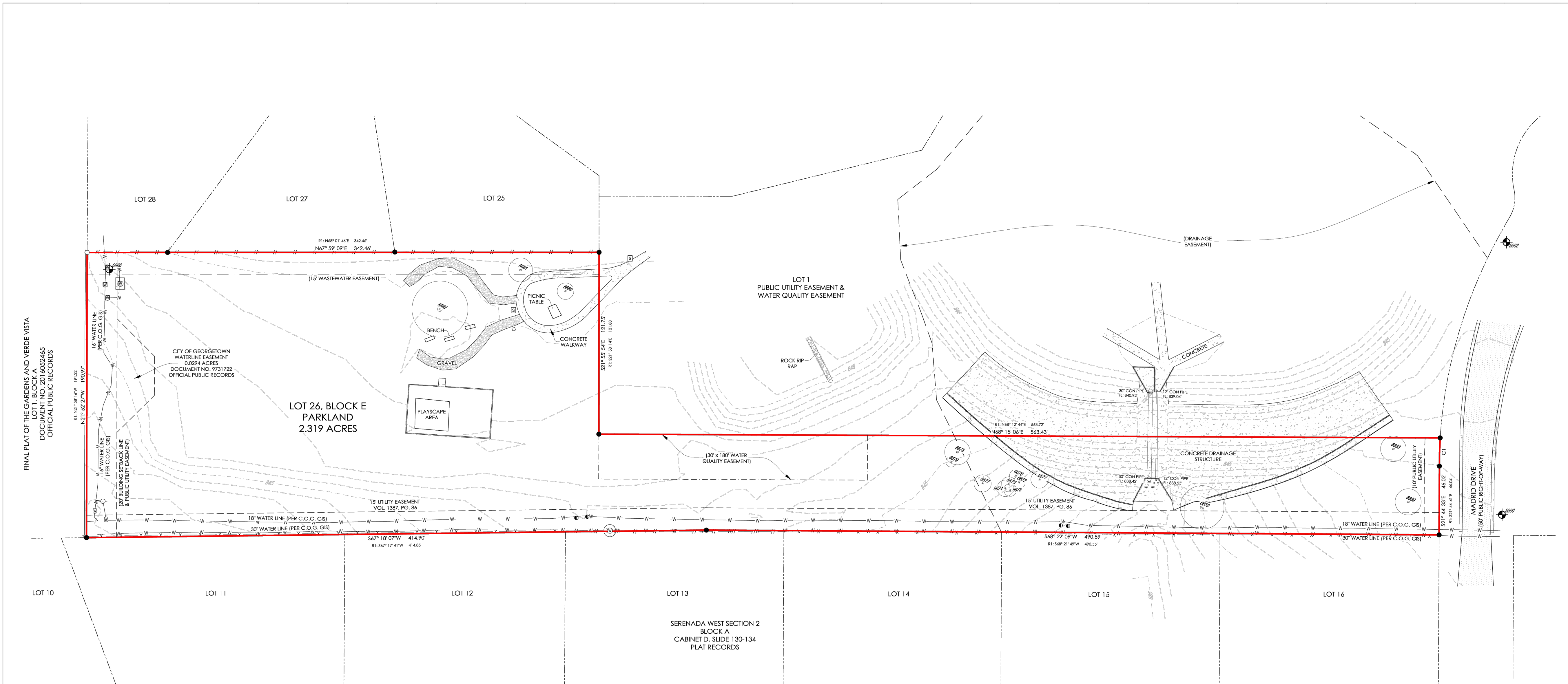
Sheet Number:

C-05

PAGE 13 OF 43 SHEETS

Application Number:

**2025-31-SDP**



| TREE SUMMARY TABLE |           |                                      |                              |           |
|--------------------|-----------|--------------------------------------|------------------------------|-----------|
| KEY                | TREE #    | DBH (diameter of breast height (in)) | HALF CRITICAL ROOT ZONE (ft) | SPECIES   |
| P                  | 6668      | 17"                                  | 8.5'                         | LIVE OAK  |
| P                  | 6669      | 17.5"                                | 8.75'                        | LIVE OAK  |
| HT                 | 6670      | 29.13" (17.25", 20.5")               | 14.57'                       | LIVE OAK  |
| P                  | 6671      | 11.5"                                | 5.75'                        | LIVE OAK  |
| C                  | 6672      | 8"                                   | 4'                           | LIVE OAK  |
| C                  | 6673      | 8.5"                                 | 4.25'                        | LIVE OAK  |
| C                  | 6674      | 11"                                  | 5.5'                         | LIVE OAK  |
| C                  | 6675      | 10"                                  | 5'                           | LIVE OAK  |
| C                  | 6676      | 8.5"                                 | 4.25'                        | LIVE OAK  |
| P                  | 6677      | 11.5"                                | 5.75'                        | LIVE OAK  |
| P                  | 6678      | 17"                                  | 8.5'                         | LIVE OAK  |
| C                  | 6679      | 7"                                   | 3.5'                         | LIVE OAK  |
| C                  | 6680      | 11"                                  | 5.5'                         | CEDAR ELM |
| P                  | 6681      | 16"                                  | 8"                           | LIVE OAK  |
| HT                 | 6682      | 37.5"                                | 18.75'                       | LIVE OAK  |
| LEGEND             |           |                                      |                              |           |
| C                  | CREDIT    |                                      |                              |           |
| P                  | PROTECTED |                                      |                              |           |
| HT                 | HERITAGE  |                                      |                              |           |

**NOTES:**

- FIELD WORK PERFORMED ON: JULY 18, 2024
- OWNER: CITY OF GEORGETOWN
- ADDRESS: 4604 MAJOR DRIVE, GEORGETOWN, TEXAS
- HORIZONTAL DATUM: TEXAS STATE PLANE, CENTRAL ZONE, NAD83, GRID
- VERTICAL DATUM: NAVD83
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL ENCUMBRANCES, EASEMENTS AND RESTRICTIONS MAY NOT BE SHOWN HEREON. THIS SURVEY DID NOT COMPLETE AN ABSTRACT OF TITLE.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WILLIAMSBURG COUNTY, TEXAS, MAP NUMBER 17-009, EFFECTIVE DATE SEPTEMBER 26, 2008, THIS PROPERTY LIES IN "ZONE X", WHICH IS DERNED AS AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOOD FLOOD HAZARD AREA. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM, IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE, OR ALL AREAS THAT COULD BE SUBJECT TO FLOODING. THEREFORE, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGES AS DETEDED STUDIES OCCUR AND ANY SUCH CHANGES SHALL BE THE RESPONSIBILITY OF THE FEDERAL GOVERNMENT'S FLOOD LIABILITY ON THE PART OF THE SURVEYOR.
- THE INFORMATION CONTAINED HEREIN IS BASED UPON NO ADMPTION HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- THE INFORMATION SHOWN HEREON MAY BE USED FOR GENERAL LOCATION PURPOSES ONLY AND HAVE NOT BEEN DETAILED IN THEIR ENTIRETY.

CATEGORY 6 - TOPOGRAPHIC SURVEY

SHOWING THE EXISTING CONDITIONS OF LOT TWENTY-SIX (26), BLOCK E, OF GEORGETOWN VILLAGE PLANNED UNIT DEVELOPMENT SECTION 7, A SUBDIVISION IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET X, SLIDE 384-387, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS.

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO SIGNIFICANT DISCREPANCIES, CONFLICTS, OR VIOLATIONS IN AREA, APPARENT BOUNDARY LINE CONFLICTS, VISIBLE BOUNDARY CHANGES, OVERLAPPING OF VISIBLE IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS, EXCEPT AS SHOWN, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 4, CONDITION 1, TOPOGRAPHIC SURVEY.



TRAVIS L. QUICKSALL DATE: JULY 22, 2024  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6447  
JOB NO. 24-0210





OCTOBER-29-2025

Project:

BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

TREE MITIGATION  
CALCULATIONS

Sheet Number:

C-06

PAGE 14 OF 43 SHEETS

Application Number:

2025-31-SDP

| Tree Schedule   |        |               |                                   |                    |             |                    |         |
|---|--------|---------------|-----------------------------------|--------------------|-------------|--------------------|---------|
| Key   | Tree # | Size (INCHES) | Half Critical Root Zone (In Feet) | Botanical Name     | Common Name | Notes              | Removal |
| P   | 6668   | 17"           | 9'                                | Quercus virginiana | LIVE OAK    |                    |         |
| P   | 6669   | 18"           | 9'                                | Quercus virginiana | LIVE OAK    |                    |         |
| HT  | 6670   | 30"           | 15'                               | Quercus virginiana | LIVE OAK    |                    |         |
| P   | 6671   | 12"           | 6'                                | Quercus virginiana | LIVE OAK    |                    |         |
| C   | 6672   | 8"            | 4'                                | Quercus virginiana | LIVE OAK    |                    |         |
| C   | 6673   | 9"            | 5'                                | Quercus virginiana | LIVE OAK    |                    |         |
| C   | 6674   | 11"           | 6'                                | Quercus virginiana | LIVE OAK    |                    |         |
| C   | 6675   | 10"           | 5'                                | Quercus virginiana | LIVE OAK    |                    |         |
| C   | 6676   | 9"            | 5'                                | Quercus virginiana | LIVE OAK    |                    |         |
| P   | 6677   | 12"           | 6'                                | Quercus virginiana | LIVE OAK    |                    |         |
| P   | 6678   | 17"           | 9'                                | Quercus virginiana | LIVE OAK    |                    |         |
| C   | 6679   | 7"            | 4'                                | Quercus virginiana | LIVE OAK    |                    |         |
| C   | 6680   | 11"           | 6'                                | Ulmis cressifolia  | CEDAR ELM   |                    |         |
| P   | 6681   | 16"           | 8'                                | Quercus virginiana | LIVE OAK    |                    |         |
| HT  | 6682   | 38"           | 19'                               | Quercus virginiana | LIVE OAK    |                    |         |
| Key Legend  |        |               |                                   |                    |             |                    |         |
|   |        | P=            | Protected                         |                    | D=          | Dead or Diseased   |         |
|   |        | HT=           | Heritage                          |                    | NP=         | Not Protected      |         |
|   |        | R=            | Removal Protected                 |                    | C=          | Credit             |         |
|   |        | R-HT=         | Removal Heritage                  |                    | PS=         | Prohibited Species |         |
| All protection will be performed in accordance with Section 8 of the City of Georgetown Municipal Code. |        |               |                                   |                    |             |                    |         |



Tree Mitigation Summary Template

Tree Mitigation Summary

Required Protected Tree Preservation Percentage (UDC Sec. 8.02.030.F)

Percentage of Protected Trees that must be retained on site (not applicable to residential subdivisions or Heritage Trees)

Project acreage: 2.32

Total number of Protected Trees (this does not include Heritage trees) existing on-site (before removals): 6

Average number of protected trees per acre (total protected existing trees/total acres): 2.59

Applicable Required Protected Tree Preservation percentage (20% if 11 or more trees/acre; 30% if 10 or less per acre) Some PUDs may have greater required percentages: 30%

Number of existing protected trees to remain on-site (total protected trees x required protected preservation percentage): 2

Owed Mitigation for Protected Removals 8.02.040 C.1.

Total protected inches removed: 0

Protected tree mitigation inches owed within the required percentage (40% times total protected removed inches) at 1:1 ratio: N/A

Protected tree mitigation inches owed more than the allowable percentage (for trees removed past 20% or 30% (site dependent) the ratio increases of 1.5:1 (then these inches removed times 40%): N/A

Overall protected tree mitigation inches owed (total of all protected categories): N/A

Credit Trees – On-Site Existing Trees (3 - <12" trees only) 8.02.040C.2.

May count for up to 75% of overall required Protected Tree mitigation inches (does not count towards Heritage Tree mitigation)

Note: Credit trees count tree per tree toward landscape requirement tree replacements not in inches (see 8.04.020)

Maximum available on-site credit tree inches discount (total protected inches removed x 75%): N/A

Number of on-site credit tree inches (6 - <12" trees) utilized (note: ratio differs for residential vs. non-residential see details and requirements in the UDC): N/A

Number of on-site credit tree inches (3 - <6" trees) utilized (note: ratio and requirements in the UDC): N/A

On-Site Replacement (Planted) Trees 8.02.040 C.3.

Inches of shade trees planted on-site (Shade trees must be a minimum of 3" caliper and from the City's Preferred list see additional requirements in the UDC): 36

Soil Aeration & Supplemental Nutrients Credit – Up To 30% 8.02.040 C.5.

Must provide Fiscal Surety before Certificate of Occupancy may be issued

Maximum dollar amount that can count towards soil aeration & supplemental nutrient credit (use amount calculated for fee-in-lieu of all protected tree mitigation owed x 30%): N/A

Soil aeration and supplemental nutrient payment: N/A

Total inches used for soil aeration or supplemental nutrient: N/A

Owed Mitigation for Heritage Tree Removals 8.02.030 C.1.b.

Overall Heritage Tree mitigation inches owed (at 3:1 ratio): N/A

Total inches of trees planted (minimum size is 3" caliper shade tree from the preferred list): N/A

Cash Payment 8.02.040 C.4.b.

Goes into the Tree Fund for both Protected and Heritage Trees

The amount owed by fee-in-lieu (total fee protected and heritage): N/A

Protected Tree fee-in-lieu payment (there are two fee categories of protected trees 12-17", 18-25". Trees which are 26"+ of non-heritage species have a 2:1 ratio at the larger protected size fee 8.02.020 C.1. cost per inch is described in 8.02.020 C.4.: N/A

Heritage Tree fee-in-lieu payment (3:1 x \$225/inch): N/A

I PATRICK CAVANAUGH , CERTIFIED ARBORIST (#WE-10004A) HEREBY CERTIFY THAT THE TREE SPECIES SURVEYS ARE ACCURATE SIZE AND SPECIES. ALL TREES ARE HEALTHY.

 WF - 10004A  
CERTIFIED ARBORIST SIGNATURE AND LICENSE NUMBER



FILE: P:\Georgetown\2024\2024-513 BEDFORD PARK\CAD\Plans\CIVIL\22-513-BEDFORD-DIM-CONTROL.dwg LAST SAVED: 11/7/2025 8:13:23 AM LAYOUT: PROPOSED SITE PLAN

NOTES:

- ALL LIGHTING FIXTURES SHALL BE DESIGNED TO COMPLETELY CONCEAL AND FULLY SHIELD, WITHIN AN OPAQUE HOUSING, THE LIGHT SOURCE FROM VISIBILITY FROM ANY STREET RIGHT-OF-WAY. THE CONE OF LIGHT SHALL NOT CROSS ANY ADJACENT PROPERTY LINE. THE ILLUMINATION SHALL NOT EXCEED 2-FOOT CANDLES AT A HEIGHT OF THREE FEET AT THE PROPERTY LINE. ONLY INCANDESCENT, FLUORESCENT, COLOR-CORRECTED HIGH-PRESSURE SODIUM OR METAL HALIDE MAY BE USED. ALL VEHICLE OR PEDESTRIAN ACCESS SHALL BE SUFFICIENTLY LIGHTED TO ENSURE SECURITY OF PROPERTY AND PERSONS.

- ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.

- PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.

| BEDFORD PARK<br>IMPERVIOUS COVER CALCULATIONS |            |       |
|---|------------|-------|
| EXISTING IMPERVIOUS COVER                     |            |       |
|   | SF         | AC    |
| SITE AREA                                     | 100,995.03 | 2.319 |
| IMPERVIOUS COVER                              | 11,961.56  | 0.275 |
| IMPERVIOUS COVER REMOVED                      | 3,662.23   | 0.084 |
| REMAINING IMPERVIOUS COVER                    | 8,299.33   | 0.191 |
| % IMPERVIOUS COVER                            | 8.218%     |       |
| PROPOSED ADDITIONAL IMPERVIOUS COVER          |            |       |
|   | SF         | AC    |
| SITE AREA                                     | 100,995.03 | 2.319 |
| IMPERVIOUS COVER - ADDED                      | 10,449.28  | 0.240 |
| % IMPERVIOUS COVER - ADDED                    | 10.346%    |       |
| IMPERVIOUS COVER CHANGE                       |            |       |
| EXISTING IMPERVIOUS COVER                     | 8.218%     |       |
| PROPOSED IMPERVIOUS COVER                     | 10.346%    |       |
| TOTAL IMPERVIOUS COVER                        | 18.564%    |       |
| NET OA SITE INCREASE OF                       | 10.346%    |       |

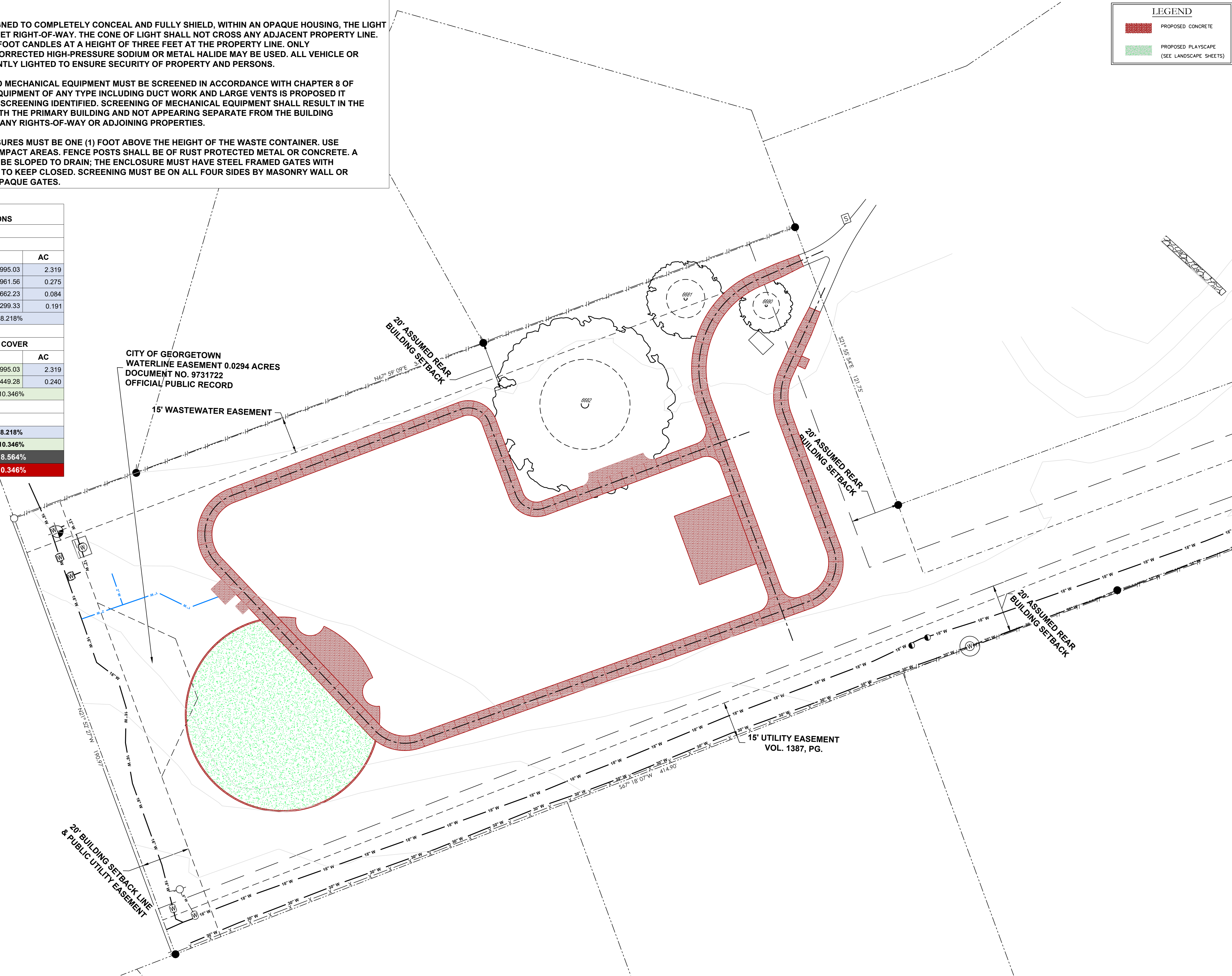
NOTE:

THERE ARE NO EXISTING OR PROPOSED BUILDINGS ON SITE

LEGEND

PROPOSED CONCRETE

PROPOSED PLAYSCAPE  
(SEE LANDSCAPE SHEETS)



COVEY

Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311

K&A KASBERG, PATRICK & ASSOCIATES, LP  
CONSULTING ENGINEERS  
GEORGETOWN, TEXAS 78626

11/07/2025  
STATE OF TEXAS  
HADEN MATTHEW  
154595  
LICENSED PROFESSIONAL ENGINEER

Haden Matthew

Project:  
**BEDFORD PARK  
IMPROVEMENTS**

NORTH

0 10 20 30 40  
HORIZONTAL SCALE IN FEET

GEORGETOWN, TEXAS

Project Number:  
24-CLA513

Texas 811

CAUTION!!!  
EXISTING UNDERGROUND UTILITIES IN THE AREA.  
CONTRACTOR IS RESPONSIBLE FOR  
DETERMINING THE HORIZONTAL AND VERTICAL  
LOCATION OF ALL UTILITIES PRIOR TO  
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RESPONSIBLE FOR ANY REPAIRS TO EXISTING  
UTILITIES DUE TO DAMAGE INCURRED DURING  
CONSTRUCTION. CONTRACTOR SHALL NOTIFY  
THE LANDSCAPE ARCHITECT OF ANY  
DISCREPANCIES ON THE PLANS.

Designed: ISI

Drawn: ISI

Reviewed: TWR

Submittal Date:  
OCTOBER 29, 2025

Revisions:

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Sheet Title:  
**PROPOSED SITE PLAN**

Sheet Number:  
**C-07**

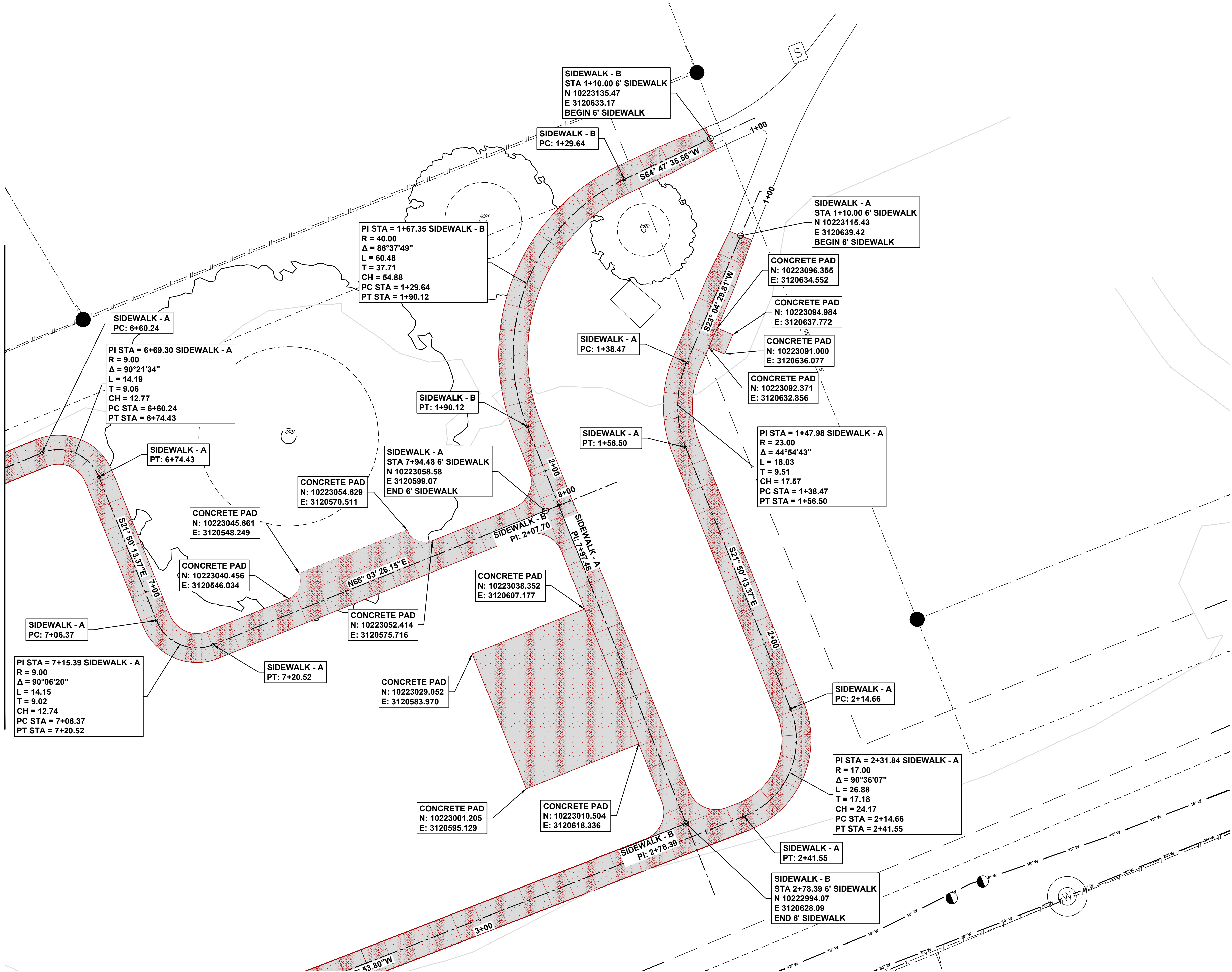
PAGE 15 OF 27 SHEETS

Application Number:  
**2025-31-SDP**



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SEE SHEET 2 OF 2



**LEGEND**

- 930 --- EXISTING MAJOR CONTOUR
- 930 --- EXISTING MINOR CONTOUR
- 039 --- PROPOSED MAJOR CONTOUR
- 039 --- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE
- PROPOSED PLAYScape (SEE LANDSCAPE SHEETS)

**CONCRETE PAD**  
SEE LANDSCAPE SHEETS  
FOR DETAILS

**COVEY**  
Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311

**KPA** KASBERG, PATRICK & ASSOCIATES, LP  
CONSULTING ENGINEERS  
GEORGETOWN, TEXAS 78626

11/03/2025

STATE OF TEXAS

HADEN MATTHEW  
154595

LICENSED PROFESSIONAL ENGINEER

*Haden Matthe*

Project:  
**BEDFORD PARK IMPROVEMENTS**

**NORTH**

0 5 10 15 20

HORIZONTAL SCALE IN FEET

GEORGETOWN, TEXAS

Project Number:  
24-CLA513

**Texas 811**

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Designed: ISI

Drawn: ISI

Reviewed: TWR

Submittal Date:  
OCTOBER 29, 2025

Revisions:

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Sheet Title:  
**DIMENSIONAL CONTROL PLAN (1 OF 2)**

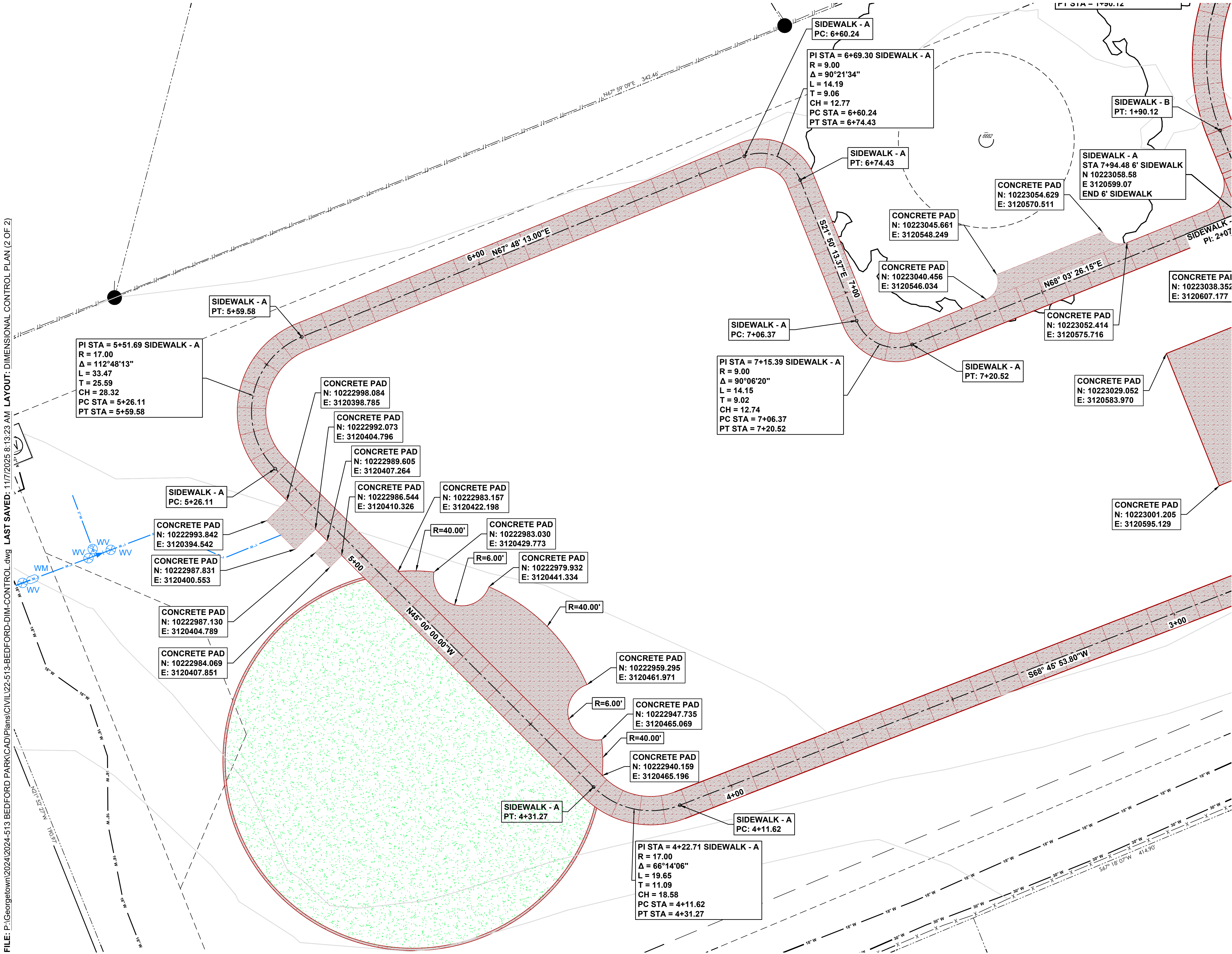
Sheet Number:  
**C-08**

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Application Number:  
**2025-31-SDP**



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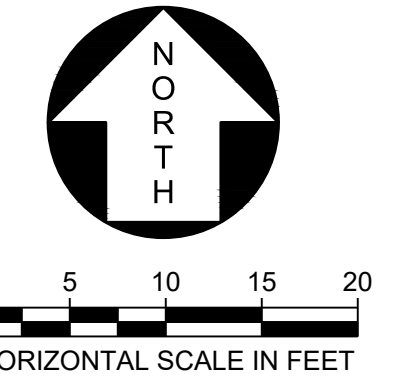
SEE SHEET 1 OF 2

**LEGEND**

- 9.30 --- EXISTING MAJOR CONTOUR
- 9.30 --- EXISTING MINOR CONTOUR
- 9.30 --- PROPOSED MAJOR CONTOUR
- 9.30 --- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE
- PROPOSED PLAYSCAPE (SEE LANDSCAPE SHEETS)

**CONCRETE PAD**  
SEE LANDSCAPE SHEETS FOR DETAILS

Project:  
**BEDFORD PARK IMPROVEMENTS**



GEORGETOWN, TEXAS  
Project Number:  
24-CLA513



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Designed: ISI

Drawn: ISI

Reviewed: TWR

Submission Date:  
OCTOBER 29, 2025

Revisions:

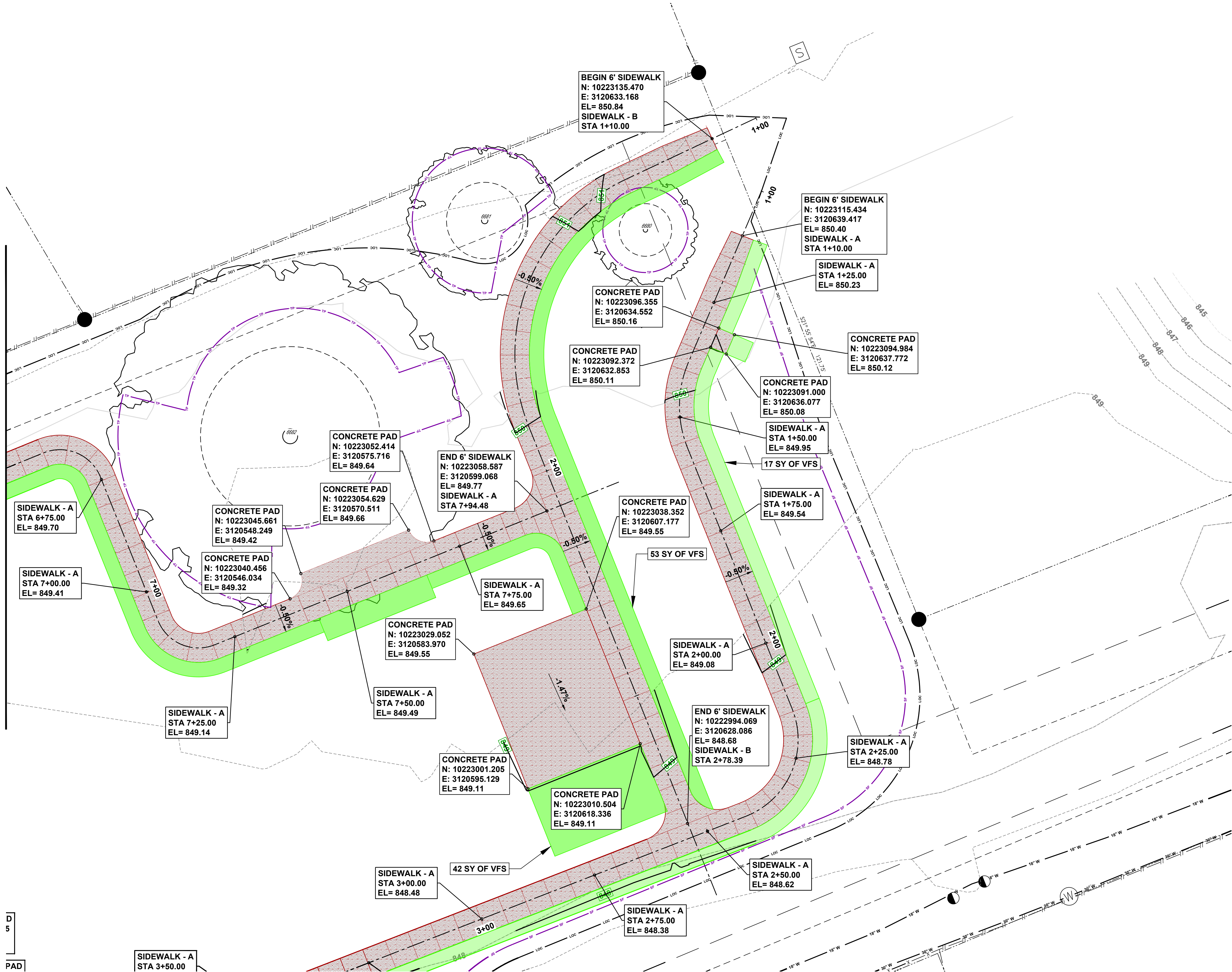
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**DIMENSIONAL CONTROL PLAN (2 OF 2)**

Sheet Number:  
**C-09**  
PAGE 17 OF 27 SHEETS  
Application Number:  
**2025-31-SDP**



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SEE SHEET 2 OF 2



**LEGEND**

- 930 --- EXISTING MAJOR CONTOUR
- 930 --- EXISTING MINOR CONTOUR
- 935 --- PROPOSED MAJOR CONTOUR
- 939 --- PROPOSED MINOR CONTOUR
- [Pattern] PROPOSED CONCRETE
- [Pattern] PROPOSED PLAYScape (SEE LANDSCAPE SHEETS)
- [Green] VEGETATIVE FILTER STRIP

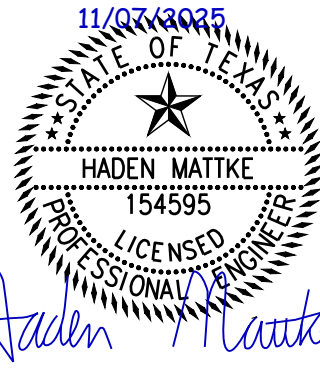
**CONCRETE PAD  
SEE LANDSCAPE SHEETS  
FOR DETAILS**

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GEORGETOWN, TEXAS 78626



Project:

## BEDFORD PARK IMPROVEMENTS



0 5 10 15 20  
HORIZONTAL SCALE IN FEET

GEORGETOWN, TEXAS

Project Number:

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Designed: ISI

Drawn: ISI

Reviewed: TWR

Submittal Date:

OCTOBER 29, 2025

Revisions:

Sheet Title:

GRADING PLAN (1 OF 2)

Sheet Number:

**C-10**

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Application Number:

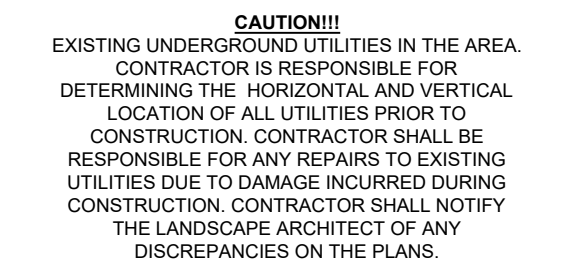
**2025-31-SDP**





Project Number:

24-CLA513



Designed: ISI

Drawn: ISI

Reviewed: TWR

Submittal Date:

OCTOBER 29, 2025

Revisions:

Sheet Title:

GRADING PLAN (2 OF 2)

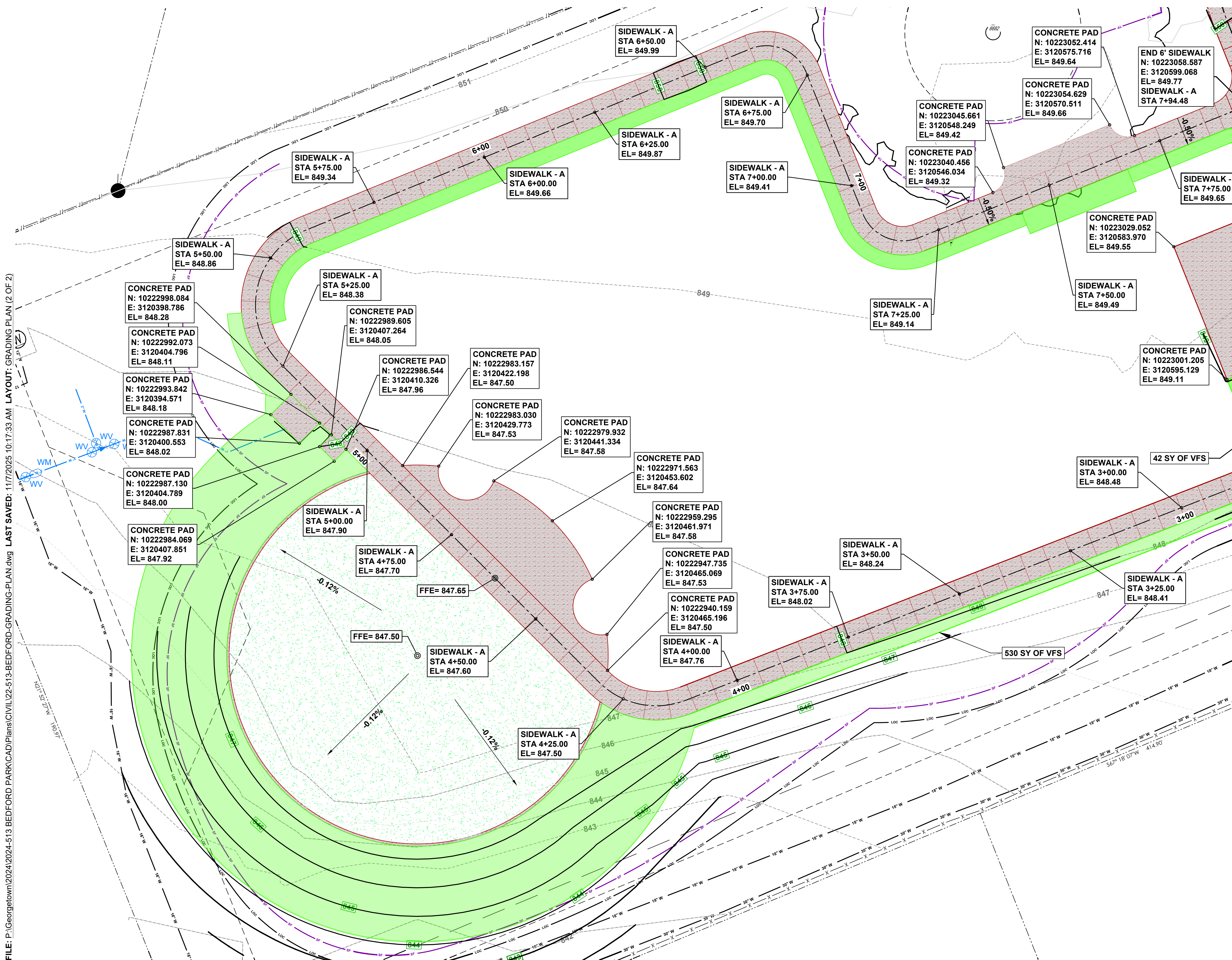
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C-11

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Application Number:

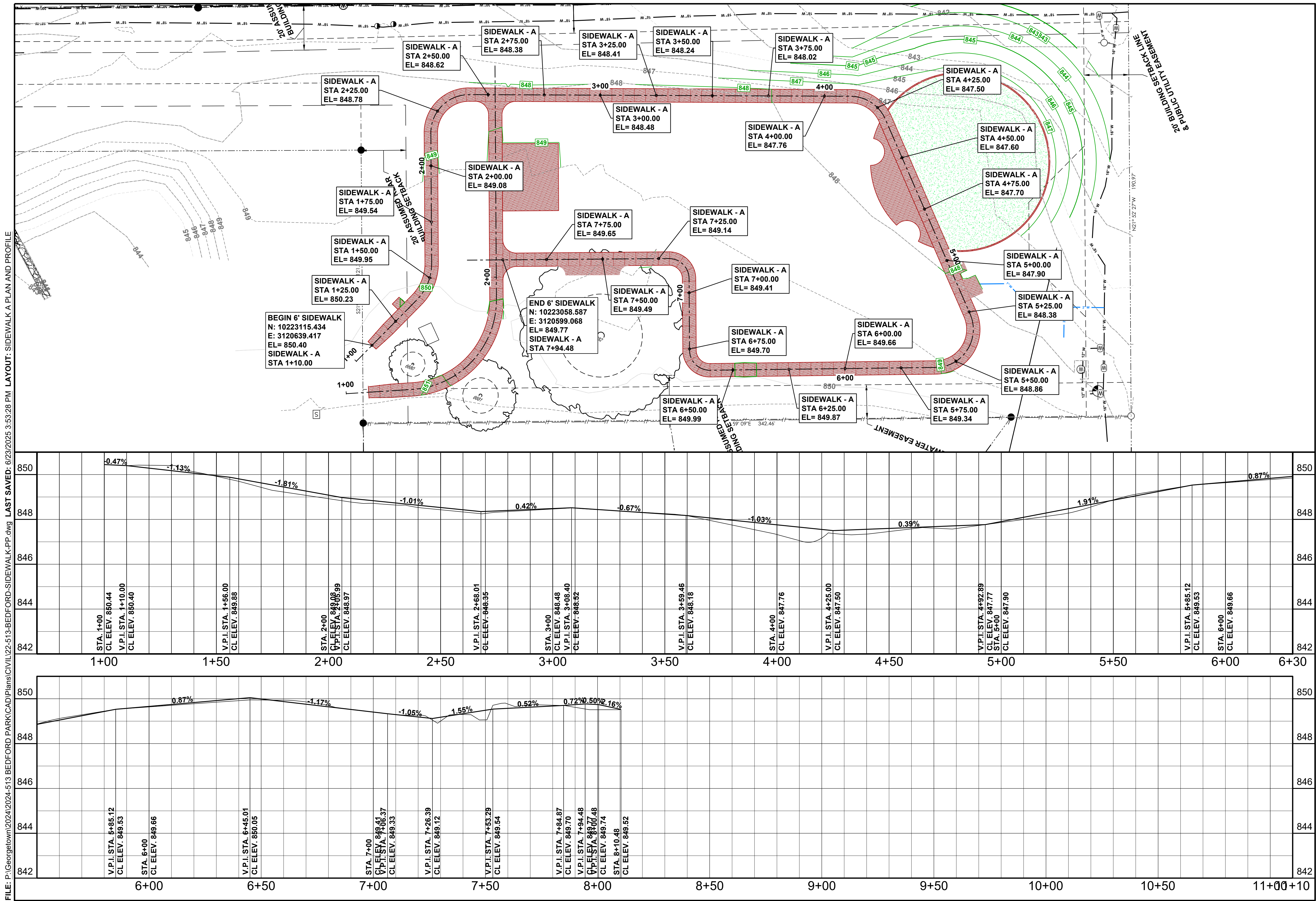
**2025-31-SDP**



**SEE SHEET 1 OF 2**

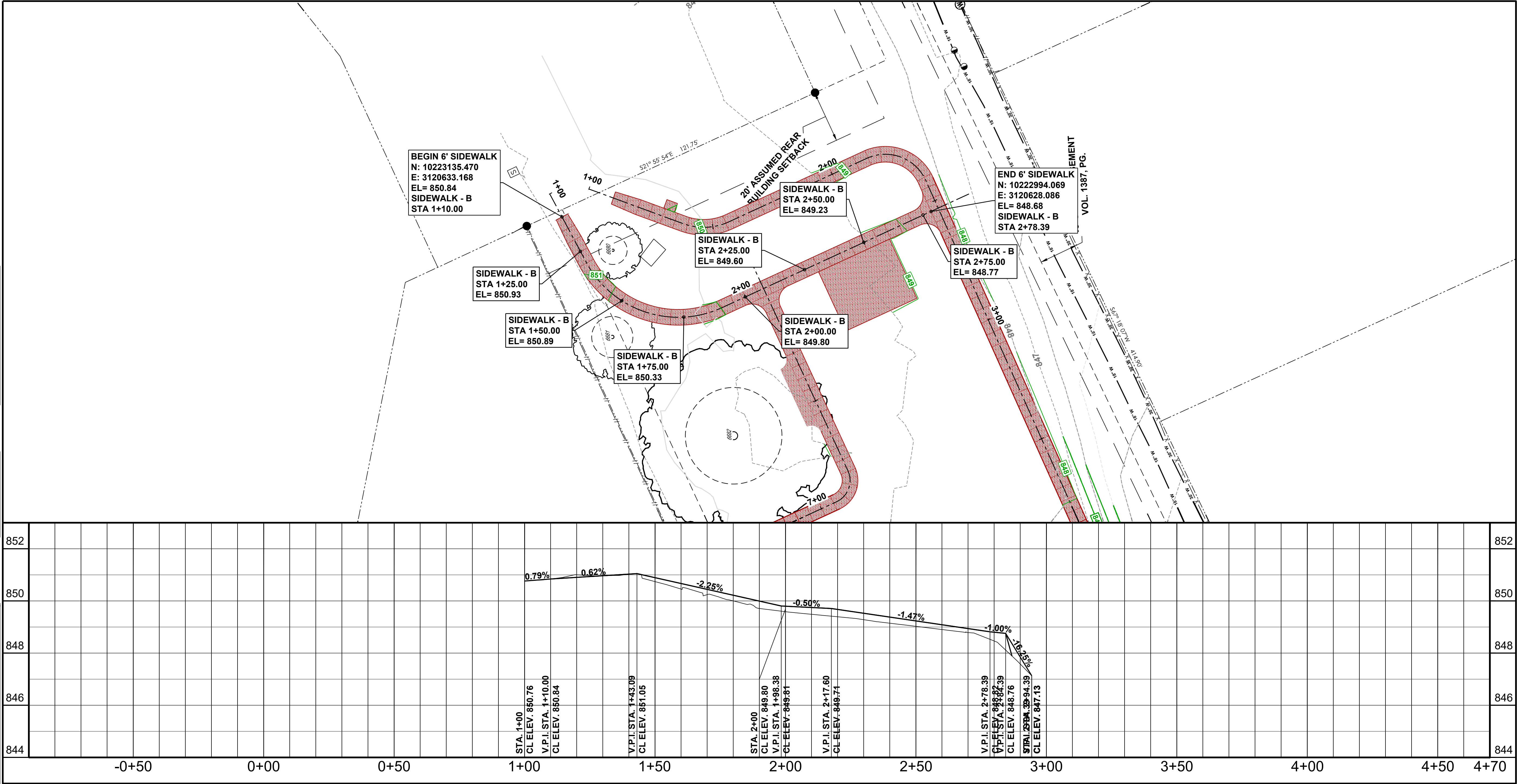
**FILE:** P:\Georgetown\2024\2024-513 BEDFORD PARK\CAD\Plans\CIVIL\22-513-BEDFORD-GRADING-PLAN.dwg **LAST SAVED:** 11/7/2025 10:17:33 AM **LAYOUT:** GRADING PLAN (2 OF 2)



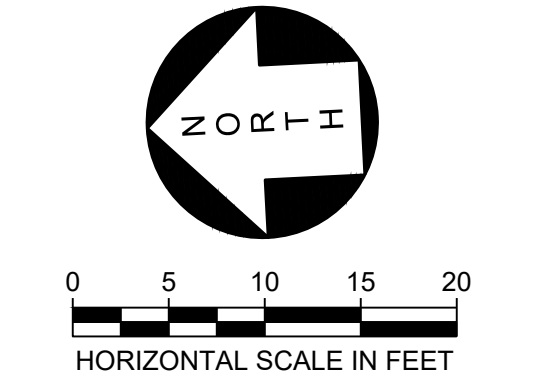




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Project:  
**BEDFORD PARK  
IMPROVEMENTS**



GEORGETOWN, TEXAS  
Project Number:  
24-CLA513

**Texas 811**  
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Drawn: ISI  
Reviewed: TWR  
Submittal Date:  
OCTOBER 29, 2025

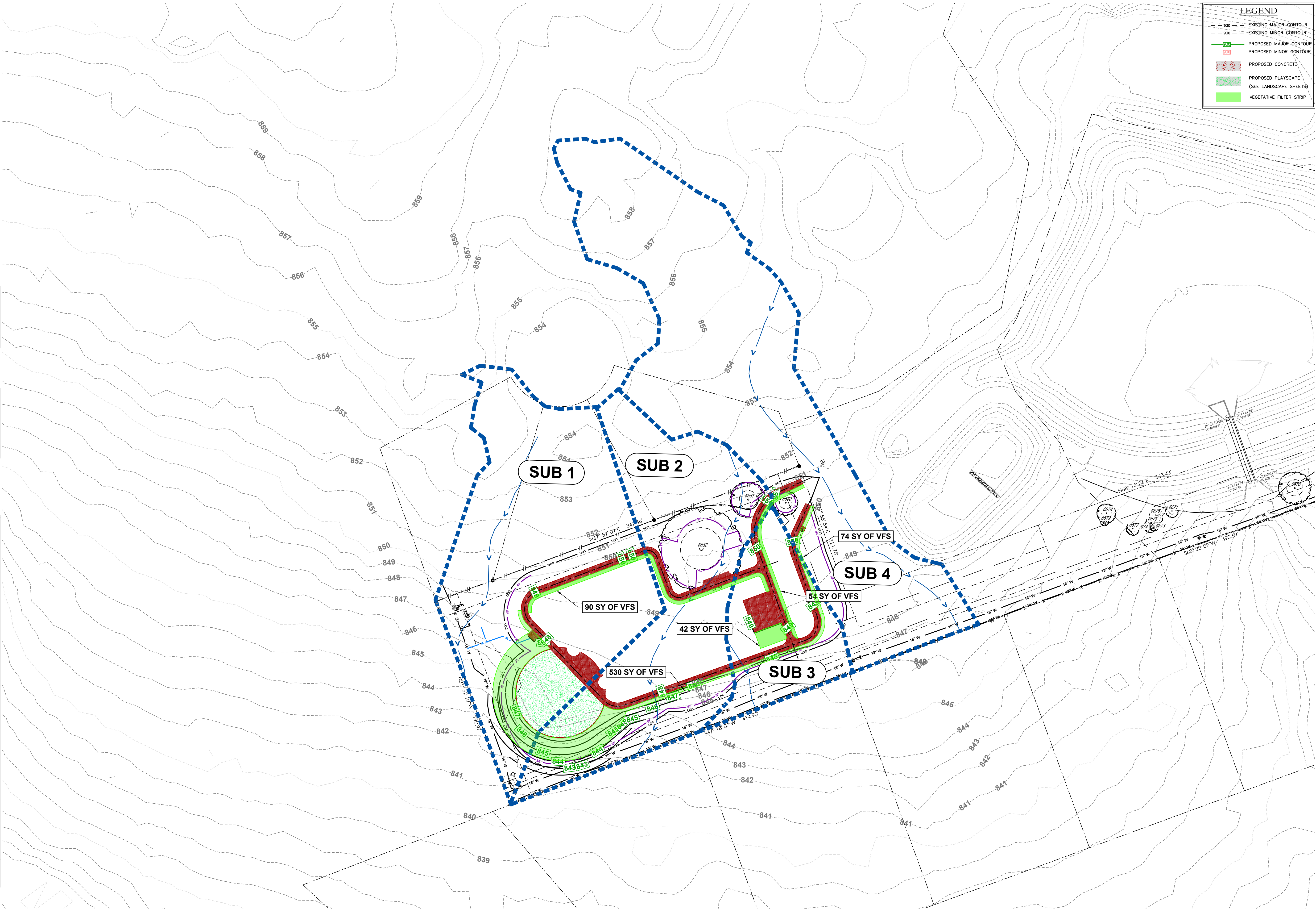
Revisions:  
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Sheet Title:  
**SIDEWALK B PLAN AND  
PROFILE**

Sheet Number:  
**C-13**  
PAGE 21 OF 27 SHEETS  
Application Number:  
**2025-31-SDP**



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**LEGEND**

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE
- PROPOSED PLAYSCAPE (SEE LANDSCAPE SHEETS)
- VEGETATIVE FILTER STRIP

**COVEY**  
Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311

**KPA** KASBERG, PATRICK & ASSOCIATES, LP  
CONSULTING ENGINEERS  
GEORGETOWN, TEXAS 78626

11/03/2025  
STATE OF TEXAS  
HADEN MATTHEW  
154595  
LICENSED PROFESSIONAL ENGINEER  
*Haden Matthew*

Project:  
**BEDFORD PARK IMPROVEMENTS**

**NORTH**

0 10 20 30 40  
HORIZONTAL SCALE IN FEET

GEORGETOWN, TEXAS

Project Number:  
24-CLA513

**Texas 811**

**CAUTION!!!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON THE PLANS.

Designed: ISI

Drawn: ISI

Reviewed: TWR

Submittal Date:  
OCTOBER 29, 2025

Revisions:

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Sheet Title:  
**DRAINAGE PLAN**

Sheet Number:  
**C-14**  
PAGE 22 OF 27 SHEETS

Application Number:  
**2025-31-SDP**



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| Existing 2 Year              |         |         |         |         |
|------------------------------|---------|---------|---------|---------|
|                              | Sub-1   | Sub-2   | Sub-3   | Sub-4   |
| Time to Peak (hrs)           | 12.1333 | 12.1333 | 12.1    | 12.1667 |
| Maximum Outflow (cfs)        | 2.23    | 1.78    | 0.78    | 2.91    |
| Outflow Volume (ac-ft)       | 0.19247 | 0.15483 | 0.06392 | 0.28429 |
| Outflow Depth (in)           | 2.41    | 2.42    | 2.4     | 2.81    |
| Outflow Average (cfs)        | 0.1     | 0.08    | 0.03    | 0.14    |
| Maximum Direct Flow (cfs)    | 2.23    | 1.78    | 0.78    | 2.91    |
| Direct Runoff Volume (ac-ft) | 0.19247 | 0.15483 | 0.06392 | 0.28429 |
| Direct Flow Depth (in)       | 2.41    | 2.42    | 2.4     | 2.81    |
| Direct Flow Average (cfs)    | 0.1     | 0.08    | 0.03    | 0.14    |
| Maximum Precipitation (in)   | 0.06    | 0.06    | 0.06    | 0.06    |
| Precipitation Total (in)     | 3.96    | 3.96    | 3.96    | 3.96    |
| Precipitation Volume (ac-ft) | 0.3168  | 0.25344 | 0.1056  | 0.40128 |
| Maximum Loss (in)            | 0.02    | 0.02    | 0.02    | 0.01    |
| Loss Total (in)              | 1.55    | 1.54    | 1.56    | 1.15    |
| Loss Volume (ac-ft)          | 0.12402 | 0.09835 | 0.0416  | 0.11639 |
| Maximum Excess (in)          | 0.04    | 0.04    | 0.04    | 0.05    |
| Excess Total (in)            | 2.41    | 2.42    | 2.4     | 2.81    |
| Excess Volume (ac-ft)        | 0.19278 | 0.15509 | 0.064   | 0.28489 |
| Lag time (minutes)           | 5.87    | 6.05    | 4.15    | 8.58    |
|                              |         |         |         |         |
| Proposed 2 Year              |         |         |         |         |
|                              | Sub-1   | Sub-2   | Sub-3   | Sub-4   |
| Time to Peak (hrs)           | 12.1167 | 12.1333 | 12.1    | 12.1667 |
| Maximum Outflow (cfs)        | 2.44    | 1.85    | 0.83    | 2.92    |
| Outflow Volume (ac-ft)       | 0.21488 | 0.16243 | 0.06832 | 0.28515 |
| Outflow Depth (in)           | 2.69    | 2.54    | 2.56    | 2.81    |
| Outflow Average (cfs)        | 0.11    | 0.08    | 0.03    | 0.14    |
| Maximum Direct Flow (cfs)    | 2.44    | 1.85    | 0.83    | 2.92    |
| Direct Runoff Volume (ac-ft) | 0.21488 | 0.16243 | 0.06832 | 0.28515 |
| Direct Flow Depth (in)       | 2.69    | 2.54    | 2.56    | 2.81    |
| Direct Flow Average (cfs)    | 0.11    | 0.08    | 0.03    | 0.14    |
| Maximum Precipitation (in)   | 0.06    | 0.06    | 0.06    | 0.06    |
| Precipitation Total (in)     | 3.96    | 3.96    | 3.96    | 3.96    |
| Precipitation Volume (ac-ft) | 0.3168  | 0.25344 | 0.1056  | 0.40128 |
| Maximum Loss (in)            | 0.01    | 0.02    | 0.02    | 0.01    |
| Loss Total (in)              | 1.27    | 1.42    | 1.39    | 1.14    |
| Loss Volume (ac-ft)          | 0.1016  | 0.09075 | 0.0372  | 0.11554 |
| Maximum Excess (in)          | 0.05    | 0.05    | 0.05    | 0.05    |
| Excess Total (in)            | 2.69    | 2.54    | 2.57    | 2.82    |
| Excess Volume (ac-ft)        | 0.2152  | 0.16269 | 0.0684  | 0.28574 |
| Lag time (minutes)           | 5.87    | 6.05    | 4.15    | 8.58    |

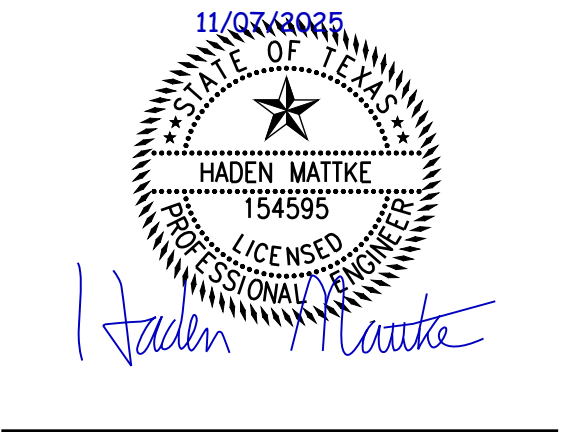
|       | Drainage Area (acres) | Impervious Surface Existing (ac) | Impervious Surface Proposed (ac) |
|-------|-----------------------|----------------------------------|----------------------------------|
| Sub-1 | 0.984                 | 0.118                            | 0.210                            |
| Sub-2 | 0.753                 | 0.105                            | 0.134                            |
| Sub-3 | 0.293                 | 0.036                            | 0.049                            |
| Sub-4 | 1.221                 | 0.347                            | 0.350                            |
| Total | 3.2510                | 0.6061                           | 0.7437                           |

| Existing 10 Year             |         |         |         |         |
|------------------------------|---------|---------|---------|---------|
|                              | Sub-1   | Sub-2   | Sub-3   | Sub-4   |
| Time to Peak (hrs)           | 12.1167 | 12.1333 | 12.1    | 12.1667 |
| Maximum Outflow (cfs)        | 4.22    | 3.35    | 1.48    | 5.22    |
| Outflow Volume (ac-ft)       | 0.36657 | 0.294   | 0.12188 | 0.51188 |
| Outflow Depth (in)           | 4.58    | 4.59    | 4.57    | 5.05    |
| Outflow Average (cfs)        | 0.18    | 0.15    | 0.06    | 0.26    |
| Maximum Direct Flow (cfs)    | 4.22    | 3.35    | 1.48    | 5.22    |
| Direct Runoff Volume (ac-ft) | 0.36657 | 0.294   | 0.12188 | 0.51188 |
| Direct Flow Depth (in)       | 4.58    | 4.59    | 4.57    | 5.05    |
| Direct Flow Average (cfs)    | 0.18    | 0.15    | 0.06    | 0.26    |
| Maximum Precipitation (in)   | 0.1     | 0.1     | 0.1     | 0.1     |
| Precipitation Total (in)     | 6.35    | 6.35    | 6.35    | 6.35    |
| Precipitation Volume (ac-ft) | 0.508   | 0.4064  | 0.16933 | 0.64347 |
| Maximum Loss (in)            | 0.02    | 0.02    | 0.02    | 0.01    |
| Loss Total (in)              | 1.76    | 1.75    | 1.77    | 1.29    |
| Loss Volume (ac-ft)          | 0.14089 | 0.11196 | 0.04732 | 0.13058 |
| Maximum Excess (in)          | 0.08    | 0.08    | 0.08    | 0.09    |
| Excess Total (in)            | 4.59    | 4.6     | 4.58    | 5.06    |
| Excess Volume (ac-ft)        | 0.36711 | 0.29444 | 0.12202 | 0.51288 |
| Lag time (minutes)           | 5.87    | 6.05    | 4.15    | 8.58    |
|                              |         |         |         |         |
| Proposed 10 Year             |         |         |         |         |
|                              | Sub-1   | Sub-2   | Sub-3   | Sub-4   |
| Time to Peak (hrs)           | 12.1167 | 12.1167 | 12.1    | 12.1667 |
| Maximum Outflow (cfs)        | 4.43    | 3.42    | 1.52    | 5.23    |
| Outflow Volume (ac-ft)       | 0.39337 | 0.30315 | 0.12723 | 0.5129  |
| Outflow Depth (in)           | 4.92    | 4.74    | 4.77    | 5.06    |
| Outflow Average (cfs)        | 0.2     | 0.15    | 0.06    | 0.26    |
| Maximum Direct Flow (cfs)    | 4.43    | 3.42    | 1.52    | 5.23    |
| Direct Runoff Volume (ac-ft) | 0.39337 | 0.30315 | 0.12723 | 0.5129  |
| Direct Flow Depth (in)       | 4.92    | 4.74    | 4.77    | 5.06    |
| Direct Flow Average (cfs)    | 0.2     | 0.15    | 0.06    | 0.26    |
| Maximum Precipitation (in)   | 0.1     | 0.1     | 0.1     | 0.1     |
| Precipitation Total (in)     | 6.35    | 6.35    | 6.35    | 6.35    |
| Precipitation Volume (ac-ft) | 0.508   | 0.4064  | 0.16933 | 0.64347 |
| Maximum Loss (in)            | 0.01    | 0.02    | 0.02    | 0.01    |
| Loss Total (in)              | 1.43    | 1.61    | 1.57    | 1.28    |
| Loss Volume (ac-ft)          | 0.11408 | 0.1028  | 0.04197 | 0.12956 |
| Maximum Excess (in)          | 0.09    | 0.08    | 0.09    | 0.09    |
| Excess Total (in)            | 4.92    | 4.74    | 4.78    | 5.07    |
| Excess Volume (ac-ft)        | 0.39392 | 0.3036  | 0.12736 | 0.51391 |
| Lag time (minutes)           | 5.87    | 6.05    | 4.15    | 8.58    |

| Existing 25 Year             |         |         |         |         |
|------------------------------|---------|---------|---------|---------|
|                              | Sub-1   | Sub-2   | Sub-3   | Sub-4   |
| Time to Peak (hrs)           | 12.1167 | 12.1167 | 12.0833 | 12.1667 |
| Maximum Outflow (cfs)        | 5.71    | 4.53    | 2       | 6.93    |
| Outflow Volume (ac-ft)       | 0.5008  | 0.40131 | 0.1666  | 0.68498 |
| Outflow Depth (in)           | 6.26    | 6.27    | 6.25    | 6.76    |
| Outflow Average (cfs)        | 0.25    | 0.2     | 0.08    | 0.35    |
| Maximum Direct Flow (cfs)    | 5.71    | 4.53    | 2       | 6.93    |
| Direct Runoff Volume (ac-ft) | 0.5008  | 0.40131 | 0.1666  | 0.68498 |
| Direct Flow Depth (in)       | 6.26    | 6.27    | 6.25    | 6.76    |
| Direct Flow Average (cfs)    | 0.25    | 0.2     | 0.08    | 0.35    |
| Maximum Precipitation (in)   | 0.13    | 0.13    | 0.13    | 0.13    |
| Precipitation Total (in)     | 8.12    | 8.12    | 8.12    | 8.12    |
| Precipitation Volume (ac-ft) | 0.6496  | 0.51968 | 0.21653 | 0.82283 |
| Maximum Loss (in)            | 0.02    | 0.02    | 0.02    | 0.01    |
| Loss Total (in)              | 1.85    | 1.84    | 1.87    | 1.35    |
| Loss Volume (ac-ft)          | 0.1481  | 0.11779 | 0.04976 | 0.13655 |
| Maximum Excess (in)          | 0.11    | 0.11    | 0.11    | 0.12    |
| Excess Total (in)            | 6.27    | 6.28    | 6.25    | 6.77    |
| Excess Volume (ac-ft)        | 0.5015  | 0.40189 | 0.16677 | 0.68628 |
| Lag time (minutes)           | 5.87    | 6.05    | 4.15    | 8.58    |
|                              |         |         |         |         |
| Proposed 25 Year             |         |         |         |         |
|                              | Sub-1   | Sub-2   | Sub-3   | Sub-4   |
| Time to Peak (hrs)           | 12.1167 | 12.1167 | 12.0833 | 12.1667 |
| Maximum Outflow (cfs)        | 5.91    | 4.6     | 2.05    | 6.94    |
| Outflow Volume (ac-ft)       | 0.52956 | 0.41117 | 0.17237 | 0.68608 |
| Outflow Depth (in)           | 6.62    | 6.42    | 6.46    | 6.77    |
| Outflow Average (cfs)        | 0.27    | 0.21    | 0.09    | 0.35    |
| Maximum Direct Flow (cfs)    | 5.91    | 4.6     | 2.05    | 6.94    |
| Direct Runoff Volume (ac-ft) | 0.52956 | 0.41117 | 0.17237 | 0.68608 |
| Direct Flow Depth (in)       | 6.62    | 6.42    | 6.46    | 6.77    |
| Direct Flow Average (cfs)    | 0.27    | 0.21    | 0.09    | 0.35    |
| Maximum Precipitation (in)   | 0.13    | 0.13    | 0.13    | 0.13    |
| Precipitation Total (in)     | 8.12    | 8.12    | 8.12    | 8.12    |
| Precipitation Volume (ac-ft) | 0.6496  | 0.51968 | 0.21653 | 0.82283 |
| Maximum Loss (in)            | 0.01    | 0.01    | 0.01    | 0.01    |
| Loss Total (in)              | 1.49    | 1.69    | 1.65    | 1.34    |
| Loss Volume (ac-ft)          | 0.11933 | 0.10793 | 0.04399 | 0.13545 |
| Maximum Excess (in)          | 0.12    | 0.11    | 0.11    | 0.12    |
| Excess Total (in)            | 6.63    | 6.43    | 6.47    | 6.78    |
| Excess Volume (ac-ft)        | 0.53027 | 0.41175 | 0.17254 | 0.68738 |
| Lag time (minutes)           | 5.87    | 6.05    | 4.15    | 8.58    |

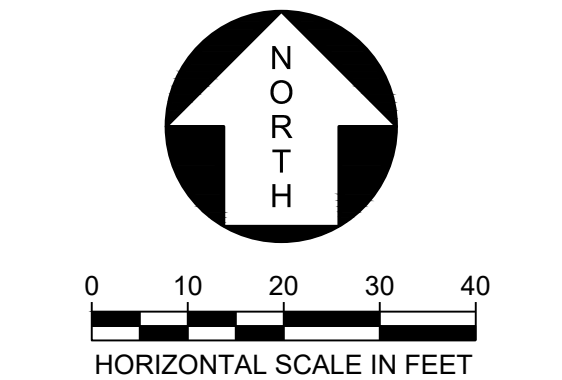
| Existing 100 Year            |         |         |         |         |
|------------------------------|---------|---------|---------|---------|
|                              | Sub-1   | Sub-2   | Sub-3   | Sub-4   |
| Time to Peak (hrs)           | 12.1167 | 12.1167 | 12.0833 | 12.1667 |
| Maximum Outflow (cfs)        | 8.46    | 6.72    | 2.97    | 10.09   |
| Outflow Volume (ac-ft)       | 0.75468 | 0.60432 | 0.2512  | 1.01008 |
| Outflow Depth (in)           | 9.43    | 9.44    | 9.42    | 9.97    |
| Outflow Average (cfs)        | 0.38    | 0.3     | 0.13    | 0.51    |
| Maximum Direct Flow (cfs)    | 8.46    | 6.72    | 2.97    | 10.09   |
| Direct Runoff Volume (ac-ft) | 0.75468 | 0.60432 | 0.2512  | 1.01008 |
| Direct Flow Depth (in)       | 9.43    | 9.44    | 9.42    | 9.97    |
| Direct Flow Average (cfs)    | 0.38    | 0.3     | 0.13    | 0.51    |
| Maximum Precipitation (in)   | 0.18    | 0.18    | 0.18    | 0.18    |
| Precipitation Total (in)     | 11.4    | 11.4    | 11.4    | 11.4    |
| Precipitation Volume (ac-ft) | 0.912   | 0.7296  | 0.304   | 1.1552  |
| Maximum Loss (in)            | 0.01    | 0.01    | 0.01    | 0.01    |
| Loss Total (in)              | 1.95    | 1.94    | 1.97    | 1.41    |
| Loss Volume (ac-ft)          | 0.15631 | 0.12445 | 0.05255 | 0.14327 |
| Maximum Excess (in)          | 0.17    | 0.17    | 0.17    | 0.17    |
| Excess Total (in)            | 9.45    | 9.46    | 9.43    | 9.99    |
| Excess Volume (ac-ft)        | 0.75569 | 0.60515 | 0.25145 | 1.01193 |
| Lag time (minutes)           | 5.87    | 6.05    | 4.15    | 8.58    |
|                              |         |         |         |         |
| Proposed 100 Year            |         |         |         |         |
|                              | Sub-1   | Sub-2   | Sub-3   | Sub-4   |
| Time to Peak (hrs)           | 12.1167 | 12.1167 | 12.0833 | 12.1667 |
| Maximum Outflow (cfs)        | 8.64    | 6.78    | 3.01    | 10.09   |
| Outflow Volume (ac-ft)       | 0.78574 | 0.61501 | 0.25748 | 1.01126 |
| Outflow Depth (in)           | 9.82    | 9.61    | 9.66    | 9.98    |
| Outflow Average (cfs)        | 0.4     | 0.31    | 0.13    | 0.51    |
| Maximum Direct Flow (cfs)    | 8.64    | 6.78    | 3.01    | 10.09   |
| Direct Runoff Volume (ac-ft) | 0.78574 | 0.61501 | 0.25748 | 1.01126 |
| Direct Flow Depth (in)       | 9.82    | 9.61    | 9.66    | 9.98    |
| Direct Flow Average (cfs)    | 0.4     | 0.31    | 0.13    | 0.51    |
| Maximum Precipitation (in)   | 0.18    | 0.18    | 0.18    | 0.18    |
| Precipitation Total (in)     | 11.4    | 11.4    | 11.4    | 11.4    |
| Precipitation Volume (ac-ft) | 0.912   | 0.7296  | 0.304   | 1.1552  |
| Maximum Loss (in)            | 0.01    | 0.01    | 0.01    | 0.01    |
| Loss Total (in)              | 1.57    | 1.78    | 1.74    | 1.4     |
| Loss Volume (ac-ft)          | 0.12525 | 0.11376 | 0.04628 | 0.14209 |
| Maximum Excess (in)          | 0.17    | 0.17    | 0.17    | 0.17    |
| Excess Total (in)            | 9.83    | 9.62    | 9.66    | 10      |
| Excess Volume (ac-ft)        | 0.78675 | 0.61584 | 0.25772 | 1.01311 |
| Lag time (minutes)           | 5.87    | 6.05    | 4.15    | 8.58    |

|          | Proposed Runoff Increase Summary |       |       |       |                |
|----------|----------------------------------|-------|-------|-------|----------------|
|          | Sub 1                            | Sub 2 | Sub 3 | Sub 4 | Unrouted Total |
| 2 Year   | 0.21                             | 0.07  | 0.05  | 0.01  | 0.34           |
| 10 Year  | 0.21                             | 0.07  | 0.04  | 0.01  | 0.33           |
| 25 Year  | 0.2                              | 0.07  | 0.05  | 0.01  | 0.33           |
| 100 Year | 0.18                             | 0.06  | 0.04  | 0     | 0.28           |



Project:

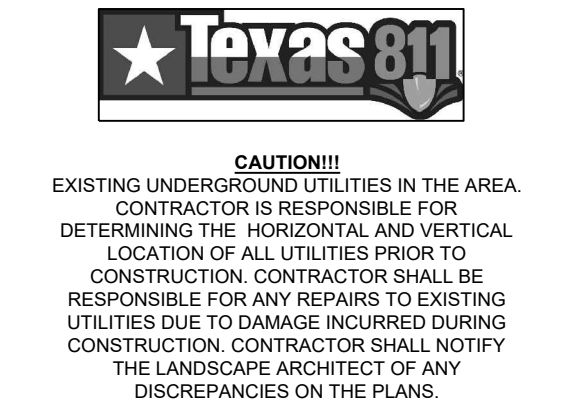
BEDFORD PARK IMPROVEMENTS



GEORGETOWN, TEXAS

Project Number:

24-CLA513



Designed: ISI

Drawn: ISI

Reviewed: TWR

Submittal Date:

OCTOBER 29, 2025

Revisions:

Sheet Title:

DRAINAGE CALCULATIONS

Sheet Number:

C-15

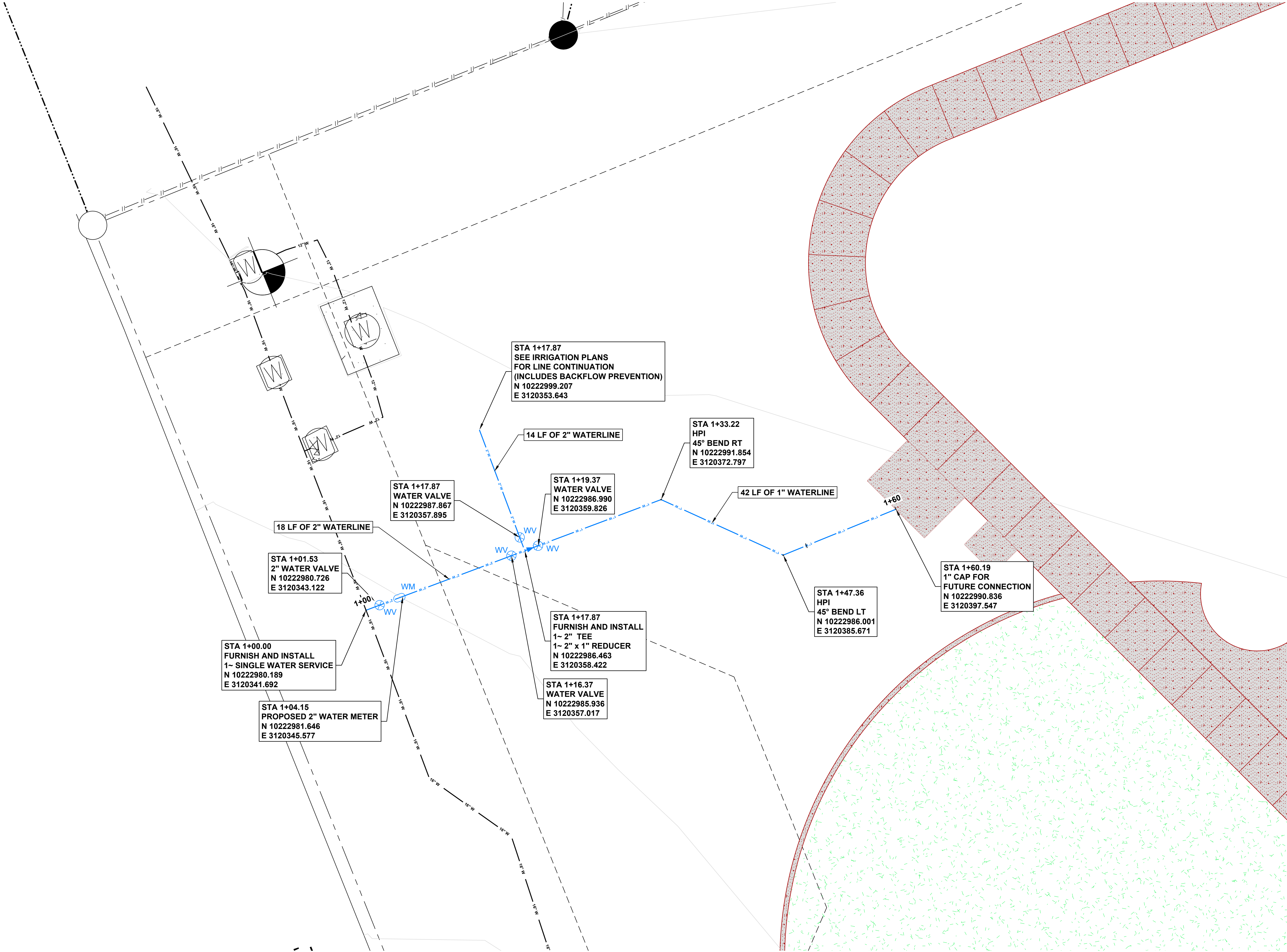
PAGE 23 OF 27 SHEETS

Application Number:

2025-31-SDP



FILE: P:\Georgetown\2024\2024-513 BEDFORD PARK\WATER\WATER SERVICE PLAN.dwg LAST SAVED: 11/17/2025 8:44:38 AM LAYOUT: WATER SERVICE PLAN









OCTOBER-29-2025

Project:

BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513



**CAUTION!!!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON THE PLANS.

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

LANDSCAPE  
REQUIREMENTS AND  
NOTES

Sheet Number:

LT-1

PAGE 26 OF 43 SHEETS

Application Number:

2025-31-SDP

| Non-Residential Landscape Planting Requirements Summary Table                |                         |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
|--|-------------------------|-------------------------|-----------------|-----------------|---------------------------|---------------------------|-------------------------------------|-------------------------------------|----------------------|----------------------|
|  | Landscape Area Required | Landscape Area Proposed | Shrubs Required | Shrubs Proposed | Evergreen Shrubs Required | Evergreen Shrubs Proposed | Evergreen Ornamental Trees Required | Evergreen Ornamental Trees Proposed | Shade Trees Required | Shade Trees Proposed |
| Gateway Overlay District Landscaping - Section 8.04.050 (not applicable)     |                         |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Gateway Landscape Required   | N/A                     | X                       |                 | X               |                           | X                         |                                     | X                                   |                      | X                    |
| Minus <20' Landscape Credit Trees Counted                                    | X                       | X                       | X               |                 | X                         |                           | X                                   |                                     | X                    |                      |
| Minus 20'+ Landscape Credit Trees Counted                                    | X                       | X                       | X               |                 | X                         |                           | X                                   |                                     | X                    |                      |
| Gateway Landscape Provided   | X                       |                         | X               |                 | X                         |                           | X                                   |                                     | X                    |                      |
| Total  | N/A                     |                         | X               |                 | X                         |                           | X                                   |                                     |                      |                      |
| Street Yard Landscaping - Section 8.04.030 (not applicable)                  |                         |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Street Yard Landscape Required   | N/A                     | X                       |                 | X               |                           | X                         |                                     | X                                   |                      | X                    |
| Minus <20' Landscape Credit Trees Counted                                    | X                       | X                       | X               |                 | X                         |                           | X                                   |                                     | X                    |                      |
| Minus 20'+ Landscape Credit Trees Counted X2                                 | X                       | X                       | X               |                 | X                         |                           | X                                   |                                     | X                    |                      |
| Minus area or plantings that can be credited from Gateway Landscaping        | X                       |                         | X               |                 | X                         |                           | X                                   |                                     | X                    |                      |
| Street Yard Landscape Provided   | X                       |                         | X               |                 | X                         |                           | X                                   |                                     | X                    |                      |
| Total  | N/A                     |                         | X               |                 | X                         |                           | X                                   |                                     |                      |                      |
| Parking Lot Landscaping - Section 8.04.040 (not applicable)                  |                         |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Parking Lot Landscape Required   | N/A                     | X                       | X               | X               | X                         | X                         | X                                   | X                                   |                      | X                    |
| Minus area or plantings that can be credited towards Street Yard Landscaping | X                       |                         | X               | X               | X                         | X                         | X                                   |                                     | X                    |                      |
| Minus <20' Landscape Credit Trees Counted                                    | X                       |                         | X               | X               | X                         | X                         | X                                   |                                     | X                    |                      |
| Minus 20'+ Landscape Credit Trees Counted x 2                                | X                       |                         | X               | X               | X                         | X                         | X                                   |                                     | X                    |                      |
| Parking Lot Landscape Provided   | X                       |                         | X               | X               | X                         | X                         | X                                   |                                     | X                    |                      |
| Total  | N/A                     |                         | X               | X               | X                         | X                         | X                                   |                                     |                      |                      |
| Bufferyard Landscaping - Section 8.04.060 (not applicable)                   |                         |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Bufferyard Landscape Required  | N/A                     | X                       |                 | X               |                           | X                         |                                     | X                                   |                      | X                    |
| Minus <20' Landscape Credit Trees Counted                                    | X                       |                         | X               |                 | X                         |                           | X                                   |                                     | X                    |                      |
| Minus 20'+ Landscape Credit Trees Counted                                    | X                       |                         | X               |                 | X                         |                           | X                                   |                                     | X                    |                      |
| Total  | N/A                     |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Screening - Section 8.04.060 (not applicable)                                |                         |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |
| Total  | X                       | X                       | X               | X               |                           |                           | X                                   | X                                   | X                    | X                    |
| Grand Total  | N/A                     |                         |                 |                 |                           |                           |                                     |                                     |                      |                      |

LANDSCAPE PLAN NOTES:

- The Temporary and Above Ground Watering 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.
- A separate irrigation plan shall be provided at the time of application for a Building Permit. Irrigation plans shall be submitted with SDP for projects proposing public parkland.
- 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.
- This Landscape Plan has been prepared and certified by a Landscape Architect to meet all requirements of the City of Georgetown Unified Development Code. (Provide individuals contact information and certification on landscape plan.)
- All plant selections have been chosen from the City of Georgetown Preferred Plant List.
- No more than 25% of plantings have been selected from any one species (if planting more than 5 trees or 10 shrubs)
- At least 50% of the required plant materials are low water users as identified on the preferred plant list

GENERAL NOTES:

- LOCATE AND VERIFY THE CONDITION OF EXISTING UTILITIES PRIOR TO EXCAVATION. TAKE RESPONSIBILITY OF CONTACTING LINE LOCATION SERVICES AND COST INCURRED FOR BODILY INJURY AND OR DAMAGE OF OWNER'S PROPERTY OR SAID UTILITIES.
- THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED BY THE CONTRACTOR OF ANY DISCREPANCIES DISCOVERED BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL BE LIABLE FOR ALL MODIFICATIONS AND DAMAGES IF WORK PROCEEDS WITHOUT THIS NOTIFICATION.
- DURING PERFORMANCE OF THE WORK, THE CONTRACTOR SHALL EXERCISE UTMOST CARE TO PREVENT ACCIDENTS TO PERSONS OR PROPERTY AND SHALL PROVIDE AND MAINTAIN BARRIERS AND SAFEGUARDS NECESSARY FOR THE PREVENTION OF ACCIDENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING IMPROVEMENTS BOTH ON SITE AND ADJACENT TO THE WORK SITE AND SHALL REPAIR ANY DAMAGE DONE TO THESE IMPROVEMENTS TO THE SATISFACTION OF THE OWNER..
- CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT INSPECTION SCHEDULES.
- ANY CHANGES TO THE DRAWINGS OR SPECIFICATIONS RESULTING FROM THE ACCEPTANCE OF CONTRACTOR'S ALTERNATES AND / OR SUBSTITUTIONS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT / OWNER FOR APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF TRASH ON A DAILY BASIS BY END OF WORK DAY.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, PRIOR TO CONSTRUCTION, ALL PERMITS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROJECT SHALL BE APPLIED, PAID AND SECURED BY THE CONTRACTOR.
- COORDINATE WORK WITH SUBCONTRACTORS TO ACCOMPLISH THE SCOPE OF WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS AS WELL AS, COORDINATE CONSTRUCTION WITH OTHER CONTRACTORS WORKING ON THE SITE.
- THE CONTRACTOR SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER. UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SERVICING TEMPORARY TOILET FACILITIES.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND PAYING ALL TEMPORARY UTILITIES AND SERVICES NECESSARY TO COMPLETELY INSTALL ALL WORK AS SHOWN AND NOTED IN THE CONTRACT DOCUMENTS, UNLESS SPECIFIED BY THE LANDSCAPE ARCHITECT / OWNER.
- ALL SAFETY EXPOSURES OR VIOLATIONS SHALL BE RECTIFIED IMMEDIATELY BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LEGAL OFF-SITE DISPOSAL OF SURPLUS MATERIAL AND DEBRIS.
- UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, CONTRACTOR SHALL THOROUGHLY CLEAN UP THE PROJECT SITE OF ALL TRASH, REPAIR ALL DAMAGE TO FINISH GRADING INCLUDING TAILINGS FROM EXCAVATIONS, WHEEL RUTS OR ANY SETTLING OR EROSION OCCURRING PRIOR TO COMPLETION. ALL AREAS OF THE PROJECT SITE SHALL BE LEFT IN A NEAT AND PRESENTABLE CONDITION SATISFACTORY TO THE OWNER PRIOR TO SUBMITTAL OF THE FINAL PAYMENT.
- THE PROPERTY SUBJECT TO THIS APPLICATION IS SUBJECT TO THE WATER QUALITY REGULATIONS OF THE CITY OF GEORGETOWN.
- A GEOLOGIC ASSESSMENT, IN ACCORDANCE WITH THE CITY OF GEORGETOWN WATER QUALITY REGULATIONS, WAS COMPLETED ON 11-26-2019. ANY SPRINGS AND STREAMS AS IDENTIFIED IN THE GEOLOGIC ASSESSMENT ARE SHOWN HEREIN.
- 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 OR PERSONS.
- ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED IN ACCORDANCE WITH CHAPTER 8 OF THE UDC. IF ROOF AND WALL, MOUNTED EQUIPMENT OF ANY TYPE INCLUDING DUCT WORK AND LARGE VENTS IS PROPOSED IT SHALL BE SHOWN ON THE SITE PLAN AND SCREENING IDENTIFIED. SCREENING OF MECHANICAL EQUIPMENT SHALL RESULT IN THE MECHANICAL EQUIPMENT BLENDING IN WITH THE PRIMARY BUILDING AND NOT APPEARING SEPARATE FROM THE BUILDING AND SHALL BE SCREENED FROM VIEW OF ANY RIGHTS-OF-WAY OR ADJOINING PROPERTIES.
- PER CHAPTER 8, THE DUMPSTER ENCLOSURES MUST BE ONE (1) FOOT ABOVE THE HEIGHT OF THE WASTE, CONTAINER. USE PROTECTIVE POLES IN CORNERS AND AT IMPACT AREAS. FENCE POSTS SHALL BE OF RUST PROTECTED METAL OR CONCRETE. A MINIMUM 6" SLAB IS REQUIRED AND MUST BE SLOPED TO DRAIN; THE ENCLOSURE MUST HAVE STEEL FRAMED GATES WITH SPRING LOADED HINGES AND FASTENERS TO KEEP CLOSED. SCREENING MUST BE ON ALL FOUR SIDES BY MASONRY WALL OR APPROVED FENCE OR SCREENING WITH OPAQUE GATES.
- CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE THAT PLANS ARE CURRENT AND APPROVED
- LANDSCAPE IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 8 OF THE UNIFIED DEVELOPMENT CODE (CITY OF GEORGETOWN), AND CONSTRUCTION SPECIFICATIONS, STANDARDS FOR GEORGETOWN UTILITY SYSTEMS, AND THE CITY OF GEORGETOWN'S PARK DEVELOPMENT MANUAL, LATEST APPROVED EDITIONS. WHENEVER SPECIAL REQUIREMENTS CONFLICT ON ANY MATTER, A CITY OF GEORGETOWN REPRESENTATIVE SHALL DETERMINE WHICH SPECIAL CONDITION OR CODE SHALL GOVERN. "LANDSCAPE" SHALL REFER TO ALL IMPROVEMENTS WITHIN THIS SET OF DOCUMENTS THAT HAVE BEEN DESIGNED BY THIS OFFICE.
- THE CONTRACTOR SHALL COMPLY WITH THE ENGINEERING SOILS REPORT RECOMMENDATIONS AS THEY RELATE TO THEIR WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY AND/OR REQUIRED PERMITS AND PAY ALL RELATED FEES AND/OR TAXES REQUIRED TO INSTALL THE WORK ON THESE PLANS
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED AS REQUIRED BY THE STATE OF TEXAS.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF RECORD AND A CITY OF GEORGETOWN REPRESENTATIVE IMMEDIATELY OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR WITH THE PLAN PRIOR TO BEGINNING THE WORK.
- UNIT PRICES FOR ALL IMPROVEMENT SHALL BE ESTABLISHED AS PART OF THE CONTRACT WITH THE PROJECT OWNER, PRIOR TO BEGINNING WORK, TO ACCOMMODATE ADDITIONS AND/OR DELETIONS OF MATERIAL AND/OR LABOR.
- DETERMINATION OF "EQUAL" SUBSTITUTIONS SHALL BE MADE ONLY BY THE LANDSCAPE ARCHITECT OF RECORD IN CONJUNCTION WITH A CITY REPRESENTATIVE.
- THE LANDSCAPE ARCHITECT OF RECORD, AND CITY REPRESENTATIVES SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION, ANY SITE OBSERVATION, OR MEETINGS. SITE OBSERVATIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO:
  - PRE CONSTRUCTION MEETING
  - LANDSCAPE GRADING AND SOIL AMENDING
  - LANDSCAPE CONSTRUCTION
  - SPOTTING OF SPECIMEN PLANTS
  - IRRIGATION MAINLINE AND LATERAL DEPTH AND BURIAL VERIFICATION
  - IRRIGATION PRESSURE AND COVERAGE TEST
  - PLANTING AND/OR HYDROSEEDING
  - PRE-MAINTENANCE
  - POST-MAINTENANCE (FINAL)NOTE: SEE #12 FOR PARKS AND RECREATION INSPECTION AND TURN OVER CHECKLISTS.
- SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT OF RECORD DURING ANY PHASE OF THIS PROJECT DO NOT RELIEVE CONTRACTOR OF THEIR PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES.
- PROPOSED SCOPE INCLUDES WORK WITHIN THE PUBLIC WITHIN THE PUBLIC RIGHT-OF-WAY AND OTHER PUBLICLY-OWNED AREAS. PRIOR TO COMMENCING OF WORK, CONTRACTOR SHALL CONTACT CITY OF GEORGETOWN INSPECTION SUPERVISOR DANIEL HERNANDEZ (DANIEL.HERNANDEZ@GEORGETOWNTEXAS.GOV OR 512.930.8144) TO COORDINATE WORK WITHIN AND AROUND THESE AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING IN-KIND ANY DAMAGES TO PUBLIC AREAS, TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND RECREATION OR DESIGNEE.
- THE FOLLOWING ARE THE LANDSCAPE AND IRRIGATION FINAL CONSTRUCTION APPROVAL, ACCEPTANCE AND TURNOVER DOCUMENTS REQUIRED FOR ALL PUBLIC INFRASTRUCTURE WITHIN THE CITY OF GEORGETOWN. THE RESPONSIBLE PARTY SHALL SUBMIT THE FOLLOWING TURNOVER ITEMS TO THE PARKS DEVELOPMENT MANAGER PATRICK CAVANAUGH PATRICK.CAVANAUGH@GEORGETOWN.ORG:
  - COMPLETED PARKLAND INSPECTION CARD
  - COMPLETED PARKLAND TURN OVER CHECKLIST
  - COPY OF THE BOND AND BOND ESTIMATE, IF APPLICABLE





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Project:

BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

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24-CLA513



**CAUTION!!!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA.  
CONTRACTOR IS RESPONSIBLE FOR  
DETERMINING THE HORIZONTAL AND VERTICAL  
LOCATION OF ALL UTILITIES PRIOR TO  
CONSTRUCTION. CONTRACTOR SHALL BE  
RESPONSIBLE FOR ANY REPAIRS TO EXISTING  
UTILITIES DUE TO DAMAGE INCURRED DURING  
CONSTRUCTION. CONTRACTOR SHALL NOTIFY  
THE LANDSCAPE ARCHITECT OF ANY  
DISCREPANCIES ON THE PLANS.

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

LANDSCAPE  
CONSTRUCTION PLAN

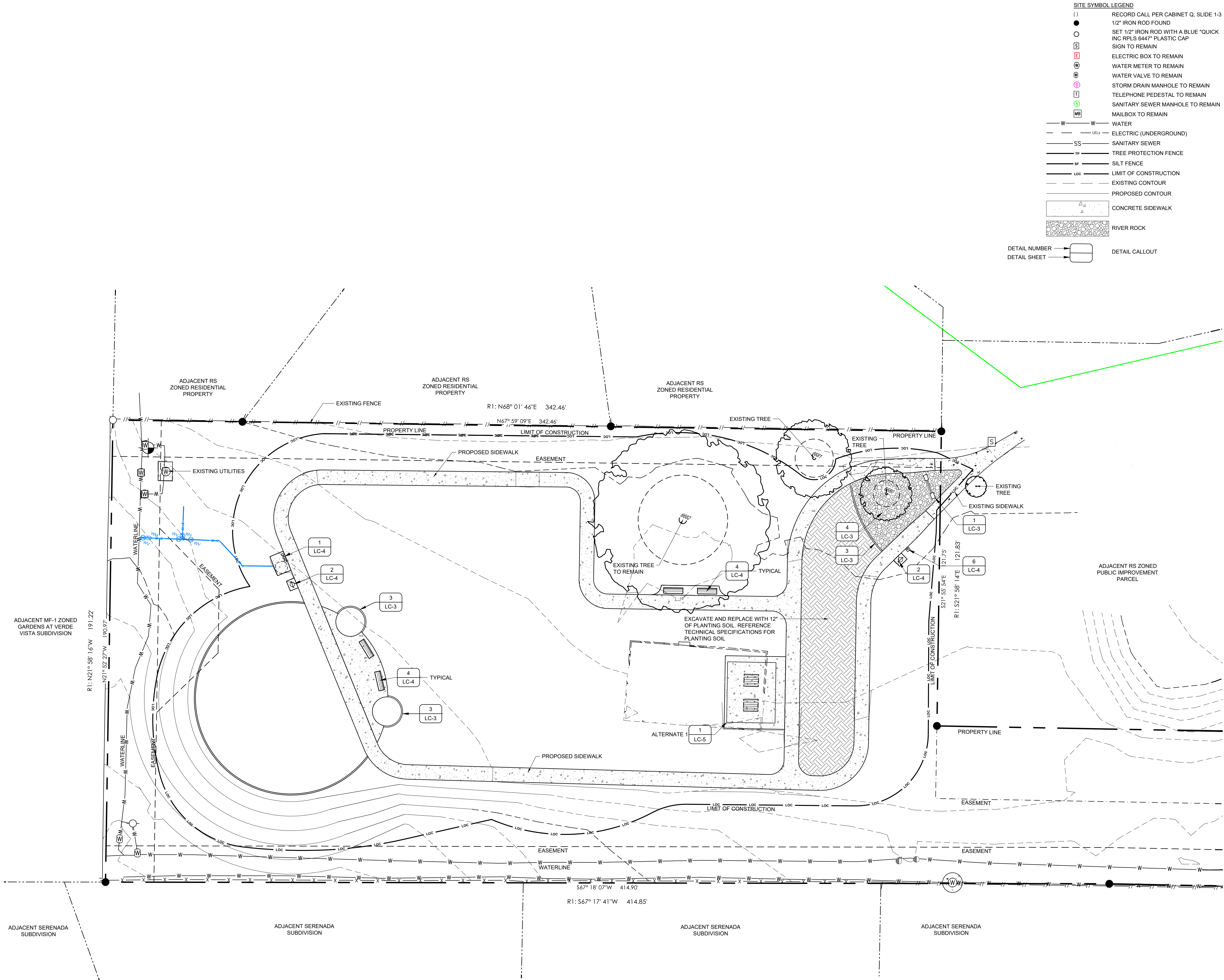
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Application Number:

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Project:

BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:  
24-CLA513

Texas

811

CAUTION!!!

EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON THE PLANS.

Designed: TWR

Drawn: CMB

Reviewed: RWS

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LANDSCAPE  
CONSTRUCTION  
SCHEDULE

| MATERIAL SCHEDULE |   |  |  |   |
|-------------------|---|--|--|---|
| AGGREGATES        |   |  |  |   |
| CODE              | ITEM  | DESCRIPTION  | SUPPLIER   | REMARKS   |
| A-01              | RIVER ROCK                                      | SIZE: 2" - 4" COBBLES<br>COLOR: BRAZOS<br>PRODUCT: #211519   | WHITTLESLEY LANDSCAPE SUPPLIES<br>PHONE: 512-989-7625<br>OR APPROVED EQUIVALENT                      | REFERENCE TECHNICAL SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.            |
| MICELLANEOUS      |   |  |  |   |
| MI-01             | FILTER FABRIC                                   | MIRAFI 140N  | LOCAL SOURCE   | REFERENCE TECHNICAL SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS             |
| SITE FURNISHINGS  |   |  |  |   |
| SF-01             | NOT USED  |  |  |   |
| SF-02             | MUTT MITT WITH DISPENSER STATION                | MUTT MITT<br>MODEL: 1004<br>SQUARE TELESCOPING POST<br>SIGN- HIGH VISIBILITY<br>400 MUTT MITTS (2-PLY)<br>COLOR: BLACK   | MUTT MITT<br>PHONE: 800-697-6084   | TO BE PURCHAED BY THE CITY OF GEORGETOWN AND INSTALLED BY THE CONTRACTOR. |
| SF-03             | SHADE STRUCTURE<br>20' x 25'<br><br>ALTERNATE 1 | ICON<br>RECTANGULAR GABLE SHELTER - 4:12 PITCH<br>28 GA MULTI RIB ROOF PANEL, POWDER COAT FRAME<br>MODEL: RG20X25M-P4  | PLAYWELL GROUP<br>CONTACT: CARL SIMMONS<br>PHONE: 512-426-5622<br>EMAIL: CARL@PLAYWELLGROUP.COM      | TO BE PURCHAED BY THE CITY OF GEORGETOWN AND INSTALLED BY THE CONTRACTOR. |
| SF-04             | ACCESSIBLE PICNIC TABLE                         | PILOT ROCK<br>6' UNIVERSAL ACCESS TABLE WITH RECYCLED PLASTIC TOPS AND SEAT PLANKS<br>COLOR: GALVANIZED & CEDAR (PC)<br>MODEL: WXT/G-6 PC<br>MODEL: ANG-3 ANCHOR KIT, PAIR OF 2-3/8" ID TRAP ANCHORS<br>MODEL: ANG-4 ANCHOR KIT, FOUR 1/4" x 1-3/4" CONCRETE ANCHORS | BJ'S PARKS AND RECREATION<br>CONTACT: KEVIN HANES<br>EMAIL: KEVIN@BJSPARK.COM<br>PHONE: 281-356-2110 | TO BE PURCHAED BY THE CITY OF GEORGETOWN AND INSTALLED BY THE CONTRACTOR. |
| SF-05             | DRINKING FOUNTAIN                               | MOST DEPENDABLE FOUNTAINS<br>DUAL FOUNTAIN WITH BOTTLE FILLER, DOG BOWL & SAND STRAINER<br>MODEL: 10145 SMSSFA (FRONT APPROACH) W/ OPTION MOUNTING BRACKET<br>MOUNTING BRACKET MODEL: TEMPLATE 10 NS<br>COLOR: SANDSTONE   | MOST DEPENDABLE FOUNTAINS<br>PHONE: 901-867-0039   | TO BE PURCHAED BY THE CITY OF GEORGETOWN AND INSTALLED BY THE CONTRACTOR. |
| SF-06             | TRASH RECEPTACLE                                | PILOT ROCK<br>52 GALLON ROUND THERMO-PLASTIC COATED PERFORATED STEEL TILTING RECEPTACLE NO LID<br>MODEL: CN-TR/P/CW-52RW<br>THERMO PLASTIC COATING: TAN<br>LINER MODEL: T/CW-2410<br>ANCHOR MODEL: (2) ANCI-4 ANCHOR KIT   | BJ'S PARKS AND RECREATION<br>CONTACT: KEVIN HANES<br>EMAIL: KEVIN@BJSPARK.COM<br>PHONE: 281-356-2110 | TO BE PURCHAED BY THE CITY OF GEORGETOWN AND INSTALLED BY THE CONTRACTOR. |
| SF-07             | SEAT BENCH                                      | PILOT ROCK<br>6' ACCESSIBLE CONTOURED BENCH<br>SURFACE MOUNT<br>COLOR: GALVANIZED & CEDAR (PC)<br>MODEL: B110C/G-6PC24<br>ANCHOR KIT MODEL: (1) ANC3-6   | BJ'S PARKS AND RECREATION<br>CONTACT: KEVIN HANES<br>EMAIL: KEVIN@BJSPARK.COM<br>PHONE: 281-356-2110 | TO BE PURCHAED BY THE CITY OF GEORGETOWN AND INSTALLED BY THE CONTRACTOR. |



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IMPROVEMENTS

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24-CLA513

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

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Revisions:

Sheet Title:

LANDSCAPE  
CONSTRUCTION DETAILS

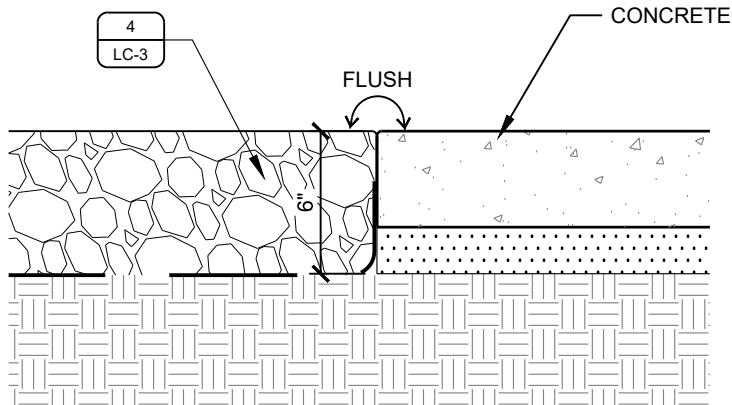
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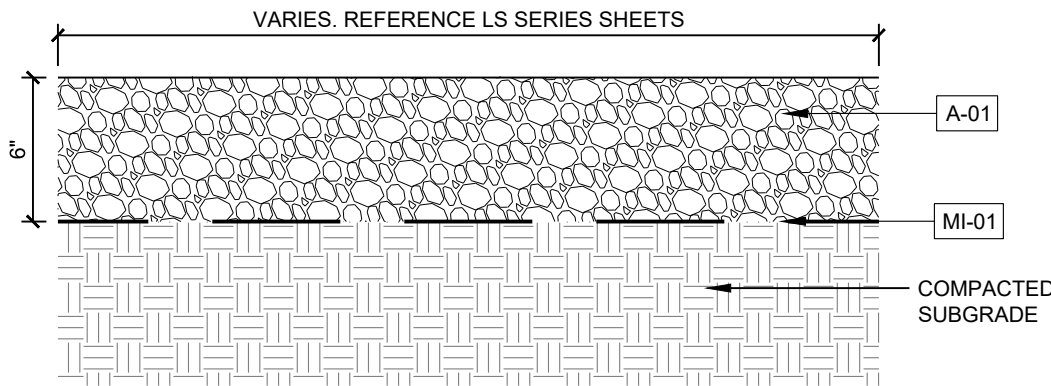
Application Number:

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5 RIVER ROCK ADJACENT TO CONCRETE  
SECTION

SCALE: 1-1/2" = 1'-0"

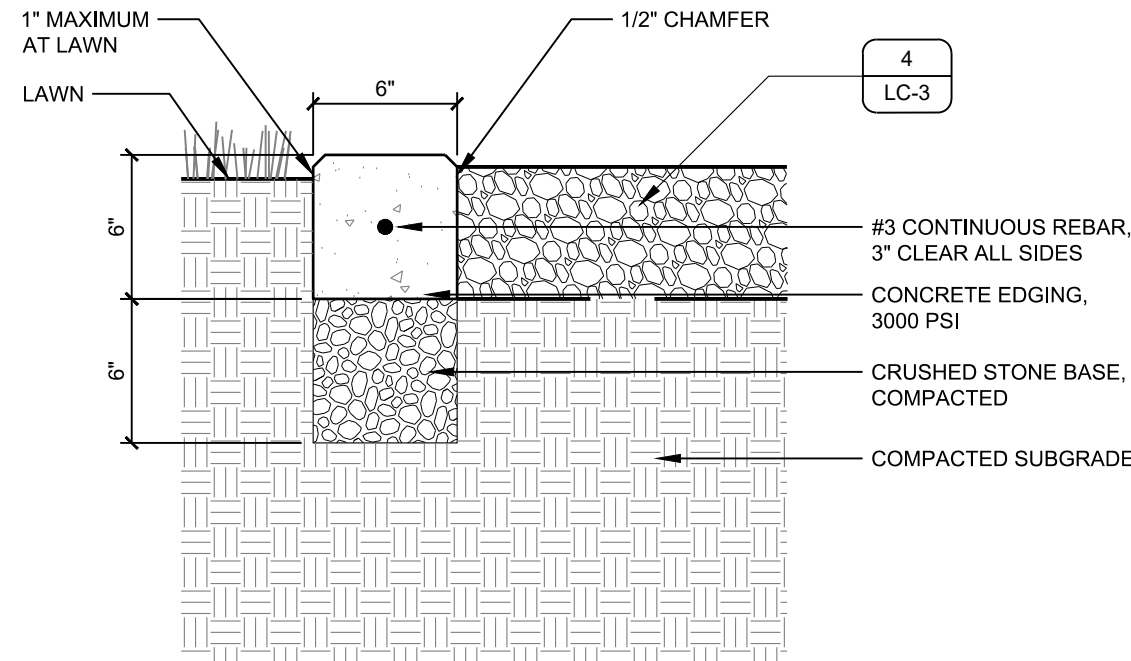


4 RIVER ROCK OVER FILTER FABRIC  
SECTION

SCALE: 1-1/2" = 1'-0"

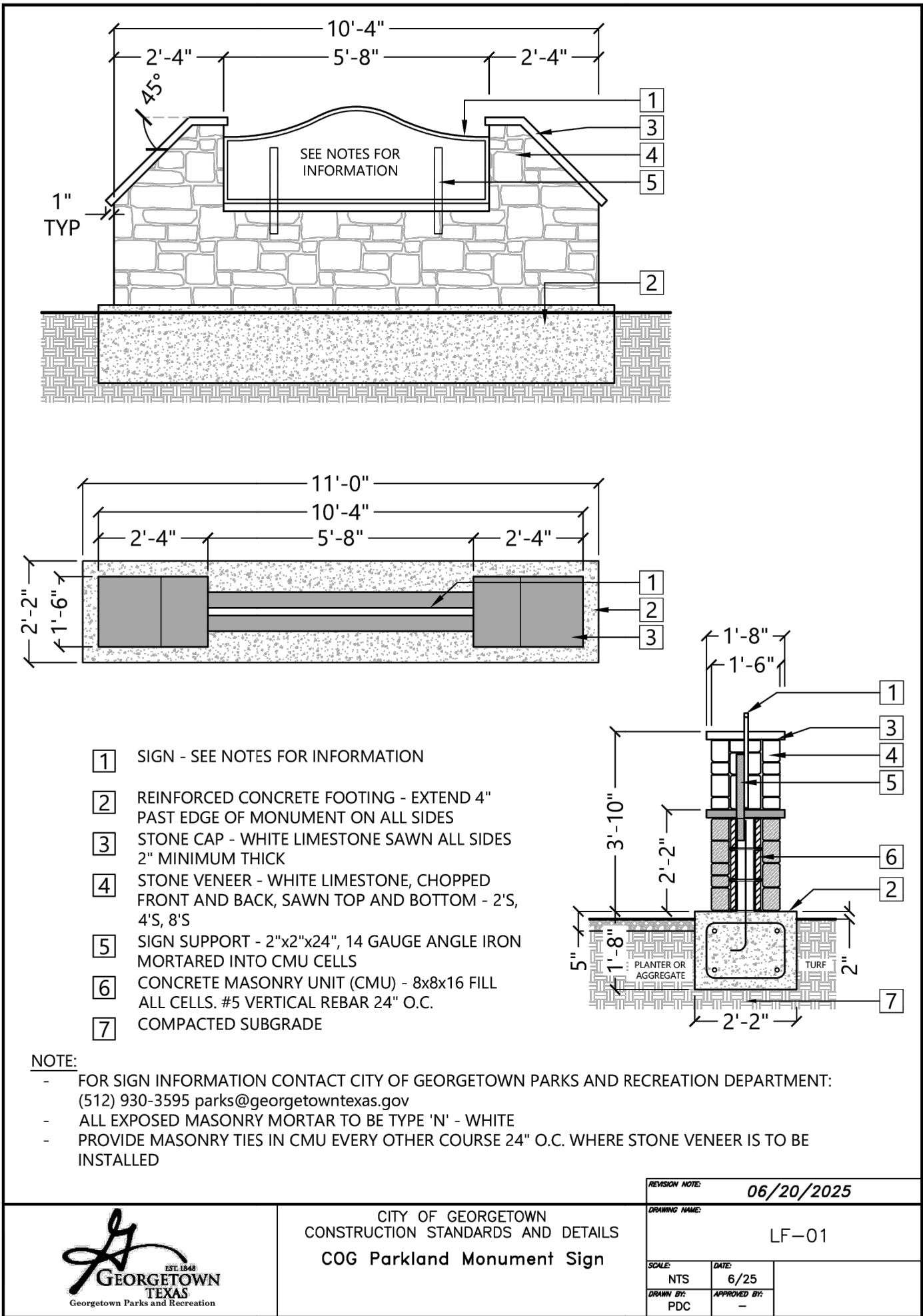
NOTES:

- 1/2" EXPANSION JOINT TO BE PROVIDED EVERY 20' ON CENTER, MINIMUM
- CONTROL JOINT TO BE PROVIDED EVERY 5' ON CENTER, MINIMUM



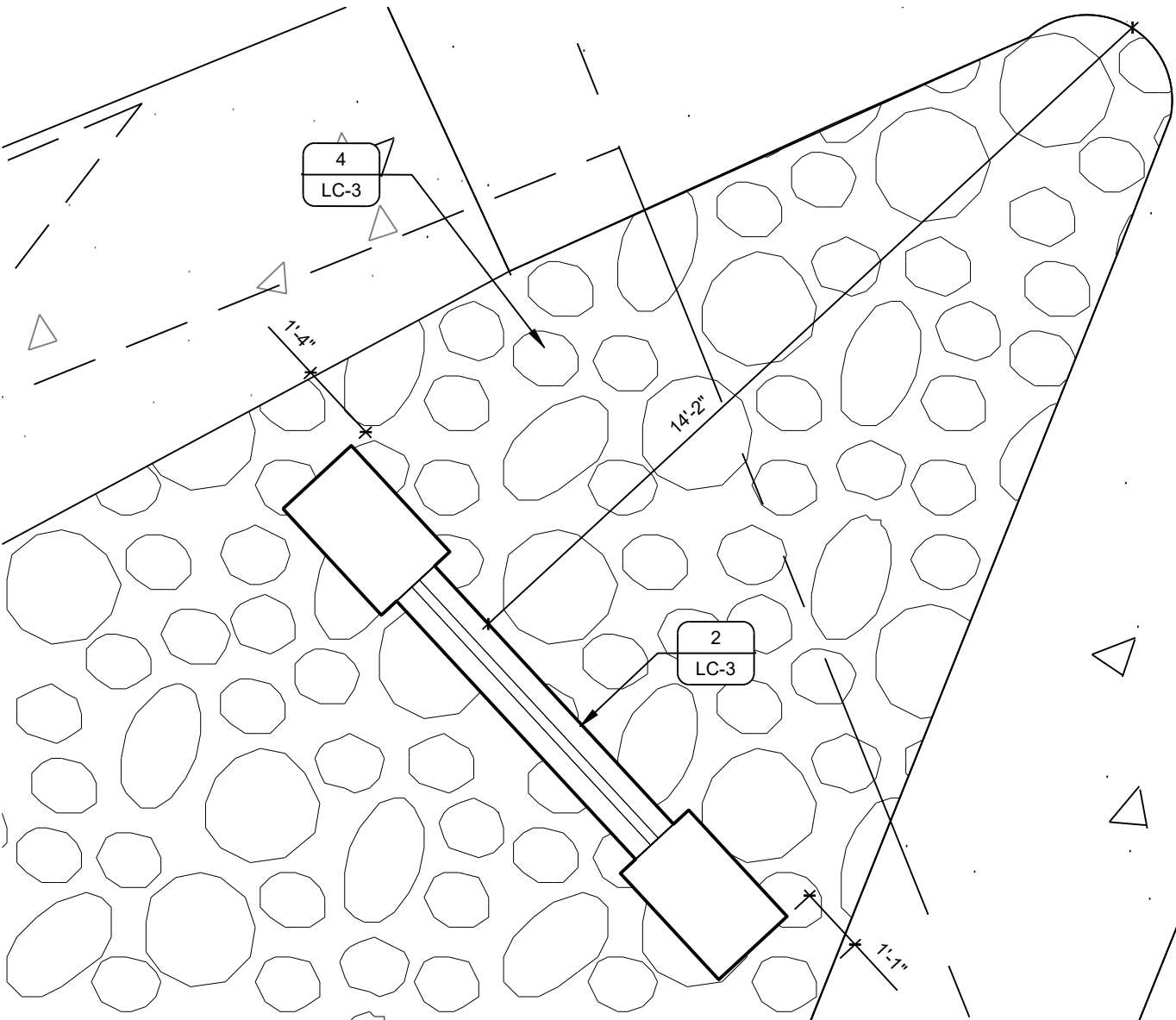
3 6" WIDE CONCRETE EDGING  
SECTION

SCALE: 1-1/2" = 1'-0"



2 MONUMENT SIGN  
PLAN / ELEVATION

SCALE: N.T.S.



1 MONUMENT SIGN  
PLAN

SCALE: 3/8\"/>

NOTE:  
LANDSCAPE ARCHITECT TO APPROVE  
LOCATION & ORIENTATION IN FIELD  
PRIOR TO INSTALLATION





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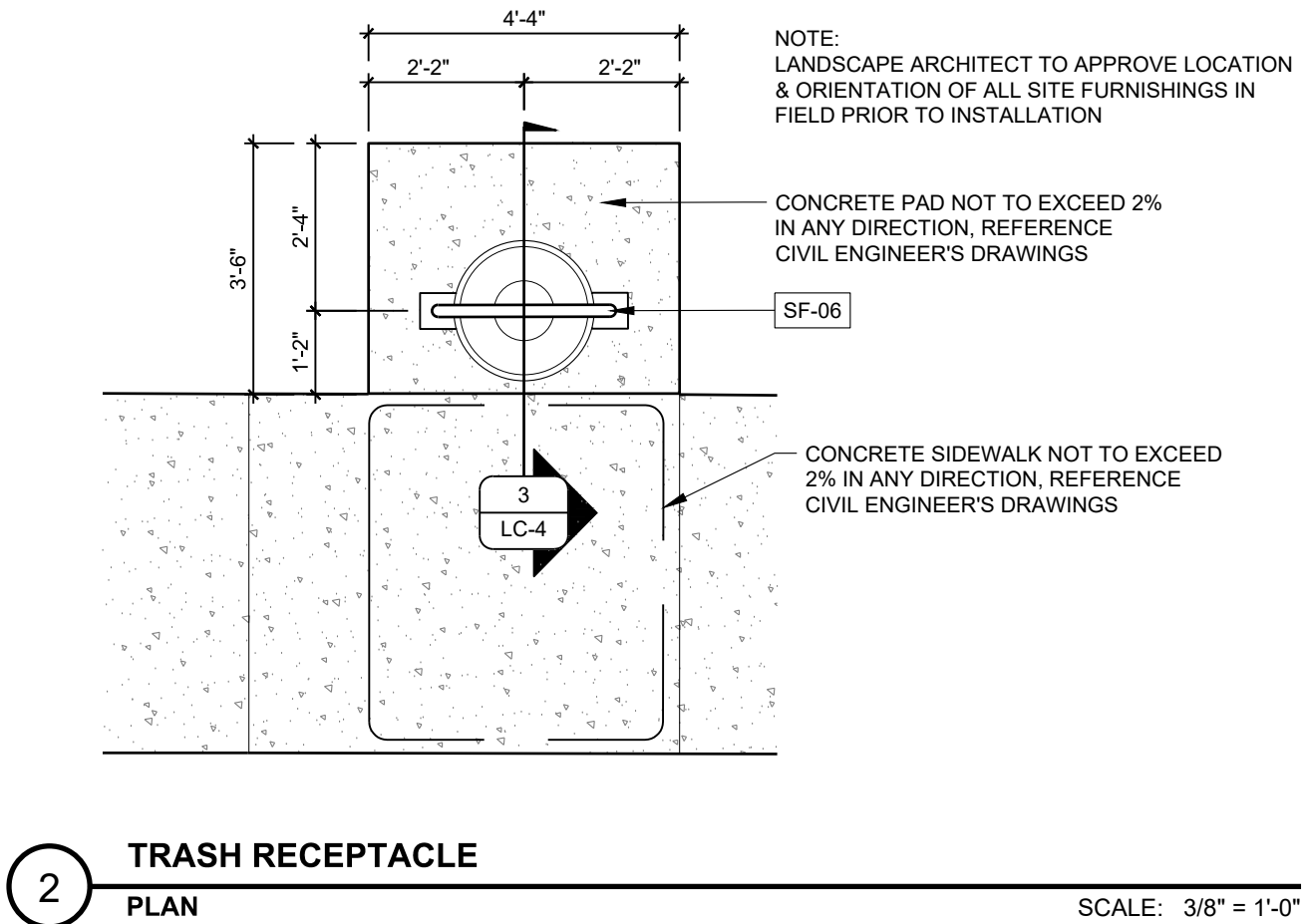
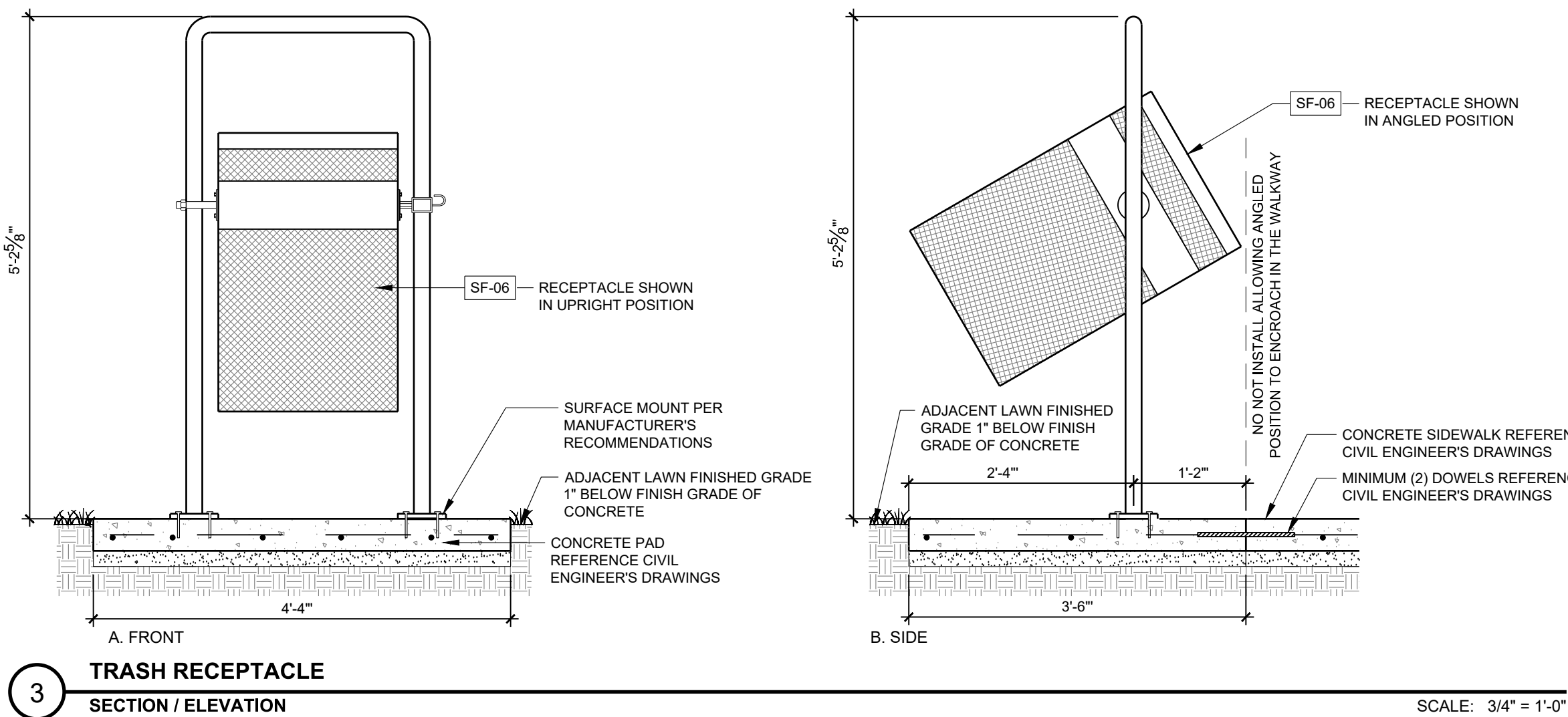
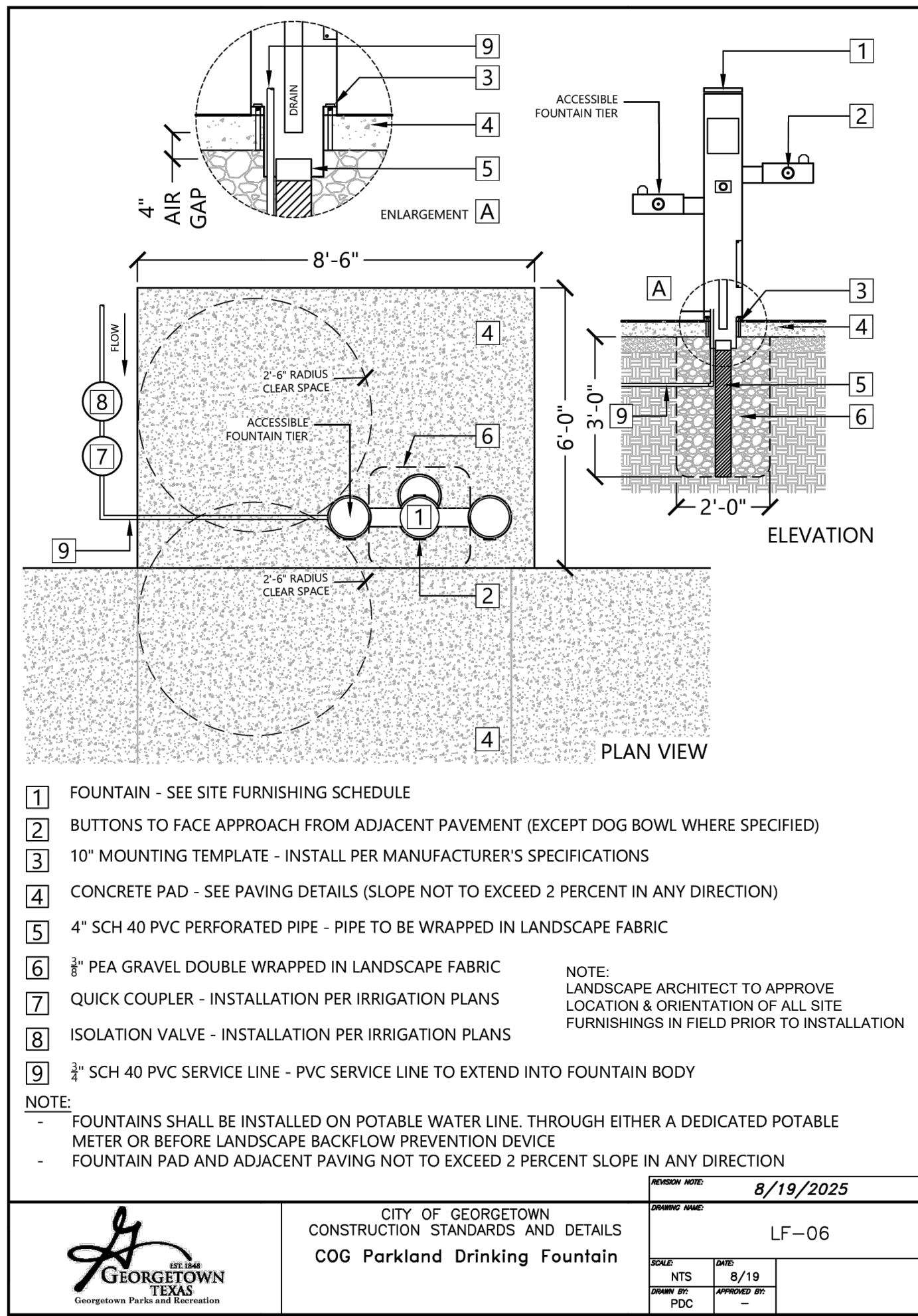
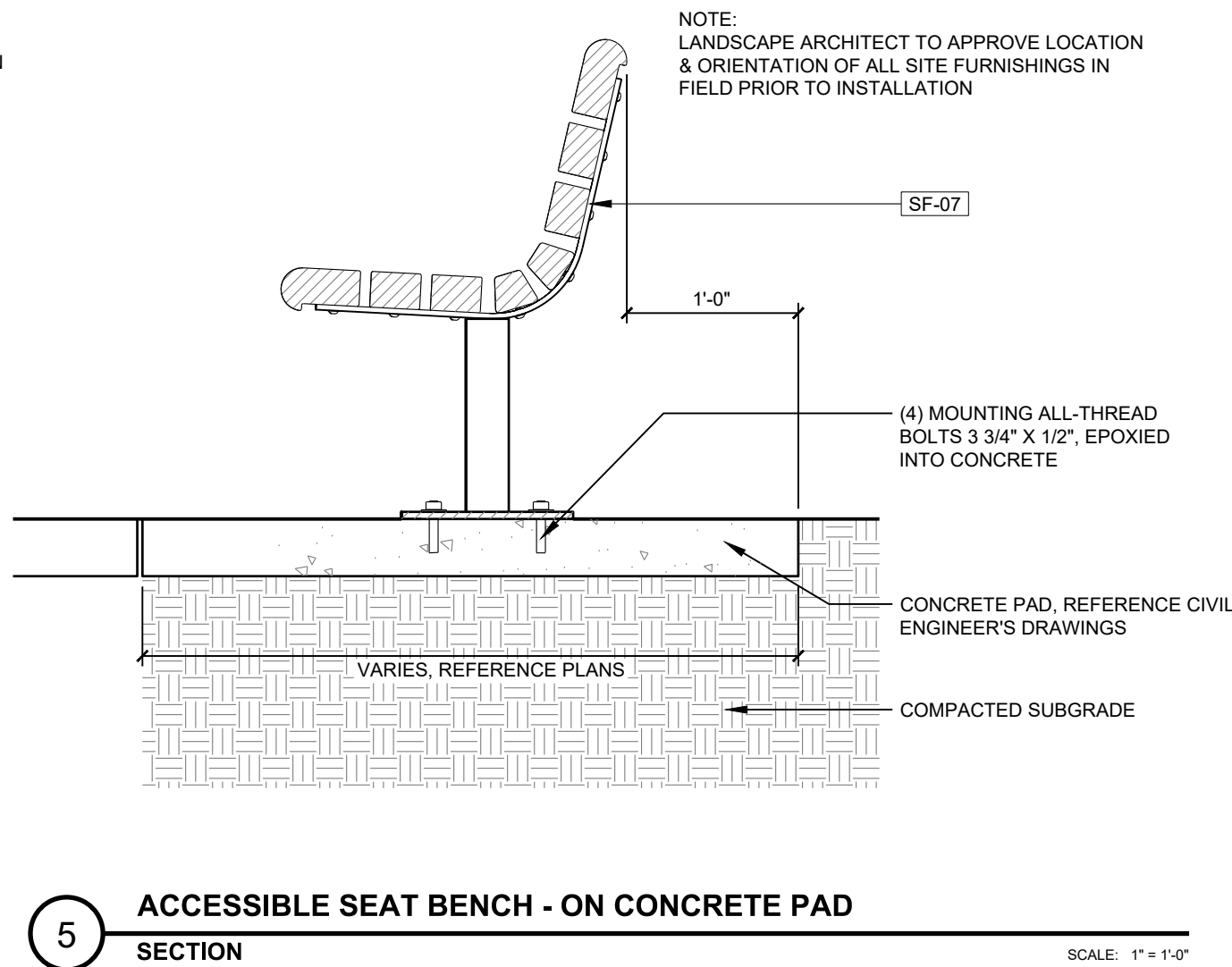
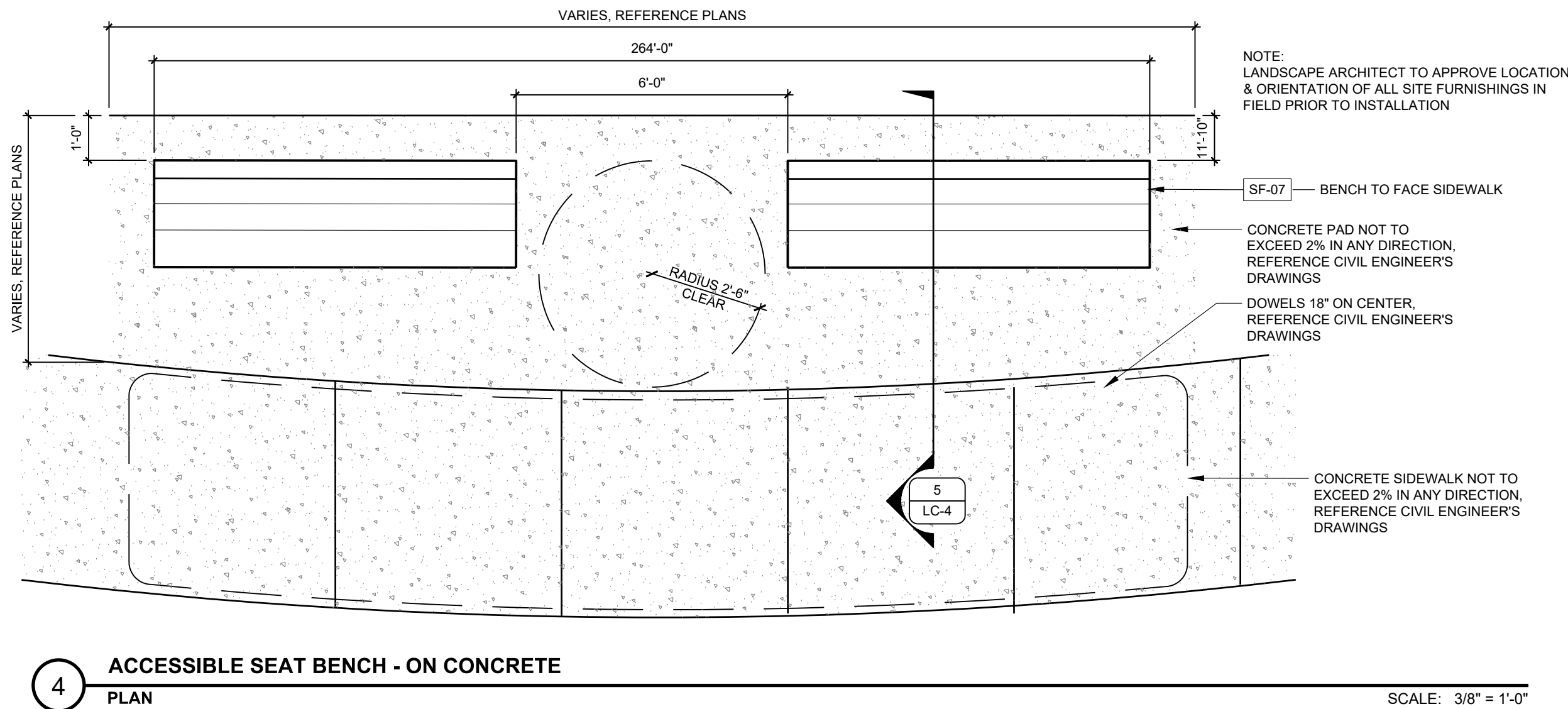
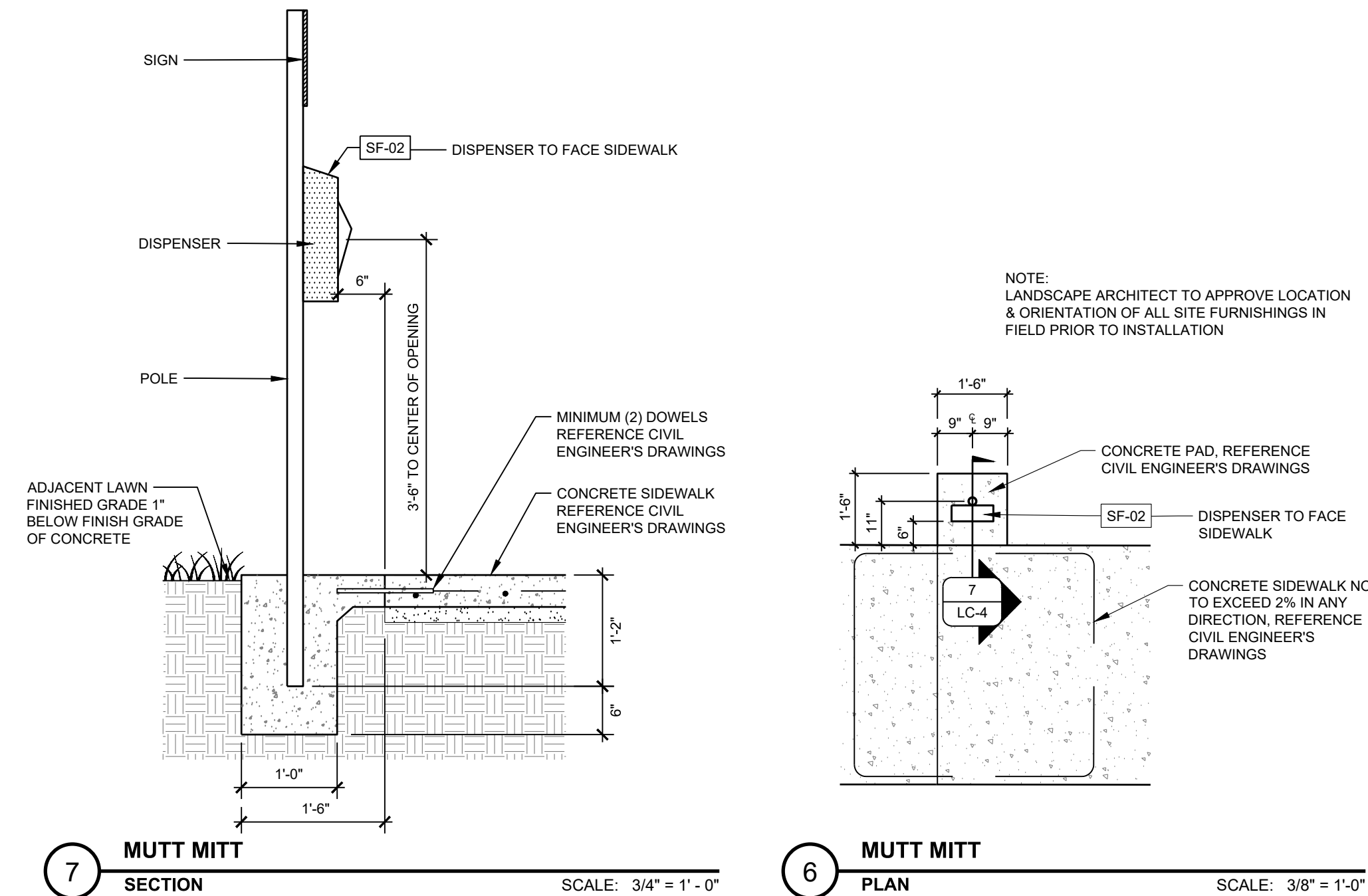
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IMPROVEMENTS

GEORGETOWN, TEXAS

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LANDSCAPE  
CONSTRUCTION DETAILS  
ALTERNATE 1

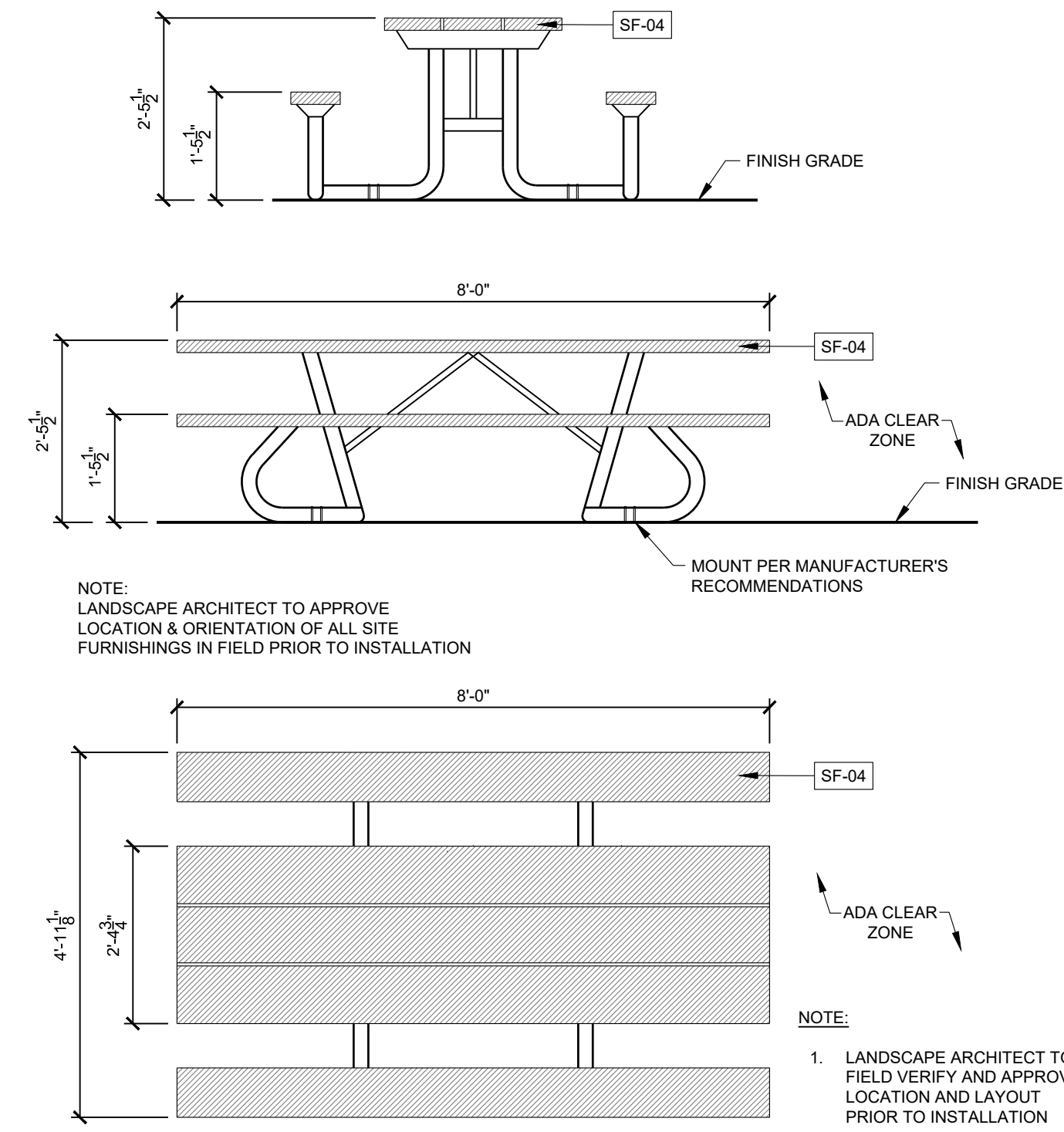
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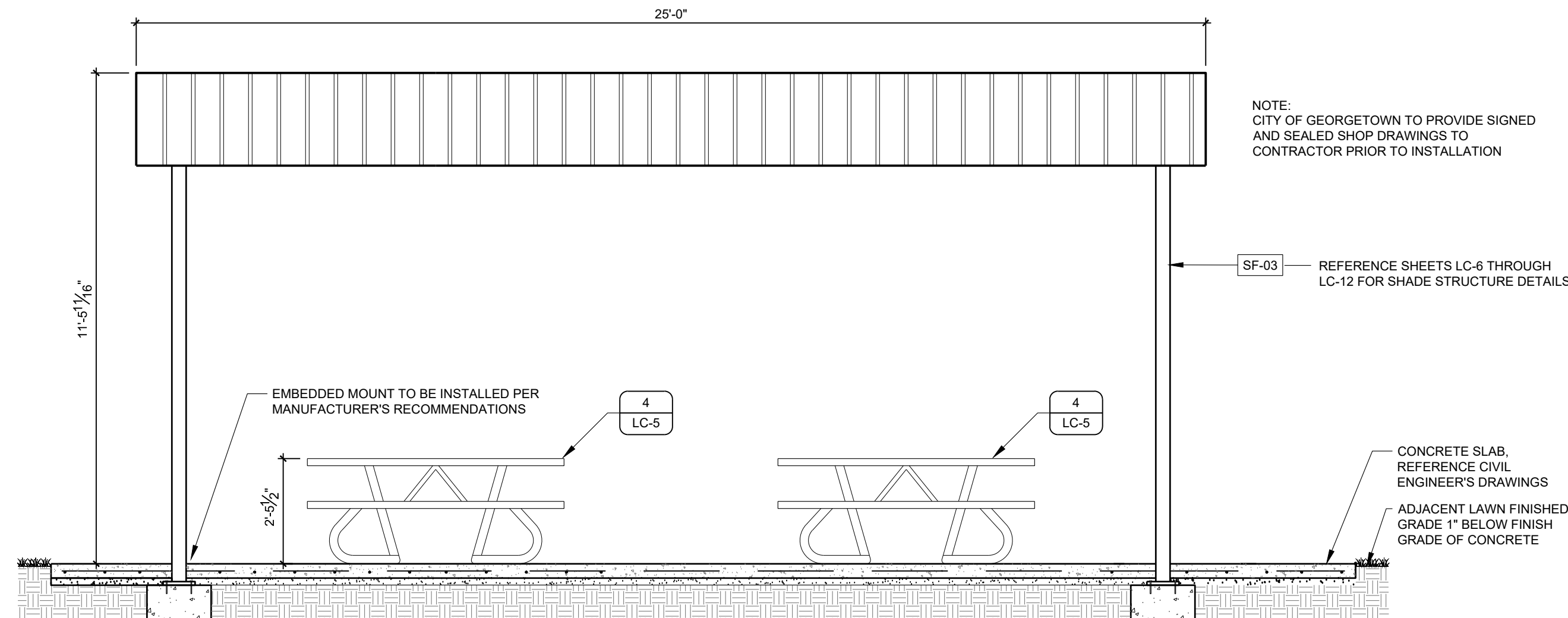
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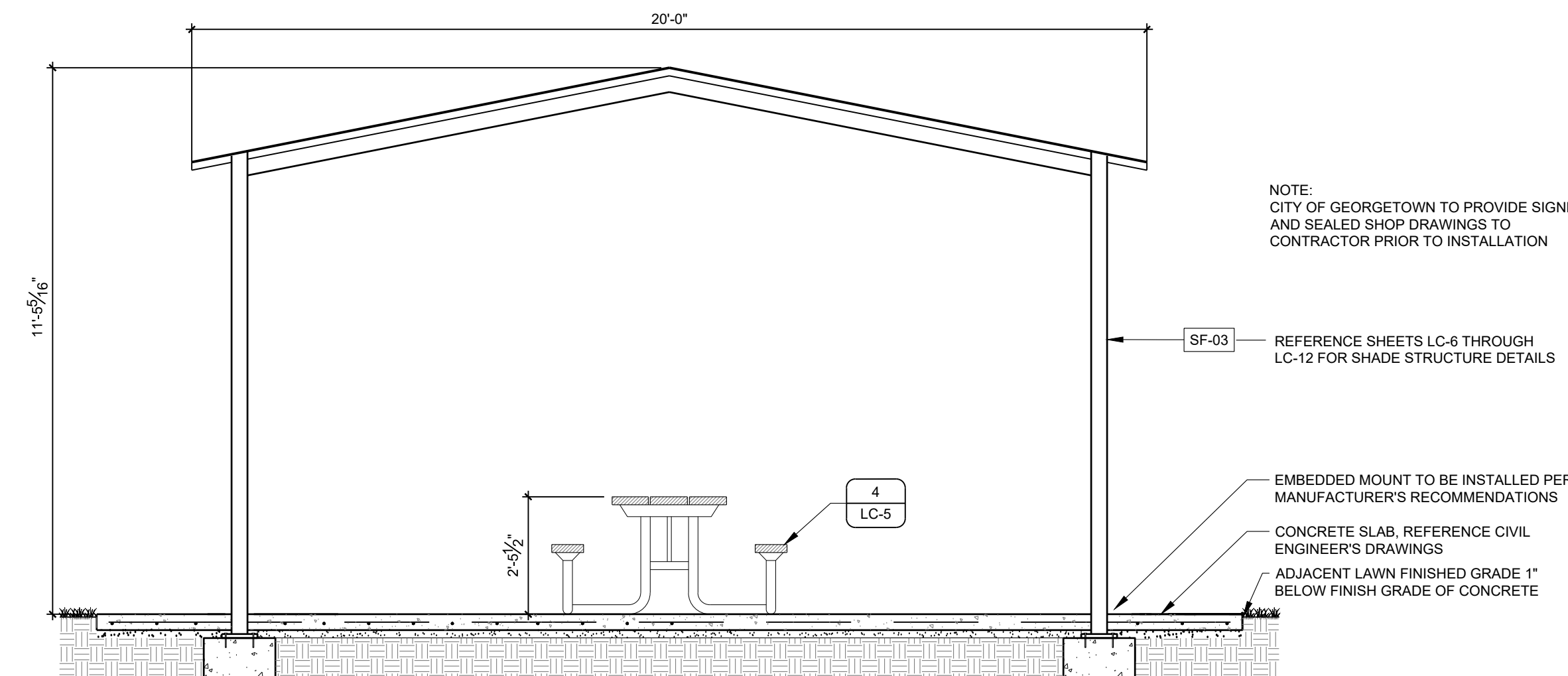
2025-31-SDP



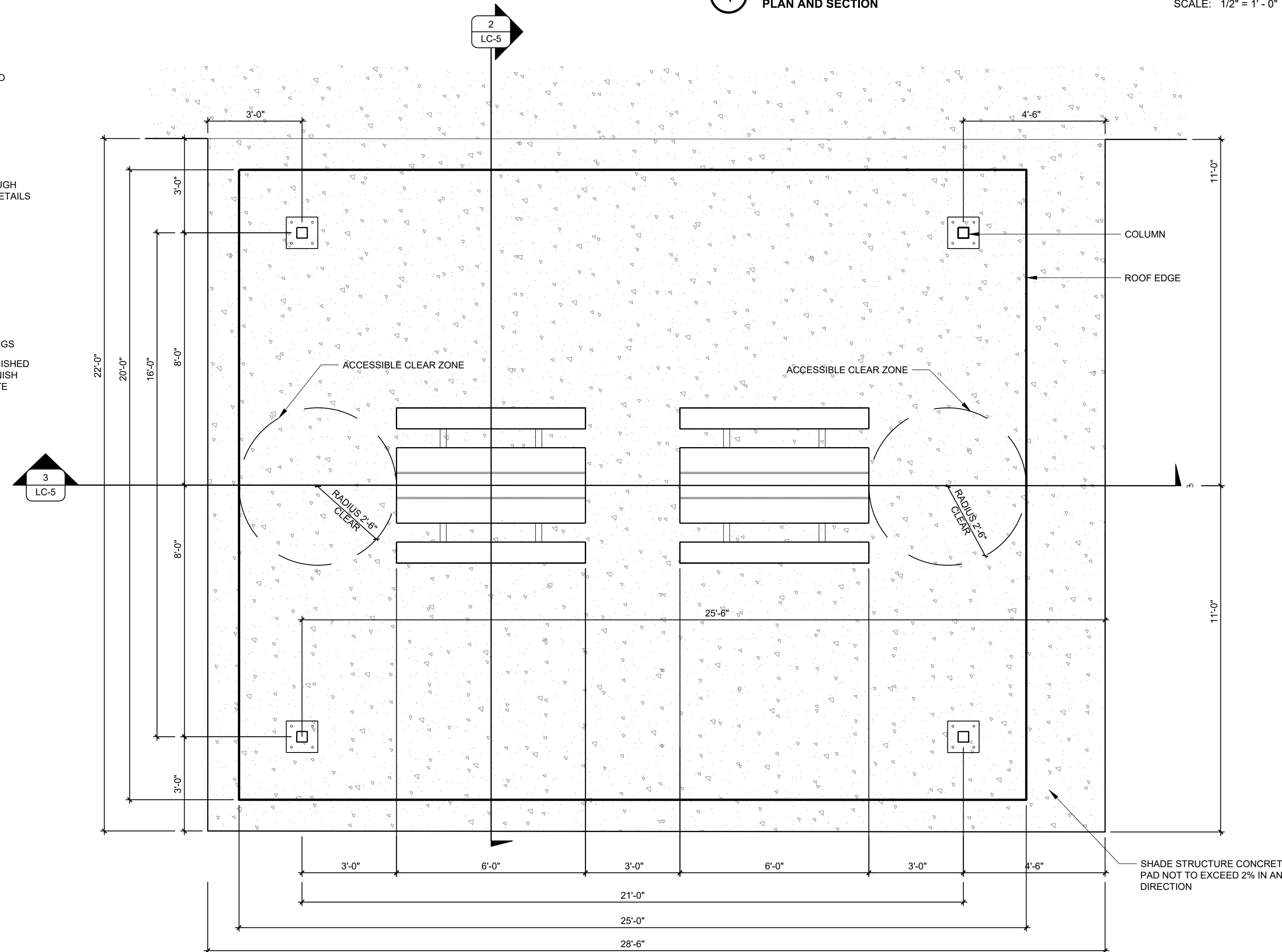
4 ACCESSIBLE PICNIC TABLE ALTERNATE 1  
PLAN AND SECTION SCALE: 1/2" = 1'-0"



3 SHADE STRUCTURE - 20' x 25' ALTERNATE 1  
ELEVATION SCALE: 3/8" = 1'-0"



2 SHADE STRUCTURE - 20' x 25' ALTERNATE 1  
SECTION SCALE: 3/8" = 1'-0"



1 SHADE STRUCTURE - 20' x 25' ALTERNATE 1  
PLAN SCALE: 3/8" = 1'-0"



**Project:**

GEORGETOWN, TEXAS

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Designed: TWR

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Reviewed: RWS

Submittal Date:

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Application Number:

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CONSTRUCTION DETAILS

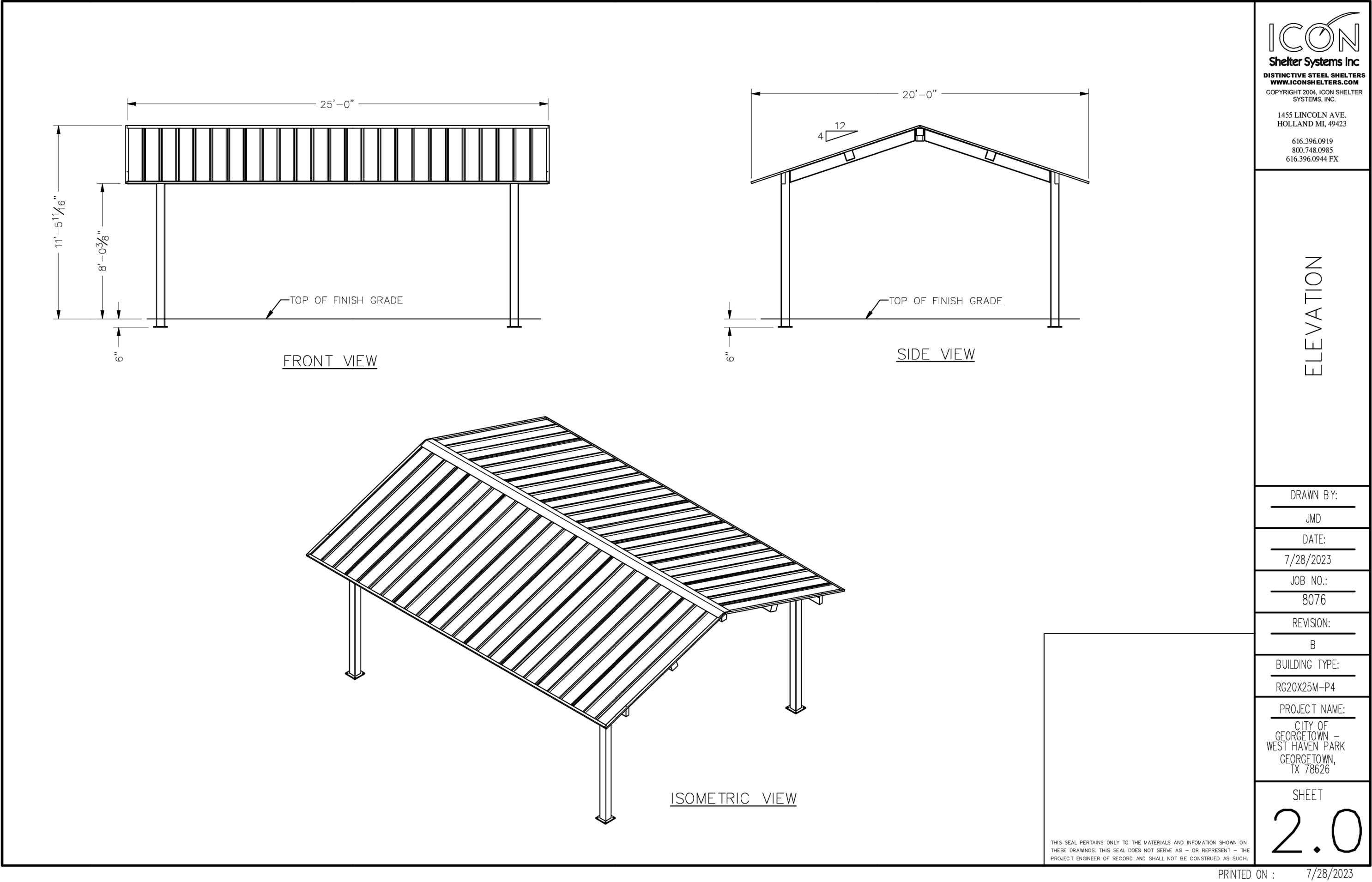
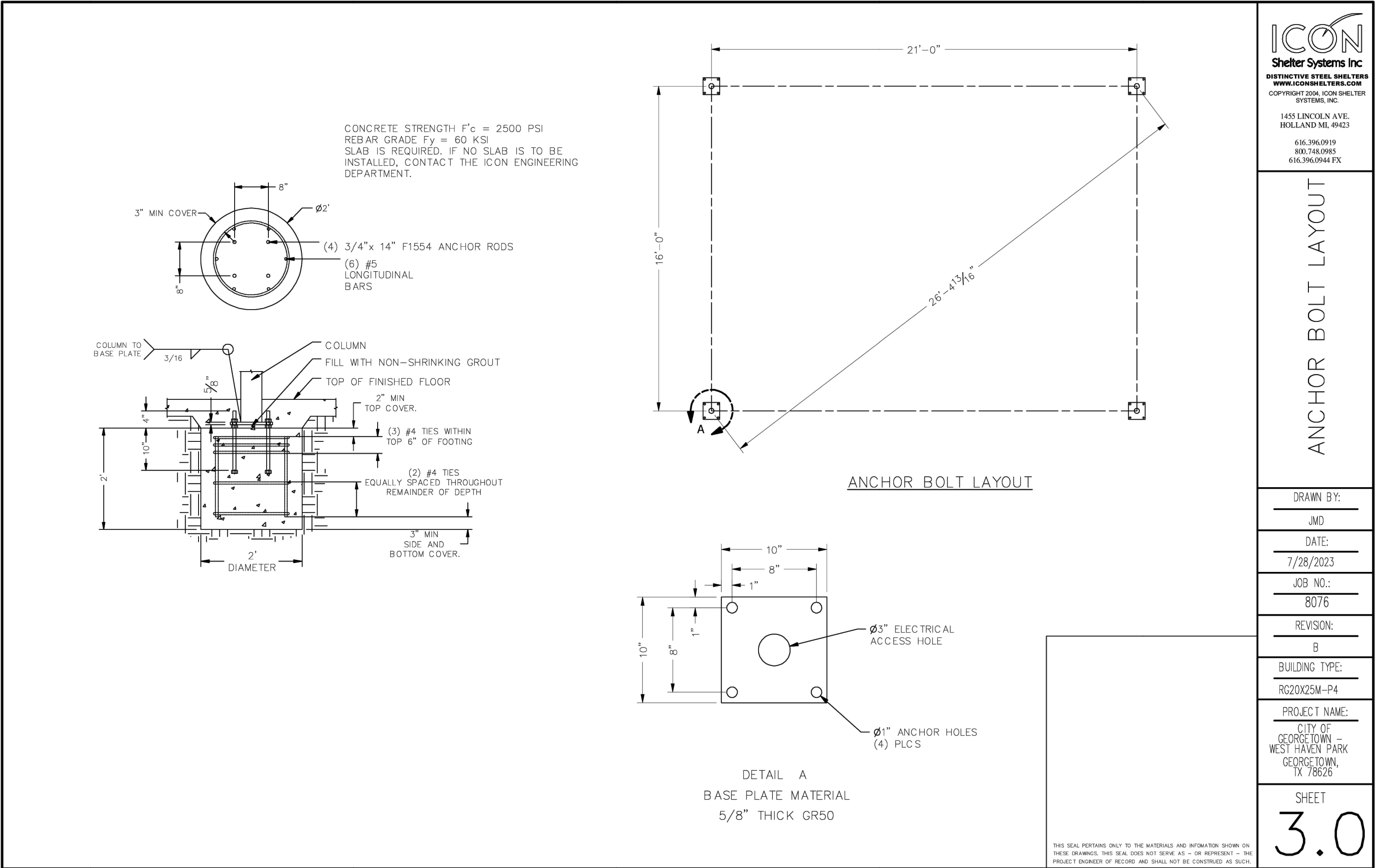
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Application Number:

2025-31-SDP







OCTOBER-29-2025

Project:

BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

LANDSCAPE  
CONSTRUCTION DETAILS

Sheet Number:

LC-8

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Application Number:

2025-31-SDP

NOTE TO INSTALLERS:  
WITH FACTORY POWDERCOATED  
SHELTERS, PAINT EXPOSED  
FASTENERS OF COMPRESSION RINGS,  
ORNAMENTATION, KNIFE PLATES, ETC.  
WITH PROVIDED TOUCH UP PAINT TO  
PREVENT RUSTING OF FASTENERS

PAINT EXPOSED FASTENERS

THIS SEAL PERTAINS ONLY TO THE MATERIALS AND INFORMATION SHOWN ON  
THESE DRAWINGS. THIS SEAL DOES NOT DEFINE AS - OR REPRESENT - THE  
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800.748.0985  
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FRAME CONNECTIONS

DRAWN BY:  
JMD  
DATE:  
7/28/2023  
JOB NO.:  
8076  
REVISION:  
B  
BUILDING TYPE:  
RC20X25M-P4  
PROJECT NAME:  
CITY OF  
GEORGETOWN -  
WEST HAVEN PARK  
GEORGETOWN,  
TX 78626  
SHEET  
5.0

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RAFTER AND TIE BEAM CONNECTION  
@ COLUMN

DETAIL A

RAFTER AND RIDGE BEAM CONNECTION  
@ CONNECTOR

DETAIL B

| ITEM | QTY | PART NUMBER | DESCRIPTION       | MATERIAL      | LENGTH  | UNIT WEIGHT |
|------|-----|-------------|-------------------|---------------|---------|-------------|
| 1    | 4   | CS-99632    | COLUMN            | HSS60X60.1875 | 110.5/6 | 142 lbmass  |
| 2    | 2   | CS-102924   | TIE BEAM          | HSS63X60.125  | 246.3/4 | 186 lbmass  |
| 3    | 4   | CS-99636    | RAFTER            | HSS60X60.1875 | 93.9/16 | 152 lbmass  |
| 4    | 2   | CS-99638    | CONNECTOR         | HSS60X60.500  | 8.11/16 | 25 lbmass   |
| 5    | 1   | CS-102926   | RIDGE BEAM        | HSS63X60.125  | 246.3/4 | 175 lbmass  |
| 6    | 2   | CS-102928   | PURLIN            | HSS60X60.1875 | 245.3/4 | 200 lbmass  |
| 7    | 4   | CS-99640    | PURLIN TAIL       | HSS60X60.1875 | 20.5/8  | 27 lbmass   |
| 8    | 2   | CS-99642    | RIDGE BEAM TAIL 1 | HSS63X60.125  | 20.1/8  | 19 lbmass   |
| 9    | 2   | CS-99644    | TIE BEAM TAIL 1   | HSS63X60.125  | 20.1/8  | 19 lbmass   |
| 10   | 2   | CS-99646    | TIE BEAM TAIL 2   | HSS63X60.125  | 20.1/8  | 19 lbmass   |

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FRAME LAYOUT

DRAWN BY:  
JMD  
DATE:  
7/28/2023  
JOB NO.:  
8076  
REVISION:  
B  
BUILDING TYPE:  
RC20X25M-P4  
PROJECT NAME:  
CITY OF  
GEORGETOWN -  
WEST HAVEN PARK  
GEORGETOWN,  
TX 78626  
SHEET  
4.0

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11'-5 1/16"

8'-0"

6"

TOP OF FINISH GRADE

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OCTOBER-29-2025

Project:

BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

LANDSCAPE  
CONSTRUCTION DETAILS

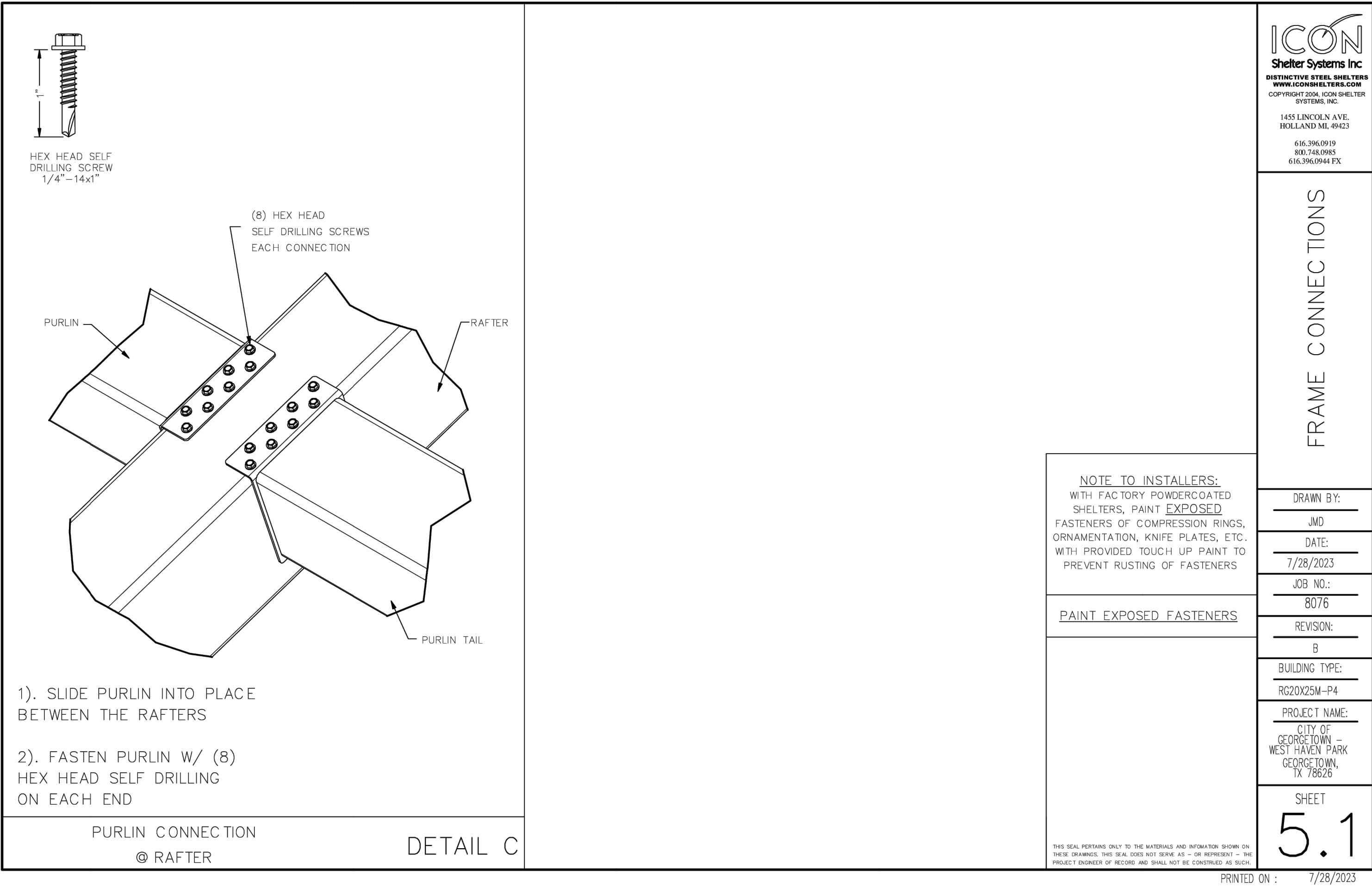
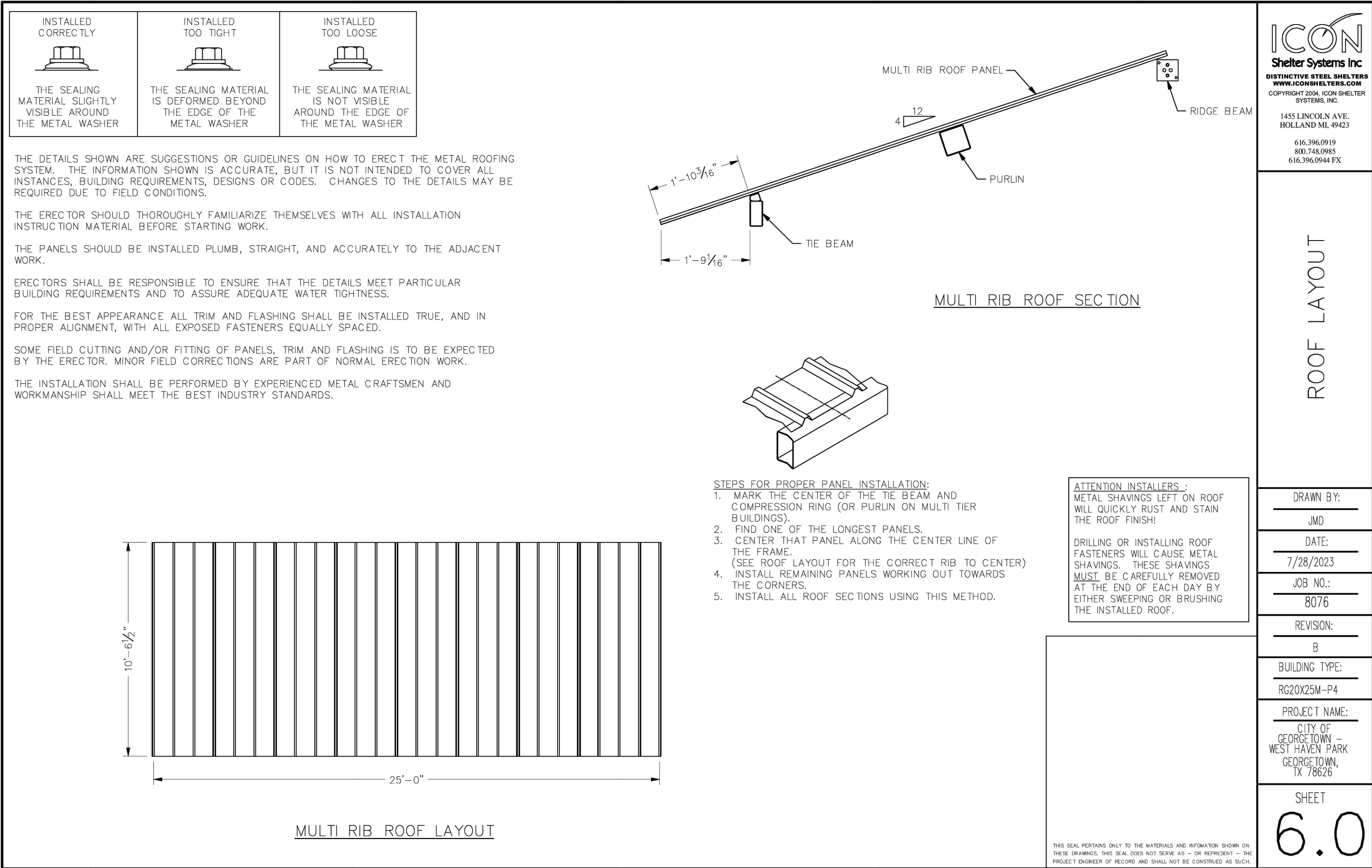
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Application Number:

2025-31-SDP







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BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

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Sheet Title:

LANDSCAPE  
CONSTRUCTION DETAILS

Sheet Number:

LC-10

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Application Number:

2025-31-SDP

METAL ROOF EAVE CONNECTION DETAIL

M-E1

METAL ROOF PURLIN CONNECTION DETAIL

M-P1

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ROOF DETAILS

|                |   |
|----------------|---|
| DRAWN BY:      | JMD   |
| DATE:          | 7/28/2023   |
| JOB NO.:       | 8076  |
| REVISION:      | B   |
| BUILDING TYPE: | RG20X25M-P4   |
| PROJECT NAME:  | CITY OF GEORGETOWN<br>- WEST HAVEN<br>PARK<br>GEORGETOWN,<br>TX 78626 |
| SHEET          | R1.1  |

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METAL ROOF PANEL LAYOUT

ROOF

TRIM INSTALLATION

TRIM

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ROOF DETAILS

|                |   |
|----------------|---|
| DRAWN BY:      | JMD   |
| DATE:          | 7/28/2023   |
| JOB NO.:       | 8076  |
| REVISION:      | B   |
| BUILDING TYPE: | RG20X25M-P4   |
| PROJECT NAME:  | CITY OF GEORGETOWN<br>- WEST HAVEN<br>PARK<br>GEORGETOWN,<br>TX 78626 |
| SHEET          | R1.0  |

PRINTED ON: 7/26/2023

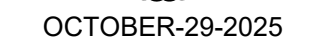
DWG:Jobs\8076\RI-000004 - 8076.dwg

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Project:

GEORGETOWN, TEXAS

Project Number

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Drawn: CMB

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Sheet Number:

LC-12

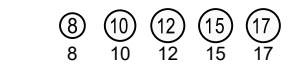
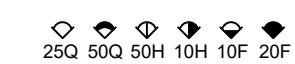
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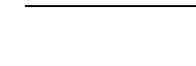
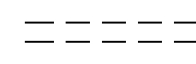

Application Number:





**2025-31-SDP**



IRRIGATION SCHEDULE

| SYMBOL   | MANUFACTURER/MODEL/DESCRIPTION  | QTY | PSI |
|--|---|-----|-----|
|  | HUNTER PROS-12-PRS30-CV-F ADJ SERIES SHRUB SPRAY, 30 PSI REGULATED 12IN. POP-UP WITH FACTORY INSTALLED DRAIN CHECK VALVE & FLOGUARD. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL. | 28  | 30  |
|  | HUNTER PROS-04-MSBN MULTI-STREAM BUBBLER, 4IN. POP-UP, 25=25GPM, 50=0.5GPM, 10=1.0GPM, 20=2.0GPM.   | 46  | 30  |

| SYMBOL  | MANUFACTURER/MODEL/DESCRIPTION   | QTY |
|---|--|-----|
|   | HUNTER ICV-G-FS (2) 1IN., 1-1/2IN., 2IN. AND 3IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES. GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY. | 6   |
|   | HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY. ACME KEY WITH ANTI-ROTATION WINGS.                        | 2   |
|   | HAYWARD TRU UNION TB SERIES ISOLATION VALVE PVC SCHEDULE 80 FOR MAINLINES PVC SCHEDULE 40 FOR LATERALS   | 4   |
|   | HUNTER ICV-G-FS 2" 1IN., 1-1/2IN., 2IN. AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY.           | 1   |
|  | FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER  | 1   |
|   | HUNTER XCH-0600-SS ELECTROMECHANICAL CONTROLLER, 12 STATIONS, OUTDOOR MODEL, BATTERY-POWERED. STAINLESS STEEL CABINET. FOR RESIDENTIAL/COMMERCIAL USE.   | 1   |
|   | HUNTER MWS-FR WEATHER STATION WITH RAIN SENSOR, WIND SENSOR AND FREEZE SENSOR. 120 VAC, 5 AMP. 5 YEAR WARRANTY.  | 1   |
|   | HUNTER FLOW-CLK-208 FLOW SENSOR SOV WITH INTERFACE PANEL, 2IN. SCHEDULE 80 SENSOR BODY, 24 VAC, 2 AMP. INSTALL INTERFACE PANEL AS REQUIRED.  | 1   |
|   | STRONG BOX SBBC-30SS LOW PROFILE, TUBE AND WIRE CONSTRUCTION SMOOTH TOUCH SURFACE, FRONT ENTRY STAINLESS STEEL BACKFLOW ENCLOSURE. 31.5IN.L, 28IN.H, 17.75IN.W.                                  | 1   |
|   | IRRIGATION LATERAL LINE: PVC SCHEDULE 40   |     |
|   | IRRIGATION MAINLINE: PVC SCHEDULE 40   |     |
|   | PIPE SLEEVE: PVC SCHEDULE 40   |     |

|  |               |
|--|---------------|
|  | Valve Callout |
|  | Valve Number  |
|  | Valve Flow    |
|  | Valve Size    |

CRITICAL ANALYSIS

Generated: 2025-10-30 11:39

P.O.C. NUMBER: 01  
Water Source Information:

FLOW AVAILABLE  
Water Meter Size: 2"  
Flow Available: 120 GPM

PRESSURE AVAILABLE  
Static Pressure at POC: 65 PSI  
Elevation Change: 5.00 ft  
Service Line Size: 3"  
Length of Service Line: 20 ft  
Pressure Available: 63 PSI

DESIGN ANALYSIS  
Maximum Station Flow: 21.77 GPM  
Flow Available at POC: 120 GPM  
Residual Flow Available: 98.23 GPM

Critical Station: C3  
Design Pressure: 30 PSI  
Friction Loss: 5.27 PSI  
Fittings Loss: 0.53 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 0.8 PSI  
Pressure Req. at Critical Station: 36.6 PSI  
Loss for Fittings: 0.02 PSI  
Loss for Main Line: 0.17 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 11.3 PSI  
Loss for Master Valve: 0.8 PSI  
Loss for Water Meter: 0.4 PSI  
Critical Station Pressure at POC: 49.3 PSI  
Pressure Available: 63 PSI  
Residual Pressure Available: 13.7 PSI

CONTRACTOR TO STAKE LOCATION OF CONTROLLER IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

PROPOSED WATER METER, REFERENCE CIVIL ENGINEER'S DRAWINGS

CONTRACTOR TO STAKE LOCATION OF ALL VALVES IN THE FIELD FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. (TYPICAL)

GENERAL NOTES:

- IRRIGATION CONTRACTOR TO COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- PIPING AND VALVES IN PAVING SHOWN FOR CLARIFY PURPOSES ONLY. INSTALL IN ADJACENT PLANTING BED OR LAWN AREA.
- LATERAL PIPING SHALL HAVE A MINIMUM OF 12" OF COVER, MAINLINE SHALL HAVE A MINIMUM OF 18" OF COVER. REFERENCE DETAILS FOR COVERAGE REQUIREMENTS UNDER PAVEMENT ALL FITTINGS TO BE SCHEDULE 40 PVC. USE WELD-ON SOLVENT AND PRIMER FOR PVC CONNECTIONS.
- PARALLEL LINES ARE TO HAVE A MINIMUM OF 4" BETWEEN THEM FOR ACCESSIBILITY AND MAINTENANCE.
- SIZE PIPING NOT TO EXCEED 5 FEET PER SECOND.
- PERFORM ELECTRICAL WORK IN ACCORDANCE WITH LOCAL BUILDING CODE.
- INSTALL REMOTE CONTROL VALVES AND WIRE SPLICES IN APPROVED RECTANGLE VALVE BOXES, NO ROUND VALVE BOXES SHALL BE ACCEPTED FOR REMOTE CONTROL VALVES.
- MINIMUM DISTANCE BETWEEN MAIN LINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) TO BE EIGHTEEN (18") INCHES AND MINIMUM HORIZONTAL DISTANCE OF TWENTY-FOUR (24") INCHES BETWEEN ANY VALVES. ALL VALVES TO BE INSTALLED IN A MANIFOLD PER DETAILS UNLESS OTHERWISE APPROVED.
- DO NOT INSTALL ANY MAINLINES, VALVES, OR CONTROL WIRES WITHIN THE R.O.W. UNLESS CITY APPROVED.
- PROVIDE ALL LABOR AND MATERIAL NECESSARY TO INSTALL SYSTEM PER THE MANUFACTURER'S RECOMMENDATIONS. THIS WORK TO INCLUDE BUT NOT LIMITED TO: CONTROLLER, DECODERS, COMMUNICATION WIRE, SURGE PROTECTION, PROGRAMMING UNIT, GROUND, ETC.
- ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES ARE MADE PART OF THESE PLANS AND SPECIFICATIONS. WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS OR LOCAL CODES CONCERNING LANDSCAPE IRRIGATION. A LICENSED IRRIGATOR, OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES WHILE THE LANDSCAPE IRRIGATION SYSTEM IS BEING INSTALLED PER CITY OF GEORGETOWN REQUIREMENTS.

WATERING SCHEDULE

| NUMBER  | MODEL               | TYPE        | PRECIP     | SUN | MON    | TUE | WED | THU    | FRI | SAT | IN./WEEK | MIN./WEEK | GAL./WEEK | GAL./DAY |
|---------|---------------------|-------------|------------|-----|--------|-----|-----|--------|-----|-----|----------|-----------|-----------|----------|
| C1      | HUNTER ICV-G-FS (2) | BUBBLER     | 27.23 in/h |     | 2 min  |     |     | 2 min  |     |     | 1        | 3         | 30        | 15       |
| C2      | HUNTER ICV-G-FS (2) | BUBBLER     | 27.23 in/h |     | 2 min  |     |     | 2 min  |     |     | 1        | 3         | 36        | 18       |
| C3      | HUNTER ICV-G-FS (2) | BUBBLER     | 27.23 in/h |     | 2 min  |     |     | 2 min  |     |     | 1        | 3         | 30        | 15       |
| C4      | HUNTER ICV-G-FS (2) | BUBBLER     | 27.23 in/h |     | 2 min  |     |     | 2 min  |     |     | 1        | 3         | 42        | 21       |
| C5      | HUNTER ICV-G-FS (2) | SHRUB SPRAY | 1.47 in/h  |     | 21 min |     |     | 21 min |     |     | 1        | 41        | 893       | 446      |
| C6      | HUNTER ICV-G-FS (2) | SHRUB SPRAY | 1.36 in/h  |     | 23 min |     |     | 23 min |     |     | 1        | 45        | 951       | 475      |
| TOTALS: |                     |             |            |     | 52     |     |     | 52     |     |     |          | 98        | 1,981     | 990.7    |

DESIGN NOTES:

- THIS SYSTEM IS DESIGNED WITH A D DESIGN PRESSURE OF 65 PSI STATIC PRESSURE. IF 65 PSI IS NOT PROVIDED AT THE POINT OF CONNECTION, THE SYSTEM WILL NOT WORK AND WILL NEED TO BE ADJUSTED ACCORDINGLY.
- ALL EQUIPMENT SHOWN EITHER IN PAVEMENT OR OUT OF THE LIMITS OF CONSTRUCTION IS SHOWN FOR PLAN CLARITY PURPOSES ONLY.
- CONTRACTOR TO ENSURE ALL LANDSCAPE AREAS TO RECEIVE PERMANENT IRRIGATION TO INCLUDE ALL TURF AND TREES. EXISTING IRRIGATION SYSTEM IS TO BE UPDATED TO ENSURE COMPLETE HEAD TO HEAD COVERAGE BETWEEN EXISTING SYSTEM AND PROPOSED COMPONENTS.
- CONTRACTOR TO VERIFY QUANTITIES DURING BID PROCESS AND BRING ANY DISCREPANCIES OR OMISSIONS TO THE LANDSCAPE ARCHITECT PRIOR TO SUBMITTING BIDS.

WIRING NOTES:

- SPARE CONTROL WIRES ARE TO HAVE A MINIMUM OF 2 WIRES RUNNING PARALLEL TO MAINLINE IN CONDUIT AND BRANCH TO THE FURTHEST VALVE MANIFOLD. PROVIDE 6 FEET OF ADDITIONAL WIRE AND INSTALL IN PULL BOX ADJACENT TO MANIFOLD. NOTE, THIS IS NOT REQUIRED FOR TWO-WIRE SYSTEMS.
- ALL WIRING (LOW VOLTAGE INCLUDED) IS TO BE IN SCHEDULE 40 PVC CONDUIT. SWEEPS AND PULL BOXES TO BE NO MORE THAN 200' BETWEEN PULL BOXES WITH NO CONDUIT BENDS GREATER THAN 270 DEGREES BETWEEN BOXES.
- WIRE CONNECTORS TO BE AT MAXIMUM SPACING OF EVERY 400'.
- ALL VALVE WIRING SHALL BE DOUBLE JACKETED.
- SPICES ARE TO BE ENCASED IN APPROVED WATERPROOF CONNECTORS AND INSIDE APPROVED PULL BOX.
- IRRIGATION CONTROLLER WIRE TO BE INSTALLED IN SCHEDULE 40 PVC CONDUIT. COMMON WIRE IS 12 GAUGE MINIMUM. PILOT WIRE SHALL BE 14 GAUGE MINIMUM AND NOT EXCEED 5000 FEET RUN.

VALVE SCHEDULE

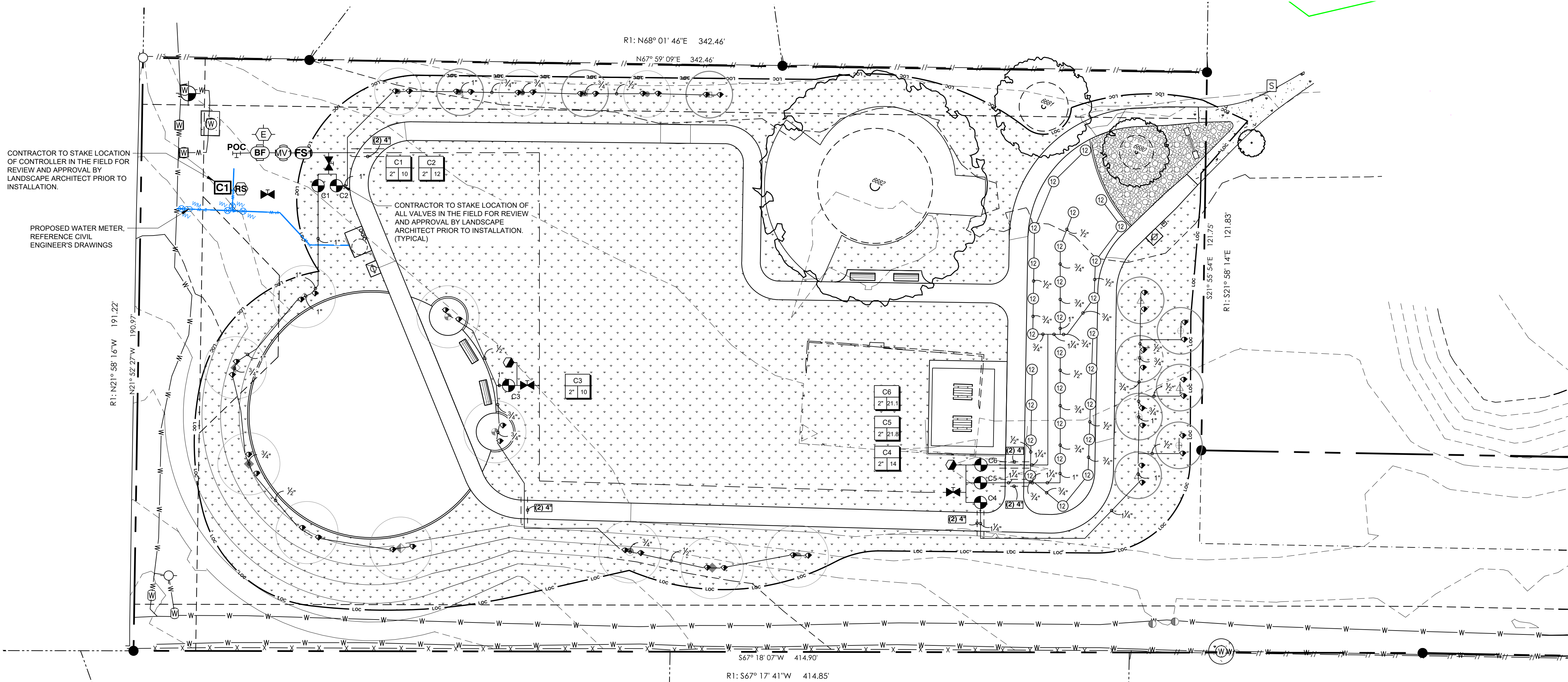
| NUMBER | MODEL               | SIZE | TYPE        | GPM   | DESIGN PSI | FRICTION LOSS | VALVE LOSS | PSI  | PSI @ POC | PRECIP     |
|--------|---------------------|------|-------------|-------|------------|---------------|------------|------|-----------|------------|
| C1     | HUNTER ICV-G-FS (2) | 2"   | BUBBLER     | 10    | 30         | 5.32          | 0.8        | 36.1 | 49.0      | 27.23 in/h |
| C2     | HUNTER ICV-G-FS (2) | 2"   | BUBBLER     | 12    | 30         | 6.68          | 0.8        | 36.5 | 49.5      | 27.23 in/h |
| C3     | HUNTER ICV-G-FS (2) | 2"   | BUBBLER     | 10    | 30         | 5.8           | 0.8        | 36.6 | 49.6      | 27.23 in/h |
| C4     | HUNTER ICV-G-FS (2) | 2"   | BUBBLER     | 14    | 30         | 2.98          | 0.8        | 33.8 | 47.6      | 27.23 in/h |
| C5     | HUNTER ICV-G-FS (2) | 2"   | SHRUB SPRAY | 21.77 | 30         | 3.09          | 0.8        | 33.9 | 50.2      | 1.47 in/h  |
| C6     | HUNTER ICV-G-FS (2) | 2"   | SHRUB SPRAY | 21.13 | 30         | 3.98          | 0.8        | 34.8 | 50.9      | 1.36 in/h  |

SITE SYMBOL LEGEND

|          |   |
|----------|---|
| ( )      | RECORD CALL PER CABINET Q, SLIDE 1-3                            |
| ●        | 1/2" IRON ROD FOUND   |
| ○        | SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP |
| □        | SIGN TO REMAIN  |
| □        | ELECTRIC BOX TO REMAIN  |
| Ⓜ        | WATER METER TO REMAIN   |
| Ⓜ        | WATER VALVE TO REMAIN   |
| Ⓜ        | STORM DRAIN MANHOLE TO REMAIN                                   |
| Ⓜ        | TELEPHONE PEDESTAL TO REMAIN                                    |
| Ⓜ        | SANITARY SEWER MANHOLE TO REMAIN                                |
| Ⓜ        | MAILBOX TO REMAIN   |
| — W —    | WATER   |
| — UELX — | ELECTRIC (UNDERGROUND)  |
| — SS —   | SANITARY SEWER  |
| — TP —   | TREE PROTECTION FENCE   |
| — SF —   | SILT FENCE  |
| — LOC —  | LIMIT OF CONSTRUCTION   |
| ---      | EXISTING CONTOUR  |
| ---      | PROPOSED CONTOUR  |

IRRIGATION NOTES:

- PERMANENT UNDERGROUND IRRIGATION IS TO BE PROVIDED TO ALL TREES, PLANTING BEDS AND SOD AREAS.
- REVEGETATION IS TO BE WATERED FOR ESTABLISHMENT PURPOSES ONLY AND IS NOT TO RECEIVE PERMANENT IRRIGATION.



# COVEY

Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311



OCTOBER-29-2025

Project:

## BEDFORD PARK IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513



**CAUTION!!!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON THE PLANS.

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

IRRIGATION PLAN

Sheet Number:

LI-01

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Application Number:

2025-31-SDP





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IMPROVEMENTS

GEORGETOWN, TEXAS

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Sheet Title:

IRRIGATION DETAILS

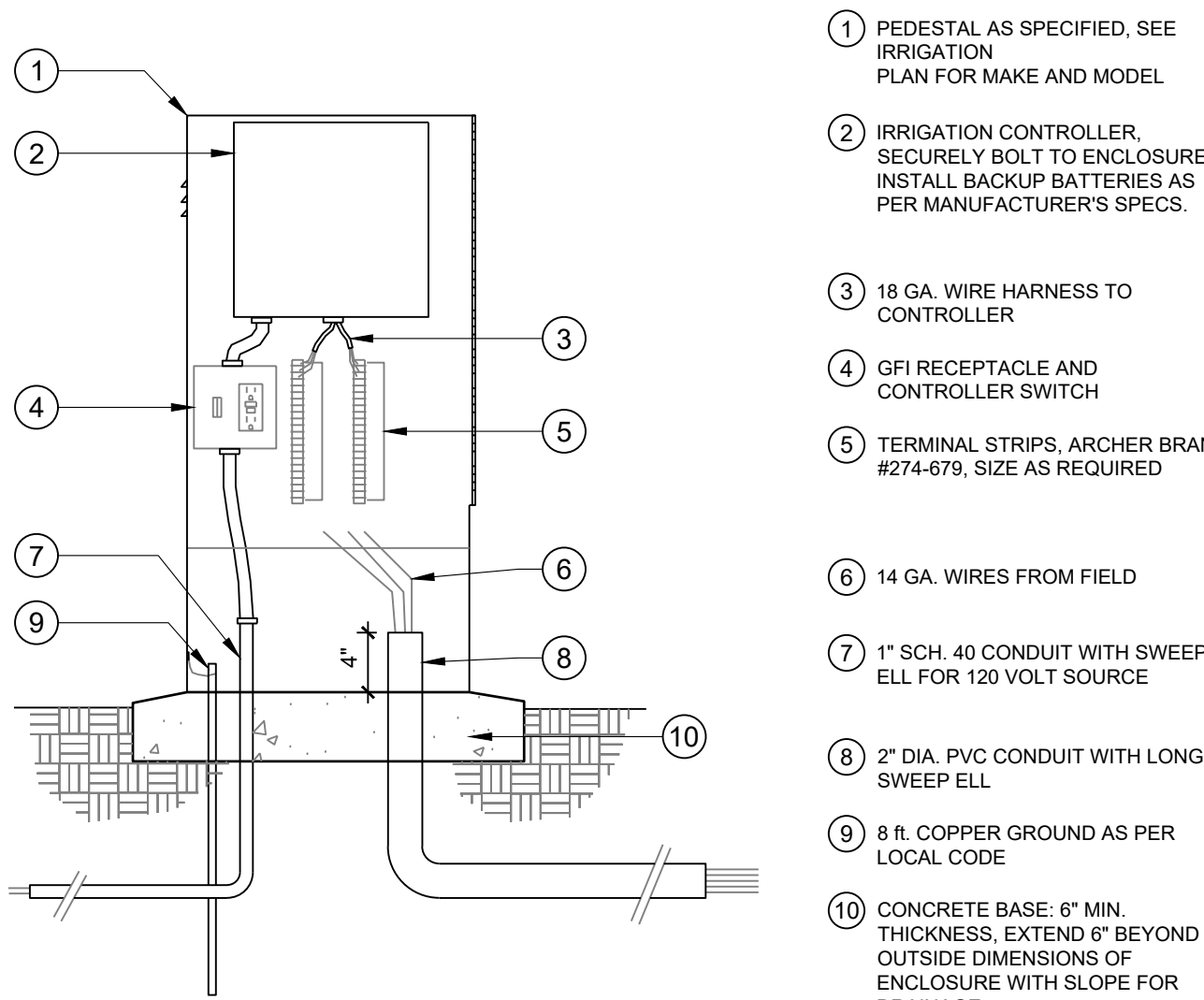
Sheet Number:

LI-02

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Application Number:

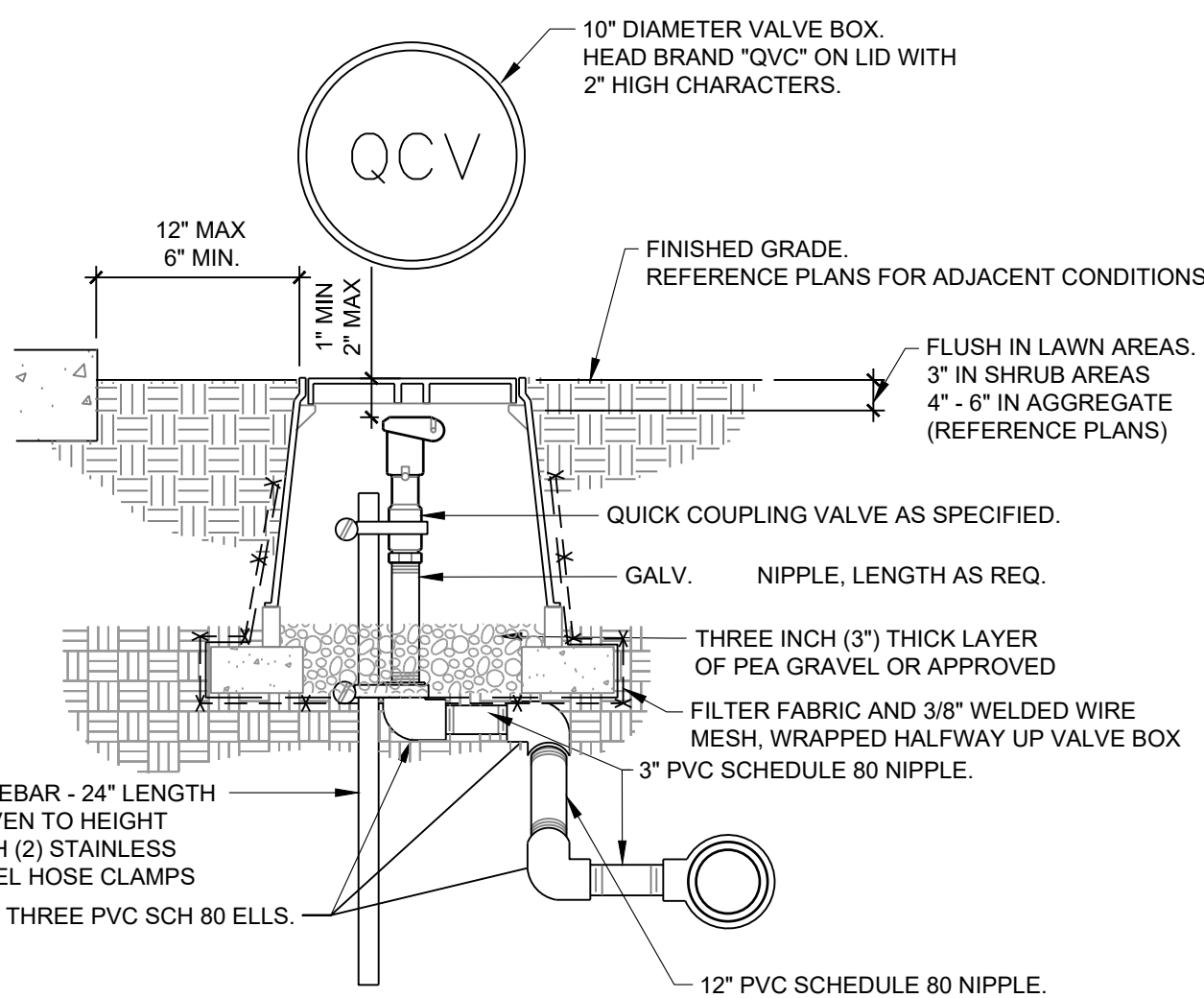
2025-31-SDP



5 CONTROLLER IN ENCLOSURE

1" = 1'-0"

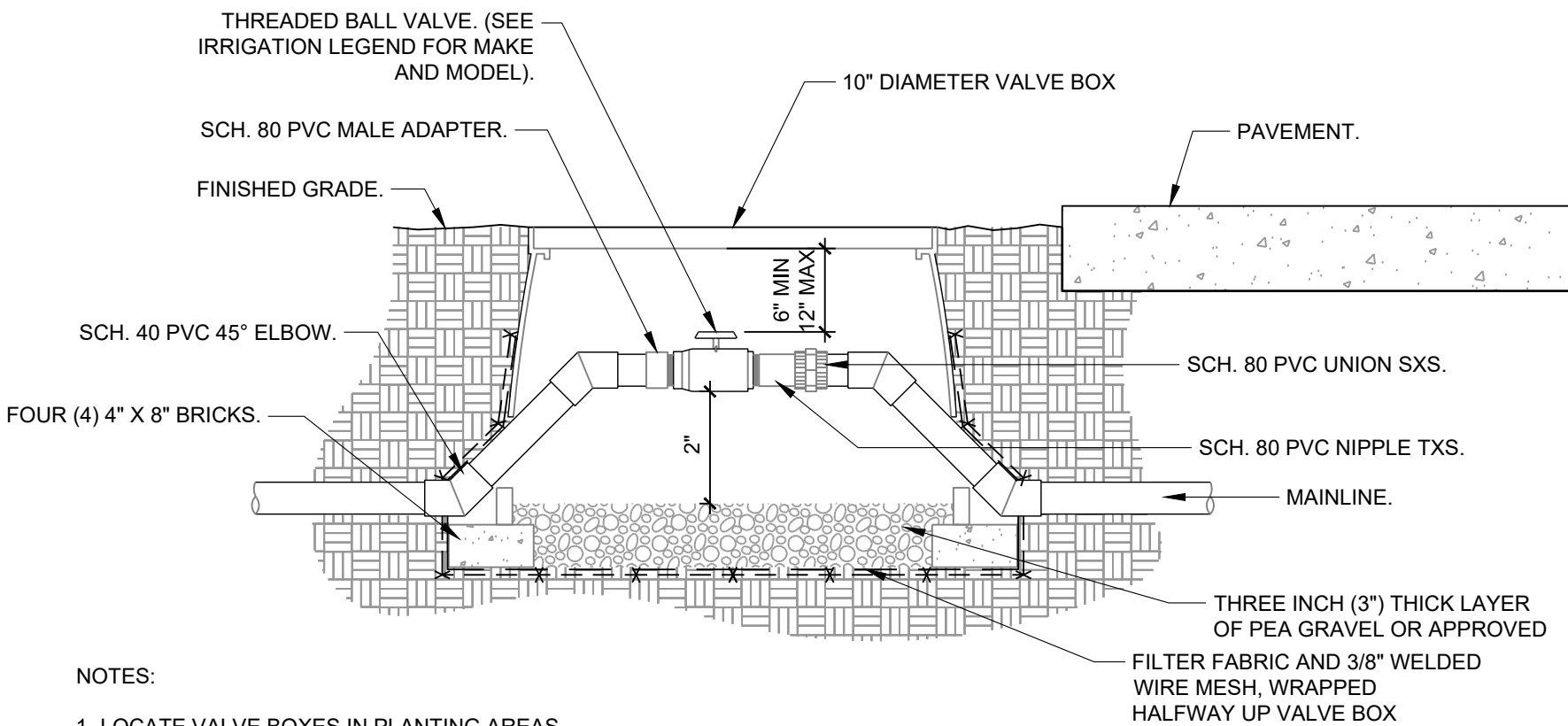
P-PU-GPU-BEDF-58



4 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0"

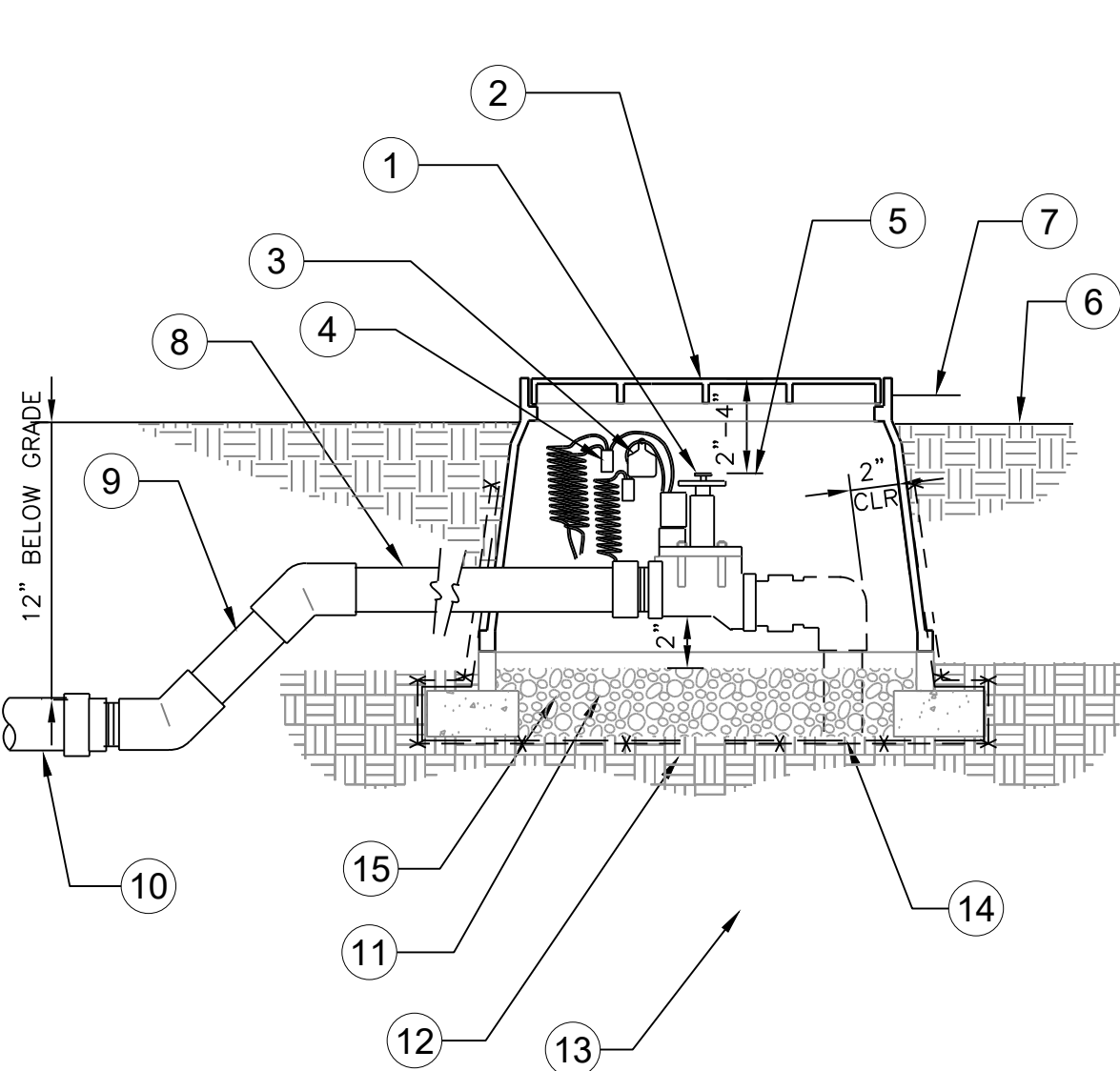
P-PU-GPU-BEDF-49



3 BALL VALVE 3" AND SMALLER

1 1/2" = 1'-0"

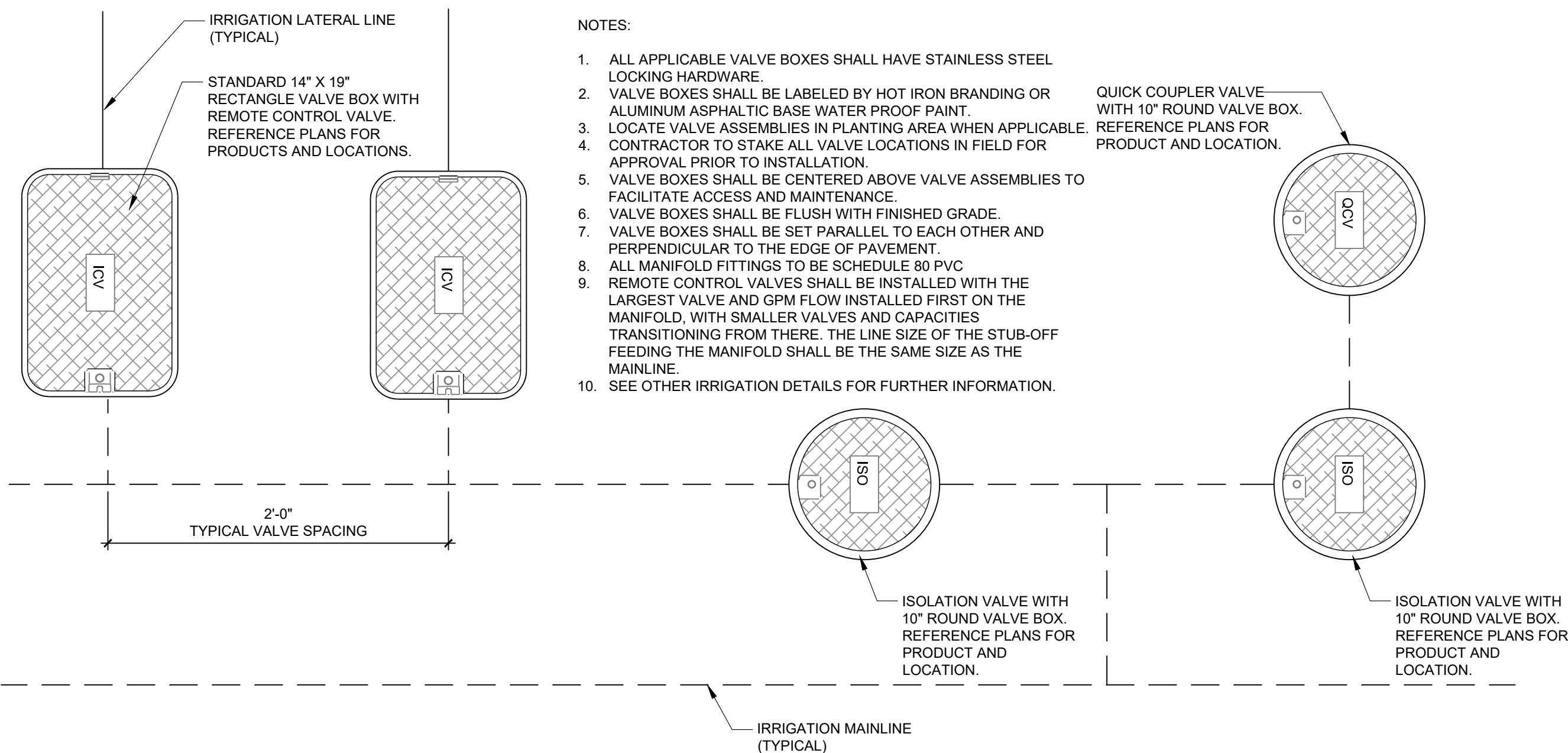
P-PU-GPU-BEDF-37



2 REMOTE CONTROL VALVE

1 1/2" = 1'-0"

P-PU-GPU-BEDF-50

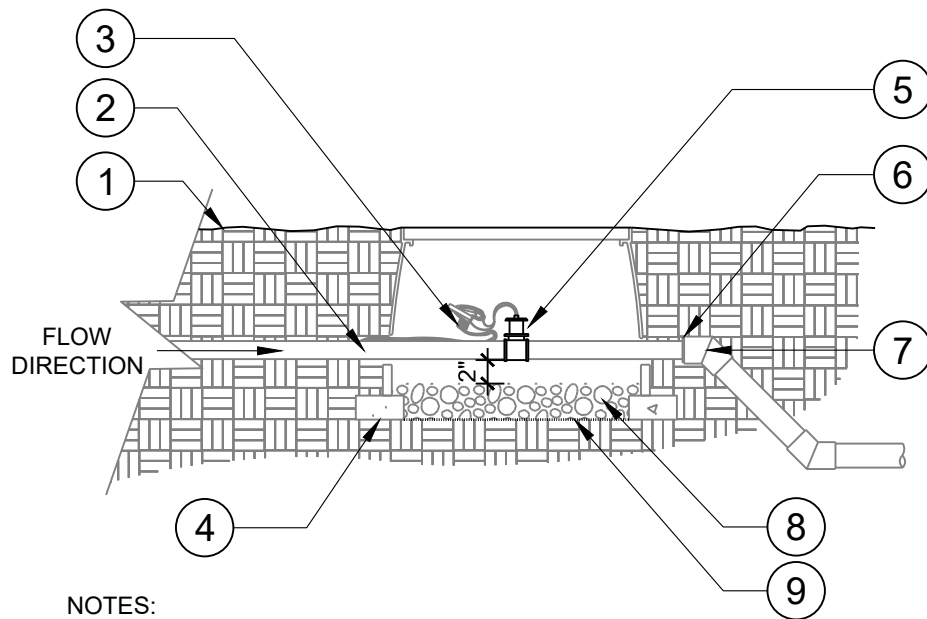


1 VALVE BOX LAYOUT

1 1/2" = 1'-0"

P-PU-GPU-BEDF-34

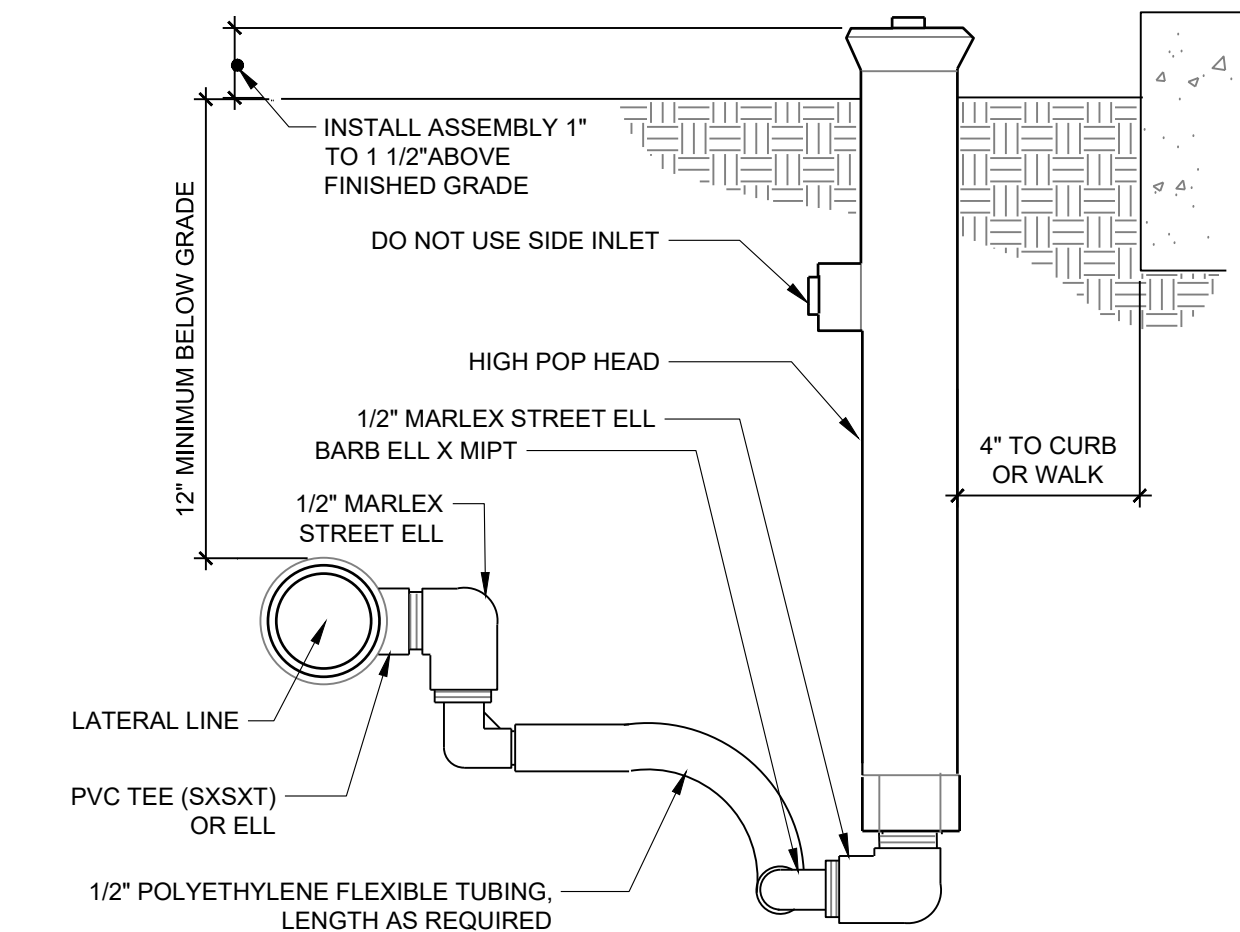




- NOTES:
1. FLOW SENSOR MAKE AND MODEL NUMBER SHALL BE PER CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (SEE IRRIGATION PLANS).
  2. FLOW SENSOR WIRE SHALL BE PER CONTROLLER MANUFACTURER'S SPECIFICATIONS.
  3. INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  4. ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR/Y-6 CONNECTORS OR APPROVED SUBSTITUTE.
  5. VALVE BOX SHALL BE WRAPPED WITH A MIN. OF THREE (3) MIL THICK PLASTIC AND SECURE IT TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
  6. SEE MASTER VALVE/FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.
- 1 FINISH GRADE  
2 MAINLINE PIPE FROM MASTER VALVE (SEE MASTER VALVE/FLOW SENSOR DETAIL FOR MAINLINE PIPE SIZE)  
3 IRRIGATION VALVE WIRES WITH 12" MIN. EXPANSION COIL  
4 FOUR (4) 4" x 8" BRICKS  
5 FLOW SENSOR (SEE IRRIGATION PLANS FOR MAKE AND MODEL)  
6 SCH. 40 PVC REDUCER BUSHING  
7 SCH. 40 PVC 45 DEG. ELBOW  
8 3" THICK LAYER OF PEA GRAVEL OR APPROVED SUBSTITUTE  
9 3/8" WELDED WIRE MESH

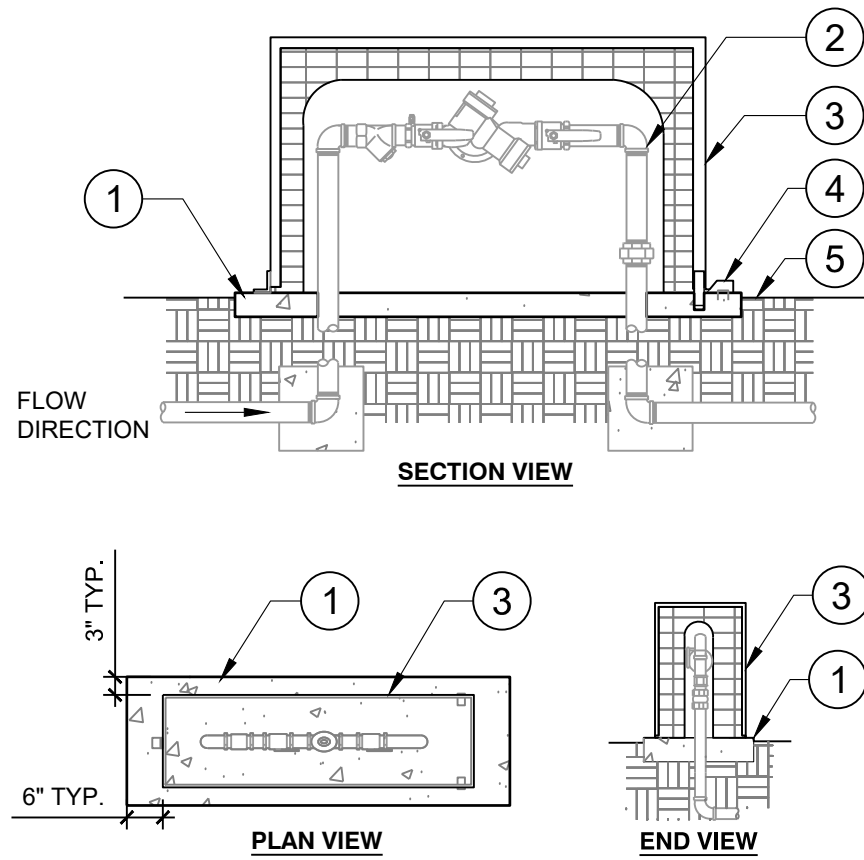
## 7 FLOW SENSOR

SECTION SCALE: N.T.S.



## 2 SHRUB SPRAY

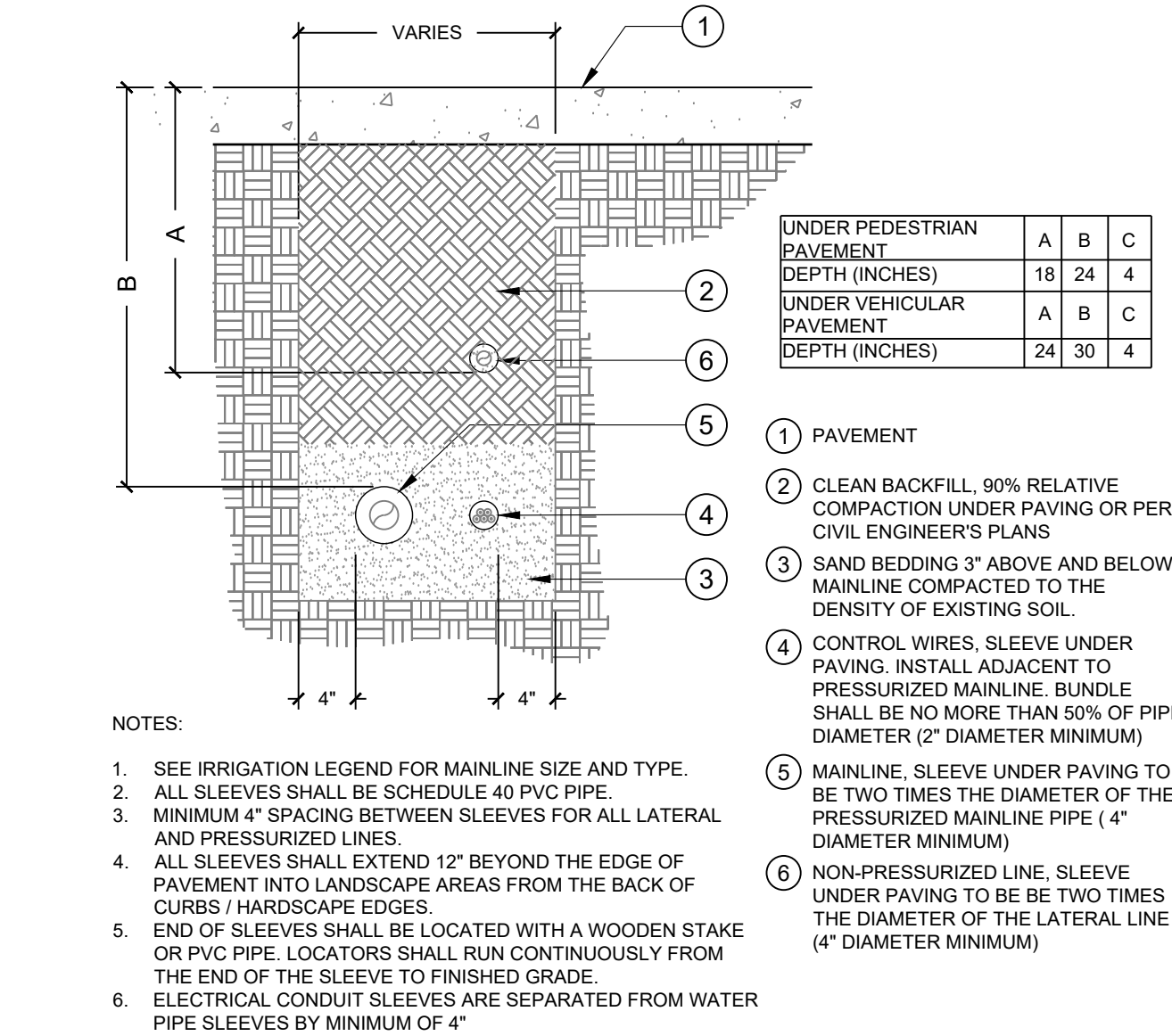
SECTION SCALE: 3" = 1'-0"



- NOTES:
1. INSTALL BACKFLOW CAGE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
  2. SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
  3. LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING
  4. CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- 1 4" THICK CONCRETE FOOTING  
2 1" ABOVE FINISHED GRADE  
3 BACKFLOW CAGE (SEE IRRIGATION LEGEND FOR MAKE AND MODEL)  
4 LOCK BOX  
5 FINISHED GRADE

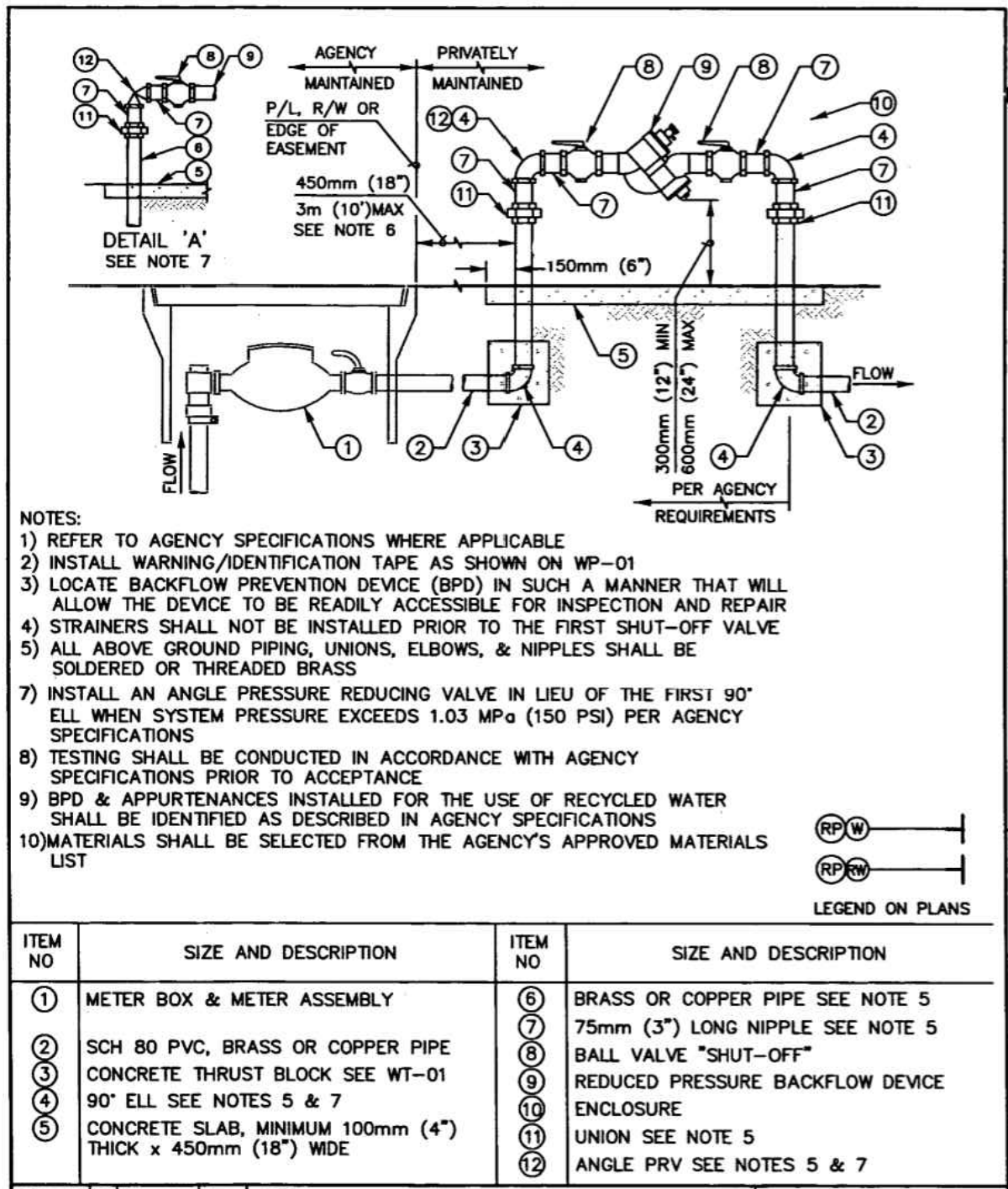
## 6 BACKFLOW CAGE

PLAN / SECTION SCALE: N.T.S.



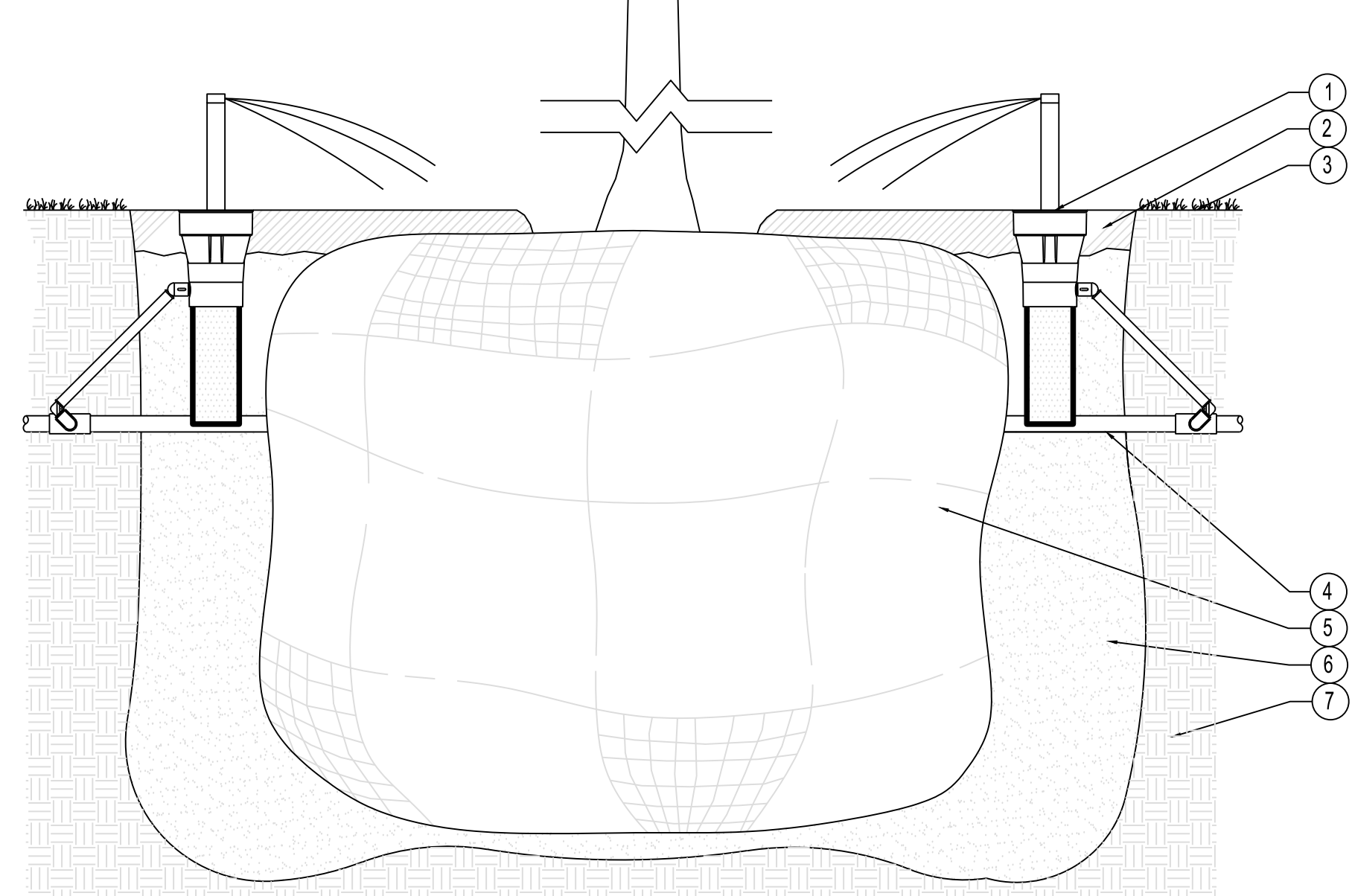
## 3 SLEEVING DETAIL

1" = 1'-0" P-PU-GPU-BEDF-51



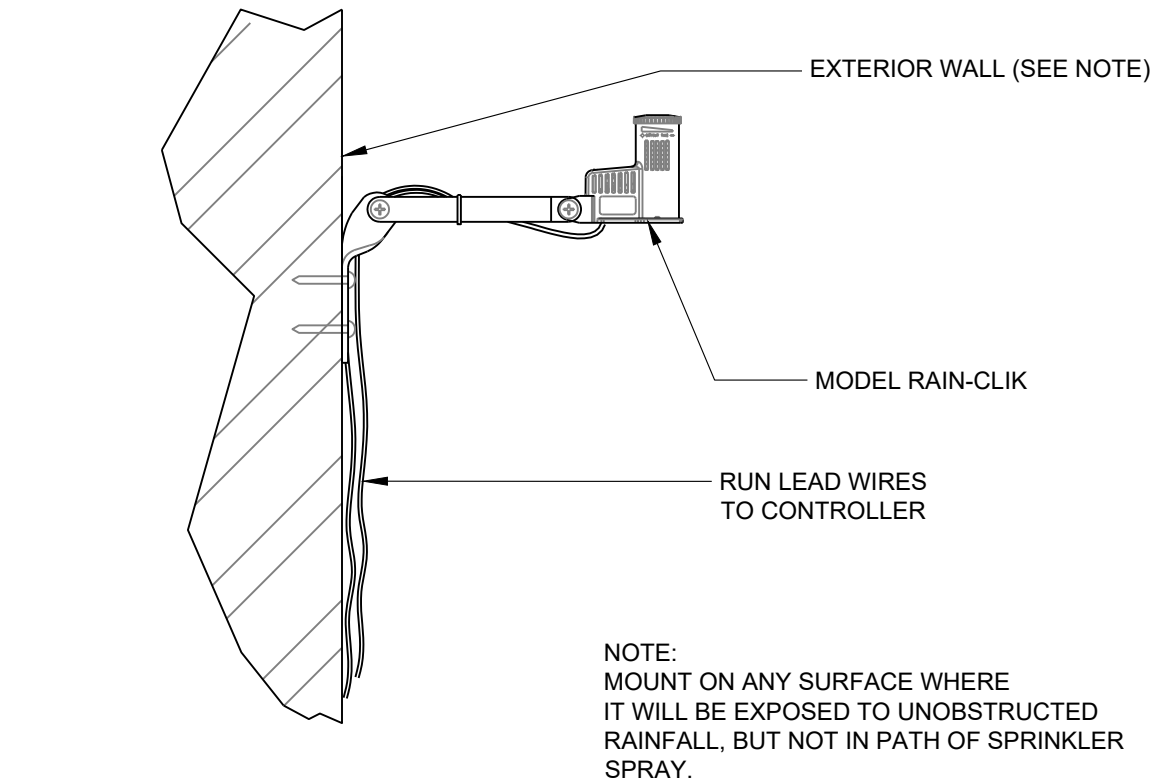
## 5 BACKFLOW PREVENTION DEVICE - GTOWN

3/4" = 1'-0" P-PU-GPU-BEDF-98



## 1 TREE BUBBLER - HUNTER SPRAY NOZZLE

1 1/2" = 1'-0" P-PU-GPU-BEDF-33



## 4 RAIN-CLICK

3" = 1'-0" P-PU-GPU-BEDF-39

- LEGEND:
- 1 BUBBLER BODY - PER PLANS
  - 2 MULCH
  - 3 FINISHED GRADE
  - 4 LATERAL PIPE - SIZE PER PLAN
  - 5 ROOT BALL
  - 6 AMENDED SOIL MEDIA (PER SOILS REPORT)
  - 7 NATIVE SOIL
- NOTES:  
INSTALL RZWS SLEEVE OVER TUBE TO HELP PREVENT SOIL INTRUSION



## Project: BEDFORD PARK IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:  
24-CLA513

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:  
October 29, 2025

Revisions:

Sheet Title:

IRRIGATION DETAILS




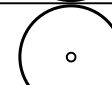






Sheet Number:

LI-03

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Application Number:  
2025-31-SDP



| PLANT_SCHEDULE   |      |           |                         |                       |                                    |            |        |           |           |                   |       |                         |         |  |
|--|------|-----------|-------------------------|-----------------------|------------------------------------|------------|--------|-----------|-----------|-------------------|-------|-------------------------|---------|--|
| SYMBOL   | CODE | QTY       | COMMON NAME             | BOTANICAL NAME        | SIZE                               | CONTAINER  | NATIVE | HEIGHT    | SPREAD    | LIGHT             | WATER | EVERGREEN/<br>DECIDUOUS | UTILITY | REMARKS  |
| TREES  |      |           |                         |                       |                                    |            |        |           |           |                   |       |                         |         |  |
|  | QM2  | 2         | BURR OAK                | QUERCUS MACROCARPA    | 4" CALIPER; 17' HEIGHT X 8' SPREAD | 100 GAL.   | B/E    | 50' - 75' | 50' +     | SUN               | VL    | D                       |         | SINGLE TRUNK, STRAIGHT<br>CENTRAL LEADER, FULL AND<br>UNIFORM CANOPY;<br>CONTAINER GROWN   |
|  | UC   | 2         | CEDAR ELM               | ULMUS CRASSIFOLIA     | 4" CALIPER; 18' HEIGHT X 7' SPREAD | 100 GALLON | B/E    | 25' - 60' | 25' - 35' | SUN/PART<br>SHADE | L     | D                       |         | SINGLE TRUNK, STRAIGHT<br>CENTRAL LEADER, FULL AND<br>UNIFORM CANOPY;<br>CONTAINER GROWN   |
|  | QM   | 2         | CHINQUAPIN OAK          | QUERCUS MUEHLENBERGII | 4" CALIPER; 18' HEIGHT X 7' SPREAD | 100 GALLON | B/E    | 30' - 60' | 30' - 40' | SUN               | M     | D                       |         | SINGLE TRUNK, STRAIGHT<br>CENTRAL LEADER, FULL AND<br>UNIFORM CANOPY;<br>CONTAINER GROWN   |
|  | QV   | 2         | LIVE OAK                | QUERCUS VIRGINIANA    | 4" CALIPER; 18' HEIGHT X 7' SPREAD | 100 GALLON | B/E    | 30' - 50' | 50' +     | SUN               | L-VL  | E                       |         | SINGLE TRUNK, STRAIGHT<br>CENTRAL LEADER, FULL AND<br>UNIFORM CANOPY;<br>CONTAINER GROWN   |
|  | RO   | 2         | TEXAS RED OAK           | QUERCUS BUCKLEYI      | 4" CALIPER; 17' HEIGHT X 8' SPREAD | 100 GALLON |        |           |           |                   |       |                         |         | SINGLE TRUNK, STRONG<br>CENTRAL LEADER, FULL AND<br>UNIFORM CANOPY;<br>CONTRACTOR TO SUBMIT<br>PHOTOS FOR L.A. APPROVAL  |
| ORNAMENTAL TREES   |      |           |                         |                       |                                    |            |        |           |           |                   |       |                         |         |  |
|  | ID   | 3         | POSSUMHAW               | ILEX DECIDUA          | 8' HEIGHT X 4' SPREAD              | 45 GAL     | B/E    | 12' - 15' | 12'       | SUN/PART<br>SHADE | L-M   | D                       | YES     | MULTI-TRUNK, 3 CANE<br>MINIMUM, INCLUDE ONE<br>MALE WITH ALL OTHER<br>PLANTS IDENTIFIED AS<br>FEMALE BY THE NURSERY  |
|  | RL   | 3         | PRAIRIE FLAMELEAF SUMAC | RHUS LANCEOLATA       | 8' HEIGHT X 4' SPREAD              | 45 GAL     | T      | 10' - 30' | 15' - 20' | SUN/PART<br>SHADE | L     | D                       |         | MULTI-TRUNK, 3-5 TRUNKS,<br>1-1/2" MINIMUM CAN CALIPER,<br>HEVILY BRANCHED, CLEAR<br>TRUNK, FULL AND UNIFORM<br>CANOPY; CONTAINER<br>GROWN   |
|  | TML  | 3         | TEXAS MOUNTAIN LAUREL   | SOPHORA SECUNDIFLORA  | 8' HEIGHT X 4' SPREAD              | 45 GAL     | E      | 10' - 20' | 8' - 12'  | SUN/PART<br>SHADE | L     | E                       | YES     | MULTI-TRUNK, 3-5 TRUNKS,<br>1-1/2" MINIMUM CAN CALIPER,<br>HEVILY BRANCHED, CLEAR<br>TRUNK, FULL AND UNIFORM<br>CANOPY; CONTAINER<br>GROWN   |
|  | DT2  | 4         | TEXAS PERSIMMON         | DIOSPYROS TEXANA      | 8' HEIGHT X 4' SPREAD              | 45 GAL     | E      | 8' - 15'  | 8' - 12'  | SUN/PART<br>SHADE | VL    | D                       | YES     | MULTI-TRUNK, 3-5 TRUNKS,<br>1-1/2" MINIMUM CANE<br>CALIPER, HEVILY<br>BRANCHED, CLEAR TRUNK,<br>FULL AND UNIFORM CANOPY;<br>CONTAINER GROWN  |
| SOD/SEED   |      |           |                         |                       |                                    |            |        |           |           |                   |       |                         |         |  |
|  | CD   | 31,299 SF | NATIVE SEED MIX         | REVEGATATION          | HYDROSEED                          |            |        |           |           |                   |       |                         |         | CONTRACTOR TO FIELD<br>VERIFY AMOUNT OF<br>HYDROMULCH REQUIRED.<br>THUNDERTURF #2863<br>(REFERENCE PERCENTAGE<br>BREAKDOWN PROVIDED<br>FROM NATIVE AMERICAN<br>SEED ) OR APPROVED<br>EQUIVALENT. |



NATIVE AMERICAN SEED CONTACT: 1-800-728-4043

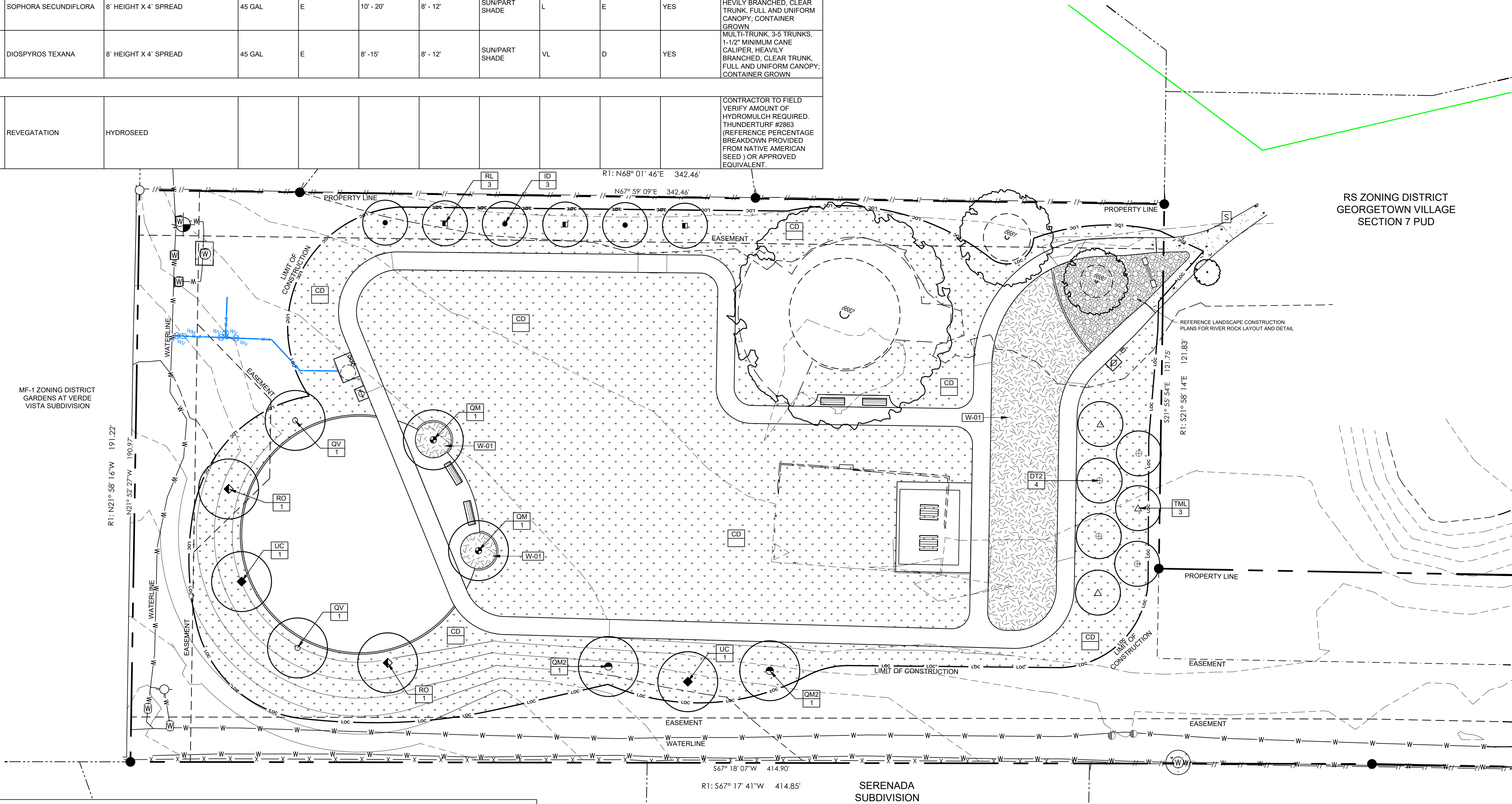
Thunder Turf - Lot #: 2863MIX30524

| Name  | % by wt        | Test date        | Germ        | Dormant               | Total Germ  |
|---|----------------|------------------|-------------|-----------------------|-------------|
| Buffalo Grass   | 70.43%         | 12/2023          | 96.00%      | 2.00%                 | 98.00%      |
| Blue Grama  | 28.09%         | 11/2023          | 98.00%      | 0.00%                 | 98.00%      |
| Curly Mesquite  | 1.49%          |                  |             |                       |             |
| Purity: 93.40%  | Inert: 6.60%   | Other: 0.00%     | Weed: 0.01% | Noxious: None         | Origin: USA |
| Germ: 95.82%  | Dormant: 2.00% | Ttl Germ: 97.82% | PLS: 91.37% | PLS Seeds/lb: 234,292 | Net Weight: |
| Acceptance of these seeds is an agreement that they will not be used for commercial breeding purposes with a patent outcome |                |                  |             |                       |             |

HYDROSEED NOTES:

- HYDROSEED IS TO BE WATERED FOR ESTABLISHMENT PURPOSES ONLY AND IS NOT TO RECEIVE PERMANENT IRRIGATION.
- REFERENCE TECHNICAL SPECIFICATIONS FOR WINTER SEED BLEND BASED ON APPLICATION DATES.
- HYDROSEED IS TO HAVE COLOR MARKING DYE TO CLEARLY IDENTIFY APPLICATION AREAS FOR ON SITE INSPECTION.

| SITE SYMBOL LEGEND  |   |
|---|---|
| ( )   | RECORD CALL PER CABINET Q, SLIDE 1-3                            |
| ●   | 1/2" IRON ROD FOUND   |
| ○   | SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP |
| □   | SIGN TO REMAIN  |
| ■   | ELECTRIC BOX TO REMAIN  |
| ⊕   | WATER METER TO REMAIN   |
| ⊖   | WATER VALVE TO REMAIN   |
| ⊙   | STORM DRAIN MANHOLE TO REMAIN                                   |
| ⊕   | TELEPHONE PEDESTAL TO REMAIN                                    |
| ⊖   | SANITARY SEWER MANHOLE TO REMAIN                                |
| ⊙   | MAILBOX TO REMAIN   |
| W   | WATER   |
| UELX  | ELECTRIC (UNDERGROUND)  |
| SS  | SANITARY SEWER  |
| TP  | TREE PROTECTION FENCE   |
| SF  | SILT FENCE  |
| LOC   | LIMIT OF CONSTRUCTION   |
| ---   | EXISTING CONTOUR  |
| ---   | PROPOSED CONTOUR  |
|  | HARDWOOD MULCH  |
|  | REVEGATATION  |
| PLANT CODE  | CD  |
| PLANT QUANTITY  |   |
| PLANT CALLOUT   |   |



| MATERIAL SCHEDULE |                         |  |   |   |
|-------------------|-------------------------|--|---|---|
| WOOD              |                         |  |   |   |
| CODE              | ITEM                    | DESCRIPTION                            | SUPPLIER  | REMARKS   |
| W-01              | SHREDDED HARDWOOD MULCH | TEXAS CUT ALL NATURAL PRODUCT: #251577 | WHITTLESLEY LANDSCAPE SUPPLIES<br>PHONE: 512-989-7625 | CONTRACTOR TO SUBMIT PRODUCT DATA FOR LANDSCAPE ARCHITECTS APPROVAL PRIOR TO INSTALLATION |

# COVEY

Planning + Landscape Architecture

800 South Austin Avenue  
Georgetown, Texas 78626  
512.887.5311



OCTOBER-29-2025

Project:

## BEDFORD PARK IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513



**CAUTION!!!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON THE PLANS.

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

PLANTING PLAN

Sheet Number:

LP-01

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Application Number:

2025-31-SDP





Project:

BEDFORD PARK  
IMPROVEMENTS

GEORGETOWN, TEXAS

Project Number:

24-CLA513

Designed: TWR

Drawn: CMB

Reviewed: RWS

Submittal Date:

October 29, 2025

Revisions:

Sheet Title:

PLANTING DETAILS

Sheet Number:

LP-02

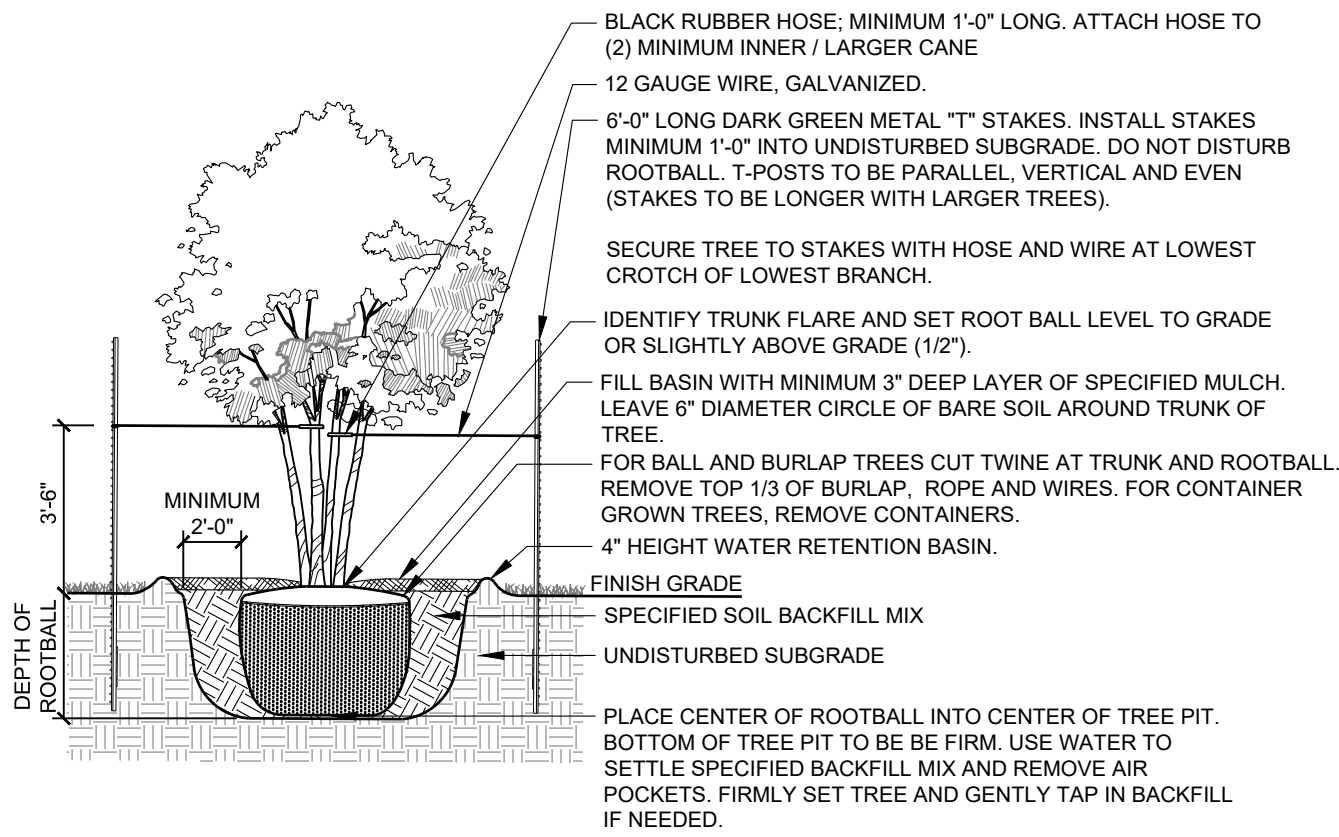
PAGE 43 OF 43 SHEETS

Application Number:

2025-31-SDP

NOTES:

1. REFERENCE TECHNICAL SPECIFICATION SECTION "32 9300 PLANTING" FOR ADDITIONAL REQUIREMENTS.
2. TREES LESS THAN 4" CALIPER ARE TO INSTALL (2) TWO T-POSTS.
3. TREES GREATER THAN 4" CALIPER ARE TO INSTALL (3) T-POSTS.
4. POST AND TIES ARE TO BE ESTABLISHED WITHOUT HARMING THE TREE (E.G. NON-BINDING STRAPS, POSTS ESTABLISHED OUTSIDE OF ROOTBALL) BUT ENSURE THAT ALL STAKING MATERIAL IS REMOVED AFTER ONE YEAR.
5. SEE ANSI A300 (PART 1) FOR ADDITIONAL INFORMATION REGARDING PRUNING STANDARDS
6. SEE ANSI 260.1 FOR NURSERY STANDARDS



MULTI-TRUNK  
TREE PLANTING DETAIL

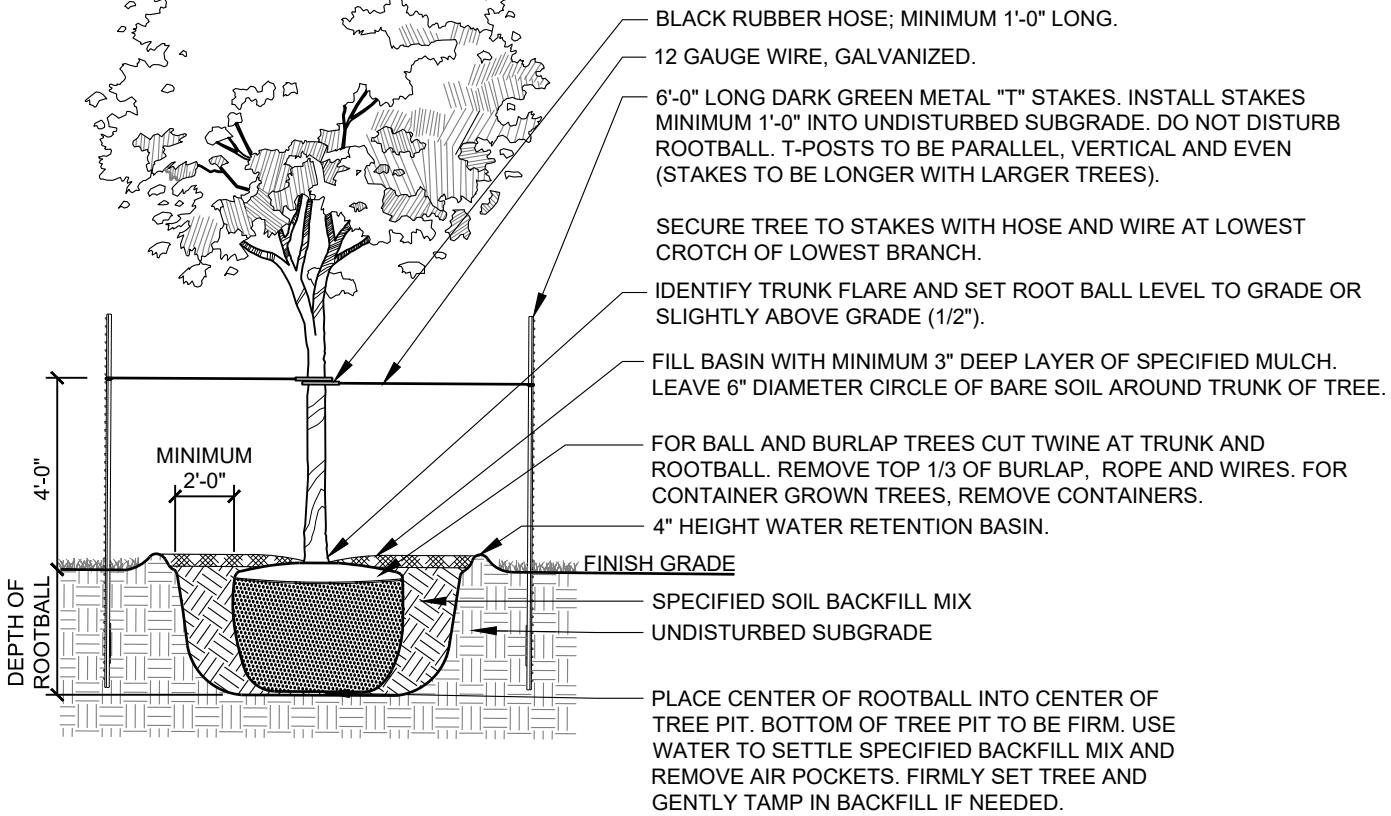
3

SECTION

SCALE: N.T.S.

NOTES:

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4. POST AND TIES ARE TO BE ESTABLISHED WITHOUT HARMING THE TREE (E.G. NON-BINDING STRAPS, POSTS ESTABLISHED OUTSIDE OF ROOTBALL) BUT ENSURE THAT ALL STAKING MATERIAL IS REMOVED AFTER ONE YEAR.
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6. SEE ANSI 260.1 FOR NURSERY STANDARDS

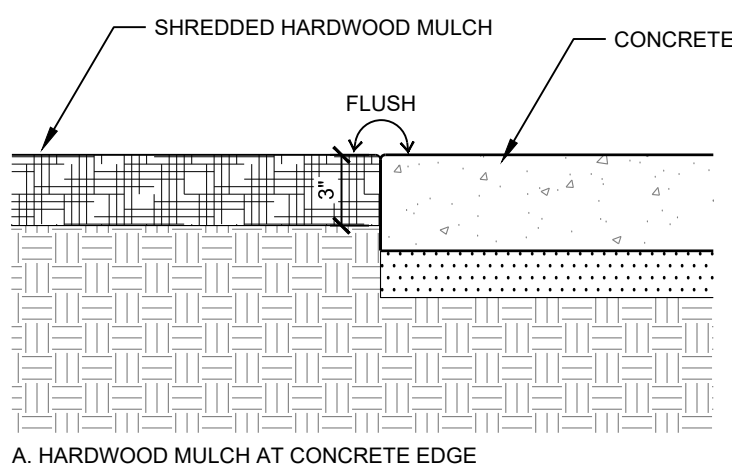


SINGLE TRUNK  
TREE PLANTING DETAIL - IN MULCH

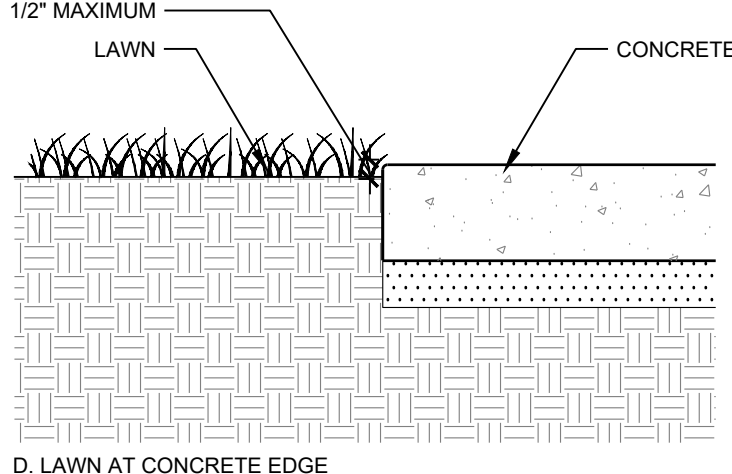
2

SECTION

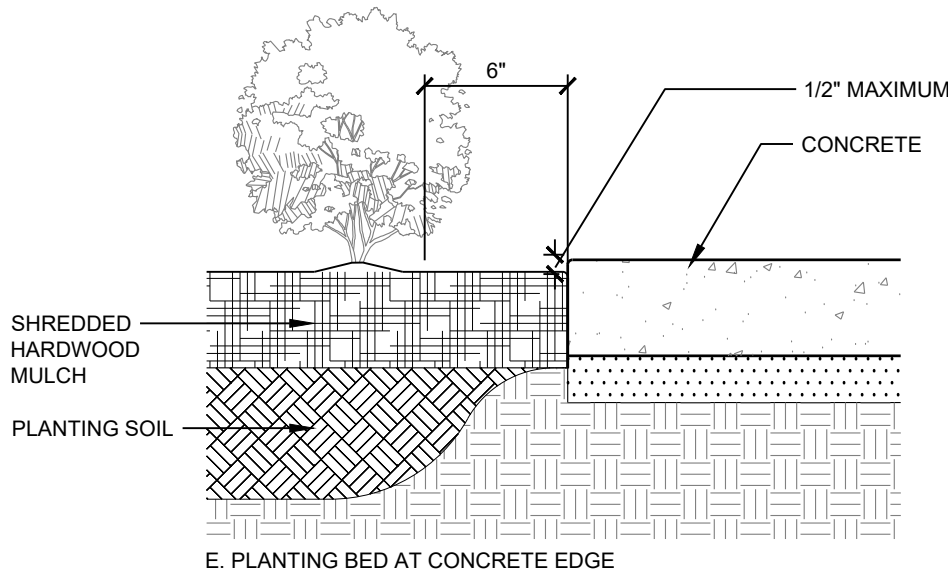
SCALE: N.T.S.



A. HARDWOOD MULCH AT CONCRETE EDGE



D. LAWN AT CONCRETE EDGE



E. PLANTING BED AT CONCRETE EDGE

MATERIALS TO BE INSTALLED  
ADJACENT AT CONCRETE (INCLUDING EXISTING CONCRETE)

1

SECTION

SCALE: 1 1/2" = 1'-0"