CONTRIBUTING ZONE PLAN

FOR

GEORGETOWN CREDIT UNION

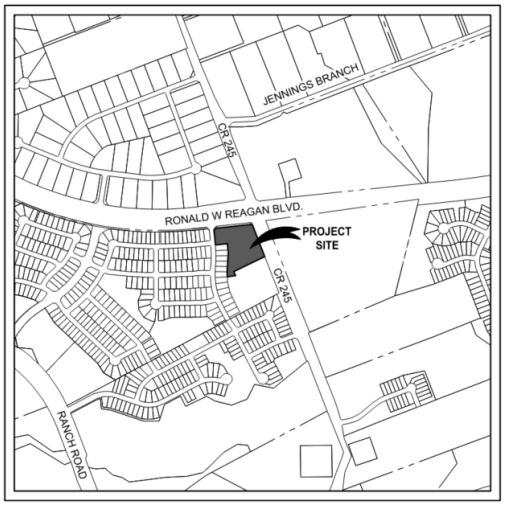
915 CR 245,

IN

GEORGETOWN, TEXAS, 78633

PREPARED FOR

LEVEL 5, LLC
2326 WASHINGTON BLVD, FOURTH FLOOR
OGDEN, UTAH 84401



12/16/2025

QUIDDITY

912 S. Capital of Texas Highway, Suite 300
Austin, Texas 78746
Tel: 512.441.9493
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December 2025

Contributing Zone Plan Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **Contributing Zone Plan Application (TCEQ-10257)**

  Attachment A - Road Map
  Attachment B - USGS Quadrangle Map
  Attachment C - Project Narrative
  Attachment D - Factors Affecting Surface Water Quality
  Attachment E - Volume and Character of Stormwater
  Attachment F - Suitability Letter from Authorized Agent (if OSSF is proposed)
  Attachment G - Alternative Secondary Containment Methods (if AST with an alternative method of secondary containment is proposed)
  Attachment H - AST Containment Structure Drawings (if AST is proposed)
  Attachment I - 20% or Less Impervious Cover Declaration (if project is multi-family residential, a school, or a small business and 20% or less impervious cover is proposed for the site)
  Attachment J - BMPs for Upgradient Stormwater
  Attachment K - BMPs for On-site Stormwater
  Attachment L - BMPs for Surface Streams
  Attachment M - Construction Plans
  Attachment N - Inspection, Maintenance, Repair and Retrofit Plan
  Attachment O - Pilot-Scale Field Testing Plan, if BMPs not based on Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs
  Attachment P - Measures for Minimizing Surface Stream Contamination

- **Storm Water Pollution Prevention Plan (SWPPP)**

  -OR-

- **Temporary Stormwater Section (TCEQ-0602)**

  Attachment A - Spill Response Actions
  Attachment B - Potential Sources of Contamination
  Attachment C - Sequence of Major Activities
  Attachment D - Temporary Best Management Practices and Measures
  Attachment E - Request to Temporarily Seal a Feature, if sealing a feature
  Attachment F - Structural Practices
  Attachment G - Drainage Area Map
  Attachment H - Temporary Sediment Pond(s) Plans and Calculations
  Attachment I - Inspection and Maintenance for BMPs
  Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices

- **Copy of Notice of Intent (NOI)**
- **Agent Authorization Form (TCEQ-0599), if application submitted by agent**

- **Application Fee Form (TCEQ-0574)**
- **Check Payable to the "Texas Commission on Environmental Quality"**
- **Core Data Form (TCEQ-10400)**

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Highland Village Phase II						**2. Regulated Entity No.:** RN111247771			
3. Customer Name: United Heritage Credit Union						**4. Customer No.:**			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			3.891
9. Application Fee:	-		**10. Permanent BMP(s):**			Batch Detention Pond			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			Berry Creek			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	X
Region (1 req.)	__	__	X
County(ies)	__	__	X
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence XGeorgetown __Jerrell __Leander __Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Justin M. Cadieux, P.E. Print Name of Customer/Authorized Agent Signature of Customer/Authorized Agent 12/12/2025 Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), 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 **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Justin M. Cadieux, P.E.

Date: 11/19/2025

Signature of Customer/Agent:

Regulated Entity Name: Highland Village Phase II

Project Information

1. County: Williamson
2. Stream Basin: Berry Creek
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

   Contact Person: Michael Ver Schuur
   Entity: United Heritage Credit Union
   Mailing Address: 12515 research Blvd, Bldg 5
   City, State: Austin, TX Zip: 78759
   Telephone: (512) 435-4545 Fax: _____
   Email Address: mverschu@uhcu.org

5. Agent/Representative (If any):

Contact Person: Justin M. Cadieux, P.E.
Entity: Quiddity Engineering, LLC
Mailing Address: 912 S. Capital of Texas Highway, Suite 300
City, State: Austin, Texas Zip: 78746
Telephone: (512) 685-5152 Fax: _____
Email Address: jcadieux@quiddity.com

6. Project Location:

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

7. [X] The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

From Austin: Traveling north on I-35, take Exit 266 toward TX-195 N, turn left onto TX-195 W, and continue for 5.5 miles. Turn left onto Rattlesnake Road, and then turn left onto Ronald Reagan Boulevard. Continue for 3.5 miles until you reach the intersection of Ronald Reagan Boulevard and CR 245, The site is at the southwest corner of the intersection

8. [X] **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. [X] **Attachment B - USGS Quadrangle Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

[X] Project site boundaries.
[X] USGS Quadrangle Name(s).

10. [X] **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

11. 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/Not cleared)
☐ Other: _____

12. The type of project is:

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

13. Total project area (size of site): 3.891 Acres

Total disturbed area: 3.891 Acres

14. Estimated projected population: N/A

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	39,332	÷ 43,560 =	0.063
Parking	2,765	÷ 43,560 =	0.903
Other paved surfaces	1,225	÷ 43,560 =	0.028
Total Impervious Cover	43,322	÷ 43,560 =	0.995

Total Impervious Cover 0.995 **÷ Total Acreage** 3.891 **X 100 =** 25.6 **% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

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

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☒ N/A

18. Type of project:

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

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

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

20. Right of Way (R.O.W.):

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

25. ☐ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the City of Georgetown Treatment Plant. The treatment facility is:

☒ Existing.

☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1	-	-	-
2	-	-	-
3	-	-	-
4	-	-	-
5	-	-	-

Total x 1.5 = 0 **Gallons**

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

☐ **Attachment G - Alternative Secondary Containment Methods**. Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

Total: 0 **Gallons**

30. Piping:

☐ All piping, hoses, and dispensers will be located inside the containment structure.
☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
☐ The piping will be aboveground
☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings**. A scaled drawing of the containment structure is attached that shows the following:

☐ Interior dimensions (length, width, depth and wall and floor thickness).
☐ Internal drainage to a point convenient for the collection of any spillage.
☐ Tanks clearly labeled
☐ Piping clearly labeled
☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

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

    Site Plan Scale: 1" = 30 '.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48491C0275E, 9/26/2008

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

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

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☐ N/A

48. ☒ 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

49. ☒ 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

50. 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.

51. 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 I - 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.

52. ☒ **Attachment J - 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.

53. ☒ **Attachment K - 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.

54. ☐ **Attachment L - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

    ☒ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

☒ Prepared and certified by the engineer designing the permanent BMPs and measures
☒ Signed by the owner or responsible party
☒ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
☒ Contains a discussion of record keeping procedures

☐ N/A

57. ☐ **Attachment O - 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

58. ☐ **Attachment P - 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 result in water quality degradation.

☒ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. ☒ 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.

60. ☒ 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.

Administrative Information

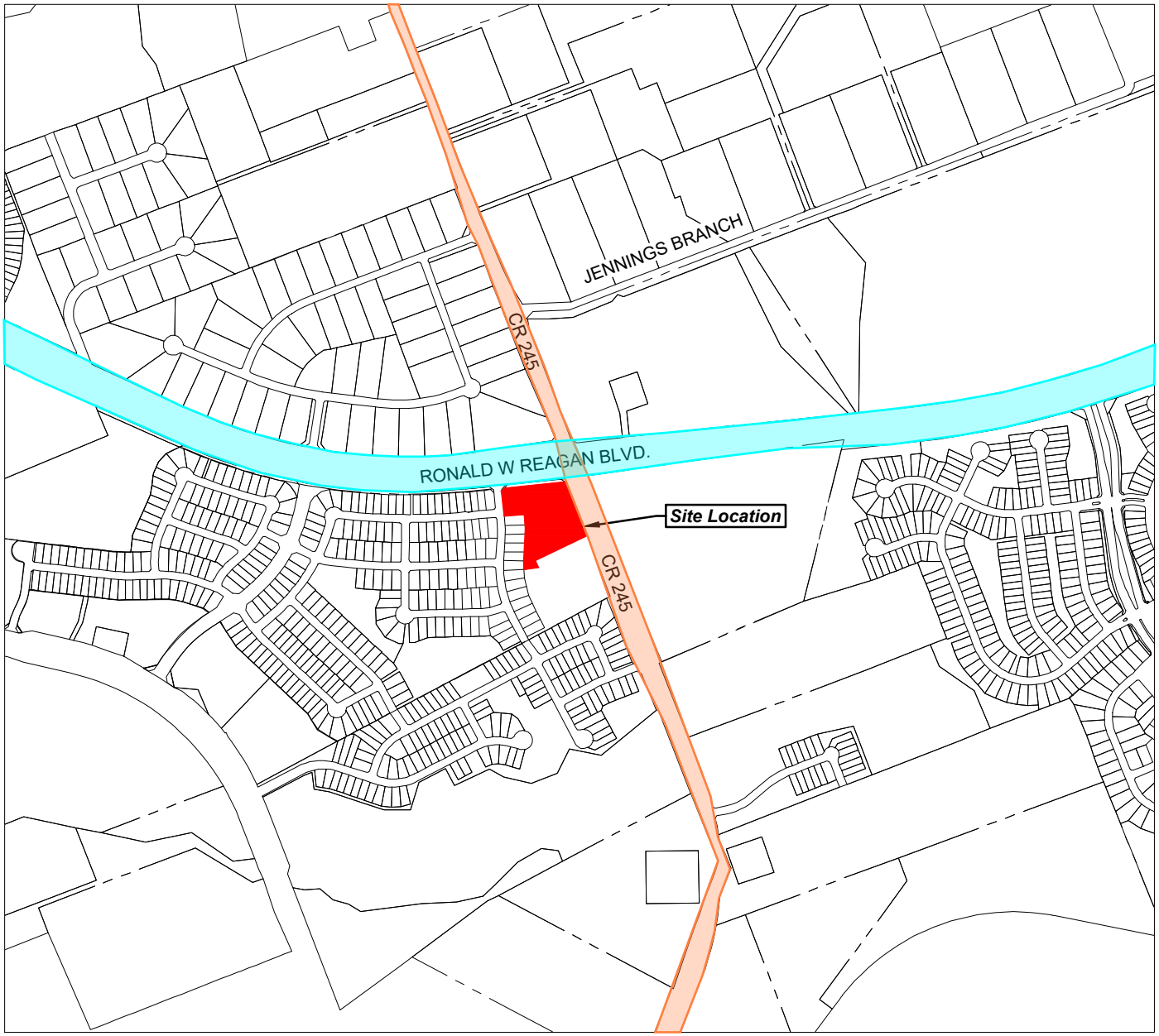
61. [X] Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

62. [X] Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. [X] The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

[X] The Temporary Stormwater Section (TCEQ-0602) is included with the application.

Attachment A: Roadmap



0' 500' 1000' 2000'

SCALE: 1000'

GEORGETOWN CREDIT UNION

VICINITY MAP

QUIDDITY

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SCALE:	1" = 1000'
DATE:	10/22/2025
JOB NO:	15234-0020-01

K:\15234\15234-0020-01 Georgetown Credit Union\2 Design Phase\CAD\Exhibit\Vicinity Map\Georgetown Credit Union Vicinity Map.dwg

Attachment B: USGS Quadrangle Map

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

The National Map US Topo

LEANDER NE QUADRANGLE
TEXAS - WILLIAMSON COUNTY
7.5-MINUTE SERIES

Approximate Site Location
Britts Crosswind Airport
Rocky Hollow Cem
Fore Cem
Hilde-Griff Field
Anderson Cem
Hunt Cem
Camp Spring
Walnut Spring
Knight Spring
Santa Rita Ranch
Liberty Hill
LEANDER
GEORGETOWN
Lake Georgetown
North Fork San Gabriel River
Middle Fork San Gabriel River
Rocky Hollow
Anderson Br
Dawes Jr
Sowers Jr
Hunt Hollow
Jim Hogg Hollow
Sycamore Hollow
Sawyer Hollow
Spring Hogg Hollow
Cedar Hollow
Oak Hollow
Camp Spring Hollow
Walnut Spring Hollow
Tolwhoe Hollow
Cowan Crk
Jennings Branch
Independence Creek
Bon Winde Rd
Co Rd 255
Co Rd 247
Co Rd 238
Co Rd 239
Co Rd 236
Co Rd 234
Co Rd 233
Co Rd 242
Co Rd 267
Co Rd 269
Co Rd 259
Pvt Rd 902
Independence Dr
Camp Verde Dr
Windmill Ranch Rd
Ronald W Reagan Blvd
Buttonwood Trl
Fannin Ranch Rd
Mustang Dr
Dawn Dr
Christine Ln
Big Valley Spr
S Valley Dr
Indian Springs Rd
King Rea Ln
Rocky Hollow Creek Dr
Martin Creek Ln
Pedernales Falls Dr
Kickapoo Creek Ln
Hobby St
Timberline Rd
Salado Creek Ln
Silver Ridge Dr
W Majestic Canyon
Ridgewood Rd
E Ridgewood Rd
Oakmont Rd
Meadow Dr
Four T Ranch Rd
Woodland Park
Williams Dr
Harbor Dr
Reef Ln
Alyssa Dr
Starlight Trl
Diamond Trl
Fountainwood Dr
Jim Hogg Park Rd
Golden Eagle Dr
Highland Spring Ln
Marquesa Trl
Silverstone Dr
Roberta Cir
Goldridge Dr
Lazy Ln
Vista Ridge Rd
Vista Heights Rd
Vista Heights Dr
Gilmore Rd
Hunters Point Dr
Deer Field Dr
Walnut Springs Rd
Park Rd 8
Knight Spring Rd
Cedar Hollow Rd
Wind Ridge Cove
Lost River Rd
Rancho Bueno Dr
Blue Quail Dr
Oakmont Cir
Middle Fork San Gabriel River
Lightning Ranch Rd
Cross Creek Ln
Tierra Roja Blvd
Inspiration Dr
Tower Rd
Sunset Ridge Dr
Rockhouse Dr
Greenleaf Dr
Hunky Dory Rd
Joya Dr
Live Oak
Red Oak
Rock Oak Oaks Dr
Grazen Rd
Pvt Rd 907
Co Rd 259
Co Rd 260
Co Rd 263
Co Rd 264
Co Rd 265
Co Rd 266
Co Rd 268
Co Rd 269
Co Rd 270
Co Rd 271
Co Rd 272
Co Rd 273
Co Rd 274
Co Rd 275
Co Rd 276
Co Rd 277
Co Rd 278
Co Rd 279
Co Rd 280
Co Rd

Georgetown Credit Union
Contributing Zone Plan

Attachment C: Project Narrative

Attachment C: Project Narrative

Georgetown Credit Union is located at 915 CR 245, Georgetown, Texas. Georgetown Credit Union is to be constructed on a single tract of land located southwest of the intersection of CR 245 and Ronald Reagan Boulevard, within the approved Highland Village Phase II Commercial subdivision (Doc. No. 2025055852), with a total site area of 3.891 acres. The site is currently undeveloped with trees located on the southern portion of the site. The site is within the city limits of Georgetown, the Lower Berry Creek watershed, and the Contributing Zone of the Edwards Aquifer. No portion of the property is within the limits of the 100-year floodplain as shown on FIRM Panel No. 48491C0275E, dated September 26, 2008. The proposed use of the site is a Credit Union. An Agent Authorization Form is required for Quiddity Engineering to submit the CZP modification on behalf of United Heritage Credit Union.

The most recently approved Contributing Zone Plan (EAPP ID No. 11004396) was approved on June 6, 2025, and included the construction of a batch detention pond (2023-70-SDP) designed to treat water quality from this site and the site to the south (2025-54-SDP). This 3.891-acre site has an existing impervious cover of 0.00 acres (0%) under existing conditions. The proposed development will result in 0.995 acres of impervious cover (25.6%).

The existing batch detention pond (EAPP ID No. 11004396) was originally sized to treat 5.96 acres of impervious cover over 8.52 acres of contributing drainage area within the subdivision, which corresponds to a 70% impervious cover assumption for the contributing lots. This project updates the impervious cover assumption for this site from 70% to 25.6%, which is a reduction from the originally assumed impervious condition.

The proposed modification to the previously approved Contributing Zone Plan is limited to the proposed development within Highland Village Phase II Commercial Block B, Lot 1. Georgetown Credit Union will consist of the construction of one (1) commercial building totaling 2,765 square feet, with associated parking, grading, drainage, and utility improvements. The impervious cover associated with the Georgetown Credit Union project will be 0.995 acres (25.6%). This impervious cover is substantially below the impervious cover assumptions used to size the existing batch detention pond. The existing batch detention pond will continue to satisfy water quality requirements for the site.

Drainage areas for the site were modeled consistent with the previously approved Highland Village Phase II – Commercial Block B construction plans (2023-70-SDP). Runoff within the site will be captured and conveyed through a combination of sheet flow, inlets, and storm piping to the existing batch detention pond. Water quality treatment and detention requirements for this site will be satisfied by the existing batch detention pond constructed as part of the Highland Village Phase II – Commercial Block B construction plans (2023-70-SDP).

Georgetown Credit Union
Contributing Zone Plan

Attachment D: Factors Affecting Surface Water Quality

Attachment D: Factors Affecting Surface Water Quality

Factors that may affect surface water quality are as follows:

Site Development Criteria

- The site will be used for commercial development
- When necessary, rock rip-rap or concrete outfall aprons will be designed to reduce runoff velocities resulting in settlement of suspended solids and minimizing scouring conditions.

Construction Stage

- Clearing will disturb areas and create the potential for pollutants to runoff from rainfall.
- Temporary BMP's will be maintained throughout construction and will include measure such as a stabilized construction entrance/exit, silt fencing, inlet protection, rock berms, a temporary sediment basin and other measures which will reduce TSS in runoff leaving the site.

Vehicular Traffic

- Mud or fine particles may be dropped from vehicular traffic
- Fluids may be dropped from vehicular traffic.

Landscape and Property Maintenance

- Pesticides or herbicides used for landscape maintenance may not be applied at a proper rate and may leak into groundwater or runoff into surface drains.
- Fine particles may be washed from driveway surfaces into roadways and drains.
- Natural vegetative filter strips and wet pond will be utilized to treat TSS coming from the site, which will minimize the impact of TSS from impervious areas.
- A maintenance plan will be implemented for all temporary BMP's in accordance with SWPPP and for all Permanent BMP's in accordance with Attachment N.

Georgetown Credit Union
Contributing Zone Plan

Attachment E: Volume and Character of Stormwater

Attachment E: Volume and Character of Stormwater

The stormwater runoff calculations included in this section were based on the SCS Method using HEC- HMS modeling in conjunction with drainage criteria established by the City of Georgetown, as described in their Drainage Criteria Manual. In the attached drainage area maps (Attachment M) for the proposed Georgetown Credit Union site (3.891 acres) all analysis points show that the proposed impervious cover does not negatively impact downstream conditions using the Atlas 14 2, 10, 25, & 100 – year storms events.

Drainage conditions in both the existing and proposed states were conducted using HEC-HMS v4.9 in accordance with City of Georgetown drainage criteria and NOAA Atlas 14 rainfall data. The National Resources Conservation Service (NRCS) web soil survey shows the site to be a hydrologic soil types DoC & EeB (doss silty clay & eckrant stony clay respectively). These types fall under the subsection “D”, which has a low infiltration rate when saturated and exhibits the highest runoff potential of all hydrological soil groups. For HEC-HMS modeling, the proposed impervious cover was increased from existing conditions to the proposed state.

This site is within the subdivision of Highland Village Phase II Commercial Block B, which has been approved by the city of Georgetown (Doc No. 2025055852) and TCEQ (EAPP ID No. 11004396). The subdivision assumed that all future lots would have 70% impervious cover and built a batch detention pond that could accommodate this. This proposed site utilizes 25.6% -- well below the assumed 70% by the subdivision. The proposed site’s water quality requirements are fully accommodated within the design capacity of the approved system.

The attached Existing and Proposed Drainage Area Maps for the proposed site are included in this section to show the drainage areas and flow patterns within the project. Drainage area PR-1 encompasses approximately 1.66 acres and includes the majority of the proposed site improvements, with 50.2% impervious cover. Runoff from PR-1 will be collected and conveyed south to the existing 42-inch storm stub installed as part of the Highland Village Phase II Commercial - Block B plans (EAPP ID 11004396). Drainage Area PR-2 covers the remaining 2.91 acres of the tract, with 5.2% impervious cover. This area will continue to drain south, following the existing flow. The discharge for PR-2 will be decreased in the proposed conditions when compared against the existing state, and will continue to be routed to the existing batch detention pond via storm infrastructure constructed with the Prep of Highland Village SDP plans (2025-54-SDP).

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'51" W	3.79'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

CALLED TRACT "K"
HIGHLAND VILLAGE PHASE 2
DOC. NO. 2022044159
O.P.R.W.C.T

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

PROPOSED LANDSCAPE LOT 4

N 83°59'38" E 361.90'
337.34'
24.56'

N 84°04'00" E 383.55'

N 89°01'16" E 15.19'
26.21'
15.98'

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

0.3462 ACRE DONATION DEED DOC. NO. 2022031305 O.P.R.W.C.T.

PROTESTANT EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

ONLY

EX-1
4.58 Ac.

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

S 84°02'20" W 124.90'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" (BENT)

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

GFO HOME LLC
DOC. NO. 202409844
O.P.R.W.C.T.
LOT 1

N 05°52'48" W 63.41'
67.90'

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

WILLIAM KLINGESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

N 03°26'07" E 204.43'

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

N 07°15'58" W
52.14'

S 82°00'13" W 69.04'

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

FOUND MAG NAIL WITH SHINER STAMPED "STEGER BIZZELL"

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

S 64°28'56" W 361.73'

EX. ANALYSIS POINT 1 (EX-1):
(MODELED IN HEC-HMS)
Q2: 7.9 cfs
Q10: 14.0 cfs
Q25: 17.9 cfs
Q100: 23.1 cfs

S 21°05'15" E 369.05'

20' UTIL ESMT DOC. NO. 201908109 O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

WASTEWATER MANHOLE RIM ELEV:925.21
8" PVC (S) FL: 915.86
8" PVC (W) FL:916.01

WASTEWATER MANHOLE RIM ELEV:921.85
8" PVC (S) FL:912.73
8" PVC (NE) FL:912.78

WASTEWATER MANHOLE RIM ELEV:921.88
8" PVC (S) FL:909.34
8" PVC (N) FL:909.44

2H X 5W BOX CLVT FL:919.44

2H X 5W BOX CLVT FL:919.86

2H X 5W BOX CLVT FL:919.86

30" RCP FL:913.57

30" RCP FL:913.56

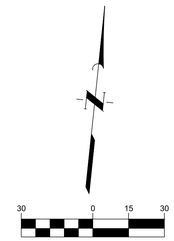
30" RCP FL:913.57

30" RCP FL:913.57

30" RCP FL:913.57

5" CURB INLET FL:913.57

5306 5307 5317 5316 5318 5305 5308 5315 5319 5323 5322 5321 5325 5326 5324 5320 5327 5328 5330 5329 5331 5311 5312 5313 5314



EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

DAMAP LEGEND

- 1.82 Ac. — DRAINAGE AREA IN ACRES
- DRAINAGE AREA LINE
- A–1 — DRAINAGE AREA NUMBER
- FLOW DIRECTION
- TIME OF CONCENTRATION

HEC-HMS 4.9 Flows - Pre Development				
DA	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
E-1	7.9	14.0	17.9	23.1

Pre-Development HEC HMS Input Values

DA	IC	Area (Ac.)	Total Length	L_{sh} sheet flow length	S_{sh} flow slope (ft/ft)	surface description	P_2 2-yr, 24-hr rainfall depth (in.)	n_{ol} overland flow roughness coeff.	t_{sh} sheet flow travel time (hr)	L_{sc} shallow conc. flow length (ft)	S_{sc} shallow conc. flow slope (ft/ft)	K 16.1345 - unpaved surf.	t_{sc} shallow conc. flow time (hr)	L_{ch} channel Length (ft)	S_{ch} channel flow slope (ft/ft)	n Manning's roughness coeff.	R hydraulic radius (ft)	t TC	t_c time of conc. (hr)	t_c time of conc. (min)	t_L lag time (min)	t_L lag time with min (min)
E-1	0.0%	4.58	616	100	0.023	Grass	4.20	0.150	**0.13**	516	0.023	16.1345	**0.06**						**0.19**	**11.6**	**6.96**	**7.0**

REVISIONS			
No.	Date		App.

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DATE: | CHECKED BY: JMC
JOB NO.: 15234-0020-01 | DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
PRE-DEVELOPMENT DRAINAGE AREA MAP

SHEET NO. **19** OF **37**

2025-XX-SDP

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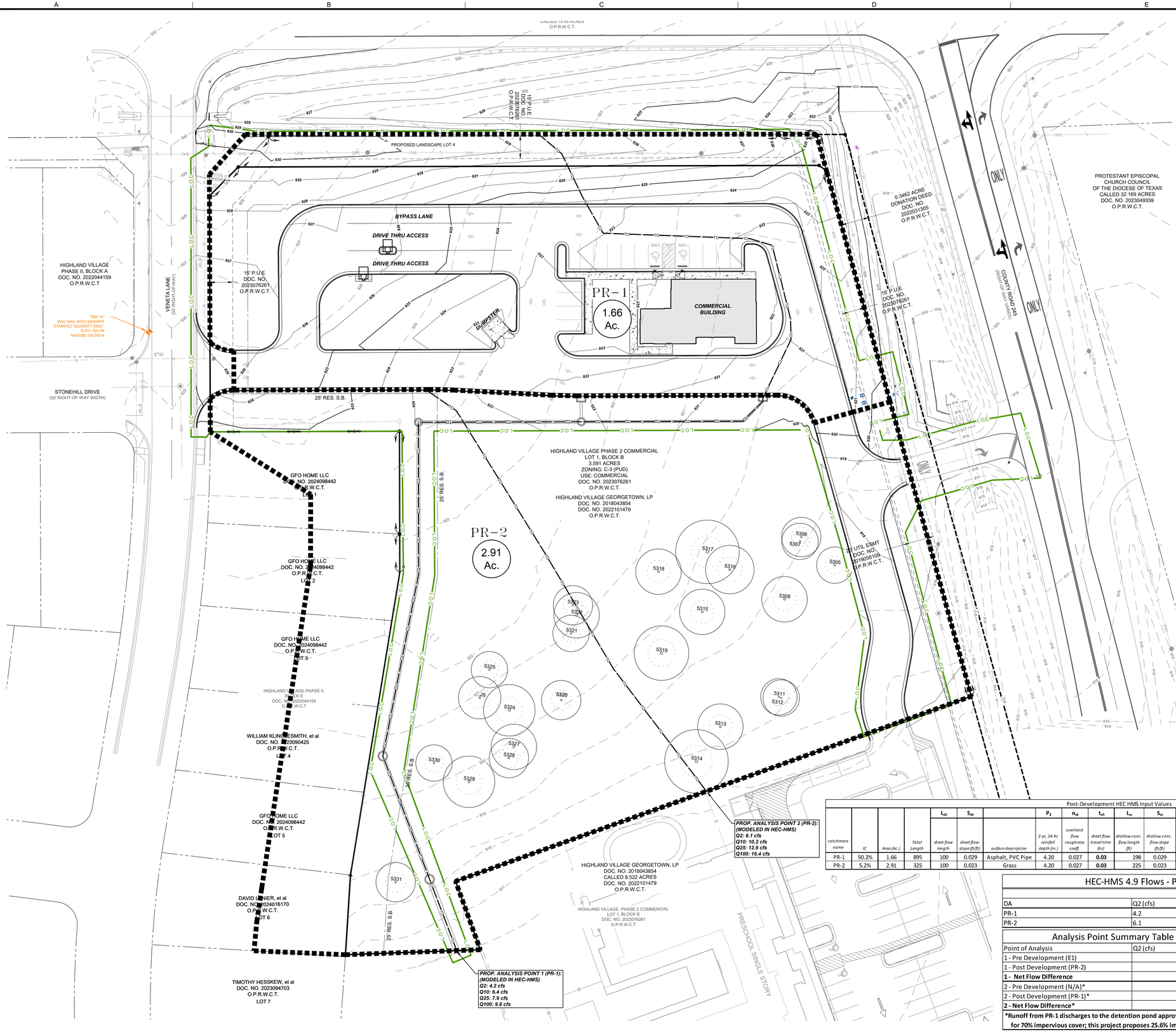
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



30 0 15 30

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

DAMAP LEGEND

- 1.82 Ac. — DRAINAGE AREA IN ACRES
- DRAINAGE AREA LINE
- A–1 — DRAINAGE AREA NUMBER
- FLOW DIRECTION
- TIME OF CONCENTRATION

NOTES:

1. ***SEE SHEET 34 FOR OVERALL FLOW REDUCTION AFTER SUBDIVISION POND PER PLANS 2023-70-SDP.***

Post-Development HEC HMS Input Values

catchment name	IC	Area (Ac.)	Total Length	L_{sh} sheet flow length	S_{sh} sheet flow slope (ft/ft)	surface description	P_2 2-yr, 24-hr rainfall depth (in.)	n_{sl} overland flow roughness coeff.	t_{sh} sheet flow travel time (hr)	L_{sc} shallow conc. flow length (ft)	S_{sc} shallow conc. flow slope (ft/ft)	K 20.3282 - paved sufr. 16.1345 - unpaved sufr.	t_{sc} shallow conc. flow time (hr)	L_p Pipe flow length (ft)	S_p Assumed Velocity (ft/s)	t_p Pipe time (hr)	t_c time of conc. (hr)	t_c time of conc. (min)	t_l lag time (min)	t_l lag time with min (min)
PR-1	50.2%	1.66	895	100	0.029	Asphalt, PVC Pipe	4.20	0.027	**0.03**	198	0.029	20.3282	**0.02**	597	6	**0.03**	**0.07**	**4.5**	**2.69**	**3.0**
PR-2	5.2%	2.91	325	100	0.023	Grass	4.20	0.027	**0.03**	225	0.023	16.1345	**0.03**	-	6	-	**0.06**	**3.6**	**2.15**	**3.0**

HEC-HMS 4.9 Flows - Post Development (Pre Detention)

DA	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR-1	4.2	6.4	7.9	9.8
PR-2	6.1	10.2	12.9	16.4

Analysis Point Summary Table - Existing vs Post Development

Point of Analysis	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
1 - Pre Development (E1)	7.90	14.00	17.90	23.10
1 - Post Development (PR-2)	6.10	10.20	12.90	16.40
1 - Net Flow Difference	**-1.80**	**-3.80**	**-5.00**	**-6.70**
2 - Pre Development (N/A)*	0.00	0.00	0.00	0.00
2 - Post Development (PR-1)*	4.20	6.40	7.90	9.80
2 - Net Flow Difference*	**4.20**	**6.40**	**7.90**	**9.80**

***Runoff from PR-1 discharges to the detention pond approved under Case No. 2023-70-SDP. That facility was designed for 70% impervious cover; this project proposes 25.6% impervious cover, therefore available capacity is adequate.**

No.	Date	REVISIONS	App.

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CHECKED BY: JMC
DRAWN BY: KS
SCALE: COMP. - OCT 2025
DATE:
JOB NO.: 15234-0020-01

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

OVERALL POST-DEVELOPMENT DRAINAGE AREA MAP

SHEET NO. 20 OF 37

2025-XX-SDP

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K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 PROP OVERALL DAM.dwg emiller: October 23, 2025

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

30 0 15 30

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
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- STORM SEWER W/ MANHOLE
- CURB INLET
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- OVERHEAD ELECTRIC W/POWER POLE
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DAMAP LEGEND

- 1.82 Ac. — DRAINAGE AREA IN ACRES
- DRAINAGE AREA LINE
- A–1 — DRAINAGE AREA NUMBER
- FLOW DIRECTION
- TIME OF CONCENTRATION

P–1 0.91 Ac.

P–2 0.75 Ac.

P–3 2.91 Ac.

BYPASS LANE

DRIVE THRU ACCESS

DRIVE THRU ACCESS

COMMERCIAL BUILDING

DUMPSTER

PROPOSED LANDSCAPE LOT 4

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER
STAMPED "QUIDDITY ENG."
ELEV. 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

15' P.U.E.
DOC. NO. 202307626
O.P.R.W.C.T.

25' RES. S.B.

15' P.U.E.
DOC. NO. 202307626
O.P.R.W.C.T.

CALLED 10.00 ACRES
O.P.R.W.C.T.

15' P.U.E.
DOC. NO. 202307626
O.P.R.W.C.T.

0.3462 ACRE
DONATION DEED
DOC. NO.
2022001395
O.P.R.W.C.T.

PROTESTANT EPISCOPAL
CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

COUNTY ROAD 245
(60' RIGHT-OF-WAY WIDTH)

ONLY

ONLY

21' UTIL. ESMT
DOC. NO.
20190581109
O.P.R.W.C.T.

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

WILLIAM KLINGSMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

PRESCHOOL SINGLE STORY

Tc (Post Development)

Note
*Minimum Time of Concentration is 5 min per Austin Design Manual.

DA	IC%	Area (ac.)	L (ft)	n	Slope (ft/ft)	P	Lsheet	Lsc	Tsheet	Tsc	Tc
P-1	47.5	0.91	342	0.085	0.025	4.20	100	242	4.97	1.26	6.23
P-2	53.5	0.75	295	0.077	0.029	4.20	100	195	4.32	0.94	5.26
P-3	5.2	2.91	325	0.143	0.023	4.20	100	225	7.77	1.21	8.98

FLOWS (Post Development)

15.52

C Values	2 yr	10 yr	25 yr	100 yr
Grass	0.33	0.38	0.42	0.49
Concrete	0.97	0.97	0.97	0.97

Note
*Grass is assumed to be Fair Condition and Average Slope
*All Impervious Cover is assumed to be Concrete (Conservative Approach)

Post

DA	Area (ac.)	I.C. (%)	C2	C10	C25	C100	Tc (min)	I2 (in/hr)	I10 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
P-1	0.91	47.5%	0.63	0.66	0.68	0.72	6.23	6.16	8.26	9.43	11.41	3.56	4.96	5.85	7.46
P-2	0.75	53.5%	0.67	0.70	0.71	0.75	5.26	6.41	8.56	9.75	11.78	3.23	4.46	5.22	6.60
P-3	2.91	5.2%	0.36	0.41	0.45	0.51	8.98	5.56	7.52	8.65	10.51	5.88	8.99	11.29	15.75

REVISIONS

No.	Date	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23264 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: COMP. - OCT 2025 | DESIGNED BY: JYC
DATE: | CHECKED BY: JMC
JOB NO.: 15234-0020-01 | DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

POST-DEVELOPMENT DRAINAGE AREA MAP

SHEET NO. 21 OF 37

2025-XX-SDP

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K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 MID-DAM.dwg emiller: October 23, 2025

Attachment F: Suitability Letter From Authorized Agent

Attachment F is not applicable to this project.

Attachment G: Alternative Secondary Containment Methods

Attachment G is not applicable to this project.

Attachment H: AST Containment Structural Drawings

Attachment H is not applicable to this project.

Attachment I: 20% or Less IC Declaration

Attachment I is not applicable to this project.

Attachment J: BMPs for Upgradient Stormwater

Attachment J is not applicable to this project.

Georgetown Credit Union
Contributing Zone Plan

Attachment K: BMPs for On-Site Stormwater

Attachment K: BMPs for On-Site Stormwater

Batch detention, as described in the Addendum to TCEQ's *"Complying with the Edwards Rules: Technical Guidance Manual on Best Management Practices"*, Section 3.2.17 (RG-348), is the approved Best Management Practice (BMP) for this development. The batch detention basin serving this project was previously approved under EAPP ID No. 11004396 and is designed to provide a Total Suspended Solids (TSS) removal efficiency of 91 percent, as documented in the referenced manual.

The Georgetown Credit Union site drains to the previously approved batch detention basin via two proposed drainage areas. Drainage Area PR-1 consists of approximately 1.66 acres with 50.2 percent impervious cover. Runoff from PR-1 will be collected onsite through curb inlets and conveyed via underground storm piping. This storm piping connects directly to an existing 42-inch storm stub that was constructed as part of the approved batch detention pond improvements and was specifically intended to receive runoff from this site.

Drainage Area PR-2 consists of approximately 2.91 acres with 5.2 percent impervious cover. Runoff from PR-2 follows existing drainage patterns and will continue to sheet flow toward the south. These flows discharge toward a downstream development currently permitted under 2025-54-SDP, which has been designed to accept existing offsite flows. The proposed development results in runoff volumes that are less than existing conditions, and therefore does not increase downstream impacts or worsen existing drainage conditions.

The batch detention basin was sized for the full buildout of Highland Village Phase II, with approximately 8.52 acres draining to the pond, of which 5.96 acres are impervious cover. The basin was designed to provide the required water quality capture volume increased by 20 percent and to detain the captured runoff for a minimum 48-hour detention period. A programmed controller signals an actuator to open the outlet valve and release treated runoff following the required detention period.

Once the required capture volume is exceeded, a weir within the batch detention basin diverts additional runoff to a concrete spillway, which conveys flows to the existing downstream drainage infrastructure.

The previously approved batch detention basin provides adequate capacity and treatment to satisfy water quality requirements for the Georgetown Credit Union project. Calculations supporting pollutant load determination and BMP sizing for the batch detention basin are included in the approved Contributing Zone Plan under EAPP ID No. 11004396 and are applicable to this project. The approved TSS calculations from EAPP ID No. 11004396, as well as TSS calculations specifically for the proposed site, have been included below.

Approved TSS Calculations From EAPP ID No. 11004396

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Highland Village II Commercial Lot 1, Block B
Date Prepared: 2/10/2025

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

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

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

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 85% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	8.52	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	5.96	acres
Total post-development impervious cover fraction * =	0.70	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5191	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	8.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.96	acres
Post-development impervious fraction within drainage basin/outfall area =	0.70	
$L_{M\ THIS\ BASIN}$ =	5191	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

Aqualogic Cartridge Filter
Bioretention
Batch Detention Basin
BaySeparator
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

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

A_C =	8.52	acres
A_I =	5.96	acres
A_P =	2.56	acres
L_R =	6049	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 5191 lbs.

F = 0.86

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.51	
On-site Water Quality Volume =	21582	cubic feet

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

Off-site area draining to BMP =	1.02	acres
Off-site Impervious cover draining to BMP =	0.60	acres
Impervious fraction of off-site area =	0.59	
Off-site Runoff Coefficient =	0.41	
Off-site Water Quality Volume =	2105	cubic feet
Storage for Sediment =	4737	
Total Capture Volume (required water quality volume(s) x 1.20) =	28424	cubic feet

TSS Calculations for This Project

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Georgetown Credit Union
Date Prepared: ########

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

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

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

where:

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

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

County =	Williamson	
Total project area included in plan * =	4.57	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	0.99	acres
Total post-development impervious cover fraction * =	0.22	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	857	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	8.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.86	acres
Post-development impervious area within drainage basin/outfall area =	1.85	acres
Post-development impervious fraction within drainage basin/outfall area =	0.22	
$L_{M\ THIS\ BASIN}$ =	857	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

Aqualogic Cartridge Filter
Bioretention
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_I \times 34.6 + A_P \times 0.54)$

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area

L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	8.52	acres
A_I =	1.85	acres
A_P =	6.68	acres
L_R =	1964	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	857	lbs.
F =	0.44	

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

Rainfall Depth =	0.34	inches
Post Development Runoff Coefficient =	0.21	
On-site Water Quality Volume =	2250	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	450	
Total Capture Volume (required water quality volume(s) x 1.20) =	2699	cubic feet

12/17/2025

Attachment L: BMP for Surface Streams

Attachment L is not applicable to this project.

Georgetown Credit Union
Contributing Zone Plan

Attachment M: Construction Plans

DATE OF INITIAL SUBMITTAL: 10/23/2025

DEVELOPER:
LEVEL 5
2326 WASHINGTON BLVD, FOURTH FLOOR
OGDEN, UTAH 84401
(404) 761-0008
ATTN: JASON PATTY

ENGINEER:
QUIDDITY ENGINEERING, LLC
912 S. CAPITAL OF TEXAS HWY, SUITE 300
AUSTIN, TEXAS 78746
(512) 441-9493
ATTN: JUSTIN M. CADIEUX, P.E.

LANDSCAPE ARCHITECT:
QUIDDITY ENGINEERING, LLC
912 S. CAPITAL OF TEXAS HWY, SUITE 300
AUSTIN, TEXAS 78746
(682) 268-2200
ATTN: JORDAN KAYLOR, PLA

LEGAL DESCRIPTION:
HIGHLAND VILLAGE PH 2 COMMERCIAL (BLK B REPLAT), BLOCK B, LOT 1, ACRES 3.89

RELATED CASES: PUD ORDINANCE NO. 2018-18, 2023-70-SDP

ZONING: GENERAL COMMERICAL (C-3) PER PLANNED UNIT DEVELOPMENT ORDINANCE NO. 2018-18

WATERSHED: LOWER BERRY CREEK

FEMA FIRM:
48491C0275E, SEPTEMBER 26, 2008

PROPOSED IMPERVIOUS COVER:
43,322 SF (25.6%)

GENERAL NOTES: FOR GENERAL NOTES SEE SHEET 2

OWNER:
UNITED HERITAGE CREDIT UNION
12515 RESEARCH BOULEVARD, BUILDING #5
AUSTIN, TEXAS 78759

ARCHITECT:
THE BECK GROUP
3500 LENOX RD NE, SUITE 250
ATLANTA, GEORGIA 30326
(404) 245-8524
ATTN: JOANNA ROBINSON

UTILITY CONTACTS:

WATER: CITY OF GEORGETOWN UTILITY SYSTEMS
300-1 INDUSTRIAL AVE.,
GEORGETOWN, TX 78626
(512) 930-3640
CONTACT: T.B.D.
www.georgetown.org/category/georgetown-utility-systems/

WASTEWATER: CITY OF GEORGETOWN UTILITY SYSTEMS
300-1 INDUSTRIAL AVE.,
GEORGETOWN, TX 78626
(512) 930-3640
CONTACT: T.B.D.
www.georgetown.org/category/georgetown-utility-systems/

DRAINAGE: REGION DETENTION

GAS: ATMOS ENERGY
3110 N INTERSTATE HWY 35,
ROUND ROCK, TX 78681
(888) 286-6700
CONTACT: DAVID DOBERNECKI
www.atmosenergy.com

TELEPHONE: T.B.D.

ELECTRIC: CITY OF GEORGETOWN UTILITY SYSTEMS
300-1 INDUSTRIAL AVE.,
GEORGETOWN, TX 78626
(512) 930-3640
CONTACT: T.B.D.
www.georgetown.org/category/georgetown-utility-systems/

CABLE: T.B.D.

GENERAL PLAN NOTES:

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION. PROJECTS PROPOSING PUBLIC PARKLAND SHALL INCLUDE IRRIGATION PLANS AS PART OF THIS PLAN AS REQUIRED BY THE PARKLAND DEVELOPMENT GUIDELINES.
12. FIRE FLOW REQUIREMENTS OF 1500 GALLONS PER MINUTE (INCLUDE AMOUNT) ARE BEING MET BY THIS PLAN.
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. 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.
15. 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.
16. 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.
17. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.

REVISIONS/CORRECTIONS

NO.	DESCRIPTION	SHEET # DELETE (D) REVISE (R) ADD (A)	PLAN SET SHEET TOTAL	IMP COVER NET CHANGE (SF)	IMP COVER TOTAL SITE (SF/%)	APPROVAL DATE	IMAGE DATE

BENCHMARK INFORMATION:

THE ELEVATIONS (AND/OR CONTOURS) SHOWN HEREON ARE REFERENCED TO T.B.M. "A" (MAG NAIL WITH WASHER STAMPED "QUIDDITY ENG., ELEV: 925.98, NAVD88, GEOID18) AND WERE DETERMINED AS A RESULT OF AN ON THE GROUND SURVEY COMPLETED ON JUNE 25, 2025

SITE DEVELOPMENT PLANS

FOR

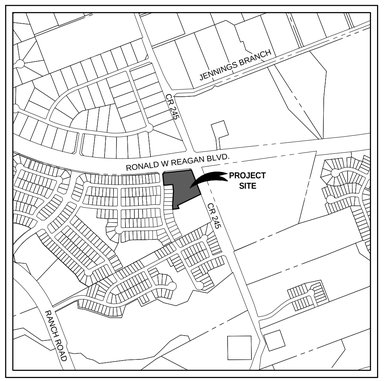
GEORGETOWN CREDIT UNION

RONALD REAGAN BLVD AND CR 245

GEORGETOWN, TEXAS 78633

FOR

LEVEL 5



VICINITY MAP
1" = 1000'

SHEET INDEX

SHEET NO.	SHEET TITLE
Construction Plans	
1	COVER SHEET AND INDEX
2	GENERAL NOTES
3	TCEQ NOTES
4	FINAL PLAT (1 of 3)
5	FINAL PLAT (2 of 3)
6	FINAL PLAT (3 of 3)
7	EXISTING CONDITIONS & TREE SURVEY
8	TREE PRESERVATION PLAN
9	DEMOLITION PLAN
10	PRE-CONSTRUCTION EROSION CONTROL PLAN
11	MID EROSION CONTROL PLAN
12	SITE PLAN
13	DIMENSION CONTROL PLAN
14	PAVING PLAN
15	UTILITY PLAN
16	PUBLIC WASTEWATER CONNECTION
17	GRADING PLAN
18	STORM SEWER PLAN
19	PRE-DEVELOPMENT DRAINAGE AREA MAP
20	OVERALL POST-DEVELOPMENT DRAINAGE AREA MAP
21	POST-DEVELOPMENT DRAINAGE AREA MAP
22	DRAINAGE CALCULATIONS
23	FIRE PROTECTION PLAN
24	EROSION CONTROL DETAILS
25	SITE CONSTRUCTION DETAILS
26	WATER DETAILS
27	WASTEWATER DETAILS
28	ARCHITECTURAL SITE PLAN
29	SITE LIGHTING PLAN
30	ARCHITECTURAL ELEVATIONS
31	GENERAL NOTES & PLANTING SCHEDULE
32	PLANTING PLAN
33	LANDSCAPE PLANTING SPECIFICATIONS & DETAILS
Reference Plans	
34	EX. POND DAM (2023-70-SDP)
35	EX. POND TSS CALCS (2023-70-SDP)
36	EX. POND INLET PIPE DESIGN (2023-70-SDP)
37	EX. POND SECTIONS & DETAILS (2023-70-SDP)

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER

10/23/2025
JUSTIN M. CADIEUX, P.E.

Adjustment to Trip Generation	ITE Code	Description	Quantity	ADT	AM Peak		PM Peak	
					Enter	Exit	Enter	Exit
Unadjusted Trip Generation	912	Drive-in Bank	2 Drive-in Lanes	252	11	7	26	28

TEXAS ONE CALL SYSTEM
1-800-245-4545
CALL BEFORE YOU. TEXAS ONE CALL PARTICIPANTS REQUEST 72 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST

PREPARED BY

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300 · Austin, Texas 78746 · 512.441.9493

JOB NUMBER 15234-0020-01

DATE OF INIT. SUBMITTAL: 10/23/2025

DWG ISSUANCE: COMP. - OCT 2025

GEORGETOWN CREDIT UNION SITE DEVELOPMENT PLANS

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300 · Austin, Texas 78746 · 512.441.9493

JOB NUMBER 15234-0020-01

SHEET NO. 1 OF 37

2025-XX-SDP

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GENERAL NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF GEORGETOWN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL TEXAS 811 (811 OR 1-800-344-8377) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. FOR SLOPES OR TRENCHES GREATER THAN FIVE FEET IN DEPTH, A NOTE MUST BE ADDED STATING: "ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION."
4. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
5. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS AND PRIOR TO THE FOLLOWING, THE ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DRAINAGE, FILTRATION AND DETENTION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS:
6. DEVELOPER INFORMATION
   A. OWNER:
      JUNCTION AT 1460 LLC
      PHONE NO: (662)513-4194
   B. OWNERS REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:
      CONSULTING ENGINEER, QUIDDITY ENGINEERING, LLC
      PHONE NO: (512) 441-9493
   C. PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL:
      CONTRACTOR
   D. PERSON OR FIRM RESPONSIBLE FOR TREE/NATURAL AREA CONTROL:
      CONTRACTOR
7. CONTRACTOR TO TAKE ALL DUE PRECAUTIONS TO PROTECT EXISTING FACILITIES FROM DAMAGE. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF THESE CONSTRUCTION OPERATIONS TO BE REPAIRED IMMEDIATELY BY THE CONTRACTOR, AT NO ADDITIONAL COST TO OWNER.
8. CONTRACTOR TO GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION PERMITS THAT CAN ONLY BE ISSUED TO THE CONTRACTOR HAVE BEEN OBTAINED BY THE CONTRACTOR AT HIS EXPENSE PRIOR TO COMMENCEMENT OF WORK.
9. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL.
10. CONTRACTOR TO COORDINATE INTERRUPTIONS OF ALL UTILITIES AND SERVICES. ALL WORK TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY COMPANY OR AGENCY INVOLVED.
11. WHEN UNLOCATED OR INCORRECTLY LOCATED UNDERGROUND PIPING, OR A BREAK LOCATED IN THE LINE, OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
12. CONTRACTOR TO CONTROL DUST CAUSED BY THE WORK AND COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES. (NO SEPARATE PAY.)
13. THESE PLANS, PREPARED BY QUIDDITY ENGINEERING, LLC, DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF QUIDDITY ENGINEERING, LLC'S REGISTERED PROFESSIONAL ENGINEER(S) HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR TO PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY HOUSE BILLS 662 AND 665 ENACTED BY THE TEXAS LEGISLATURE IN THE 70TH LEGISLATURE - REGULAR SESSION.
14. CONTRACTOR TO EXERCISE CAUTION DURING CONSTRUCTION NEAR AND AROUND GAS LINES. NOTIFY GAS COMPANY 72 HOURS PRIOR TO CONSTRUCTION.
15. BURNING IS NOT ALLOWED ON THIS PROJECT.
16. CONTRACTOR TO INSTALL 1/2-INCH-DIAMETER BY 12-INCH-LONG REBAR VERTICALLY, WITH TWO (2) FEET OF SURVEYOR'S RIBBON ATTACHED, AT END OF ALL PIPE STUBS. TOP OF BAR TO BE NOT LESS THAN 12 INCHES BELOW THE FINISHED GRADE.
   A. BLUE RIBBON - WATER LINE
   B. RED RIBBON - WASTEWATER LINE
   C. WHITE RIBBON - GAS LINE
   D. YELLOW RIBBON - TELECOM DUCT BANK
   E. ORANGE RIBBON - ELECTRICAL DUCT BANK
17. MAKE CONNECTION BETWEEN NEW AND EXISTING ASPHALT BY REMOVING EXISTING ASPHALT, UNTIL FULL DEPTH BASE AND HMAC ARE ENCOUNTERED AND HMAC APPEARS TO BE IN SOUND CONDITION. PROVIDE EXPANSION JOINT AND DOWELS WHERE CONNECTING EXISTING CURB TO NEW.
18. A CURB LAYDOWN IS REQUIRED AT ALL POINTS WHERE THE PROPOSED SIDEWALK INTERSECTS THE CURB.
19. UNLESS OCCURRING AT AN EXPANSION JOINT, MAKE CONNECTION BETWEEN NEW AND EXISTING SIDEWALK BY EXPOSING AND CLEANING A ONE-FOOT LENGTH OF WELDED WIRE REINFORCEMENT AND LAPPING NEW REINFORCEMENT ONTO THIS LENGTH.
20. CONCRETE FOR SITE WORK TO BE CLASS "A" (5 SACK, 3000 PSI @ 28-DAYS) AND ALL REINFORCING STEEL TO BE ASTM A615 60, UNLESS OTHERWISE NOTED.
21. CONTRACTOR SHALL REFER TO THE TECHNICAL INVESTIGATION REPORT FOR THIS SITE FOR SUBSURFACE INFORMATION REGARDING THIS PROJECT. AT ITS EXPENSE THE CONTRACTOR IS ENCOURAGED TO MAKE ADDITIONAL SUBSURFACE INVESTIGATIONS.
22. ALL PRIVATE DRIVEWAYS WILL NOT EXCEED A GRADE OF 14% FOR THE FIRST 25' FROM EDGE OF RIGHT-OF-WAY AND WILL NOT REQUIRE CUT OR FILL OVER 8'.
23. SCREENING MATERIALS FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, THE MATERIALS USED FOR THE PRINCIPLE BUILDING.
24. PRIOR TO BEGINNING CONSTRUCTION, THE OWNER OR HIS AUTHORIZED REPRESENTATIVE SHALL CONVENE A PRE-CONSTRUCTION CONFERENCE BETWEEN THE CITY OF GEORGETOWN, CONSULTING ENGINEER, CONTRACTOR, AND ANY OTHER AFFECTED PARTIES.
25. BARRICADES, BUILT TO CITY OF GEORGETOWN STANDARD SPECIFICATIONS, SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND DURING CONSTRUCTION TO MAINTAIN JOB SAFETY. (STREETS, ETC. MAY BE LISTED IN ADDITION TO OR INSTEAD OF NOTE.)
26. IF BLASTING IS PLANNED BY THE CONTRACTOR, A BLASTING PERMIT MUST BE SECURED PRIOR TO COMMENCEMENT OF ANY BLASTING.
27. ANY EXISTING PAVEMENT, CURBS, AND/ OR SIDEWALKS DAMAGED OR REMOVED WILL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE BEFORE ACCEPTANCE OF THE SUBDIVISION.
28. THE LOCATION OF ANY WATER AND / OR WASTEWATER LINES SHOWN ON THE PLANS MUST BE VERIFIED BY THE WATER AND WASTEWATER DEPARTMENT.
29. USE ONE CALL UTILITY SYSTEM: DIAL 1-800-245-4545, 48 HOURS BEFORE YOU DIG.
30. DO NOT DIG OR GRADE WITHIN 15 FEET OF THE TRANSMISSION STRUCTURES. GRADING NEAR ELECTRIC TRANSMISSION FACILITIES MUST BE COORDINATED WITH ELECTRIC PROVIDER PRIOR TO COMMENCEMENT OF GRADING.
31. WHEN THE CONSTRUCTION OF BUILDINGS AND THE USE OF SCAFFOLDING OCCURS WITHIN THE VICINITY OF TREES TO BE PRESERVED, THE CONTRACTOR IS LIMITED TO A MAXIMUM PRUNING OF 25% OF THE TREE CROWN/CANOPY.

ADA NOTES

1. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE IS 36 IN. IF THE ACCESSIBLE ROUTE IS LESS THAN 60 IN. WIDE AND LONGER THAN 200 FT., PASSING SPACES AT LEAST 60 IN. BY 60 IN. MUST BE LOCATED EVERY 200 FT.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 (5.0%) UNLESS DESIGNED AS A RAMP.
3. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50 (2.0%) IN ALL DIRECTIONS.
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (2.0%).

SITE CLEARING

1. CONDUCT SITE CLEARING OPERATIONS TO THE EXTENT SHOWN ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: REMOVAL OF TREES AND OTHER VEGETATION, TOPSOIL STRIPPING, CLEARING AND GRUBBING, AND REMOVAL ALL IMPROVEMENTS ABOVE OR BELOW GRADE. REFER TO THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.

GEOTECH

1. GEOTECHNICAL INVESTIGATION FOR THIS PROJECT WAS CONDUCTED BY MLA GEOTECHNICAL NO. 22106100.142

EXECUTION

1. SITE CLEARING OPERATIONS SHALL NOT DAMAGE OR INTERFERE WITH THE PUBLIC USE OF ROADS, WALKS, ADJACENT LAND OR FACILITIES AND EXISTING IMPROVEMENTS INTENDED TO REMAIN.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH EROSION CONTROL PLANS.
3. CONTRACTOR SHALL REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH THE INSTALLATION OF NEW CONSTRUCTION OR AS SHOWN ON PLANS. CLEARING OPERATIONS SHALL INCLUDE REMOVAL OF STUMPS AND ROOTS.
4. CONTRACTOR SHALL STRIP TOPSOIL IN A MANNER APPROPRIATE TO SEGREGATE FROM UNDERLYING SUBSOIL. TOPSOIL STRIPPING NEAR TREES INTENDED TO REMAIN SHALL BE COMPLETED IN COMPLIANCE LANDSCAPE PLANS.
5. CONTRACTOR SHALL STRIP TOPSOIL IN A MANNER APPROPRIATE TO SEGREGATE FROM UNDERLYING SUBSOIL. TOPSOIL STRIPPING NEAR TREES INTENDED TO REMAIN SHALL BE COMPLETED IN COMPLIANCE LANDSCAPE PLANS.
6. SPOIL SHALL BE STORED ONLY IN AREAS SHOWN ON THE PLANS AND SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE POLLUTION PREVENTION PLANS OR PERMITS.
7. WASTE MATERIAL OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF ALL SPOIL MATERIAL SHALL BE AT THE CONTRACTOR'S EXPENSE. BURNING ON THE OWNER'S PROPERTY IS NOT PERMITTED.

DEMOLITION NOTES

1. EXPLOSIVES: THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
2. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT OCCUPIED OR USED FACILITIES.
3. PROTECTION: ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES, AND PERSONS.
4. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
5. UTILITY SERVICES: THE CONTRACTOR WILL DISCONNECT AND SEAL THE UTILITIES SERVING STRUCTURE(S) TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.
6. REMOVE FROM THE SITE DEBRIS, RUBBISH AND MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
7. BURNING ON-SITE WILL ONLY BE ALLOWED IF APPROVED BY THE EPA AND LOCAL AUTHORITIES HAVING JURISDICTION, OTHERWISE, MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROPRIATE MANNER MEETING LOCAL, STATE, AND FEDERAL GUIDELINES.
8. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL, ENVIRONMENTALLY SAFE MANNER; RECYCLING OR SALVAGE OF MATERIALS IS STRONGLY RECOMMENDED AND ENCOURAGED - SEE MATERIAL SALVAGE NOTES.
9. POLLUTION CONTROLS: USE WATER SPRINKLING AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS, ICE, FLOODING, OR POLLUTION.
10. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
11. ITEMS OF SALVAGEABLE VALUE AND NOT USABLE FOR SITE INFRASTRUCTURE MAY BE REMOVED FROM THE STRUCTURE AND/OR SITE AND WILL BECOME THE PROPERTY OF THE CONTRACTOR. SALVAGEABLE ITEMS MUST BE REMOVED FROM THE STRUCTURE AND/OR SITE AS THE WORK PROGRESSES. STORAGE OR SALE OF REMOVED ITEMS ON THE SITE WILL NOT BE PERMITTED.
12. OWNER SHALL RECEIVE CREDIT FOR ITEMS OF SALVAGEABLE VALUE AND USABLE FOR SITE INFRASTRUCTURE.

FIRE DEPARTMENT NOTES

1. FIRE HYDRANTS SHALL BE INSTALLED WITH THE CENTER OF THE FOUR (4) INCH OPENING (STEAMER) AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE STEAMER OPENING OF FIRE HYDRANTS SHALL FACE THE APPROVED FIRE ACCESS DRIVEWAY OR PUBLIC STREET AND SETBACK FROM THE CURB LINE(S) AN APPROVED DISTANCE, TYPICALLY THREE (3) TO SIX (6) FEET. THE AREA WITHIN THREE (3) FEET IN ALL DIRECTIONS FROM ANY FIRE HYDRANT SHALL BE FREE FROM OBSTRUCTIONS, AND THE AREA BETWEEN THE STEAMER OPENING AND THE STREET OR DRIVEWAY GIVING EMERGENCY VEHICLE ACCESS SHALL BE FREE OF OBSTRUCTIONS.
2. TIMING OF INSTALLATIONS: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE CONTRACTOR, SUCH FACILITIES SHALL INCLUDE SURFACE ACCESS ROADS. EMERGENCY ACCESS ROADS OR DRIVES SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHEN THE FIRE DEPARTMENT APPROVES AN ALTERNATIVE METHOD OF PROTECTION, THIS REQUIREMENT MAY BE MODIFIED AS DOCUMENTED IN THE APPROVAL OF THE ALTERNATE METHOD.
3. ALL EMERGENCY ACCESS ROADWAYS AND FIRE LANES, INCLUDING PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED AS REQUIRED TO SUPPORT THE AXLE LOADS OF EMERGENCY VEHICLES. A LOAD CAPACITY SUFFICIENT TO MEET THE REQUIREMENTS FOR HS-20 LOADING (16 KIPS/WHEEL) AND A TOTAL VEHICLE LIVE LOAD OF 80,000 POUNDS IS CONSIDERED COMPLIANT WITH THIS REQUIREMENT.
4. THE MINIMUM VERTICAL CLEARANCE REQUIRED FOR EMERGENCY VEHICLES ACCESS ROADS OR DRIVES IS 14 FEET FOR THE FULL WIDTH OF THE ROADWAY OR DRIVEWAY.
5. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.

ELECTRIC UTILITY NOTES

1. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
2. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF GEORGETOWN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT.
3. ANY RELOCATION OF ENERGY TRANSMISSION FACILITIES OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER.
4. WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD TRANSMISSION FACILITIES AS NOTIFICATION OF THE ELECTRICAL HAZARD.
5. FOR SAFETY REASONS, AERIAL EQUIPMENT, DUMPSTERS, STAGING OR SPOILS AREAS ARE RESTRICTED TO A MAXIMUM HEIGHT OF 20 FEET AROUND THE TRANSMISSION WIRE AND STRUCTURES.
6. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.
7. PROPERTY OWNER AND CONTRACTOR ARE RESPONSIBLE FOR DUST CONTROLS TO MINIMIZE CONTAMINATION OF WIRE AND INSULATORS CAUSED BY DUST FROM THIS PROJECT. ANY SUBSEQUENT CLEANING OR ELECTRICAL OUTAGES CAUSED BY DUST FROM THIS PROJECT WILL BE CHARGED TO THE PROPERTY OWNER AND CONTRACTOR.
8. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBNG, LANDSCAPING AND WALL PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.

CITY OF GEORGETOWN GENERAL NOTES

1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE, AND FEDERAL REQUIREMENTS AND CODES.
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.
4. WASTEWATER MAINS AND SERVICE LINES SHALL BE SDR 26 PVC.
5. WASTEWATER MAINS SHALL BE INSTALLED WITHOUT HORIZONTAL OR VERTICAL BENDS.
6. MAXIMUM DISTANCE BETWEEN WASTEWATER MANHOLES IS 500 FEET.
7. WASTEWATER MAINS SHALL BE LOW PRESSURE AIR TESTED AND MANDREL TESTED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
8. WASTEWATER MANHOLES SHALL BE VACUUM TESTED AND COATED BY THE CONTRACTOR ACCORDING TO CITY OF GEORGETOWN AND TCEQ REQUIREMENTS.
9. WASTEWATER MAINS SHALL BE CAMERA TESTED BY THE CONTRACTOR AND SUBMITTED TO THE CITY ON DVD FORMAT PRIOR TO PAVING THE STREETS.
10. PRIVATE WATER SYSTEM FIRE LINES SHALL BE TESTED BY THE CONTRACTOR TO 200 PSI FOR 2 HOURS.
11. PRIVATE WATER SYSTEM FIRE LINES SHALL BE DUCTILE IRON PIPING FROM THE WATER MAIN TO THE BUILDING SPRINKLER SYSTEM, AND 200 PSI C900 PVC FOR ALL OTHERS.
12. PUBLIC WATER SYSTEM MAINS SHALL BE 150 PSI C900 PVC AND TESTED BY THE CONTRACTOR AT 200 PSI FOR 15 MINUTES AND 150 PSI FOR 2 HOURS.
13. ALL BENDS AND CHANGES IN DIRECTION ON WATER MAINS SHALL BE RESTRAINED AND THRUST BLOCKED.
14. LONG FIRE HYDRANT LEADS SHALL BE RESTRAINED.
15. ALL WATER LINES ARE TO BE BACTERIA TESTED BY THE CONTRACTOR ACCORDING TO THE CITY STANDARDS AND SPECIFICATIONS.
16. WATER AND SEWER MAIN CROSSING SHALL MEET ALL REQUIREMENTS OF THE TCEQ AND THE CITY.
17. FLEXIBLE BASE MATERIAL FOR PUBLIC STREETS SHALL BE TXDOT TYPE A GRADE 1.
18. HOT MIX ASPHALTIC CONCRETE PAVEMENT SHALL BE TYPE D UNLESS OTHERWISE SPECIFIED AND SHALL BE A MINIMUM OF 2 INCHES THICK ON PUBLIC STREETS AND ROADWAYS.
19. ALL SIDEWALK RAMPS ARE TO BE INSTALLED WITH THE PUBLIC INFRASTRUCTURE.
20. A MAINTENANCE BOND IS REQUIRED TO BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS. THIS BOND SHALL BE ESTABLISHED FOR 2 YEARS IN THE AMOUNT OF 10% OF THE COST OF THE PUBLIC IMPROVEMENTS AND SHALL FOLLOW THE CITY FORMAT.
21. RECORD DRAWINGS OF PUBLIC IMPROVEMENTS SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER PRIOR TO ACCEPTANCE OF THE PROJECT. THESE DRAWINGS SHALL BE A PDF EMAILED TO THE CITY DEVELOPMENT ENGINEER.

FIRE PROTECTION NOTES

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

LANDSCAPE PLAN NOTES:

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

ARCHITECTURAL PLAN NOTES:

1. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
2. COLOR SELECTION IS NOT APPROVED WITH THE SITE DEVELOPMENT PLAN AND MAY BE COUNTED TOWARD THE SIGNAGE CALCULATION IF IT IS FOUND TO REFLECT COLOR THAT IS CONSIDERED SIGNAGE ACCORDING TO THE DEFINITION OF SIGNAGE IN THE UDC.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET ALL DESIGN STANDARDS FOR ARTICULATION, BUILDING DESIGN, ELEMENTS AND ARCHITECTURAL FEATURES OF SECTION 7.03 OF THE UDC.
4. ALL ROOF, WALL AND GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED USING THE FOLLOWING METHODS: (LIST) .

REVISIONS

No.	Date	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10040100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: | DESIGNED BY: JYC
DATE: COMP. - OCT 2025 | CHECKED BY: JMC
JOB NO.: 15234-0020-01 | DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

GENERAL NOTES

SHEET NO. 2 OF 37

2025-XX-SDP

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Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

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

2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.

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

4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. 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.

5. 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.

6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.

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

8. All excavated material that will be stored on-site must have proper E&S controls.

9. If portions of the site will have a 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.

10. The following records should 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.

11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved;

    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or

    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

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

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

REVISIONS

No.	Date	App.

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
912 S. Capital of Texas Hwy., Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: ____ DESIGNED BY: JYC

DATE: COMP. - OCT 2025 CHECKED BY: JMC

JOB NO.: 15234-0020-01 DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5

GEORGETOWN CREDIT UNION

RONALD REAGAN BLVD AND CR 245

TCEQ NOTES

SHEET NO.

3 OF **37**

2025-XX-SDP

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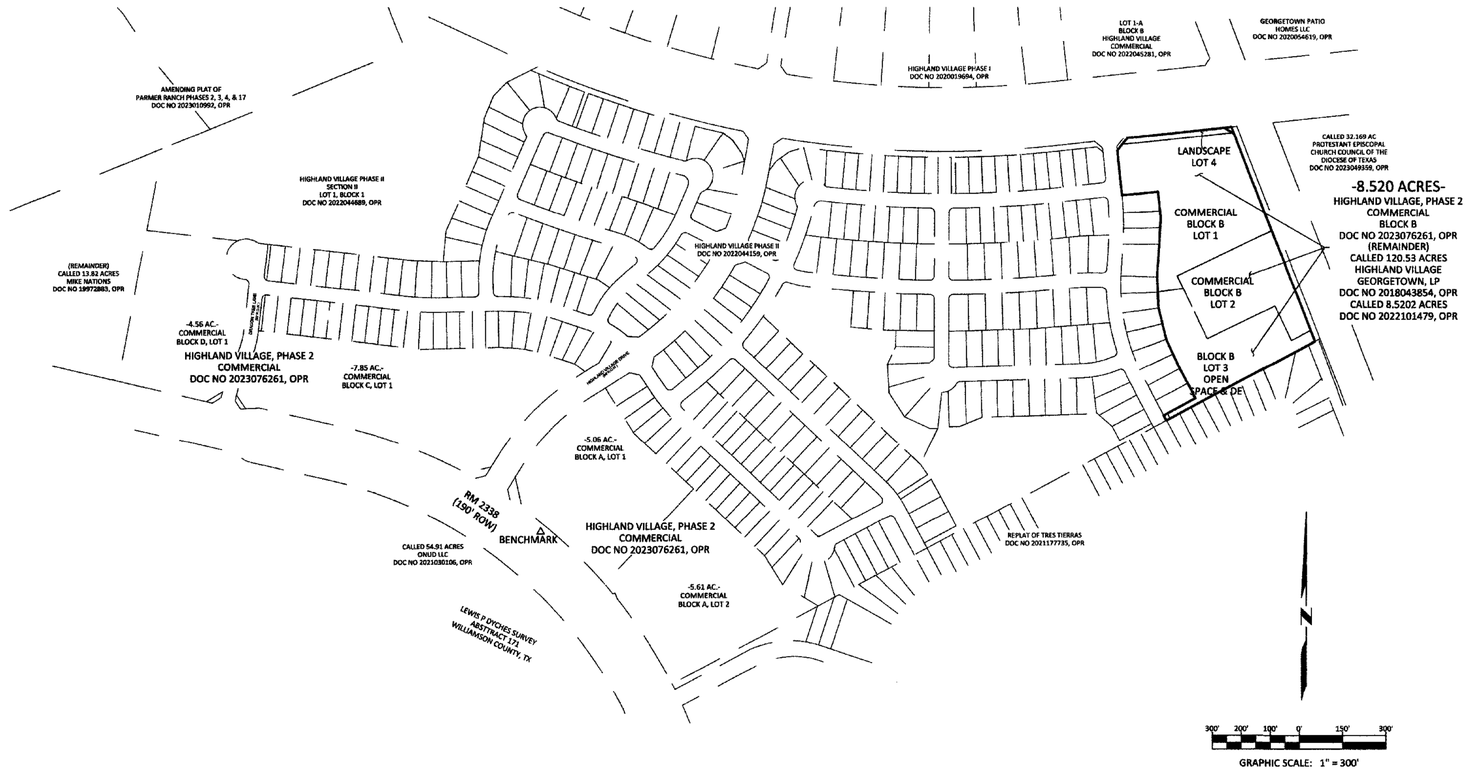
K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 COVER.dwg emiller: October 23, 2025

DOC # 2025055852



PROPOSED ACREAGE AND USAGE

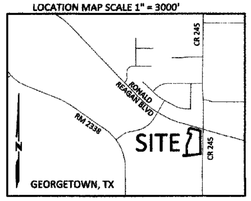
SQ.FT.	ACRE	DESCRIPTION / USE
169,486	3.891	LOT 1 / COMMERCIAL
94,977	2.18	LOT 2 / COMMERCIAL
99,312	2.28	LOT 3 / OPEN SPACE & DE
7,211	0.16	LOT 4/ LANDSCAPE LOT
391	0.009	ROW DEDICATION
	8.520	ACRES

TOTAL ACREAGE:	8.520
TOTAL No. OF BLOCKS:	1
TOTAL No. OF RESIDENTIAL LOTS:	0
TOTAL No. OF COMMERCIAL LOTS:	2
TOTAL No. OF OPEN SPACE AND D.E. LOTS:	1
TOTAL No. OF LANDSCAPE LOTS:	1
TOTAL No. OF LOTS:	3
TOTAL SQUARE FOOT OF SMALLEST LOT:	7,211
TOTAL ACREAGE OF ROW:	0
TOTAL LINEAR FEET OF NEW STREETS:	0
SUBMITTAL DATE: 05/19/2025	

LEGEND

●	1/2" IRON ROD FOUND
○	IRON ROD WITH CAP STAMPED "STEGER BIZZELL" SET
△	MAG NAIL WITH WASHER STAMPED "STEGER BIZZELL" SET
▲	MAG NAIL FOUND
◉	COTTON SPINDLE FOUND
OPR	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
POB	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT

LOCATION MAP SCALE 1" = 3000'



STREET TABLE

NAME	CLASS	ROW	PAVEMENT	CURB TYPE	PED. CLEAR ZONE	DESIGN SPEED
VENETA LANE	LOCAL	50'	30' BACK TO BACK	4 INCH	6 FOOT	35 MPH
COUNTY ROAD 245	EXISTING COLLECTOR	VARIES	24' ASPHALT	N/A	5 FOOT	45 MPH
RONALD REAGAN BLVD	MAJOR ARTERIAL	220'	42' ASPHALT	N/A	6 FOOT	65 MPH

c/o

OWNERS:
HIGHLAND VILLAGE GEORGETOWN, LP
2005 BIRDCREEK DR, SUITE 211
TEMPLE , TEXAS 76502
VERNON W. BARGE, III
254-771-1157

ENGINEER/SURVEYOR/APPLICANT:
STEGER BIZZELL
1978 S. AUSTIN AVE
GEORGETOWN, TEXAS 78626
INFO@STEGERBIZZELL.COM
CHAD JONES
512-930-9412

Sheet List Table

Sheet Number	Sheet Title
1	COVER
2	PLAT, LOT TABLE, & DESCRIPTION
3	NOTES & DEDICATIONS

NOTES:

1. THERE ARE NO HERITAGE TREES WITHIN THE BOUNDARY OF THIS REPLAT.
2. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
3. BENCHMARK ELEVATION IS BASED ON NGVD29 VERTICAL DATUM. THE BENCHMARK FOR THIS SITE IS A MAG NAIL SET IN PAVEMENT IN THE NORTHEASTERLY PORTION OF RM 2338, APPROXIMATELY 227.5 FEET SOUTHEASTERLY OF THE INTERSECTION OF THE NORTHERN ROW OF RM 2338 WITH THE CENTERLINE OF HIGHLAND VILLAGE DRIVE.
   N=10239214.01
   E=2039312.53
   ELEVATION = 913.42'

FINAL PLAT

REPLAT OF BLOCK B HIGHLAND VILLAGE, PHASE 2, COMMERCIAL

A 8.520 Acre Subdivision situated in the Lewis P. Dyches Survey
Abstract No. 171, City of Georgetown,
Williamson County, Texas

STEGER BIZZELL
2025-21-FP
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

SUBMITTAL DATE: 02/14/2025 JOB No. 22901 DATE: 8-Jul-25 SHEET 1of 3

DRAWN BY: RDW | REVIEWED BY: PJS | APPROVED BY:

P:\22000-22999\22901 Highland PH II Commercial\Survey Data\CAD\22901-S-PLAT-Replat Block B-Highland Village Ph2 Commercial-rev 20250516-JIC.dwg

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REVISIONS

No.	Date	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10046100
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SCALE: | DESIGNED BY: JYC
DATE: COMP. - OCT 2025 | CHECKED BY: JMC
JOB NO.: 15234-0020-01 | DRAWN BY: KS

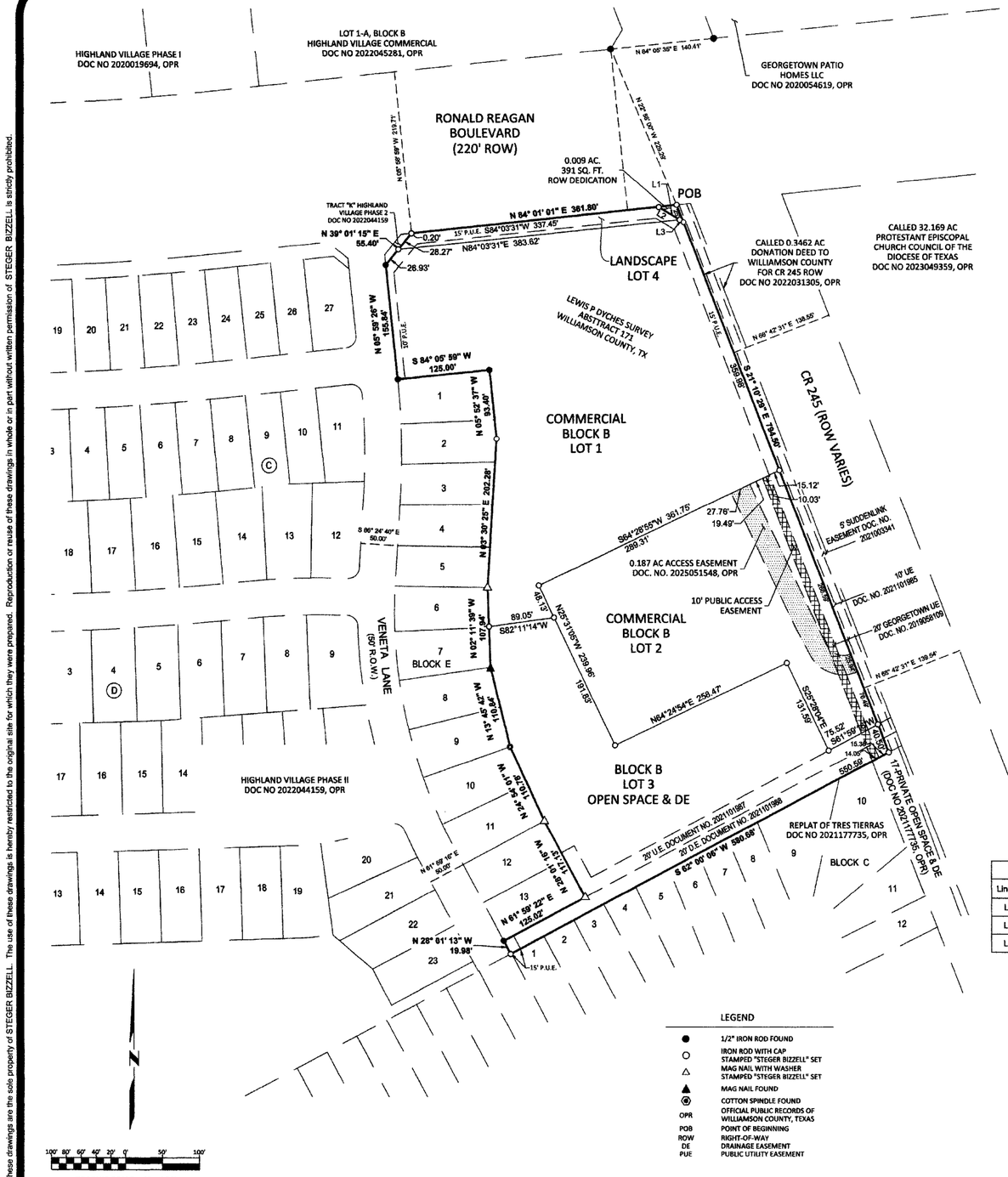
STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
FINAL PLAT (1 OF 3)

SHEET NO. 4 OF 37

2025-XX-SDP

DOC #2025055852



BLOCK B				
PARCEL NAME	ACRES	Sq. Ft.	USAGE	ALLOWABLE IMPERVIOUS COVER (SQFT)
LOT 1	3.891	169,486	COMMERCIAL	147,804
LOT 2	2.180	94,977	COMMERCIAL	82,827
LOT 3	2.280	99,312	OPEN SPACE & DE	NA
LOT 4	0.160	7,211	LANDSCAPE	NA

HIGHLAND VILLAGE, PHASE 2, COMMERCIAL, BLOCK B

DESCRIPTION OF AN 8.520 ACRE TRACT OF LAND LOCATED IN THE LEWIS P DYCHES SURVEY, ABSTRACT NO. 171, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 120.53 ACRE TRACT CONVEYED TO HIGHLAND VILLAGE GEORGETOWN, LP, BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN DOCUMENT NO. 2018043854, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPR), AND BEING ALL OF BLOCK B, HIGHLAND VILLAGE COMMERCIAL, PHASE 2, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2023076261, OPR, SAID 8.520 ACRE TRACT OF LAND BEING SURVEYED ON THE GROUND IN FEBRUARY, 2025, UNDER THE SUPERVISION OF PATRICK J. STEVENS, RPLS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the south right of way of Ronald Reagan Boulevard, a 220 foot wide right of way, same being the north line of said 120.53 acre tract, and in the west right of way of County Road No. 245, a right of way of variable width, for the northeast corner of said Block B, same being the northwest corner of a called 0.3462 acre tract of land described in a donation deed to Williamson County, of record in Document No. 2022031305, OPR, the northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, South 21° 10' 29" East, a distance of 794.50 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the south boundary line of said 120.53 acre tract, same being the north boundary line of the Replat of Tres Tierras, a subdivision of record in Document No. 2021177735, OPR, and in the west line of said CR 245, for the southwest corner of said 0.3462 acre tract, same being the southeast corner of said Block B, and the southeast corner of the herein described tract;

THENCE, South 62° 00' 06" West, a distance of 580.68 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set in the south boundary line of said 120.53 acre tract, same being the north boundary line of said Tres Tierras, and in the east right of way of Veneta Lane, a 50 foot wide right of way of record on the plat of Highland Village Phase II, a subdivision of record in Document No. 2022044159, OPR, for the southerly southwest corner of said Block B and the southerly southwest corner of the herein described tract;

THENCE, North 28° 01' 13" West, a distance of 19.98 feet to a 1/2" iron rod found in the east right of way of said Veneta Lane for the southwest corner of Lot 13, Block E, said Highland Village Phase II, the westerly southwest corner of said Block B, and the westerly southwest corner of the herein described tract;

THENCE, North 61° 59' 22" East, a distance of 125.02 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set for the southeast corner of said Lot 13, Block E, an interior ELL corner of said Block B, and an interior ELL corner of the herein described tract;

THENCE, with the east boundary line of said Block E, Highland Village Phase II, the west boundary line of said Block B, and the west line hereof, the following six (6) courses and distances:

1. North 28° 01' 16" West, a distance of 117.13 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set
2. North 24° 54' 01" West, a distance of 110.78 feet to a cotton spindle set
3. North 13° 45' 42" West, a distance of 110.84 feet to a Mag Nail found
4. North 02° 11' 39" West, a distance of 107.94 feet to a Mag Nail with washer stamped "STEGER BIZZELL" set
5. North 03° 30' 25" East, a distance of 202.28 feet to a 1/2" iron rod with cap stamped "STEGER BIZZELL" set; an
6. North 05° 52' 37" West, a distance of 93.40 feet to a 1/2" iron rod found for the northeast corner of Lot 1, said Block E, an interior corner of said Block B, and an interior corner of the herein described tract;

THENCE, South 84° 05' 59" West, a distance of 125.00 feet to a 1/2" iron rod found in the east line of said Veneta Lane for the northwest corner of said Lot 1, Block E, a westerly corner of said Block B, and a westerly corner of the herein described tract;

THENCE, with the east line of said Veneta Lane, the west line of said Block B, and the west line of the herein described tract, North 05° 59' 26" West, a distance of 155.84 feet to a 1/2" iron rod found for the south corner of Tract K, said Highland Village Phase II, and leaving the east line of said Veneta Lane, North 39° 01' 15" East, a distance of 55.40 feet to a 1/2" iron rod found in the south line of said Ronald Reagan Boulevard, same being the north line of said 120.53 acre tract, for the east corner of said Tract K, the northwest corner of said Block B, and the northwest corner of the herein described tract;

THENCE, North 84° 01' 01" East, a distance of 361.80 feet to the **POINT OF BEGINNING,** and containing 8.520 acres of land, more or less, within these metes and bounds.

Line Table		
Line #	Direction	Length
L1	N 58°34'44" W	39.08'
L2	N 58°34'44" W	32.96'
L3	S 58°34'44" E	6.12'

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ IRON ROD WITH CAP STAMPED "STEGER BIZZELL" SET
- △ MAG NAIL WITH WASHER STAMPED "STEGER BIZZELL" SET
- ▲ MAG NAIL FOUND
- ◉ COTTON SPINDLE FOUND
- OPR OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB POINT OF BEGINNING
- ROW RIGHT-OF-WAY
- DE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT

FINAL PLAT

REPLAT OF BLOCK B HIGHLAND VILLAGE, PHASE 2, COMMERCIAL

A 8.520 Acre Subdivision situated in the Lewis P. Dyches Survey
Abstract No. 171, City of Georgetown,
Williamson County, Texas

STEGER BIZZELL

2025-21-FP

ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-181 TBPELS FIRM No.10003700 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

SUBMITTAL DATE: 02/14/2025 JOB No. 22901 DATE: 8-Jul-25 SHEET 2 of 3

DRAWN BY: RDW | REVIEWED BY: PJS | APPROVED BY:

P:\22000-22999\22901 Highland PH II Commercial\Survey Data\CAD\22901-5-PLAT-Replat Block B-Highland Village Ph2 Commercial-rev 20250516-JIC.dwg

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REVISIONS

No.	Date	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10064300
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

DESIGNED BY: JYC
CHECKED BY: JMC
DRAWN BY: KS
SCALE: 1" = 100'
DATE: COMP. - OCT 2025
JOB NO.: 15234-0020-01

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

FINAL PLAT (2 OF 3)

SHEET NO. 5 OF 37

2025-XX-SDP

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DOC #2025055852

NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: WATER: CITY OF GEORGETOWN; WASTEWATER: CITY OF GEORGETOWN; ELECTRIC: PEC
2. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0275E, EFFECTIVE SEPTEMBER 26, 2008.
4. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
5. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHOWN SHALL BE BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
6. THERE ARE NO HERITAGE TREES WITHIN THE BOUNDARIES OF THIS REPLAT.
7. A 10-FOOT OR 15-FOOT PUBLIC UTILITY EASEMENT IS RESERVED ALONG ALL STREET FRONTAGES WITHIN THIS PLAT AS SHOWN, AND ARE HEREBY DEDICATED TO THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.
8. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (NAD_83 (2011)). ALL DISTANCES SHOWN HEREON ARE GRID VALUES REPRESENTED IN U.S. SURVEY FEET.
9. THE MONUMENTS OF THIS PLAT HAVE BEEN ROTATED TO THE NAD 83/93 HARN - TEXAS CENTRAL ZONE AND NAVD 88.
10. THE MAXIMUM IMPERVIOUS COVERAGE PER NON-RESIDENTIAL LOT SHALL BE PURSUANT TO THE UDC AT THE TIME OF SITE PLAN APPLICATION BASED ON THE ZONING DESIGNATION OF THE PROPERTY.
11. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
12. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF GEORGETOWN AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
13. NEITHER THE CITY OF GEORGETOWN NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
14. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
15. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF GEORGETOWN, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.
16. ALL EASEMENTS DEDICATED TO THE CITY OF GEORGETOWN BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.
17. NO STRUCTURES ARE ALLOWED IN SIGHT TRIANGLE, CITE 12.44 OF THE CODE OF ORDINANCES.
18. THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF HIGHLAND VILLAGE, PHASE 2, COMMERCIAL, RECORDED IN DOC NO 2023076261 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. UNLESS OTHERWISE REQUIRED, AMENDMENT, REVISION, OR CANCELLATION OF THAT AGREEMENT SHALL NOT REQUIRE MODIFICATION OF THIS PLAT.
19. THE DEVELOPMENT SHOWN HEREON IS SUBJECT TO PLANNED UNIT DEVELOPMENT ZONING ORDINANCE 2018-18. UNLESS OTHERWISE REQUIRED, AMENDMENT, REVISION, OR REPEAL OF THAT ORDINANCE SHALL NOT REQUIRE MODIFICATION OF THIS PLAT.
20. THE DEVELOPMENT SHOWN HEREON IS SUBJECT TO THE AGREEMENT WITH THE CITY OF GEORGETOWN, TEXAS RECORDED AS DOCUMENT NO 2018041819 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. UNLESS OTHERWISE REQUIRED, AMENDMENT, REVISION, OR CANCELLATION OF THAT AGREEMENT SHALL NOT REQUIRE MODIFICATION OF THIS PLAT.
21. STATE-OWNED RIVERBEDS AND BEDS OF NAVIGABLE STREAMS IN THE PUBLIC DOMAIN ARE HELD IN TRUST FOR THE PUBLIC. THERE IS HEREBY GRANTED FOR THE USE AND BENEFIT OF THE PUBLIC A CONTINUING ACCESS EASEMENT FOR THE FREE AND UNOBSTRUCTED USE OF THE NAVIGABLE RIVER AND THE RIGHT OF PORTAGE ALONG ITS BANKS, ACROSS ANY PORTION OF THE PROPERTY BETWEEN THE MEAN HIGH-WATER MARKS OF THE RIVER IN ITS NATURAL STATE.

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

HIGHLAND VILLAGE GEORGETOWN ~~GP, LLC~~ LP, ~~LLC~~, ACTING BY AND THROUGH ITS VICE PRESIDENT, JOE A. BIRDWELL, SOLE OWNER OF THE CERTAIN 8.520 ACRES BEING PART OF A CALLED 120.53 ACRE TRACT LOCATED IN THE LEWIS P DYCHES SURVEY, ABSTRACT NO. 171, IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2018043854 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (OPR), SAID 8.520 ACRES BEING ALL OF BLOCK B, HIGHLAND VILLAGE PHASE 2 COMMERCIAL, RECORDED IN DOC NO 2023076261, OPR; DO HEREBY CERTIFY THERE ARE NO EASEMENT HOLDERS EXCEPT AS SHOWN HEREON; DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON; DO HEREBY COVENANT TO ALL RESTRICTIONS LISTED HEREIN, WHICH SHALL RUN WITH THE LAND; AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN AND WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN AND WILLIAMSON COUNTY MAY DEEM APPROPRIATE. I HEREBY BIND MY HEIRS, SUCCESSORS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND SUCH DEDICATIONS, ALL AND SINGULAR, TO THE CITY OF GEORGETOWN AND WILLIAMSON COUNTY AGAINST EVERY PERSON WHOMSOEVER CLAIMING OR TO CLAIM THE SAME OR ANY PART THEREOF. THIS SUBDIVISION IS TO BE KNOWN AS:

REPLAT OF BLOCK B, HIGHLAND VILLAGE, PHASE 2, COMMERCIAL

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10 DAY OF July, 2025.

JOE A. BIRDWELL, VICE PRESIDENT
HIGHLAND VILLAGE GEORGETOWN ~~GP, LLC~~, LP
2005 BIRDCREEK DRIVE
SUITE ~~212~~
TEMPLE, TEXAS 76502

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

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 10 DAY OF July, 2025 A.D. DID PERSONALLY APPEAR JOE A. BIRDWELL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF July, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES ON: _____

Jennifer J Sparks
My Commission Expires
11/22/2026
Notary ID 126451183

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

I, CHAD JONES, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE AND CONTRIBUTING ZONE, AND IS NOT ENCROACHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE CITY OF GEORGETOWN REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS
10 DAY OF July, 2025.

CHAD JONES
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 144785

STATE OF TEXAS
CHAD WILLIAM JONES
144785
LICENSED
PROFESSIONAL ENGINEER

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

I, PATRICK STEVENS, 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 GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS
10 DAY OF July, 2025.

PATRICK J. STEVENS, RPLS
STATE OF TEXAS NO. 5784
1978 S. AUSTIN AVE
GEORGETOWN, TEXAS
TBPELS FIRM REGISTRATION NUMBER 10003700

STATE OF TEXAS
REGISTERED
PATRICK J. STEVENS III
5784
PROFESSIONAL
LAND SURVEYOR

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 15.44, FLOOD DAMAGE PREVENTION, OF THE GEORGETOWN MUNICIPAL CODE. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE CITY OF GEORGETOWN DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC OR INDEPENDENT VERIFICATIONS OF THE REPRESENTATION, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

07-15-2025
GLEN HOLCOMB DATE
BUILDING OFFICIAL
CITY OF GEORGETOWN

Travis Baird, Assistant Planning Director
I, ~~SOFIA NELSON, PLANNING DIRECTOR~~ OF THE CITY OF GEORGETOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Fr 7/15/25
SOFIA NELSON, PLANNING DIRECTOR DATE
Travis Baird, Assistant Planning Director, current Planning

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18th DAY OF July 2025 A.D., AT 1:00 O'CLOCK, P. M., AND DULY RECORDED THIS THE 18th DAY OF July 2025 A.D., AT 1:40 O'CLOCK, P. M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2025055852.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK
COUNTY COURT OF WILLIAMSON COUNTY, TEXAS
BY: _____ DEPUTY
Ashley Maxey

COUNTY COURT
WILLIAMSON COUNTY TEXAS

FINAL PLAT
REPLAT OF BLOCK B HIGHLAND VILLAGE, PHASE 2, COMMERCIAL

A 8.520 Acre Subdivision situated in the Lewis P. Dyches Survey
Abstract No. 171, City of Georgetown,
Williamson County, Texas

STEGER BIZZELL

2025-21-FP

ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
METRO 512.930.9412 | TEXAS REGISTERED ENGINEERING FIRM F-161 TBPELS FIRM No.10003700 | WEB STEGERBIZZELL.COM
SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

SUBMITTAL DATE: 02/14/2025 JOB No. 22901 DATE: 8-Jul-25 SHEET 3of 3

DRAWN BY: RDW	REVIEWED BY: PJS	APPROVED BY:

P:\22000-22999\22901 Highland PH II Commercial\Survey Data\CAD\22901-S-PLAT-Replat Block B-Highland Village Ph2 Commercial-rev 20250516-JIC.dwg

REVISIONS

No.	Date	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10006100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

DESIGNED BY: JYC
CHECKED BY: JMC
DRAWN BY: KS
SCALE:
DATE: COMP. - OCT 2025
JOB NO.: 15234-0020-01

STATE OF TEXAS
JUSTIN M. CADIEUX
146528
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
FINAL PLAT (3 OF 3)

SHEET NO. 6 OF 37

2025-XX-SDP

These drawings are the sole property of STEGER BIZZELL. The use of these drawings is hereby restricted to the original site for which they were prepared. Reproduction or reuse of these drawings in whole or in part without written permission of STEGER BIZZELL is strictly prohibited.

©2025 QUIDDITY ENG.

K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 COVER.dwg emiller: October 23, 2025

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'51" W	3.79'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

CALLED TRACT "K"
HIGHLAND VILLAGE PHASE 2
DOC. NO. 202044159
O.P.R.W.C.T.

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

PROPOSED LANDSCAPE LOT 4

N 83°59'36" E 361.90'
337.34'

N 84°04'00" E 383.55'

N 09°01'48" E 65.19'
65.06'
20.21'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 202044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

N 05°59'18" W 152.05'

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" (BENT)

S 84°02'20" W 124.90'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

N 05°32'38" W 63.41'
67.90'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

25.51'

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
DOC. NO. 202044159
O.P.R.W.C.T

WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

N 03°28'07" E 292.43'

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

FOUND MAG NAIL WITH SHINER STAMPED "STEGER BIZZELL"

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

N 00°18'58" W
62.74'

S 82°06'13" W 89.04'

FOUND 1/2" IRON ROD

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

S 25°33'06" E
49.96'

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

PRESCHOOL SINGLE STORY

S 64°28'59" W 361.73'

Prep of Highland Village Permit No. 2025-54-SDP

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

0.3462 ACRE DONATION DEED DOC. NO. 2022031305 O.P.R.W.C.T.

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

S 21°15'31" E 360.05'

COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

ONLY

ONLY

PROTESTANT EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

20' UTIL. ESMT DOC. NO. 2019058109 O.P.R.W.C.T.

5303 5304 5305 5306 5307 5308 5309 5310 5311 5312 5313 5314 5315 5316 5317 5318 5319 5320 5321 5322 5323 5324 5325 5326 5327 5328 5329 5330 5331

WASTEWATER MANHOLE RIM ELEV:921.85 8" PVC (E) FL:912.73 8" PVC (S) FL:912.78

WASTEWATER MANHOLE RIM ELEV:917.94 8" PVC (S) FL:908.34 8" PVC (N) FL:908.44

WASTEWATER MANHOLE RIM ELEV:925.21 8" PVC (S) FL:915.86 8" PVC (W) FL:916.01

2H X 5W BOX CLVT FL:919.40

2H X 5W BOX CLVT FL:919.86

2H X 5W BOX CLVT FL:919.86

24" RCP FL:907.95

24" RCP FL:907.13

24.96'

30" RCP FL:913.57

30" RCP FL:913.56

30" RCP FL:913.57

30" RCP FL:913.57

30" RCP FL:913.57

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'51" W	3.79'

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RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

CALLED TRACT "K"
HIGHLAND VILLAGE PHASE 2
DOC. NO. 2022044159
O.P.R.W.C.T.

24" RCP FL 907.95

24" RCP FL 913.13

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

15' P.U.E.
DOC. NO.
2022076261
O.P.R.W.C.T.

PROPOSED LANDSCAPE LOT 4

N 83°59'36" E 361.90'
337.34'

N 84°04'00" E 383.55'

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

24.96'

N 89°01'08" E 68.19'
20.21'
65.66'

FOUND
1/2" IRON ROD WITH CAP
STAMPED "RPLS 2475"

HIGHLAND VILLAGE
PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER
STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

N 05°59'18" W 152.05'

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

WASTEWATER MANHOLE
RIM ELEV 925.21
8" PVC (S) FL 915.86
8" PVC (W) FL 916.01

FOUND
1/2" IRON ROD WITH CAP STAMPED
"RPLS 2475" (BENT)

S 84°02'20" W 124.90'

FOUND
1/2" IRON ROD WITH CAP STAMPED
"RPLS 2475"

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

N 05°52'48" W 93.41'
67.90'

FOUND
1/2" IRON ROD WITH CAP STAMPED
"RPLS 2475" (BENT)

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

25.51'

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
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O.P.R.W.C.T.

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DONATION DEED
DOC. NO.
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PROTESTANT EPISCOPAL
CHURCH COUNCIL
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COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

ONLY

ONLY

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

S 21°15'11" E 360.05'

30" RCP FL 913.57

30" RCP FL 913.56

30" RCP FL 913.55

30" RCP FL 913.54

30" RCP FL 913.53

30" RCP FL 913.52

30" RCP FL 913.51

7H X 5W BOX CLVT
FL 919.44

7H X 5W BOX CLVT
FL 919.60

7H X 5W BOX CLVT
FL 919.86

WASTEWATER MANHOLE
RIM ELEV 921.65
8" PVC (N) FL 912.73
8" PVC (SOUT) 912.78

WASTEWATER MANHOLE
RIM ELEV 917.04
8" PVC (S) FL 908.34
8" PVC (N) FL 908.44

2x4x6 OR GREATER SIZE LUMBER SHALL BE STRAPPED VERTICALLY TO THE TREE AND 8" OF HARDWOOD MULCH SHALL BE APPLIED WITH FULL CRZ. SEE FULL DETAILS ON THIS SHEET.

5304
5303
5306
5307
5305
20' UTIL ESMT
DOC. NO.
2019068109
O.P.R.W.C.T.

5317
5316
5318
5315
5308
5323
5322
5321
5319
5310
5309
5320
5311
5312
5313
5314

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

Prep of Highland Village
Permit No. 2025-54-SDP

S 64°28'59" W 361.73'

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

PRESCHOOL SINGLE STORY

ROD WITH CAP
" STEGER BIZZELL"

30 0 15 30
SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

TREE LEGEND

- PROTECTED TREE TO REMAIN (12"-27")
- PROTECTED TREE TO BE REMOVED (12"-27")
- HERITAGE TREE TO REMAIN (28"+)
- HERITAGE TREE TO BE REMOVED (28"+)
- CRITICAL ROOT ZONE (1' = 1" DBH)
- 1/2 CRITICAL ROOT ZONE (1' = 2" DBH)

TREES TO BE REMOVED — TREES TO REMAIN

EROSION LEGEND

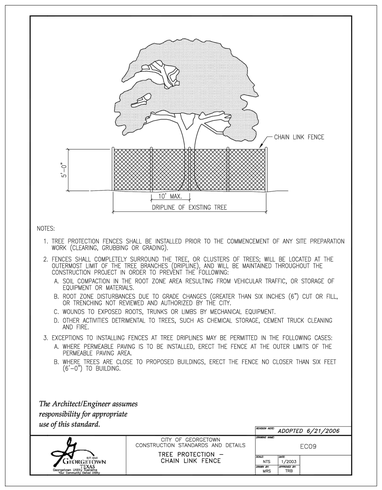
- LIMITS OF CONSTRUCTION
- SILT FENCE
- INLET PROTECTION
- ROCK BERM
- TREE PROTECTION
- MULCH LOG
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- TEMPORARY SPOILS AREA
- CONCRETE WASHOUT LOCATION
- FLOW DIRECTION

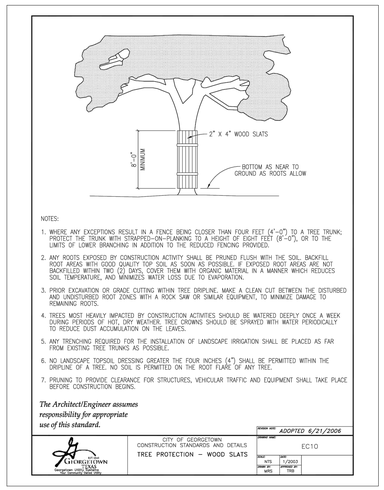
TREE LIST

TREE NO.	SIZE	DESCRIPTION
5303	14"	Twin Cedar Elm (11",6")
5304	12"	Cedar Elm
5305	12"	Live Oak
5306	13"	Twin Cedar Elm (9",8")
5307	12"	Live Oak
5308	15"	Live Oak
5309	12"	Live Oak
5310	17"	Twin Live Oak (11",11")
5311	12"	Live Oak
5312	12	Live Oak
5313	15"	Twin Live Oak (10",9")
5314	21"	Multi-stem Live Oak (12",11",6") Sick
5315	15"	Live Oak
5316	16"	Live Oak
5317	21"	Live Oak
5318	15"	Live Oak
5319	18"	Twin Cedar Elm (12",11") Sick
5320	13"	Cedar Elm Sick
5321	12"	Twin Live Oak (8",8")
5322	15"	Twin Live Oak (10",9")
5323	13"	Twin Live Oak (19",7")
5324	17"	Twin Live Oak (12",10")
5325	12"	Live Oak
5326	14"	Live Oak
5327	15"	Twin Live Oak (11",8")
5328	13"	Twin Live Oak (9",8")
5329	17"	Multi-stem Live Oak (9",8",7")
5330	12"	Twin Live Oak (10",4")
5331	13"	Twin Live Oak (9",8")

Trees Proposed for Removal

SURVEYOR MAKES NO GUARANTEE AS TO THE TYPE OF TREES LISTED ABOVE. IF CRITICAL, A CERTIFIED ARBORIST SHOULD VERIFY THIS INFORMATION.





No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: COMP. - OCT 2025
DESIGNED BY: JYC
DATE:
CHECKED BY: JMC
JOB NO.: 15234-0020-01
DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

TREE PRESERVATION PLAN

SHEET NO.
8
OF 37

2025-XX-SDP

©2025 QUIDDITY ENG.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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HIGHLAND VILLAGE PHASE 2
DOC. NO. 2022044159
O.P.R.W.C.T.

24' RCP FL 907.95

24' RCP FL 913.13

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

N 83°59'36" E 361.90'
337.34'

PROPOSED LANDSCAPE LOT 4

N 84°04'00" E 383.55'

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

24.96'

N 89°01'48" E 68.19'

20.21'

45.98'

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

FOUND
1/2" IRON ROD WITH CAP
STAMPED "RPLS 2475"

HIGHLAND VILLAGE
PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER
STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

N 05°59'18" W 152.05'

Remove 78 LF of existing curb and gutter

Ex. Water Valve to be Removed

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

WASTEWATER MANHOLE
RIM ELEV:925.21
8" PVC (S) FL 915.86
8" PVC (W) FL 916.01

FOUND
1/2" IRON ROD WITH CAP STAMPED
"RPLS 2475" (BENT)

S 84°02'20" W 124.90'

FOUND
1/2" IRON ROD WITH CAP STAMPED
"RPLS 2475"

C1

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

N 05°32'36" W 63.41'

67.90'

FOUND
1/2" IRON ROD WITH CAP
STAMPED "RPLS 2475"

25.57'

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II,
BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

N 03°28'07" E 202.43'

WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

FOUND
MAG NAIL WITH SHINER
STAMPED "STEGER BIZZELL"

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

N 00°18'58" W
62.74'

S 82°06'13" W 89.04'

40.96'

S 25°33'36" E

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

FOUND
1/2" IRON ROD

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

PRESCHOOL SINGLE STORY

S 64°28'59" W 361.73'

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

0.3462 ACRE
DONATION DEED
DOC. NO.
2022031305
O.P.R.W.C.T.

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

S 21°15'31" E 360.05'

COURTY ROAD 245
(RIGHT-OF-WAY VARIES)

ONLY

ONLY

PROTESTANT EPISCOPAL
CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

30' RCP FL 913.57

30' RCP FL 913.59

30' RCP FL 913.56

30' RCP FL 913.53

30' RCP FL 913.51

30' RCP FL 913.47

2H X 5W BOX CLVT
FL 919.44

2H X 5W BOX CLVT
FL 919.60

2H X 5W BOX CLVT
FL 919.86

WASTEWATER MANHOLE
RIM ELEV:921.85
8" PVC (E) FL 912.73
8" PVC (S/E) FL 912.28

WASTEWATER MANHOLE
RIM ELEV:917.54
8" PVC (S) FL 908.34
8" PVC (N) FL 908.44

5304
5303
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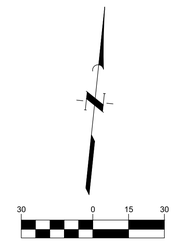
5314

20' UTIL. ESMT
DOC. NO.
2019058109
O.P.R.W.C.T.



SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

TREE LEGEND

- TREE TO REMAIN (8"-12")
- TREE TO BE REMOVED (8"-11")
- PROTECTED TREE TO REMAIN (12"-27")
- PROTECTED TREE TO BE REMOVED (12"-27")
- HERITAGE TREE TO REMAIN (28"+)
- HERITAGE TREE TO BE REMOVED (28"+)

DEMOLITION LEGEND

- DEMOLITION AREA
- DEMOLITION LINE
- TREE PROTECTION

DEMOLITION NOTES

1. ***ALL MATERIALS GENERATED FROM DEMOLITION WILL BECOME THE PROPERTY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY HAULING OFF AND DISPOSING OF ALL DEMOLISHED MATERIAL.***
2. ***EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO STARTING DEMOLITION AND EARTH MOVING OPERATIONS. REFER TO SHEET 10.***
3. ***WHERE PAVEMENT IS TO BE PARTIALLY REMOVED SAW-CUT SIDEWALK/PAVEMENT FULL DEPTH TO PROVIDE A SMOOTH JOINT WITH PROPOSED PAVEMENT.***
4. ***PERFORM CLEARING, GRUBBING, STUMP REMOVAL, TOPSOIL REMOVAL AND STOCKPILING IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND SPECIFICATIONS.***
5. ***NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF REMOVAL AND DEMOLITION EITHER ON DRAWINGS OR IN SPECIFICATIONS. THE CONTRACTOR MUST VISIT THE SITE AND STUDY PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.***
6. ***COMPLETELY RESTORE ALL DISTURBED AREAS TO THE SATISFACTION OF THE OWNER. ALL COSTS FOR CLEAN-UP, RESTORATION WORK AND OTHER IMMEDIATE OPERATIONS SUCH AS, BUT NOT LIMITED TO, CONSTRUCTION SIGNS, STREET SWEEPING, AND MAINTAINING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. PERFORM RESTORATION WORK WITHIN FIVE (5) DAYS AFTER COMPLETION OF FINAL GRADING.***

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: —
DESIGNED BY: JYC
DATE: COMP. - OCT 2025
CHECKED BY: JMC
JOB NO.: 15234-0020-01
DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
DEMOLITION PLAN

SHEET NO. 9 OF 37

2025-XX-SDP

© 2025 QUIDDITY ENG.

K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 DEMO.dwg emiller: October 23, 2025

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'5" W	3.79'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

CALLED TRACT "K"
HIGHLAND VILLAGE PHASE 2
DOC. NO. 2022044159
O.P.R.W.C.T.

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

FOUND
1/2" IRON ROD WITH CAP
STAMPED "RPLS 2475"

PROPOSED LANDSCAPE LOT 4

Proposed 342 LF of Silt Fence

Proposed 54 LF of Silt Fence

Proposed 275 LF of Silt Fence

Proposed 265 LF of Silt Fence

Proposed 115 LF of Silt Fence

Proposed 368 LF of Silt Fence

Proposed 187 LF of Silt Fence

Proposed 347 LF of Silt Fence

HIGHLAND VILLAGE
PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER
STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II,
BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

Construction Staging
Spoils
Concrete Washout Area
25'
15'

PROTESTANT EPISCOPAL
CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

0.3462 ACRE
DONATION DEED
DOC. NO.
2022031305
O.P.R.W.C.T.

COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

20' UTIL ESMT
DOC. NO.
2019058109
O.P.R.W.C.T.

PRESCHOOL SINGLE STORY

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

TREE LEGEND

- TREE TO REMAIN (8"-12")
- TREE TO BE REMOVED (8"-11")
- PROTECTED TREE TO REMAIN (12"-27")
- PROTECTED TREE TO BE REMOVED (12"-27")
- HERITAGE TREE TO REMAIN (28"+)
- HERITAGE TREE TO BE REMOVED (28"+)

EROSION LEGEND

- LIMITS OF CONSTRUCTION
- SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- TEMPORARY SPOILS AREA
- FLOW DIRECTION
- TREE PROTECTION

NOTES:

1. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE WILLIAMSON COUNTY STORMWATER MANAGEMENT PLAN.
2. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY WILLIAMSON COUNTY FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE COUNTY ENGINEER, THEY ARE WARRANTED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
5. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, THAT IS TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
6. CONTRACTOR TO REPLACE ANY DAMAGED CURB AND SIDEWALK. CURB TO BE SAW CUT A MIN OF 1' BEYOND AREA OF DAMAGE IN BOTH DIRECTIONS.
7. ALL DISTURBED AREAS SHALL BE RE-VEGETATED.

TREE NO. DESCRIPTION

5303 14" Twin Cedar Elm (11",6")
5304 12" Cedar Elm
5305 12" Live Oak
5306 13" Twin Cedar Elm (9",8")
5307 12" Live Oak
5308 15" Live Oak
5309 12" Live Oak
5310 17" Twin Live Oak (11",11")
5311 12" Live Oak
5312 12" Live Oak
5313 15" Twin Live Oak (10",9")
5314 21" Multi-stem Live Oak (12",11",6") Sick
5315 15" Live Oak
5316 16" Live Oak
5317 21" Live Oak
5318 15" Live Oak
5319 18" Twin Cedar Elm (12",11") Sick
5320 13" Cedar Elm Sick
5321 12" Twin Live Oak (8",8")
5322 15" Twin Live Oak (10",9")
5323 13" Twin Live Oak (19",7")
5324 17" Twin Live Oak (12",10")
5325 12" Live Oak
5326 14" Live Oak
5327 15" Twin Live Oak (11",8")
5328 13" Twin Live Oak (9",8")
5329 17" Multi-stem Live Oak (9",8",7")
5330 12" Twin Live Oak (10",4")
5331 13" Twin Live Oak (9",8")

NOTE: SURVEYOR MAKES NO GUARANTEE AS TO THE TYPE OF TREES LISTED ABOVE. IF CRITICAL, A CERTIFIED ARBORIST SHOULD VERIFY THIS INFORMATION.

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: —
DATE: COMP. - OCT 2025
JOB NO.: 15234-0020-01

DESIGNED BY: JYC
CHECKED BY: JMC
DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
PRE-CONSTRUCTION EROSION CONTROL PLAN

SHEET NO. 10 OF 37

2025-XX-SDP

©2025 QUIDDITY ENG.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'51" W	3.79'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

CALLED TRACT "K"
HIGHLAND VILLAGE PHASE 2
DOC. NO. 2022044159
O.P.R.W.C.T

24" RCP FL 907.95

24" RCP FL 907.13

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

Proposed 342 LF of Silt Fence

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

N 83°59'36" E 361.90'

*PROPOSED LAND CAPE LOT 4

N 84°04'00" E 383.55'

N 89°01'48" E 68.19'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

Proposed 54 LF of Silt Fence

BYPASS LANE

DRIVE THRU ACCESS

DRIVE THRU ACCESS

DUMPSTER

COMMERCIAL BUILDING

NVA

FIRE LA NE

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

N 00°34'18" W 150.05'

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

Proposed 275 LF of Silt Fence

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

25' RES. S.B.

S 84°02'20" W 124.90'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" (BENT)

WASTEWATER MANHOLE
RIM ELEV 925.21
8" PVC (S) FL 915.86
8" PVC (W) FL 916.01

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

Proposed 115 LF of Silt Fence

Construction Staging | Spoils | Concrete Washout Area

25' | 25' | 15'

N 05°32'58" W 93.41'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

25' RES. S.B.

25.51'

Proposed 368 LF of Silt Fence

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

N 03°28'07" E 292.43'

WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

FOUND MAG NAIL WITH SHINER STAMPED "STEGER BIZZELL"

N 00°19'05" W 92.74'

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

25' RES. S.B.

S 82°06'13" W 89.04'

FOUND 1/2" IRON ROD

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

Proposed 347 LF of Silt Fence

S 64°28'59" W 361.73'

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

PRESCHOOL SINGLE STORY

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

S 25°53'39" E 78.05'

PROTESTANT EPISCOPAL CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

0.3462 ACRE DONATION DEED
DOC. NO. 2022031305
O.P.R.W.C.T.

COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

ONLY

ONLY

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

Proposed 221 LF of Silt Fence

S 21°10'19" E 365.05'

30" RCP FL 913.57

30" RCP FL 913.53

30" RCP FL 913.49

30" RCP FL 913.45

30" RCP FL 913.01

24" RCP FL 913.06

24" RCP FL 912.98

24" RCP FL 912.94

24" RCP FL 912.90

24" RCP FL 912.86

24" RCP FL 912.82

24" RCP FL 912.78

24" RCP FL 912.74

24" RCP FL 912.70

24" RCP FL 912.66

24" RCP FL 912.62

24" RCP FL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'51" W	3.79'

PARKING		
	REQUIRED	PROVIDED
Standard	10	14
HANDICAP	1	2
Van	1	2
Standard	1	0

Code Parking Requirements (UDC 9.02.03.A)	
Total Professional Office SF	2765 SF
Req. Parking per Restaurant Unit	1.00 Spaces/300 SF
Total Required Parking Spaces	10 spaces

IMPERVIOUS COVER			
LOWER BERRY CREEK WATERSHED			
	EXISTING	PROPOSED	NET TOTAL
Building	0	2,765 SF	2,765 SF
Pavement	0	39,332 SF	39,332 SF
Sidewalk/Misc Conc.	0	1,225 SF	1,225 SF
Total	0	43,322 SF	43,322 SF
Site Area	169,492 SF	169,492 SF	169,492 SF
Impervious Cover	0.0%	25.6%	25.6%
Maximum 70% IC for C-3 (General Commercial) Zoning			

BUILDING ZONING DATA		
ZONING: C-3	ALLOWABLE	PROVIDED
Building Coverage	N/A	1.6%
	N/A	2,765 SF
Impervious Cover	70%	25.6%
	118,644 SF	43,322 SF
Building Height	60 FT	25 FT
Max F.A.R.	N/A	0.02:1.0
Site Area	169,492 SF	169,492 SF

BUILDING		
Building Cover	2,765 SF	1.6%
Gross SF	2,765 SF	
Floor-to-Area-Ratio	0.02:1.0	
Impervious Cover	43,322 SF	25.6%
Foundation Type	Conc. Slab Underground	
Use	Commercial	
Site Area	169,492 SF	

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

30 0 15 30

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- LIMITS OF CONSTRUCTION
- ADA ROUTE
- FIRE LANE

All ADA ramps shall have a 5'x5' flat landing (max 2%). For ramps over 6" in height see detail E-2 on sheet __.

BUILDING ENTRANCE

SITE PLAN NOTES

1. *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.*
2. *All roof, wall and ground mounted mechanical equipment must be screened in accordance with Chapter 8 of the UDC. If roof and wall mounted equipment of any type including duct work and large vents is proposed it shall be shown on the Site Plan and screening identified. Screening of mechanical equipment shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building and shall be screened from view of any rights-of-way or adjoining properties.*
3. *Per Chapter 8, the dumpster enclosures must be one (1) foot above the height of the waste container. Use protective poles in corners and at impact areas. Fence posts shall be of rust protected metal or concrete. A minimum 6" slab is required and must be sloped to drain; the enclosure must have steel framed gates with spring loaded hinges and fasteners to keep closed. Screening must be on all four sides by masonry wall or approved fence or screening with opaque gates. UDC 1.11*

RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

HIGHLAND VILLAGE
PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER
STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

PROPOSED LANDSCAPE LOT 4

N 83°59'36" E 361.90'
337.34'

N 84°04'00" E 383.55'

N 89°01'04" E 68.19'
68.66'
26.27'

N 45°59'18" W 152.05'

Prop. Full Access Driveway

BYPASS LANE

DRIVE THRU ACCESS

DRIVE THRU ACCESS

Prop ITM Drive-Thru

Curb & Gutter

Traffic Circulation Arrows, typ.

Proposed 3-phase Overhead Transformer

5' Conc Sidewalk

5' Conc Sidewalk

Building Entrance

Building Entrance

COMMERCIAL BUILDING

DUMPSTER

Proposed Trash Enclosure Ref Architect Plans

Fire Lane Striping

25' RES. S.B.

S 84°02'20" W 124.90'

0.3462 ACRE
DONATION DEED
DOC. NO.
2022031305
O.P.R.W.C.T.

ONLY

COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

S 51°10'19" E 349.05'

Prop. Stop Bar

Prop. Exit Only Driveway

Prop. Stop Sign

20' UTIL ESMT
DOC. NO.
2019008109
O.P.R.W.C.T.

Prop. Access to Existing School Site

S 64°28'39" W 361.73'

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

N 05°32'58" W 93.41'

6' WD

25' RES. S.B.

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II,
BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

N 03°28'02" E 202.43'

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

N 05°17'58" W
52.74'

S 82°06'13" W 89.04'

S 05°53'08" E
46.96'

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

PRESCHOOL SINGLE STORY

FIRELANE

WASTEWATER MANHOLE
RIM ELEV:921.85
8" PVC (E) FL:912.73
8" PVC (N) FL:912.58

WASTEWATER MANHOLE
RIM ELEV:917.34
8" PVC (E) FL:908.34
8" PVC (N) FL:908.44

WASTEWATER MANHOLE
RIM ELEV:925.21
8" PVC (S) FL:915.86
8" PVC (W) FL:916.01

24" RCP FL:927.96

24" RCP FL:927.13

3H X 5W BOX CLVT
FL:919.64

3H X 5W BOX CLVT
FL:919.86

3H X 5W BOX CLVT
FL:919.86

30" RCP FL:913.17

30" RCP FL:913.56

30" RCP FL:913.73

30" RCP FL:913.27

REVISIONS

No.	Date	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: —
DESIGNED BY: JYC
DATE: COMP. - OCT 2025
CHECKED BY: JMC
JOB NO.: 15234-0020-01
DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
SITE PLAN

SHEET NO.
12 OF **37**

2025-XX-SDP

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'51" W	3.79'

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RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

PROPOSED LANDSCAPE LOT 4

N 83°59'36" E 361.90'

337.34'

N 84°04'00" E 383.55'

N 05°59'01" E 68.19'

68.96'

20.27'

BYPASS LANE

DRIVE THRU ACCESS

DRIVE THRU ACCESS

289.15'

99.16'

108.82'

109.62'

COMMERCIAL BUILDING

DUMPSTER

6 Spaces @ 9'x18'=54'

4 Spaces @ 9'x18'=36'

4 Spaces @ 9'x18'=36'

FIRE LANE

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

N 45°59'18" W 152.05'

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

128.81'

64.28'

169.03'

132.58'

25' RES. S.B.

S 84°02'20" W 124.90'

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

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DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
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LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
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WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
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DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.

N 05°32'58" W 93.41'

67.99'

25' RES. S.B.

N 03°28'02" E 202.43'

N 01°15'58" W 52.74'

S 82°06'13" W 89.04'

S 64°28'59" W 361.73'

S 84°25'29" E 45.96'

0.3462 ACRE
DONATION DEED
DOC. NO.
2022031305
O.P.R.W.C.T.

PROTESTANT EPISCOPAL CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

ONLY

S 21°10'01" E 365.05'

20' UTIL ESMT
DOC. NO.
2019008109
O.P.R.W.C.T.

PRESCHOOL SINGLE STOR

24" RCP FL 927.96

24" RCP FL 927.13

3"H X 5"W BOX CLVT FL 919.84

3"H X 5"W BOX CLVT FL 919.86

3"H X 5"W BOX CLVT FL 919.86

WASTEWATER MANHOLE RIM ELEV 921.85
8" PVC (E) FL 912.72
8" PVC (N) FL 912.58

WASTEWATER MANHOLE RIM ELEV 925.21
8" PVC (S) FL 915.86
8" PVC (W) FL 916.01

WASTEWATER MANHOLE RIM ELEV 917.34
8" PVC (E) FL 908.34
8" PVC (N) FL 908.44

30" RCP FL 913.12'

30" RCP FL 913.52'

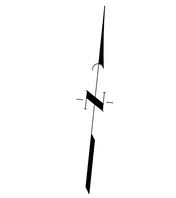
30" RCP FL 913.56'

30" RCP FL 913.27'

30" RCP FL 913.27'

30" RCP FL 913.27'

R25' R20' R15' R10' R5' R3' R2' R22' R32' R60' R58' R30'



EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- L.O.C — LIMITS OF CONSTRUCTION
- ADA ROUTE
- FIRELANE — FIRE LANE

All ADA ramps shall have a 5'x5' flat landing (max 2%). For ramps over 6" in height see detail E-2 on sheet __.

BUILDING ENTRANCE

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: —
DESIGNED BY: JYC
DATE: COMP. - OCT 2025
CHECKED BY: JMC
JOB NO.: 15234-0020-01
DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

DIMENSION CONTROL PLAN

SHEET NO.
13 OF **37**

2025-XX-SDP

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K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 DIM.dwg emiller: October 23, 2025

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

30 0 15 30

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- 700 GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- 700 GROUND CONTOUR

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23264 & 10046100
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JOB NO.: 15234-0020-01 | DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

UTILITY PLAN

SHEET NO. **15** OF 37

2025-XX-SDP

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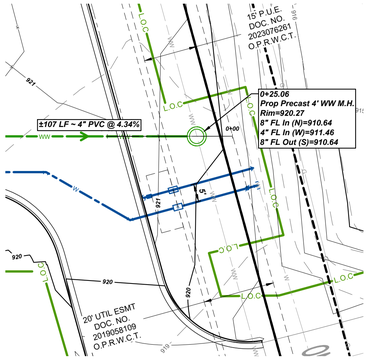
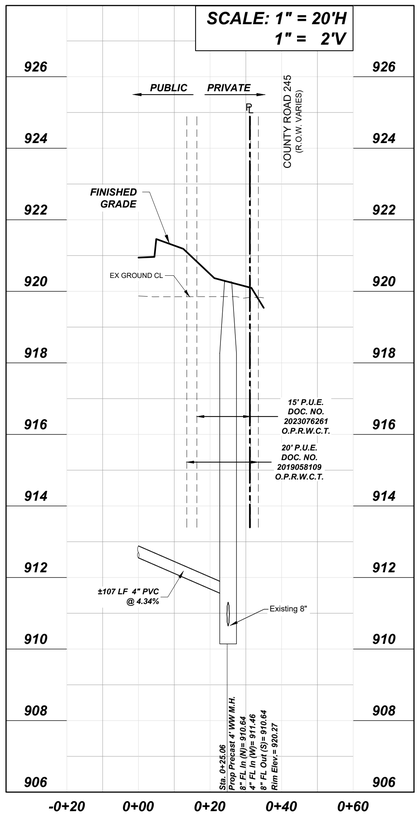
K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 UTIL.dwg emiller: October 23, 2025



WW SERVICE CONNECTION



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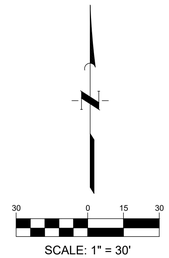

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- GROUND CONTOUR

REVISIONS

No.	Date	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23294 & 10046100
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JOB NO.: 15234-0020-01 | DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
PUBLIC WASTEWATER CONNECTION

SHEET NO.
16 OF **37**

2025-XX-SDP

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

30 0 15 30

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- 700 GROUND CONTOUR

PROPOSED LEGEND

- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- 700 GROUND CONTOUR
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- FG FINISHED GROUND
- TW TOP OF WALL
- TS TOP OF SIDEWALK
- ME MATCH EXISTING
- ADA ROUTE

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER
STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

CALLED 10.00 ACRES
O.P.R.W.C.T.

15' P.U.E.
DOC. NO. 2023076261
O.P.R.W.C.T.

PROPOSED LANDSCAPE LOT 4

BYPASS LANE

DRIVE THRU ACCESS

DRIVE THRU ACCESS

COMMERCIAL BUILDING
FFE=923.00

DUMPSTER

25' RES. S.B.

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

0.3462 ACRE
DONATION DEED
DOC. NO.
2022201395
O.P.R.W.C.T.

PROTESTANT EPISCOPAL CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

COUNTY ROAD 245
(RIGHT-OF-WAY WIDTH VARIES)

ONLY

21' UTIL. ESMT
DOC. NO.
2019058109
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

PRESCHOOL SINGLE STORY

REVISIONS

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CHECKED BY: JMC
DRAWN BY: KS

SCALE: COMP. - OCT 2025
DATE:
JOB NO.: 15234-0020-01

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

GRADING PLAN

SHEET NO. 17 OF 37

2025-XX-SDP

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K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 GRAD.dwg emiller: October 23, 2025

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

PROPOSED LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- GROUND CONTOUR

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10046100
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DESIGNED BY: JYC
CHECKED BY: JMC
DRAWN BY: KS
SCALE: COMP. - OCT 2025
DATE:
JOB NO.: 15234-0020-01

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

STORM SEWER PLAN

SHEET NO. **18** OF 37

2025-XX-SDP

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K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 STRM.dwg emiller: October 23, 2025

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'51" W	3.79'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

CALLED TRACT "K"
HIGHLAND VILLAGE PHASE 2
DOC. NO. 2022044159
O.P.R.W.C.T

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

PROPOSED LANDSCAPE LOT 4

N 83°59'38" E 361.90'
337.34'
24.56'

N 84°04'00" E 383.55'

N 89°01'16" E 15.19'
26.21'
15.98'

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

0.3462 ACRE DONATION DEED DOC. NO. 2022031305 O.P.R.W.C.T.

PROTESTANT EPISCOPAL CHURCH COUNCIL OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

ONLY

EX-1
4.58 Ac.

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

S 84°02'20" W 124.90'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" (BENT)

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

GFO HOME LLC
DOC. NO. 202409844
O.P.R.W.C.T.
LOT 1

N 05°52'48" W 63.41'
67.90'

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

WILLIAM KLINGESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

N 03°26'07" E 204.43'

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

N 07°15'58" W
52.14'

S 82°00'13" W 69.04'

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

FOUND MAG NAIL WITH SHINER STAMPED "STEGER BIZZELL"

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

S 64°28'56" W 361.73'

EX. ANALYSIS POINT 1 (EX-1):
(MODELED IN HEC-HMS)
Q2: 7.9 cfs
Q10: 14.0 cfs
Q25: 17.9 cfs
Q100: 23.1 cfs

S 21°05'15" E 369.05'

20' UTIL ESMT DOC. NO. 201908109 O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

WASTEWATER MANHOLE RIM ELEV:925.21
8" PVC (S) FL: 915.86
8" PVC (W) FL:916.01

WASTEWATER MANHOLE RIM ELEV:921.85
8" PVC (S) FL:912.73
8" PVC (NE) FL:912.78

WASTEWATER MANHOLE RIM ELEV:921.88
8" PVC (S) FL:909.34
8" PVC (N) FL:909.44

2H X 5W BOX CLVT FL:919.44

2H X 5W BOX CLVT FL:919.86

2H X 5W BOX CLVT FL:919.86

30" RCP FL:913.57

30" RCP FL:913.56

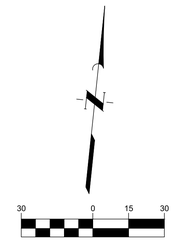
30" RCP FL:913.57

30" RCP FL:913.57

30" RCP FL:913.57

5" CURB INLET FL:913.57

5306 5307 5317 5316 5318 5305 5308 5315 5319 5323 5322 5321 5325 5326 5324 5320 5327 5328 5330 5329 5331 5311 5312 5313 5314



EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

DAMAP LEGEND

- 1.82 Ac. — DRAINAGE AREA IN ACRES
- DRAINAGE AREA LINE
- A–1 — DRAINAGE AREA NUMBER
- FLOW DIRECTION
- TIME OF CONCENTRATION

HEC-HMS 4.9 Flows - Pre Development				
DA	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
E-1	7.9	14.0	17.9	23.1

Pre-Development HEC HMS Input Values

DA	IC	Area (Ac.)	Total Length	L_{sh} sheet flow length	S_{sh} flow slope (ft/ft)	surface description	P_2 2-yr, 24-hr rainfall depth (in.)	n_{ol} overland flow roughness coeff.	t_{sh} sheet flow travel time (hr)	L_{sc} shallow conc. flow length (ft)	S_{sc} shallow conc. flow slope (ft/ft)	K 16.1345 - unpaved surf.	t_{sc} shallow conc. flow time (hr)	L_{ch} channel Length (ft)	S_{ch} channel flow slope (ft/ft)	n Manning's roughness coeff.	R hydraulic radius (ft)	t TC	t_c time of conc. (hr)	t_c time of conc. (min)	t_L lag time (min)	t_L lag time with min (min)
E-1	0.0%	4.58	616	100	0.023	Grass	4.20	0.150	**0.13**	516	0.023	16.1345	**0.06**						**0.19**	**11.6**	**6.96**	**7.0**

REVISIONS			
No.	Date		App.

QUIDDITY

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SCALE: COMP. - OCT 2025 | DESIGNED BY: JYC
DATE: | CHECKED BY: JMC
JOB NO.: 15234-0020-01 | DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
PRE-DEVELOPMENT DRAINAGE AREA MAP

SHEET NO. **19** OF **37**

2025-XX-SDP

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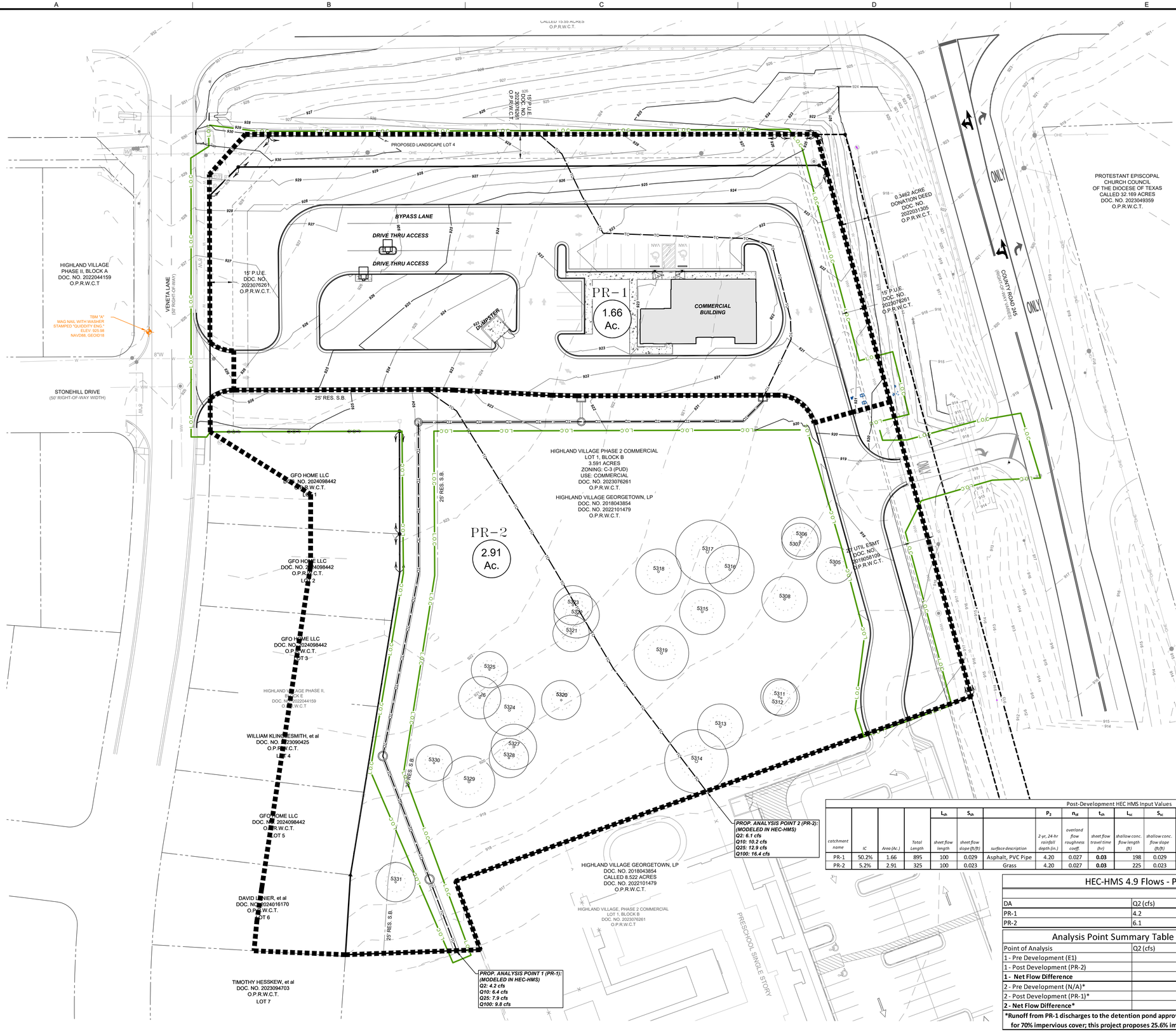
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



30 0 15 30

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

DAMAP LEGEND

- 1.82 Ac. — DRAINAGE AREA IN ACRES
- DRAINAGE AREA LINE
- A–1 — DRAINAGE AREA NUMBER
- FLOW DIRECTION
- TIME OF CONCENTRATION

NOTES:

1. ***SEE SHEET 34 FOR OVERALL FLOW REDUCTION AFTER SUBDIVISION POND PER PLANS 2023-70-SDP.***

Post-Development HEC HMS Input Values

catchment name	IC	Area (Ac.)	Total Length	L_{sh} sheet flow length	S_{sh} sheet flow slope (ft/ft)	surface description	P_2 2-yr, 24-hr rainfall depth (in.)	n_{sl} overland flow roughness coeff.	t_{sh} sheet flow travel time (hr)	L_{sc} shallow conc. flow length (ft)	S_{sc} shallow conc. flow slope (ft/ft)	K 20.3282 - paved sufr. 16.1345 - unpaved sufr.	t_{sc} shallow conc. flow time (hr)	L_p Pipe flow length (ft)	S_p Assumed Velocity (ft/s)	t_p Pipe time (hr)	t_c time of conc. (hr)	t_c time of conc. (min)	t_l lag time (min)	t_l lag time with min (min)
PR-1	50.2%	1.66	895	100	0.029	Asphalt, PVC Pipe	4.20	0.027	**0.03**	198	0.029	20.3282	**0.02**	597	6	**0.03**	**0.07**	**4.5**	**2.69**	**3.0**
PR-2	5.2%	2.91	325	100	0.023	Grass	4.20	0.027	**0.03**	225	0.023	16.1345	**0.03**	-	6	-	**0.06**	**3.6**	**2.15**	**3.0**

HEC-HMS 4.9 Flows - Post Development (Pre Detention)

DA	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
PR-1	4.2	6.4	7.9	9.8
PR-2	6.1	10.2	12.9	16.4

Analysis Point Summary Table - Existing vs Post Development

Point of Analysis	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
1 - Pre Development (E1)	7.90	14.00	17.90	23.10
1 - Post Development (PR-2)	6.10	10.20	12.90	16.40
1 - Net Flow Difference	**-1.80**	**-3.80**	**-5.00**	**-6.70**
2 - Pre Development (N/A)*	0.00	0.00	0.00	0.00
2 - Post Development (PR-1)*	4.20	6.40	7.90	9.80
2 - Net Flow Difference*	**4.20**	**6.40**	**7.90**	**9.80**

***Runoff from PR-1 discharges to the detention pond approved under Case No. 2023-70-SDP. That facility was designed for 70% impervious cover; this project proposes 25.6% impervious cover, therefore available capacity is adequate.**

No.	Date	REVISIONS	App.

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JOB NO.: 15234-0020-01

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

OVERALL POST-DEVELOPMENT DRAINAGE AREA MAP

SHEET NO. 20 OF 37

2025-XX-SDP

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K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 PROP OVERALL DAM.dwg emiller: October 23, 2025

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30 0 15 30

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

DAMAP LEGEND

- 1.82 Ac. — DRAINAGE AREA IN ACRES
- DRAINAGE AREA LINE
- A–1 — DRAINAGE AREA NUMBER
- FLOW DIRECTION
- TIME OF CONCENTRATION

P–1 0.91 Ac.

P–2 0.75 Ac.

P–3 2.91 Ac.

BYPASS LANE

DRIVE THRU ACCESS

DRIVE THRU ACCESS

COMMERCIAL BUILDING

DUMPSTER

PROPOSED LANDSCAPE LOT 4

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER
STAMPED "QUIDDITY ENG."
ELEV. 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

15' P.U.E.
DOC. NO. 202307626
O.P.R.W.C.T.

25' RES. S.B.

15' P.U.E.
DOC. NO. 202307626
O.P.R.W.C.T.

CALLED 10.00 ACRES
O.P.R.W.C.T.

15' P.U.E.
DOC. NO. 202307626
O.P.R.W.C.T.

0.3462 ACRE
DONATION DEED
DOC. NO.
2022001395
O.P.R.W.C.T.

PROTESTANT EPISCOPAL
CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

COUNTY ROAD 245
(60' RIGHT-OF-WAY WIDTH)

ONLY

ONLY

21' UTIL. ESMT
DOC. NO.
20190581109
O.P.R.W.C.T.

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

WILLIAM KLINGSMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

PRESCHOOL SINGLE STORY

Tc (Post Development)

Note
*Minimum Time of Concentration is 5 min per Austin Design Manual.

DA	IC%	Area (ac.)	L (ft)	n	Slope (ft/ft)	P	Lsheet	Lsc	Tsheet	Tsc	Tc
P-1	47.5	0.91	342	0.085	0.025	4.20	100	242	4.97	1.26	6.23
P-2	53.5	0.75	295	0.077	0.029	4.20	100	195	4.32	0.94	5.26
P-3	5.2	2.91	325	0.143	0.023	4.20	100	225	7.77	1.21	8.98

FLOWS (Post Development)

15.52

C Values	2 yr	10 yr	25 yr	100 yr
Grass	0.33	0.38	0.42	0.49
Concrete	0.97	0.97	0.97	0.97

Note
*Grass is assumed to be Fair Condition and Average Slope
*All Impervious Cover is assumed to be Concrete (Conservative Approach)

Post

DA	Area (ac.)	I.C. (%)	C2	C10	C25	C100	Tc (min)	I2 (in/hr)	I10 (in/hr)	I25 (in/hr)	I100 (in/hr)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
P-1	0.91	47.5%	0.63	0.66	0.68	0.72	6.23	6.16	8.26	9.43	11.41	3.56	4.96	5.85	7.46
P-2	0.75	53.5%	0.67	0.70	0.71	0.75	5.26	6.41	8.56	9.75	11.78	3.23	4.46	5.22	6.60
P-3	2.91	5.2%	0.36	0.41	0.45	0.51	8.98	5.56	7.52	8.65	10.51	5.88	8.99	11.29	15.75

REVISIONS

No.	Date	App.

QUIDDITY
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STATE OF TEXAS
JUSTIN M. CADIEUX
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LICENSED PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

POST-DEVELOPMENT DRAINAGE AREA MAP

SHEET NO. 21 OF 37

2025-XX-SDP

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K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 MID-DAM.dwg emiller: October 23, 2025

SEWER 25 yr

25-yr Intensity = a/(t+b)^c	
a_{25} =	111.07
b_{25} =	17.23
c_{25} =	0.7815

"*" Indicates an inlet lateral connection with unique formula for junction loss.

Drainage Area	Inlet / MH From	Inlet / MH To	Area (acres)	Total Area (acres)	Time Conc. (min)	Runoff "C"	Total Area x "C"	C (Weighted)	Intensity "I" (in/hr)	**Q_{25} (cfs)**	Mannings "n"	**Trunk Line Design** Length (ft.)	Pipe Diam. or Box Rise (in.)	Grade (ft./ft.)	Full Flow Velocity (fps)	**Full Flow Capacity (cfs)**	Actual Velocity (out)	Hydraulic Gradient (ft/ft)	K (Constant)	Junction/ MH Loss (feet)	Hydraulic Grade Elevation (ft)	Dwnstm Flowline (ft)	Vert Adj (ft)	Upstrm Flowline (ft)	Rise in Pipe (ft)	Pipe Crown (ft)	Top of MH/Inlet Elevation (ft)
P-2	CI-1	Bend 1	0.75	0.75	5.26	0.71	0.54	0.71	9.75	**5.22**	0.01	19.0	18	0.0085	7.11	**12.57**	2.96	0.0014	0.35	0.0475	918.80	917.14	0.00	917.30	0.16	918.80	920.42
	Bend 1	MH-1	0.00	0.75	5.31	0.00	0.54	0.71	9.73	**5.21**	0.01	107.0	18	0.0086	7.16	**12.66**	2.95	0.0014	0.1	0.0135	918.64	916.22	0.00	917.14	0.92	918.64	920.30
P-1	CI-2	MH-1	0.91	0.91	6.23	0.68	0.62	0.68	9.43	**5.85**	0.01	13.0	18	0.0100	7.73	**13.65**	3.31	0.0018	1	0.1700	918.30	916.62	0.00	916.75	0.13	918.25	922.08
	MH-1	MH-2	0.00	1.66	6.26	0.00	1.16	0.70	9.42	**10.89**	0.01	108.0	24	0.0054	6.86	**21.55**	3.47	0.0014	1	0.1866	918.11	915.53	0.00	916.11	0.58	918.11	921.91
	MH-2	Bend 2	0.00	1.66	6.52	0.00	1.16	0.70	9.34	**10.80**	0.01	100.0	24	0.0054	6.88	**21.61**	3.44	0.0013	0.15	0.0275	917.58	914.89	0.00	915.43	0.54	917.43	923.50
	Bend 2	MH-3	0.00	1.66	6.77	0.00	1.16	0.70	9.27	**10.71**	0.01	123.0	24	0.0054	6.86	**21.54**	3.41	0.0013	0.35	0.0632	917.42	914.23	0.00	914.89	0.66	916.89	922.85
	MH-3	MH-4	0.00	1.66	7.06	0.00	1.16	0.70	9.18	**10.61**	0.01	87.0	24	0.0054	6.88	**21.61**	3.38	0.0013	0.1	0.0177	917.19	913.66	0.00	914.13	0.47	916.13	920.67
	MH-4	Outfall A	0.00	1.66	7.28	0.00	1.16	0.70	9.12	**10.54**	0.01	52.0	42	0.0050	9.61	**92.48**	1.10	0.0001	0.1	0.0019	917.06	913.30	0.00	913.56	0.26	917.06	918.24
	OUTFALL A	0		1.66																	916.80						

SEWER 100 yr

100-yr Intensity = a/(t+b)^c	
a_{100} =	129.03
b_{100} =	17.83
c_{100} =	0.7625

"*" Indicates an inlet lateral connection with unique formula for junction loss.

Drainage Area	Inlet / MH From	Inlet / MH To	Area (acres)	Total Area (acres)	Time Conc. (min)	Runoff "C"	Total Area x "C"	C (Weighted)	Intensity "I" (in/hr)	**Q_{100} (cfs)**	Mannings "n"	**Trunk Line Design** Length (ft.)	Pipe Diam. or Box Rise (in.)	Grade (ft./ft.)	Full Flow Velocity (fps)	**Full Flow Capacity (cfs)**	Actual Velocity (out)	Hydraulic Gradient (ft/ft)	K (Constant)	Junction/ MH Loss (feet)	Hydraulic Grade Elevation (ft)	Dwnstm Flowline (ft)	Vert Adj (ft)	Upstrm Flowline (ft)	Rise in Pipe (ft)	Pipe Crown (ft)	Top of MH/Inlet Elevation (ft)
P-2	CI-1	Bend 1	0.75	0.75	5.26	0.75	0.56	0.75	11.78	**6.60**	0.01	19.0	18	0.0085	7.11	**12.57**	3.73	0.0023	0.35	0.0757	918.82	917.14		917.30	0.16	918.80	920.42
	Bend 1	MH-1	0.00	0.75	5.31	0	0.56	0.75	11.76	**6.59**	0.01	107.0	18	0.0086	7.16	**12.66**	3.73	0.0023	0.1	0.0216	918.70	916.22		917.14	0.92	918.64	920.30
P-1	CI-2	MH-1	0.91	0.91	6.23	0.72	0.65	0.72	11.41	**7.46**	0.01	13.0	18	0.0100	7.73	**13.65**	4.22	0.0030	1	0.2765	918.75	916.62		916.75	0.13	918.25	922.08
	MH-1	MH-2	0.00	1.66	6.26	0	1.21	0.73	11.40	**13.84**	0.01	108.0	24	0.0054	6.86	**21.55**	4.40	0.0022	1	0.3013	918.43	915.53		916.11	0.58	918.11	921.91
	MH-2	Bend 2	0.00	1.66	6.52	0	1.21	0.73	11.31	**13.72**	0.01	100.0	24	0.0054	6.88	**21.61**	4.37	0.0022	0.15	0.0444	917.89	914.89		915.43	0.54	917.43	923.50
	Bend 2	MH-3	0.00	1.66	6.77	0	1.21	0.73	11.22	**13.62**	0.01	123.0	24	0.0054	6.86	**21.54**	4.34	0.0021	0.35	0.1022	917.63	914.23		914.89	0.66	916.89	922.85
	MH-3	MH-4	0.00	1.66	7.06	0	1.21	0.73	11.12	**13.50**	0.01	87.0	24	0.0054	6.88	**21.61**	4.30	0.0021	0.1	0.0287	917.27	913.66		914.13	0.47	916.13	920.67
	MH-4	Outfall A	0.00	1.66	7.28	0	1.21	0.73	11.05	**13.41**	0.01	52.0	42	0.0050	9.61	**92.48**	1.39	0.0001	0.1	0.0030	917.06	913.30		913.56	0.26	917.06	918.24
	OUTFALL A			1.66																	916.80						

REVISIONS

No.	Date	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22004 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: ____ DESIGNED BY: JYC
DATE: COMP. - OCT 2025 CHECKED BY: JMC
JOB NO.: 15234-0020-01 DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

DRAINAGE CALCULATIONS

SHEET NO.
22 OF **37**

2025-XX-SDP

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GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

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

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC01

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

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

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

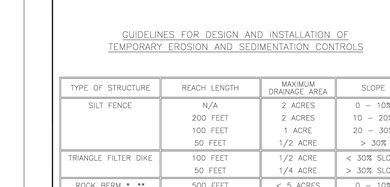
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

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

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC01A

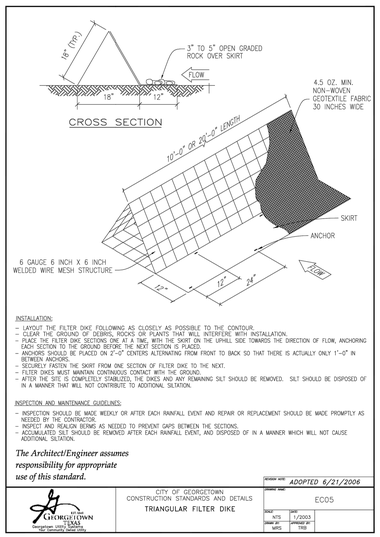
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



CONCRETE WASHOUT AREA
(NTS)

NOTES:

1. Actual layout to be determined in the field.
2. Temporary concrete washout facility should be constructed with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
3. The pit shall be located in an area easily accessible to construction traffic. The pit shall be located at least 50 feet from sensitive features, storm drains, open ditches, or water bodies and protected from storm water runoff.
4. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. All materials used to construct the temporary facility should be removed from the site and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary facilities should be backfilled and repaired.
5. Excess concrete shall not be disposed of within the pit.



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

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

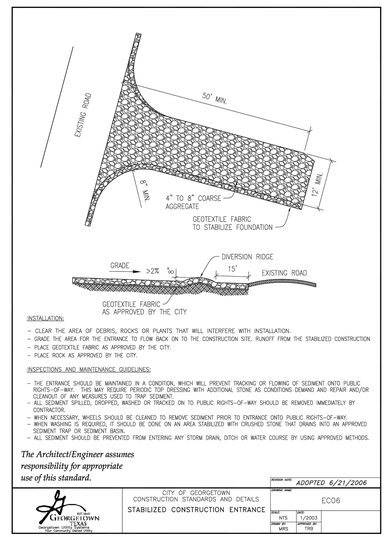
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRIANGULAR FILTER DIKE

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC05

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



INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTIONS AND MAINTENANCE GUIDELINES:
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

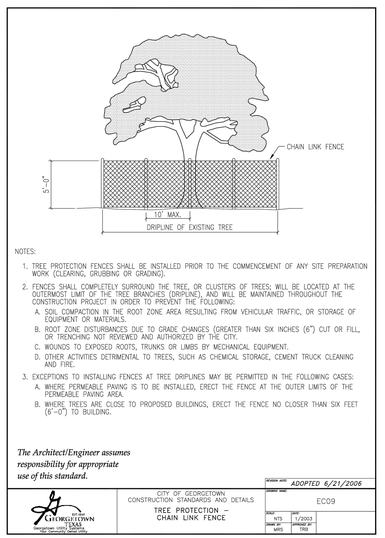
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC06

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



NOTES:

1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; WILL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS;
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'–0") TO BUILDING.

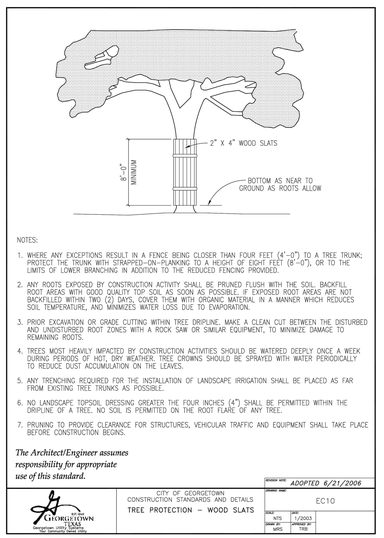
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – CHAIN LINK FENCE

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC09

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



NOTES:

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

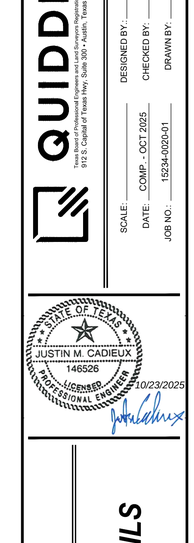
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – WOOD SLATS

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC10

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



INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE EACH FINISHED SECTION OF THE BERM.
- PLACE 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 ITS 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.

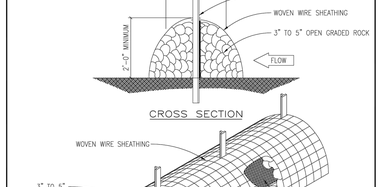
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
ROCK BERM DETAIL

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC03

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



INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE EACH FINISHED SECTION OF THE BERM.
- INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT. INSTALLATION SHOULD BE AS DESCRIBED IN DRAWING NO. EC–02 "SILT FENCE DETAIL".
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE AND ON BOTH SIDES OF THE SILT FENCE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS ITS SHAPE.
- SECURE WITH TIE WIRE.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

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

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

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
HIGH SERVICE ROCK BERM DETAIL

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC04

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

No. | Date | REVISIONS | App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10064300
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: | DESIGNED BY: JYC
DATE: COMP. - OCT 2025 | CHECKED BY: JMC
JOB NO.: 15234-0020-01 | DRAWN BY: KS

STATE OF TEXAS — JUSTIN M. CADIEUX — 146526 — LICENSED PROFESSIONAL ENGINEER — 10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

EROSION CONTROL DETAILS

SHEET NO. 24 OF 37

2025-XX-SDP

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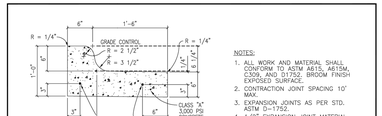
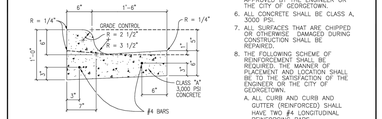
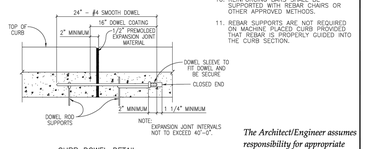
K:\15234\15234-0020-01 georgetown credit union\ci2 design phase\CAD\Plans\Site\15234-0020-01 DETLS.dwg emiller: October 23, 2025



SPILL CURB



CATCH AND LAYDOWN CURB



CURB DOWEL DETAIL

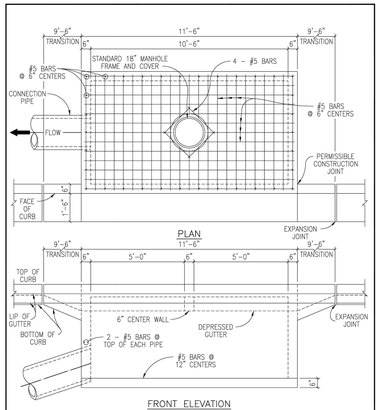
NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309, AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTRACTION JOINT SPACING 10' MAX.
3. EXPANSION JOINTS AS PER STD. ASTM D-1752.
4. 1/2" EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB IS ADJACENT TO SIDEWALK OR RIP-RAP.
5. TRANSITIONS BETWEEN CURBS OR DIFFERING CROSS SECTIONS SHALL OCCUR OVER A 20 FOOT LENGTH AS APPROVED BY THE ENGINEER OR THE CITY OF GEORGETOWN.
6. ALL CONCRETE SHALL BE CLASS A, 3,000 PSI.
7. ALL SURFACES THAT ARE CHIPPED OR OTHERWISE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED.
8. THE FOLLOWING SCHEME OF REINFORCEMENT SHALL BE REQUIRED, THE MANNER OF PLACEMENT AND LOCATION SHALL BE TO THE SATISFACTION OF THE ENGINEER OR THE CITY OF GEORGETOWN.
   A. ALL CURB AND CURB AND GUTTER (REINFORCED) SHALL HAVE TWO #4 LONGITUDINAL REINFORCING BARS.
9. REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 15 INCH.
10. REINFORCING BARS SHALL BE SUPPORTED WITH REBAR CHAIRS OR OTHER APPROVED METHODS.
11. REBAR SUPPORTS ARE NOT REQUIRED ON MACHINE PLACED CURB PROVIDED THAT REBAR IS PROPERLY GUIDED INTO THE CURB SECTION.

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CURB AND GUTTER DETAILS
SD06



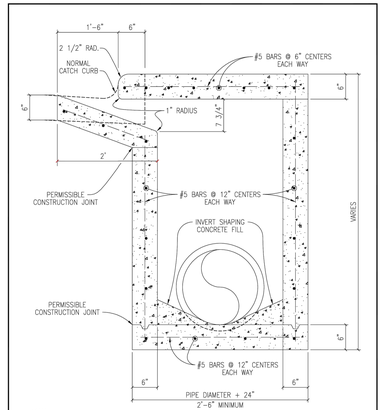
NOTES:

1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI CONCRETE.
2. STORM SEWER PIPE MATERIAL TO BE R.C.P. (CLASS III) UNLESS OTHERWISE APPROVED BY THE CITY OF GEORGETOWN.

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CURB INLET
SD09



NOTES:

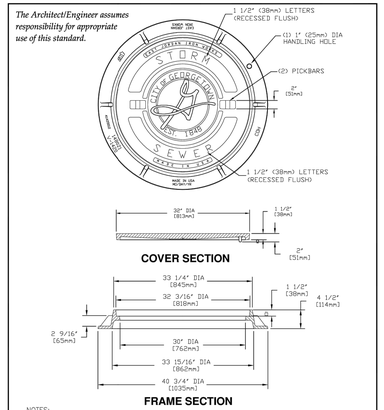
1. ALL CONCRETE SHALL BE CLASS "A" 3,000 PSI CONCRETE.
2. STORM SEWER PIPE MATERIAL TO BE R.C.P. (CLASS III) UNLESS OTHERWISE APPROVED BY THE CITY OF GEORGETOWN.

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CURB DRAIN INLET TYPICAL SECTION
SD10

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



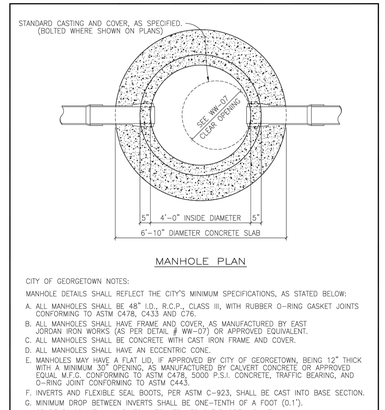
NOTES:

1. STANDARD STORM SEWER MANHOLE SET TO BE EAST JORDAN IRON WORKS, INC. CATALOG NO. 1480A V-1420\1480Z1, COVER TO BE STAMPED WITH "STORM SEWER".
2. STANDARD STORM SEWER MANHOLE SET TO BE HEAVY DUTY LOAD RATED.
3. FOR MORE DETAILED SPECIFICATIONS REFER TO EAST JORDAN IRON WORKS, INC. REFERENCE PRODUCT DRAWING 4142001Z 0014839\1.
4. FOR BOLTED STORM SEWER MANHOLE SET REFER TO DETAIL SD11A.

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STANDARD STORM SEWER MANHOLE SET
SD11



MANHOLE PLAN

CITY OF GEORGETOWN NOTES:

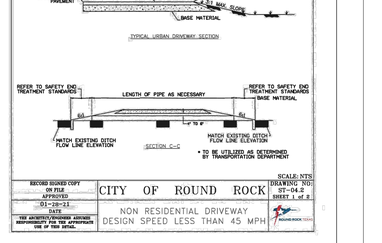
MANHOLE DETAILS SHALL REFLECT THE CITY'S MINIMUM SPECIFICATIONS, AS STATED BELOW:

A. ALL MANHOLES SHALL BE 48" I.D., R.C.P., CLASS III, WITH RUBBER O-RING GASKET JOINTS CONFORMING TO ASTM C478, C433 AND C76.
B. ALL MANHOLES SHALL HAVE FRAME AND COVER, AS MANUFACTURED BY EAST JORDAN IRON WORKS (AS PER DETAIL # WW-07) OR APPROVED EQUIVALENT.
C. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON FRAME AND COVER.
D. ALL MANHOLES SHALL HAVE AN ECCENTRIC CONE.
E. MANHOLES MAY HAVE A FLAT LID, IF APPROVED BY CITY OF GEORGETOWN, BEING 12" THICK WITH A MINIMUM 30" OPENING, AS MANUFACTURED BY CALVERT CONCRETE OR APPROVED EQUAL, M.F.G. CONFORMING TO ASTM C478, 5000 P.S.I. CONCRETE, TRAFFIC BEARING, AND O-RING JOINT CONFORMING TO ASTM C443.
F. INVERTS AND FLEXIBLE SEAL BOOTS, PER ASTM C-923, SHALL BE CAST INTO BASE SECTION.
G. MINIMUM DROP BETWEEN INVERTS SHALL BE ONE-TENTH OF A FOOT (0.1').
H. GRADE RINGS WITH AN I.D. TO MATCH FRAMES CLEAR OPENING WITH A MAXIMUM OF FIVE (5) GRADE RINGS ARE ALLOWED.

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STANDARD STORM SEWER MANHOLE PLAN
SD12



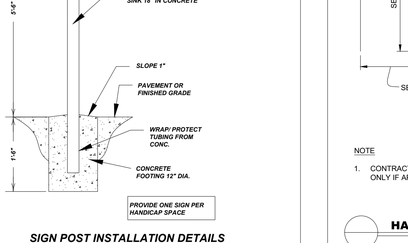
NOTES:

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

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STANDARD STORM SEWER MANHOLE – SECTION
SD13



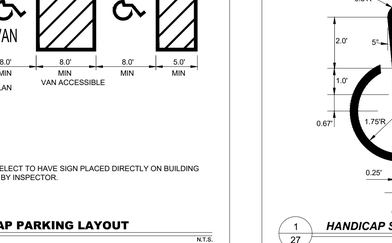
NOTES:

1. FOR ROLLER STAMPED SIDEWALK: MATCH TO SPECIFICATIONS.
2. STANDARD LOCATION OF SIDEWALK IS OFF BACK OF CURB. SPECIAL DESIGNS MAY BE APPROVED BY THE CITY ENGINEER, PRIOR TO FINAL DESIGN.
3. SIDEWALK SHALL CONFORM TO CURRENT AMERICANS WITH DISABILITIES ACT STANDARDS.
4. IF REQUIRED ALL SIDEWALKS SHALL BE SUBMITTED AND APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION BY THE ENGINEER RECORD.
5. ANY VARIANCE IN TEXTURE, GRADE OR ALIGNMENT MUST BE APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
SIDEWALK SECTION AND JOINT DETAIL
SD14



NOTES:

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

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CONCRETE DRIVEWAY APPROACH TYPICAL
SD15

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

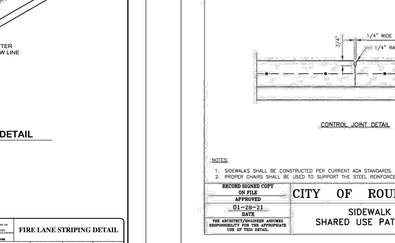
NOTES:

1. COMMERCIAL SIDEWALKS WIDTHS – 6'
   RESIDENTIAL SIDEWALKS WIDTHS – 5'
2. ALL SLOPES ARE MAXIMUM ALLOWABLE. FLATTER SLOPES THAT WILL STILL DRAIN PROPERLY ARE ENCOURAGED.
3. ALL CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE IN THE PLANS.
4. FOR PURPOSES OF WARNING, THE CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
5. TEXTURES MAY CONSIST OF PAVERS WITH TRUNCATED DOMED SURFACES OR GROOVES. TEXTURES ARE REQUIRED TO BE DETECTABLE UNDERFOOT. SURFACES THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED.
6. COLOR CONTRAST, FOR EXAMPLE, CAN BE ACCOMPLISHED WITH COLORED CONCRETE PAVERS THAT HAVE TRUNCATED DOMES OR BY COLORED STAINED CONCRETE WITH GROOVES, EITHER OF WHICH WOULD PROVIDE A CONTRAST WITH TYPICALLY LIGHT COLORED CONCRETE.
7. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, VISIBILITY AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) PREPARED AND ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
8. RAISED MEDIANS SEPARATE OPPOSING DIRECTIONS OF TRAFFIC AND PROVIDE A REFUGE AREA FOR PEDESTRIANS IF THEY ARE UNABLE TO CROSS THE ENTIRE ROADWAY IN THE ALLOTTED SIGNAL PHASE. TO SERVE AS A REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 4 FEET WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
9. ALL SIDEWALK PLANS AND DETAILS SHALL BE SUBMITTED AND APPROVED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR).
10. ANY PART OF THE ACCESSIBLE ROUTE WITH A SLOPE GRATER THAN 1:20 (5%) SHALL BE CONSIDERED A RAMP. IF A RAMP HAS A RISE GREATER THAN 6 INCHES OR A HORIZONTAL PROJECTION GREATER THAN 72 INCHES, THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. THE ONLY EXCEPTION IS AT CURB RAMPS. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. CURB RAMPS SHALL BE PROVIDED WHERE EVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB. CURB RAMPS ARE GENERALLY INTERPRETED AS ONLY THE PORTION TYING DIRECTLY INTO THE ROADWAY.
11. TRAFFIC SIGNAL OR ILLUMINATION POLES, GROUND BOXES, CONTROLLER BOXES, SIGNS, DRAINAGE FACILITIES AND OTHER ITEMS SHALL BE PLACED SO NOT TO OBSTRUCT THE ACCESSIBLE ROUTE.
12. ALL SIDEWALKS WILL BE DOWELED INTO EXISTING SIDEWALKS, DRIVEWALKS, DRIVEWAYS, INLET BOXES, RETAINING WALLS, ETC.
13. ALL SIDEWALK CROSS–SLOPES SHALL NOT EXCEED 1:50, UNLESS A VARIANCE IS PROVIDED BY TDLR.

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

ADOPTED 6/21/2006

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
PEDESTRIAN RAMPS GENERAL NOTES
SD28



TRUNCATED DOME PATTERN CURB RAMP

GENERAL NOTES

CONCRETE PAVER UNITS SHALL MEET ALL REQUIREMENTS OF ASTM C-936, C-33, AND SHALL BE LAID IN A TWO BY TWO RUNNING BOND PATTERN, UNLESS SHOWN OTHERWISE IN THE PLANS.

CONCRETE PAVER UNIT SHALL HAVE A TRUNCATED DOME TOP SURFACE FOR DETECTABLE WARNING TO PEDESTRIANS.

CONCRETE PAVER UNIT COLOR FOR THE RAMP SHALL BE A CONTRASTING COLOR TO THE ADJACENT SURFACES. THE COLOR OF THE CONCRETE PAVER UNITS SHALL BE SHOWN ELSEWHERE IN THE PLANS. (ADJACENT SURFACES INCLUDE SIDE FLARES).

CONCRETE PAVER UNITS SHALL BE SAW CUT ONLY AND ANY CUT UNIT SHALL BE NOT LESS THAN 25 PERCENT OF A FULL UNIT.

CONCRETE PAVER WITH TRUNCATED DOME SURFACE

SECTION A–A

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

REVISED 3/14/2014 WBD
ADOPTED 6/21/2006 TRB

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
CURB RAMP TEXTURES TYPE A
SD37

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-04.2
APPROVED 01-20-21	NON RESIDENTIAL DRIVEWAY DESIGN SPEED LESS THAN 45 MPH	SHEET 1 of 2
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		SCALE: NTS

SIGN POST INSTALLATION DETAILS

SCALE: N.T.S.

NOTE

1. CONTRACTOR MAY ELECT TO HAVE SIGN PLACED DIRECTLY ON BUILDING ONLY IF APPROVED BY INSPECTOR.

HANDICAP PARKING LAYOUT

N.T.S.

REVISION DATE:

1/27 HANDICAP SIGNAGE & SYMBOL DETAIL

N.T.S.

REVISION DATE:

Williamson County Emergency Services District No. 4

Fire Lane Detail

NOTES:
FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

FIRE LANE STRIPING DETAIL

not to scale

ENGINEER: FRANK T. PHELAN, P.E.	DATE: 04 - 29 - 19	DRAWN BY: JJD
PROJECT NO: 01-	DRAWING NO: 1 OF 1	FIRE LANE STRIPING DETAIL

SIDEWALK EXPANSION JOINT DETAIL

CONTROL JOINT DETAIL

NOTES:

1. SIDEWALKS SHALL BE CONSTRUCTED PER CURRENT ADA STANDARDS.
2. PROPER CHAIRS SHALL BE USED TO SUPPORT THE STEEL REINFORCEMENT.

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: ST-01.3
APPROVED 01-20-21	SIDEWALK & SHARED USE PATH DETAIL	SHEET 3 of 3
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		SCALE: NTS

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K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 DETLS.dwg emiller: October 23, 2025

REVISIONS

No.	Date	Description	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10064300
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

DESIGNED BY: JYC
CHECKED BY: JMC
DRAWN BY: KS

SCALE: COMP. - OCT 2025
DATE:
JOB NO.: 15234-0020-01

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

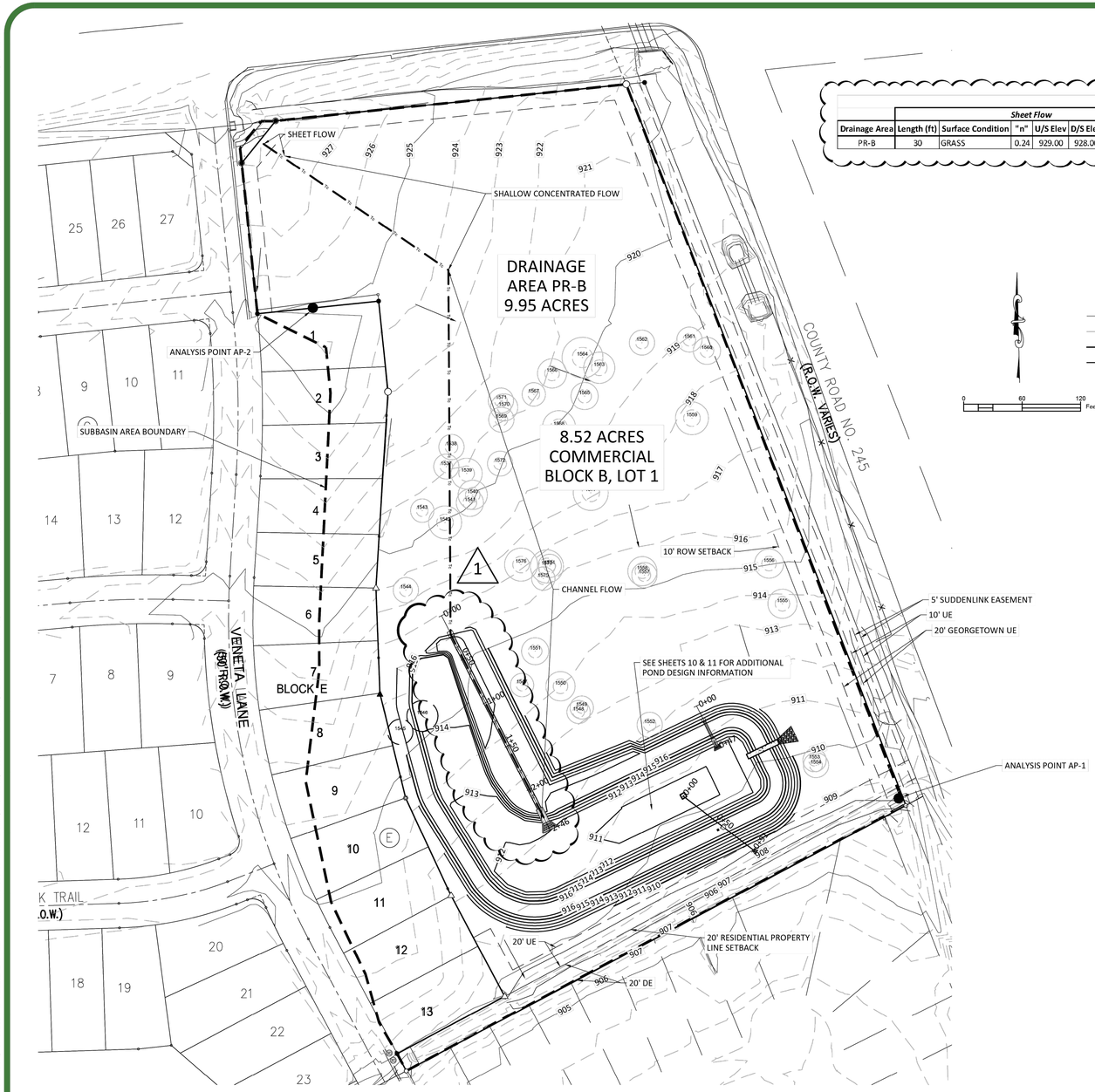
LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

SITE CONSTRUCTION DETAILS

SHEET NO. 25 OF 37

2025-XX-SDP

REFERENCE PLAN ONLY
N.T.S.



TIME OF CONCENTRATION CALCULATIONS

	Sheet Flow							*Shallow Concentrated 1*					*Channel*										*Total*	
Drainage Area	Length (ft)	Surface Condition	"n"	U/S Elev	D/S Elev	Slope (%)	T_t	Length (ft)	Surface Condition	U/S Elev	D/S Elev	Slope (%)	T_t	Length (ft)	A (ft2)	P (ft)	R (ft)	U/S Elev	D/S Elev	S (ft/ft)	n	Velocity (fps)	T_t	T_c Total (min)	Tlag
PR-B	30	GRASS	0.24	929.00	928.00	3.33%	3.88	200	PAVED	928.00	924.00	2.00%	1.16	590	9.62	11.00	0.87	918.00	913.00	0.01	0.013	9.65	1.02	6.1	3.6

BASIN No.	TOTAL AREA S.F.	TOTAL AREA ACRES	TOTAL AREA SQ. MI.	PASTURE & RANGE CN 80 (HSG D)	COMMERCIAL 70% IC CN 92 (HSG D)	1/8-ACRE RESIDENTIAL CN 92 (HSG D)	PAVEMENT CN 98 (HSG D)	COMPOSITE CN (HSG D)
PR-B	433,601	9.954	0.0155533	0.00	8.93	1.02	0.00	92

LEGEND

- 750 — EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- 750 — PROPOSED CONTOURS (MAJOR)
- PROPOSED CONTOURS (MINOR)

0 60 120 Feet

FLOW DATA (CFS) EXISTING CONDITIONS				
BASIN	Q2	Q10	Q25	Q100
EX-B1	3.8	7.8	10.2	13.9
EX-B2	12.8	25.1	32.6	43.8
Analysis Point	Q2	Q10	Q25	Q100
AP-1	16.6	32.9	42.8	57.6

FLOW DATA (CFS) PROPOSED CONDITIONS - WITH DETENTION				
BASIN	Q2	Q10	Q25	Q100
PR-B	12.0	26.6	35.4	49.0
Analysis Point	Q2	Q10	Q25	Q100
AP-1	12.0	26.6	35.4	49.0

FLOW DATA (CFS) CHANGE IN FLOW FROM EXISTING CONDITIONS				
Analysis Point	Q2	Q10	Q25	Q100
AP-1	-4.6	-6.3	-7.4	-8.6

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NO.	REVISION	BY	DATE
1	42" PIPE ALIGNMENT & SURFACE	CWJ	6/25/25
	GRADING		

CWJ 6/25/25
DESIGNED BY: DATE
CWJ, NIE 6/25/25
DRAWN BY: DATE
CWJ
CHECKED BY: DATE
CWJ
APPROVED BY: DATE

STATE OF TEXAS CHAD WILLIAM JONES 144785 LICENSED PROFESSIONAL ENGINEER 6/30/25

STEGER BIZZELL
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PROPOSED DRAINAGE AREA MAP
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901
SHEET 08 of 15

2023-70-SDP

P: \22000-22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

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JOB NO.: 15234-0020-01
DRAWN BY: KS

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
EX. POND DAM (2023-70-SDP)

SHEET NO. 34 OF 37

2025-XX-SDP

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REFERENCE PLAN ONLY
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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Highland Village II Commercial Lot 1, Block B
Date Prepared: 2/27/2025

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

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

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

where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 85% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	8.52	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	5.96	acres
Total post-development impervious cover fraction * =	0.70	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	5191	lbs.

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

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

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	8.52	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	5.96	acres
Post-development impervious fraction within drainage basin/outfall area =	0.70	
$L_{M\ THIS\ BASIN}$ =	5191	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention Basin
Removal efficiency = 91 percent

Aqualogic Cartridge Filter
Bioretention
Batch Detention Basin
BaySeparator
Contech StormFilter
Constructed Wetland
Extended Detention
Grassy Swale
Retention / Irrigation
Sand Filter
Stormceptor
Vegetated Filter Strips
Vortechs
Wet Basin
Wet Vault

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

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

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

A_C =	8.52	acres
A_I =	5.96	acres
A_P =	2.56	acres
L_R =	6049	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	5191	lbs.
F =	0.86	

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

Rainfall Depth =	1.38	inches
Post Development Runoff Coefficient =	0.51	
On-site Water Quality Volume =	21582	cubic feet

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

Off-site area draining to BMP =	1.02	acres
Off-site Impervious cover draining to BMP =	0.60	acres
Impervious fraction of off-site area =	0.59	
Off-site Runoff Coefficient =	0.41	
Off-site Water Quality Volume =	2105	cubic feet
Storage for Sediment =	4737	
Total Capture Volume (required water quality volume(s) x 1.20) =	28424	cubic feet

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CWJ
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TCEQ WATER QUALITY CALCULATIONS
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901
SHEET 09 *of 15*

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JOB NO.: 15234-0020-01
DRAWN BY: KS

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
EX. POND TSS CALCS (2023-70-SDP)

SHEET NO. **35** OF *37*

2025-XX-SDP

REFERENCE PLAN ONLY
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LEGEND

- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- 750 EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- 750 PROPOSED CONTOURS (MAJOR)
- PROPOSED CONTOURS (MINOR)
- STRUCTURAL CONCRETE
- RIPRAP

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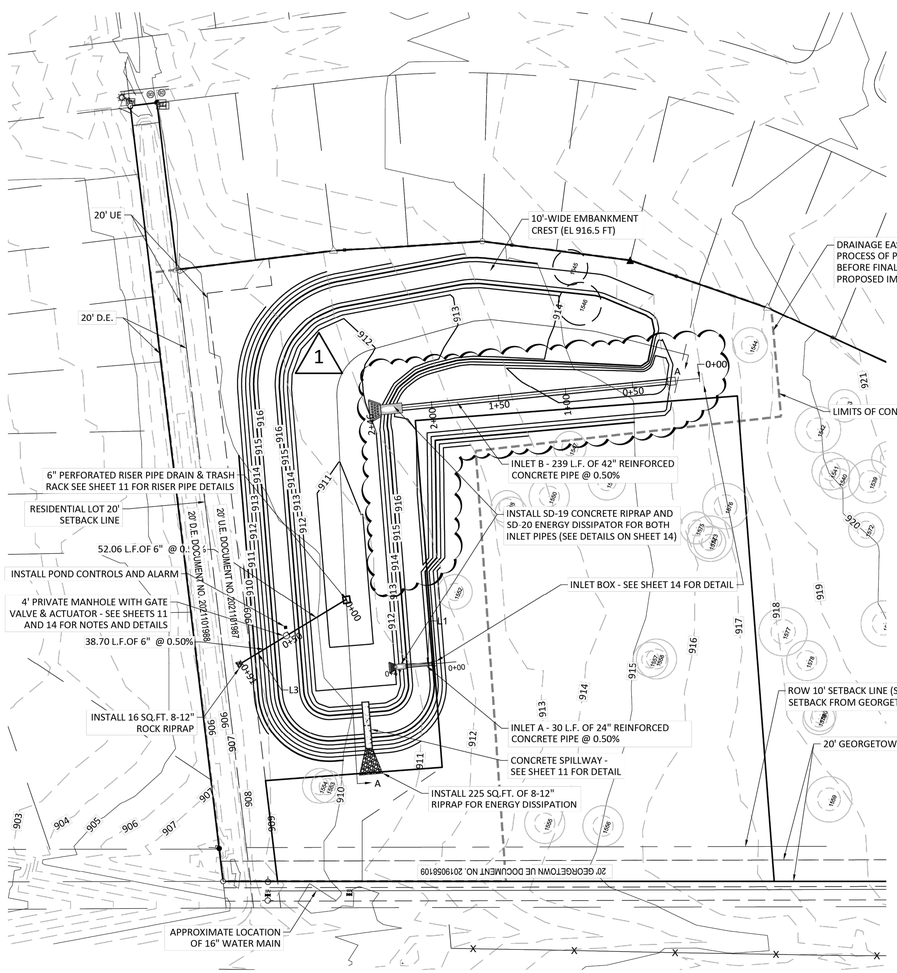
PEAK FLOWS (CFS)		
STORM	POND OUTFLOW	POND OUTFLOW VELOCITY (FT/S)
2-YEAR	10.0	2.5
10-YEAR	24.7	3.2
25-YEAR	33.6	3.6
100-YEAR	47.4	4.1

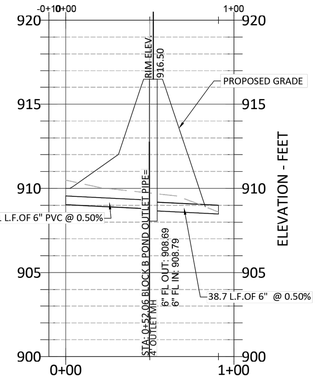


GRADING AND BATCH DETENTION POND PLAN

0 50 100 Feet

1

BLOCK B POND OUTLET SPILLWAYS				
STAGE-DISCHARGE				
DISCHARGE EQUATION: $Q = C_W L H^{1.5}$				
WEIR 1 CREST TYPE	BROAD			
WEIR 1 COEFFICIENT (C_W) =	2.89			
WEIR 1 LENGTH (FT) =	2.5			
WEIR 1 ELEVATION (FT) =	913.00			
WEIR 2 CREST TYPE	SHARP			
WEIR 2 COEFFICIENT (C_W) =	3			
WEIR 2 LENGTH (FT) =	2			
WEIR 2 ELEVATION (FT) =	914.25			
STAGE (FT)	WEIR 1 DISCHARGE (CFS)	WEIR 2 DISCHARGE (CFS)	TOTAL DISCHARGE (CFS)	STORAGE (ACRE-FT)
910.0	0	0	0	0
911.0	0	0	0	0.0473
912.0	0	0	0	0.2790
913.0	0	0	0	0.7149
914.0	7.23	0.00	7.23	1.2802
915.0	20.44	3.90	24.33	1.9831
916.0	37.54	13.89	51.43	2.7902
916.5	47.31	20.25	67.56	3.2200



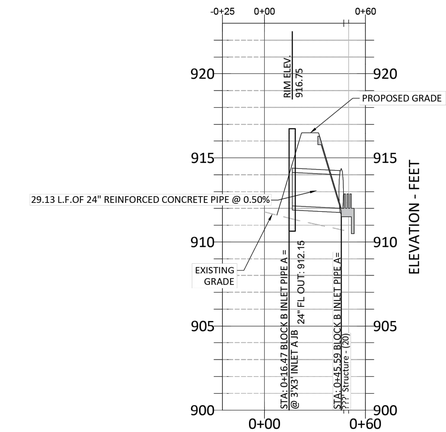
STATION

POND OUTLET PROFILE
1"=10' VERTICAL
1"=10' HORIZONTAL

BLOCK B INLET PIPE A						
Number	Length	Line/Chord Direction	Start Northing	Start Easting	End Northing	End Easting
L1	47.161	S26° 21' 06.22"E	10241509.2368	3101241.5898	10241466.9765	3101262.5236

BLOCK B INLET PIPE B						
Number	Length	Line/Chord Direction	Start Northing	Start Easting	End Northing	End Easting

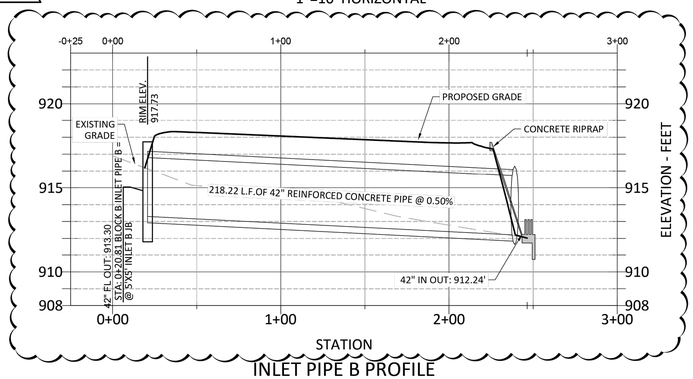
BLOCK B POND OUTLET PIPE						
Number	Length	Line/Chord Direction	Start Northing	Start Easting	End Northing	End Easting
L3	90.764	S52° 26' 40.80"E	10241416.3233	3101227.8712	10241361.0001	3101299.8258



STATION

INLET PIPE A PROFILE
1"=10' VERTICAL
1"=10' HORIZONTAL

1



STATION

INLET PIPE B PROFILE
1"=10' VERTICAL
1"=10' HORIZONTAL

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NO.	REVISION	BY	DATE
1	42" PIPE ALIGNMENT & SURFACE	CWJ	6/25/25
	GRADING		

CWJ 6/25/25
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STATE OF TEXAS CHAD WILLIAM JONES 144785 LICENSED PROFESSIONAL ENGINEER 5/10/25

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DIMENSION SITE AND GRADING PLAN
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901
SHEET 10 of 15

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LEVEL 5
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RONALD REAGAN BLVD AND CR 245
EX. POND INLET PIPE DESIGN (2023-70-SDP)

SHEET NO. 36 OF 37

2025-XX-SDP

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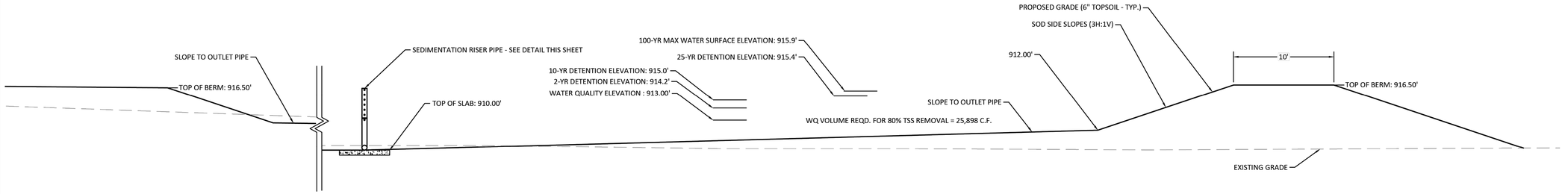
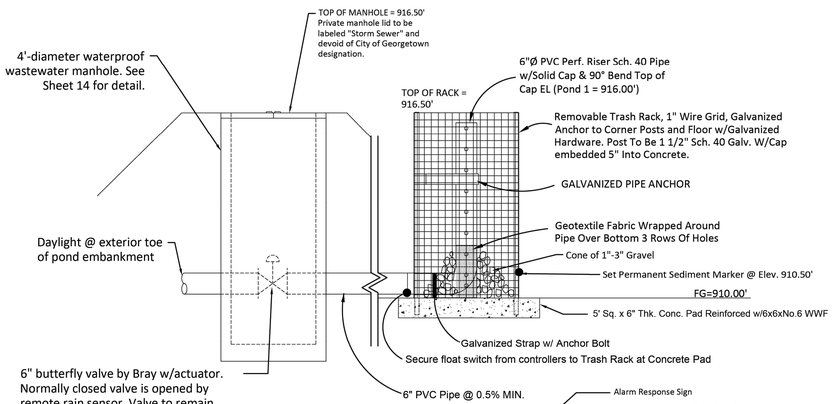


WATER QUALITY POND CROSS-SECTION A-A

0 5 10 Feet

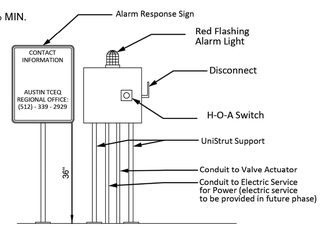


Perforated Riser Pipes

Riser Pipe Ø	Vert. Spacing Between Rows O.C.	No. Perforations Per Row	Diameter of Perforations
6"	4"	4	1"

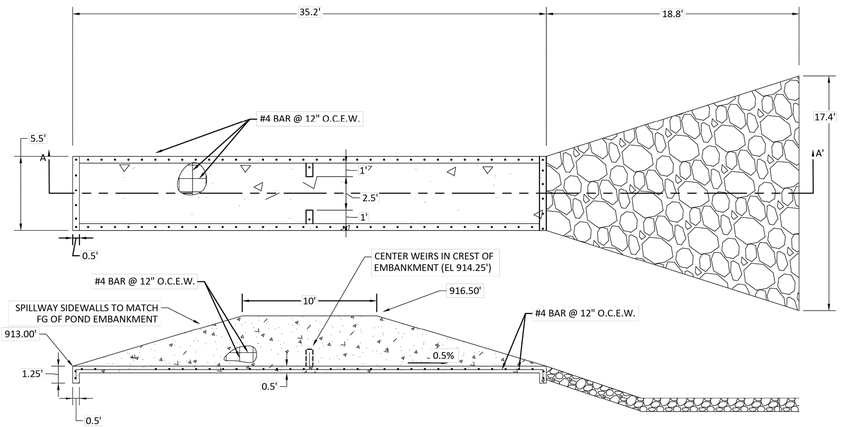
SEDIMENTATION RISER PIPE

NTS



CONTROL / ALARM

NTS



SECTION A-A'

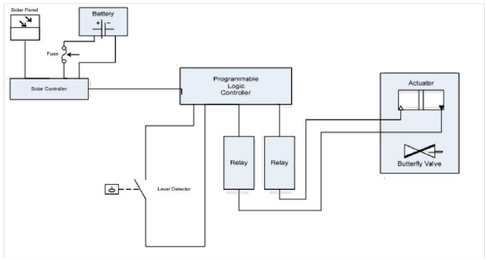
CONCRETE SPILLWAY CROSS SECTION

1"=5'

BATCH POND CONTROLLER NOTES:

1. SUBMITTALS - THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH BATCH POND CONTROLLER SUBMITTALS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. SUBMITTALS SHALL INCLUDE: POWER SOURCE, BATTERY BACKUP, LOGIC CONTROLLER, LOCKABLE PARTS ENCLOSURE, FLOAT, VALVE, ACTUATOR, RELAY, ALARM SYSTEM, SIGNAGE, ETC. TOTAL WATTAGE OF POWER CONSUMPTION AND W-HOURS OF ACTUATOR, CONTROLLER AND RELAY SHALL BE PROVIDED. A COPY OF THE APPROVED SUBMITTALS SHALL BE PROVIDED TO TCEQ WITH THE ENGINEERS CERTIFICATION OF PROJECT COMPLETION FOR INCLUSION IN THE TCEQ PROJECT FILE .
2. CONTROLLER - THE CONTROLLER CONSISTS OF A LEVEL SENSOR IN THE DETENTION BASIN, A VALVE (WITH A DEFAULT CLOSED POSITION), AN ACTUATOR, AND THE ASSOCIATED CONTROL. THE CONTROLLER DETECTS WATER FILLING THE BASIN FROM THE LEVEL SENSOR AND INITIATES A 12-HOUR DETENTION TIME. AT THE END OF THE REQUIRED DETENTION TIME, THE CONTROLLER OPENS THE VALVE AND DRAINS INTO THE SECOND BASIN. SUBSEQUENT RAINFALL EVENTS THAT OCCUR PRIOR TO THE BASIN DRAINING SHOULD CAUSE THE VALVE TO REMAIN OPEN AND ALLOW THE ADDITIONAL STORMWATER RUNOFF TO PASS THROUGH THE BASIN. ONCE THE BASIN IS DRAINED THE CONTROLLER CLOSES THE VALVE. THE DRAWDOWN TIME OF THE BASIN SHOULD NOT EXCEED 48 HOURS FOR A SINGLE STORM EVENT AFTER THE 12 HOUR REQUIRED DETENTION TIME. ALL CABLES SHOULD BE PROTECTED BY CONDUIT AND BURIED TO PREVENT DAMAGE DURING MAINTENANCE ACTIVITIES. INFORMATION ON THE DESIGN AND CONFIGURATION OF AN EXISTING SYSTEM, INCLUDING THE SYSTEM SCHEMATIC, CAN BE VIEWED AT THE AUSTIN OR SAN ANTONIO REGIONAL OFFICES.
3. LOGIC CONTROLLER – THE CONTROLLER SHOULD BE PROGRAMMED TO BEGIN DRAINING STORMWATER RUNOFF FROM THE BASIN 12 HOURS AFTER THE FIRST STORMWATER RUNOFF IS SENSED. THE SYSTEM SHOULD BE PROGRAMMED TO HAVE THE VALVE REMAIN OPEN FOR TWO HOURS AFTER THE LEVEL SENSOR INDICATES THE BASIN IS EMPTY TO ALLOW ANY REMAINING SHALLOW WATER TO BE DISCHARGED. THE SYSTEM SHOULD PROVIDE THE FOLLOWING: A TEST SEQUENCE, BE ABLE TO DEAL WITH LOW BATTERY/POWER OUTAGES, AN ON/OFF/RESET SWITCH, MANUAL OPEN/CLOSE SWITCHES (MAINTENANCE/SPILL), CLEARLY VISIBLE EXTERNAL INDICATOR TO INDICATE A CYCLE IS IN PROGRESS WITHOUT OPENING THE BOX, AND ABILITY TO EXERCISE THE VALVE TO PREVENT SEIZING.
4. POWER – THE POND CONTROL SYSTEM CONTROLLER AND ACTUATOR SHALL BE 120 VOLT POWDERED OR 120 VOLT SOLAR POWERED WITH BACKUP BATTERY POWER TO RESPOND TO A LOSS OF POWER IN THE MIDDLE OF A CYCLE.
5. PARTS ENCLOSURE & ALARM SYSTEM - THE PARTS ENCLOSURE SHALL BE LOCKABLE. AN ALARM SYSTEM CLEARLY VISIBLE TO INDICATE SYSTEM MALFUNCTION, WITH PHONE NUMBERS OF THE OWNER AND TCEQ REGION 11 OFFICE SHALL BE PROVIDED.
6. TEMPERATURE/WEATHER - THE SYSTEM SHALL BE BE CAPABLE OF OPERATION FROM 0 TO 130 DEGREES FAHRENHEIT AND FROM 10 TO 90% HUMIDITY.
7. RELIABILITY - THE SYSTEM SHALL HAVE A MINIMUM RELIABILITY OF 40,000 HOURS (4.6 YEARS).

CONTROLLER CIRCUIT BOX DIAGRAM



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CWJ, NIE 6/25/25
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STATE OF TEXAS — CHAD WILLIAM JONES — 144785 — LICENSED PROFESSIONAL ENGINEER — 2/10/25

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DETENTION & WQ POND SECTIONS & DETAILS
FOR
HIGHLAND VILLAGE PHASE II - COMMERCIAL - BLOCK B
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

Project No: 22901
SHEET
11
of 15

2023-70-SDP

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DATE: COMP. - OCT 2025
CHECKED BY: JMC
JOB NO.: 15234-0020-01
DRAWN BY: KS

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

EX. POND SECTIONS & DETAILS
(2023-70-SDP)

SHEET NO.
37 OF **37**

2025-XX-SDP

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P:\22000-22999\22901 Highland PH II Commercial\CAD\Plans\Block B SDP

K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 REF SHEETS.dwg emiller, October 23, 2025

Georgetown Credit Union
Contributing Zone Plan

Attachment N: Inspection, Maintenance, Repair, and Retrofit Plan

Attachment N: Inspection, Maintenance, Repair, and Retrofit Plan

Project: Georgetown Credit Union
Address: 915 CR 245
City, State, Zip: Georgetown, Texas, 78633

General Site Maintenance

The following guidelines should be used as an inspection and maintenance plan that should be performed at least twice annually:

(1) Identify, replant, and restore eroded areas. Add a level spreader, energy dissipation, or other repairs as required to ensure that erosion is not repeated.

(2) Identify areas that do not have acceptable vegetated covers (80% or higher for most BMPs). Reseed, add soil, and irrigate as required to ensure that coverage requirements are met.

(3) Mow sites twice annually and as required to keep grass height under 18 inches. Additional mowing may be performed for site aesthetics. Export clippings from site to prevent release of nutrients from decaying plant matter. Remove any woody growth, especially from embankments, berms, and swales. For swales, grass should not be regularly mowed below four inches.

(4) Use non-chemical methods for maintaining health of vegetation. Pesticides, herbicides, or fertilizers should only be used as a last option, and then as minimally as possible. Fertilizer should rarely be required because runoff will typically contain sufficient nutrient loads.

(5) Irrigation will be required in order to maintain acceptable levels of vegetated coverage, especially for engineered vegetated strips and irrigation fields.

(6) Never deposit grass clippings, brush, or other debris in BMPs or buffers.

(7) Prevent over-compaction of BMP components that rely partially or wholly on infiltration (vegetation strips, bioretention bed, infiltration trenches and basins). Mowing and other maintenance should be performed with hand equipment or a light-weight lawn tractor.

(8) Remove any built-up sediment and debris, especially along uphill edges, berms, swales, and level spreaders; and around BMP inlets and outlets

(9) Identify any other problems. A detailed inspection may be required.

GEORGETOWN CREDIT UNION
CONTRIBUTING ZONE PLAN

Vegetated BMPs

The following guidelines should be used to develop the maintenance plan for the Vegetated BMP.

- Inspections. Level spreaders and irrigation systems shall be inspected semi-annually. All vegetated BMPs shall be inspected twice annually.

- Eroded Areas. Bare spots and areas of erosion identified during semi-annual inspections must be replanted and restored. Construction of a level spreader device may be necessary to re-establish shallow overland flow.

- Sedimentation. Sedimentation built up in vegetated BMPs, especially along the upstream boundary in the level spreader, must be removed during semi-annual inspections.

- Level spreaders. Level spreaders shall be inspected at least semi-annually and repairs made as necessary.

All inspections conducted under this plan will be documented in an inspection report, which will include the date of inspection, the name of the inspector, a summary of findings, and any maintenance actions taken or recommended. The developer or property owner will be responsible for maintaining these records. Records will be stored either on site or at the developer's or property owner's business address. Inspection and maintenance records will be kept on file for a minimum of five years and will be made available to the TCEQ upon request.

GEORGETOWN CREDIT UNION
CONTRIBUTING ZONE PLAN

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's entity having ownership or control of the property (such as without limitation, an owner's association, new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity assumes such obligation in writing or ownership is transferred.

An amended copy of this document will be provided to the TCEQ within thirty days of any changes in the following information

Responsible Party for Maintenance: United Heritage Credit Union
Address: 12515 Research Blvd Bldg. 5 Austin, TX 78759

Developer Contact: Michael Ver Schuur
Telephone Number: (512) 435-4545

Signature of Developer:

Attachment O: Pilot-Scale Field Testing Plan

Attachment O is not applicable to this project.

Attachment P: Measures for Minimizing Surface Stream Contamination

Attachment P is not applicable to this project.

STORM WATER POLLUTION PREVENTION PLAN

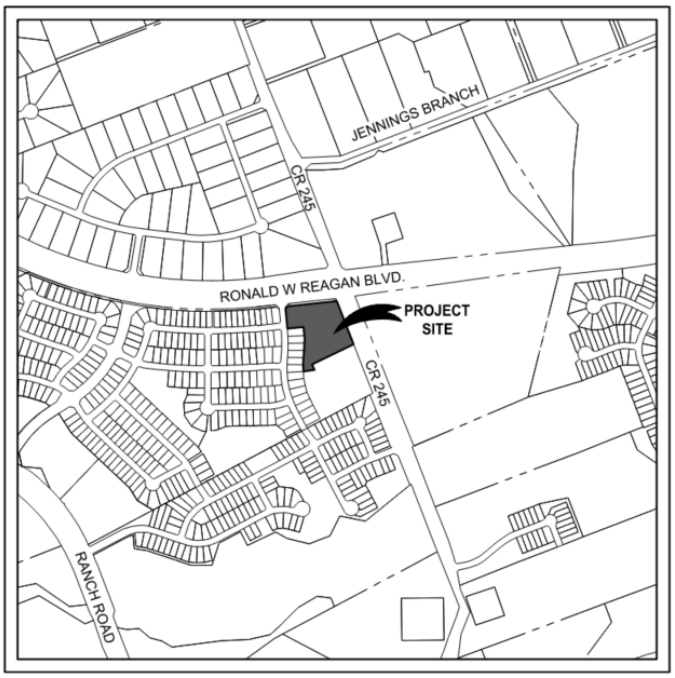
FOR CONSTRUCTION OF

GEORGETOWN CREDIT UNION

CIVIL SITE IMPROVEMENTS

IN

CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS



NOT TO SCALE

Job No. 15234-0020-01

DECEMBER 2025

QUIDDITY

Texas Board of Professional Engineers Registration No. F-23290 | Texas Board of Professional Land Surveying Registration No. 10046100

Table of Contents

1.0 Contact Information 1

2.0 Site Description 1

a. Description of the Construction Activity: 1
b. Potential Pollutants and Sources: 1
c. Sequence of Major Activities: 1
d. Estimated Total Site and Disturbed Acreages: 1
e. Vicinity Map: 1
f. Detailed Site Map: 2
g. Support Activities: 2
h. Name of Receiving Water and Extend of Wetlands: 2
i. Notice of Intent and Site Notice: 2
j. Endangered or Threatened Species or Critical Habitats: 2
k. Historical Places: 2

3.0 Best Management Practices 3

a. General Requirements: 3
b. Erosion Control and Stabilization Practices: 3
c. Sediment Control Practices: 4

4.0 Other Required Controls and BMPs 4

5.0 Other Required Controls and BMPs 4

a. Offsite Vehicle Tracking: 4
b. Dust Control and Street Cleaning: 5
c. Construction and Waste Materials: 5
d. Non-Construction Pollutant Sources: 8
e. Velocity Dissipation Devices: 8
f. Controls for Pumping or Channeling Standing Water Onsite 8

6.0 Approved State or Local Plans 8

7.0 Maintenance 8

7.0 Inspections 9

9.0 Non-Storm Water Discharges 10

10.0 Responsibility of Operators 10

1.0 Contact Information

Project Name and Location:
Name: Georgetown Credit Union
Address: 915 CR 245, Georgetown, Texas 78633

Primary Operator Name and Address (Developer):
United Heritage Credit Union
12515 Research Blvd, Bldg 5
Austin, TX 78759

Texas Commission on Environmental Quality in the event of a significant spill:
https://www.tceq.texas.gov/response/spills
Phone: 1-800-832-8224

2.0 Site Description

a. Description of the Construction Activity:
The proposed Georgetown Credit Union Commercial project consists of 3.891 acres to be developed. The project will include construction of one commercial building with associated driveways, parking lots, drainage facilities, water lines, sanitary lines, and utility services. This project qualifies as a small construction activity under Texas Pollutant Discharge Elimination System General Permit No. TXR150000, effective March 5, 2018.

b. Potential Pollutants and Sources:
The following substances are expected to be present onsite during construction: concrete, petroleum-based products, fuels, lubricants, detergents, wood, soil stabilizing additives, pesticides, acids, and concrete additives. The following are sources of the previous substances listed: construction equipment, construction materials, disturbed soil, and vehicles onsite.

c. Sequence of Major Activities:
The major phase of work will take approximately twelve (12) months. Prior to beginning clearing and excavation, all SWPPP measures will be installed or constructed in accordance with this plan. The areas required for construction of improvements will then be cleared and stripped of vegetation. Underground utilities will be placed and backfilled. Immediately following the construction of underground utilities, the paving contractor will begin construction of driveways, parking, and trucking loading areas. The contractor will also construct the buildings' foundations after completion of underground utilities. After the foundation is poured, building construction will proceed which includes floor slabs, concrete wall panels, structural steel, roofing and interior equipment and finish.

d. Estimated Total Site and Disturbed Acreages:
The limits of construction of the site (3.36 acres) will be disturbed during construction of utilities, pond, and paving construction.

e. Vicinity Map:
A vicinity map is attached. See Exhibit A.

f. Detailed Site Map:

See Exhibit B (Grading Plan). Detailed site maps reference the following: drainage patterns and approximate slopes anticipated after major grading activities; areas where soil disturbance will occur; locations of all major structural controls either planned or in place; locations where temporary or permanent stabilization practices are expected to be used; locations of construction support activities, including material, waste, borrow, fill, or equipment storage areas; surface waters at, adjacent to, or in close proximity to the site; locations where storm water discharges from the site directly to a surface water body or a municipal separate storm system; and vehicle wash areas.

g. Support Activities:

Expected support activities include equipment staging and materials storage areas. Equipment staging and materials storage areas will be located on-site.

h. Name of Receiving Water and Extend of Wetlands:

The project site is located in the Lower Berry Creek watershed & the contributing zone of the Edwards Aquifer. There are no existing wetlands close to the project site

i. Notice of Intent and Site Notice:

NOI and Construction Site Notices are included in Appendix B.

j. Endangered or Threatened Species or Critical Habitats:

Federally and State listed endangered and threatened species for Williamson County as listed by the Texas Parks and Wildlife Department are included in Appendix C.

k. Historical Places:

The storm water discharge and related activities will not affect properties listed or eligible for listing on the National Registry of Historic Places.

3.0 Best Management Practices

a. General Requirements:

Sediment will be retained on-site to the maximum extent practicable.

Control measures will be properly selected, installed, and maintained in accordance with manufacturer's specifications and good engineering practice. If damaged or rendered ineffective during site development, erosion and sediment controls will be repaired or replaced immediately.

Controls will minimize the offsite transport of litter, construction debris, and construction materials.

Major erosion and sediment controls are shown on the Storm Water Pollution Prevention Site Plan, Exhibit C.

b. Erosion Control and Stabilization Practices:

(1) Erosion Control and Stabilization Practices

(A) Filter fabric fencing or rock berms will be placed around the perimeter of the site and proposed interceptor structures upon their construction and shall remain until the owner accepts the project or as is deemed necessary to prevent discharge to the receiving water. The location of these SWPPP measures are shown on the Storm Water Pollution Prevention Site Plan (Exhibit C) or as directed by the Engineer.

(B) Sedimentation Basins and Diversion Dams may be used to direct and control site runoff where drainage areas exceed 10 acres. These measures, shown on Exhibit C, are placed in so that all site runoff during the construction phase of the project are directed towards these facilities to prevent sediment runoff.

(C) Filter fabric fencing or approved other will be maintained on either side of existing inlets where runoff from this construction site might enter the storm sewer system. The location of these fences is shown on the Storm Water Pollution Prevention Site Plan (Exhibit C) or as directed by the Engineer.

(D) Upon their construction, the lower stage of inlets will be covered with a timber grate and filter fabric.

(E) After paving is constructed, provide an approved inlet protection measure as provided in the plans.

(F) Hydro-mulch or seeding will be applied to disturbed areas after completion of construction of the facilities.

(G) Seeding may be applied, in lieu of hydro-mulch, to portions of the site after final grading.

(2) Record of Erosion Control and Stabilization Practices

The Operator will maintain record of: dates of major grading activities, dates when construction temporarily or permanently ceases on a portion of the site, and the dates when stabilization measures are initiated.

(3) If the interim period between construction of utilities and paved areas will be more than 21 days, the paved area location will be mulched or otherwise stabilized within 14 days.

(4) After paving completion, newly graded areas and all exposed soils will be completely stabilized.

(5) Final stabilization will be achieved prior to termination of permit coverage.

c. <u>Sediment Control Practices:</u>

(1) Silt fences, vegetative buffer strips, or equivalent sediment controls are provided where deemed appropriate as shown on the Storm Water Pollution Prevention Site Plan, Exhibit C.

(2) Where the disturbed area is larger than 10 acres a sedimentation basin is required.

(3) Filter fabric fence or rock berms will be set up prior to the commencement of excavation and temporary stockpiling operations. All surplus excavated material will be hauled off-site and disposed of in a suitable manner.

(4) All disturbed soils will be hydro-mulch or seeded. When all construction activity is complete and the site is stabilized, temporary structural controls will be removed, and soils disturbed by their removal will be re-seeded.

4.0 Other Required Controls and BMPs

Eventually, portions of the site are anticipated to be planted with grass, providing flow attenuation and partial vegetative filtration.

5.0 Other Required Controls and BMPs

a. <u>Offsite Vehicle Tracking:</u>

A stabilized construction entrance may be provided to help reduce vehicle tracking of sediments. The paved streets adjacent to the site entrance will be cleaned daily, if necessary, to remove any excess mud, dirt, or rock tracked from the site.

b. Dust Control and Street Cleaning:

Dust will be minimized by using water trucks to keep the ground moist, if necessary. Watering will be limited to prevent excessive runoff of water from dust control. Silt fencing will prevent water from this activity from washing dust into the storm drain. For sediment accumulations on new internal paved surfaces, as well as off-site accumulations, using sweepers or other devices to remove sediment by creating airborne dust and sediment is not acceptable. The accumulations must be cleaned up by hand, or with a vacuum truck. Sediment removed by hand can be returned to the site provided it is placed behind an adequate control device such as a filter fence. Under no circumstances will sediment be washed, shoveled, or otherwise introduced into a drainage system during clean up.

The paved streets adjacent to the site entrance will be cleaned as necessary to remove any excess mud, dirt, or rock tracked from the site.

c. Construction and Waste Materials:

Construction Materials Waste

All waste materials will be collected, stored and disposed of in a securely lidded metal dumpster. The dumpster will meet all local and state solid waste management regulations. No construction waste material will be buried onsite. All personnel will be instructed regarding the correct procedure for waste disposal.

Hazardous Waste

No hazardous waste is expected to be generated or encountered in this project. In the event that hazardous waste is encountered, the Owner will be notified immediately. All hazardous waste materials will be disposed of in the manner specified by local or state regulations or by the manufacturer.

Sanitary Waste

All sanitary waste will be regularly collected from portable units.

Spill Prevention

Texas Commission on Environmental Quality in the event of a significant spill:
https://www.tceq.texas.gov/response/spills
Phone: 1-800-832-8224

In Texas, upon determining that a reportable discharge or spill has occurred, the responsible person must notify the state. The threshold quantity that triggers the requirement to report a spill is called the reportable quantity (RQ). The reportable quantity depends on the type of substance released and where released (e.g. into water vs. on land); different kinds of spills are subject to different provisions of state and federal rules.

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in **40 CFR 302.4** (PDF)	**30 TAC 327**
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	**Texas General Land Office**
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	**30 TAC 327**
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	**30 TAC 327**
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	**Railroad Commission of Texas**
Industrial solid waste or other substances	into water	100 lbs	**30 TAC 327**
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	**30 TAC 334**.75-81
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under **40 CFR 302**	**30 TAC 327**
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	**30 TAC 327**

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of the materials and substances described above to storm water runoff.

Good Housekeeping

The following good housekeeping practices will be followed onsite during the construction project.

1. An effort will be made to store only enough product required to do the job.

2. All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.

3. Products will be kept in their original containers with the original manufacturer's label.

4. Substances will not be mixed with one another unless recommended by the manufacturer.

5. Whenever possible, all of a product will be used up before disposing of the container.

6. Manufacturers' recommendations for proper use and disposal will be followed.

7. The site superintendent will inspect daily to ensure proper use and disposal of materials onsite.

8. All litter, trash, and floatable debris will be contained.

Hazardous Products

These practices will be used to reduce the risks associated with hazardous materials, if hazardous materials are used.

1. Products will be kept in original containers unless they are not resealable.

2. Original labels and material safety data will be retained.

3. If surplus product must be disposed of, manufacturers' or local and state recommended methods for proper disposal will be followed.

Product Specific Practices

The product specific practices to be followed are listed in Appendix C.

Spill Prevention Practices

The spill prevention practices to be followed are listed in Appendix C.

Concrete Truck Wash Out

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site, unless they are using a properly designed and designated concrete washout area.

a. Concrete truck wash out must not directly discharge to surface water or storm sewers.

b. Concrete truck washout should be discharged to areas at the construction site where minimal slope allows infiltration and filtering of wash out water or structural controls have been established to prevent direct discharge to surface waters.

c. Concrete truck washout during rainfall events should be minimized. The Operator will

ensure BMPs in-place are sufficient to prevent the discharge of concrete wash out in rainfall events.

d. Discharge of concrete truck wash out water should not cause or contribute to groundwater contamination.

d. Non-Construction Pollutant Sources:

There are no potential pollutant sources associated with industrial activities other than the construction activities described in sections 1.0.b and 8.0.

e. Velocity Dissipation Devices:

Velocity dissipation devices will be installed as needed as defined by local site conditions.

f. Controls for Pumping or Channeling Standing Water Onsite

When dewatering (pumping) the site, the sediment-laden discharge will be detained for a sufficient time to allow the majority of the sediment to settle out. Direct discharge into a storm sewer or off-site channel will not be allowed.

6.0 Approved State or Local Plans

This work is to be completed under TPDES General Permit TXR150000, effective March 5, 2018.

The Storm Water Pollution Prevention Plan will be updated as necessary by the Operator to remain consistent with any changes applicable to protecting surface water resources.

7.0 Maintenance

The following is a list of erosion control, sediment control, and stabilization practices implemented on this project that require maintenance:

Stabilization of construction access area.
Hydro-mulch seeding/ broadcast seeding.
Filter fabric fences/ rock berms.
Inlet protection.
Sediment Basins.

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

Maintenance and repairs will be conducted within 24 hours of inspection report (see Section 8.0 below).

Erosion and sediment control measures that have been improperly installed or have been disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately.

Sediment will be removed from behind the sediment fences when it becomes about 1/3 the height of the fence.

Sediment will be removed from around inlet barriers and dikes when the storage capacity has been approximately 50% filled.

If sediment leaves the site, accumulations must be removed such that offsite impacts are minimized.

7.0 Inspections

(a) The contractor will designate a qualified person or persons to perform the following inspections:

(1) Disturbed areas, areas used for storage of materials that are exposed to precipitation, discharge locations, and structural controls will be inspected for evidence of, or the potential for, pollutants entering the drainage system.

(2) Erosion and sediment control measures identified in the plan will be observed to ensure that they are operating correctly.

(3) Where discharge locations or points are accessible, they will be inspected to ascertain if erosion control measures are effective in preventing significant impacts to receiving waters.

(4) Locations where vehicles enter or exit the site will be inspected for evidence of offsite sediment tracking.

(5) Erosion and sediment control measures that have been improperly installed or have been disabled, run-over, removed, or otherwise rendered ineffective must be replaced or corrected immediately.

The inspection will be conducted by the responsible person at least once every seven (7) calendar days and within 24 hours after a storm of 0.5 inch or greater.

After a portion of the site is finally stabilized, inspection will be conducted at least once every month.

(b) Based on the results of the inspections, the SWPPP will be modified as necessary to better control pollutants in runoff. Necessary revisions to the SWPPP are to be completed within 7 calendar days following the inspection. Revisions should include an implementation schedule for additional or modified BMPs.

(c) For each inspection, a report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations will be made and retained as part of the storm water pollution plan for at least three years from the date that the site is finally stabilized. Major observations include: implementation of the storm water pollution prevention plan, actions taken in accordance with item "(b)" above, locations of discharges of sediment or other pollutants from the site, location of BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. The personnel making the inspections will sign these reports in accordance with 30 TAC § 305.128, see the included form.

Copies of the forms to be used for the Inspection and Maintenance report are included in the following pages as a part of this "SWPPP."

9.0 Non-Storm Water Discharges

Appropriate pollution prevention measures must be implemented for eligible non-storm water components of the discharge from the site including: discharges from firefighting activities, water from routine external washing of vehicles without soaps and detergents, water used for dust control, uncontaminated air conditioning condensate, uncontaminated groundwater, irrigation.

10.0 Responsibility of Operators

Primary and Secondary Operators with Control Over Construction Plans and Specifications. Also see Appendix E.

(a) ensure the project specifications allow or provide that adequate BMPs are developed to meet the requirements of Part III of TPDES General Permit TXR150000, effective March 5, 2018.

(b) ensure that the SWPPP indicates the areas of the project where Operators have control over project specifications, including the ability to make modifications in specifications.

(c) ensure all other operators affected by modifications in project specifications are notified in a timely manner so that those operators may modify their BMPs as necessary to remain compliant with the conditions of TPDES General Permit TXR150000, effective March 5, 2018.

(d) ensure that the SWPPP for portions of the project where they are operators indicates the name and site specific TPDES authorization numbers for permittees with the day-to-day operational control over those activities necessary to ensure compliance with the SWP3 and other permit conditions. If the Operator with day-to-day operational control has not been authorized or has abandoned the site, the Operator with control over project specifications is considered to be the responsible party until the authority is transferred to another party and the SWP3 is updated.

GEORGETOWN CREDIT UNION
STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT

PROJECT: _____
PHASE: _____
INSPECTOR: _____ DATE: _____
DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL: _____ INCHES

STABILIZATION MEASURES

AREA	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED?	STABILIZED WITH	CONDITION
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

STABILIZATION REQUIRED: _____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____
WAS PERFORMED BY: _____ ON: _____

STRUCTURAL CONTROLS
INLET PROTECTION BARRIERS:

LOCATION	IN PLACE?/ CONDITION?	DEPTH OF SEDIMENT	CONDITION OF INLET
_____	_____	_____	_____
_____	_____	_____	_____

MAINTENANCE REQUIRED FOR INLET PROTECTION BARRIER: _____

_____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____
WAS PERFORMED BY: _____
ON: _____

GEORGETOWN CREDIT UNION
STRUCTURAL CONTROLS
FILTER FABRIC FENCE:

LOCATION	BOTTOM OF FABRIC STILL BURIED?	FABRIC TORN OR SAGGING?	POSTS TIPPING OVER?	HOW DEEP IS THE SEDIMENT?
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

MAINTENANCE REQUIRED FOR SILT FENCE: _____

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____
WAS PERFORMED BY: _____
ON:_____

STABILIZED CONSTRUCTION ENTRANCE/STAGING AREA:

DOES MUCH SEDIMENT GET TRACKED ONTO	ENTRY SURFACE CLEAN OR SEDIMENT FILLED?	DOES ALL TRAFFIC USE ENTRANCE? ROAD?
_____	_____	_____
_____	_____	_____

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE/STAGING AREA:

_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____
WAS PERFORMED BY: _____
ON:_____

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN: _____

_____

REASONS FOR CHANGE: _____

_____

☐ **BASED ON MY INSPECTION, THE SITE IS IN GENERAL CONFORMANCE WITH THE SWPPP AND TPDES GENERAL PERMIT TXR150000.**

☐ **UPON COMPLETION OF THE ABOVE MAINTENANCE AND MODIFICATIONS, THE SITE WILL BE IN GENERAL CONFORMANCE WITH THE SWPPP AND TPDES GENERAL PERMIT TXR150000.**

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHEMENTS WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OF PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

INSPECTOR'S SIGNATURE: _____ **DATE:** _____

TITLE/QUALIFICATION: _____

GEORGETOWN CREDIT UNION

INSPECTOR CERTIFICATION

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

Signed: _____

Name: _____

Inspector: _____

Company: _____

Date: _____

GEORGETOWN CREDIT UNION

STORM WATER POLLUTION PREVENTION PLAN (SWP3) CERTIFICATION

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

Signed:

By: _____

Name: _____

Title: _____

Date: _____

GEORGETOWN CREDIT UNION

CONTRACTOR/SUB-CONTRACTOR CERTIFICATION

Approximate location of Site:

Williamson County, located at southeast corner of County Road 245 and Ronald Reagan Blvd intersection, with the address of 915 CR 245, Georgetown TX, 78633.

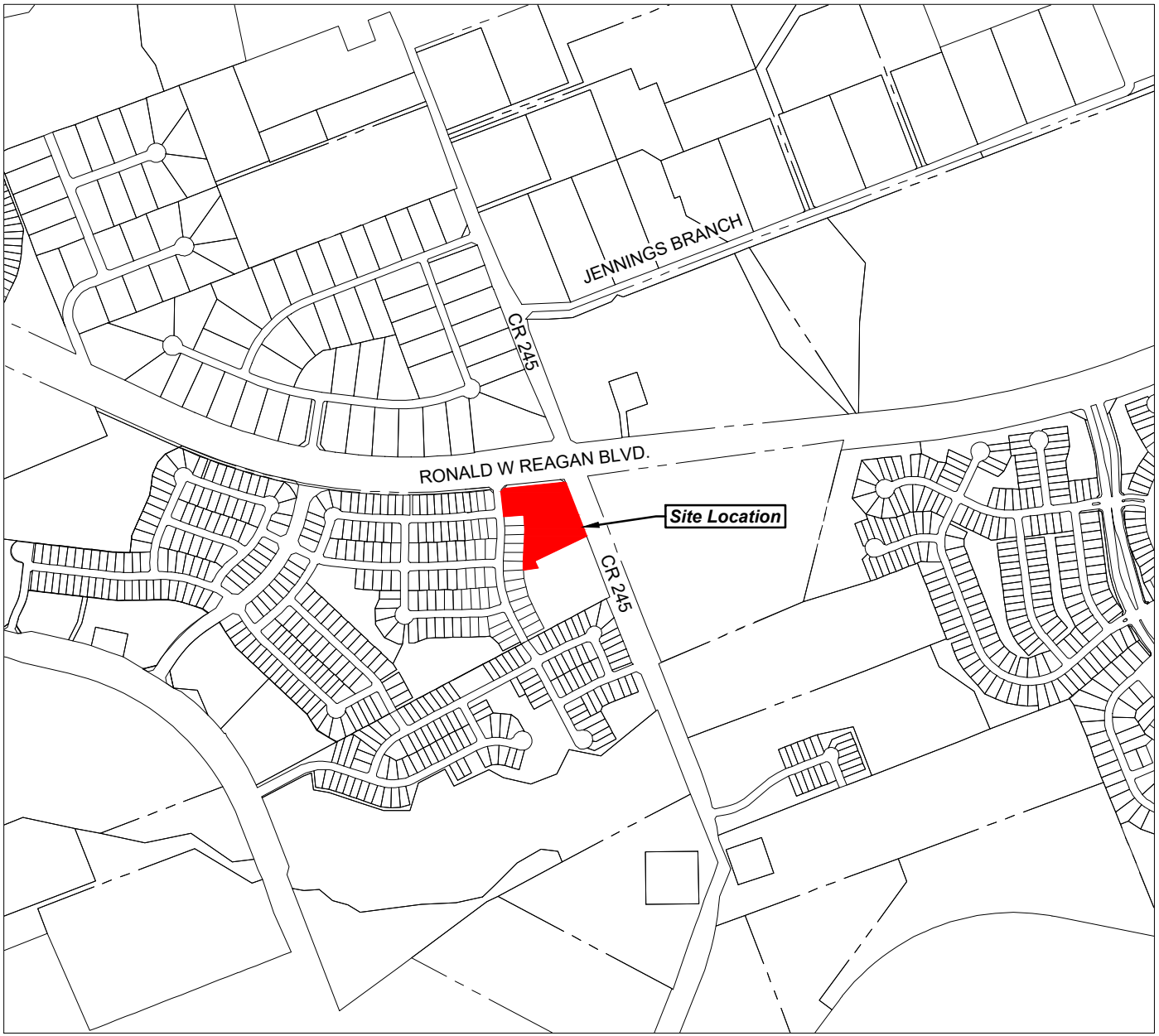
Latitude: **30°44'8"N**
Longitude: **97°46'26"W**

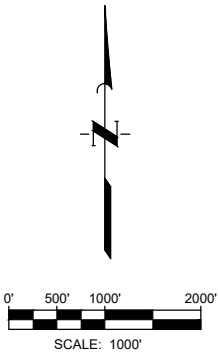
I certify under penalty of law that I understand the terms and conditions of the Texas Pollutant Discharge Elimination System (TPDES) General Permit TXR150000 that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature:	For:	Responsible for:
_____		General Contractor: Construction of Commercial Buildings with associated Clearing, Grading, Parking, Drives, and Utilities.
Name:_____		
Title:_____		
Date:_____		

Exhibit A: Vicinity Map

K:\15234\15234-0020-01 Georgetown Credit Union\2 Design Phase\CAD\Exhibit\Vicinity Map\Georgetown Credit Union Vicinity Map.dwg





GEORGETOWN CREDIT UNION

VICINITY MAP

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE:	1" = 1000'
DATE:	10/22/2025
JOB NO:	15234-0020-01

Exhibit B: Grading Plan

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

30 0 15 30

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- 700 GROUND CONTOUR

PROPOSED LEGEND

- STORM SEWER W/ MANHOLE
- CURB INLET
- GRATE INLET
- LANDSCAPE DRAIN
- 700 GROUND CONTOUR
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- FG FINISHED GROUND
- TW TOP OF WALL
- TS TOP OF SIDEWALK
- ME MATCH EXISTING
- ADA ROUTE

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER
STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

CALLED 10.00 ACRES
O.P.R.W.C.T.

15' P.U.E.
DOC. NO. 2023076261
O.P.R.W.C.T.

PROPOSED LANDSCAPE LOT 4

BYPASS LANE

DRIVE THRU ACCESS

DRIVE THRU ACCESS

COMMERCIAL BUILDING
FFE=923.00

DUMPSTER

25' RES. S.B.

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

0.3462 ACRE
DONATION DEED
DOC. NO.
2022201395
O.P.R.W.C.T.

PROTESTANT EPISCOPAL CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

COUNTY ROAD 245
(RIGHT-OF-WAY WIDTH VARIES)

ONLY

21' UTIL. ESMT
DOC. NO.
2019058109
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

PRESCHOOL SINGLE STORY

REVISIONS

No.	Date	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

DESIGNED BY: JYC
CHECKED BY: JMC
DRAWN BY: KS

SCALE: COMP. - OCT 2025
DATE:
JOB NO.: 15234-0020-01

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

GRADING PLAN

SHEET NO. 17 OF 37

2025-XX-SDP

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K:\15234\15234-0020-01 georgetown credit union\2 design phase\CAD\Plans\Site\15234-0020-01 GRAD.dwg emiller: October 23, 2025

Georgetown Credit Union
Contributing Zone Plan

Exhibit C: SWPPP & SWPPP Details

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'5" W	3.79'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

CALLED TRACT "K"
HIGHLAND VILLAGE PHASE 2
DOC. NO. 2022044159
O.P.R.W.C.T.

15' P.U.E.
DOC. NO.
2023076261
O.P.R.W.C.T.

FOUND
1/2" IRON ROD WITH CAP
STAMPED "STEGER BIZZELL"

FOUND
1/2" IRON ROD WITH CAP
STAMPED "RPLS 2475"

PROPOSED LANDSCAPE LOT 4

Proposed 342 LF of Silt Fence

Proposed 54 LF of Silt Fence

Proposed 275 LF of Silt Fence

Proposed 265 LF of Silt Fence

Proposed 115 LF of Silt Fence

Proposed 368 LF of Silt Fence

Proposed 187 LF of Silt Fence

Proposed 347 LF of Silt Fence

HIGHLAND VILLAGE
PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER
STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II,
BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

Construction Staging
Spoils
Concrete Washout Area
25'
15'

PROTESTANT EPISCOPAL
CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

0.3462 ACRE
DONATION DEED
DOC. NO.
2022031305
O.P.R.W.C.T.

COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

20' UTIL ESMT
DOC. NO.
2019058109
O.P.R.W.C.T.

PRESCHOOL SINGLE STORY

SCALE: 1" = 30'

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER W/ MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER W/ MANHOLE
- CURB INLET
- 4-SIDED AREA INLET
- OVERHEAD ELECTRIC W/POWER POLE
- GROUND CONTOUR

TREE LEGEND

- TREE TO REMAIN (8"-12")
- TREE TO BE REMOVED (8"-11")
- PROTECTED TREE TO REMAIN (12"-27")
- PROTECTED TREE TO BE REMOVED (12"-27")
- HERITAGE TREE TO REMAIN (28"+)
- HERITAGE TREE TO BE REMOVED (28"+)

EROSION LEGEND

- LIMITS OF CONSTRUCTION
- SILT FENCE
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- CONSTRUCTION STAGING AREA
- TEMPORARY SPOILS AREA
- FLOW DIRECTION
- TREE PROTECTION

NOTES:

1. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE WILLIAMSON COUNTY STORMWATER MANAGEMENT PLAN.
2. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY WILLIAMSON COUNTY FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE COUNTY ENGINEER, THEY ARE WARRANTED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
5. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, THAT IS TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.
6. CONTRACTOR TO REPLACE ANY DAMAGED CURB AND SIDEWALK. CURB TO BE SAW CUT A MIN OF 1' BEYOND AREA OF DAMAGE IN BOTH DIRECTIONS.
7. ALL DISTURBED AREAS SHALL BE RE-VEGETATED.

TREE NO. DESCRIPTION

5303 14" Twin Cedar Elm (11",6")
5304 12" Cedar Elm
5305 12" Live Oak
5306 13" Twin Cedar Elm (9",8")
5307 12" Live Oak
5308 15" Live Oak
5309 12" Live Oak
5310 17" Twin Live Oak (11",11")
5311 12" Live Oak
5312 12" Live Oak
5313 15" Twin Live Oak (10",9")
5314 21" Multi-stem Live Oak (12",11",6") Sick
5315 15" Live Oak
5316 16" Live Oak
5317 21" Live Oak
5318 15" Live Oak
5319 18" Twin Cedar Elm (12",11") Sick
5320 13" Cedar Elm Sick
5321 12" Twin Live Oak (8",8")
5322 15" Twin Live Oak (10",9")
5323 13" Twin Live Oak (19",7")
5324 17" Twin Live Oak (12",10")
5325 12" Live Oak
5326 14" Live Oak
5327 15" Twin Live Oak (11",8")
5328 13" Twin Live Oak (9",8")
5329 17" Multi-stem Live Oak (9",8",7")
5330 12" Twin Live Oak (10",4")
5331 13" Twin Live Oak (9",8")

NOTE: SURVEYOR MAKES NO GUARANTEE AS TO THE TYPE OF TREES LISTED ABOVE. IF CRITICAL, A CERTIFIED ARBORIST SHOULD VERIFY THIS INFORMATION.

No.	Date	REVISIONS	App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10046100
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: —
DATE: COMP. - OCT 2025
JOB NO.: 15234-0020-01

DESIGNED BY: JYC
CHECKED BY: JMC
DRAWN BY: KS

STATE OF TEXAS
JUSTIN M. CADIEUX
146526
LICENSED
PROFESSIONAL ENGINEER
10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245
PRE-CONSTRUCTION EROSION CONTROL PLAN

SHEET NO. 10 OF 37

2025-XX-SDP

©2025 QUIDDITY ENG.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 58°31'36" E	6.12'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°12'43"	1025.00'	3.79'	N 05°52'51" W	3.79'

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

RONALD REAGAN BLVD.
(220' RIGHT-OF-WAY)
DOC. NO. 2010006962
CALLED EXHIBIT "A"
CALLED 15.55 ACRES
O.P.R.W.C.T.

CALLED TRACT "K"
HIGHLAND VILLAGE PHASE 2
DOC. NO. 2022044159
O.P.R.W.C.T

24" RCP FL 907.95

24" RCP FL 907.13

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

Proposed 342 LF of Silt Fence

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

N 83°59'36" E 361.90'

*PROPOSED LAND CAPE LOT 4

N 84°04'00" E 383.55'

N 89°01'48" E 68.19'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

Proposed 54 LF of Silt Fence

BYPASS LANE

DRIVE THRU ACCESS

DRIVE THRU ACCESS

DUMPSTER

COMMERCIAL BUILDING

NVA

FIRE LA NE

HIGHLAND VILLAGE PHASE II, BLOCK A
DOC. NO. 2022044159
O.P.R.W.C.T

TBM "A"
MAG NAIL WITH WASHER STAMPED "QUIDDITY ENG."
ELEV: 925.98
NAVD88, GEOID18

VENETA LANE
(50' RIGHT-OF-WAY)

N 00°34'18" W 150.05'

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

Proposed 275 LF of Silt Fence

STONEHILL DRIVE
(50' RIGHT-OF-WAY WIDTH)

25' RES. S.B.

S 84°02'20" W 124.90'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475" (BENT)

WASTEWATER MANHOLE
RIM ELEV 925.21
8" PVC (S) FL 915.86
8" PVC (W) FL 916.01

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 1

HIGHLAND VILLAGE PHASE 2 COMMERCIAL
LOT 1, BLOCK B
3.591 ACRES
ZONING: C-3 (PUD)
USE: COMMERCIAL
DOC. NO. 2023076261
O.P.R.W.C.T.

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
DOC. NO. 2022101479
O.P.R.W.C.T.

Proposed 115 LF of Silt Fence

Construction Staging | Spoils | Concrete Washout Area

25' | 25' | 15'

N 05°32'58" W 93.41'

FOUND 1/2" IRON ROD WITH CAP STAMPED "RPLS 2475"

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 2

25' RES. S.B.

25.51'

Proposed 368 LF of Silt Fence

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 3

HIGHLAND VILLAGE PHASE II, BLOCK E
DOC. NO. 2022044159
O.P.R.W.C.T

N 03°28'07" E 292.43'

WILLIAM KLINGLESMITH, et al
DOC. NO. 2023090425
O.P.R.W.C.T.
LOT 4

GFO HOME LLC
DOC. NO. 2024098442
O.P.R.W.C.T.
LOT 5

FOUND MAG NAIL WITH SHINER STAMPED "STEGER BIZZELL"

N 00°19'05" W 92.74'

DAVID LANIER, et al
DOC. NO. 2024016170
O.P.R.W.C.T.
LOT 6

25' RES. S.B.

S 82°06'13" W 89.04'

FOUND 1/2" IRON ROD

TIMOTHY HESSKEW, et al
DOC. NO. 2023094703
O.P.R.W.C.T.
LOT 7

Proposed 347 LF of Silt Fence

S 64°28'59" W 361.73'

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

HIGHLAND VILLAGE GEORGETOWN, LP
DOC. NO. 2018043854
CALLED 8.522 ACRES
DOC. NO. 2022101479
O.P.R.W.C.T.

HIGHLAND VILLAGE, PHASE 2 COMMERCIAL
LOT 1, BLOCK B
DOC. NO. 2023076261
O.P.R.W.C.T

PRESCHOOL SINGLE STORY

FOUND 1/2" IRON ROD WITH CAP STAMPED "STEGER BIZZELL"

S 25°53'39" E 78.05'

PROTESTANT EPISCOPAL CHURCH COUNCIL
OF THE DIOCESE OF TEXAS
CALLED 32.169 ACRES
DOC. NO. 2023049359
O.P.R.W.C.T.

0.3462 ACRE DONATION DEED
DOC. NO. 2022031305
O.P.R.W.C.T.

COUNTY ROAD 245
(RIGHT-OF-WAY VARIES)

ONLY

ONLY

15' P.U.E. DOC. NO. 2023076261 O.P.R.W.C.T.

Proposed 221 LF of Silt Fence

S 21°10'19" E 365.05'

30" RCP FL 913.57

30" RCP FL 913.53

30" RCP FL 913.49

30" RCP FL 913.45

30" RCP FL 913.01

24" RCP FL 913.06

24" RCP FL 912.98

24" RCP FL 912.94

24" RCP FL 912.90

24" RCP FL 912.86

24" RCP FL 912.82

24" RCP FL 912.78

24" RCP FL 912.74

24" RCP FL 912.70

24" RCP FL 912.66

24" RCP FL 912.62

24" RCP FL

GUIDELINES FOR DESIGN AND INSTALLATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS

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

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

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

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

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

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

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC01

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

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

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

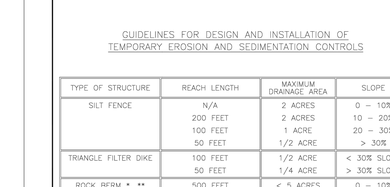
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

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

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC01A

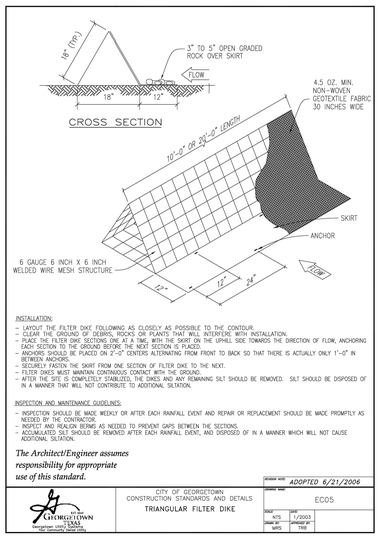
SCALE: NTS | DATE: 1/2003 | DRAWN BY: MRS | APPROVED BY: TRB



CONCRETE WASHOUT AREA
(NTS)

NOTES:

1. Actual layout to be determined in the field.
2. Temporary concrete washout facility should be constructed with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
3. The pit shall be located in an area easily accessible to construction traffic. The pit shall be located at least 50 feet from sensitive features, storm drains, open ditches, or water bodies and protected from storm water runoff.
4. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. All materials used to construct the temporary facility should be removed from the site and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary facilities should be backfilled and repaired.
5. Excess concrete shall not be disposed of within the pit.



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

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

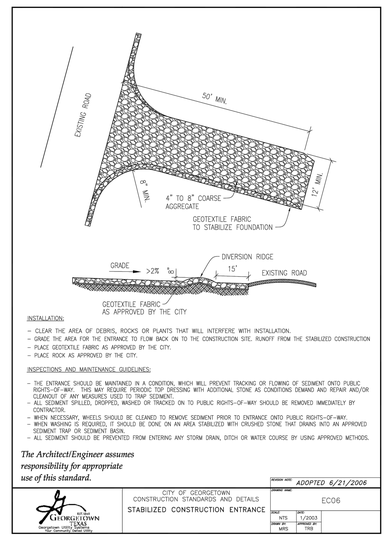
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TRIANGULAR FILTER DIKE

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC05

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



INSTALLATION:
- CLEAR THE AREA OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- GRADE THE AREA FOR THE ENTRANCE TO FLOW BACK ON TO THE CONSTRUCTION SITE. RUNOFF FROM THE STABILIZED CONSTRUCTION
- PLACE GEOTEXTILE FABRIC AS APPROVED BY THE CITY.
- PLACE ROCK AS APPROVED BY THE CITY.

INSPECTIONS AND MAINTENANCE GUIDELINES:
- THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ON TO PUBLIC RIGHTS-OF-WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.
- WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

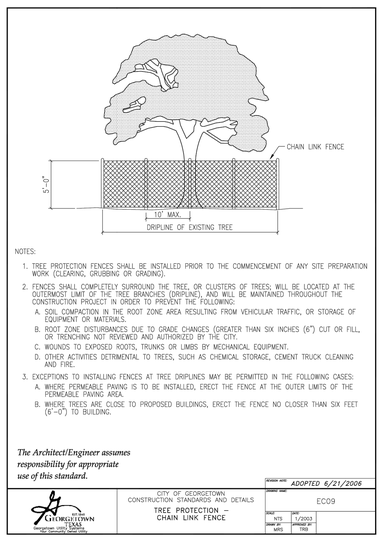
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
STABILIZED CONSTRUCTION ENTRANCE

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC06

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



NOTES:

1. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING).
2. FENCES SHALL COMPLETELY SURROUND THE TREE, OR CLUSTERS OF TREES; WILL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE), AND WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MATERIALS;
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
   C. WOUNDS TO EXPOSED ROOTS, TRUNKS OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING AND FIRE.
3. EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'–0") TO BUILDING.

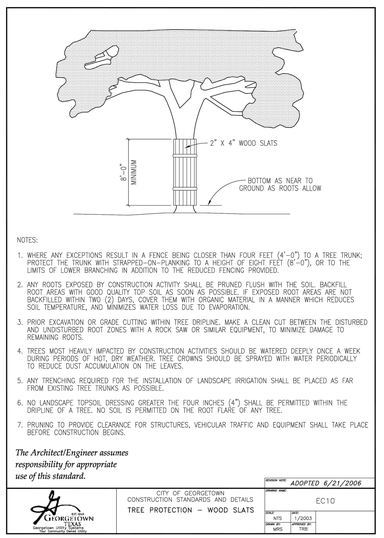
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – CHAIN LINK FENCE

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC09

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



NOTES:

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

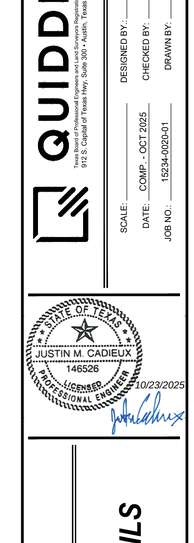
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
TREE PROTECTION – WOOD SLATS

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC10

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



INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE EACH FINISHED SECTION OF THE BERM.
- PLACE 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 ITS 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.

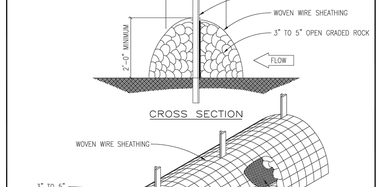
The Architect/Engineer assumes responsibility for appropriate use of this standard.

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
ROCK BERM DETAIL

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC03

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



INSTALLATION:
- LAYOUT THE ROCK BERM FOLLOWING AS CLOSELY AS POSSIBLE TO THE CONTOUR.
- CLEAR THE GROUND OF DEBRIS, ROCKS OR PLANTS THAT WILL INTERFERE WITH INSTALLATION.
- PLACE WOVEN WIRE FABRIC ON THE GROUND ALONG THE PROPOSED INSTALLATION WITH ENOUGH OVERLAP TO COMPLETELY ENCIRCLE EACH FINISHED SECTION OF THE BERM.
- INSTALL THE SILT FENCE ALONG THE CENTER OF THE PROPOSED BERM PLACEMENT. INSTALLATION SHOULD BE AS DESCRIBED IN DRAWING NO. EC–02 "SILT FENCE DETAIL".
- PLACE THE ROCK ALONG THE CENTER OF THE WIRE AND ON BOTH SIDES OF THE SILT FENCE TO THE DESIGNATED HEIGHT.
- WRAP THE STRUCTURE WITH THE PREVIOUSLY PLACED WIRE MESH SECURE ENOUGH SO THAT WHEN WALKED ACROSS THE STRUCTURE RETAINS ITS SHAPE.
- SECURE WITH TIE WIRE.
- THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

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

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

CITY OF GEORGETOWN, TEXAS — Georgetown Utility Systems — Serving Our Customers and Community

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
HIGH SERVICE ROCK BERM DETAIL

REVISION NOTE: ADOPTED 6/21/2006 — DRAWING NAME: EC04

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

No. | Date | REVISIONS | App.

QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23004 & 10064300
912 S. Capital of Texas Hwy, Suite 300 • Austin, Texas 78746 • 512.441.9493

SCALE: | DESIGNED BY: JYC
DATE: COMP. - OCT 2025 | CHECKED BY: JMC
JOB NO.: 15234-0020-01 | DRAWN BY: KS

STATE OF TEXAS — JUSTIN M. CADIEUX — 146526 — LICENSED PROFESSIONAL ENGINEER — 10/23/2025

LEVEL 5
GEORGETOWN CREDIT UNION
RONALD REAGAN BLVD AND CR 245

EROSION CONTROL DETAILS

SHEET NO. 24 OF 37

2025-XX-SDP

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K:\15234\15234-0020-01 georgetown credit union\ci2 design phase\CAD\Plans\Site\15234-0020-01 DETLS.dwg emiller: October 23, 2025

Georgetown Credit Union
Contributing Zone Plan

SWPPP Appendix A

General Permit to Discharge Under the Texas Pollutant Discharge Elimination System

Stormwater Discharges Associated with Construction Activities

TXR150000

Effective March 5, 2018

printed on recycled paper

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Texas Commission on Environmental Quality

P.O. Box 13087, Austin, Texas 78711-3087

GENERAL PERMIT TO DISCHARGE UNDER THE

TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

This permit supersedes and replaces
TPDES General Permit No. TXR150000, issued March 5, 2013

Construction sites that discharge stormwater associated with construction activity

located in the state of Texas

may discharge to surface water in the state

only according to monitoring requirements and other conditions set forth in this general permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ or Commission), the laws of the State of Texas, and other orders of the Commission of the TCEQ. The issuance of this general permit does not grant to the permittee the right to use private or public property for conveyance of stormwater and certain non-stormwater discharges along the discharge route. This includes property belonging to but not limited to any individual, partnership, corporation or other entity. Neither does this general permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This general permit and the authorization contained herein shall expire at midnight, five years from the permit effective date.

EFFECTIVE DATE: March 5, 2018

ISSUED DATE: 2-8-18

Bryan W. Shaw

For the Commission

Georgetown Credit Union
Contributing Zone Plan

SWPPP Appendix B

SMALL CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Stormwater Program

TPDES GENERAL PERMIT TXR150000

The following information is posted in compliance with **Part II.E.2.** of the TCEQ General Permit Number TXR150000 for discharges of stormwater runoff from small construction sites. Additional information regarding the TCEQ stormwater permit program may be found on the internet at:

https://www.tceq.texas.gov/permitting/stormwater/construction

Operator Name:	
Contact Name and Phone Number:	
Project Description: *Physical address or description of the site's location, estimated start date and projected end date, or date that disturbed soils will be stabilized*	
Location of Stormwater Pollution Prevention Plan:	

For Small Construction Activities Authorized Under Part II.E.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I _____ (Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.E.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A stormwater pollution prevention plan has been developed and will be implemented prior to construction, according to permit requirements. A copy of this signed notice is supplied to the operator of the MS4 if discharges enter an MS4. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title_____ Date _____

_____ *Date Notice Removed*

____*MS4 operator notified per Part II.F.3.*

Georgetown Credit Union
Contributing Zone Plan

SWPPP Appendix C

Last Update: 1/15/2025

WILLIAMSON COUNTY

AMPHIBIANS

Barton Springs salamander *Eurycea sosorum*

Aquatic; springs, streams and caves with rocky or cobble beds.

Federal Status: E	State Status: E	SGCN: Y
Endemic: Y	Global Rank: G1	State Rank: S1

Georgetown salamander *Eurycea naufragia*

Aquatic; springs, streams and caves with rocky or cobble beds.

Federal Status: T	State Status: T	SGCN: Y
Endemic: Y	Global Rank: G1	State Rank: S1

Jollyville Plateau salamander *Eurycea tonkawae*

Aquatic; springs, streams and caves with rocky or cobble beds.

Federal Status: T	State Status: T	SGCN: Y
Endemic: Y	Global Rank: G2	State Rank: S2

Salado Springs salamander *Eurycea chisholmensis*

Aquatic; springs, streams and caves with rocky or cobble beds.

Federal Status: T	State Status: T	SGCN: Y
Endemic: Y	Global Rank: G1	State Rank: S1

southern crawfish frog *Lithobates areolatus areolatus*

Terrestrial and aquatic: The terrestial habitat is primarily grassland and can vary from pasture to intact prairie; it can also include small prairies in the middle of large forested areas. Aquatic habitat is any body of water but preferred habitat is ephemeral wetlands.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G4T4	State Rank: S3

Strecker's chorus frog *Pseudacris streckeri*

Terrestrial and aquatic: Wooded floodplains and flats, prairies, cultivated fields and marshes. Likes sandy substrates.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S3

Woodhouse's toad *Anaxyrus woodhousii*

Terrestrial and aquatic: A wide variety of terrestrial habitats are used by this species, including forests, grasslands, and barrier island sand dunes. Aquatic habitats are equally varied.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S5

DISCLAIMER

The information on this web application is provided "as is" without warranty as to the currentness, completeness, or accuracy of any specific data. The data provided are for planning, assessment, and informational purposes. Refer to the Frequently Asked Questions (FAQs) on the application website for further information.

WILLIAMSON COUNTY

ARACHNIDS

Bone Cave harvestman *Texella reyesi*

Small, blind, cave-adapted harvestman endemic to several caves in Travis and Williamson counties; weakly differentiated from Texella reddelli

Federal Status: E	State Status:	SGCN: Y
Endemic: Y	Global Rank: G2G3	State Rank: S2

No accepted common name *Tartarocreagris infernalis*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G2G3	State Rank: S1

No accepted common name *Cicurina browni*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G1G2	State Rank: S1

No accepted common name *Cicurina travisae*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G1G2Q	State Rank: SU

No accepted common name *Cicurina vibora*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G1G2	State Rank: SU

No accepted common name *Eidmannella reclusa*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G1G2	State Rank: S2

Reddell harvestman *Texella reddelli*

Small, blind, cave-adapted harvestman endemic to a few caves in Travis and Williamson counties

Federal Status: E	State Status:	SGCN: Y
Endemic: Y	Global Rank: G2G3	State Rank: S2

BIRDS

bald eagle *Haliaeetus leucocephalus*

Found primarily near rivers and large lakes; nests in tall trees or on cliffs near water; communally roosts, especially in winter; hunts live prey, scavenges, and pirates food from other birds

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WILLIAMSON COUNTY

BIRDS

Federal Status: | State Status: | SGCN: N
Endemic: N | Global Rank: G5 | State Rank: S3B,S3N

Bank Swallow *Riparia riparia*

Bank Swallows live in low areas along rivers, streams, ocean coasts, and reservoirs. Their territories usually include vertical cliffs or banks where they nest in colonies of 10 to 2,000 nests. Though in the past Bank Swallows were most commonly found around natural bluffs or eroding streamside banks, they now often nest in human-made sites, such as sand and gravel quarries or road cuts. They forage in open areas and avoid places with tree cover.

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G5 | State Rank: S2B,S4N

black rail *Laterallus jamaicensis*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Salt, brackish, and freshwater marshes, pond borders, wet meadows, and grassy swamps; nests in or along edge of marsh, sometimes on damp ground, but usually on mat of previous years dead grasses; nest usually hidden in marsh grass or at base of Salicornia

Federal Status: T | State Status: T | SGCN: Y
Endemic: N | Global Rank: G3 | State Rank: S2

black-capped vireo *Vireo atricapilla*

Oak-juniper woodlands with distinctive patchy, two-layered aspect; shrub and tree layer with open, grassy spaces; requires foliage reaching to ground level for nesting cover; return to same territory, or one nearby, year after year; deciduous and broad-leaved shrubs and trees provide insects for feeding; species composition less important than presence of adequate broad-leaved shrubs, foliage to ground level, and required structure; nesting season March-late summer

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G5 | State Rank: S3B

Brewer's Blackbird *Euphagus cyanocephalus*

Shrubby and bushy areas (especially near water), riparian woodland, aspen parklands, cultivated lands, marshes, and around human habitation; in migration and winter also in pastures and fields (AOU 1983).

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G5 | State Rank: S5

Brown Pelican *Pelecanus occidentalis*

Largely coastal and near shore areas, where it roosts and nests on islands and spoil banks. Feeds in lagunas and shallow seaward waters.

Federal Status: | State Status: | SGCN: N
Endemic: N | Global Rank: G4 | State Rank: S3B

Cactus Wren *Campylorhynchus brunneicapillus*

Desert (especially with cholla cactus or yucca), mesquite, arid scrub, coastal sage scrub, and in trees in towns in arid regions (Tropical to Subtropical zones) (AOU 1983). Nests in OPUNTIA cactus, or in twiggy, thorny, trees and shrubs, sometimes in buildings. Nest may be relined and used as a winter roost.

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WILLIAMSON COUNTY

BIRDS

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G5 | State Rank: S4B

chestnut-collared longspur *Calcarius ornatus*

Occurs in open shortgrass settings especially in patches with some bare ground. Also occurs in grain sorghum fields and Conservation Reserve Program lands

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G5 | State Rank: S3

Common Grackle *Quiscalus quiscula*

Common Grackles do well in human landscapes, using scattered trees for nesting and open ground for foraging. Typical natural habitats include open woodland, forest edge, grassland, meadows, swamps, marshes, and palmetto hammocks. They are also very common near agricultural fields and feedlots, suburbs, city parks, cemeteries, pine plantations, and hedgerows. Unbroken tracts of forest are the only places where you are unlikely to find Common Grackles.

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G5 | State Rank: S5B

Common Nighthawk *Chordeiles minor*

Common Nighthawks nest in both rural and urban habitats including coastal sand dunes and beaches, logged forest, recently burned forest, woodland clearings, prairies, plains, sagebrush, grasslands, open forests, and rock outcrops. They also nest on flat gravel rooftops, though less often as gravel roofs are being replaced by smooth, rubberized roofs that provide an unsuitable surface.

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G5 | State Rank: S4B

Franklin's gull *Leucophaeus pipixcan*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. This species is only a spring and fall migrant throughout Texas. It does not breed in or near Texas. Winter records are unusual consisting of one or a few individuals at a given site (especially along the Gulf coastline). During migration, these gulls fly during daylight hours but often come down to wetlands, lake shore, or islands to roost for the night.

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G5 | State Rank: S2N

golden-cheeked warbler *Setophaga chrysoparia*

Ashe juniper in mixed stands with various oaks (Quercus spp.). Edges of cedar brakes. Dependent on Ashe juniper (also known as cedar) for long fine bark strips, only available from mature trees, used in nest construction; nests are placed in various trees other than Ashe juniper; only a few mature junipers or nearby cedar brakes can provide the necessary nest material; forage for insects in broad-leaved trees and shrubs; nesting late March-early summer.

Federal Status: E | State Status: E | SGCN: Y
Endemic: N | Global Rank: G2 | State Rank: S2S3B

interior least tern *Sternula antillarum athalassos*

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WILLIAMSON COUNTY

BIRDS

Sand beaches, flats, bays, inlets, lagoons, islands. Subspecies is listed only when inland (more than 50 miles from a coastline); nests along sand and gravel bars within braided streams, rivers; also know to nest on man-made structures (inland beaches, wastewater treatment plants, gravel mines, etc); eats small fish and crustaceans, when breeding forages within a few hundred feet of colony

Federal Status: | State Status: E | SGCN: N
Endemic: N | Global Rank: G4T3Q | State Rank: S1B

lark bunting *Calamospiza melanocorys*

Overall, it's a generalist in most short grassland settings including ones with some brushy component plus certain agricultural lands that include grain sorghum. Short grasses include sideoats and blue gramas, sand dropseed, prairie junegrass (Koeleria), buffalograss also with patches of bluestem and other mid-grass species. This bunting will frequent smaller patches of grasses or disturbed patches of grasses including rural yards. It also uses weedy fields surrounding playas. This species avoids urban areas and cotton fields.

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G5 | State Rank: S4B

Least Tern *Sternula antillarum*

Sand beaches, flats, bays, inlets, lagoons, islands, river sandbars and flat gravel rooftops in urban areas.

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G4 | State Rank: S2B

Loggerhead Shrike *Lanius ludovicianus*

Loggerhead Shrikes inhabit open country with short vegetation and well-spaced shrubs or low trees, particularly those with spines or thorns. They frequent agricultural fields, pastures, old orchards, riparian areas, desert scrublands, savannas, prairies, golf courses, and cemeteries. Loggerhead Shrikes are often seen along mowed roadsides with access to fence lines and utility poles.

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G4 | State Rank: S4B

Mottled Duck *Anas fulvigula*

Estuaries, ponds, lakes, secondary bays.

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G4 | State Rank: S4B

mountain plover *Charadrius montanus*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Breeding: nests on high plains or shortgrass prairie, on ground in shallow depression; nonbreeding: shortgrass plains and bare, dirt (plowed) fields; primarily insectivorous.

Federal Status: | State Status: | SGCN: Y
Endemic: N | Global Rank: G3 | State Rank: S2

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WILLIAMSON COUNTY

BIRDS

Northern Bobwhite *Colinus virginianus*

Inhabits a wide variety of vegetation types, particularly early successional stages. Occurs in croplands, grasslands, pastures, fallow fields, grass-brush rangelands, open pinelands, open mixed pine-hardwood forests, and habitat mosaics (Brennan 1999).

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G4G5	State Rank: S4B

piping plover *Charadrius melodus*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Beaches, sandflats, and dunes along Gulf Coast beaches and adjacent offshore islands. Also spoil islands in the Intracoastal Waterway. Based on the November 30, 1992 Section 6 Job No. 9.1, Piping Plover and Snowy Plover Winter Habitat Status Survey, algal flats appear to be the highest quality habitat. Some of the most important aspects of algal flats are their relative inaccessibility and their continuous availability throughout all tidal conditions. Sand flats often appear to be preferred over algal flats when both are available, but large portions of sand flats along the Texas coast are available only during low-very low tides and are often completely unavailable during extreme high tides or strong north winds. Beaches appear to serve as a secondary habitat to the flats associated with the primary bays, lagoons, and inter-island passes. Beaches are rarely used on the southern Texas coast, where bayside habitat is always available, and are abandoned as bayside habitats become available on the central and northern coast. However, beaches are probably a vital habitat along the central and northern coast (i.e. north of Padre Island) during periods of extreme high tides that cover the flats. Optimal site characteristics appear to be large in area, sparsely vegetated, continuously available or in close proximity to secondary habitat, and with limited human disturbance.

Federal Status: T	State Status: T	SGCN: Y
Endemic: N	Global Rank: G3	State Rank: S2N

Pyrrhuloxia *Cardinalis sinuatus*

Pyrrhuloxias live in upland deserts, mesquite savannas, riparian (streamside) woodlands, desert scrublands, farm fields with hedgerows, and residential areas with nearby mesquite. When not breeding, some Pyrrhuloxias wander into urban habitats, mesquite-hackberry habitats, and riparian habitats with Arizona sycamore and cottonwood.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S4B

rufa red knot *Calidris canutus rufa*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Habitat: Primarily seacoasts on tidal flats and beaches, herbaceous wetland, and Tidal flat/shore. Bolivar Flats in Galveston County, sandy beaches Mustang Island, few on outer coastal and barrier beaches, tidal mudflats and salt marshes.

Federal Status: T	State Status: T	SGCN: Y
Endemic: N	Global Rank: G4T2	State Rank: S2N

Sanderling *Calidris alba*

Nonbreeding: primarily sandy beaches, less frequently on mud flats and shores of lakes or rivers (AOU 1983) also on exposed reefs (Pratt et al. 1987). Sleeps/loafs on upper beach or on salt pond dike.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S5

Snowy Plover *Charadrius nivosus*

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WILLIAMSON COUNTY

BIRDS

Algal flats appear to be the highest quality habitat. Some of the most important aspects of algal flats are their relative inaccessibility and their continuous availability throughout all tidal conditions. An optimal site characteristic would be large in size. The size of populations appear to be roughly proportional to the total area of suitable habitat used. Formerly an uncommon breeder in the Panhandle; potential migrant; winter along coast.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G3	State Rank: S3B

Sprague's pipit *Anthus spragueii*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Habitat during migration and in winter consists of pastures and weedy fields (AOU 1983), including grasslands with dense herbaceous vegetation or grassy agricultural fields.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G3G4	State Rank: S3N

swallow-tailed kite *Elanoides forficatus*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Lowland forested regions, especially swampy areas, ranging into open woodland; marshes, along rivers, lakes, and ponds; nests high in tall tree in clearing or on forest woodland edge, usually in pine, cypress, or various deciduous trees.

Federal Status:	State Status: T	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S2B

western burrowing owl *Athene cunicularia hypugaea*

Open grasslands, especially prairie, plains, and savanna, sometimes in open areas such as vacant lots near human habitation or airports; nests and roosts in abandoned burrows

Federal Status:	State Status:	SGCN: N
Endemic: N	Global Rank: G4T4	State Rank: S2

white-faced ibis *Plegadis chihi*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; currently confined to near-coastal rookeries in so-called hog-wallow prairies. Nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats.

Federal Status:	State Status: T	SGCN: N
Endemic: N	Global Rank: G5	State Rank: S4B

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WILLIAMSON COUNTY

BIRDS

whooping crane *Grus americana*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Small ponds, marshes, and flooded grain fields for both roosting and foraging. Potential migrant via plains throughout most of state to coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties.

Federal Status: E	State Status: E	SGCN: Y
Endemic: N	Global Rank: G1	State Rank: S1S2N

Willet *Tringa semipalmata*

Marshes, tidal mudflats, beaches, lake margins, mangroves, tidal channels, river mouths, coastal lagoons, sandy or rocky shores, and, less frequently, open grassland (AOU 1983, Stiles and Skutch 1989).

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S5B

Wilson's Warbler *Cardellina pusilla*

Wilson’s warblers key in on forests and scrubby areas along streams to fatten up during migration. During the nonbreeding season they use many types of habitats from lowland thickets near streams to high-elevation cloud forests in Mexico and Central America.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S4

wood stork *Mycteria americana*

The county distribution for this species includes geographic areas that the species may use during migration. Time of year should be factored into evaluations to determine potential presence of this species in a specific county. Prefers to nest in large tracts of baldcypress (Taxodium distichum) or red mangrove (Rhizophora mangle); forages in prairie ponds, flooded pastures or fields, ditches, and other shallow standing water, including salt-water; usually roosts communally in tall snags, sometimes in association with other wading birds (i.e. active heronries); breeds in Mexico and birds move into Gulf States in search of mud flats and other wetlands, even those associated with forested areas; formerly nested in Texas, but no breeding records since 1960.

Federal Status:	State Status: T	SGCN: Y
Endemic: N	Global Rank: G4	State Rank: SHB,S3N

Yellow Rail *Coturnicops noveboracensis*

BREEDING: Emergent wetlands, grass or sedge marshes and wet meadows in freshwater situations. Some breeding territories in these wet meadows contain firm footing and only a few remnant pools of water (Berkey 1991). These areas can range from damp to 38 cm (15 inches) of water but the average depth used for nesting is 8 to 15 cm (3 to 6 inches) (Savaloja 1981). NON-BREEDING: Grain fields in winter and when migrating. Winters in both freshwater and brackish marshes, as well as in dense, deep grass. During fall migration, will use many open habitats, from rice paddies to dry hayfields.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G4	State Rank: S3N

yellow-billed cuckoo *Coccyzus americanus*

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WILLIAMSON COUNTY

BIRDS

In Texas, the populations of concern are found breeding in riparian areas in the Trans Pecos (know as part of the Western Distinct Population Segment). It is the Western DPS that is on the U.S. ESA threatened list and includes the Texas counties Brewster, Culberson, El Paso, Hudspeth, Jeff Davis, and Presidio. Riparian woodlands below 6,000' in elevation consisting of cottonwoods and willows are prime habitat. This species is a long-distant migrant that summers in Texas, but winters mainly in South America. Breeding birds of the Trans Pecos populations typically arrive on their breeding grounds possibly in late April but the peak arrival time is in May. Threats to preferred habitat include hydrologic changes that don't promote the regeneration of cottonwoods and willows, plus livestock browsing and trampling of sapling trees in sensitive riparian areas.

Federal Status: T	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S4S5B

CRUSTACEANS

Bifurcated Cave Amphipod *Stygobromus bifurcatus*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3G4	State Rank: S3

FISH

Guadalupe bass *Micropterus treculii*

Endemic to the streams of the northern and eastern Edwards Plateau including portions of the Brazos, Colorado, Guadalupe, and San Antonio basins; species also found outside of the Edwards Plateau streams in decreased abundance, primarily in the lower Colorado River; two introduced populations have been established in the Nueces River system. A pure population was re-established in a portion of the Blanco River in 2014. Species prefers lentic environments but commonly taken in flowing water; numerous smaller fish occur in rapids, many times near eddies; large individuals found mainly in riffle tail races; usually found in spring-fed streams having clear water and relatively consistent temperatures.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3	State Rank: S3

Texas shiner *Notropis amabilis*

In Texas, it is found primarily in Edwards Plateau streams from the San Gabriel River in the east to the Pecos River in the west. Typical habitat includes rocky or sandy runs, as well as pools.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G4	State Rank: S4

INSECTS

American bumblebee *Bombus pensylvanicus*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic:	Global Rank: G3G4	State Rank: SNR

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WILLIAMSON COUNTY

INSECTS

Coffin Cave mold beetle *Batrisodes texanus*

Resident, small, cave-adapted beetle found in small Edwards Limestone caves in Travis and Williamson counties

Federal Status: E	State Status:	SGCN: Y
Endemic: Y	Global Rank: G1G2	State Rank: S1

Coffin Cave mold beetle *Batrisodes cryptotexanus*

Resident, small, cave-adapted beetle found in small Edwards Limestone caves in Travis and Williamson counties.

Federal Status:	State Status:	SGCN: Y
Endemic:	Global Rank: G2	State Rank: S1

Kretschmarr Cave mold beetle *Texamaurops reddelli*

Small, cave-adapted beetle found under rocks buried in silt; small, Edwards Limestone caves in of the Jollyville Plateau, a division of the Edwards Plateau

Federal Status: E	State Status:	SGCN: Y
Endemic: Y	Global Rank: G1G2	State Rank: S1

migratory monarch butterfly *Danaus plexippus plexippus*

Habitat description is not available at this time.

Federal Status: C	State Status:	SGCN: Y
Endemic:	Global Rank: G4T3	State Rank: SNR

No accepted common name *Bombus variabilis*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic:	Global Rank: G1G2	State Rank: SNR

No accepted common name *Lymantes nadineae*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: GNR	State Rank: S2

No accepted common name *Procloeon distinctum*

Mayflies distinguished by aquatic larval stage; adult stage generally found in shoreline vegetation

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G1G3Q	State Rank: S2?

No accepted common name *Pseudocentroptiloides morihari*

Mayflies distinguished by aquatic larval stage; adult stage generally found in shoreline vegetation

Federal Status:	State Status:	SGCN: Y

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WILLIAMSON COUNTY

INSECTS

Endemic: Y | Global Rank: G2G3 | State Rank: S2?

No accepted common name *Oncopodura fenestra*

Habitat description is not available at this time.

Federal Status: | State Status: | SGCN: Y

Endemic: Y | Global Rank: G2G3 | State Rank: S2?

No accepted common name *Rhadine noctivaga*

Habitat description is not available at this time.

Federal Status: | State Status: | SGCN: Y

Endemic: Y | Global Rank: G1G2 | State Rank: S1

No accepted common name *Rhadine russelli*

Habitat description is not available at this time.

Federal Status: | State Status: | SGCN: Y

Endemic: Y | Global Rank: G1G2 | State Rank: S3

No accepted common name *Rhadine subterranea*

Habitat description is not available at this time.

Federal Status: | State Status: | SGCN: Y

Endemic: Y | Global Rank: G2 | State Rank: S2

Tooth Cave ground beetle *Rhadine persephone*

Resident, small, cave-adapted beetle found in small Edwards Limestone caves in Travis and Williamson counties

Federal Status: E | State Status: | SGCN: Y

Endemic: Y | Global Rank: G1G2 | State Rank: S1

MAMMALS

big free-tailed bat *Nyctinomops macrotis*

Habitat data sparse but records indicate that species prefers to roost in crevices and cracks in high canyon walls, but will use buildings, as well; reproduction data sparse, gives birth to single offspring late June-early July; females gather in nursery colonies; winter habits undetermined, but may hibernate in the Trans-Pecos; opportunistic insectivore

Federal Status: | State Status: | SGCN: Y

Endemic: N | Global Rank: G5 | State Rank: S3

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WILLIAMSON COUNTY

MAMMALS

cave myotis bat *Myotis velifer*

Colonial and cave-dwelling; also roosts in rock crevices, old buildings, carports, under bridges, and even in abandoned Cliff Swallow (Hirundo pyrrhonota) nests; roosts in clusters of up to thousands of individuals; hibernates in limestone caves of Edwards Plateau and gypsum cave of Panhandle during winter; opportunistic insectivore.

Federal Status: State Status: SGCN: Y
Endemic: N Global Rank: G4G5 State Rank: S2S3

eastern spotted skunk *Spilogale putorius*

Generalist; open fields prairies, croplands, fence rows, farmyards, forest edges & woodlands. Prefer wooded, brushy areas & tallgrass prairies. S.p. ssp. interrupta found in wooded areas and tallgrass prairies, preferring rocky canyons and outcrops when such sites are available.

Federal Status: State Status: SGCN: Y
Endemic: N Global Rank: G4 State Rank: S1S3

hoary bat *Lasiurus cinereus*

Hoary bats are highly migratory, high-flying bats that have been noted throughout the state. Females are known to migrate to Mexico in the winter, males tend to remain further north and may stay in Texas year-round. Commonly associated with forests (foliage roosting species) but are found in unforested parts of the state and lowland deserts. Tend to be captured over water and large, open flyways.

Federal Status: State Status: SGCN: Y
Endemic: N Global Rank: G3G4 State Rank: S3

mountain lion *Puma concolor*

Generalist; found in a wide range of habitats statewide. Found most frequently in rugged mountains & riparian zones.

Federal Status: State Status: SGCN: Y
Endemic: N Global Rank: G5 State Rank: S2S3

plains spotted skunk *Spilogale interrupta*

Generalist; open fields, prairies, croplands, fence rows, farmyards, forest edges, and woodlands; prefers wooded, brushy areas and tallgrass prairie

Federal Status: State Status: SGCN: Y
Endemic: N Global Rank: G3 State Rank: S1S3

Seminole bat *Lasiurus seminolus*

Pine-oak and long-leaf pine in east Texas. Habitats include pine, mixed pine-hardwood, and hardwood forests of uplands and bottomlands, particularly pine-dominated forests, including mature pine and pine-hardwood corridors in managed pine forest landscapes (Menzel et al. 1998, 1999, 2000; Carter et al. 2004; Marks and Marks 2006; Perry and Thill 2007; Perry et al. 2007; Hein et al. 2008; Ammerman et al. 2012).

Federal Status: State Status: SGCN: Y
Endemic: N Global Rank: G5 State Rank: S3

tricolored bat *Perimyotis subflavus*

Forest, woodland and riparian areas are important. Caves are very important to this species.

Federal Status: PE State Status: SGCN: Y

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WILLIAMSON COUNTY

MAMMALS

Endemic: N | Global Rank: G3G4 | State Rank: S2

MOLLUSKS

Balcones spike *Fusconaia iheringi*

Habitat not yet described.

Federal Status: E | State Status: E | SGCN: Y

Endemic: Y | Global Rank: G1 | State Rank: SNR

Brazos heelsplitter *Potamilus streckersoni*

Reported from streams, but not far into the headwaters, to large rivers, and some reservoirs. In riverine systems occurs most often in nearshore habitats such as banks and backwater pools but occasionally in mainchannel habitats such as riffles. Typically found in standing to slow-flowing water in soft substrates consisting of silt, mud or sand but occasionally in moderate flows with gravel and cobble substrates (Randklev et al. 2014b,c; Tsakiris and Randklev 2016b; Smith et al. 2019) [Mussels of Texas 2020]

Federal Status: | State Status: T | SGCN: Y

Endemic: Y | Global Rank: GNR | State Rank: SNR

false spike *Fusconaia mitchelli*

Occurs in small streams to medium-size rivers in habitats such as riffles and runs with flowing water. Is often found in stable substrates of sand, gravel, and cobble (Howells 2010; Randklev et al. 2012; Sowards et al. 2013; Tsakiris and Randklev 2016). [Mussels of Texas 2019]

Federal Status: E | State Status: E | SGCN: Y

Endemic: N | Global Rank: G1 | State Rank: S1

Mapleleaf *Quadrula quadrula*

Reported from streams to rivers, lakes, and reservoirs. In riverine habitats, it may be found in main-channel habitats such as riffles or runs in sand, gravel, and cobble substrates with moderate to swift currents. May also be found in nearshore habitats such as banks and backwaters to include pools in sand or mud substrates with little to no flow. (Williams et al. 2008; Howells 2016; Haag and Cicerello 2016).

Federal Status: | State Status: | SGCN: Y

Endemic: N | Global Rank: G5 | State Rank: S3

Pimpleback *Cyclonaias pustulosa*

Occurs in small streams to large rivers in habitats including riffles and runs with flowing water, also found in nearshore habitats such as banks and backwaters or pools. Can occur in reservoirs but varies based by population. Is often found in substrates comprising of sand, gravel, and cobble but also mud and silt (Howells et al. 1996; Williams et al. 2008; Watters et al. 2009).

Federal Status: | State Status: | SGCN: Y

Endemic: N | Global Rank: G5 | State Rank: SNR

DISCLAIMER

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WILLIAMSON COUNTY

MOLLUSKS

Pistolgrip *Tritogonia verrucosa*

Reported from streams to rivers, lakes, and reservoirs, but considered less tolerant of impoundment (Haag and Cicerello 2016). Can occur in a variety of habitat types but most often found in main channel habitats such as riffles and runs with moderate current and sand, gravel, or cobble substrates (Howells et al. 1996; Williams et al. 2008).

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G4G5	State Rank: S3S4

Tampico Pearlymussel *Cyrtonaias tampicoensis*

Reported from streams to rivers, reservoirs, and canals. In riverine habitats often found in nearshore habitats such as banks and backwaters, to include pools and oxbows, in mud or sand or among cobble and boulders with still to moderate currents (Howells et al. 1996).

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S4

Texas fawnsfoot *Truncilla macrodon*

Occurs in large rivers but may also be found in medium-sized streams. Is found in protected near shore areas such as banks and backwaters but also riffles and point bar habitats with low to moderate water velocities. Typically occurs in substrates of mud, sandy mud, gravel and cobble. Considered intolerant of reservoirs (Randklev et al. 2010; Howells 2010o; Randklev et al. 2014b,c; Randklev et al. 2017a,b). [Mussels of Texas 2019]

Federal Status: T	State Status: T	SGCN: Y
Endemic: Y	Global Rank: G1	State Rank: S2

REPTILES

American alligator *Alligator mississippiensis*

Aquatic: Coastal marshes; inland natural rivers, swamps and marshes; manmade impoundments.

Federal Status: SAT	State Status:	SGCN: N
Endemic: N	Global Rank: G5	State Rank: S4

common garter snake *Thamnophis sirtalis*

Terrestrial and aquatic: Habitats used include the grasslands and modified open areas in the vicinity of aquatic features, such as ponds, streams or marshes. Damp soils and debris for cover are thought to be critical.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S2

eastern box turtle *Terrapene carolina*

Terrestrial: Eastern box turtles inhabit forests, fields, forest-brush, and forest-field ecotones. In some areas they move seasonally from fields in spring to forest in summer. They commonly enters pools of shallow water in summer. For shelter, they burrow into loose soil, debris, mud, old stump holes, or under leaf litter. They can successfully hibernate in sites that may experience subfreezing temperatures.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S3

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WILLIAMSON COUNTY

REPTILES

slender glass lizard *Ophisaurus attenuatus*

Terrestrial: Habitats include open grassland, prairie, woodland edge, open woodland, oak savannas, longleaf pine flatwoods, scrubby areas, fallow fields, and areas near streams and ponds, often in habitats with sandy soil.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S3

Texas horned lizard *Phrynosoma cornutum*

Terrestrial: Open habitats with sparse vegetation, including grass, prairie, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive. Occurs to 6000 feet, but largely limited below the pinyon-juniper zone on mountains in the Big Bend area.

Federal Status:	State Status: T	SGCN: Y
Endemic: N	Global Rank: G4G5	State Rank: S3

Texas map turtle *Graptemys versa*

Aquatic: Primarily a river turtle but can also be found in reservoirs. Can be found in deep and shallow water with sufficient basking sites (emergent rocks and woody debris).

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G4	State Rank: SU

western box turtle *Terrapene ornata*

Terrestrial: Ornate or western box trutles inhabit prairie grassland, pasture, fields, sandhills, and open woodland. They are essentially terrestrial but sometimes enter slow, shallow streams and creek pools. For shelter, they burrow into soil (e.g., under plants such as yucca) (Converse et al. 2002) or enter burrows made by other species.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G4G5	State Rank: S3

western chicken turtle *Deirochelys reticularia miaria*

Aquatic and terrestrial: This species uses aquatic habitats in the late winter, spring and early summer and then terrestrial habitats the remainder of the year. Preferred aquatic habitats seem to be highly vegetated shallow wetlands with gentle slopes. Specific terrestrial habitats are not well known.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5T5	State Rank: S2S3

PLANTS

bigflower cornsalad *Valerianella stenocarpa*

Usually along creekbeds or in vernally moist grassy open areas (Carr 2015).

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3	State Rank: S3

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WILLIAMSON COUNTY

PLANTS

Elmendorf's onion *Allium elmendorfii*

Grassland openings in oak woodlands on deep, loose, well-drained sands; in Coastal Bend, on Pleistocene barrier island ridges and Holocene Sand Sheet that support live oak woodlands; to the north it occurs in post oak-black hickory-live oak woodlands over Queen City and similar Eocene formations; one anomalous specimen found on Llano Uplift in wet pockets of granitic loam; Perennial; Flowering March-April, May

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G2	State Rank: S2

glandular gay-feather *Liatris glandulosa*

Occurs in herbaceous vegetation on limestone outcrops (Carr 2015). Flowering: July-Oct.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G2	State Rank: S2

gravelbar brickellbush *Brickellia dentata*

Essentially restricted to frequently-scoured gravelly alluvial beds in creek and river bottoms; Perennial; Flowering June-Nov; Fruiting June-Oct

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3G4	State Rank: S3S4

Greenman's bluet *Houstonia parviflora*

Grass pastures. Feb- Apr. (Correll and Johnston 1970).

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3	State Rank: S3

Heller's marbleseed *Onosmodium helleri*

Occurs in loamy calcareous soils in oak-juniper woodlands on rocky limestone slopes, often in more mesic portions of canyons; Perennial; Flowering March-May

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3	State Rank: S3

Plateau loosestrife *Lythrum ovalifolium*

Banks and gravelly beds of perennial (or strong intermittent) streams on the Edwards Plateau, Llano Uplift and Lampasas Cutplain; Perennial; Flowering/Fruiting April-Nov

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G3G4	State Rank: S3S4

plateau milkvine *Matelea edwardsensis*

Occurs in various types of juniper-oak and oak-juniper woodlands; Perennial; Flowering March-Oct; Fruiting May-June

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3	State Rank: S3

scarlet leather-flower *Clematis texensis*

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WILLIAMSON COUNTY

PLANTS

Usually in oak-juniper woodlands in mesic rocky limestone canyons or along perennial streams; Perennial; Flowering March-July; Fruiting May-July

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3G4	State Rank: S3S4

Texas almond *Prunus minutiflora*

Wide-ranging but scarce, in a variety of grassland and shrubland situations, mostly on calcareous soils underlain by limestone but occasionally in sandier neutral soils underlain by granite; Perennial; Flowering Feb-May and Oct; Fruiting Feb-Sept

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3G4	State Rank: S3S4

Texas claret-cup cactus *Echinocereus coccineus var. paucispinus*

Mountains, hills, and mesas, igneous and limestone, oak-juniper-pinyon woodland or juniper woodland on limestone mesas, mostly rocky habitats but also in alluvial basins, grasslands, or among mesquite or other shrubs. Flowering March - April (Powell and Weedin 2004).

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5T3	State Rank: S3

Wright's milkvetch *Astragalus wrightii*

On sandy or gravelly soils; Flowering/fruiting: April and May

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G3	State Rank: S3

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Georgetown Credit Union
Contributing Zone Plan

SWPPP Appendix D

Product Specific Practices

The following product specific practices will be followed onsite:

Petroleum Products:

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

Fertilizers:

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked in the soil to limit exposure to storm water. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

Paints:

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturers' instructions or state and local regulations.

Spill Prevention Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturers' recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.

- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

- All spills will be cleaned up immediately after discovery.

- The spill area will be kept well ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.

- Spills of toxic or hazardous material will be reported to the Owner and to the appropriate State or local government agency, regardless of the size.

- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.

- The site superintendent responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

Georgetown Credit Union
Contributing Zone Plan

SWPPP Appendix E

PROJECT RESPONSIBILITY CHART

Construction Project or Site Name: Civil Site Services for Georgetown Credit Union

Any operator conducting under the Storm Water Pollution Prevention Plan (SWPPP) is entirely responsible for meeting SWPPP requirements within the boundaries of the construction site where they perform construction activities. The purpose of this chart is to identify the Best Management Practice responsibilities of any operator conducting under the SWPPP and to define the scope of inspections. If the party with day-to-day operational control has abandoned the site, the person with control over project specifications is considered to be the responsible party until the authority is transferred to another party and the SWPPP is updated.

	Operator(s) conducting under the SWPPP	**Other Operator(s)**		
Name	**Construction Services of Texas**			
Type	**Contractor**			
Scope	**Georgetown Credit Union**			
Commencement of Construction Activity	TBD	TBD	N/A	N/A
Silt Fences	**X**			
Berms	**X**			
Sedimentation Basins	**X**			
Rock Dams				
Stabilized Construction Access	**X**			
Stage I Inlet Protection Barriers	**X**			
Stage II Inlet Protection Barriers	**X**			
Surge Dams				
Existing Vegetation	**X**			
Dust Control	**X**			
Material Storage	**X**			
Equipment Storage	**X**			
Waste Disposal	**X**			
Spills and Leaks	**X**			
Concrete Truck Washout	**X**			
Sanitation Facilities	**X**			
Petroleum Product Storage				
Dewatering Bags				
Velocity Dissipation Devices	**X**			
Establishment of Temporary Stabilization	**X**			
Establishment of Permanent Stabilization	**X**			

Georgetown Credit Union
Contributing Zone Plan

Copy of Notice of Intent

Georgetown Credit Union
Contributing Zone Plan

0599 Agent Authorization Form

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

I Michael Ver Schuur,
Print Name

President/CEO,
Title - Owner/President/Other

of United Heritage Credit Union,
Corporation/Partnership/Entity Name

have authorized Justin Cadieux, P.E.
Print Name of Agent/Engineer

of Quiddity Engineering
Print Name of Firm

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

I also understand that:

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

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

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

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

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

SIGNATURE PAGE:

Applicant's Signature

12/16/25
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared Michael VerSchuur 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 16th day of December, 2025

Julie Carter
NOTARY PUBLIC

Julie Carter
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: March 28, 2028

JULIE CARTER
My Notary ID # 11920683
Expires March 28, 2028

Georgetown Credit Union
Contributing Zone Plan

0574 Application Fee Form

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Georgetown Credit Union

Regulated Entity Location: 915 CR 245, Georgetown, TX 78633

Name of Customer: United Heritage Credit Union

Contact Person: Michael Ver Schuur Phone: (512) 435-4545

Customer Reference Number (if issued):CN N/A

Regulated Entity Reference Number (if issued):RN RN111247771

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde

☐ Comal ☐ Kinney

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

☒ Austin Regional Office

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

☐ San Antonio Regional Office

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	3.891 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 12/17/2025

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Georgetown Credit Union
Contributing Zone Plan

1040 Core Data Form

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

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

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

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

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

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	12/12/2025

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

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

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

United Heritage Credit Union

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
17412886594	17412886594	741288659	

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☐ 0-20 ☐ 21-100 ☒ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

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

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

15. Mailing Address:	PO Box 202020						
	City	Austin	**State**	TX	**ZIP**	78720	**ZIP + 4**

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

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 435 - 4211		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

Georgetown Credit Union

23. Street Address of the Regulated Entity: *(No PO Boxes)*	915 CR 245 Georgetown, TX 78633							
	City	Georgetown	**State**	TX	**ZIP**	78633	**ZIP + 4**	
24. County	Williamson County							

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

25. Description to Physical Location:	Project is located at 915 CR 245. Southwest Corner for the intersection of CR 245 & Ronald Reagan Blvd.

26. Nearest City	State	Nearest ZIP Code

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.736051°		28. Longitude (W) In Decimal:	97.773983°	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	44	8	97	46	26

29. Primary SIC Code (4 digits)	30. Secondary SIC Code (4 digits)	31. Primary NAICS Code (5 or 6 digits)	32. Secondary NAICS Code (5 or 6 digits)
6111	6141	522113	522130

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

Commercial Credit Union

34. Mailing Address:	12515 Research Blvd, Bldg. 5							
	City	Austin	**State**	TX	**ZIP**	78759	**ZIP + 4**	
35. E-Mail Address:	mverschu@uhcu.org							

36. Telephone Number	37. Extension or Code	38. Fax Number *(if applicable)*
(512) 435 - 4545		( ) -

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

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Justin Cadieux, P.E.	41. Title:	Project Manager

42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 685-5152		( ) -	jcadieux@quiddity.com

SECTION V: Authorized Signature

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

Company:	United Heritage Credit Union	Job Title:	President/CEO
Name *(In Print)*:	Michael Ver Schuur	Phone:	(512) 435-4545
Signature:	MVerSchuur	Date:	12/16/25