

PHONE 512.930.9412		PHONE 512.930.9412
FAX 512.930.9416		FAX 512.930.9416
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626	WEB STEGERBIZZELL.COM	TECHNICAL SERVICES > > ENGINEERS > > PLANNERS > > SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM F-181		

Water Pollution Abatement Plan

For

84 Lumber Office/Warehouse

In the

City of Georgetown

Williamson County, Texas

Submitted: 01/12/2026

Job Number: 22914 WPAP

Water Pollution Abatement Plan

For

84 Lumber Office/Warehouse

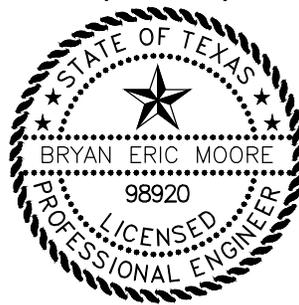
In

City of Georgetown

Williamson County, Texas

Job Number: 22914

Prepared by:



A handwritten signature in blue ink, appearing to read "Bryan Eric Moore", positioned below the professional seal.



Texas Registered Engineering Firm-181
1978 S. Austin Ave
Georgetown, TX 78626

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Water Pollution Abatement Plan Checklist

- **Edwards Aquifer Application Cover Page (TCEQ-20705)**
- **General Information Form (TCEQ-0587)**
 - Attachment A - Road Map
 - Attachment B - USGS / Edwards Recharge Zone Map
 - Attachment C - Project Description
- **Geologic Assessment Form (TCEQ-0585)**
 - Attachment A - Geologic Assessment Table (TCEQ-0585-Table)
 - Attachment B - Stratigraphic Column
 - Attachment C - Site Geology
 - Attachment D - Site Geologic Map(s)
- **Water Pollution Abatement Plan Application Form (TCEQ-0584)**
 - Attachment A - Factors Affecting Surface Water Quality
 - Attachment B - Volume and Character of Stormwater
 - Attachment C - Suitability Letter from Authorized Agent (if OSSF is proposed)
 - Attachment D - Exception to the Required Geologic Assessment (if requested)
 - Site Plan
- **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 requested)
 - 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
- **Permanent Stormwater Section (TCEQ-0600)**
 - Attachment A - 20% or Less Impervious Cover Waiver (if requested for multi-family, school, or small business site)
 - Attachment B - BMPs for Upgradient Stormwater
 - Attachment C - BMPs for On-site Stormwater
 - Attachment D - BMPs for Surface Streams
 - Attachment E - Request to Seal Features (if sealing a feature)
 - Attachment F - Construction Plans
 - Attachment G - Inspection, Maintenance, Repair and Retrofit Plan
 - Attachment H - Pilot-Scale Field Testing Plan (if proposed)

Attachment I -Measures for Minimizing Surface Stream Contamination

- **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: 84 Lumber Office / Warehouse				2. Regulated Entity No.: 111725339					
3. Customer Name: 84 Lumber Company				4. Customer No.: 602860603					
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	<input type="radio"/> Modification		<input type="radio"/> Extension		<input type="radio"/> Exception			
6. Plan Type: (Please circle/check one)	<input checked="" type="radio"/> WPAP	<input type="radio"/> CZP	<input type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT	<input type="radio"/> Technical Clarification	<input type="radio"/> Optional Enhanced Measures
7. Land Use: (Please circle/check one)	<input type="radio"/> Residential		<input checked="" type="radio"/> Non-residential			8. Site (acres):		6.03	
9. Application Fee:	\$5,000		10. Permanent BMP(s):			Batch Detention Basins			
11. SCS (Linear Ft.):	N/A		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watershed:			West Fork Smith Branch, San Gabriel			

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.)	—	—	<u>X</u>
Region (1 req.)	—	—	<u>X</u>
County(ies)	—	—	<u>X</u>
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	<div style="border: 2px solid red; border-radius: 50%; padding: 5px; display: inline-block;">NA</div>
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input checked="" type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell` <input type="checkbox"/> Leander <input type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

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

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

BRYAN E. MOORE, P.E.

Print Name of Customer/Authorized Agent



01/12/2026

Signature of Customer/Authorized Agent

Date

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

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: 84 Lumber Company / Steger Bizzell, Bryan E. Moore, P.E.

Date: 01/12/2026

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: 84 Lumber Office / Warehouse
2. County: Williamson
3. Stream Basin: West Fork Smith Branch San Gabriel River
4. Groundwater Conservation District (If applicable): N/A
5. Edwards Aquifer Zone:

- Recharge Zone
 Transition Zone

6. Plan Type:

- WPAP
 SCS
 Modification

- AST
 UST
 Exception Request

7. Customer (Applicant):

Contact Person: Paul Lentz

Entity: 84 Lumber Company

Mailing Address: 1019 Route 519, Building 5

City, State: Eighty Four, PA

Zip: 15330

Telephone: 724.228.8820, Ext. 1442

FAX: _____

Email Address: Paul.Lentz@84Lumber.com

8. Agent/Representative (If any):

Contact Person: Bryan Moore

Entity: Steger Bizzell

Mailing Address: 1978 S. Austin Avenue

City, State: Georgetown, TX

Zip: 78626

Telephone: 512.930.9412

FAX: _____

Email Address: BMoore@stegerbizzell.com

9. Project Location:

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

10. The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

Lots 1 and 2 located at the northeast corner of Madison Oaks Ave. and S. Austin Avenue

11. **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
12. **Attachment B - USGS / Edwards Recharge Zone Map.** A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:
- Project site boundaries.
 - USGS Quadrangle Name(s).
 - Boundaries of the Recharge Zone (and Transition Zone, if applicable).
 - Drainage path from the project site to the boundary of the Recharge Zone.
13. **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.
- Survey staking will be completed by this date: 02/16/2026

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

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

15. Existing project site conditions are noted below:

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

Prohibited Activities

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

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

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

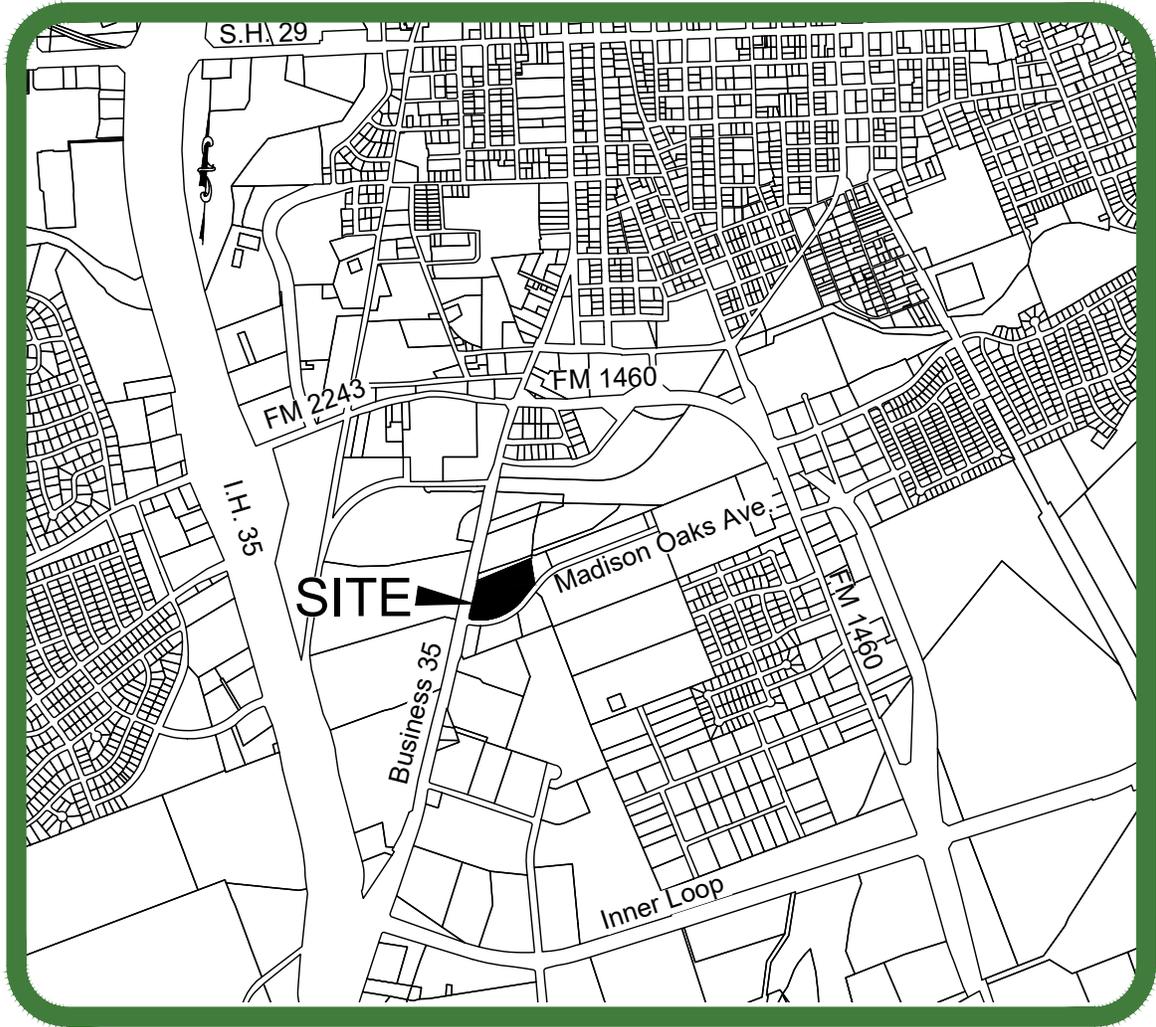
- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

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

- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - A request for an extension to a previously approved plan.
19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
 - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.



Location Map
1" = 2000'

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

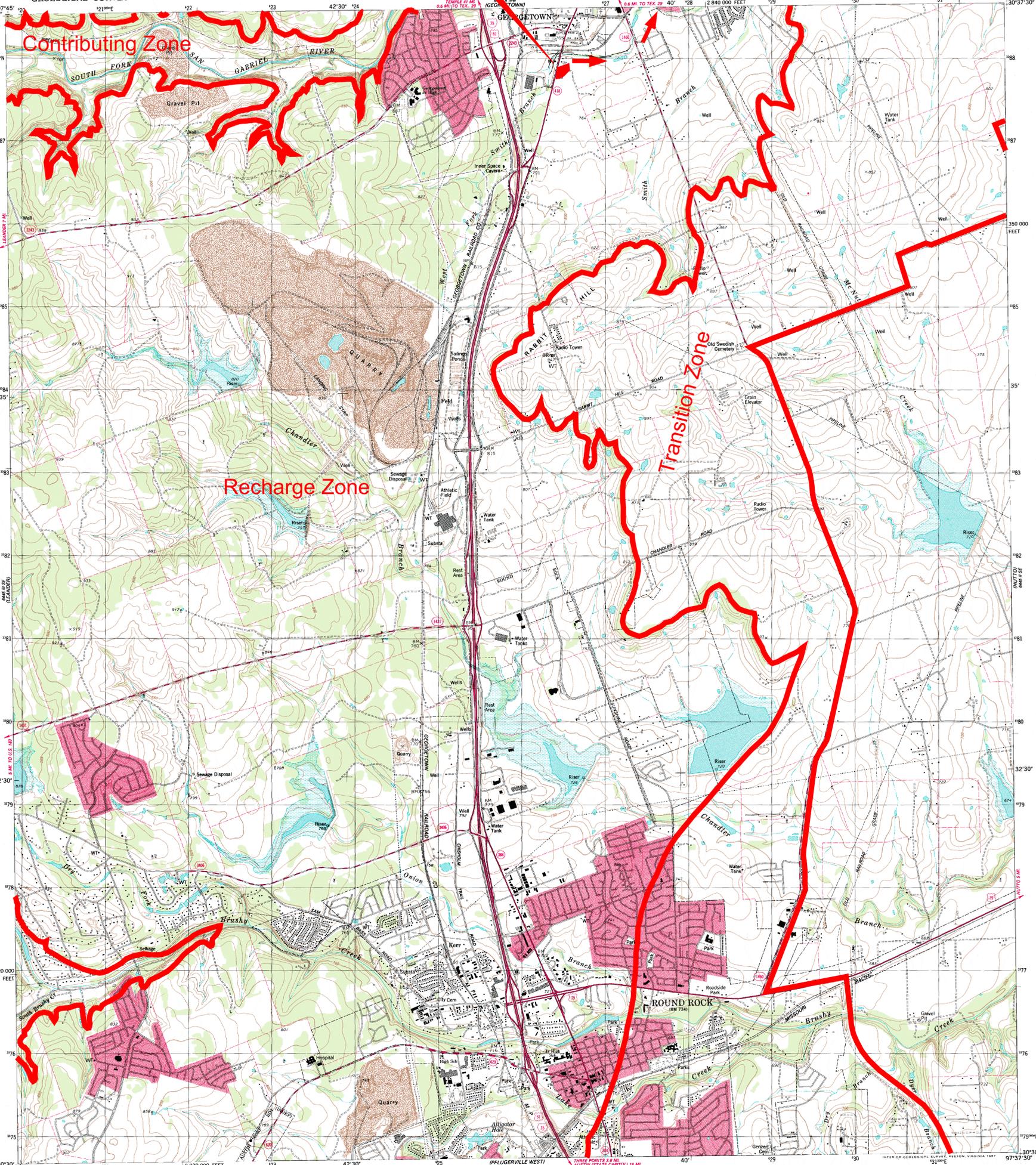
ROUND ROCK QUADRANGLE
TEXAS-WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

SITE

Contributing Zone

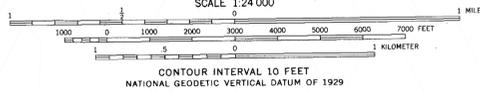
Recharge Zone

Transition Zone



Mapped, edited and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs
taken 1974. Field checked 1975. Revised from aerial photographs
taken 1985. Field checked 1986. Map edited 1987
Projection and 10,000-foot grid ticks: Texas
coordinate system, central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American Datum
To place on the predicted North American Datum 1983
move the projection lines 17 meters south and
28 meters east as shown by dashed corner ticks
Fine red dashed lines indicate selected fence lines
Red tint indicates areas in which only landmark buildings are shown

UTM GRID AND 1987 MAGNETIC NORTH
DECLINATION AT CENTER OF MAP
DIAGRAM IS APPROXIMATE



ROAD CLASSIFICATION
Primary highway, hard surface ——— Light-duty road, hard or improved surface ———
Secondary highway, hard surface ——— Unimproved road ———
Interstate Route U. S. Route State Route



84 Lumber Office/Warehouse Expansion
WILLIAMSON COUNTY, TEXAS

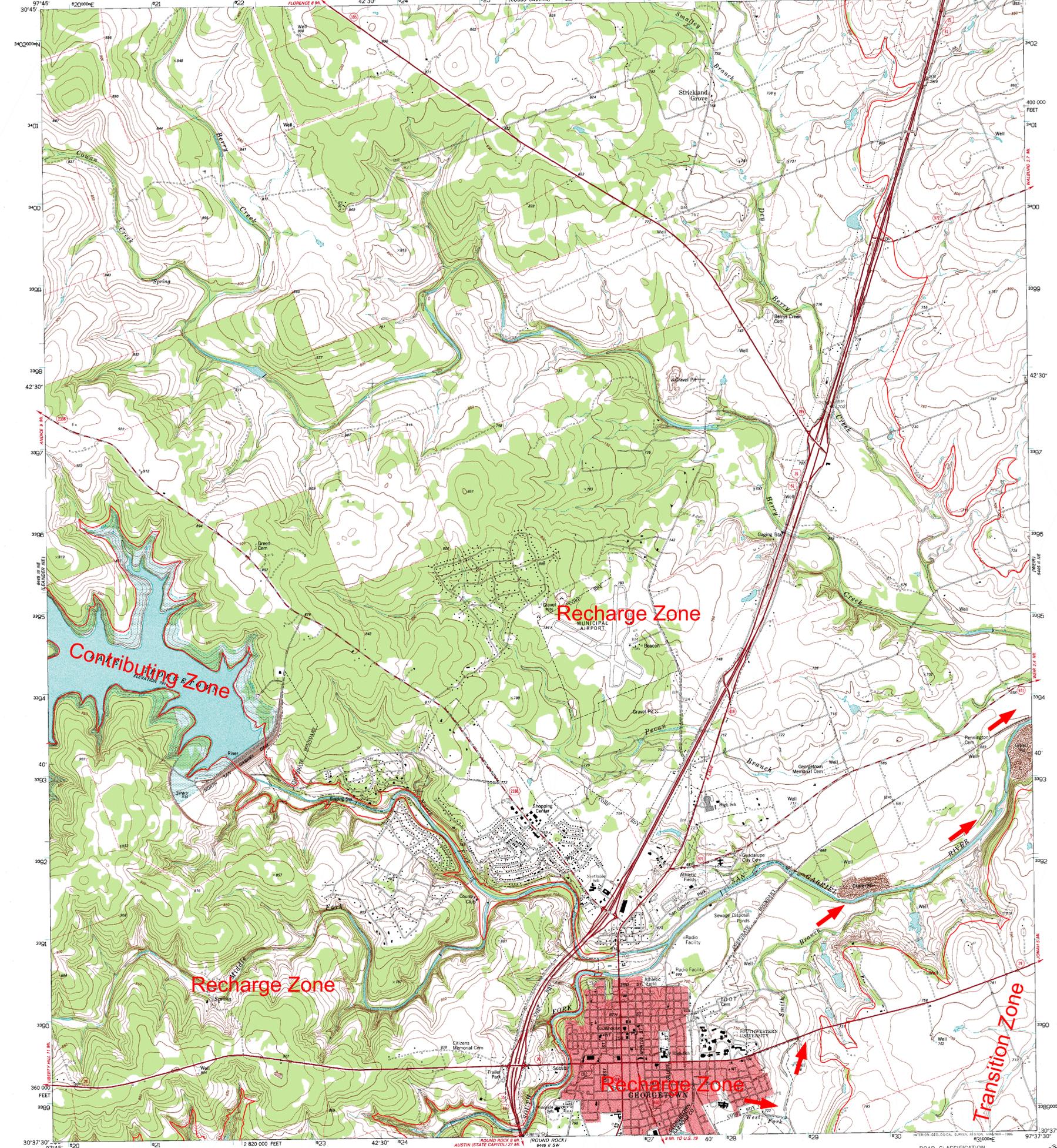
3097-312

ROUND ROCK, TEX.
SW4 ROUND ROCK 15' QUADRANGLE
30097-E6-TF-024
1987
JOB No. 22914



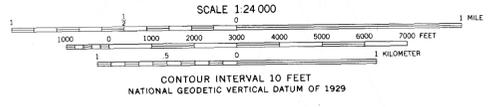
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

GEORGETOWN QUADRANGLE
TEXAS-WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey
Control by USGS and NOS/NOAA
Compiled from aerial photographs taken 1974. Field checked 1975
Map edited 1982
North American Datum of 1927 (NAD 27). Projection and
10,000-foot ticks: Texas Coordinate System, central zone
(Lambert Conformal Conic)
Blue 1000-meter Universal Transverse Mercator ticks, zone 14
North American Datum of 1983 (NAD 83) is shown by dashed
corner ticks. The values of the shift between NAD 27 and NAD 83
for 7.5-minute intersections are obtainable from National Geodetic
Survey NADCON software
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Areas covered by dashed light blue pattern are subject to
controlled inundation

UTM GRID AND 1982 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET



ROAD CLASSIFICATION
Primary highway, hard surface ——— Light-duty road, hard or improved surface
Secondary highway, hard surface ——— Unimproved road ———
Interstate Route ——— U.S. Route ——— State Route

84 Lumber Office/Warehouse Expansion
WILLIAMSON COUNTY, TEXAS

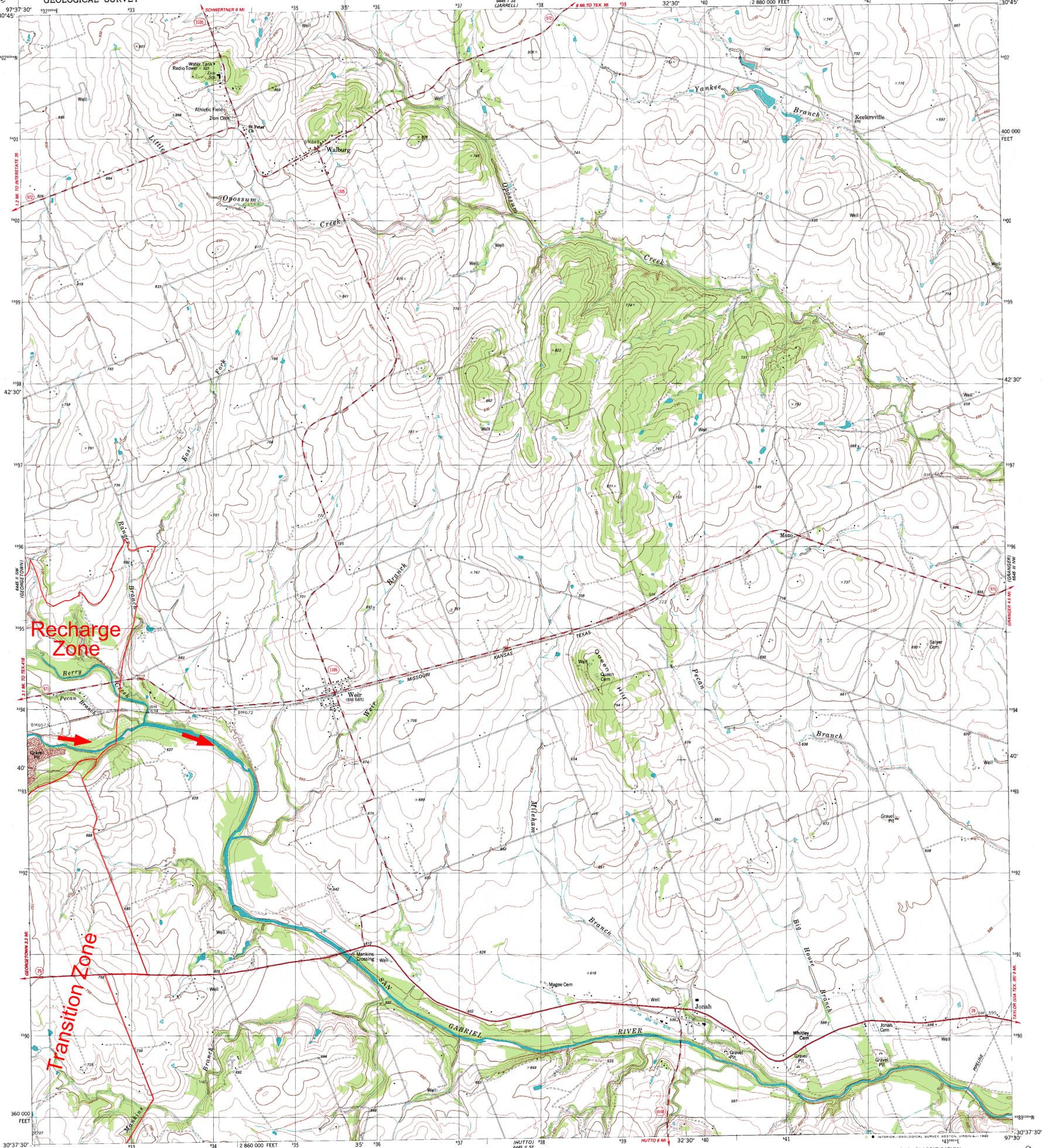
3097-313

GEORGETOWN, TX
30097-F6-TF-024
1982
JOB No. 22914



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

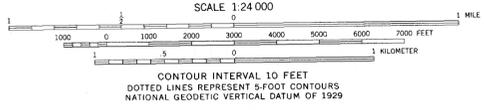
WEIR QUADRANGLE
TEXAS—WILLIAMSON CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
NE 4 ROUND ROCK 15' QUADRANGLE



Recharge Zone

Transition Zone

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1974. Field checked 1975. Map edited 1982
Projection and 10,000-foot grid ticks: Texas coordinate system, central zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 14
1927 North American datum
To place on the predicted North American Datum 1983 move the projection lines 17 meters south and 28 meters east as shown by dashed corner ticks
Fine red dashed lines indicate selected fence lines



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route



QUADRANGLE LOCATION
3097-314

84 Lumber Office/Warehouse Expansion
WILLIAMSON COUNTY, TEXAS

WEIR, TEX.
NE 4 ROUND ROCK 15' QUADRANGLE
N3037.5-W9730.7.5
1982
JOB No. 22914

Attachment C – Project Description

84 Lumber is proposing to expand their existing facility located on the 6.034 acre site at 103 and 107 Madison Oaks Avenue. The legal description of the site is Lots 1 and 2, Block A of Amended Final Plat Madison Oaks Phase One, recorded in Document No. 2004023453 of the Public Records of Williamson County, Texas.

The existing project site consists of undeveloped property with a manmade drainage channel that is located along the Lot 1 and Lot 2 common property line and continues east along the north line of Lot 2. Access to lots 1 and 2 will be along the existing Madison Oaks Avenue roadway.

The developed commercial site (zoned IN) adds 6,825 s.f. [0.157 ac.] of office/warehouse space and 154,969 s.f. of concrete drive, parking, sidewalks and other concrete for a total impervious cover of 161,794 s.f. [3.715 ac.] which is 62% of the total site. A batch detention basin has been selected for each lot to treat the increase of total suspended solid removal while minimizing the permanent BMP footprint increase. The batch detention system will be used to regulate and treat storm water runoff for the entire site.

The existing manmade channel is the only previous development for these two lots and is contained within a drainage easement for conveyance of offsite flows from the south. This site has no history of development and is cleared and undeveloped. There are no areas of demolition planned for these two lots.

A WPAP was approved for this project on June 9, 2023, and extended on July 11, 2025. (See enclosed approval letters.) The expiration of this extension prompted this WPAP application. No construction has been completed on the project, and the proposed project is generally unchanged since the original application. One change is the reduction of the size of the building. But the paved area of the yard offset that reduction. A second change was a simplification of the storm drain system to reflect the change in paving. A third change was the addition of sidewalk along the two frontage roads. This increased the total impervious cover from 58% to the 62% proposed here. This required a fourth change which was an increase in the size of the batch detention basins. Updated construction plans with new proposed drainage calculations and TSS Removal Calculations are provided reflecting these project changes.

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



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 9, 2023

Mr. James A. Zaunick
84 Lumber Company
1019 Route 519
Eighty Four, PA 15330

Re: Approval of a Water Pollution Abatement Plan (WPAP)
84 Lumber Office Warehouse Expansion; Located Northeast of S. Austin Ave. and
Madison Oaks Ave.; Georgetown, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11003565, Regulated Entity No. RN111725339

Dear Mr. Zaunick:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Steger Bizzell on behalf of the applicant, 84 Lumber Company, on April 21, 2023. Final review of the application was completed after additional material was received on June 5, 2023.

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

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

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

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 6.03 acres. The project will include a storage building with drives parking, water quality ponds and associated appurtenances. The impervious cover will be 3.52 acres (58.3 percent). Project wastewater will be disposed of by conveyance to the existing San Gabriel Wastewater Treatment Plant.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, two batch detention basins (Pond 1 and Pond 2), designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices*, will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 3,060 pounds of TSS generated from the 3.52 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

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

GEOLOGY

According to the Geologic Assessment included with the application, the surficial geologic units are the Edwards Limestone and Georgetown Formations. No sensitive geologic features were identified in the Geologic Assessment. The TCEQ site assessment conducted on May 23, 2023, revealed the site to be generally as described.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.
2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.
4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.
5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site

to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

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

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of five hundred gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.
9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.
10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
13. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

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

Mr. James A. Zaunick
Page 4
June 9, 2023

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

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

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Colin Gearing of the Edwards Aquifer Protection Program at 512-239-7015 or the regional office at 512-339-2929.

Sincerely,



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

LIB/cmg

cc: Mr. Bryan E. Moore, P.E., Steger Bizzell

Brooke Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 11, 2025

Mr. Paul Lentz
84 Lumber Company
1019 Route 519, Building 5
Eighty Four, PA 15330

Re: Approval for Extension of Time to Commence Regulated Activities Authorized by a Water Pollution Abatement Plan (WPAP)
84 Lumber Office Warehouse Expansion; Located Northeast of S. Austin Ave. and Madison Oaks Ave; Georgetown, Williamson County, Texas
Edwards Aquifer Protection Program ID: 11003565, Regulated Entity No. RN111725339

Dear Mr. Lentz:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the request for an extension of time for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Steger Bizzell on behalf of the applicant, 84 Lumber Company on June 10, 2025. Final review of the request was completed after additional material was received on July 1, 2025.

As presented to the TCEQ, the extension request was prepared in general compliance with the requirements of 30 Texas Administrative Code (TAC) Chapter §213 and there have been no modifications to the previously approved plan. The extension request is hereby **approved** subject to applicable state rules and the conditions of the approval letter dated June 9, 2023.

This extension expires on December 9, 2025.

If construction has not commenced by this date, another request for an extension must be received before the extension expires. The extension will expire and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of the original approval letter.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Angel Mondragon of the Edwards Aquifer Protection Program at 512-239-7024 or the regional office at 512-339-2929.

Sincerely,

Monica Reyes

Monica Reyes, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

MR/aem

cc: Mr. Bryan E. Moore, P.E., Steger Bizzell

**GEOLOGIC ASSESSMENT
FOR THE APPROXIMATELY 6.14-ACRE
84 LUMBER EXPANSION TRACT**

Williamson County, Texas

February 2023

Submitted to:

Steger Bizzel
1978 S. Austin Avenue
Georgetown, Texas 78626

Prepared by:

aci consulting
1001 Mopac Circle
Austin, Texas 78746
TBPG Firm License No. 50260

aci project #: 22-23-016

84 LUMBER EXPANSION TRACT: GEORGETOWN WATER QUALITY ORDINANCE MEMO

WILLIAMSON COUNTY, TEXAS

Date: February 20, 2023

Project: 84 Lumber Expansion

To: Steger Bizzel | C/O Bryan Moore

From: aci consulting - TBPG License No. 50260 | Mark Adams, P.G., C.A.P.M.

Subject: City of Georgetown Water Quality Ordinance Memo

INTRODUCTION

On February 24, 2015, the City of Georgetown passed a finalized ordinance regarding water quality regulations over the Edwards Aquifer Recharge Zone (EARZ), which established setbacks or buffers around springs and streams in the EARZ as well as for occupied salamander sites. This memo details the investigations **aci consulting** has conducted on the 84 Lumber Expansion Tract with regards to compliance with the City of Georgetown Water Quality Ordinance.

SUBJECT AREA

The subject area is approximately 6.14 acres and is located northeast of the intersection of South Austin Avenue and Madison Oaks Avenue in city of Georgetown, Williamson County, Texas (Figure 1).

FINDINGS

aci consulting scientists surveyed the subject area as part of the Geologic Assessment (GA) and included obtained pertinent information on springs, streams, and Georgetown Salamander Critical Habitat Units (CHUs) as part of the assessment. **aci consulting** verified that the site is contained within the Edwards Aquifer Recharge Zone (EARZ) based on the mapped boundaries. There were no springs, National Hydrography Dataset (NHD) flowlines, sensitive or non-sensitive karst features, or mapped salamander sites or known surface or subsurface CHUs within the subject area. However, there were several manmade features in bedrock found in the subject area, including a stormwater conveyance feature.

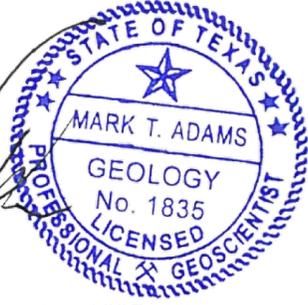
DISCUSSION

Based on the review of the City of Georgetown Ordinance, it would appear that since there were no springs, geologic features, streams, or salamander CHUs, there are no setbacks required in relation to these environmental features.

Sincerely,



2/20/2023



Mark T. Adams P.G./C.A.P.M. No.1835
Senior Geologist
aci Group LLC TBPG Firm License No. 50260

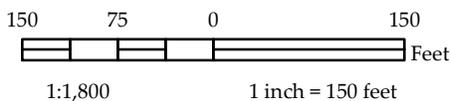
FIGURE 1
SITE LOCATION AND FEATURES MAP



This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



DRAFT



Subject Area



Manmade Feature in Bedrock



Geologic Assessment

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Geologist: Mark T. Adams

Telephone: (512) 347-9000

Date: 2/27/2023

Fax: (512) 306-0974

Representing: aci Group LLC TBPG License No. 50260 (Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: 84 Lumber Office/Warehouse Expansion

Project Information

1. Date(s) Geologic Assessment was performed: 2/9/2023

2. Type of Project:

WPAP

AST

SCS

UST

3. Location of Project:

Recharge Zone

Transition Zone

Contributing Zone within the Transition Zone

4. **Attachment A - Geologic Assessment Table.** Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
5. Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
Denton silty clay, 1 to 3 percent slopes (DnB)	D	6.67
Doss silty clay, moist, 1 to 5 percent slopes (DoC)	D	6.67
Houston Black clay, 1 to 3 percent slopes (HoB)	D	6.67

Soil Name	Group*	Thickness(feet)

** Soil Group Definitions (Abbreviated)*

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

6. **Attachment B – Stratigraphic Column.** A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
7. **Attachment C – Site Geology.** A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
8. **Attachment D – Site Geologic Map(s).** The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'
 Applicant's Site Plan Scale: 1" = 40'
 Site Geologic Map Scale: 1" = 40'
 Site Soils Map Scale (if more than 1 soil type): 1" = 100'
9. Method of collecting positional data:

- Global Positioning System (GPS) technology.
 Other method(s). Please describe method of data collection: _____
10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
11. Surface geologic units are shown and labeled on the Site Geologic Map.
12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
- Geologic or manmade features were not discovered on the project site during the field investigation.
13. The Recharge Zone boundary is shown and labeled, if appropriate.
14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
- There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
- The wells are not in use and have been properly abandoned.
- The wells are not in use and will be properly abandoned.
- The wells are in use and comply with 16 TAC Chapter 76.
- There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

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

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LIST OF ATTACHMENTS

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	Geologic and Manmade Feature Map (Figure 5)	
	Feature Descriptions and Recommendations	
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February 2023

Geologic Assessment for the 84 Lumber Expansion Tract located in Williamson County, Texas

1.0 INTRODUCTION

The Texas Commission on the Environmental Quality (TCEQ) regulates activities that have the potential to pollute the Edwards Aquifer through the Edwards Aquifer Protection Program. Projects meeting a certain criterion over the Edwards Aquifer Recharge Zone must submit an Edwards Aquifer Protection Plan (EAPP).

The purpose of this report is to identify all potential pathways for contaminant movement to the Edwards Aquifer and provide sufficient geologic information so that the appropriate Best Management Practices (BMPs) can be proposed in the Edwards Aquifer Protection Plan (EAPP). This report complies with the requirements of Title 30, Texas Administrative Code (TAC) Chapter 213 relating to the protection of the Edwards Aquifer Recharge Zone. Per the Rules, the Geologic Assessment must be completed by a Geologist licensed according to the Texas Geoscience Practice Act.

2.0 PROJECT INFORMATION

The 84 Lumber Expansion Tract, hereafter referred to as the subject area or site, is located at 103 Madison Oaks and 107 Madison Oaks, in the City of Georgetown, Williamson County, Texas (**Attachment A, Figure 1**). Pedestrian investigations of the approximately 6.14-acre tract were performed on February 9, 2023, Marcos Cardenas, Gabriel Nejad, and Andrew Marlow, G.I.T., under the supervision of Mark Adams, P.G. with **aci consulting**.

This report is intended to satisfy the requirements for a Geologic Assessment, which shall be included as a component of a Water Pollution Abatement Plan (WPAP) and Sewage Collection System (SCS). The site is approximately 6.14 acres in total. The proposed site use is for commercial development: the expansion of the 84 Lumber yard. The scope of the report consists of a site reconnaissance, field survey, and review of existing data and reports. Features identified during the field survey were ranked utilizing the Texas Commission on Environmental Quality (TCEQ) matrix for Edwards Aquifer Recharge

Zone features. The ranking of the features will determine their viability as “sensitive” features.

3.0 INVESTIGATION METHODS

The following investigation methods and activities were used to develop this report:

- Review of existing files and literature to determine the regional geology and any known caves associated with the project area;
- Review of past geological field reports, cave studies, and correspondence regarding the existing geologic features on the project area, if available;
- Site reconnaissance by a registered professional geologist to identify and examine caves, recharge features, and other significant geological structures;
- Evaluation of collected field data and a ranking of features using the TCEQ Ranking Table 0585 for the Edwards Aquifer Recharge Zone; and
- Review of historic aerial photographs to determine if there are any structural features present, and to determine any past disturbances on the subject property.

4.0 SOILS AND GEOLOGY

The following includes a site-specific description of the soils, geologic stratigraphy, geologic structure, and karstic characteristics as they relate to the Edwards aquifer. Also included in this section is a review of historic aerials for presence of geologic changes or changes to manmade features in bedrock.

Soils

According to the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (2023), three soil units occur within the subject area (**Attachment A, Figure 2**):

- DnB—Denton silty clay, 1 to 3 percent slopes

The Denton component makes up 88 percent of the map unit. Slopes are 1 to 3 percent. This component is on hillslopes on dissected plateaus. The parent material consists of silty and clayey slope alluvium over residuum weathered from limestone. Depth to a root restrictive layer, bedrock, lithic, is 22 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is moderate.

This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet the criteria for hydric soils. Hydrologic Soil Group: D.

Krum (6%), Doss (4%) and Anhalt (2%) are minor components that make up the remaining 12% of the map unit. These do not meet the criteria for hydric soils.

- DoC—Doss silty clay, moist, 1 to 5 percent slopes

The Doss component makes up 85 percent of the map unit. Slopes are 1 to 5 percent. This component is on hillslopes on dissected plateaus. The parent material consists of residuum weathered from limestone. Depth to a root restrictive layer, bedrock, paralithic, is 11 to 20 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches (or restricted depth) is very low. Shrinkswell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet the criteria for hydric soils. Hydrologic Soil Group: D.

Brackett (7%), Bolar (5%), Purves (1%), Denton (1%), and Eckrant (1%), are minor components that make up the remaining 15% of the map unit. These do not meet the criteria for hydric soils.

- HoB—Heiden clay, 2 to 5 percent slopes, moderately eroded

The Houston Black component makes up 80 percent of the map unit. Slopes are 1 to 3 percent. This component is on linear gilgai on ridges on dissected plains. The parent material consists of clayey residuum weathered from calcareous mudstone of Upper Cretaceous Age. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is low. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is very high. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. This soil does not meet the criteria for hydric soils. Hydrologic Soil Group: D.

Heiden (15%) and Fairlie (5%) are minor soil components that make up the remaining 20% of the map unit. These do not meet the criteria for hydric soils.

Geologic Stratigraphy

According to the Geologic Map of the Georgetown Quadrangle, Texas, two geologic units occur within the subject area (**Attachment A, Figure 3**). These units and a description by Collins (1997) are as follows:

- Georgetown Limestone (Kgt)

“Limestone and marl. Nodular, very fossiliferous; diagnostic marine megafossils include *Waconell wacoensis* (formerly *Kingena wacoensis*) and *Gryphaea washitaensis*”. Rare small vugs. Uppermost Edwards aquifer strata. Thickness increases northward from -65 ft to 110 ft.”

- Edwards Limestone (Ked)

“Limestone, dolomitic limestone and marl. Massive to thin beds, chert, and fossiliferous; fossils include rudistids. Shallow subtidal to tidal-flat cycles. Honeycomb textures, voids in collapsed breccias, and cavern systems. Accounts for most of the Edwards aquifer strata. Thickness is between 100ft to 300ft; thins northward.”

Site-Specific Stratigraphic Column

Formation	Members	Thickness (Collins, 1997)
Georgetown Formation	N/A	65-110 feet
Edwards Limestone	Edwards Limestone	100-300 feet

Geologic Structure

The geologic strata associated with the Edwards Aquifer include the Georgetown Limestone Formation of the Washita Group, the Edwards Limestone Group which is interfingering with the Comanche Peak Formation, followed by the Walnut formation, and finally the Glen Rose Formation of the Trinity Group. These Groups dip gently to the southeast and are characterized by the Balcones Fault Escarpment, a zone of en echelon normal faults downthrown to the southeast. Locally, the dominant structural trend of

faults within the area is 15°, as evidenced by the mapped fault patterns (**Attachment A, Figure 4**). Thus, all features that have a trend ranging from 0° to 30° are considered “on trend” and were awarded the additional 10 points in the Geologic Assessment Table.

The subject area is underlain by Kgt and Ked. There is an inferred normal fault bisecting the property and trending approximately 8°. The western half of the property is Ked with Kgt east of the inferred normal fault (Collins, 1997).

Karstic Characteristics

In limestone landscapes, karst is expressed by erratically developed cavernous porosity from dissolution of bedrock as water combined with weak acids moves through the subsurface. Karst terrains are typical of the Edwards Limestone, occurring across a vast region of Central Texas, including the Balcones Fault Escarpment. The features produced by karst processes include, but are not limited to, sinkholes, solution cavities, solution enlarged fractures, and caves. These features can eventually provide conduits for fluid movement such as surface water runoff, as “point recharge” to the Edwards Aquifer. Faults and manmade features within bedrock can also provide conduits for point recharge in many cases.

According to Edwards aquifer zone map produced by the TCEQ (2005), the entire subject area is within the northern segment of the Edwards aquifer Recharge Zone. Thus, all karst features identified as sensitive within the project limits have the potential to be point recharge features into the Edwards aquifer.

Review of Historic Aerials

Aerial photographs were reviewed for the site, and it was determined site has been used for agricultural purposes since the 1995 aerial. (**Attachment C**). Stormwater control features can first be seen onsite by the 2004 aerial. No significant changes occur on the subject property in the remaining aerials, but building and roads can be seen constructed nearby throughout the most recent aerial.

5.0 GEORGETOWN WATER QUALITY ORDINANCE

On February 24, 2015, the City of Georgetown (CoGt) passed a finalized ordinance regarding water quality regulations over the Edwards Aquifer Recharge Zone (EARZ), which established setbacks or buffers around springs and streams in the EARZ as well as for occupied salamander sites. **aci consulting** scientists surveyed the subject area as part

of the Geologic Assessment (GA) and included obtained pertinent information on springs, streams, and Georgetown Salamander Critical Habitat Units (CHUs) as part of the assessment.

aci consulting verified that the entire site is contained within the Edwards Aquifer Recharge Zone (EARZ), based on the mapped boundaries. There were no springs or mapped salamander sites or known surface or subsurface CHUs within the subject area. Additionally, there are no mapped flowlines or waterbodies within the site, according to the National Hydrography Dataset (NHD), nor are there any mapped wetlands within the site according to the National Wetland Inventory (NWI). One mapped NHD flowline (West Fork Smith Branch) occurs approximately 0.05 miles to the west of the subject area. The nearest CHUs for the Georgetown Salamander occur approximately 3.4 miles to the north and west of the subject area, along the North and South Fork San Gabriel River.

As there are no springs or waterways located within the project area, there are no buffers or setback required as part of the Georgetown Water Quality Ordinance.

6.0 SUMMARY OF FINDINGS

This report documents the findings of a geologic assessment conducted by **aci consulting** personnel on February 9, 2023. Six features (manmade features in bedrock) were noted on the site. Comprehensive descriptions and recommendations for each feature can be found in **Attachment B**. Based on assessment of each feature, it was determined that there are zero sensitive karst features on the subject property. The remaining six features were man-made features in bedrock.

7.0 REFERENCES

Collins, E.W., 1997. *Geologic Map of the Georgetown Quadrangle, Texas*. Bureau of Economic Geology. Austin, Texas.

(SCS) Soil Conservation Survey. 1983. Soil Survey of Williamson County, Texas. United States Department of Agriculture. Texas Agriculture Experiment Station.

(TCEQ) Texas Commission on Environmental Quality. 2004. Instructions to Geologists for Geologic Assessments on the Edwards Aquifer Recharge/Transition Zones. October 1, 2004. Austin, Texas.

(TCEQ) Texas Commission on Environmental Quality. 2005. "Edwards Aquifer Protection Program, Chapter 213 Rules - Recharge Zone, Transition Zone, Contributing Zone, and Contributing Zone within the Transition Zone." Map. Digital data. September 1, 2005. Austin, Texas.

(TWDB) Texas Water Development Board. 2023. Water Data Interactive Groundwater Data Viewer. Accessed on February 9, 2023. Available at:
<http://www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataviewer>

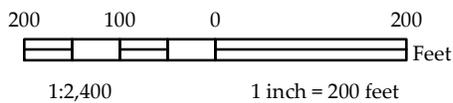
(USDA NRCS) U.S. Department of Agriculture Natural Resources Conservation Service. 2023. WebSoilSurvey.com. Soil Survey Area: Williamson County, Texas. Date accessed: February 9, 2023.

ATTACHMENT A

Site Maps



This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



 Subject Area

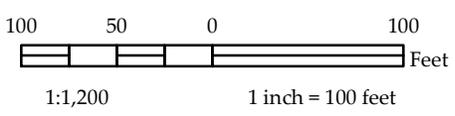


84 Lumber Expansion
Figure 1: Site Location

-  DnB - Denton silty clay, 1 to 3 percent slopes
-  DoC - Doss silty clay, moist, 1 to 5 percent slopes
-  HoB - Houston Black clay, 1 to 3 percent slopes

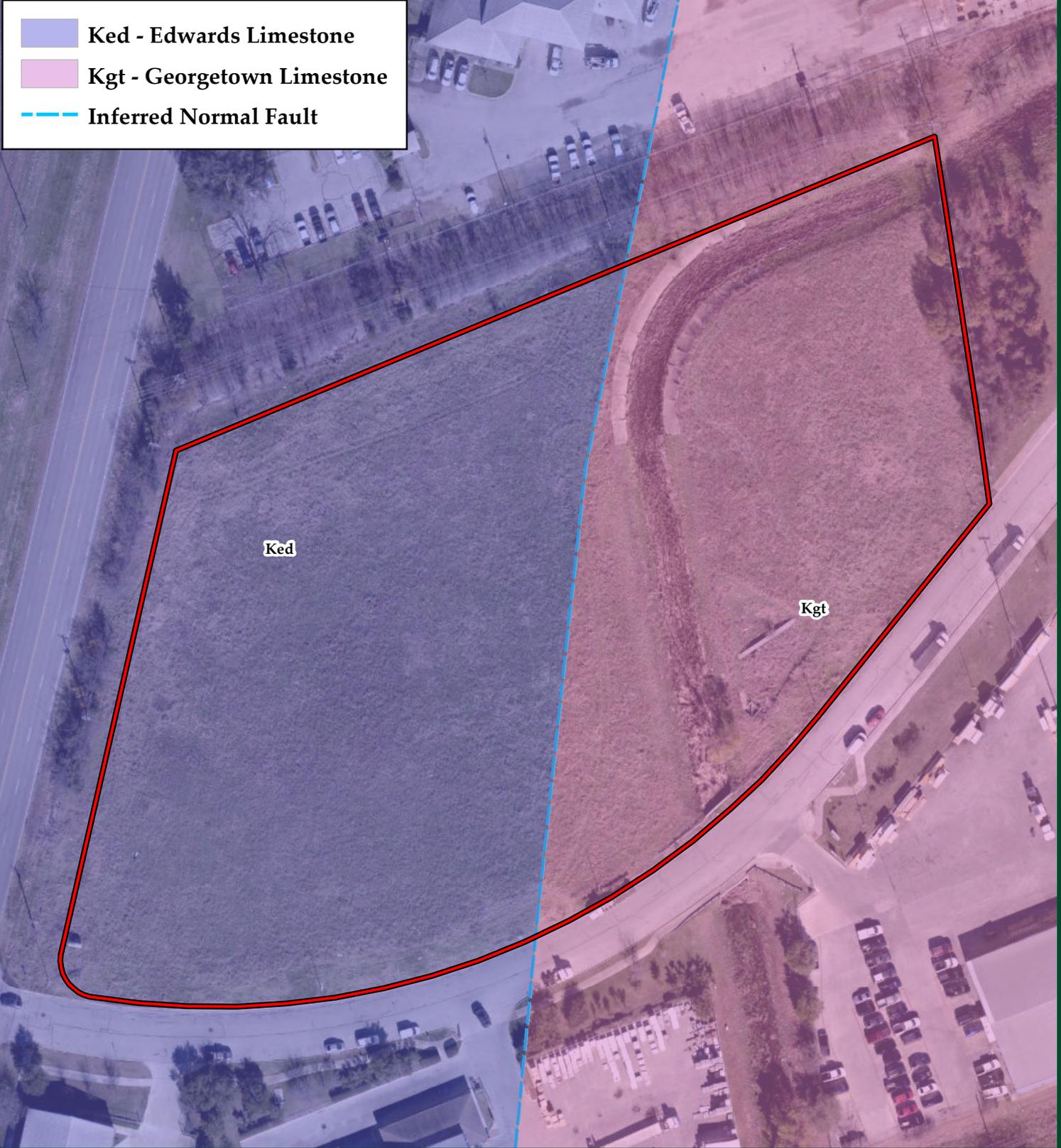


This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

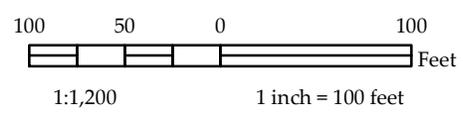


 Subject Area



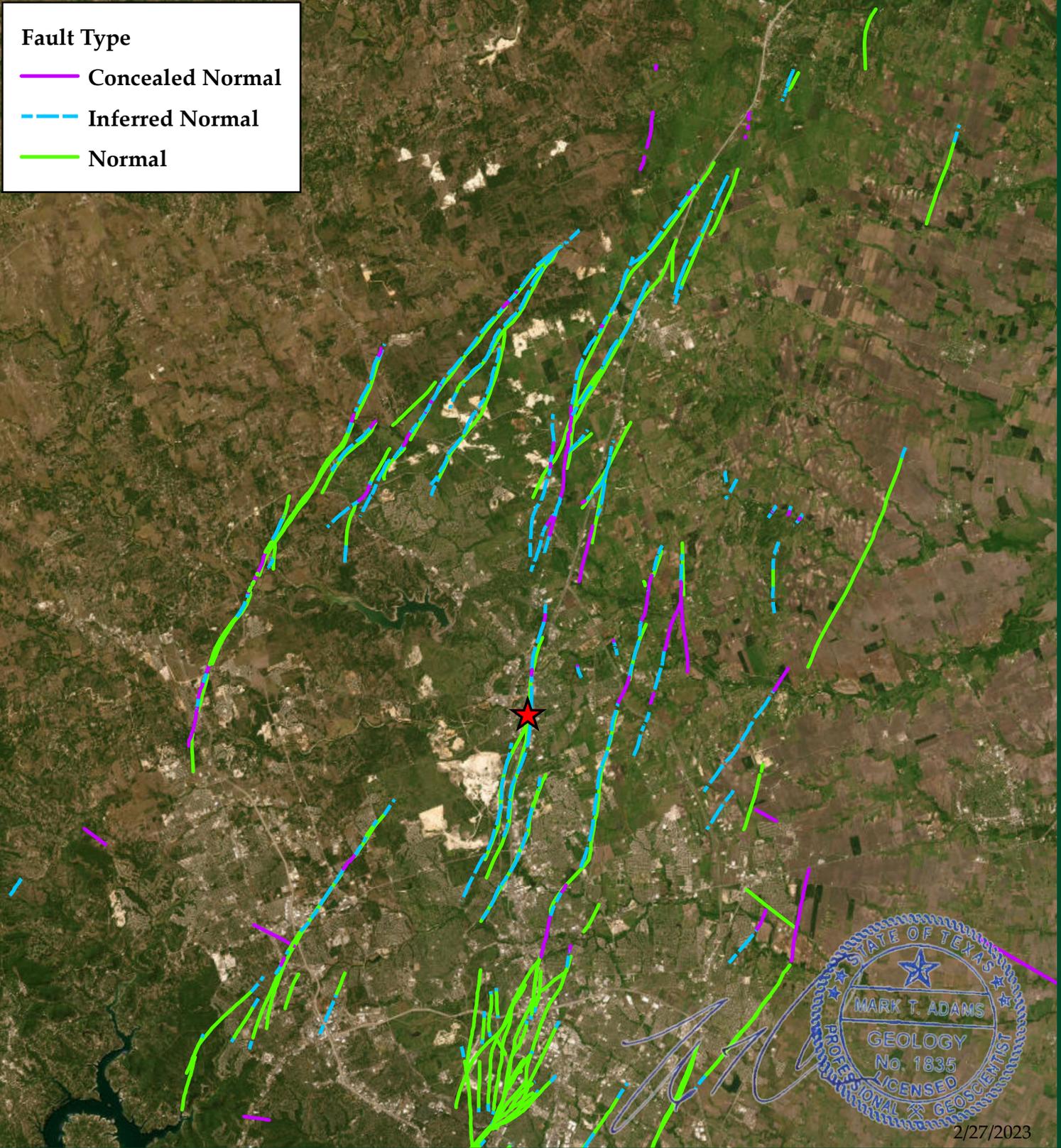


This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.

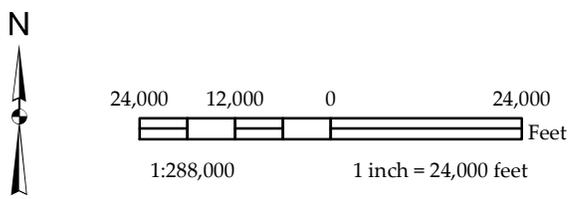


 Subject Area





This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



Regional Fault Trend ~15°

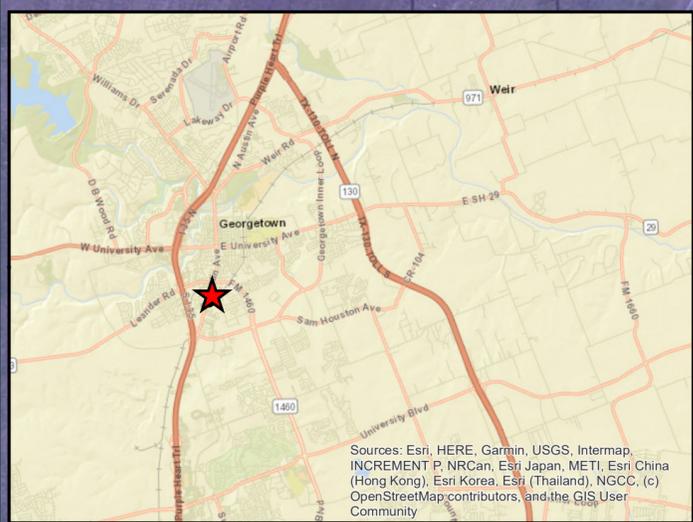


84 Lumber Expansion
Figure 4: Regional Fault Trend

ATTACHMENT B

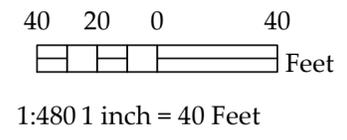
Geologic Table Geologic and Manmade Feature Map (Figure 5) Feature Descriptions and Recommendations

P:\Project_Folders\22-23-016-84_Lumber_Expansion_Colorado_Assessment\Map\Map_5.mxd



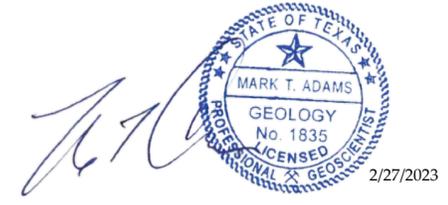
The entire subject area is within the Edwards Aquifer Recharge Zone.
 There are no mapped flowlines (NHD), waterbodies (NHD), or wetlands (NWI) within the subject area.

This map is intended for planning purposes only. All map data should be considered preliminary. All boundaries and designations are subject to confirmation.



● Manmade Feature in Bedrock

- Fault
- Ked - Edwards Limestone
- Kgt - Georgetown Limestone



MB01

GPS: N. 30.617642 W. -97.681387

This feature is a manmade feature in bedrock (a wastewater line) with an apparent diameter of 3 feet extending below the surface for an unknown depth. The feature is located in the Edwards Limestone and is positioned on a hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. In using Figure 1 in Instructions to Geologists, it was determined that this feature has an infiltration rate of 30 points due to its status as a manmade feature in bedrock, in order to bring it to the attention of the project engineer.

Recommendation: This feature needs to be brought to the attention of the engineer.



Photo of MB01

MB02

GPS: N. 30.617265 W. -97.679994

This feature is a manmade feature in bedrock (a stormwater detention pond) with unknown dimensions. The feature is located in the Georgetown Limestone and is positioned on a drainage. Infill material is vegetation. The feature has no trend, and a drainage area of greater than 1.6 acres. In using Figure 1 in Instructions to Geologists, it was determined that this feature has an infiltration rate of 30 points due to its status as a manmade feature in bedrock, in order to bring it to the attention of the project engineer.

Recommendation: This feature needs to be brought to the attention of the engineer.



Photo of MB02

MB03

GPS: N. 30.618131 W. -97.67964

This feature is a manmade feature in bedrock (a stormwater conveyance feature) with unknown dimensions. The feature is located in the Georgetown Limestone and is positioned on a drainage. Infill material is vegetation. The feature has no trend, and a drainage area of greater than 1.6 acres. In using Figure 1 in Instructions to Geologists, it was determined that this feature has an infiltration rate of 30 points due to its status as a manmade feature in bedrock, in order to bring it to the attention of the project engineer.

Recommendation: This feature needs to be brought to the attention of the engineer.



Photo of MB03

MB04

GPS: N. 30.617586 W. -97.681465

This feature is a manmade feature in bedrock (a wastewater line) with unknown dimensions. The feature is located in the Edwards Limestone and is positioned on a hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. In using Figure 1 in Instructions to Geologists, it was determined that this feature has an infiltration rate of 30 points due to its status as a manmade feature in bedrock, in order to bring it to the attention of the project engineer.

Recommendation: This feature needs to be brought to the attention of the engineer.



Photo of MB04

MB05

GPS: N. 30.617633 W. -97.679477

This feature is a manmade feature in bedrock (electric utility features) with unknown dimensions. The feature is located in the Georgetown Limestone and is positioned on a hillside. Infill material is unknown. The feature has no trend, and a drainage area of less than 1.6 acres. In using Figure 1 in Instructions to Geologists, it was determined that this feature has an infiltration rate of 30 points due to its status as a manmade feature in bedrock, in order to bring it to the attention of the project engineer.

Recommendation: This feature needs to be brought to the attention of the engineer.



Photo of MB05

MB06

GPS: N. 30.617554 W. -97.679526

This feature is a manmade feature in bedrock (streetlight poles) with unknown dimensions. These features are located in the Georgetown Limestone, continue along the property boundary into the Edwards Limestone, and are positioned on a hillside. Infill material is unknown. The features have no trend, and a drainage area of less than 1.6 acres. In using Figure 1 in Instructions to Geologists, it was determined that these features has an infiltration rate of 30 points due to its status as a manmade feature in bedrock, in order to bring it to the attention of the project engineer.

Recommendation: This feature needs to be brought to the attention of the engineer.

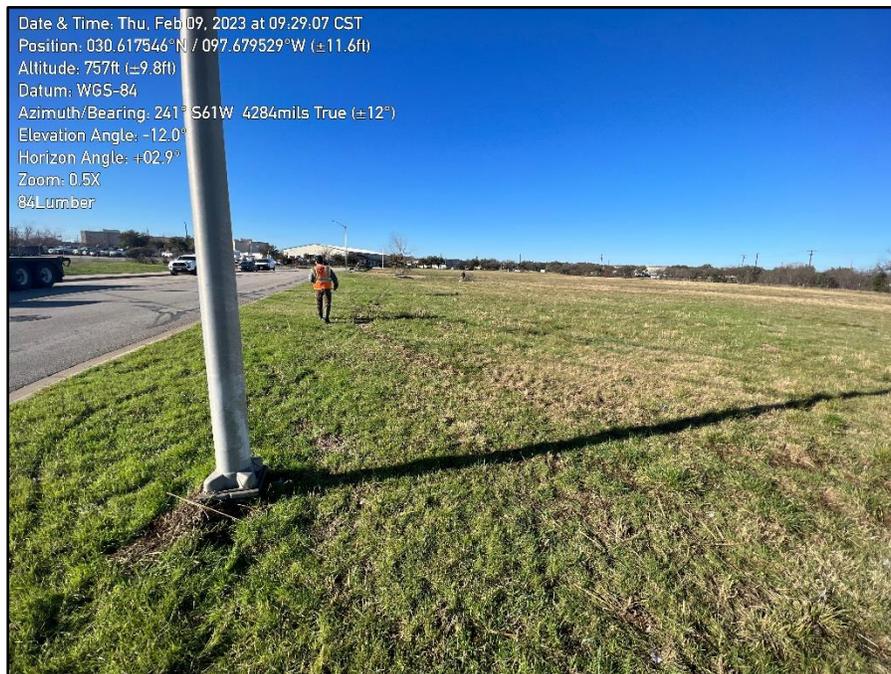


Photo of MB06

ATTACHMENT C

Historic Aerial Photographs



1995





2004



2006



2009



2012



2014



2016





2019



2021



2022



2023

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: 84 Lumber Company / Steger Bizzell, Bryan E. Moore, P.E.

Date: 01/12/2026

Signature of Customer/Agent:



Regulated Entity Name: 84 Lumber Office / Warehouse Expansion

Regulated Entity Information

1. The type of project is:

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

2. Total site acreage (size of property): 6.034

3. Estimated projected population: N/A

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	6,825	÷ 43,560 =	0.157
Parking	6,708	÷ 43,560 =	0.154
Other paved surfaces	148,261	÷ 43,560 =	3.404
Total Impervious Cover	161,794	÷ 43,560 =	3.715

Total Impervious Cover 3.715 ÷ Total Acreage 6.034 X 100 = 61.57% Impervious Cover

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

For Road Projects Only

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

7. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

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

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

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

11. A rest stop will be included in this project.
- A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100%</u> Domestic	<u>208</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>208</u>	

15. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

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

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

The SCS was previously submitted on _____.

The SCS was submitted with this application.

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

The sewage collection system will convey the wastewater to the San Gabriel (name) Treatment Plant. The treatment facility is:

- Existing.
 Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 40'.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FIRM PANEL 48491C0485E, Dated 12-20-2019

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

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

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

Attachment A – Factors Affecting Water Quality

The following factors have the potential to adversely affect water quality at the site:

- Disturbance of vegetated areas
- Leaking oil from parked vehicles
- Onsite spill
- Loss of vegetative ground cover due to inadequate watering or mismanagement
- Oil/grease pollutants from normal use of roads
- Accidental or improper discharge of cleaning solvents, detergents, paints, paint solvents, acids, concrete, concrete additives, petroleum based products, pesticides, and fertilizers

Attachment B – Quality and Character of Storm Water

The storm water generated by this project is typical of commercial-type development. The storm water runoff flows across pavement into a swale that conveys the runoff towards the proposed batch detention permanent BMP. A splitter box diverts runoff into a detention pond once the desired water quality volume is captured.

The Soil Conservation Service Methodology was used to calculate the storm water's volume. HEC-HMS files were created with the appropriate control records to analyze existing and developed runoff flow rates.

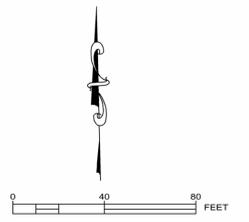
Existing conditions are undeveloped with grass coverage over 75% of site. Developed conditions add an additional 3.715 acres of roof and concrete pavement to the site for a total of 62% impervious cover. The table below shows the existing and developed runoff calculations for various storms.

Runoff Calculations:

DEVELOPED RUNOFF SUMMARY							
DRAINAGE AREA	ACRES (S. Mi.)	TLag (Min.)	RCN	2 YEAR	10 YEAR	25 YEAR	100 YEAR
PR-1	0.0065953	10.94	92.0	15.3	22.1	26.3	32.4
PR-2	0.0028328	7.31	86.0	6.7	10.4	12.8	15.7
PT. OF ANALYSIS	-	-	-	22.0	32.5	39.1	48.1

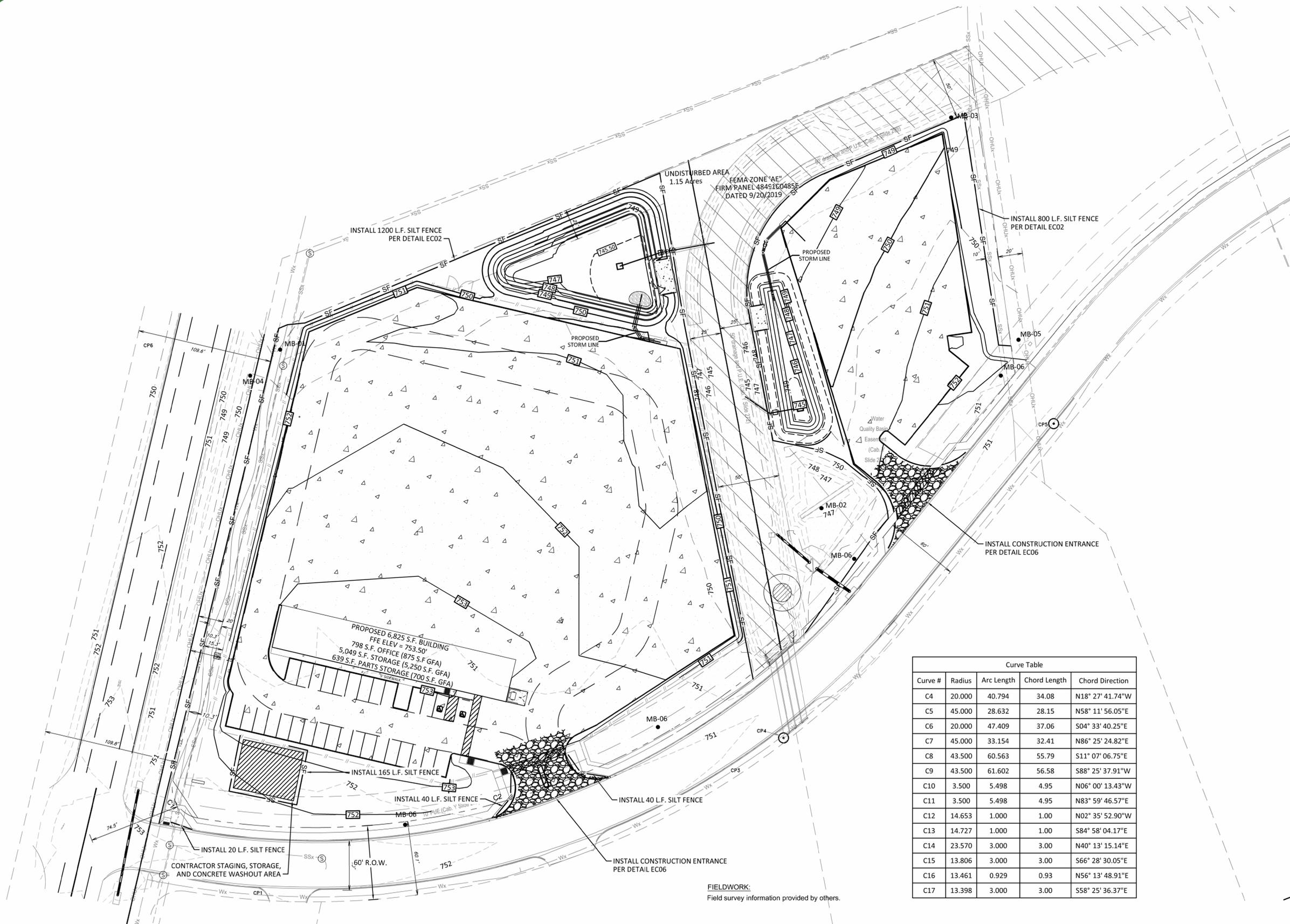
EXISTING RUNOFF SUMMARY							
DRAINAGE AREA	ACRES (S. Mi.)	TLag (Min.)	RCN	2 YEAR	10 YEAR	25 YEAR	100 YEAR
EX-1	0.0065953	12.38	80.0	6.4	13.5	17.5	24.0
EX-2	0.0028328	9.10	80.0	3.1	6.5	8.4	11.5
PT. OF ANALYSIS	-	-	-	9.5	20.0	25.9	35.5

These drawings are the sole property of STEGER & BIZZELL ENGINEERING, INC. 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 ENGINEERING, INC. is strictly prohibited.



- LEGEND**
- ⊙ STORM MANHOLE
 - STORM JUNCTION BOX
 - ⊙ WASTEWATER MANHOLE
 - CURB INLET
 - ▭ PAVEMENT
 - PVXXX.XX PROPOSED PAVEMENT ELEVATION
 - SWXXX.XX PROPOSED SIDEWALK ELEVATION
 - — — — — PROPERTY LINE
 - — — — — LIMIT OF CONSTRUCTION
 - 750- - - - - EXISTING CONTOURS (MAJOR)
 - - - - - EXISTING CONTOURS (MINOR)
 - OHUx- - - - - EX. OVERHEAD UTILITY
 - Wx- - - - - EX. WATER LINE
 - SSx- - - - - EX. WASTEWATER LINE
 - ⊙ EX. STREET LIGHT
 - ▨ FEMA ZONE 'AE' AS SHOWN ON FIRM PANEL 48491C0485E DATED 9-20-2019
 - ▭ UNDISTURBED AREA

- LEGEND**
- — — — — EDGE OF PAVEMENT
 - — — — — LIMITS OF CONSTRUCTION
 - SF- - - - - SILT FENCE
 - - - - - EXISTING CONTOURS (MAJOR)
 - - - - - EXISTING CONTOURS (MINOR)
 - — — — — PROPOSED CONTOURS (MAJOR)
 - — — — — PROPOSED CONTOUR (MINOR)



PROPOSED 6,825 S.F. BUILDING
 FFE ELEV = 753.50'
 798 S.F. OFFICE (875 S.F. GFA)
 5,049 S.F. STORAGE (5,250 S.F. GFA)
 639 S.F. PARTS STORAGE (700 S.F. GFA)

Curve #	Radius	Arc Length	Chord Length	Chord Direction
C4	20.000	40.794	34.08	N18° 27' 41.74"W
C5	45.000	28.632	28.15	N58° 11' 56.05"E
C6	20.000	47.409	37.06	S04° 33' 40.25"E
C7	45.000	33.154	32.41	N86° 25' 24.82"E
C8	43.500	60.563	55.79	S11° 07' 06.75"E
C9	43.500	61.602	56.58	S88° 25' 37.91"W
C10	3.500	5.498	4.95	N06° 00' 13.43"W
C11	3.500	5.498	4.95	N83° 59' 46.57"E
C12	14.653	1.000	1.00	N02° 35' 52.90"W
C13	14.727	1.000	1.00	S84° 58' 04.17"E
C14	23.570	3.000	3.00	N40° 13' 15.14"E
C15	13.806	3.000	3.00	S66° 28' 30.05"E
C16	13.461	0.929	0.93	N56° 13' 48.91"E
C17	13.398	3.000	3.00	S58° 25' 36.37"E

FIELDWORK:
 Field survey information provided by others.

WARNING!
 There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY: _____ DATE _____
 KM DRAWN BY: _____ DATE _____
 DLP CHECKED BY: _____ DATE _____
 BEM APPROVED BY: _____ DATE _____



STEGER & BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
 METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 WEB STEGERBIZZELL.COM
 SERVICES 98920 TBPLS FIRM No.10003700
 >>ENGINEERS >>PLANNERS >>SURVEYORS

TCEQ SITE PLAN
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No:
22914

SHEET
1
 of 381

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: 84 Lumber Company / Steger Bizzell, Bryan E. Moore, P.E.

Date: 01/12/2026

Signature of Customer/Agent:



Regulated Entity Name: 84 Lumber Office / Warehouse Expansion

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

Sequence of Construction

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

Attachment A – Spill Response Actions

Because fuels and hazardous substances will be provided by an off-site facility, no on-site containment procedures are provided for in this WPAP.

The objective of this section is to describe measures to prevent or reduce the discharge of pollutants to drainage systems or watercourses from leaks and spills by reducing the chance for spills, stopping the source of spills, containing and cleaning up spills, properly disposing of spill materials, and training employees. The following steps will help reduce the storm water impacts of leaks and spills:

Education

1. Be aware that different materials pollute in different amounts. Make sure that each employee knows what a “significant spill” is for each material they use, and what is the appropriate response for “significant” and “insignificant” spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.
2. Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
3. Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
4. Establish a continuing education program to indoctrinate new employees.
5. Have contractor’s superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

1. To the extent that the work can be accomplished safely, spills of oil, petroleum products, and substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
2. Store hazardous materials and wastes in covered containers and protect from vandalism.
3. Place a stockpile of spill cleanup materials where it will be readily accessible.
4. Train employees in spill prevention and cleanup.
5. Designate responsible individuals to oversee and enforce control measures.
6. Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn’t compromise clean-up activities.
7. Do not bury or wash spills with water.
8. Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
9. Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

10. Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
11. Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
12. Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

5. If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

1. Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
2. For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110, 119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
3. Notification should first be made by telephone and followed up with a written report.
4. The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
5. Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: <http://www.tceq.texas.gov/response/>

Vehicle and Equipment Maintenance

1. If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff of storm water and the runoff of spills.
2. Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
3. Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
5. Place drip pans or absorbent materials under paving equipment when not in use.
6. Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of properly.
7. Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
8. Oil filters disposed of in trashcans or dumpsters can leak oil and pollute storm water. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.

9. Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

1. If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runoff of stormwater and the runoff of spills.
2. Discourage “topping off” of fuel tanks.
3. Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

If a spill should occur, the person responsible for the spill should contact the TCEQ at (512) 339-2929 or call 911. Soil contaminated by spills that occur on-site will be removed and disposed at an approved disposal site.

Attachment B – Potential Sources of Contamination

- Hydraulic and diesel
- Portable toilet systems (sanitary waste)
- Trash from construction workers
- Paints, paint solvents, glues, concrete and other building materials
- Plant fertilizers and pesticides
- Inadequate maintenance of temporary water pollution abatement measures
- Stock piles or spoils of materials

Attachment C – Sequence of Major Activities

The following sequence of activities is suggested. The actual sequence may vary slightly depending on the contractor or weather conditions.

1. Construction activities will commence with the installation of the required silt fences and temporary tree protection fencing.
2. Areas of vegetative cover will be cleared for the proposed storage area, batch detention basin, and detention pond. Spoils of this material may be placed at a location on the project site as directed by the contractor and approved by the engineer. These spoils and any other loose granular material will be enclosed by a silt fence. The area disturbed by construction is 4.89 acres, representing 81% of the project site.
3. Grading on the site will consist of the excavation of the batch detention basins, placement and compaction of road base material or select fill material under and/or around the proposed building and pavement areas. The portion of the site that is subject to grading is approximately 4.89 acres.
4. The clay liner under the batch detention basin areas will be installed.
5. Grading will be followed by installation of underground electric and lighting poles as required.
6. The pavement area concrete will be poured at finished grade.
7. After the building has been installed, fine grading around the site will be completed.
8. The wooden screen fence, masonry screen wall, and the security chain link fence will then be installed.
9. Disturbed areas will be hydromulched or seeded.

Attachment D – Temporary Best Management Practices and Measures

The following sequence of activities is suggested. The actual sequence may vary slightly depending on the contractor or weather conditions.

1. Construction activities will commence with the installation of the required silt fences. **Silt fences and two stabilized construction entrances are the control measures.**
2. Areas of vegetative cover will be cleared for the proposed storage area and batch detention basins. Spoils of this material may be placed at a location on the project site as directed by the contractor and approved by the engineer. These spoils and any other loose granular material will be enclosed by a silt fence. The area disturbed by construction is 4.89 acres, representing 81% of the project site. **Silt fences and stabilized construction entrances are the control measures.**
3. Grading on the site will consist of the excavation of the batch detention basins, placement and compaction of road base material or select fill material under and/or around the proposed building and pavement area. The portion of the site that is subject to grading is approximately 4.89 acres. **Silt fences and stabilized construction entrances are the control measures.**
4. The clay liner under the batch detention basin areas will be installed. **Silt fences and stabilized construction entrances are the control measures.**
5. Grading will be followed by installation of underground electric and lighting poles as required. **Silt fences and stabilized construction entrances are the control measures.**
6. The pavement concrete will be poured at finished grade. **Silt fences and stabilized construction entrances are the control measures.**
7. After the building has been installed, fine grading around the site will be completed. **Silt fences and stabilized construction entrances are the control measures.**
8. The wooden screen fence, masonry screen wall, and the security chain link fence will then be installed. **Silt fences and stabilized construction entrances are the control measures.**
9. Disturbed areas will be hydromulched or seeded. **Silt fences and stabilized construction entrances are the control measures.**

Most surface runoff originating upgradient or on site will be contained within the proposed silt fence. The silt fence will trap most pollutants and prevent them from entering off-site surface streams, sensitive features or the aquifer.

Attachment F – Structural Practices

No structural practices will be utilized to divert flows away from exposed soils or to store flows. Silt fence will be used to limit the runoff discharge of sediments from exposed areas on the site.

Attachment G – Drainage Area Map

Please see Sheets 24 and 26, “Existing Drainage Area Map” and “Proposed Drainage Area Map,” from the “Construction Plans” attachment in the “Permanent Stormwater Section”.

The maximum common drainage area is 6.034 acres; however, only 4.89 acres of this area will be disturbed. No area greater than 10 acres will be disturbed at one time.

Attachment I – Inspection and Maintenance for BMPs

Silt Fence

1. Inspect all fences weekly and after any rainfall.
2. Remove sediment when buildup reaches 6 inches, or install a second line of fencing parallel to the old fence.
3. Replace any torn fabric or install a second line of fencing parallel to the torn section.
4. Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.

Stabilized Construction Entrance

1. Inspection should be made weekly or after each rainfall event and repair or replacement should be made promptly as needed by the contractor.
2. All sediment spilled, dropped, washed or tracked on to public rights-of-way should be removed immediately by contractor.
3. All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Attachment J – Schedule of Interim and Permanent Soil Stabilization Practices

Vehicular traffic should be limited to areas of the project site where construction will take place or where existing driveway and parking are provided. The contractor should endeavor to preserve existing vegetation as much as practicable to reduce erosion and lower the cost associated with stabilization. **Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.**

All disturbed areas shall be stabilized as described below:

Except as provided for below, stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, but in no case more than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased.

- A. Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or frozen ground conditions, stabilization measures shall be initiated as soon as practicable.
- B. Where construction activity on a portion of the site has temporarily ceased, and earth-disturbing activities will be resumed within 21 days, temporary stabilization measures do not have to be initiated on that portion of the site.
- C. In areas experiencing drought, where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonal arid conditions, stabilization measures shall be initiated as soon as practicable.

Stabilization measures are described as follows:

All disturbed grass areas should be planted in drought resistant species normally grown as permanent lawns, such as Zoysia, Bermuda, and Buffalo. Grass areas may be sodded, plugged, sprigged or seeded except that solid sod shall be used in swales or other areas subject to erosion. All planted areas shall be provided with a readily available water supply and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of this section.

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: 84 Lumber Company / Steger Bizzell, Bryan E. Moore, P.E.

Date: 01-12-2026

Signature of Customer/Agent



Regulated Entity Name: 84 Lumber Office / Warehouse Expansion

Permanent Best Management Practices (BMPs)

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

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

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

N/A

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

N/A

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

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

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

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

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

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

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

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

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

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

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

Responsibility for Maintenance of Permanent BMP(s)

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

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

Attachment B – BMPs for Upgradient Stormwater

Upgradient off site storm water is intercepted by Madison Oaks Avenue and directed to water quality basin prior to exiting the site. This basin is located at the common south corner of lots 1 and 2. Any storm water that does flow across developed areas have been included in the drainage area and will be treated by the batch detention facility.

Attachment C – BMPs for On-site Storm water

Batch detention, as described in the Addendum to TCEQ's "Complying with the Edwards Rules: Technical Guidance Manual on Best Management Practices" in Section 3.2.17, will be utilized as the permanent BMP for this development. The capture volume for the treatment basin was calculated using the method described in Section 3.3 of the above referenced manual. The spreadsheet (v. 4-20-2009) provided by the TCEQ was used to determine the required capture volumes.

A batch detention basin will be used to remove the Total Suspended Solids (TSS) load. Batch detention have a TSS removal efficiency of 91% according to the above referenced manual. The basin has been sized for an 80% TSS removal rate for the existing site and an 85% TSS removal rate for the proposed project, which requires 5% additional TSS removal based on the City of Georgetown Salamander Ordinance.

The site will be graded so that runoff from impervious cover sources will be directed to the batch detention basin for each lot. After the capture volume is collected in the batch detention basin and held for the required 12 hour detention time, a programmed controller will open a valve and allow the treated runoff to flow into the existing concrete lined channel.

Calculations to determine the pollutant load and sizing of the BMP are in Attachment F.

Attachment D – BMPs for Surface Streams

There are no additional BMPs for minimizing pollutants from entering surface streams due to the distance from the site to any surface streams.

Attachment F – Construction Plans

PROJECT NAME: 84 LUMBER OFFICE WAREHOUSE EXPANSION

SITE ADDRESS: 103 & 107 Madison Oaks Ave. Georgetown, TX 78628

OWNER: 84 Lumber
1019 Route 519
Eighty Four, Pa. 15330
(724) 228-3636

APPLICANT/AGENT: Bryan E. Moore, P.E.
Steger Bizzell
1978 South Austin Ave.
Georgetown, TX 78626
(512) 930-9412

ENGINEER/SURVEYOR: Bryan E. Moore, P.E.
Steger Bizzell
1978 S. Austin Ave.
Georgetown, TX 78626
(512) 930-9412

ARCHITECT: 84 Lumber Company
Same as owner above

LANDSCAPE ARCHITECT: Ben DeBellis, PLA, ASLA
SEC Planning, LLC
4201 W. Parmer Ln. Suite A220
Austin, TX 78727

ORIGINAL DATE: March 28, 2025
REVISION DATE:
LATEST REVISION DATE:

LEGAL DESCRIPTION: Lots 1and 2 (6.034 ac), Block A, Amended Final Plat Madison Oaks Phase One, plat recorded in Williamson County Clerk's Office on March 29, 2004 in Cabinet Y, Slide 272 & 273 (Document No. 2004023453)

LIMITS OF CONSTRUCTION: 6.034 acres

TRAFFIC COUNTS: Average Daily Trips = 140 Peak AM Hour Trips = 12 Peak PM Hour Trips = 13

DRAINAGE: Stormwater will be directed to and thru an on-site Water Quality facility.

UTILITIES: Water - City of Georgetown, 512-930-3555
Wastewater - City of Georgetown, 512-930-3555
Electric - City of Georgetown, 512-930-3533

TOTAL IMPERVIOUS COVER: 3.715 Acres

ZONING DISTRICT: IN Industrial (Lots 1 and 2)
PROPOSED USE: Office Warehouse/Outdoor Storage (Lot 1) and Truck Turn Around (Lot 2)
BENCHMARKS: TBM: Square Cut in North Curb Along Madison Oak.
TBM is Located Across The Street
From Existing 84 Lumber Most Easterly Driveway.
Elev. 748.85 NAVD 88

- GENERAL NOTES:**
- It is the responsibility of the property owner, and successors to the current property owner, to ensure the subject property and any improvements are maintained in conformance with this Site Development Plan.
 - This development shall comply with all standards of the Unified Development Code (UDC), the City of Georgetown Construction Standards and Specifications Manual, the Development Manual and all other applicable City standards.
 - This Site Development Plan shall meet the UDC Stormwater requirements.
 - All signage requires a separate application and approval from the Inspection Services Department. No signage is approved with the Site Development Plan.
 - Sidewalks shall be provided in accordance with the UDC.
 - Driveways will require approval by the Development Engineer of the City of Georgetown.
 - Outdoor lighting shall comply with Section 7.04 of the UDC.
 - Screening of mechanical equipment, dumpsters and parking shall comply with Chapter 8 of the UDC. The screening is shown on the Landscape and Architectural Plans, as applicable.
 - The companion Landscape Plan has been designed and plant materials shall be installed to meet all requirements of the UDC.
 - All maintenance of required landscape shall comply with the maintenance standards of Chapter 8 of the UDC.
 - A separate Irrigation Plan shall be required at the time of building permit application.
 - Fire flow requirements of 1500 gallons per minute are being met by this plan.
 - Any Heritage Tree noted on this Site Development Plan is subject, in perpetuity, to the maintenance, care, pruning and removal requirements of the Unified Development Code.
 - The construction portion of these plans were prepared, sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the construction plans for construction of the proposed project are hereby approved subject to the Standard Construction Specifications and Details Manual and all other applicable City, State and Federal Requirements and Codes.
 - This project is subject to all City Standard Construction Specifications and Details in effect at the time of submittal of the project to the City.
 - Where no existing overhead infrastructure exists, underground electric utility lines shall be located along the street and within the site. Where existing overhead infrastructure is to be relocated, it shall be re-installed underground and the existing facilities shall be removed at the discretion of the Development Engineer.
 - All electric and communication infrastructure shall comply with UDC Section 13.06.
 - Screening and location of outdoor storage shall comply with Section 5.09 of the UDC.
 - The property subject to this application is subject to the Water Quality regulations of the City of Georgetown.
 - A Geological Assessment, in accordance with the City of Georgetown Water Quality Regulations, was completed on February 20, 2023. Any springs and streams as identified in the Geological Assessment are shown herein.

SITE DEVELOPMENT PLAN (2023-13-SDP)

FOR

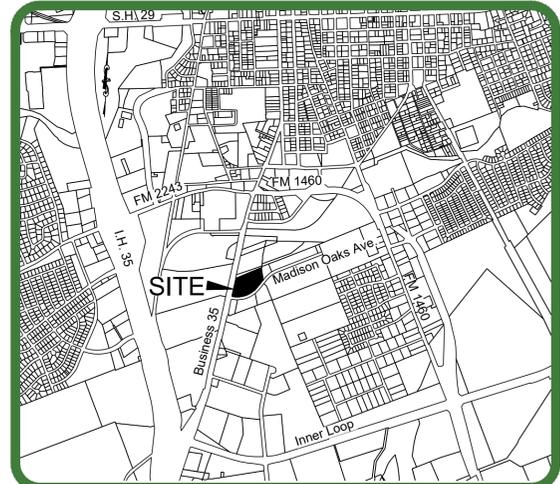
84 LUMBER OFFICE WAREHOUSE EXPANSION

103 & 107 Madison Oaks Ave.

SITE IMPROVEMENTS

CITY OF GEORGETOWN

WILLIAMSON COUNTY, TEXAS



Location Map
1" = 2000'

- NOTE:**
- 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.
 - This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
 - All bearings and coordinates are referenced to the Texas Coordinate System, Central Zone. NAD 83 horizontal control datum and NAVD 88 vertical control datum. Coordinates are based on a temporary benchmark by others NAD 83 N=10198594.3150, E=3131754.8320, NAVD 88 Elevation = 748.85.
 - Distances shown hereon are grid values represented in u.s. survey feet.
 - Drawing is in Grid. Grid to Surface Scale Factor is 1.00013.

Submitted By: 
David L. Platt, P.E.  2025-05-16
Date

Approved for construction by the City of Georgetown on:
May 28, 2025

This SDP will expire 24 months from the original date of approval, if the applicable conditions of UDC sections 3.09.090 are not met.

**Alterations to this plan set may require amendment, review, and additional fee. UDC 3.09.080*

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3	FINAL PLAT (2 of 2)
4	DIMENSIONAL SITE PLAN
5	ARCHITECTURAL FLOOR PLAN
6	ARCHITECTURAL ELEVATIONS
7	SITE PHOTOMETRICS PLAN
8	LANDSCAPE PLANS - LN-1.0 CONSTRUCTION NOTES
9	LANDSCAPE PLANS - LPN-1.0 PLANTING PLAN
10	LANDSCAPE PLANS - LP-1.0 PLANTING PLAN
11	LANDSCAPE PLANS - LP-2.0 PLANTING PLAN
12	LANDSCAPE PLANS - LPD-1 PLANTING DETAILS
13	TREE PRESERVATION PLAN & LIST
14	UTILITY PLAN
15	WASTEWATER PLAN & PROFILE
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37	TRAFFIC CONTROL PLAN
38	UNDERGROUND FIRE LINE PLAN



NOTE: CONTRACTOR IS TO FURNISH A SET OF CONSTRUCTION PLANS BACK TO THE ENGINEER AT THE END OF THE PROJECT WITH ALL DEVIATIONS NOTED IN RED INK ON THE PLAN SHEETS. CONTRACTOR SHALL NOT RECEIVE FINAL PAYMENT UNTIL COMPLETE "AS-BUILT" SET IS RETURNED TO ENGINEER.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY:	DATE
KM DRAWN BY:	DATE
DLP CHECKED BY:	DATE
BEM APPROVED BY:	DATE

STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626

METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 WEB STEGERBIZZELL.COM

SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

COVER SHEET
for
84 LUMBER OFFICE WAREHOUSE EXPANSION
103 & 107 MADISON OAKS AVENUE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 1 of 38

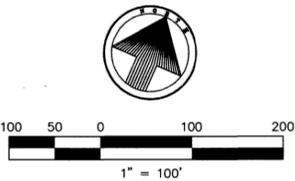
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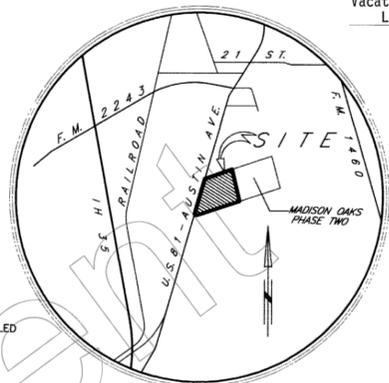
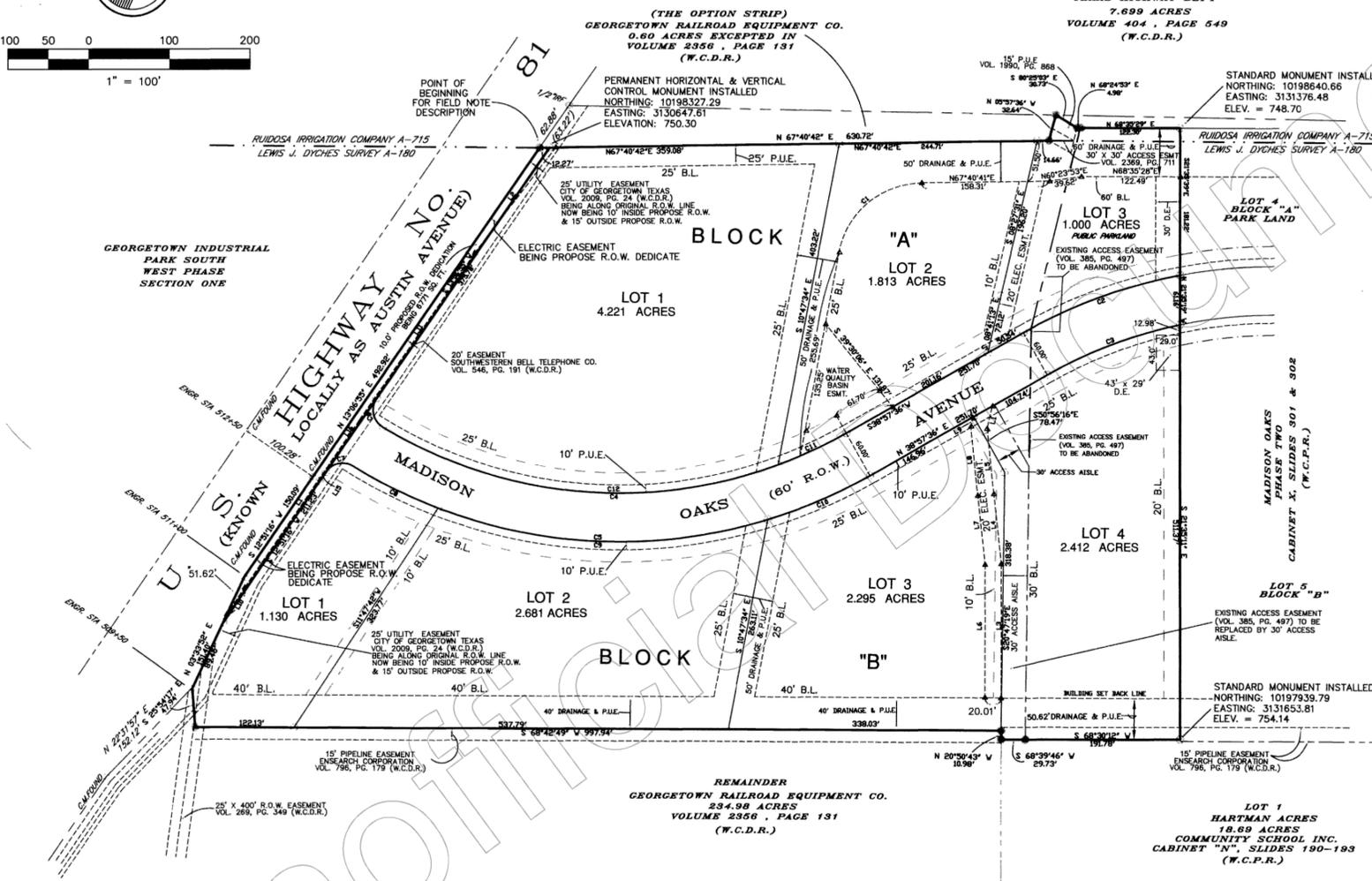
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- LEGEND**
- PIN FOUND
 - PIN SET
 - () INDICATES RECORD INFO
 - △ EASEMENT POINT
 - (W.C.D.R.) WILLIAMSON COUNTY DEED RECORD



AMENDED FINAL PLAT
MADISON OAKS
 PHASE ONE
 IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS
 FEBRUARY 2004

Vacation of Block B
Lot 4



- NOTES**
1. TOTAL ACREAGE: 17.235 ACRES
 2. NUMBER OF LOTS: 7
 3. NUMBER OF BLOCKS: 2
 4. EXISTING ZONING: INDUSTRIAL
 LOT 1-BLOCK 'A' & LOT 2-BLOCK 'A': INDUSTRIAL (I)
 LOT 1-BLOCK 'B' & LOT 2-BLOCK 'B': INDUSTRIAL (I)
 LOT 3-BLOCK 'A': AGRICULTURAL DISTRICT (A)
 LOT 3-BLOCK 'B': INDUSTRIAL (I)
 LOT 4-BLOCK 'B': LOCAL COMMERCIAL (C1)
 5. PROPOSED USE: INDUSTRIAL, COMMERCIAL & PARKLAND
 6. PROPOSED DENSITY: INTENSITY LEVEL 6
 7. MAX. IMPERVIOUS COVER COMMERCIAL LOTS 70%, MAX. BLDG. COVERAGE 20%
 MAX. IMPERVIOUS COVER INDUSTRIAL LOTS 85%, MAX. BLDG. COVERAGE 50%
 8. DETENTION WILL BE PROVIDED FOR THE PROPOSED LOTS. A DETAILED DRAINAGE PLAN FOR THE PROPOSED SITE DEVELOPMENT SHALL BE SUBMITTED PRIOR TO DEVELOPMENT.
 9. THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. A WATER POLLUTION ABATEMENT PLAN (WPAP) MUST BE APPROVED FOR THIS SUBDIVISION BY THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION.
 10. ELECTRIC, WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF GEORGETOWN, TEXAS. AN EASEMENT FOR THE ELECTRIC SERVICE WILL BE PROVIDED WHEN THE LINE EXTENSION ROUTE IS DETERMINED.
 11. NATURAL GAS FOR THE PROPOSED SUBDIVISION WILL BE SUPPLIED BY LONE STAR GAS AT A LATER DATE. AN EASEMENT MAY BE REQUIRED WHEN THE GASLINE EXTENSION ROUTE IS DETERMINED.
 12. SIDEWALK NOTE: SIX (6) FOOT SIDEWALK WILL BE PROVIDED ALONG U.S. 81 (AUSTIN AVENUE), ALONG THE NORTH SIDE OF MADISON OAKS AVENUE & ON BOTH SIDES OF THE STREET WITHIN 1000' OF PARK LAND.
 13. THE PROVISIONS OF THE CENTURY PLAN - DEVELOPMENT PLAN SHALL ALSO GOVERN THIS PROJECT. THE EXISTING CENTURY PLAN INTENSITY LEVEL ASSIGNMENT FOR THIS SITE IS SIX (6). THE "CONCEPT PLAN" INTENSITY LEVEL FOR THIS SITE IS 5.34.
 14. DEVELOPMENT OF MINI-WAREHOUSES AND OUTSIDE STORAGE WILL NOT BE PERMITTED ON BLOCK A, LOT 1, AND BLOCK B, LOT 1.
 15. ANY AREAS REFLECTED ON THIS PLAT AS A WATER QUALITY BASIN EASEMENT SHALL BE MAINTAINED BY THE PERSON, FIRM OR CORPORATION REQUESTING APPROVAL OF THIS PLAT, THEIR SUCCESSORS, ASSIGNS, HEIRS, AND LEGAL REPRESENTATIVES.
 16. ACCESS TO LOT 1, BLOCK 'A' AND LOT 1, BLOCK 'B' SHALL BE LIMITED TO MADISON OAKS AVENUE ONLY.
 17. THIS DEVELOPMENT IS TO BE COMPATIBLE WITH THE FIRE FLOW (1500 GPM MAXIMUM) REQUIREMENTS.
 18. PARKLAND DEDICATION REQUIREMENTS ARE BEING MET BY THE DEDICATION OF 1.0 ACRE, BLOCK A, LOT 3 IN PHASE ONE AND 4.274 ACRES, BLOCK A, LOT 4 IN PHASE TWO.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 18°30'27" E	250.17
L2	S 15°36'24" V	144.97
L3	S 21°27'47" E	165.43
L4	S 17°47'59" V	86.77
L5	N 21°18'16" V	81.57
L6	N 20°27'47" V	164.26
L7	N 27°47'59" V	85.68
L8	S 21°18'16" E	84.87
L9	S 04°47'14" E	122.81
L10	S 12°39'04" V	48.53
L11	N 08°09'54" E	14.89
L12	N 13°06'54" E	110.19

CURVE TABLE

NUMBER	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS
C1	178°09'17"	16.74	143.81	138.63	S 89°06'23" V	105.00
C2	18°50'09"	104.50	287.11	298.18	S 48°22'40" V	458.00
C3	17°42'19"	88.76	174.31	175.41	S 47°04'41" V	173.00
C4	62°29'35"	338.36	641.80	574.24	N 59°18'22" E	373.00
C5	61°58'55"	271.50	511.78	445.82	N 59°06'51" E	358.00
C6	61°58'55"	271.50	511.78	445.82	N 59°06'51" E	358.00
C7	86°37'11"	23.70	37.84	34.40	S 56°30'31" V	25.00
C8	10°38'46"	34.66	117.63	114.86	N 80°28'29" V	158.00
C9	37°34'41"	216.31	416.74	409.18	N 70°28'29" V	158.00
C10	10°38'46"	34.66	117.63	114.86	N 80°28'29" V	158.00
C11	89°21'06"	46.62	93.23	86.93	S 43°38'19" V	57.00
C12	51°08'26"	127.73	250.77	192.84	N 72°32'56" E	157.00

OWNER : DAVID S. STARR
 ACREAGE : 17.235 ACRES
 SURVEY : LEWIS J. DYCHES SURVEY
 ABSTRACT NO. 180
 RUIDOSA IRRIGATION COMPANY
 ABSTRACT NO. 715

NUMBER OF BLOCKS : 2
 NUMBER OF LOTS : 7
 PROPOSED USE : COMMERCIAL/INDUSTRIAL
 DATE : FEBRUARY 2004

BEARING REFERENCE IS TEXAS STATE PLANE AND 83, TEXAS CENTRAL ZONE 4203, WITH A COMBINED SCALE FACTOR OF 0.999866.
 BEARING CONTROL IS BASED ON U.S.G.S. MONUMENTS:
 CT01-86-007 LAT 30 deg 35 min 17.49685 sec N (NAD 83)
 LONG 97 deg 41 min 02.32006 sec W (NAD 83)
 GT04 TxDOT ROW MON LAT 30 deg 37 min 58.55013 sec N (NAD 83)
 LONG 97 deg 41 min 12.41293 sec W (NAD 83)
 VERTICAL DATA CONTROL: NAVD 88

HAYNIE CONSULTING, INC.
 Civil Engineers and Land Surveyors
 1010 Provident Lane
 Round Rock, Texas 78664 512-837-2446

JOB No. 00-167
 FILE: Mad Oaks Amend FP-REVPHS1bak.dwg

SHEET NUMBER:
 1 OF 2

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Cabinet Y Slide 273

AMENDED FINAL PLAT MADISON OAKS PHASE ONE IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY TEXAS FEBRUARY 2004

FIELD NOTES DESCRIPTION OF 17.235 ACRES

FILED NOTE DESCRIPTION FOR 17.235 ACRE (750756.6 SQ. FT.) TRACT OF LAND OUT THE LEVIE J. DYCHES SURVEY, ABSTRACT NO. 180 AND THE RUIDOSA IRRIGATION COMPANY SURVEY, ABSTRACT NO. 715 SITUATED IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, SAID 17.235 ACRE TRACT BEING CONVEYED TO DAVID STARR AS DESCRIBED AS ALL OF THAT CERTAIN 13.528 ACRE TRACT AS RECORDED IN DOCUMENT NO. 9618588, AND ALL OF THAT CERTAIN 0.636 ACRE TRACT AS RECORDED IN DOCUMENT NO. 9712212, AND A PORTION OF THAT CERTAIN 23.5 ACRE TRACT AS RECORDED IN DOCUMENT NO. 9712216, ALL OF THE WILLIAMSON COUNTY DEED RECORDS (V.D.C.R.) WILLIAMSON COUNTY, TEXAS, SAID 17.235 ACRES (750756.6 SQ. FT.) TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND, SAID POINT BEING IN THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF U.S. HIGHWAY 81 (100' R.O.W.) LOCALLY KNOWN AS AUSTIN AVENUE, SAME POINT BEING THE MOST SOUTHWESTERLY CORNER OF THAT CERTAIN 0.66 ACRE (60' OPTION STRIP) TRACT OUT OF SAID RUIDOSA IRRIGATION COMPANY SURVEY AND BEING A PORTION OF 234.48 ACRE TRACT AS CONVEYED TO GEORGETOWN RAILROAD EQUIPMENT COMPANY IN VOLUME 2356, PAGE 131 OF THE V.D.C.R. SAME BEING THE POINT OF BEGINNING AND THE NORTHWEST CORNER OF THE FOREMENTIONED 0.636 ACRE TRACT FOR AN ANGLE POINT:

THENCE, N 67°40'42"E, A DISTANCE OF 630.72 FEET DEPARTING THE EAST R.O.W. LINE OF SAID U.S. HIGHWAY 81 AND ALONG THE SOUTH LINE OF SAID 0.60 ACRE TRACT (60' OPTION STRIP) TO A 1/2" IRON ROD FOUND SAID POINT BEING THE SOUTHEAST CORNER OF SAID 0.60 ACRE TRACT AND BEING IN THE WEST LINE OF THE FOREMENTIONED 0.636 ACRE TRACT FOR AN ANGLE POINT;

THENCE CONTINUING ALONG THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. N 05°57'36"W, A DISTANCE OF 32.64 FEET TO AN 1/2" IRON ROD FOUND, SAID POINT BEING THE NORTHEAST CORNER OF SAID 0.60 ACRE (60' OPTION STRIP) AND BEING IN THE SOUTHERLY LINE OF THAT CERTAIN 7.699 ACRE TRACT AS CONVEYED TO THE TEXAS HIGHWAY DEPARTMENT AS RECORDED IN VOLUME 404, PAGE 549 OF THE V.D.C.R. FOR AN ANGLE POINT.
2. S 80°25'03"E, A DISTANCE OF 30.73 FEET TO AN 1/2" IRON ROD FOUND FOR AN ANGLE POINT.
3. N 68°24'53"E, A DISTANCE OF 4.98 FEET TO AN 1/2" IRON ROD FOUND, SAID POINT BEING THE NORTHWEST CORNER OF THE FOREMENTIONED 23.5 ACRE TRACT FOR AN ANGLE POINT.
4. N 68°35'29"E, A DISTANCE OF 122.30 FEET TO AN 1/2" IRON ROD SET FOR AN ANGLE POINT.

THENCE, THROUGH THE INTERIOR OF SAID 23.5 ACRE TRACT AND BEING THE EAST LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. S 21°35'39" E, A DISTANCE OF 181.22 FEET TO AN 1/2" IRON ROD SET FOR AN ANGLE POINT.
2. S 21°35'20" E, A DISTANCE OF 61.16 FEET TO AN 1/2" IRON ROD SET FOR AN ANGLE POINT.
3. S 21°35'11" E, A DISTANCE OF 511.37 FEET TO AN 1/2" IRON ROD SET, SAID POINT BEING THE NORTHERLY LINE OF LOT 1, HARTMAN ACRES, A SUBDIVISION OF RECORD AS RECORDED IN CABINET N, SLIDES 190-193 OF THE WILLIAMSON COUNTY PLAT RECORDS (V.C.P.R.) AS CONVEYED TO COMMUNITY SCHOOL, INC. AS RECORDED IN A WARRANTY DEED WITH VENDOR'S LIEN, DOCUMENT NO. 9552651, IN THE HEREIN DESCRIBED TRACT.

THENCE, CONTINUING ALONG THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCE:

1. S 68°30'12"W, A DISTANCE OF 191.78 FEET TO AN 1/2" IRON ROD FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 0.636 ACRE TRACT FOR AN ANGLE POINT.
2. S 68°39'46"W, A DISTANCE OF 29.73 FEET TO AN 1/2" IRON ROD FOUND FOR AN ELL CORNER AND BEING THE SOUTHWEST CORNER OF SAID 0.636 ACRE TRACT FOR AN ANGLE POINT.
3. N 20°58'43"W, A DISTANCE OF 10.98 FEET TO AN 1/2" IRON ROD FOUND FOR AN ANGLE POINT.
4. S 68°42'49"W, A DISTANCE OF 997.94 FEET TO AN 1/2" IRON ROD FOUND FOR AN ANGLE POINT.
5. N 25°54'17"W, A DISTANCE OF 47.94 FEET TO A CONCRETE MONUMENT FOUND, SAID POINT BEING IN THE EAST R.O.W. LINE OF SAID U.S. HIGHWAY 81 AND BEING THE MOST WEST SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE, CONTINUING ALONG THE EAST LINE OF U.S. HIGHWAY 81 AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCE:

1. N 03°33'52" E, A DISTANCE OF 151.40 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT.
2. N 12°51'16"E, A DISTANCE OF 150.09 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR AN ANGLE POINT.
3. N 13°06'55" E, A DISTANCE OF 492.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.235 ACRES (750756.6 SQ. FT.) OF LAND MORE OR LESS.

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

THAT I, DAVID S. STARR, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED DOCUMENT NO. 9618588, 9712212 & 9712216 AMONG THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID PARCEL AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF GEORGETOWN THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF GEORGETOWN MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS MADISON OAKS, PHASE ONE.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10th DAY OF March, 2004 A.D.

David S. Starr

DAVID S. STARR
121 LISCIO LOOP
GEORGETOWN, TEXAS 78628

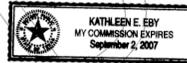
STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID S. STARR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th DAY OF March, 2004 A.D.

Kathleen E. Eby

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



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

I, TIMOTHY E. HAYNIE, 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 THE 5th DAY OF March, 2004 A.D.

Timothy E. Haynie
TIMOTHY E. HAYNIE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 2380, STATE OF TEXAS



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

I, TIMOTHY E. HAYNIE, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PARCEL OF LAND IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATIVE FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 4849C0230, DICIPLY EFFECTIVE DATE SEPTEMBER 27, 1991, AND THAT THIS LOT CONFORMS TO THE CITY OF GEORGETOWN SUBDIVISION REGULATIONS.

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

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN, WILLIAMSON COUNTY, TEXAS, THIS THE

5th DAY OF March, 2004 A.D.

Timothy E. Haynie

TIMOTHY E. HAYNIE
LICENSED PROFESSIONAL ENGINEER
NO. 36982, STATE OF TEXAS



DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

I, AMELIA SONDERGOTH, DIRECTOR OF THE PLANNING AND DEVELOPMENT SERVICES DIVISION OF THE CITY OF GEORGETOWN, UNDER THE AUTHORITY GRANTED ME IN SECTION 3.08.040 OF THE UNIFIED DEVELOPMENT CODE, IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE §212.016, DO HEREBY CERTIFY THIS PLAT AS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Amelia Sondergoth

AMELIA SONDERGOTH, DIRECTOR
PLANNING AND DEVELOPMENT SERVICES

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

I, DANCY E. RISTEN, 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 29 DAY OF March, 2004 A.D., AT 11:25 O'CLOCK A.M. AND DULY RECORDED ON THE 29 DAY OF March, 2004 A.D., AT 4:02 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET Y, SLIDE 272 + 273

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.

Dancy E. Risten

DANCY E. RISTEN
COUNTY CLERK
By: Lidia Hanger
Deputy Clerk



HAYNIE CONSULTING, INC.

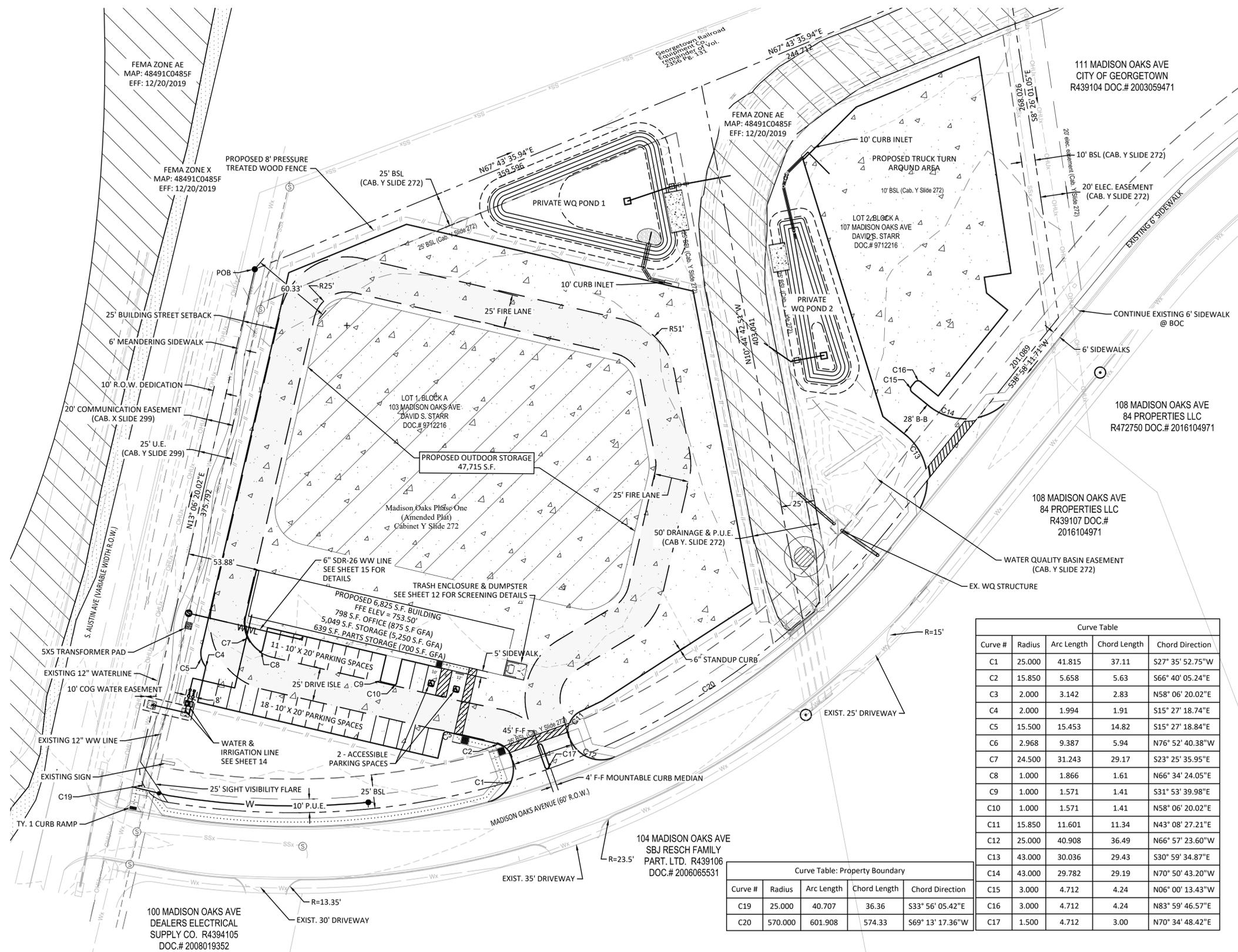
Civil Engineers and Land Surveyors
1010 Provident Lane
Round Rock, Texas 78664 512-837-2446

JOB No. 00-167
FILE: Mad Oaks Amend FP-REVPHS1bok.dwg

SHEET NUMBER
2 OF 2

PHOTOGRAPHIC MYLAR

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LEGEND

- CURB INLET
- PAVEMENT
- PROPERTY BOUNDARY
- LIMIT OF CONSTRUCTION
- EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- PEDESTRIAN ACCESS ROUTE
- EX. OVERHEAD UTILITIES
- EX. WATER LINE
- EX. WASTEWATER LINE
- EX. STREET LIGHT
- EX. WASTEWATER MANHOLE
- PROPOSED WASTEWATER MANHOLE

Dimensional Site Plan Notes:

- All lighting fixtures shall be designed to completely conceal and fully shield, within an opaque housing, the light source from visibility from any street right-of-way. The cone of light shall not cross any adjacent property line. The illumination shall not exceed 2 foot candles at a height of three feet at the property line. Only incandescent, fluorescent, color-corrected high-pressure sodium or metal halide may be used. All vehicle or pedestrian access shall be sufficiently lighted to ensure security of property and persons.
- All roof, wall and ground mounted mechanical equipment must be screened in accordance with Section 8 of the UDC. If roof and wall mounted equipment of any type including duct work and large vents is proposed it shall be shown on the site plan and screening identified. Screening of mechanical equipment shall result in the mechanical equipment blending in with the primary building and not appearing separate from the building and shall be screened from view of any rights-of-way or adjoining properties.
- Per Chapter 8, the dumpster enclosures must be one (1) foot above the height of the waste container. Use protective poles in corners and at impact areas. Fence posts shall be of rust protected metal or concrete. A minimum 6" slab is required and must be sloped to drain; the enclosure must have steel framed gates with spring loaded hinges and fasteners to keep closed. Screening must be on all four sides by masonry wall or approved fence or screening with opaque gates.

SITE DATA:

- Land Area - 4.221 ac. + 1.813 ac. = 6.034 acres (262,841 square feet)
- Existing Impervious Cover - 0 s.f.
- Proposed Impervious Cover - 160,938 s.f.
Proposed Impervious Coverage = 160,938 s.f./262,841 s.f. = 61.23%
- Calculate Maximum Impervious Coverage Allowable
[0.70 x 5 acres] + [0.55 x (1.034 acres)] = 67.43% or 4.0687 Acres
6.034 acres
- Total Gross Floor Area Of All Buildings - 6,825 square feet
- Required Parking (Employee Only, No Customer Parking):
Criteria - 1 space per 300 SF GFA Building (Office, 875 s.f.) = 3 Spaces
Criteria - 1 space per 500 SF GFA Building (Indoor Facility, 5,250 s.f.) = 11 Spaces
Criteria - 1 space per 2,500 SF GFA Building (Part Storage, 700 s.f.) = 0 Spaces
Calculation - 750/300 + 500/500 + 965/2500 = 14 Spaces **Required on Lot 1**
- Provided Parking:
Lot 1 Employee - Regular 10' x 20' - 29 Spaces
Handicap 10' x 20' - 2 Spaces
Total - 31 Spaces
- This statement certifies that Stormwater Permit requirements are met by this Site Plan (ref. UDC Section 3.17).
- All natural on-site features are shown on this Site Plan.
- CMU Dumpster Enclosure shall be compliant with UDC Section 8.04.070(D).
- There is 1 existing sign on the site. There are no proposed signs for the site.
- An Administrative Exception (2024-1-AE) was approved on March 14, 2025, for this site which exempts the site from inter-parcel connectivity per UDC Section 12.05.030.

FIELDWORK: Field survey information provided by others.

Curve Table

Curve #	Radius	Arc Length	Chord Length	Chord Direction
C1	25.000	41.815	37.11	S27° 35' 52.75"W
C2	15.850	5.658	5.63	S66° 40' 05.24"E
C3	2.000	3.142	2.83	N58° 06' 20.02"E
C4	2.000	1.994	1.91	S15° 27' 18.74"E
C5	15.500	15.453	14.82	S15° 27' 18.84"E
C6	2.968	9.387	5.94	N76° 52' 40.38"W
C7	24.500	31.243	29.17	S23° 25' 35.95"E
C8	1.000	1.866	1.61	N66° 34' 24.05"E
C9	1.000	1.571	1.41	S31° 53' 39.98"E
C10	1.000	1.571	1.41	N58° 06' 20.02"E
C11	15.850	11.601	11.34	N43° 08' 27.21"E
C12	25.000	40.908	36.49	N66° 57' 23.60"W
C13	43.000	30.036	29.43	S30° 59' 34.87"E
C14	43.000	29.782	29.19	N70° 50' 43.20"W
C15	3.000	4.712	4.24	N06° 00' 13.43"W
C16	3.000	4.712	4.24	N83° 59' 46.57"E
C17	1.500	4.712	3.00	N70° 34' 48.42"E

Curve Table: Property Boundary

Curve #	Radius	Arc Length	Chord Length	Chord Direction
C19	25.000	40.707	36.36	S33° 56' 05.42"E
C20	570.000	601.908	574.33	S69° 13' 17.36"W

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY: _____ DATE _____
 KM DRAWN BY: _____ DATE _____
 DLP CHECKED BY: _____ DATE _____
 BEM APPROVED BY: _____ DATE _____

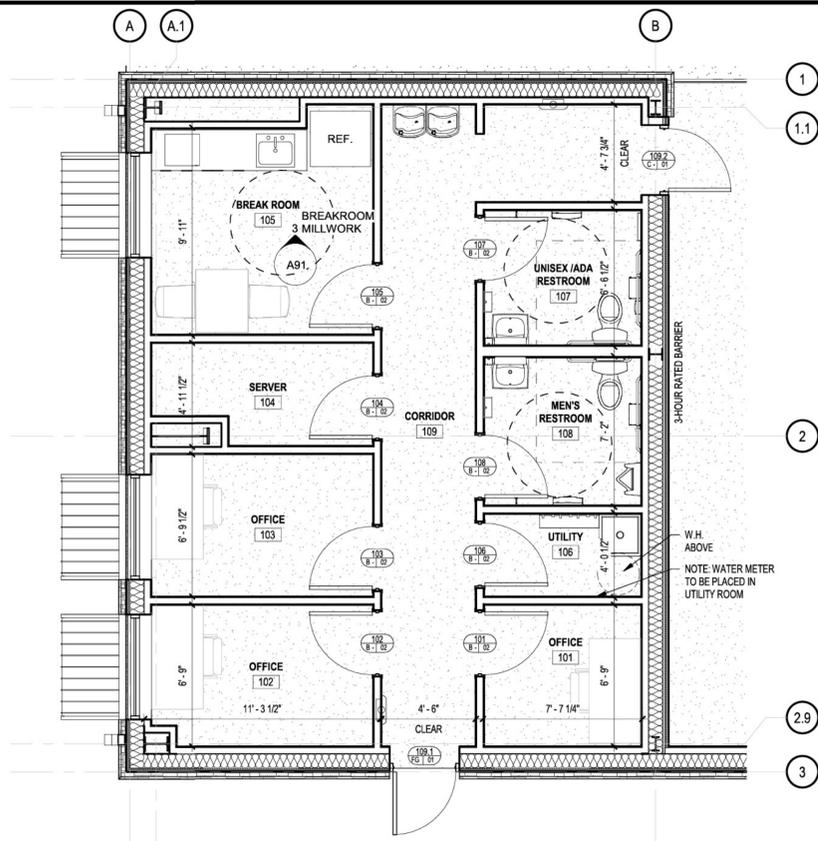
DAVID L. PLATT
 115964
 LICENSED PROFESSIONAL ENGINEER
 2025-05-16

STEGER & BIZZELL

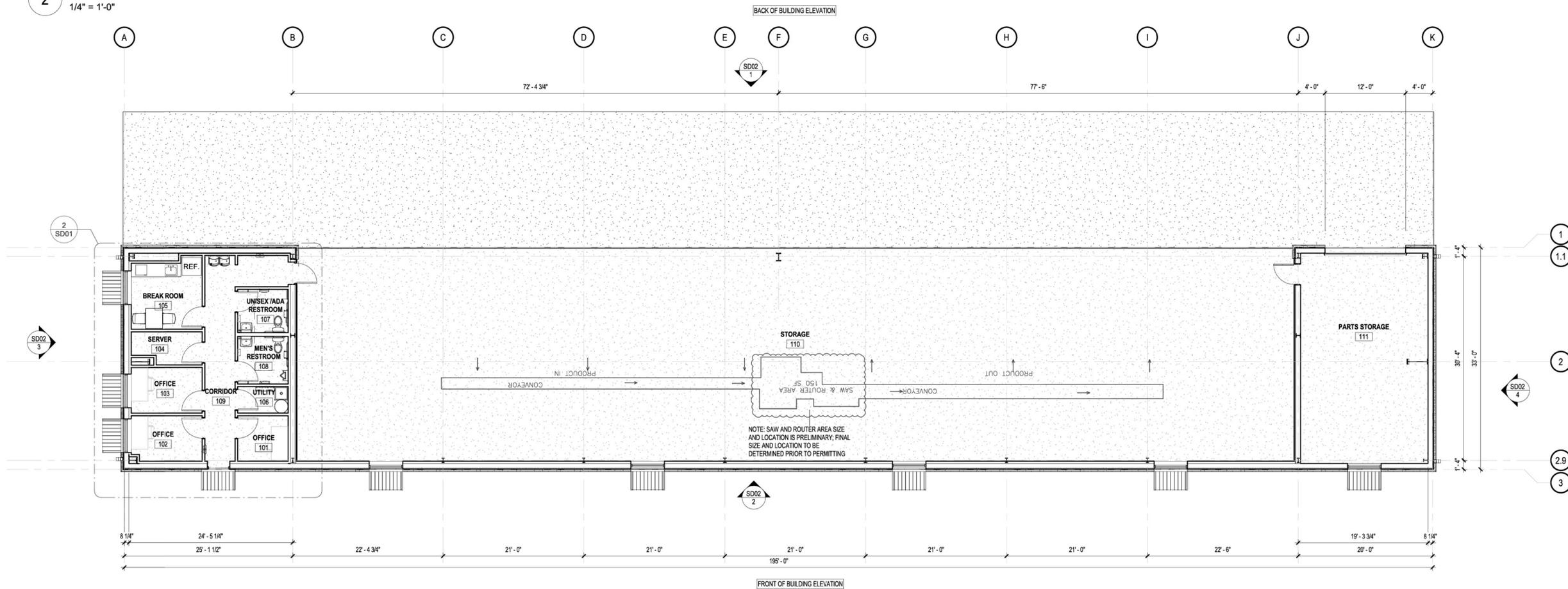
ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626
 METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 WEB STEGERBIZZELL.COM
 SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

DIMENSIONAL SITE PLAN
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 4
 of 38



2 ENLARGED OFFICE FLOOR PLAN
1/4" = 1'-0"



1 CONCEPTUAL FLOOR PLAN
1/8" = 1'-0"

ARCHITECTURAL FLOOR PLAN



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NO	DATE	DESCRIPTION
1		
2		
2.9		
3		
4		

Designed: 84
Drawn: EJS
Reviewed: MRR
Project No.: 2401306
Date: 03.18.2025
Issued for:
SCHEMATIC DESIGN

Title:
CONCEPTUAL FLOOR PLAN

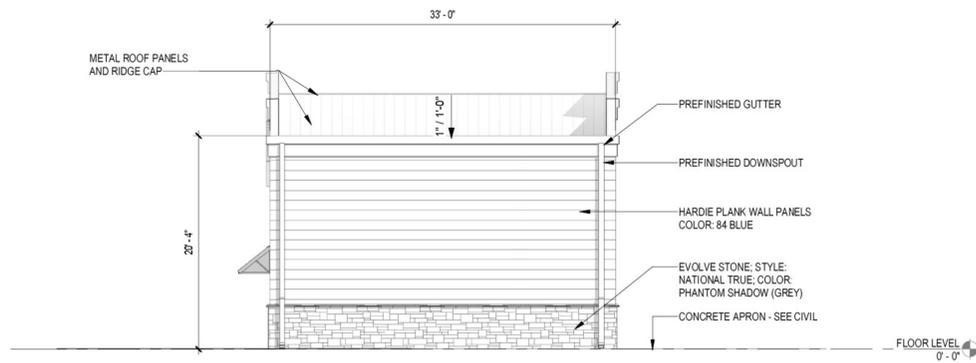
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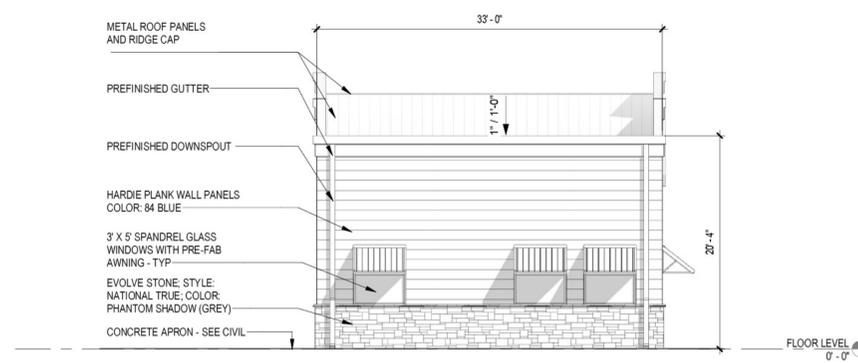
Designed: 84
Drawn: E.S.
Reviewed: MRR
Project No.: 2401306
Date: 03.18.2025
Issued for:
SCHEMATIC DESIGN

Title:
EXTERIOR ELEVATIONS

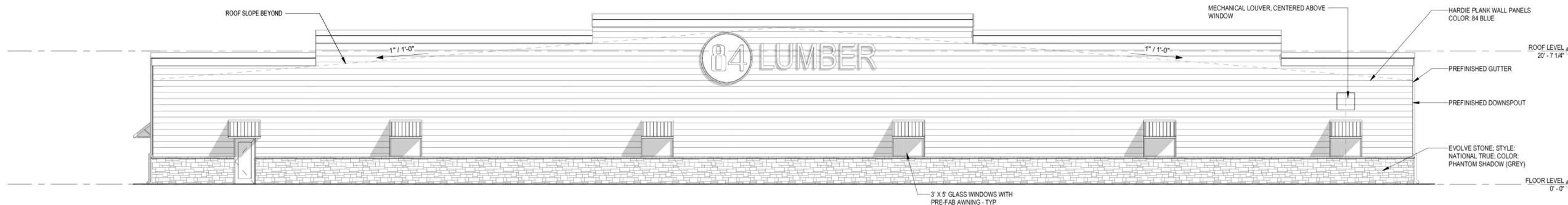
Sheet No.
6
SD02



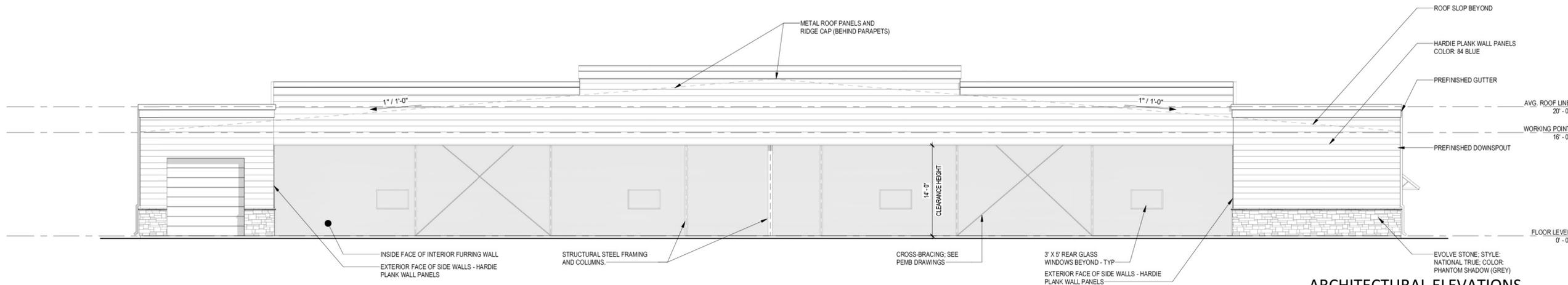
4 PLAN EAST ELEVATION
1/8" = 1'-0"



3 PLAN WEST ELEVATION
1/8" = 1'-0"

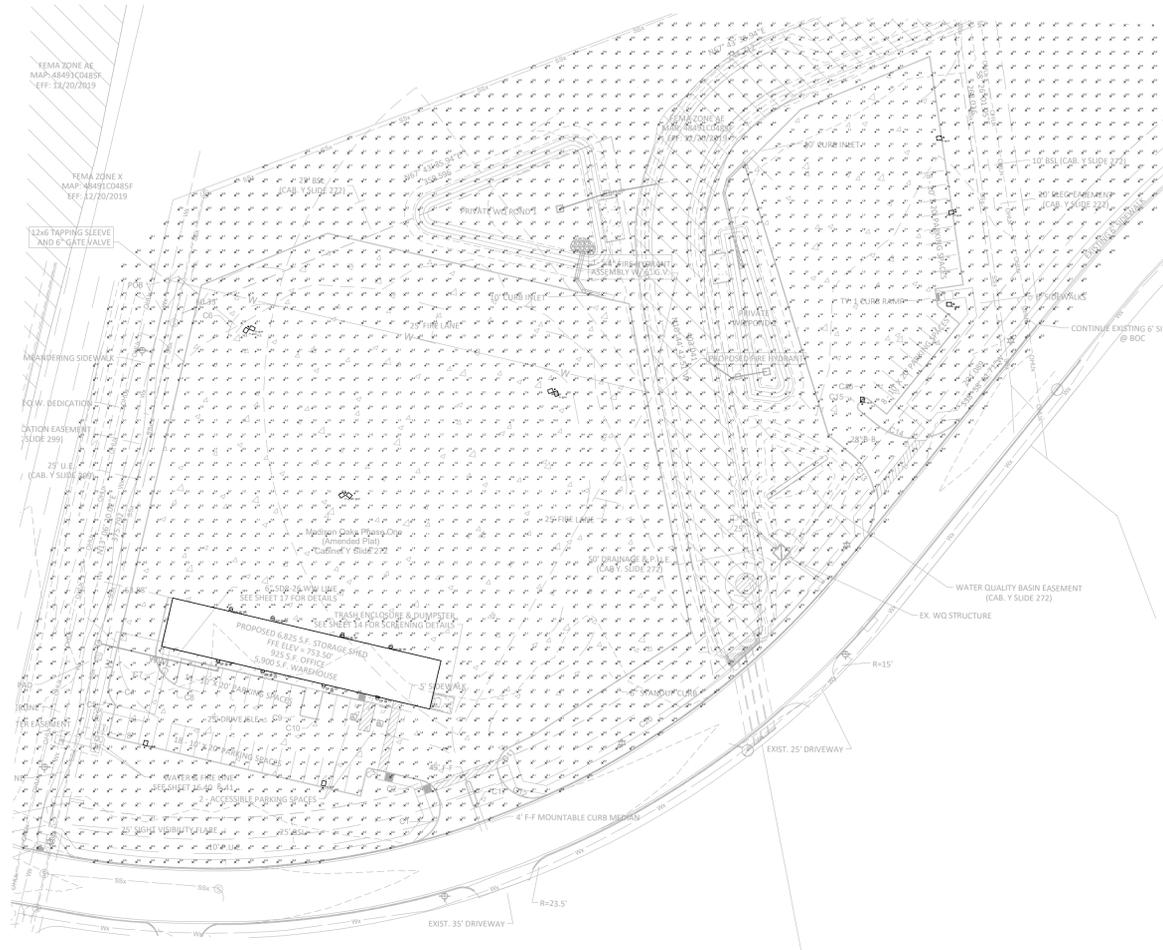


2 PLAN SOUTH ELEVATION
1/8" = 1'-0"



1 PLAN NORTH ELEVATION
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS



1 SITE PLAN - LIGHTING
1" = 60'-0"

Lighting Plan Notes:

1. All lighting fixtures shall be designed so that the light source is completely concealed, fully shielded within opaque housing and not visible 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 (3) feet at the property line. Only incandescent, fluorescent, light-emitting diode (LED), color-corrected high-pressure sodium or metal halide may be used.
2. Roof lighting may not include naked bulbs or tubing or run along the highest peak of the roofline. Roof lighting that qualifies as signage per the UDC is prohibited.

PHOTOMETRIC PLAN GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANY REGULATIONS, STATE CODE, AND NATIONAL ELECTRICAL CODE WITH INTERIM AMENDMENTS THERETO.
2. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEL, NEMA, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS & UNDERWRITERS LABORATORIES INC.
3. THE CONTRACTOR SHALL TEST THE LIGHTING AFTER INSTALLATION WITH THE DEVELOPER/OWNER AND PROVIDE TO DEVELOPER/OWNER WARRANTY AND MAINTENANCE INFORMATION. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AND/OR MODIFICATIONS AS REQUIRED BY THE DEVELOPER/OWNER TO OBTAIN EVEN LIGHT DISTRIBUTION.
4. CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR IN PROPER WORKING CONDITION AND REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEER.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, BASES AND CONDUITS TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO DELIVERY OF MATERIAL TO SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. IF ALTERNATIVE LIGHTING IS PROPOSED, SUBMIT A PHOTOMETRIC FOOT-CANDLE LAYOUT ALONG WITH ANNUAL MAINTENANCE REQUIREMENTS AND ANTICIPATED COSTS.
6. LIGHTS ARE DESIGNED TO PROVIDE EVEN LEVELS OF ILLUMINATION AND TO AVOID GLARE ONTO NEIGHBORING PROPERTIES. FINAL DESIGN MAY VARY PENDING MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL MATERIAL NECESSARY TO COMPLETE THE SITE LIGHTING SYSTEM INCLUDING BUT NOT LIMITED TO CONDUIT, BASES, ANCHOR BOLTS, POLES, SITE LIGHTS, AND LAMPS. THE CONTRACTOR WILL COORDINATE WIRING AND POWERING OF LIGHTS WITH OWNER, ARCHITECT, AND BUILDING CONTRACTOR IF DIFFERENT FROM SITE CONTRACTOR.
8. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE TO NEC.

LUMINAIRE SCHEDULE		CATALOG	ARRANGEMENT	LLF
SYMBOL	LABEL	QTY		
PI	P1	12	SINGLE	0.9
DF	4	SPWUZDSW/CCT-Setting-at-80W-5	SINGLE	0.9
DW	4	SPWUZDSW8CCT - 100W 5000K	SINGLE	0.9

CALCULATION SUMMARY						
LABEL	CALC. TYPE	Units	AVG	MAX	MIN	AVG/MIN/MAX/MIN
MAIN AREA	ILLUMINANCE	Fc	3.0	14.1	0	N/A N/A
NE PARKING LOT	ILLUMINANCE	Fc	3.4	9.7	0	N/A N/A
SW PARKING LOT	ILLUMINANCE	Fc	4.3	9.9	0.7	14.1 6.1 1
PROPERTY BOUNDARY	ILLUMINANCE	Fc	0.6	1.7	0.0	N/A N/A



355 Research Parkway
Menden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

84 LUMBER
1019 ROUTE 519 EIGHTY FOUR, PA. 16330
(724) 228-8820

84 LUMBER
GEORGETOWN, TX

REVISIONS
DESCRIPTION

NO DATE

Designed: RH
Drawn: RH
Reviewed: HP
Project No.: 2401306
Date: 02/14/2025
Issued for: CONSTRUCTION DOCUMENTS

Site: SITE PHOTOMETRICS PLAN
Sheet No. 7 ES1

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Select Series LED Area Light

Applications
TCF Select Series LED Area Lights feature a low profile, 3G vibration rated design that delivers a bright, uniform light while saving energy over traditional HID sources. Maintenance costs are virtually eliminated over their long rated life. Applications include parking lots, walkways, auto dealerships, campuses and other public areas.

Construction
• Visually appealing, slim, low-profile design
• Flat top design promotes self-cleaning during rain events
• Heavy duty diecast aluminum housing
• Durable UV stabilized powder coat finish
• Many optional mounting accessories available (see page 6)

Electrical
• Accepts 120/277V or 277/480V
• NEMA 7 pin photoconductive receptacle with shunting cap included
• System rated for long 50,000 hour rated life
• cULus wet location rated
• 10KV (120/277V) and 20KV (277/480V), surge suppression comes standard

Optics
• Durable acrylic optics resist yellowing
• Distribution Type III standard, Types IV and V optional
• Optics can be rotated to satisfy complex applications. See next page for more details.

Listings
cULus listed - wet location rated
RoHS Compliant
IP65 Rated
3G Vibration Rated

Installation
Surface or pole mounted
Before installation, please consult your local ordinance and building codes for compliance.

Warranty
Five year, 50,000 hour limited warranty against defects in manufacturing*
* 10 year limited warranty available for an additional fee

FAMILY	VOLTAGE	DIMMING	LUMENS PACKAGE ¹ (WATTAGE) ²	DISTRIBUTION	COLOR TEMPERATURE	COLOR ³	CONTROL OPTION
RECTANGULAR WALLPACK WITH SELECTABLE COLOR							
SA1 - Selectable Area Light	U - 120/277V	DB - 0-10V Dimming	110 - 10,000 (17,000) 120 - 10,000 (19,000) 130 - 10,000 (20,000) 140 - 10,000 (21,000) 150 - 10,000 (22,000)	T2 - Type 2 Distribution T3 - Type 3 Distribution T4 - Type 4 Distribution T5 - Type 5 Distribution	7800K 5000K/4000K/5000K 5000K	Black White Grey	None P1 - 3 Pin Photocell P2 - 7 Pin Photocell
SQUARE WALLPACK WITH SELECTABLE COLOR							
SA1 - Selectable Area Light	U - 120/277V	DB - 0-10V Dimming	110 - 10,000 (17,000) 120 - 10,000 (19,000) 130 - 10,000 (20,000) 140 - 10,000 (21,000) 150 - 10,000 (22,000)	T2 - Type 2 Distribution T3 - Type 3 Distribution T4 - Type 4 Distribution T5 - Type 5 Distribution	7800K 5000K/4000K/5000K 5000K	Black White Grey	None P1 - 3 Pin Photocell P2 - 7 Pin Photocell

Approximate lumen output. Actual performance may vary based on CCT, options selected and end use application.
* Actual wattage may differ by +/- 5%.
† Always use the standard color, other colors are special order only. Extended lead times apply.

Specifications and dimensions subject to change without notice.

TCF
325 Campus Dr. | Ames, Ohio 43001 | P. 800.224.1496 | tcf.com

UL LISTED IP65 5 YEAR WARRANTY

Select Series LED Slim Wall Pack

Specifications
Input Line Voltage.....120/277V
Input Line Frequency (Hz).....50/60Hz
Wattage (W).....30/40/60W or 60/80/100W
Lumens (lm).....4200/5600/7800L or 7800/11,200/13,000L
Lumens per Watt (LPW).....>130 LPW
Color Temperature.....3000K/4000K/5000K
Rated Life.....50,000 hours
Minimum Starting Temperature.....-40°C (-40°F)
Maximum Operating Temperature.....40°C (104°F)
CRI.....>80
Ratings.....cULus wet location rated, IP65
Controls.....PhotoCell (standard)

CCT and Wattage Selectable
Up to 9 CCT and wattage combinations per SKU.
Internal switches maintain wet location rating.

FAMILY	VOLTAGE	CONTROLS	LUMEN PACKAGE ¹	WATTAGE ²	COLOR TEMPERATURE
SWP - Slim Wall Pack	U - 120/277V	DB - 0-10V Dimming	4200L 5600L 7800L	30W 40W 60W	CCT - 3000/4000/5000K Selectable
			7800L SWB - 11,200L 13,000L	60W 80W 100W	

Approximate lumen output. Actual performance may vary based on CCT, options selected and end use application.
* Actual wattage may differ by +/- 10%.

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UL LISTED IP65 5 YEAR WARRANTY

Elements Select Series LED Full Cutoff Wall Pack

Applications
This product family can be effectively used in outdoor wall mount locations, commercial, industrial, retail and healthcare exterior lighting, parking lot, cargo floor, high wall, area, security, etc.

Construction
• Diecast aluminum housing
• Impact resistant polycarbonate lens
• Durable bronze powder coat
• Same footprint as existing HID wall packs
• Operating Temperature: -40°C to 40°C
• Four knockouts available for wiring

Electrical
• IP65 wet location rated
• Easy-to-access wiring compartment
• System rated for long 50,000 hour life
• Efficiently delivers up to 130 LPW

Optics
• High light transmittance polycarbonate lens
• Delivers bright, white light and excellent uniformity
• Low glare optics provide excellent visibility
• Full cut off optics provide Dark Sky conformance

Dimensions
12.85" x 5.72" x 7.52"

FAMILY	VOLTAGE	CONTROLS	LUMEN PACKAGE	SELECTABLE COLOR TEMPERATURE
SWW - Selectable Full Cutoff Wall Pack	U - 120/277V	DB - 0-10V Dimming	SW4 - 5200/3900/2600L (40/30/20W) SW7 - 10400/7800/6500L (80/60/50W)	CCT - 30/40/50K

TCF
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UL LISTED IP65 5 YEAR WARRANTY

GENERAL CONSTRUCTION NOTES

- These drawings and documents are submitted to the Owner of the project for review and approval prior to any release for bidding or construction. Contractors shall receive all bid information, instructions, bid forms, general terms and conditions, and all other required clarification from the Owner's Authorized Representative administering this project. Unless otherwise indicated, the Owner's Representative for this project shall be a specifically designated Landscape Architect from SEC Planning. The contractor will also be required to coordinate and correspond with the Landscape Architect from SEC Planning and key consultants for the Owner.
- These drawings supplement other contractual information which includes Bid Instructions and Project Specifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owners Representative; without his decision said discrepancy shall not be adjusted by the Contractor, save only at his own risk and expense. The contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, they shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
- The intent of these drawings, details and associated specifications is for the Contractor to provide the Owner with a complete, accurate, functionally and technically sound project as generally described in these documents. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided as part of the base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per building codes, manufacturer's recommendations, state highway department standards, city standards and specifications and standard industry practices.
- All plan quantities provided are approximate only. The Contractor is responsible for their own plan take-offs and accuracy of their bid based on actual site conditions. The contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Contractor discovers such error or omission, they shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the Contract.
- All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.
- All range points, ties, benchmarks or other survey control points which may be encountered during construction, must be preserved or modified/recorded by a registered surveyor at the Contractor's expense. Immediately upon discovery, the Contractor shall notify the Owner's Representative of any survey control points found and obtain direction prior to proceeding with construction.
- The Contractor shall coordinate and obtain all permits which are necessary to perform the proposed work. Owner is to pay for all construction permits unless otherwise indicated in the Contract Documents. Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Should the Contractor commence work, prior to obtaining the required permits or jurisdictional approvals, the Contractor shall be responsible for corrections, modifications, replacement or removal of the non-permitted work.
- It is the Contractor's responsibility to be aware of and comply with all notifications and inspection requirements of the Jurisdiction.
- Unless specifically noted otherwise in the Contract Documents, the Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Contractor is required to fully coordinate with those consultants/contractors. Owner is to pay for all soils and materials testing.
- An Existing Condition Survey may have been provided to the Owner by registered surveyors under separate contracts for the basis of design. It is not to be considered as part of these Contract Documents. If provided, these survey plans may have been reformatted and included in these documents. The Contractor is required to visit the site to verify information. Without exception, any deviations or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the "Owner-Contractor Agreements/Contracts". For official survey information, Contractor may wish to contact the Owner, or Owner's surveyor at the Contractors expense.
- Existing utility information and utility information for proposed work by others that is shown in these documents is approximate and for general information only. It is not intended to depict exact locations of all utilities. The Contractor shall notify all utility companies to stake and field verify the locations including depths of all utilities (existing, proposed by others, or currently under construction), prior to commencing any related operations. Contractor shall maintain utility locations/structures during all remaining phases of work. The Contractor shall report to the Owner's Representative any utilities that may conflict with proposed work. This Contractor shall explore, understand, and coordinate (with subcontractors and others) all utilities impacts prior to submitting bid and shall be responsible for any modifications or damages to utility lines, structures or injuries therefrom. For existing utility information contact Texas 811. A minimum notice of 3 business days in advance of locational needs is required.
- These drawings do not specify safety materials, staffing, equipment, methods or sequencing to protect persons and property. It shall be the Contractor's sole responsibility to direct and implement safety operations, staffing, procedures to protect the Owner and his representatives, new improvements, property, other contractors, the public and others.
- The Contractor shall meet periodically with the Owner's Representative to determine marshalling areas, on-site storage, and contractor staff parking and to coordinate security issues, construction sequencing/phasing, scheduling, and maintaining public, emergency, handicapped or operations access before starting the related work. The Contractor shall meet any "Construction Criteria" or requirements shown on any Contract Documents, phasing plans or any imposed plan by the Owner as a part of the Base Bid.
- Some work in this Contract may occur concurrent with work by others. Phasing, sequencing and coordination, with work by others, and on-going facility operations in and around the site area, is a part of the scope of work for this project. Notice to proceed with work in any general area shall be obtained from the Owner.
- The Contractor will be required to complete all the work of this project according to these proposed drawings or subsequent clarification. A strict period of performance, including dates of substantial completion (for all and/or portions) and liquidation damages may be an integral element of the Contract.
- Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner or Owner's Representative.
- The Contractor is required to maintain a complete and "up-to-date" set of all Contract Documents, including clarifications, change orders, etc., in good condition, at the construction site at all times. This set of documents will be made immediately available for review by the Owner's Representative and/or authorized Consultants upon request. Complete "As-Built" drawings and document submittals are also a requirement of this contract.
- Maintenance, warranties and performance guarantees may be a requirement of this contract - see specifications.
- Notes and details on specific drawings shall take precedence over general notes and typical details. The Contractor shall refer to all other Division Notes, Sheets Notes, Drawings and Project Contract Documents for additional information.
- Contractor shall refer to other related drawings for all other related improvements that will impact this project and require coordination. Drawings may be made available to the Contractors at request.

TREE PROTECTION NOTE

- All existing trees shall be protected from construction activities within construction zone. During which time, the use of a silt or chain link fence is required around each singular or group of protected trees. Parking of construction vehicles, equipment, and stockpiles within tree root zones is strictly prohibited. Contractor shall be responsible for any damage incurred to existing trees, including replacement, fees, fines or reimbursement to owner for said damages and, or, to the City or Jurisdiction with governing authority per the Tree Ordinance.

OAK WILT PREVENTION NOTE

- If Oak Wilt is found on site within work zone, owner must be notified and the following procedures must be followed in accordance with USDA standards, (<http://www.na.fs.fed.us>) including disinfecting construction removal devices, tree removal and treatment to prevent development of spore mats. These treatments include debarking, chipping and drying the wood, covering dead wood with plastic, burying the edges for six months and air drying for a similar amount of time to kill fungus and associated insects off site at state designated facility.

SIDEWALK NOTES:

- Layout of concrete walkways shall be staked in the field and review by the Owner or Owner's Representative prior to construction. At that time walk may be adjusted as needed, using the Hardscape Plan as a guide. All grades and layout shall be confirmed prior to construction. Notify Owner and Owner's Representative of any conflicts or deviations to the issued plans.
- All pedestrian paths shall be in compliance with all current Texas Accessibility Standards (T.A.S.) and ADA standards.
- All walkway grades shall have a running slope of no greater than 4.7% (1:21) and a cross-slope that is not greater than 1.5% (1:66).
- Slopes at or between 5.0% (1:20) and 8.3% (1:12) must have hand rails on both sides with ADA compliant level landings, and cross-slopes shall not exceed 1.5% (1:66).

HARDSCAPE LAYOUT AND INSTALLATION

- All work shown shall be field staked and subject to field verification, review and approval by the Owner or Owner's Representative prior to any constructions or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by Contractor's surveyor.
- To expedite, the layout of the site layout coordinates and/or grids may have been established in the Drawings. These points shall be field staked by the Contractor's surveyor as a part of this contract. The establishment of these points shall be approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
- The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
- Computed dimensions shall take precedence over scaled dimensions. Large scale drawings shall take precedence over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given.
- The Contractor is responsible to provide complete-in-place systems, and a complete project. Any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner or Owner's Representative, Architects, Engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
- All locations for walks, roads, swales, walls, curbs, structures etc. shall be staked by the Contractor. All layout information is based on ground coordinates and the Contractor shall meet with the owner's surveyors and engineers to clarify all datum, benchmark and control point requirements. Specific layout information will be provided to the Contractor by the Owner's Representative in AutoCAD (.dwg) format when requested.
- It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects.
- Hardscape improvements that are to be constructed per the drawings, shall be coordinated on site with the Owner's Representative, and be field staked or painted for approval of layout by the Owner's Representative prior to installation. Notify the Owner's Representative a minimum of 24 hours in advance for review. Improvements installed without field approval by Owner's Representative may be rejected and will be replaced at Contractors expense. At the time of staking, the Contractor shall confirm the quantity of the improvements match the approved contract. In the event the Contractor discovers such a discrepancy, he shall immediately notify the Owner's or Owner's Representative for direction on how to proceed, prior to commencing work.
- All lot fencing or lot screen walls shall be placed on the property line or property boundary. Contractor shall confirm final location by field staking, to be reviewed by the Owner or Owner's Representative prior to construction.
- Rock gravel, rock mulch, synthetic mulch should be installed over weed barrier fabric. Weed barrier fabric should overlap edges a minimum of 6".

GRADING NOTES

- The Contractor shall obtain and review the Summary Report and Recommendations prepared by the geotechnical engineers and fully understand the existing soil conditions encountered prior to submitting bid. The Contractor shall comply with all recommendations made by the geotechnical engineers, civil engineers, structural engineers and Owner's Representative, as designated in the soil report, on these drawings, specified, or as directed during field observations and inspections.
- All earthwork operations will be subject to full inspection and regular testing by a qualified soils and materials engineer and this Contractor shall be responsible to coordinate scheduling, notification and procuring test results and documentation as required. The Contractor shall notify the Owner's Representative of any subsoil conditions encountered, which vary from those found during previous soil investigations and/or that may not have been known during design. Any failed tests which must be retested will be a Contractor's expense.
- All earthwork operations shall be conducted in strict compliance with the project specifications including but not limited to:
 - Full locating, investigating and protection of ALL existing utilities to remain.
 - Removal of any organic materials or debris.
 - Stripping and stockpiling of all topsoil in approved location(s).
 - Removal of all unstable fill materials encountered.
 - Scarification and re-compaction to the minimum depth as specified and/or directed within all areas to receive fill, pavements or structures.
 - All classifications of "excavation" as required to meet proposed lines, grades, typical cross sections and improvement elevations.
 - Placement, shaping, and structural compaction of all classifications of "fill" or "embankment" as required to meet proposed lines, grades, typical cross sections and improvement elevations.
 - Providing dewatering, optimum moisture control, climate protection, dust control, erosion control and all other specified treatments.
 - Replacement of topsoil after grading changes have been accomplished.
- See, and comply with, all specifications for depth of moisture density treatments, controls and compaction requirements.
- These grading plans are intended to show vertical control of the site and are based upon the benchmarks, existing elevations and topography as provided by the Owner's surveyor. However, the Contractor, upon submittal of bid, agrees to accept the site grades and make all adjustments required to accomplish the work as proposed. Additionally proposed design elevations for adjacent construction projects may have to be incorporated if necessary. (Construction drawings for work by others, if applicable, are available upon request). Staking of future adjacent improvements, by this contract phase or by others, may be required if directed by the Owner's Representative to ensure proper coordination and requested staking is to be provided as part of this Base Bid.
- This Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with follow-up written) notice within 24 hours to the Owner's Representative for direction to proceed, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the existing "Owner-Contractor Agreements/Contracts".
- The plans may call for specific temporary benchmarks to be transferred to the site by a certified surveyor and accurately established on site as a part of this contract. Contractor shall verify all benchmarks and information used in design and compare to existing conditions.
- It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative. Unless otherwise indicated, minimum slope for paved surfaces shall be 1% and minimum slope for non-paved areas shall be 2%. Slope away from all structures shall be 3% minimum, for a distance of 5' minimum. Maximum ground slopes to be 4' horizontal to 1' vertical, unless otherwise approved in advance.
- All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of sub-grade materials required to construct project improvements.
- All topsoil and/or drainage way muck excavation shall be saved and stockpiled in approved locations for future use.

LIGHTING

- Landscape lighting system is to be installed by a licensed electrician with documented experience in installing lighting systems of similar scope within the last two years. The Contractor is to supply a complete lighting system including all associated equipment such as conduit, weather proof and/or water proof junction boxes, ballasts, connectors, harnesses, time clocks, photocells, etc.
- The Contractor shall review proposed layout of lighting system and all related equipment locations with the Owner or Owner's Representative prior to commencing installation.
- After installation the Contractor will be required to adjust light fixtures until the Owner's Representative is satisfied with the desired effect. This will require the Contractor and/or the Contractor's electrician to meet with the Owner and Owner's Representative after sunset. This adjustment is to be included in the base Bid amount.
- The Contractor shall provide a two year warranty on all equipment including lamps, ballasts and installation.
- Independent ballasts, if required, shall be "ganged" in an inconspicuous, accessible location in a horizontal, weatherproof box or tray near ground level. Mounting of ballast in trees will not be allowed without written authorization from the Owner's Representative.
- All exposed boxes, trays, conduit, etc. shall be painted by the contractor to blend in with surrounding landscape elements.
- All equipment shall be U.L. listed and installation shall comply with N.E.C. and all other applicable codes.
- All lights are to be controlled by a photocell on and timer off system unless specified otherwise on the drawings.
- All wire run underground must be in rigid conduit.
- Plan layout of underground wiring to minimize disturbance to the roots of existing trees. If underground wiring must pass through the critical root zone of protected trees, trenching and related work must be performed by hand. No mechanical trenching is permitted within the Critical Root Zone.
- Tree lighting (if applicable):
 - Install Karlock (or equal) flexible conduit from base of tree to a minimum eight foot height above ground. At the end of the conduit install a waterproof hub (for single cable) or W-P bell box for multiple cables. Paint conduit and box to match tree trunk. Use SJTO electrical cord from conduit to light fixture. Attach cord to tree using long galvanized cord staples or other approved method. Provide a 36" loop of extra cord at the light fixture to allow for light adjustment and tree growth.
 - Attach light fixtures to trees utilizing galvanized mounting plates drilled for hub connection with a minimum of two mounting screws. Mounting screws are to be 1/2-20 threads x 5" length (one end wood screw threads and the other end bolt threads). Install at least two inches of thread into tree and install with at least two inches between tree and mounting plate.
 - All tree downlights are to be mounted in the top third of the tree canopy.
 - All fixtures are to be located, adjusted as needed and shielded to prevent glare, light trespass on to adjacent properties or Rights-of-way.

CITY OF GEORGETOWN LANDSCAPE NOTES

- The Conventional / Drip 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 or Leaky-Pipe System: An automatic or manual underground irrigation system in conjunction with a water-saving system, which is a drip or a leaky pipe system.
 - Temporary and Above-Ground Watering: Landscape areas utilizing xeriscaping plants and installation techniques, including areas planted with native grasses, wildflowers, and trees may use a temporary and above ground system, and shall be required to provide irrigation for the first three (3) growing seasons.
- A separate irrigation plan shall be provided at the time of application for a Building Permit.
- 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/ homeowner's association may assume responsibility for maintenance of common areas
- This Landscape Plan has been prepared and certified by a Landscape Architect to meet all requirements of the City of Georgetown Unified Development Code. (Provide individuals contact information and certification on landscape plan.)
- All plant selections have been chosen from the City of Georgetown Preferred Plant List.
- No more than 25% of plantings have been selected from any one species (if planting more than 5 trees or 10 shrubs)
- At least 50% of the required plant materials are low water users as identified on the preferred plant list.



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02/27/2025

LANDSCAPE IMPROVEMENT PLANS

84 LUMBER OFFICE / WAREHOUSE

GEORGETOWN, TEXAS 78626

Drawing File Name
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Issued:	
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4. CIVIL PLAN UPDATE	02/27/2025
5.	

Revisions:

1.	
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5.	

Issue Date: 02/27/2025

Drawn By:
Reviewed By: BD

Project No.
STEG-230002

CONSTRUCTION NOTES

Sheet No.
LN-1 of _____

I, Ben DeBellis, hereby certify that this Landscape Plan complies with the requirements of Chapter 8 of the Unified Development Code.

Ben DeBellis 05/09/2023
Landscape Architect's Name and Seal Date



TEXAS LAW REQUIRES 48 HOURS OF NOTICE PRIOR TO DIGGING, EXCLUDING WEEKENDS AND HOLIDAYS. ALL BEFORE YOU DIG, WAIT THE REQUIRED AMOUNT OF TIME, RESPECT THE MARKS, AND DIG WITH CARE! 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. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY A FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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GENERAL PLANTING NOTES

- Contractor shall be responsible for becoming aware of all related existing conditions, utilities, pipes and structures, etc. prior to bidding and construction. The Contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines, including depths, prior to any excavation. The Contractor shall notify the Owner's representative of apparent conflicts with construction and utilities so that adjustments can be planned prior to installation. Contractor shall take sole responsibility for any and all cost or other liabilities incurred due to damage of said utilities/structures/etc.
- The Contractor shall not willfully proceed with construction as designed when it is apparent that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Owner's Representative for clarification. The Contractor shall assume full responsibility for all liabilities, including necessary revisions due to failure to give such notification.
- Contractor shall be responsible for coordination with subcontractors and other contractors of related trades as required to accomplish the planting and related operations.
- The acceptable tolerances for this project are minimal and specific layout is required as shown on the layout, planting and other plans. Final location and staking of all plant materials shall be accepted by the Owner's Representative in advance of plantings.
- Coordinate installation of all plant material with installation of all adjacent irrigation, pavements, curb and related structures. Any damage to existing improvements is the responsibility of the Contractor.
- Contractor shall notify Owner's Representative 48 hours prior to commencement of work to coordinate project inspection schedules.
- The Contractor shall take all necessary scheduling and other precautions to avoid climatic damage to plants. A "planting" of specific calendar days is required to be submitted by the Contractor for approval and planting operations should occur per this approved schedule.
- If conflicts arise between size of areas and plans, Contractor is required to contact Owner's Representative for resolution. Failure to make such conflicts known to the Owner's Representative will result in Contractor's liability to relocate the materials.
- Plant names may be abbreviated on the drawings. See plant legend for symbols, abbreviations, botanical/common names, sizes, estimated quantities (if given) and other remarks.
- It is the Contractor's responsibility to furnish all plant materials free of pests or plant diseases. Pre-selected or "tagged" material must be inspected by the Contractor and certified pest and disease free. It is the Contractor's obligation to maintain and warranty all plant materials per the specifications. All plants shall be subject to Owner's approval prior to installation.
- Where provided, area takeoffs and plant quantity estimates in plant list are for information only. Contractor is responsible to do their own quantity take-offs for all plant materials and sizes shown on plans. In case of any discrepancies, plans take precedence over call-outs and/or the plant list(s).
- Contractor shall provide "per-unit costs" for every size of plant material, and by type, as called out on Planting Plans in the Bid Proposal. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, warranty, etc., as detailed and specified for each size, "complete in place".
- The Contractor is responsible to restore all areas of the site, or adjacent areas, where disturbed by operations of or related to the Contractor's work. Sod areas disturbed shall be restored with new sod. Native areas disturbed, if not already improved to meet other requirements of this contract, shall be restored consistent with type, rates and species of existing condition.
- During plant establishment, native and wetland areas shall be protected from sedimentation and erosion. Prior to construction activities, native and wetland areas outside of the project limits shall be protected with silt fence.
- When planting trees and shrubs in existing natural areas, minimize disturbance to adjacent existing vegetation.
- No Ball & Burlap (B&B) material will be allowed or accepted unless specifically specified.
- All plants shall be nursery grown, Grade 1 plants meeting American Nursery and Landscape Association (ANLA) standards set forth in the "American Standard for Nursery Stock" (ANSI Z60.1-2004). Plants are to be typical in shape and size for species. Plants shall not be root-bound or loose in their containers. Handle all plants with care in transporting, planting and maintenance until inspection and final acceptance.
- Warranty: Provide a one-year replacement warranty for all plant materials. Warranty shall cover plants which have died or partially died (thereby ruining their natural shape), but shall not include damage by vandalism, browsing, hail, abnormal freezes, drought or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease and damage or shock to plants. Plants replaced under Warranty will be warranted for one year following replacement.

PLANTING LAYOUT AND INSTALLATION

- The Contractor shall be responsible for accurately laying out the plant beds and lawn areas by scaling the Drawings. The Contractor shall provide paint lines/stakes/hose or other means to fully indicate the specific layout geometry of all bed lines for approval by Owner's Representative prior to installation. The Contractor's Base Bid shall anticipate minor adjustments as directed by the Landscape Architect in the field. Changes affecting quantities will be covered by unit prices.
- Following the approval of layout, the Contractor shall closely coordinate the installation of the irrigation system to conform to the approved layout.
- All planting beds are to be separated from adjacent Turf Sod, Turf Seed and Native Seed areas with edging per specifications and details. Additional locations may be indicated on the Drawings. Install edging following manufacture's installation instructions. Maintain an accurate layout with smooth curves and transitions, free of kinks and abrupt bends. Top of edging is to be 1" above soil level of adjacent turf. In Bid Proposal furnish a unit price per linear foot of edging installed.
- Provide matching sizes and forms for all species of trees and plants installed on grid or spaced equally in rows as shown on drawings. Adjust spacing to "equal-equal" as necessary, subject to acceptance by the Owner's Representative.
- Unless otherwise indicated:
 - All groupings of groundcovers, perennials, ornamental grasses and annuals shall be triangularly spaced (equal-equal).
 - All planting areas including sod, seed and planting beds, shall receive soil amendments per the notes and specifications.
 - Sodded lawn shall have been grown between 9 and 18 months and shall be vigorous, well-rooted and healthy turf. Minimum thatch thickness shall be ¾".
 - All gravel areas or rock mulches should be installed over weed barrier fabric. Edges of weed barrier should overlap minimum 6".
 - All bulb planting shall occur after mid-October and before ground is frozen. See details for bulb planting layout.
- All Plant Beds and pit planted plants shall receive a 3" depth layer of shredded hardwood mulch. Refer to plans, details and specifications for location and type of any alternate mulch used. In Bid Proposal furnish a unit price(s) per cubic yard of mulch(es) placed. This unit price(s) will be used in the adjustment of bed areas.
- Planting pits for 1 and 5 gallon shrubs shall be at least 8" larger in diameter than the container size. Larger container sizes and B&B plants shall be planted in pits at least 3 times larger in diameter than the root ball size.
- Plants shall be installed to present their best side facing the viewer.
- Owner's representative shall have final approval of plant material layout.

PLANT SCHEDULE										
TREES	Quantity	Botanical/Common	Container	Caliper	Ht/Spd (INSTALL)	Ht/Spd (MATURE)	Water Use	Evergreen / Deciduous	Notes	Remarks
QUMU	19	Quercus muehlenbergii / Chinkapin Oak	Container Grown	3"Cal	12-15' H X 8' Spd	50-70'+ H X 30-40' Spd	M	Deciduous		
QLVI	14	Quercus virginiana / Southern Live Oak	Container Grown	3"Cal	12-15' H X 8' Spd	40-60'+ H X 50'+ Spd	L	Evergreen	Must be from a Single Root Stock	
ULCR	12	Ulmus crassifolia / Cedar Elm	Container Grown	3"Cal	12-15' H X 8' Spd	50-75' H X 25-35' Spd	M	Deciduous	Must be from a Single Root Stock	
ORNAMENTAL TREES	Quantity	Botanical/Common	Container	Caliper	Ht/Spd (INSTALL)	Ht/Spd (MATURE)	Water Use	Evergreen / Deciduous	Notes	Remarks
MYCE	18	Myrica cerifera / Wax Myrtle	30 gal, cont. grwn		8' H X 4' Spd	12-15' H X 15' Spd	H	Evergreen	Must be from a Single Root Stock	
SHRUBS	Quantity	Botanical/Common	Container	Container Size	Notes	Ht/Spd (MATURE)	Water Use	Evergreen / Deciduous	Remarks	
DIBI	83	Dietses bicolor / Fortnight Lily	Container Grown	5 gallon	Full to Ground	4' H X 2-3' Spd	L	Evergreen		
ILVN	90	Ilex vomitoria 'Nana' / Dwarf Yaupon	Container Grown	5 gallon	Full to Ground	2-4' H X 2-4' Spd	L	Evergreen		
GRASSES	Quantity	Botanical/Common	Container	Container Size	Notes	Ht/Spd (MATURE)	Water Use	Evergreen / Deciduous	Remarks	
STTE	60	Stipa tenuissima / Mexican Feathergrass	Container Grown	1 gallon	Full	1-2' H X 1-2' Spd	L	Evergreen		

TURF GRASS/ PLANT BEDS				
NAME	TOTAL	UNITS	DESCRIPTION	COMMENTS
Plant Bed	2,041	sf		
	38	cy	Planting mix	6" depth (Pro-Gro Soil Mix by Whittlesey Landscape Supply or approved equal)
	19	cy	Mulch	3" Depth (Native Hardwood Mulch)
Cynodon dactylon 'Tif 419' / Bermuda Grass	35,653	sf		Cynodon dactylon "TIFWAY 419"
	3,961	sy	Turf Sod	Bermuda T419
	440	cy	Top Soil	4" Depth (75% Chocolate Loam / 25% Compost)
Cynodon dactylon / Bermuda Seed Hydromulch	21,326	sf		Cynodon dactylon
	2,370	sy	Turf Seed	Common Bermuda
	132	cy	Top Soil	2" Depth (Chocolate Loam)
MISCELLANEOUS				
NAME	TOTAL	UNITS	DESCRIPTION	COMMENTS
Steel Edging	850	lf	3/16" thick, Brown	
Mulch Bed	7090	alon	3" Depth Texas Hardwood	
Concrete Wall	187	lf	Per Detail, See Sheet LPD-1.0	

IRRIGATION				
SYMB	QTY	UNITS	DESCRIPTION	COMMENTS
CONTROLLER	1	ea.	Rainbird, Hunter, or Approved Equal	
PLANT BEDS	2,041	s.f.	Drip/Spray	
TREES	x	ea.	Drip/Bubbler	
SOD/TURF	56,979	s.f.	Drip/Spray/Bubbler	
Irrigation System shall be installed by separate permit.				

84 Lumber Office / Warehouse Georgetown, TX				
LANDSCAPE CALCULATIONS				
Streetyard Landscaping				
Total Streetyard Area			69615	sf
Streetyard Landscape Area Required	(20% of Total)		(67123*.2)	13923 sf
Streetyard Landscape Area Provided				27332 sf
Shade Trees Required	(4 per 10,000 sf + 1.5 per 10,000 sf)			13 sf
Shade Trees Provided				18 sf
Shrubs Required	(12 per 10,000 sf + 4 per 10,000 sf)			36 sf
Shrubs Provided				183 sf
Parking Lot Landscaping				
Parking Stalls Between Building and R.O.W.			31	
Pervious Landscape Area Required	(20 sf per stall)		(31*20)	620 sf
Pervious Landscape Area Provided				692 sf
Parking Stalls NOT Between Building and R.O.W.			16	
Pervious Landscape Area Required	(10 sf per stall)		(16*10)	160 sf
Pervious Landscape Area Provided				363 sf
Shade Trees Required	(1 per 12 parking stalls)		((31+16)/12)	4
Shade Trees Provided				4
Bufferyard Landscaping				
Site Zoning Designation				IN
Adjacent Property Zoning Designation (East)				AG
Level of Bufferyard Required		221.01 lf		Level e, High
Shade Trees Required	(2 tree per 50 lf, 221 lf)		4.42	9
Shade Trees Provided				9
Evergreen Ornamental Trees Required	(4 trees per 50 lf, 221 lf)		4.42	18
Evergreen Ornamental Trees Provided				18
Evergreen Shrubs Required	(0 shrubs per 50 lf, 221 lf)			N/A
Evergreen Shrubs Provided				N/A
Gateway Overlay District (Scenic Overlay District)				
Landscape Area Required	392 LF x 25'			9800 sf
Scenic Overlay Landscape Area Provided				
Shade Trees Required	(2 per 1,000 sf)			20 Trees
Shade Trees Provided				20 Trees
Shrubs Required	(5 per 1,000 sf)			49 Shrubs
Shrubs Provided				50 Shrubs



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04/04/2025

LANDSCAPE IMPROVEMENT PLANS

84 LUMBER OFFICE / WAREHOUSE

GEORGETOWN, TEXAS 78626

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Issued:	
1. CITY SUBMITTAL	02/17/2023
2. CITY COMMENTS	06/30/2023
3. CITY COMMENTS	08/08/2023
4. CIVIL PLAN UPDATE	02/27/2025
5. COMMENT RESPONSE	04/04/2025

Revisions:

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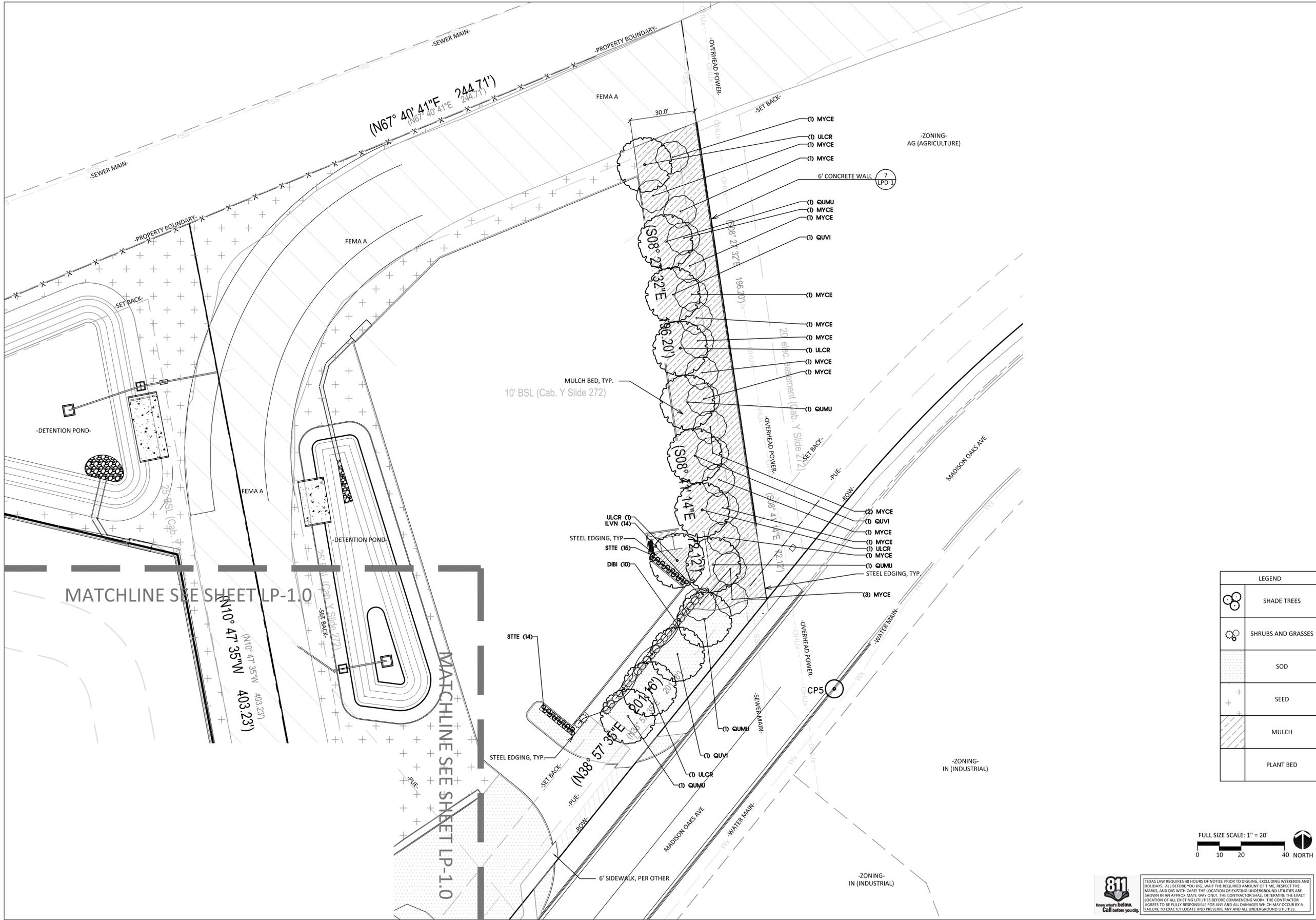
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Drawn By:
Reviewed By: BD

Project No.
STEG-230002

PLANTING NOTES

Sheet No.
LPN-1 of _____



LEGEND	
	SHADE TREES
	SHRUBS AND GRASSES
	SOD
	SEED
	MULCH
	PLANT BED

Drawing File Name	
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 Reviewed By: BD

Project No.
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PLANTING PLAN

Sheet No.
 LP-2.0 of

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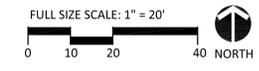
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04/04/2025

LANDSCAPE IMPROVEMENT PLANS

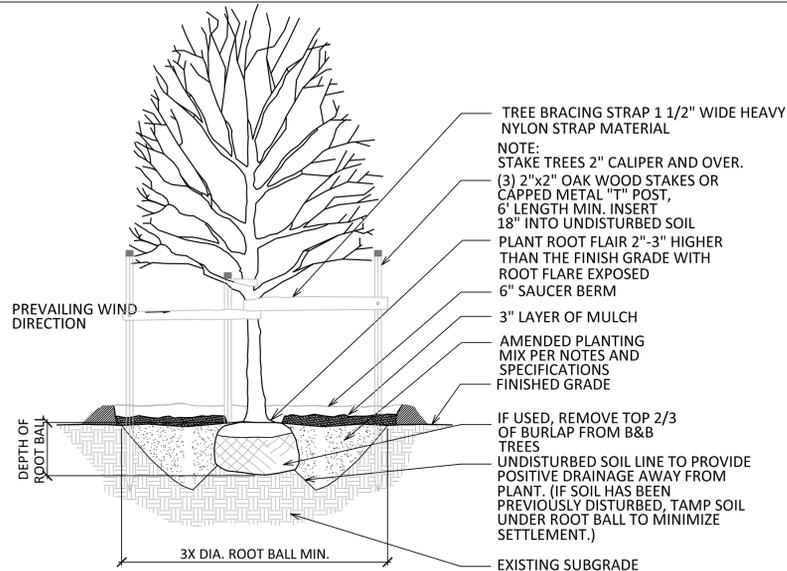
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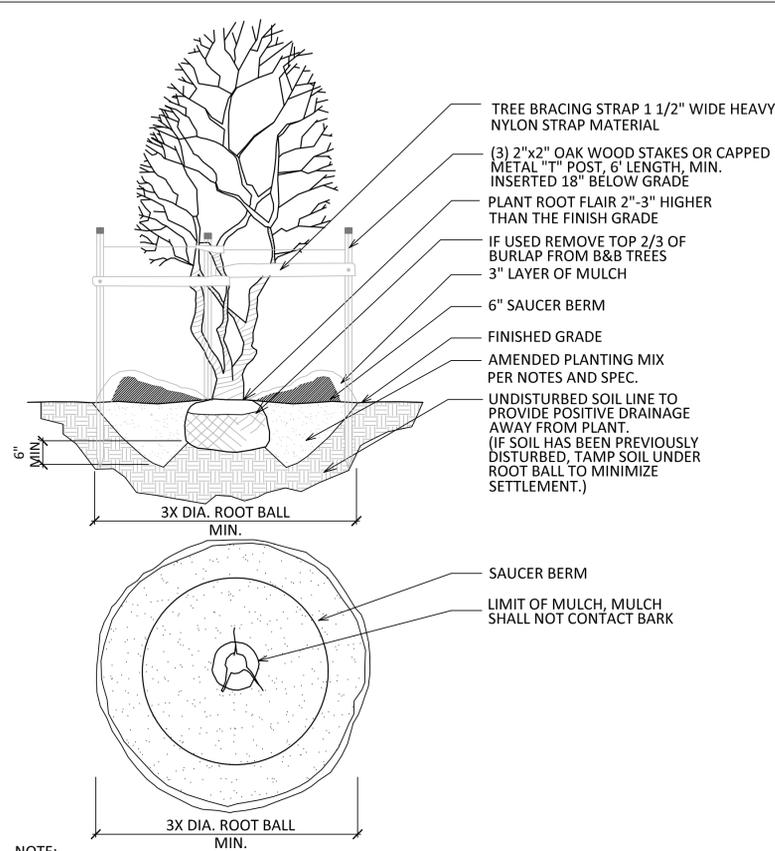


811 Know what's below. Call before you dig.

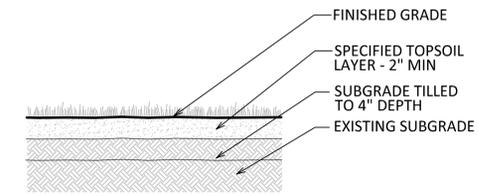
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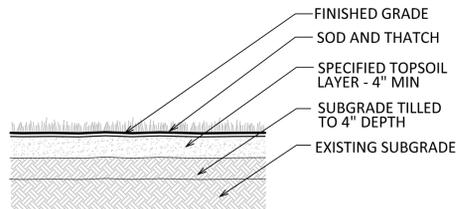
1 TREE PLANTING
SCALE: 3/4"=1'-0"



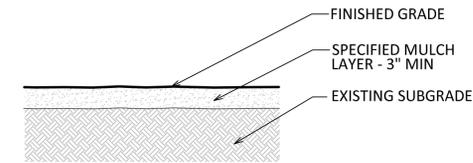
2 TREE PLANTING - MULTISTEM
SCALE: 3/4"=1'-0"



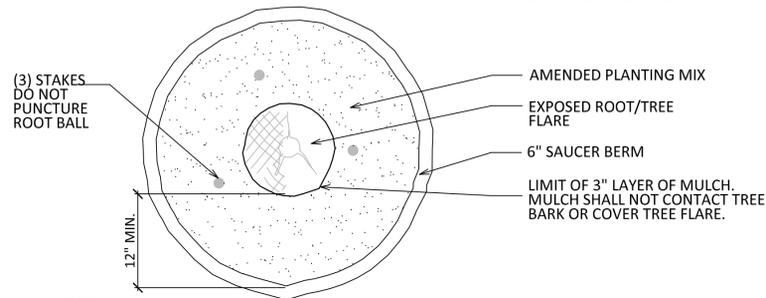
3 TURF SEEDDED AREA
SCALE: 1/2"=1'-0"



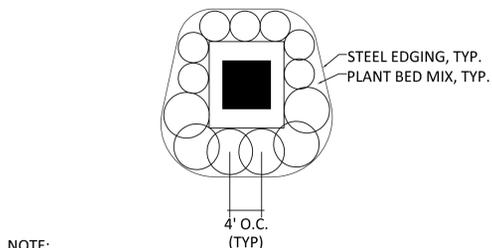
4 TURF SODDED AREA
SCALE: 1/2"=1'-0"



5 MULCH BED
SCALE: 1/2"=1'-0"



6 SHRUB SCREENING
SCALE: 1/2"=1'-0"



7 SHRUB BED PLANTING
SCALE: 1/2"=1'-0"



LANDSCAPE ARCHITECTURE
LAND PLANNING
3600 W. Farmer Lane Suite 210
Austin, TX 78727
T: 512.246.7003
www.secplanning.com
info@secplanning.com

STEGER BIZZELL
1987 S. AUSTIN AVENUE
GEORGETOWN, TX 78626
T: 512.930.9412



04/04/2025

LANDSCAPE IMPROVEMENT PLANS
84 LUMBER OFFICE / WAREHOUSE
GEORGETOWN, TEXAS 78626

Drawing File Name
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Issued:	
1. CITY SUBMITTAL	02/17/2023
2. CITY COMMENTS	06/30/2023
3. CITY COMMENTS	08/08/2023
4. CIVIL PLAN UPDATE	02/27/2025
5. COMMENT RESPONSE	04/04/2025

Revisions:	
1.	
2.	
3.	
4.	
5.	

Issue Date: 04/04/2025

Drawn By:
Reviewed By: BD

Project No.
STEG-230002

PLATING DETAILS

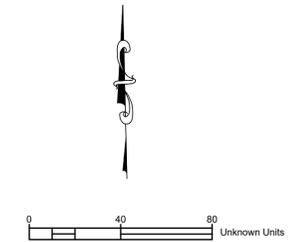
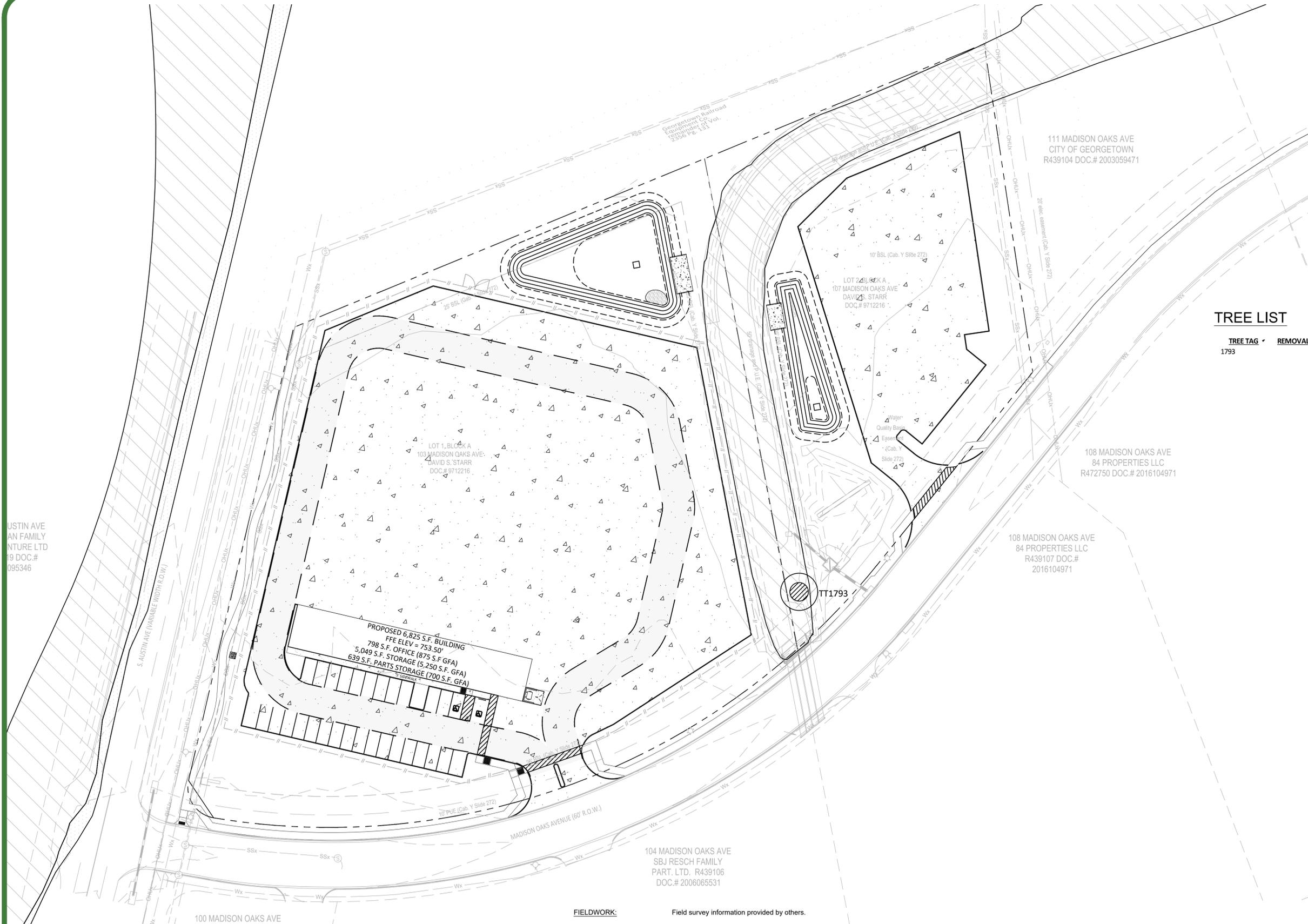
Sheet No.
LPD-1 of



TEXAS LAW REQUIRES 48 HOURS OF NOTICE PRIOR TO DIGGING, EXCLUDING WEEKENDS AND HOLIDAYS. ALL BEFORE YOU DIG, WAIT THE REQUIRED AMOUNT OF TIME, RESPECT THE MARKS, AND DIG WITH CARE THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY A FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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TREE LIST

TREE TAG	REMOVAL	SIZE (IN)	TYPE	SPECIES	MULTI
1793		TR 15	PROTECTED	WILLOW	9",6",5"

197 S. AUSTIN AVE
AN FAMILY
NTURE LTD
19 DOC.#
095346

100 MADISON OAKS AVE

PROPOSED 6,825 S.F. BUILDING
FFE ELEV = 753.50'
798 S.F. OFFICE (875 S.F. GFA)
5,049 S.F. STORAGE (5,250 S.F. GFA)
639 S.F. PARTS STORAGE (700 S.F. GFA)

LOT 1, BLOCK A
103 MADISON OAKS AVE
DAVID S. STARR
DOC.# 9712216

LOT 2, BLOCK A
107 MADISON OAKS AVE
DAVID S. STARR
DOC.# 9712216

111 MADISON OAKS AVE
CITY OF GEORGETOWN
R439104 DOC.# 2003059471

108 MADISON OAKS AVE
84 PROPERTIES LLC
R472750 DOC.# 2016104971

108 MADISON OAKS AVE
84 PROPERTIES LLC
R439107 DOC.#
2016104971

104 MADISON OAKS AVE
SBJ RESCH FAMILY
PART. LTD. R439106
DOC.# 2006065531

FIELDWORK: Field survey information provided by others.

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY:	DATE
KM DRAWN BY:	DATE
DLP CHECKED BY:	DATE
BEM APPROVED BY:	DATE



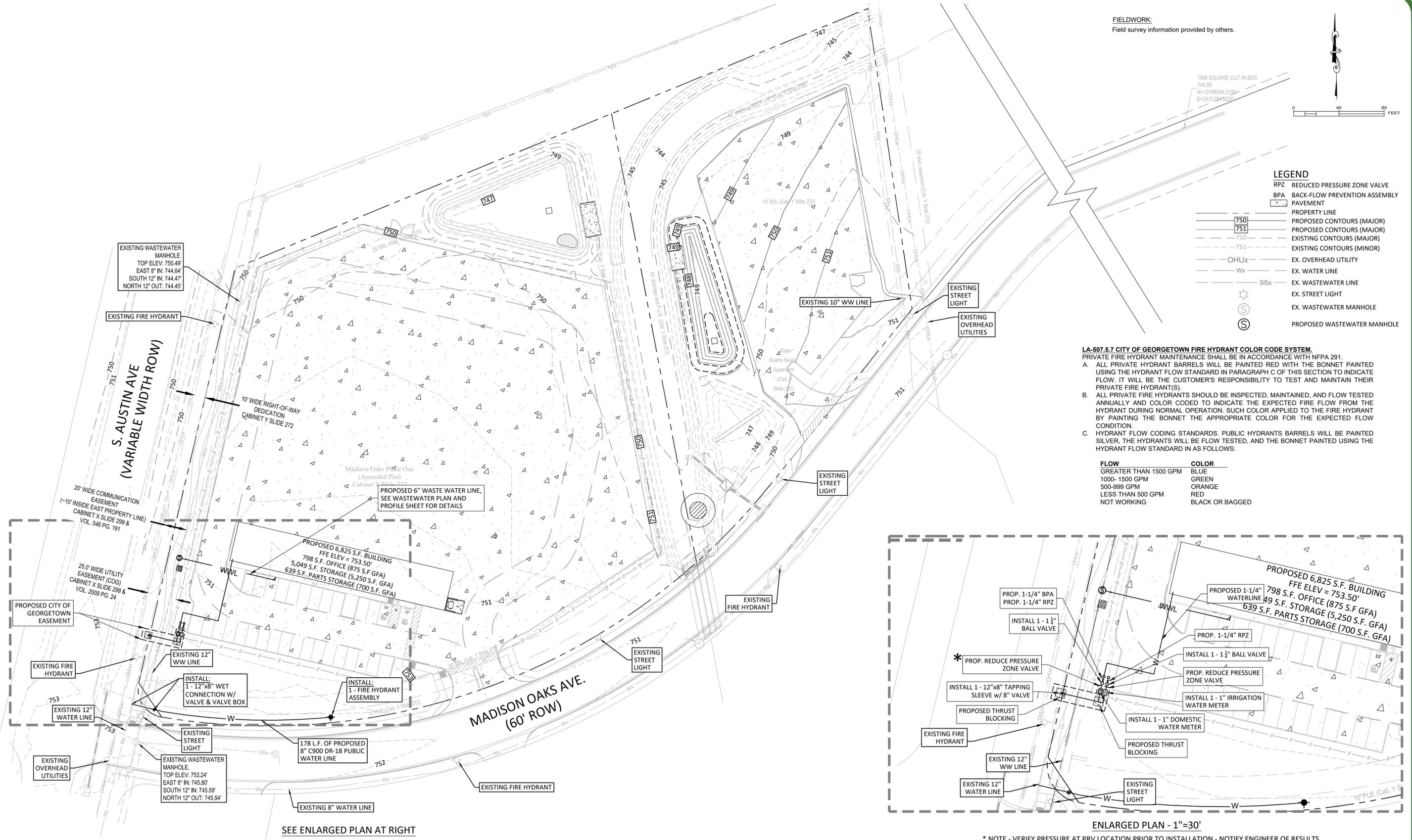
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SERVICES TBPLS FIRM No. 10003700 >>ENGINEERS >>PLANNERS >>SURVEYORS

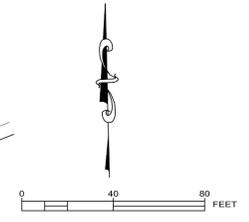
TREE PRESERVATION PLAN & LIST
for
84 LUMBER OFFICE WAREHOUSE EXPANSION
103 & 107 MADISON OAKS AVENUE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No:
22914
SHEET
13
of 38

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FIELDWORK:
Field survey information provided by others.



TBM SQUARE CUT IN BOC
748.85
N=10198594.3150
E=31317244.8320

- LEGEND**
- RPZ REDUCED PRESSURE ZONE VALVE
 - BPA BACK-FLOW PREVENTION ASSEMBLY
 - PAVEMENT
 - PROPERTY LINE
 - 750 PROPOSED CONTOURS (MAJOR)
 - 751 PROPOSED CONTOURS (MAJOR)
 - 750 EXISTING CONTOURS (MAJOR)
 - 751 EXISTING CONTOURS (MINOR)
 - OHUX EX. OVERHEAD UTILITY
 - Wx EX. WATER LINE
 - SSx EX. WASTEWATER LINE
 - EX. STREET LIGHT
 - EX. WASTEWATER MANHOLE
 - PROPOSED WASTEWATER MANHOLE

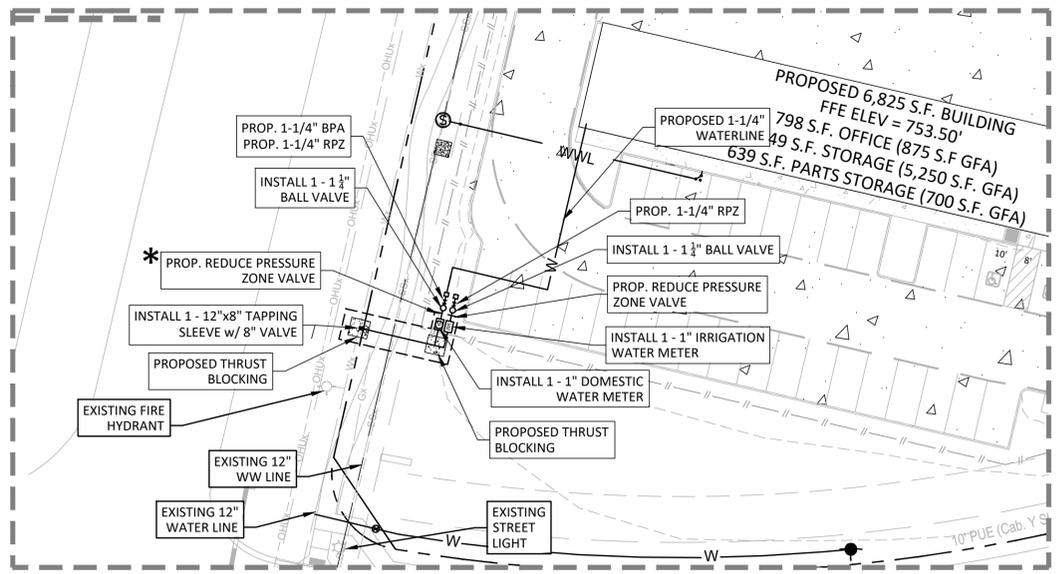
LA-507.5.7 CITY OF GEORGETOWN FIRE HYDRANT COLOR CODE SYSTEM.
PRIVATE FIRE HYDRANT MAINTENANCE SHALL BE IN ACCORDANCE WITH NFPA 291.

A. ALL PRIVATE HYDRANT BARRELS WILL BE PAINTED RED WITH THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN PARAGRAPH C OF THIS SECTION TO INDICATE FLOW. IT WILL BE THE CUSTOMER'S RESPONSIBILITY TO TEST AND MAINTAIN THEIR PRIVATE FIRE HYDRANT(S).

B. ALL PRIVATE FIRE HYDRANTS SHOULD BE INSPECTED, MAINTAINED, AND FLOW TESTED ANNUALLY AND COLOR CODED TO INDICATE THE EXPECTED FIRE FLOW FROM THE HYDRANT DURING NORMAL OPERATION. SUCH COLOR APPLIED TO THE FIRE HYDRANT BY PAINTING THE BONNET THE APPROPRIATE COLOR FOR THE EXPECTED FLOW CONDITION.

C. HYDRANT FLOW CODING STANDARDS. PUBLIC HYDRANTS BARRELS WILL BE PAINTED SILVER. THE HYDRANTS WILL BE FLOW TESTED, AND THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN AS FOLLOWS:

FLOW	COLOR
GREATER THAN 1500 GPM	BLUE
1000- 1500 GPM	GREEN
500-999 GPM	ORANGE
LESS THAN 500 GPM	RED
NOT WORKING	BLACK OR BAGGED



ENLARGED PLAN - 1"=30'

* NOTE - VERIFY PRESSURE AT PRV LOCATION PRIOR TO INSTALLATION - NOTIFY ENGINEER OF RESULTS

SEE ENLARGED PLAN AT RIGHT

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY:	DATE
KM DRAWN BY:	DATE
DLP CHECKED BY:	DATE
BEM APPROVED BY:	DATE



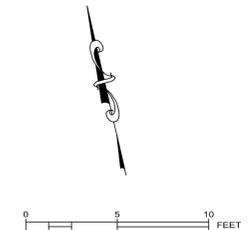
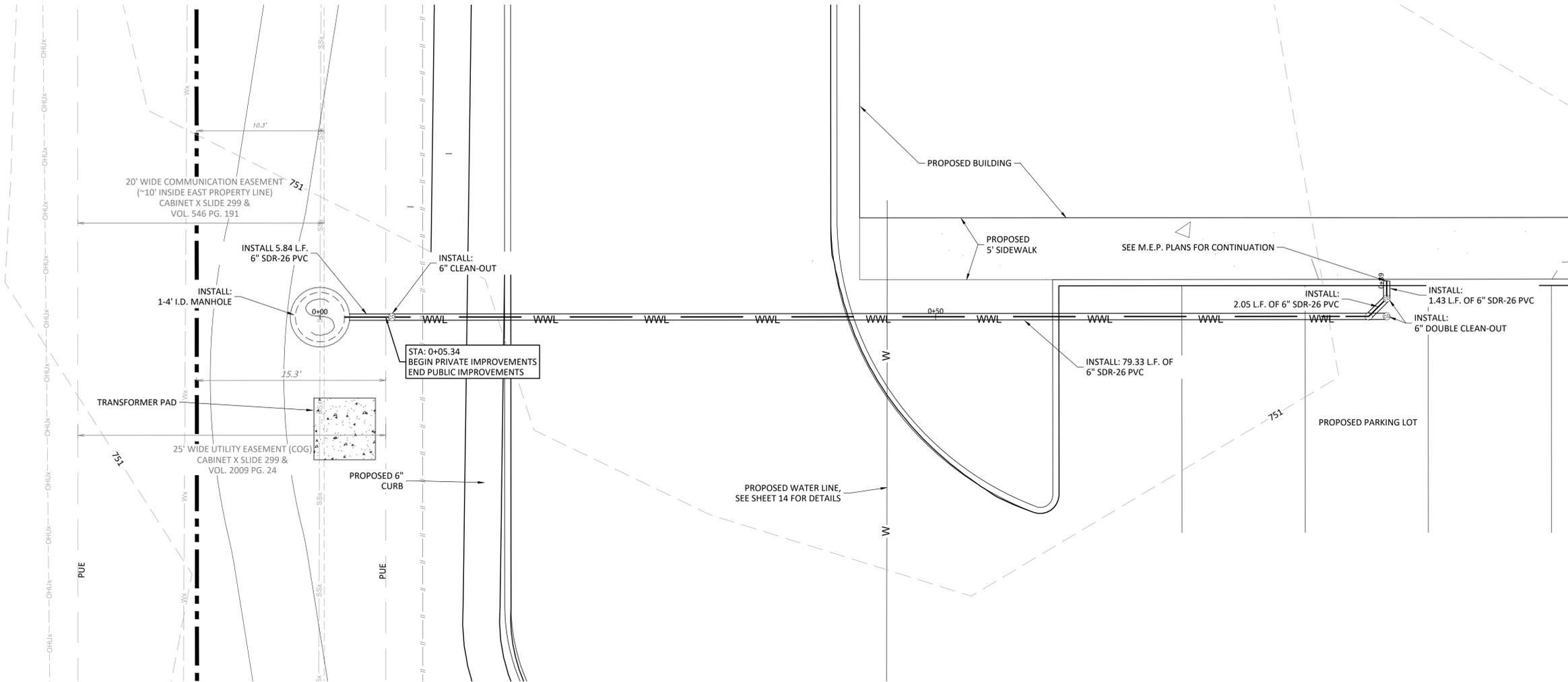
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UTILITY PLAN
for
84 LUMBER OFFICE WAREHOUSE EXPANSION
103 & 107 MADISON OAKS AVENUE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 14 of 38

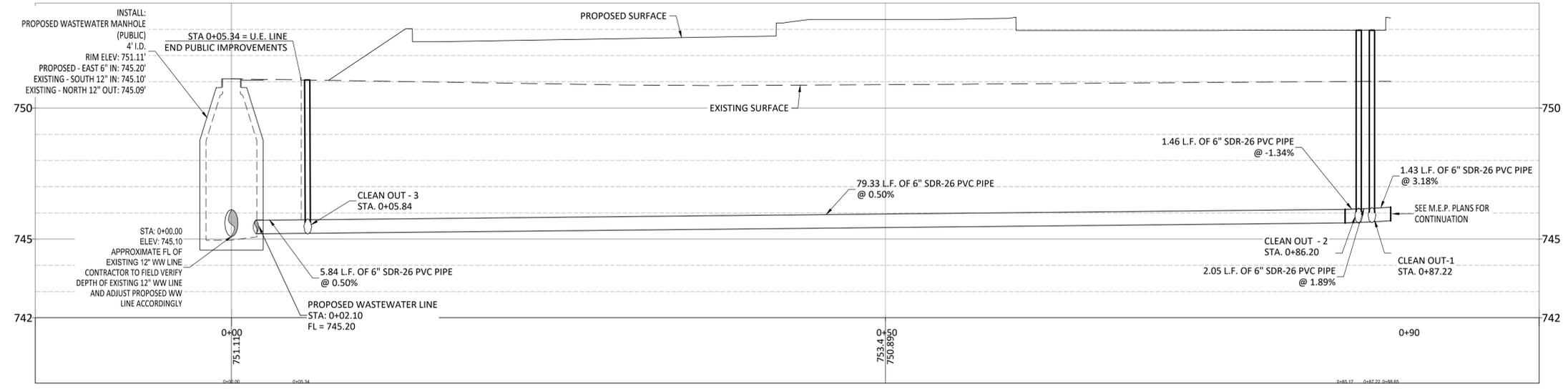
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LEGEND

- ⊙ PROPOSED WASTEWATER MANHOLE
- WWL --- WWL PROPOSED WASTEWATER LINE
- 750 --- PROPOSED CONTOURS (MAJOR)
- 752 --- PROPOSED CONTOURS (MINOR)
- --- PROPERTY BOUNDARY
- OHUX --- EX. OVERHEAD UTILITY
- Wx --- EX. WATER LINE
- SSx --- EX. WASTEWATER LINE

WASTEWATER



WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY: _____ DATE _____
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WASTEWATER PLAN & PROFILE
for
84 LUMBER OFFICE WAREHOUSE EXPANSION
103 & 107 MADISON OAKS AVENUE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 15
of 38

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STANDARD MANHOLE - SECTION

NOTES:
 1. MANHOLES SHALL BE PRECAST ASTM C-478 BELL AND SPIGOT WITH PROFILE GASKET - SINGLE OFF-SET JOINTS.
 2. SEE PLANS AND MANHOLE SCHEDULE, FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZE AND TYPES.
 3. SEE SPECIFICATIONS ON MATERIALS AND CONSTRUCTION.
 4. AN 80 MIL. COAT OF RAVEN LINING SYSTEMS, RAVEN 405 ULTRA HIGH BUILD EPOXY COATING, OR SPRAY WALL EPOXY COATING, OR APPROVED EQUAL, TO BE APPLIED TO ENTIRE INTERIOR OF EACH WASTEWATER MANHOLE AND UNDERSIDE OF FLAT TOPS.
 5. ALL MANHOLE COVERS SHALL BE BOLTED AND 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.
 9. MANHOLE BASE BEDDING MATERIAL SPECS. FOR 3/4" WASHED GRAVEL:
 SIEVE SIZE 2", PERCENT (%) RETAINED 0
 SIEVE SIZE 1 1/2", % RETAINED 0-10
 SIEVE SIZE 1", % RETAINED 45-80
 SIEVE SIZE 3/4", % RETAINED 85-100
 SIEVE SIZE 3/8", % RETAINED 95-100

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

ADOPTED 6/21/2006
 CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
 STANDARD MANHOLE - SECTION
 WWO3

FLOW PATTERNS FOR INVERT CHANNELS

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

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

ADOPTED 6/21/2006
 CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
 FLOW PATTERNS FOR INVERT CHANNELS
 WWO6

FLEXIBLE "SEAL BOOT" CONNECTOR

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

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

ADOPTED 6/21/2006
 CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
 FLEXIBLE "SEAL BOOT" CONNECTOR
 WW10

SEWER CLEAN-OUT (RESIDENTIAL SERVICE)

NOTES:
 1. SERVICE CONNECTION RISERS SHALL TERMINATE 8" IN-SIDE THE PROPERTY LINE.
 2. THE END OF EACH SERVICE CONNECTION RISER SHALL BE EXTENDED 12" ABOVE FINISH GRADE.
 3. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED CAP OR PLUG.
 4. FOR P.V.C. INSTALLATIONS, CONNECT TO EXISTING "BELL END" AND CONNECT OPPOSITE END WITH P.V.C. TO P.V.C. KNOCK ON SLEEVE.
 5. SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT (1'-0") ABOVE TOP OF PIPE. SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON PAVEMENT REPLACEMENT DETAIL.

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

ADOPTED 6/21/2006
 CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
 SEWER CLEAN-OUT DETAIL
 WW12

SEWER SERVICE CONNECTIONS

NOTES:
 1. SERVICE CONNECTION RISERS SHALL TERMINATE 8" IN-SIDE THE PROPERTY LINE.
 2. THE END OF EACH SERVICE CONNECTION RISER SHALL BE EXTENDED 12" ABOVE FINISH GRADE.
 3. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED CAP OR PLUG.
 4. FOR P.V.C. INSTALLATIONS, CONNECT TO EXISTING "BELL END" AND CONNECT OPPOSITE END WITH P.V.C. TO P.V.C. KNOCK ON SLEEVE.
 5. SOLIDLY TAMP BACKFILL AT LEAST ONE FOOT (1'-0") ABOVE TOP OF PIPE. SERVICES UNDER PAVED AREAS SHALL BE BACKFILLED TO THE SAME SPECIFICATIONS AS SHOWN ON PAVEMENT REPLACEMENT DETAIL.
 6. CONTRACTOR SHALL MARK ON A CLEAN SET OF PLANS THE FINAL STATIONING OR DISTANCE AND DIRECTION FROM MANHOLE TO EACH SERVICE LATERAL AND ONE TO ENGINEER FOR RECORD DRAWING PURPOSES.
 7. ANY DEVIATION FROM THESE METHODS MUST BE APPROVED BY THE CITY OF GEORGETOWN ENGINEERING DEPARTMENT.
 8. SERVICE LINE MATERIAL SHALL BE P.V.C., SDR-26.
 9. SEWER SERVICE SLOPE TO BE 45' OFF CENTERLINE OF MAIN.

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

ADOPTED 6/21/2006
 CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
 SEWER SERVICE CONNECTIONS
 WW13

TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS

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

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

ADOPTED 6/21/2006
 CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
 TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS
 WW16

TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY

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

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

ADOPTED 6/21/2006
 CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS
 TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY
 WW18

Mandrel Details

Note: Mandrel Shall Be Constructed From Metal That Can Withstand 500 PSI Without Being Deformed.

Size	Type	Average O.D.	Min. Wall Thickness	L1	L2	R1	R2	T1	T2	Rod Diameter	MANDREL O.D.
6"	D3034 SDR35	6.275	0.180	4.50	6	2.41	0.75	0.375	1.0	0.375	5.62
6"	D3034 SDR26	6.275	0.241	4.50	6	2.75	0.75	0.375	1.0	0.375	5.50
8"	D3034 SDR35	8.400	0.240	6.00	6	3.96	1.25	0.375	1.0	0.375	7.52
8"	D3034 SDR26	8.400	0.323	6.00	6	3.88	1.25	0.375	1.0	0.375	7.37
8"	D3034 DR26	8.625	0.323	6.00	6	3.76	1.25	0.375	1.0	0.375	7.25
10"	D3034 SDR35	10.500	0.300	7.50	6	4.70	1.50	0.375	1.0	0.375	9.40
10"	D3034 SDR26	10.500	0.404	7.50	6	4.60	1.50	0.375	1.0	0.375	9.21
12"	D3034 SDR35	12.500	0.360	9.00	6	5.60	1.75	0.375	1.0	0.375	11.20
12"	D3034 SDR26	12.500	0.481	9.00	6	5.48	1.75	0.375	1.0	0.375	10.98
12"	D3034 DR26	13.300	0.588	11.25	6	6.71	2.00	0.375	1.0	0.375	13.42
21"	F879 T-1	22.947	0.822	15.75	6	8.85	3.00	0.375	1.5	0.375	19.71
18"	F879 T-1	18.701	0.536	13.50	6	8.37	2.50	0.50	1.5	0.50	16.74
24"	F879 T-1	24.803	0.822	18.75	6	10.85	3.50	0.50	1.5	0.50	21.74
24"	F879 T-1	24.803	0.711	18.00	6	11.11	3.00	0.50	1.5	0.50	22.22
27"	F879 T-1	27.853	0.801	20.25	6	12.52	4.00	0.50	1.5	0.50	25.04
6"	CL360 DL	6.5	0.25	4.50	6	3.04	0.75	0.375	1.0	0.375	6.08
6"	CL300 DL	6.05	0.25	4.50	6	4.00	1.00	0.375	1.0	0.375	6.12

WARNING!
 There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY: _____ DATE _____
 KM DRAWN BY: _____ DATE _____
 DLP CHECKED BY: _____ DATE _____
 BEM APPROVED BY: _____ DATE _____



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WASTEWATER DETAILS
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

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PLACE A 6" LAYER OF TOPSOIL FOR FUTURE GROWTH OF VEGETATION

FINISHED GRADE

COMPACTED SELECT FILL IN ACCORDANCE WITH CITY OF GEORGETOWN SPECIFICATIONS.

UNDISTURBED TRENCH WALL

BEDDING SHALL BE REQUIRED AS PER TYPICAL BEDDING SPECIFICATIONS IN CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.

POTABLE WATER LINE

PIPE O.D. + 12" MIN.

TRACER WIRE (SEE DWG. #W-18 FOR LOCATION)

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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TRENCH AND EMBEDMENT DETAIL UNDER NON-PAVED AREAS		ADOPTED 6/21/2006
DATE	DATE	DATE
1/2003	1/2003	1/2003
NTS	NTS	NTS
MRS	TRB	TRB

METER PROVIDED BY CITY INSTALLED BY CONTRACTOR

METER BOX PROVIDED BY AND INSTALLED BY CONTRACTOR

2" CORPORATION STOP (FORD B84-777-0167)

2" SDR 9

PROPERTY LINE

4'-0"

4'-0"

2" ANGLE STOP FORD BF13-777-W (TYPICAL)

SEE NOTE 7

STD. RISER BOX FOR CORP. STOP

PROPERTY LINE/ R.O.W. LINE

PROPERTY LINE/ R.O.W. LINE

FORD FC202 SERVICE SADDLE OR SMITH BLAIR DOUBLE STRAP SERVICE SADDLE WITH CORPORATION OR APPROVED EQUIVALENT

NOTES:
 1. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
 2. ANGLE STOP SHALL BE 1" MINIMUM.
 3. 1" ANGLE STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
 4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
 5. ANGLE STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.
 6. ANGLE STOPS SHALL BE INSTALLED 8" BELOW FINISHED GRADE AND MARKED WITH A 2" X 2" X 48" TREATED WOOD STAKE, PAINTED BLUE.
 7. BEDDING MATERIAL AS PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
 8. CASING REQUIREMENTS FOR SERVICE LINES CROSSING ROADWAYS SEE DETAIL W-03 NOTE #7.
 9. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
 10. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SINGLE WATER SERVICE PLAN		ADOPTED 01/23/2013
DATE	DATE	DATE
1/2013	1/2013	1/2013
NTS	NTS	NTS
MRS	TRB	TRB

"WATER" TO BE CAST IN COVER WHEN USED ON WATER MAIN OR "SEWER" WHEN USED ON FORCE MAIN

FINISHED GRADE

TOP OF PAVEMENT

CONCRETE COLLAR 8" THICK MINIMUM

#5 BARS AT MID-DEPTH

3/8" ROCK (TYP.)

3/8" ROCK (TYP.)

VALVE BOX (SEE NOTE 1)

MECHANICAL JOINT, RESILIENT WEDGE, NON-RISING STEM GATE VALVE (AWWA) (SEE NOTE 2)

ANCHOR NIPPLE OR RESTRAINED JOINT

DUCTILE IRON PIPE 2'-6" (MAX)

MECHANICAL JOINT WITH RESTRAINED GLAND

BOLTS SHALL BE BITUMINOUS COATED WITH KOPPERS 300 OR APPROVED EQUAL (MIN. 8 ML. THICK) OR BOLTS SHALL HAVE ZINC COVER PER AWWA.

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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TYPICAL VALVE SETTING		ADOPTED 6/21/2006
DATE	DATE	DATE
1/2003	1/2003	1/2003
NTS	NTS	NTS
MRS	TRB	TRB

5 1/4" CAST IRON ADJUSTABLE VALVE BOX - SCREW TYPE W/ LOCKING LID (461-S)

FINISHED GRADE

6" X 24" X 24" STANDARD CONCRETE COLLAR

COMPACTED SELECT FILL 6" LIFTS (MAX.)

6" P.V.C. SDR-35

2" MIN. CLR.

2 - 2" X 6" SLOTS (SEE SLOT DETAIL)

SERVICE PIPE

CORPORATION STOP

8" X 8" X 3" CONCRETE BASE BLOCK

BRASS NIPPLE

ELEVATION

6" P.V.C. SDR-35 SERVICE PIPE

1" CLR. (MIN.)

2"

SLOT DETAIL

PLAN

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS STANDARD RISER BOX FOR CORPORATION STOP		ADOPTED 6/21/2006
DATE	DATE	DATE
1/2003	1/2003	1/2003
NTS	NTS	NTS
MRS	TRB	TRB

CROSS WITH PLUG

TEE

WYE

BEND

#5 REBAR MIN. 2 REQUIRED BEND TO FIT AND PAINT WITH 2 COATS BITUMINISTIC PAINT BEFORE ASSEMBLY.

6" MIN.

TRENCH WIDTH

UNDISTURBED SOIL

CONCRETE 12" MIN. THICKNESS

***DEADMAN**

TYPICAL SECTION

ALL THRUST BLOCKS SHALL BE FORMED, LAID FORMS SHALL BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO THE POURING OF CONCRETE AND SHALL ALSO BE INSPECTED BY THE CITY OF GEORGETOWN PRIOR TO COVERING. TYPICAL LOCATIONS WHICH REQUIRE CONCRETE REACTION (THRUST) BLOCKS, FOR PRESSURE MAINS FOUR INCHES (4") AND GREATER, CONCRETE SHALL HAVE 2,500 P.S.I. MINIMUM STRENGTH AT TWENTY EIGHT (28) DAYS AND BEAR AGAINST UNDISTURBED STABLE SOILS. AREA OF CONTACT SHALL BE GOVERNED BY PIPE SIZE, MAXIMUM PRESSURE IN PIPE, AND BEARING CAPACITY OF SOIL. PROTECT FITTINGS, BOLTS, ETC. BY COVERING WITH VISQUEEN OR OTHER ACCEPTABLE MATERIAL. CONCRETE SHALL BE A MINIMUM OF TWELVE INCHES (12") THICK.

PIPE SIZE	THRUST BLOCK AREA REQUIRED	PIPE SIZE	THRUST BLOCK AREA REQUIRED	REMARKS
4"	2.0 SQ. FT.	18"	30.0 SQ. FT.	VALUES ARE FOR 90° BENDS, BASED ON 2000 P.S.I. SAFE BEARING LOAD AND PIPE PRESSURE OF 150 P.S.I. PLUS 33% SAFETY FACTOR FOR OTHER SOILS AND PRESSURES, THE AREA REQUIRED IS IN DIRECT PROPORTION.
6"	4.0 SQ. FT.	20"	37.0 SQ. FT.	
8"	6.6 SQ. FT.	24"	53.0 SQ. FT.	
10"	10.0 SQ. FT.	27"	80.0 SQ. FT.	
12"	14.0 SQ. FT.	30"	98.0 SQ. FT.	
14"	18.0 SQ. FT.	36"	127.0 SQ. FT.	
16"	24.0 SQ. FT.			

* THE ENGINEER OF RECORD SHALL CALCULATE THE SIZE OF THE DEADMAN REQUIRED AS WELL AS ANY INSTALLATION WHICH IS NOT COVERED BY THE ABOVE.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN		ADOPTED 6/21/2006
DATE	DATE	DATE
1/2003	1/2003	1/2003
NTS	NTS	NTS
MRS	TRB	TRB

DROP-IN VALVE CAP FOR 6" PIPE I.D. USE WESTERN IRON WORKS, CASTING NO. 3177000 OR APPROVED EQUAL.

WATER

6" SDR-35 P.V.C. PIPE

1'-6"

5"

2"

RISER PIPE AND LID DETAIL

METER BOX

GATE VALVE

FINISHED GRADE

SCH. 80, P.V.C.

METER

PIPE O.D.

SAND BEDDING

6" MAX.

6" X 18" SLOTTED P.V.C. SDR-35 RISER PIPE WITH DROP-IN VALVE CAP. SEE DETAIL THIS SHEET.

NOTES:
 1. GATE VALVE SHALL BE A HAMMOND IB645, CLASS 125, BRONZE GATE, SCREWED BONNET, NON-RISING STEM, SOLID WEDGE DISC WITH THREADED ENDS OR APPROVED EQUAL.
 2. DROP-IN VALVE CAP SHALL BE CAST WITH THE WORD "WATER" ON TOP.
 3. USE SCHEDULE 80, M.I.P. ADAPTER AS REQUIRED.

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CUSTOMER'S CUT-OFF		ADOPTED 6/21/2006
DATE	DATE	DATE
1/2003	1/2003	1/2003
NTS	NTS	NTS
MRS	TRB	TRB

"WATER" TO BE CAST IN COVER WHEN USED ON WATER MAIN OR "SEWER" WHEN USED ON FORCE MAIN

FINISHED GRADE

CLASS "A" 3000 PSI CONCRETE COLLAR 6" THICK MINIMUM

24"

24"

3/8" ROCK (TYP.)

36" TYPICAL

VALVE BOX (SEE NOTE 1)

MECHANICAL JOINT, RESILIENT WEDGE, NON-RISING STEM GATE VALVE (AWWA) (SEE NOTE 2)

SEE TRENCH BACKFILL DETAIL

MECHANICAL JOINT WITH RETAINER GLAND AND LOCKING SET SCREWS

FLANGE TO FLANGE CONNECTION

MECHANICAL JOINT WITH RETAINER GLAND AND LOCKING SET SCREWS

NOTES:
 1. SEE VALVE SETTING DETAIL, DWG. #W-07.
 2. ACCEPTABLE GATE VALVES ARE:
 A. MUELLER - 2360 SERIES
 B. CLOW

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS INLINE VALVE INSTALLATION		ADOPTED 6/21/2006
DATE	DATE	DATE
1/2003	1/2003	1/2003
NTS	NTS	NTS
MRS	TRB	TRB

HMC

8" COMPACTED FLEXIBLE BASE TYPE 1 PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.

COMPACTED SELECT FILL IN ACCORDANCE WITH CITY OF GEORGETOWN SPECIFICATIONS.

UNDISTURBED TRENCH WALL

BEDDING SHALL BE REQUIRED AS PER TYPICAL BEDDING SPECIFICATIONS IN CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.

POTABLE WATER LINE

6" PIPE O.D. + 12"

6" PIPE O.D. + 12"

TRACER WIRE (SEE DWG. #W-18)

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

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

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

CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY		ADOPTED 6/21/2006
DATE	DATE	DATE
1/2003	1/2003	1/2003
NTS	NTS	NTS
MRS	TRB	TRB

WARNING!
 There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY: _____ DATE _____

KM DRAWN BY: _____ DATE _____

DLP CHECKED BY: _____ DATE _____

BEM APPROVED BY: _____ DATE _____



STEGER BIZZELL

ADDRESS 1978 S. AUSTIN AVENUE GEORGETOWN, TX 78626

METRO 512.930.9412 TEXAS REGISTERED ENGINEERING FIRM F-181 WEB STEGERBIZZELL.COM

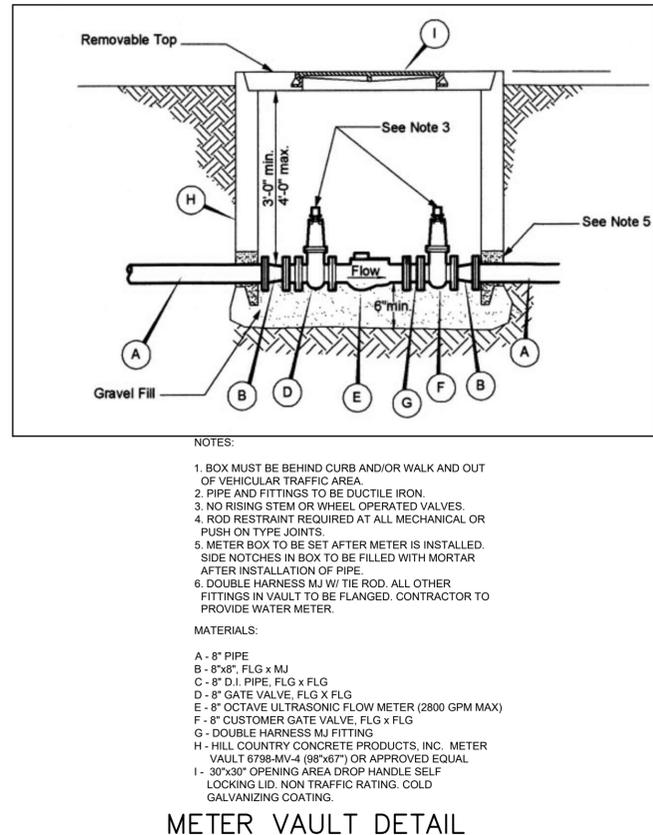
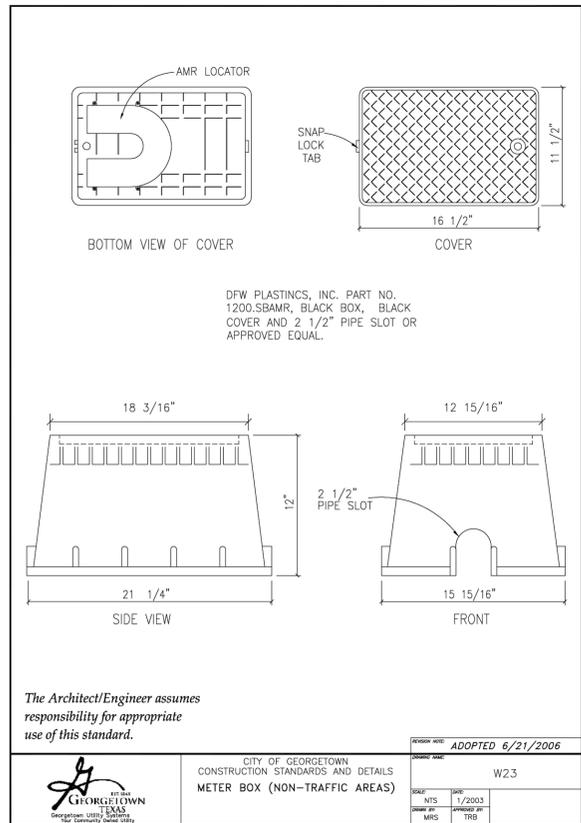
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WATER DETAILS (1 OF 2)
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

SHEET 17
 of 38

Project No: 22914

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OCTAVE® ULTRASONIC METER

NSF FM APPROVED SS 316

Octave brings the latest in ultrasonic metering technology to Commercial/Industrial (C&I) water meters and puts precise measurement where the real flows exist. An excellent alternative to mechanical compound, single-jet, floating ball, fire-service type and turbine meters, Octave excels at maintaining sustained accuracy for the life of the meter while providing smart AMR capabilities.

Technical Specifications:

Working Pressure - 175 PSI
Liquid Temperature - 32°F - 122°F
Metrological Characteristics - Meets ANSI/AWWA Standard C715-18, C750-10, ISO 4064 rev. 2005
Configuration - Compact-Display built into unit
Power Source - 2 x D Size Lithium Thionyl Chloride batteries - 10 year warranted life time
Environmental Protection - NEMA 6P (IP68), Ambient operation temp. -13°F / +131°F for the display
Display Units - Multi line 12 digit LCD (Programmable USG, Cubic Feet, Cubic Meters, Acre Feet for volume and GPM, L/s, or M³/h for rate of flow)
Output - Programmable digital pulse, Modbus, encoder OR externally powered loop 4-20 mA. Optional dual output available in encoder + pulse.

Features & Benefits:

- Industry leading low flow sensitivity reduces Non-Revenue Water
- Grade 316 Stainless Steel (2"-8") or Epoxy Coated Ductile Iron (10"-12") body design provides full compliance with ANSI/NSF 372 (AB1953 or NSF61G)
- Easy to install Floating Flanges on 2"-8" and Integrated Flanges on 10"-12".
- No moving parts. Minimal flow intrusion. Enduring accuracy.
- No required strainer
- Industry standard communication protocol for integration with most third-party AMR/AM systems
- Active leak, theft, backflow, meter damage/tamper, rate of flow, and battery life indication
- Detailed LCD display features immediate reporting and visual indicators for 8 critical conditions
- Ruggedized NEMA 6P/IP-68 construction; fully submersible design
- Designed to meet standards for both North American and International C&I water meters
- Optional flow measurements: Forward Only, Net Volume or Alternating Display (Forward and Reverse Consumption displayed separately)

Master Meter // 101 Regency Parkway // Mansfield, TX 76063 // www.mastermeter.com

WARNING!
 There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY:	DATE
KM DRAWN BY:	DATE
DLP CHECKED BY:	DATE
BEM APPROVED BY:	DATE



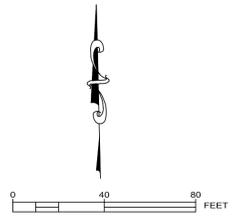
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 SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

WATER DETAILS (2 OF 2)
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

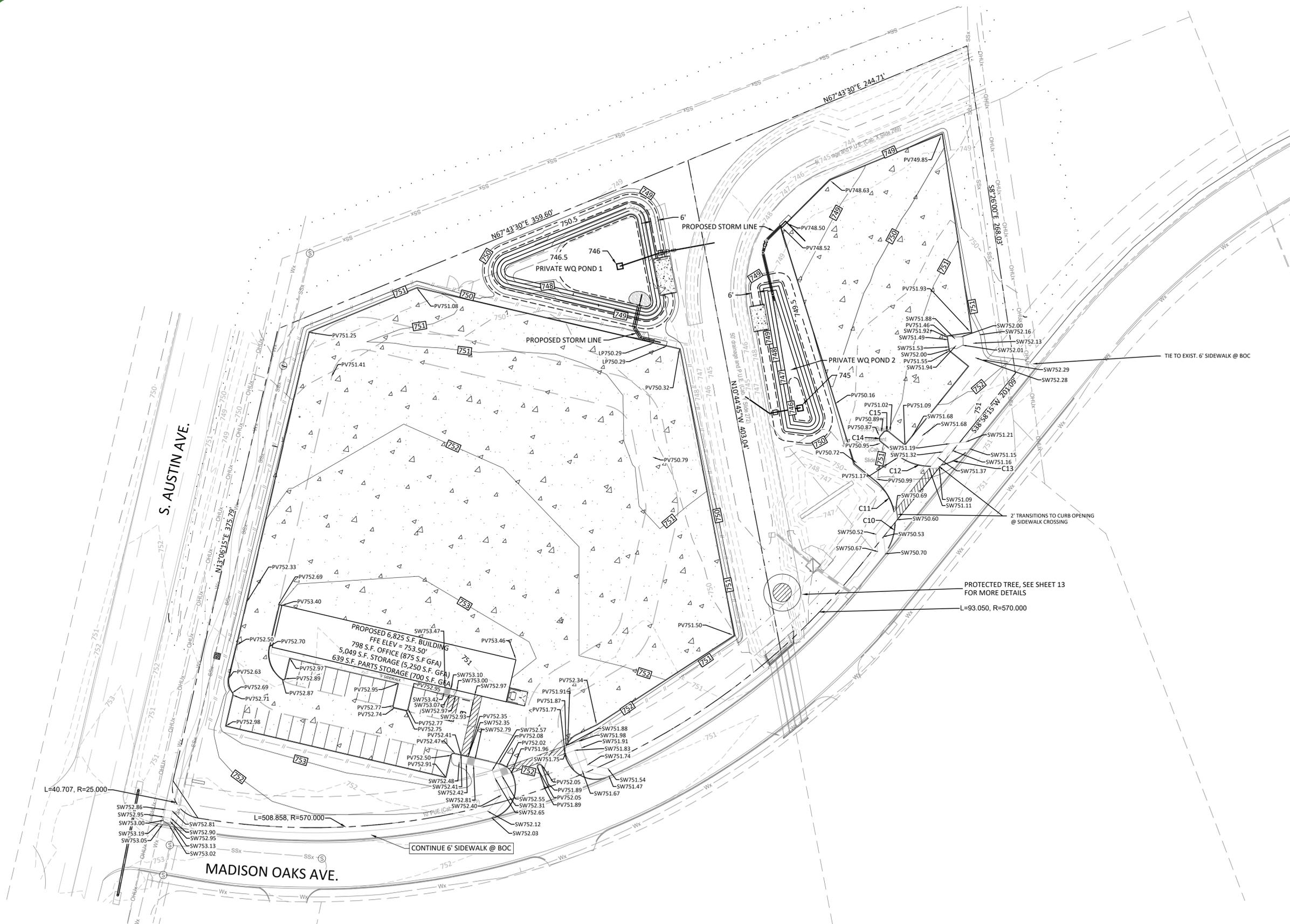
Project No: 22914
SHEET 18
 of 38

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LEGEND	
	STORM MANHOLE
	STORM JUNCTION BOX
	WASTEWATER MANHOLE
	CURB INLET
	PAVEMENT
	PVXXX.XX
	SWXXX.XX
	PROPERTY LINE
	LIMIT OF CONSTRUCTION
	PROPOSED CONTOURS (MAJOR)
	PROPOSED CONTOURS (MAJOR)
	EXISTING CONTOURS (MAJOR)
	BACK OF CURB
	EDGE OF GUTTER
	EXISTING CONTOURS (MINOR)
	EX. OVERHEAD UTILITY
	EX. WATER LINE
	EX. WASTEWATER LINE
	EX. STREET LIGHT

- NOTES:
- SEE SHEET 4 FOR CURB DIMENSIONS
 - SEE SHEET 22 - 23 FOR RETAINING WALL DETAILS
 - SEE SHEET 34 - 35 FOR POND DETAILS



WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY:	DATE
KM DRAWN BY:	DATE
DLP CHECKED BY:	DATE
BEM APPROVED BY:	DATE



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GRADING PLAN
for
84 LUMBER OFFICE WAREHOUSE EXPANSION
103 & 107 MADISON OAKS AVENUE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 19 of 38

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

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

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

- A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include:
 - the name of the approved project;
 - the activity start date; and
 - the contact information of the prime contractor.
- All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
- If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse impacts to water quality.
- No temporary or permanent hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
- Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
- Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
- Sediment must be removed from the sediment traps or sedimentation basins not later than when it occupies 50% of the basin's design capacity.
- Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
- All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the other site.
- If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
- The following records shall be maintained and made available to the TCEQ upon request:
 - the dates when major grading activities occur;
 - the dates when construction activities temporarily or permanently cease on a portion of the site; and
 - the dates when stabilization measures are initiated.
- The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:
 - any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
 - any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;

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

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

TEMPORARY EROSION CONTROL NOTES

- The Contractor shall install erosion/sedimentation controls and tree protective fencing prior to any site preparation work (clearing, grubbing or excavation).
- The placement of erosion/sedimentation controls shall be in accordance with the TEMPORARY POLLUTION ABATEMENT PLAN.
- Any significant variation in materials or locations of controls or fences from those shown on the approved plans must be approved by the City Engineer.
- The Contractor is required to inspect all controls and fences at weekly intervals and after significant rainfall events to insure that they are functioning properly. The person(s) responsible for maintenance of controls and fences shall immediately make any necessary repairs to damaged areas. Silt accumulation at controls must be removed when the depth reaches six (6) inches.
- Prior to final acceptance, haul roads and waterway crossings constructed for temporary Contractor access must be removed, accumulated sediment removed from the waterway, and the area restored to the original grade and revegetated. All land clearing debris shall be disposed of in approved spoil disposal sites.
- Field revisions to the TEMPORARY POLLUTION ABATEMENT PLAN may be required by the Engineer or field inspector with the Texas Commission on Environmental Quality (TCEQ) during the course of construction to correct control inadequacies. Major revisions must be approved by the TCEQ.

PERMANENT EROSION CONTROL NOTES

- All on site disturbed areas shall be restored as noted below:
 - A minimum of four inches of imported sandy loam topsoil or approved equal shall be placed in all drainage channels (except rock) and on all cleared areas.
 - The seeding for permanent erosion control shall be applied over areas disturbed by construction as follows, unless specified elsewhere:
 - From September 15 to March 1, seeding shall be with a combination of 1 pound per 1,000 square feet of unhulled Bermuda and 7 pounds per 1,000 square feet of Winter Rye with a purity of 95% with 90% termination.
 - From March 2 to September 14, seeding shall be with hulled Bermuda at a rate of 3 pounds per 1,000 square feet with a purity of 95% with 85% germination.
 - Fertilizer shall be slow release granular or pelleted type and shall have an analysis of 15-15-15 and shall be applied at the rate of 23 pounds per acre once at the time of planting and again once during the time of establishment.
 - The planted area shall be irrigated or sprinkled in a manner that will not erode the top soil, but will sufficiently soak the soil to a depth of six inches. The irrigation shall occur at ten-day intervals during the first two months. Rainfall occurrences of 1/2 inch or more shall postpone the watering schedule for one week.
 - Mulch type used shall be Mulch, applied at a rate of 1,500 pounds per acre.

GENERAL CONSTRUCTION NOTES

- All construction shall be in accordance with the latest City of Georgetown Technical Specifications and Details.
- Prior to beginning construction, the Owner or his authorized representative, shall convene a Pre-Construction Conference between the City of Georgetown, Engineer, Contractor, County Engineer (if applicable), Texas Commission on Environmental Quality Field Office, and any other affected parties. Notify all such parties at least 48 hours prior to the time of the conference and 48 hours prior to beginning construction. Written construction notification must be given to the appropriate TCEQ regional office no later than 48 hours prior to commencement of the regulated activity. Information must include the date on which the regulated activity will commence, the name of the approved plan for the regulated activity, the name of the prime contractor and the name and telephone number of the contact person.
- The Contractor shall give the City a minimum of 48 hours notice before beginning each phase of construction, call 512-930-3555.
- Barricades, built to City of Georgetown Standard Specifications, shall be constructed on all dead-end streets and as necessary during construction to maintain job safety.
- No blasting will be permitted on this project.
- Any existing utilities, pavement, curbs, and/or sidewalks damaged or removed will be repaired by the Contractor at his expense before acceptance of the project.
- The location of any existing water and/or wastewater lines shown on the plans must be verified by the Community Owned Utilities Department.
- All storm sewer pipes shall be Class III RCP unless noted otherwise.
- Manhole frames, covers, water valve covers, etc., shall be raised to finished pavement grade at the Contractor's expense by a qualified contractor with City inspection. All utility adjustments shall be completed prior to final paving construction.
- When lime stabilization of the subgrade is required, it shall follow the requirements of the City of Georgetown Standard Specifications.
- The Contractor is responsible for any damages to any public improvements.

SEQUENCE OF CONSTRUCTION

Note: Other contractors could be working on this site. Coordinate all activities with the activities of others.

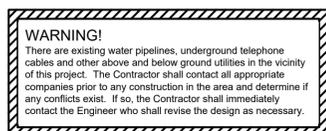
- Call all affected parties at least 48 hours prior to beginning any construction to schedule a pre-construction conference and secure all required permits.
- Install temporary erosion controls prior to any clearing and grubbing. Notify the City of Georgetown when installed.
- Rough grade site. Excavation & fill for building pad, driveway, detention/WQ facility and parking area.
- Install all utility services.
- Insure that all underground utility installations are complete.
- Complete all installations within the site.
- Complete final site grading and restoration.
- Remove and dispose of temporary erosion controls.
- Complete any necessary final dress-up.

CITY OF GEORGETOWN GENERAL NOTES

- 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.
- This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.
- The site construction plans shall meet all requirements of the approved site plan.
- Wastewater mains and service lines shall be SDR-26 PVC.
- Wastewater mains shall be installed without horizontal or vertical bends.
- Maximum distance between wastewater manholes is 500 feet.
- Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to City of Georgetown and TCEQ requirements.
- Wastewater manholes shall be vacuum tested and coated by the contractor according to City of Georgetown and TCEQ requirements.
- Wastewater mains shall be camera tested by the contractor and submitted to the City on DVD format prior to paving the streets.
- Private water system fire lines shall be tested by the contractor to 200 psi for 2 hours.
- Private water system fire lines shall be ductile iron piping from the water main to the building sprinkler system, and 200 psi C900 DR-18 PVC for all others.
- Public water system mains shall be 150 psi C900 DR-18 PVC and tested by the contractor at 150 psi for 4 hours.
- All bends and changes in direction on water mains shall be restrained and thrust blocked.
- Fire hydrant leads shall be restrained.
- All water lines are to be bacteria tested by the contractor according to the City standards and specifications.
- Water and Sewer main crossings shall meet all requirements of the TCEQ and the City.
- Flexible base material for public streets shall be TXDOT Type A Grade 1.
- 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.
- All sidewalk ramps are to be installed with the public infrastructure.
- 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.
- Record drawings of the public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. These drawings shall be submitted on a flash drive or emailed through a cloud source.
- Prior to the start of construction, the City shall be provided with a WPAP approval letter, WPAP recordation receipt, NOI, approved SWPPP, and contact information of the compliance inspector.
- During construction, all compliance inspections and resolutions shall be copied to the City inspector upon receipt.
- At the completion of construction, Engineer's letter of concurrence and Notice of Termination shall be provided.
- Prior to construction above the slab, Contractor to provide an all-weather drive surface of asphalt, concrete, or chip seal placed onto base material engineered to withstand 75,000 lbs. An acceptance inspection by Fire Inspections is required. 2012 IFC 503 and D102.1.

BENCHMARKS:

TBM: Square Cut in North Curb Along Madison Oak. TBM is Located Across The Street From Existing 84 Lumber Most Easterly Driveway. Elev. 748.85 NAVD 88



NO.	REVISION	BY	DATE

KM DESIGNED BY:	DATE
KM DRAWN BY:	DATE
DLP CHECKED BY:	DATE
BEM APPROVED BY:	DATE



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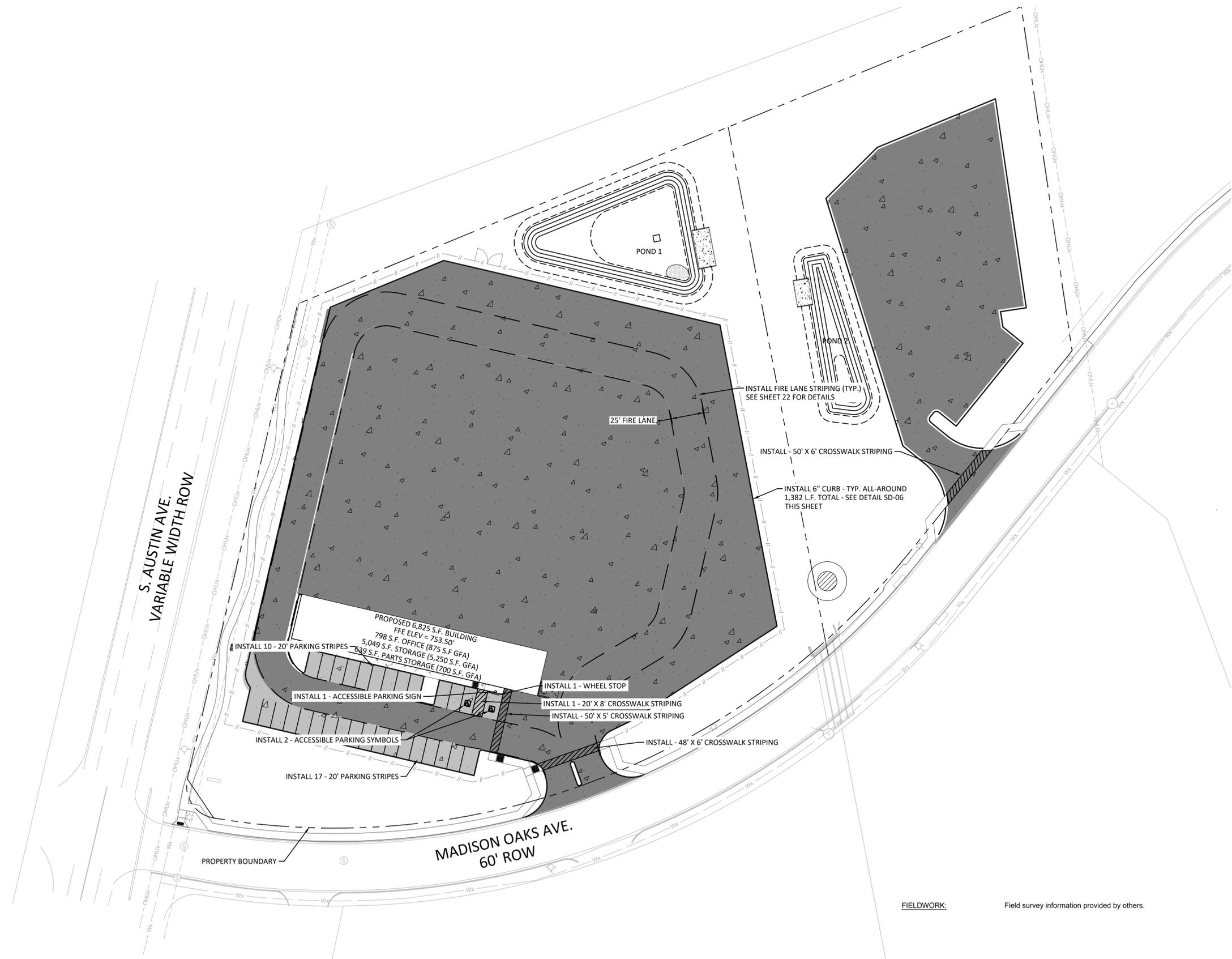
ADDRESS	1978 S. AUSTIN AVENUE	GEORGETOWN, TX 78626
METRO	512.930.9412	TBPLS FIRM No.10003700
SERVICES	>>ENGINEERS	>>PLANNERS >>SURVEYORS

GENERAL NOTES
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS
 2023-13-SDP

Project No:
22914

SHEET
20
of 38

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LEGEND

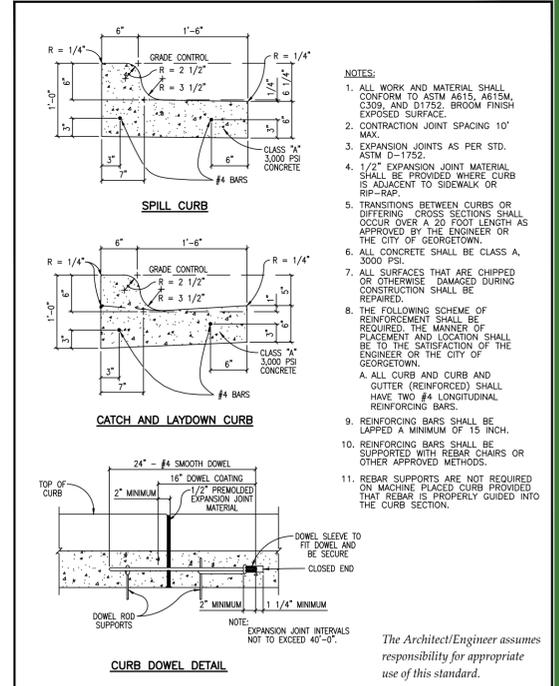
- PAVEMENT
- HEAVY DUTY PAVEMENT REGION (2.5" HMAC, 14.5" BASE, 6" SUBGRADE)
- LIGHT DUTY PAVEMENT REGION (2" HMAC, 12.5" BASE, 6" SUBGRADE)
- FIRE LANE STRIPING
- CROSSWALK STRIPING
- HANDICAP PARKING
- PARKING STRIPING
- SIGN

NOTE:
 FOR STRIPING, SIGNAGE, AND PAVEMENT DETAILS, SEE SHEET 22-23

As an alternative, rigid concrete pavement may be used. The recommended equivalent concrete thicknesses are as follows:

Pavement Materials	Recommended Thicknesses (Inches)	
	Automobile Parking	Driveways
Rigid Concrete (in)	8	8
Crushed Limestone Base (in)	6	6
Compacted Subgrade (in)	6	6

Pavement Materials	Recommended Thicknesses (Inches)	
	Automobile Parking (SN=2.6)	Driveways (SN=3.1)
Asphaltic Surface Course (in)	2	2.5
Crushed Limestone Base (in)	12.5	14.5
Compacted Subgrade (in)	6	6



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

FIELDWORK: Field survey information provided by others.

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 DLP CHECKED BY: _____ DATE _____
 BEM APPROVED BY: _____ DATE _____



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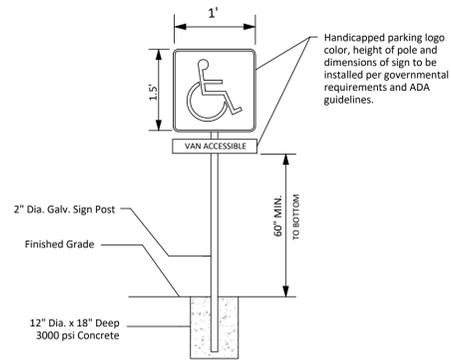
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PAVING & STRIPING PLAN
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

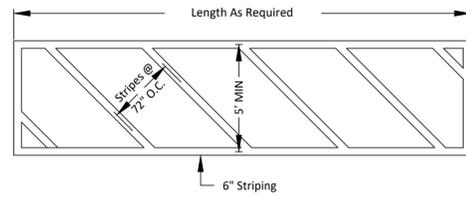
Project No: 22914
SHEET 21 of 38

ADOPTED 6/21/2006
 CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS CURB AND GUTTER DETAILS SD06

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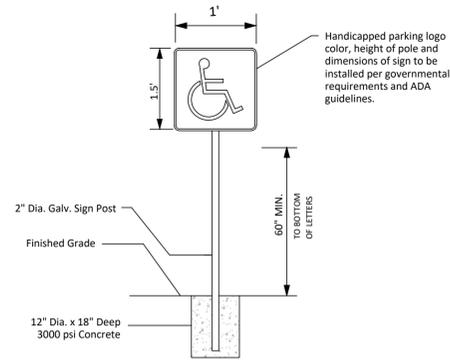
HANDICAP VAN ACCESSIBLE PARKING SIGN
NTS



ACCESS AISLE/CROSSWALK STRIPING
NTS

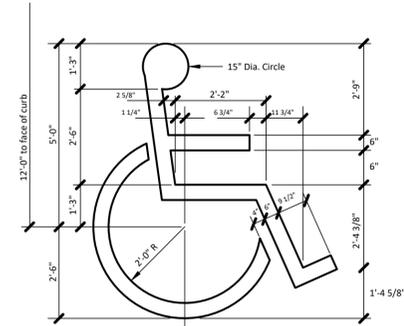
NOTE:
All striping shall be white paint.
All striping widths shall be 6" unless otherwise noted. Stripes are dimensioned to the centerline of stripe.

Typical Parking Space Sizes:
Standard - 9' x 18'
Handicap - 9' x 18'
Handicap Access - As Indicated x 18'



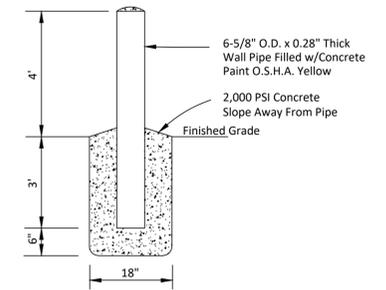
HANDICAP ACCESSIBLE PARKING SIGN
NTS

Note:
These signs shall be placed at the location(s) designated in the review of this project by the TEXAS DEPARTMENT OF LICENSING AND REGULATIONS, Architectural Barriers Section.

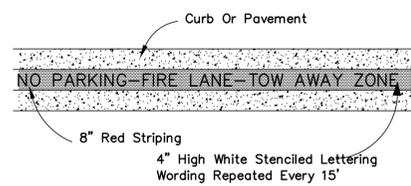


HANDICAP STRIPING
NTS

NOTE:
ALL ADA SIGNAGE AND STRIPING SHALL CONFORM WITH THE CURRENT REQUIREMENTS OF THE TEXAS ACCESSIBILITY STANDARDS.

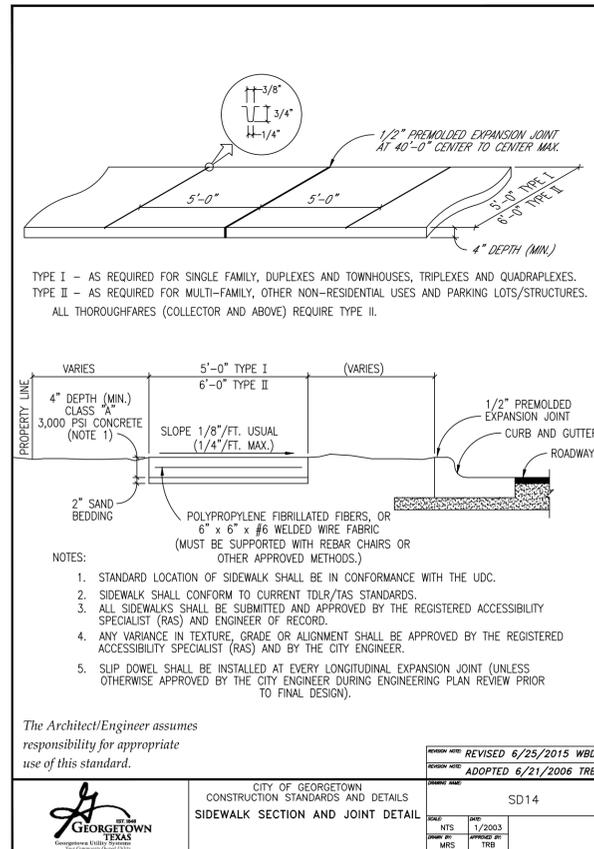


BOLLARD DETAIL
NTS



FIRE LANE STRIPING DETAIL
No Scale

NOTE:
All striping shall be the color paint indicated per TxDOT Specification Item 666 TYPE II marking materials "Traffic Paint". All striping widths shall be 4" unless otherwise noted. Stripes are dimensioned to centerline of stripe.

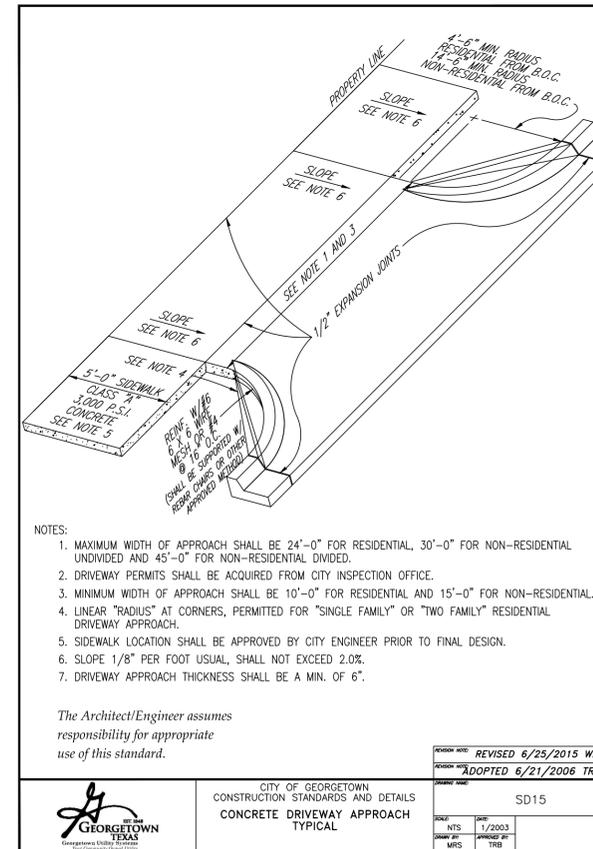


The Architect/Engineer assumes responsibility for appropriate use of this standard.

REVISION: REVISED 6/25/2015 WBD
ADOPTED 6/21/2006 TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SD14

DATE: 1/2003
DRAWN BY: MRS
CHECKED BY: TRB



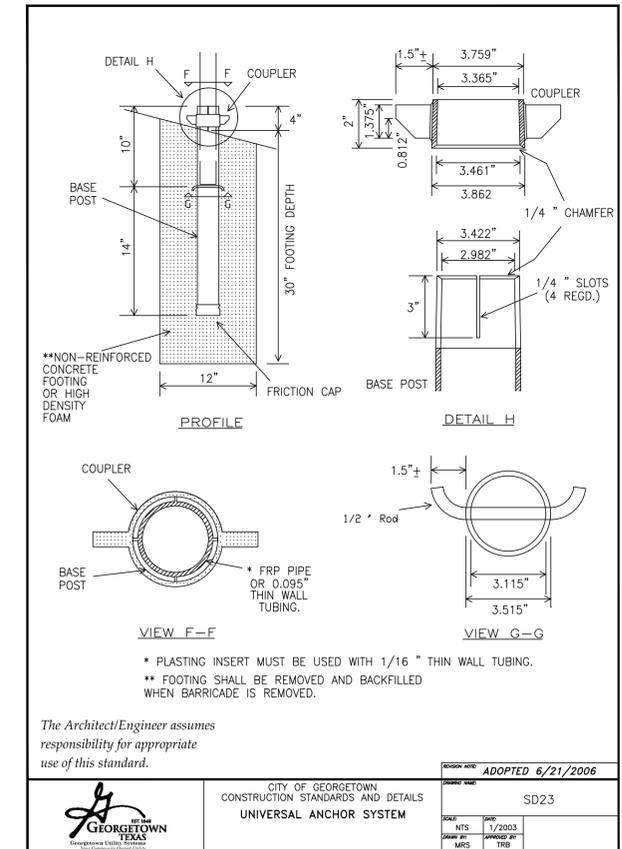
NOTES:
1. MAXIMUM WIDTH OF APPROACH SHALL BE 24'-0" FOR RESIDENTIAL, 30'-0" FOR NON-RESIDENTIAL UNDIVIDED AND 45'-0" FOR NON-RESIDENTIAL DIVIDED.
2. DRIVEWAY PERMITS SHALL BE ACQUIRED FROM CITY INSPECTION OFFICE.
3. MINIMUM WIDTH OF APPROACH SHALL BE 10'-0" FOR RESIDENTIAL AND 15'-0" FOR NON-RESIDENTIAL.
4. LINEAR "RADIUS" AT CORNERS, PERMITTED FOR "SINGLE FAMILY" OR "TWO FAMILY" RESIDENTIAL DRIVEWAY APPROACH.
5. SIDEWALK LOCATION SHALL BE APPROVED BY CITY ENGINEER PRIOR TO FINAL DESIGN.
6. SLOPE 1/8" PER FOOT USUAL, SHALL NOT EXCEED 2.0%.
7. DRIVEWAY APPROACH THICKNESS SHALL BE A MIN. OF 6".

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

REVISION: REVISED 6/25/2015 WBD
ADOPTED 6/21/2006 TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
SD15

DATE: 1/2003
DRAWN BY: MRS
CHECKED BY: TRB



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

REVISION: REVISED 6/25/2015 WBD
ADOPTED 6/21/2006 TRB

CITY OF GEORGETOWN
CONSTRUCTION STANDARDS AND DETAILS
UNIVERSAL ANCHOR SYSTEM
SD23

DATE: 1/2003
DRAWN BY: MRS
CHECKED BY: TRB

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

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BEM APPROVED BY: _____ DATE _____

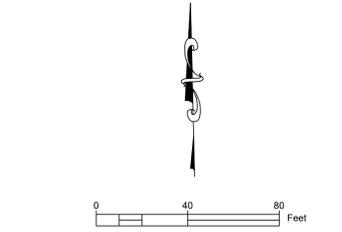
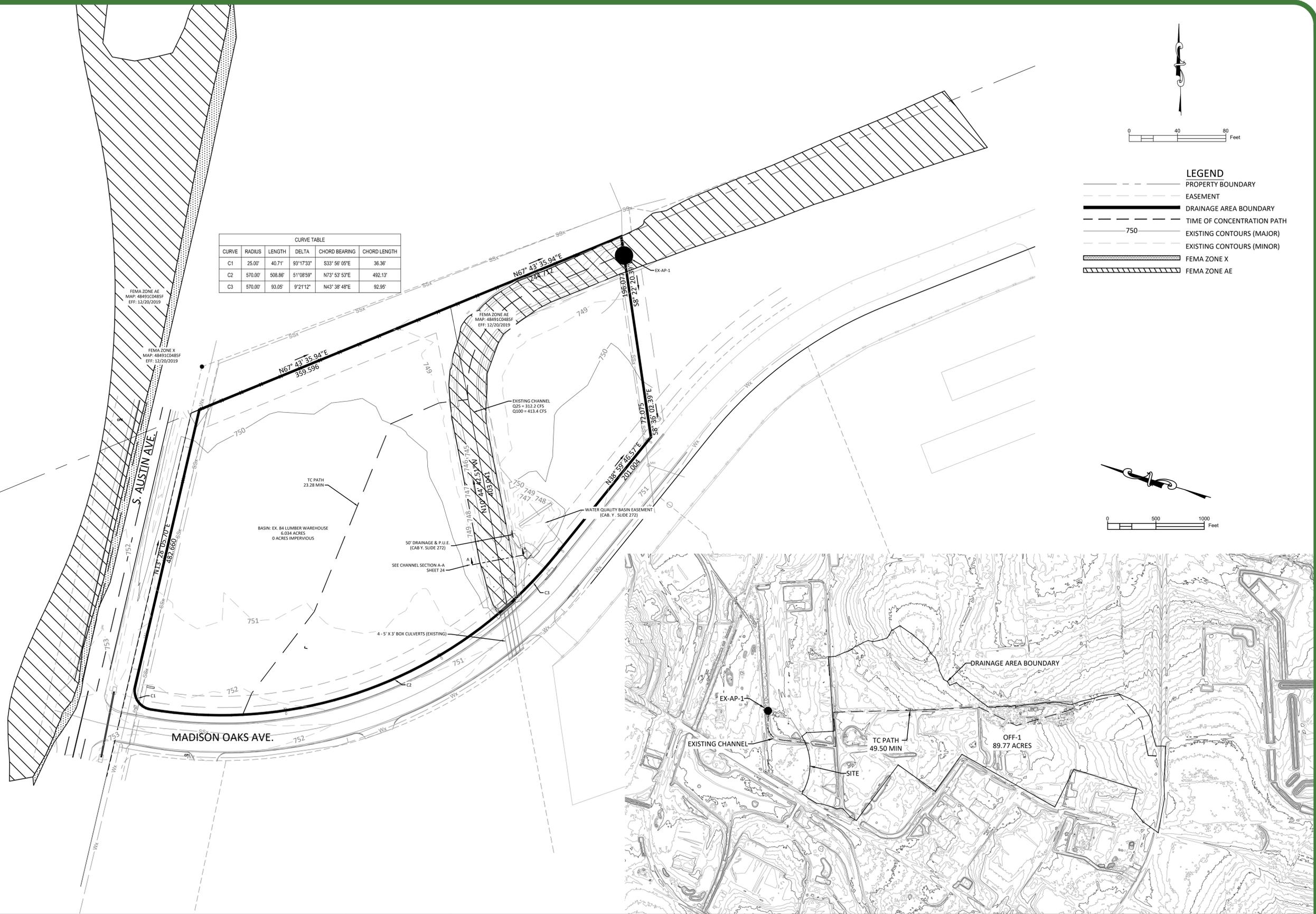


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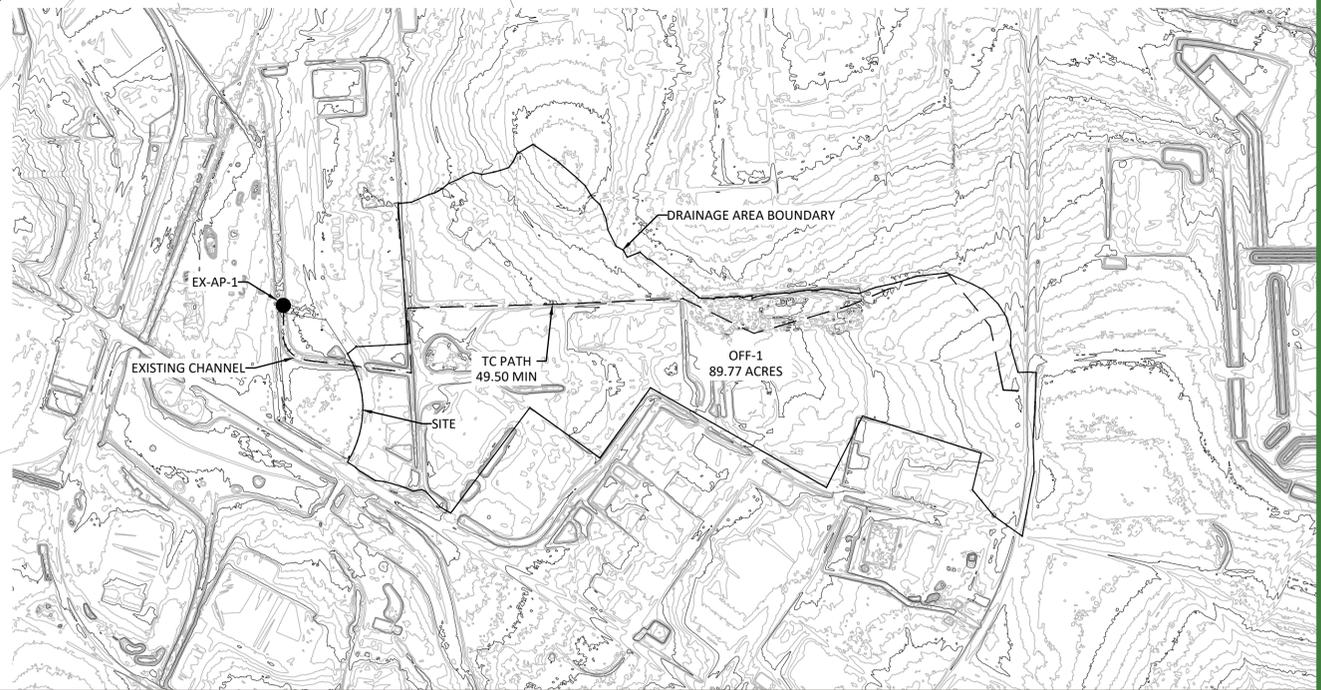
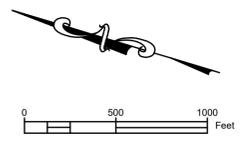
SITE DETAILS (1 OF 2)
for
84 LUMBER OFFICE WAREHOUSE EXPANSION
103 & 107 MADISON OAKS AVENUE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

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LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT
- DRAINAGE AREA BOUNDARY
- - - TIME OF CONCENTRATION PATH
- 750 EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- FEMA ZONE X
- FEMA ZONE AE



WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

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EXISTING DRAINAGE AREA MAP
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 24
 of 38

EXISTING TIME OF CONCENTRATION CALCULATION

Sheet Flow								Shallow Concentrated Flow						Channel Flow											
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 (ft ²)	P (ft)	R (ft)	U/S Elev	D/S Elev	S (ft/ft)	n	Velocity (fps)	T _t	T _c Total (min)	Flag
EX-1	172	SHORT GRASS PRAIRIE	0.15	752.36	750.97	0.81%	18.96	372	UNPAVED	750.97	744.26	1.81%	2.86	309.15	176.00	57.30	3.07	744.26	743.80	0.00250	0.030	3.52	1.46	23.28	13.97

Sheet Flow								Shallow Concentrated Flow						Channel Flow					
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)	Velocity (fps)	T _t	T _c Total (min)	Flag	
OFF-1	150	SHORT GRASS PRAIRIE	0.15	785.00	782.00	2.00%	11.83	600	UNPAVED	782.00	744.50	6.25%	2.48	4350.00	3.00	24.17	38.48	23.09	

Global Summary Results for Run "002 YR"

Project: 22914-3-HR Simulation Run: 002 YR

Start of Run: 01Jan2000, 00:00 Basin Model: 22914-Basin-Model
 End of Run: 01Jan2000, 03:00 Meteorologic Model: COG-002yr
 Compute Time: 29Jun2023, 11:59:25 Control Specifications: COG 3HR

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
OFF-1	0.1402656	124.3	01Jan2000, 02:05	1.23
EX. 84 Lumber W...	0.0094281	2.4	01Jan2000, 01:55	0.30
EX-AP-1	0.1496937	126.2	01Jan2000, 02:05	1.18

Global Summary Results for Run "010 YR"

Project: 22914-3-HR Simulation Run: 010 YR

Start of Run: 01Jan2000, 00:00 Basin Model: 22914-Basin-Model
 End of Run: 01Jan2000, 03:00 Meteorologic Model: COG-010yr
 Compute Time: 29Jun2023, 11:59:26 Control Specifications: COG 3HR

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
OFF-1	0.1402656	234.1	01Jan2000, 02:05	2.56
EX. 84 Lumber W...	0.0094281	8.7	01Jan2000, 01:50	1.11
EX-AP-1	0.1496937	240.4	01Jan2000, 02:00	2.47

Global Summary Results for Run "025 YR"

Project: 22914-3-HR Simulation Run: 025 YR

Start of Run: 01Jan2000, 00:00 Basin Model: 22914-Basin-Model
 End of Run: 01Jan2000, 03:00 Meteorologic Model: COG-025yr
 Compute Time: 29Jun2023, 11:59:26 Control Specifications: COG 3HR

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
OFF-1	0.1402656	301.9	01Jan2000, 02:00	3.39
EX. 84 Lumber W...	0.0094281	13.1	01Jan2000, 01:50	1.73
EX-AP-1	0.1496937	312.2	01Jan2000, 02:00	3.29

Global Summary Results for Run "100 YR"

Project: 22914-3-HR Simulation Run: 100 YR

Start of Run: 01Jan2000, 00:00 Basin Model: 22914-Basin-Model
 End of Run: 01Jan2000, 03:00 Meteorologic Model: COG-100yr
 Compute Time: 29Jun2023, 11:59:27 Control Specifications: COG 3HR

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

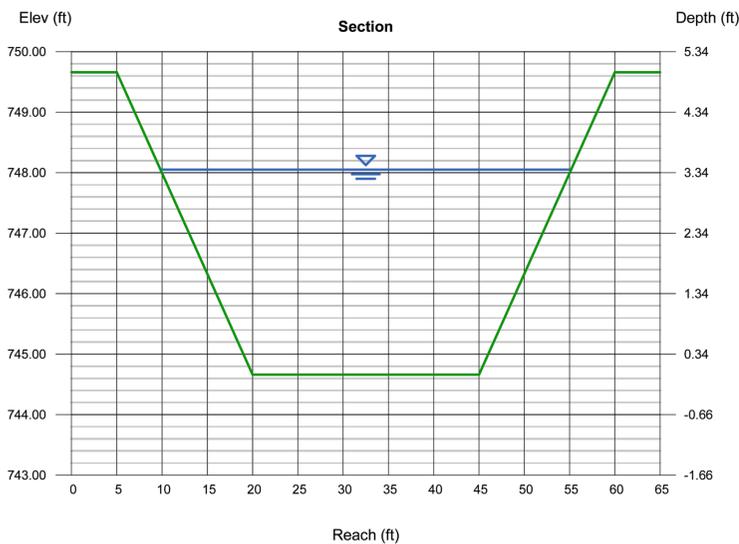
Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
OFF-1	0.1402656	397.6	01Jan2000, 02:00	4.61
EX. 84 Lumber W...	0.0094281	20.4	01Jan2000, 01:45	2.72
EX-AP-1	0.1496937	413.4	01Jan2000, 02:00	4.49

Channel Report CHANNEL: SECTION A-A

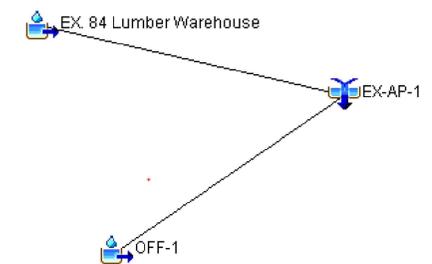
Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Wednesday, Jul 12 2023

Channel - Existing Condition

Trapezoidal		Highlighted	
Bottom Width (ft)	= 25.00	Depth (ft)	= 3.39
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 413.40
Total Depth (ft)	= 5.00	Area (sqft)	= 119.23
Invert Elev (ft)	= 744.66	Velocity (ft/s)	= 3.47
Slope (%)	= 0.25	Wetted Perim (ft)	= 46.44
N-Value	= 0.040	Crit Depth, Yc (ft)	= 1.89
		Top Width (ft)	= 45.34
		EGL (ft)	= 3.58
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 413.40		



EXISTING CONDITION HEC-HMS MODEL SCHEMATIC



IMPERVIOUS COVER CALCULATIONS							
EXISTING							
BASIN	TOTAL AREA (s.f.)	ACRES	SQ. MI.	I.C. (s.f.)	I.C. (acres)	I.C. %	CN
EX-1	262,841.04	6.034	0.0094281	-	-	0.0%	64.1
OFF-1	4,649,158.80	106.730	0.1667656	-	-	0.00%	86.6

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NO.	REVISION	BY	DATE



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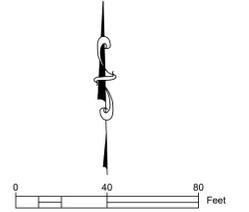
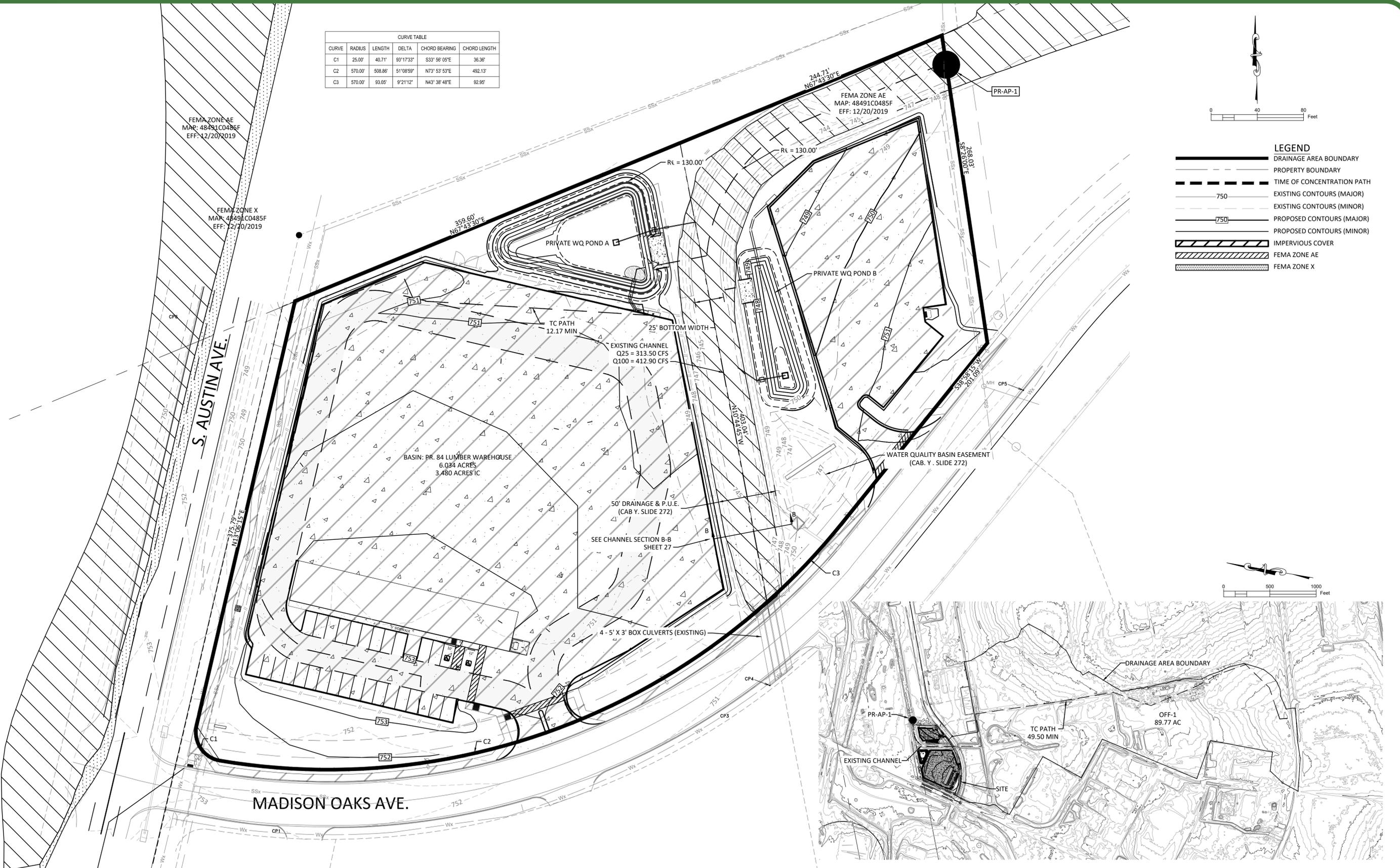
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 SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS

EXISTING DRAINAGE CALCULATIONS
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

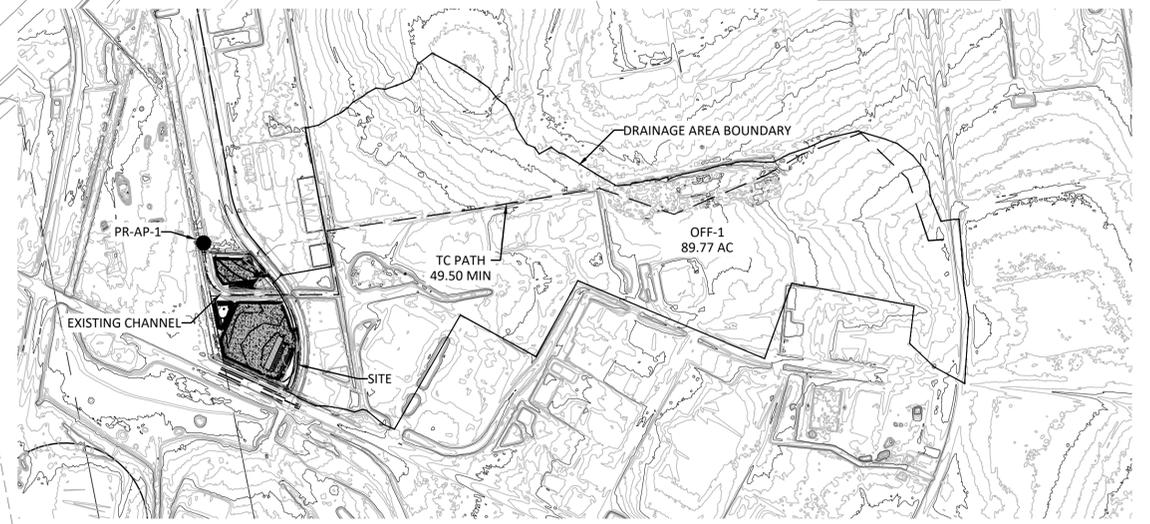
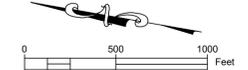
Project No: 22914
SHEET 25
 of 38

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CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	40.71'	93°17'33"	S33°56'05"E	36.36'
C2	570.00'	508.86'	51°08'59"	N73°53'53"E	482.13'
C3	570.00'	93.05'	9°21'12"	N43°38'48"E	92.95'



LEGEND	
	DRAINAGE AREA BOUNDARY
	PROPERTY BOUNDARY
	TIME OF CONCENTRATION PATH
	EXISTING CONTOURS (MAJOR)
	EXISTING CONTOURS (MINOR)
	PROPOSED CONTOURS (MAJOR)
	PROPOSED CONTOURS (MINOR)
	IMPERVIOUS COVER
	FEMA ZONE AE
	FEMA ZONE X



WARNING!
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NO.	REVISION	BY	DATE

KM DESIGNED BY:	DATE
KM DRAWN BY:	DATE
DLP CHECKED BY:	DATE
BEM APPROVED BY:	DATE



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PROPOSED DRAINAGE AREA MAP
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 26
 of 38

PROPOSED TIME OF CONCENTRATION CALCULATION

Sheet Flow								Shallow Concentrated Flow				Shallow Concentrated Flow 2				Channel Flow 1													
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)	Surface Condition	U/S Elev	D/S Elev	Slope (%)	T _t	Length (ft)	A (ft ²)	P (ft)	R (ft)	U/S Elev	D/S Elev	S (ft/ft)	n	Velocity (fps)	T _t
PR-1	78	CONC.	0.011	753.00	752.07	1.19%	1.07	640	PAVED	752.07	750.50	0.25%	10.60	30	UNPAVED	748.56	744.23	14.44%	0.08	26.20	3.14	6.28	0.50	746.81	746.60	0.00802	0.011	5.13	0.09

Channel Flow 2											Channel Flow 3											T _c Total (min)		Tag
Length (ft)	A (ft ²)	P (ft)	R (ft)	U/S Elev	D/S Elev	S (ft/ft)	n	Velocity (fps)	T _t	Length (ft)	A (ft ²)	P (ft)	R (ft)	U/S Elev	D/S Elev	S (ft/ft)	n	Velocity (fps)	T _t	T _c Total (min)		Tag		
18.69	4.91	7.85	0.63	746.60	746.50	0.00535	0.011	4.86	0.06	283.55	176.00	57.30	3.07	744.23	743.80	0.00250	0.030	3.52	1.34	12.17		7.30		

Global Summary Results for Run "002 YR"

Project: 22914-3-HR Simulation Run: 002 YR

Start of Run: 01Jan2000, 00:00 Basin Model: 22914-Basin-Model
 End of Run: 01Jan2000, 03:00 Meteorologic Model: COG-002yr
 Compute Time: 11Jul2023, 16:57:56 Control Specifications: COG 3HR

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
OFF-1-PR	0.1402700	124.3	01Jan2000, 02:05	1.23
PR. 84 Lumber W...	0.0094281	21.5	01Jan2000, 01:35	1.96
PR-AP-1	0.1496981	128.2	01Jan2000, 02:05	1.28

Global Summary Results for Run "010 YR"

Project: 22914-3-HR Simulation Run: 010 YR

Start of Run: 01Jan2000, 00:00 Basin Model: 22914-Basin-Model
 End of Run: 01Jan2000, 03:00 Meteorologic Model: COG-010yr
 Compute Time: 11Jul2023, 16:57:57 Control Specifications: COG 3HR

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
OFF-1-PR	0.1402700	234.1	01Jan2000, 02:05	2.56
PR. 84 Lumber W...	0.0094281	32.8	01Jan2000, 01:35	3.51
PR-AP-1	0.1496981	242.5	01Jan2000, 02:00	2.62

Global Summary Results for Run "025 YR"

Project: 22914-3-HR Simulation Run: 025 YR

Start of Run: 01Jan2000, 00:00 Basin Model: 22914-Basin-Model
 End of Run: 01Jan2000, 03:00 Meteorologic Model: COG-025yr
 Compute Time: DATA CHANGED, RECOMPUTE Control Specifications: COG 3HR

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
OFF-1-PR	0.1402700	301.9	01Jan2000, 02:00	3.39
PR. 84 Lumber W...	0.0094281	39.5	01Jan2000, 01:35	4.46
PR-AP-1	0.1496981	313.5	01Jan2000, 02:00	3.46

Global Summary Results for Run "100 YR"

Project: 22914-3-HR Simulation Run: 100 YR

Start of Run: 01Jan2000, 00:00 Basin Model: 22914-Basin-Model
 End of Run: 01Jan2000, 03:00 Meteorologic Model: COG-100yr
 Compute Time: DATA CHANGED, RECOMPUTE Control Specifications: COG 3HR

Show Elements: All Elements Volume Units: IN ACRE-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
OFF-1-PR	0.1402700	397.6	01Jan2000, 02:00	4.61
PR. 84 Lumber W...	0.0094281	49.7	01Jan2000, 01:35	5.84
PR-AP-1	0.1496981	412.9	01Jan2000, 02:00	4.68

Channel Report

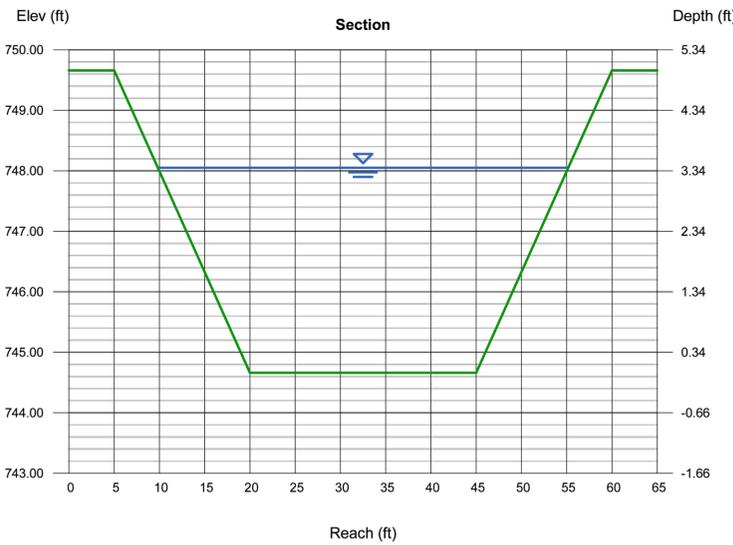
CHANNEL: SECTION B-B

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

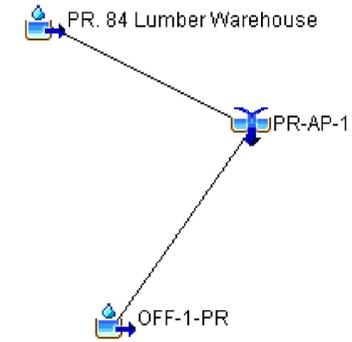
Tuesday, Jul 11 2023

CHANNEL - PROPOSED CONDITION

Trapezoidal		Highlighted	
Bottom Width (ft)	= 25.00	Depth (ft)	= 3.39
Side Slopes (z:1)	= 3.00, 3.00	Q (cfs)	= 414.60
Total Depth (ft)	= 5.00	Area (sqft)	= 119.23
Invert Elev (ft)	= 744.66	Velocity (ft/s)	= 3.48
Slope (%)	= 0.25	Wetted Perim (ft)	= 46.44
N-Value	= 0.040	Crit Depth, Yc (ft)	= 1.89
		Top Width (ft)	= 45.34
		EGL (ft)	= 3.58
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 414.60		



PROPOSED CONDITION HEC-HMS MODEL SCHEMATIC



IMPERVIOUS COVER CALCULATIONS							
PROPOSED							
BASIN	TOTAL AREA	ACRES	SQ. MI.	I.C. (s.f.)	I.C. (acres)	I.C. %	CN
PR-1	262,841.04	6.034	0.0094281	161,811.10	3.715	61.56%	78.9
OFF-1	14,582,407.66	334.766	0.5230719	4,904,498.83	112.592	33.63%	72.12

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WARNING!
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NO.	REVISION	BY	DATE

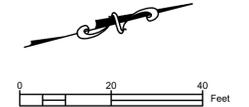
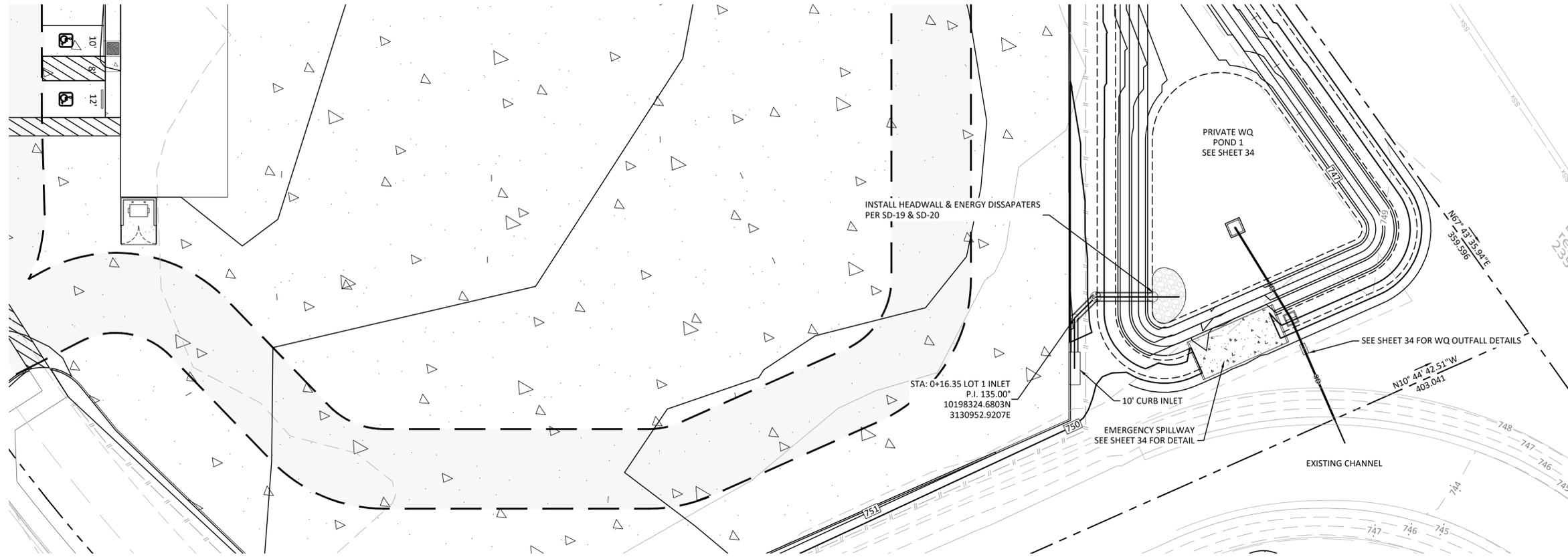
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 KM DRAWN BY: _____ DATE _____
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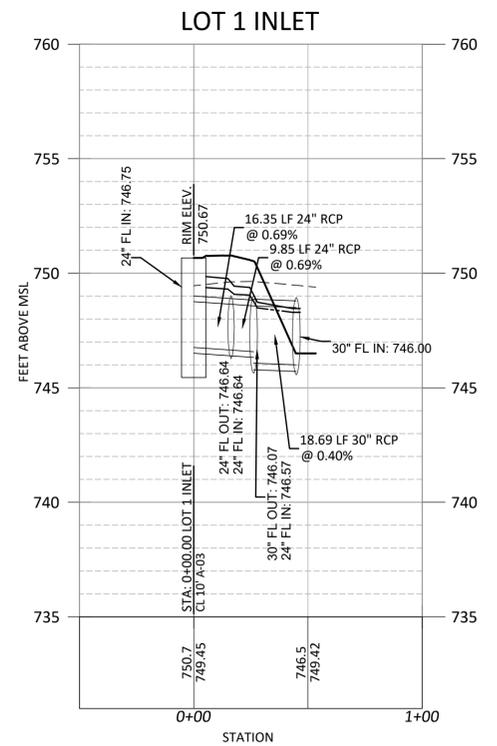
PROPOSED DRAINAGE CALCULATIONS
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

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LEGEND

- CURB INLET
- PAVEMENT
- PROPERTY LINE
- EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- PROPOSED CONTOURS (MAJOR)
- PROPOSED CONTOURS (MINOR)
- SD
- STORM CENTERLINE
- STORM PIPE
- 25-YR HGL
- 100-YR HGL



WARNING!
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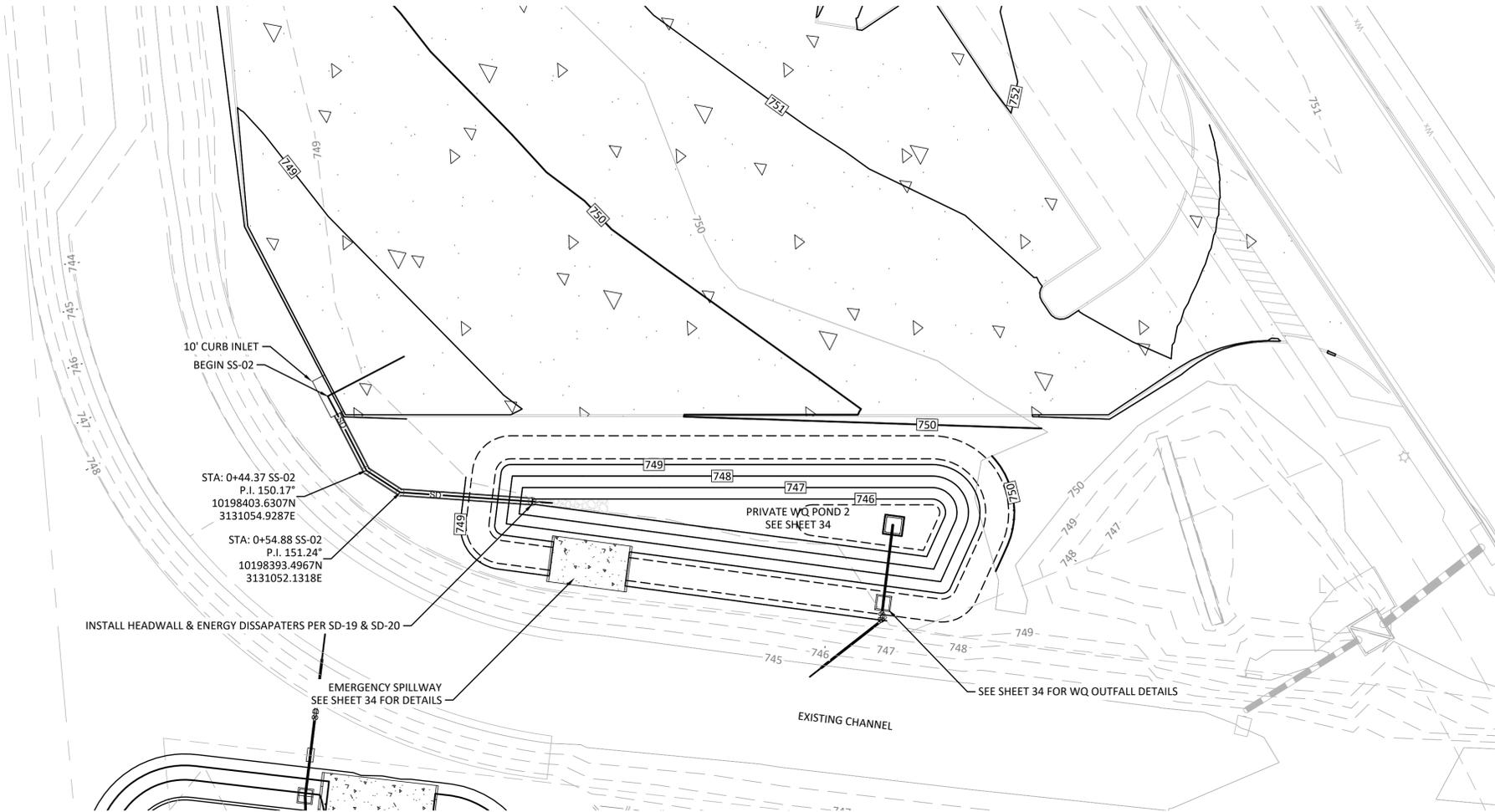
SS-01 PLAN & PROFILE
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No:
22914

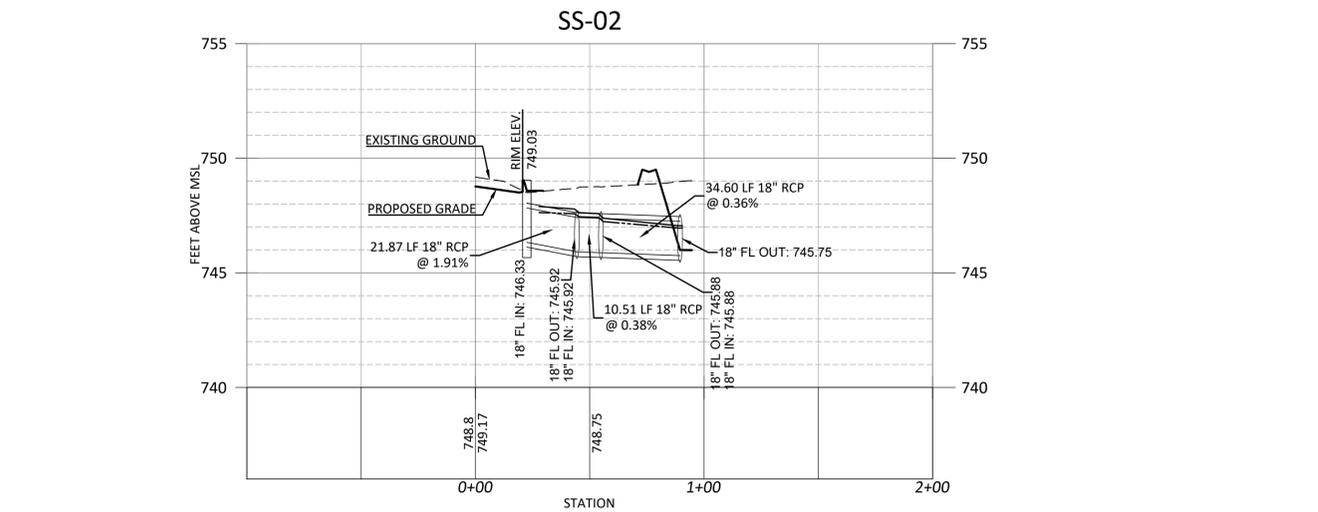
SHEET
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Georgetown Railroad
Equipment Co.
Remainder of Vol.
2356 Pg. 131



LEGEND	
[Symbol]	CURB INLET
[Symbol]	PAVEMENT
[Symbol]	PROPERTY LINE
[Symbol]	EXISTING CONTOURS (MAJOR)
[Symbol]	EXISTING CONTOURS (MINOR)
[Symbol]	PROPOSED CONTOURS (MAJOR)
[Symbol]	PROPOSED CONTOURS (MINOR)
[Symbol]	SD
[Symbol]	STORM CENTERLINE
[Symbol]	STORM PIPE
[Symbol]	25-YR HGL
[Symbol]	100-YR HGL



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DLP CHECKED BY:		DATE	
BEM APPROVED BY:		DATE	



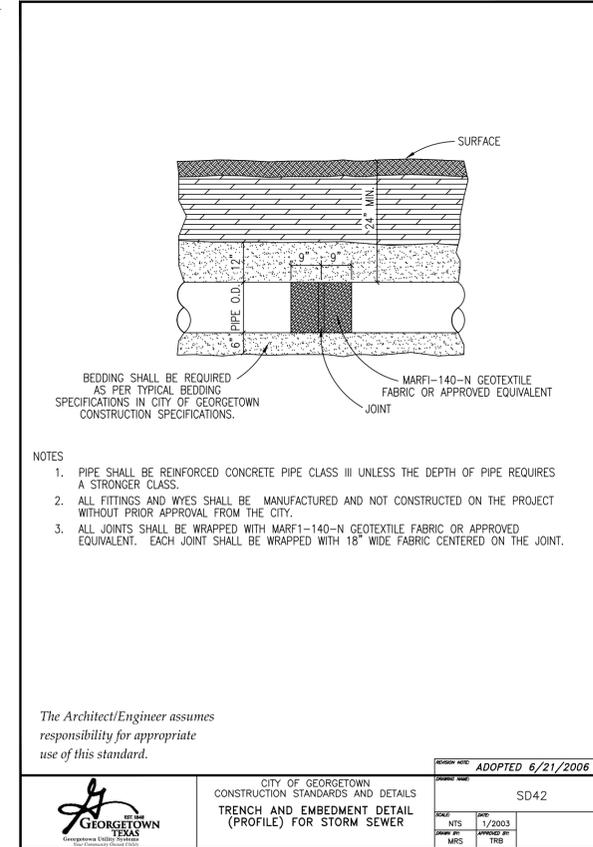
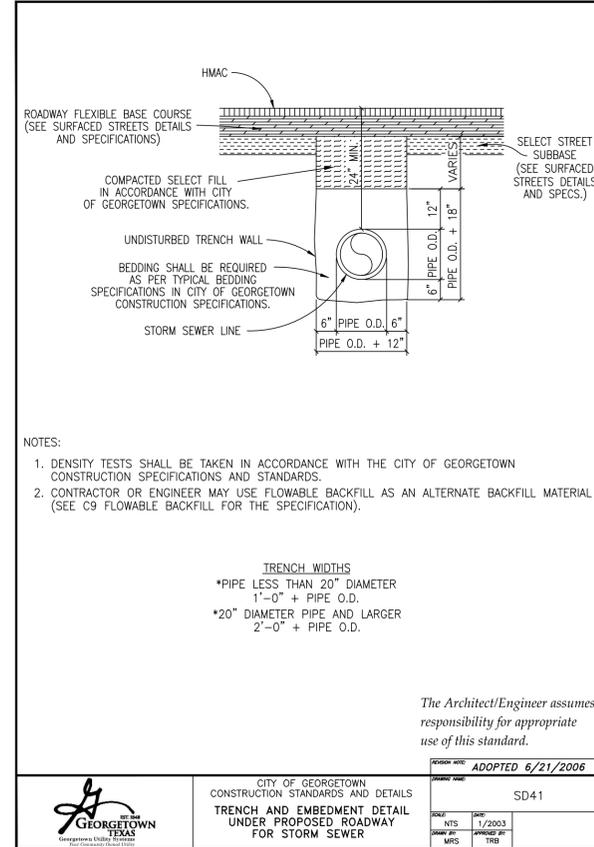
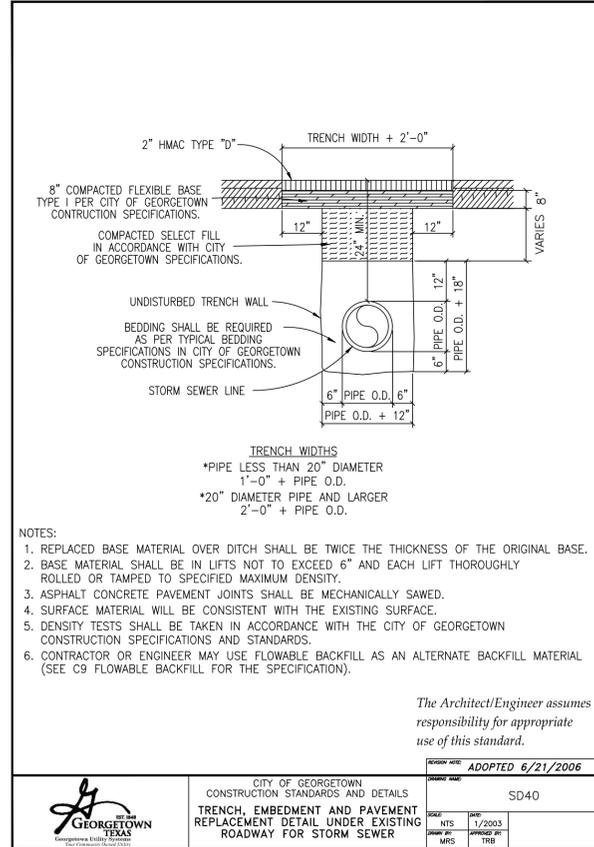
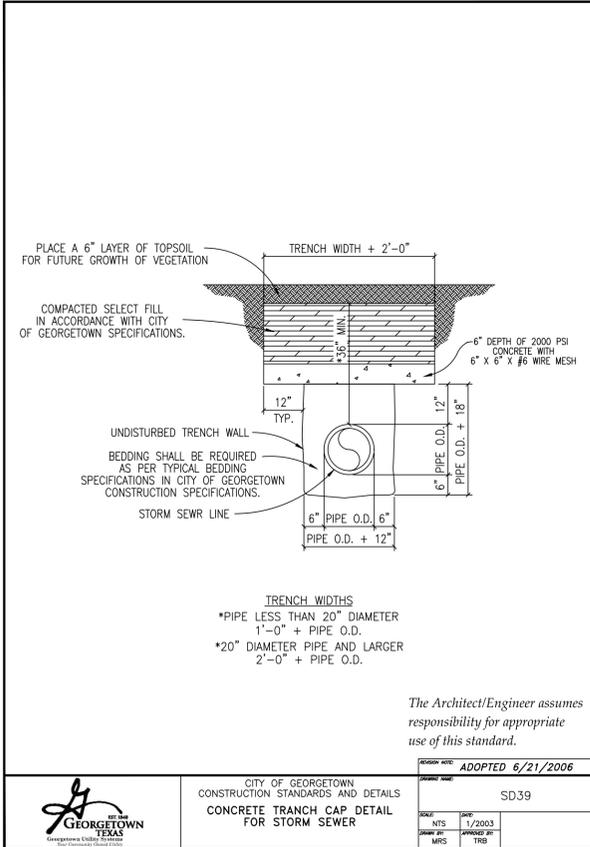
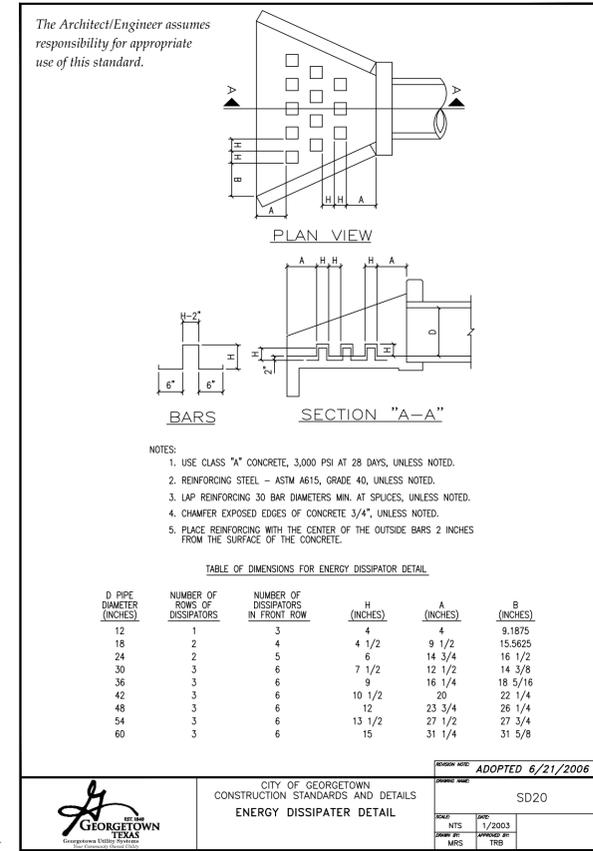
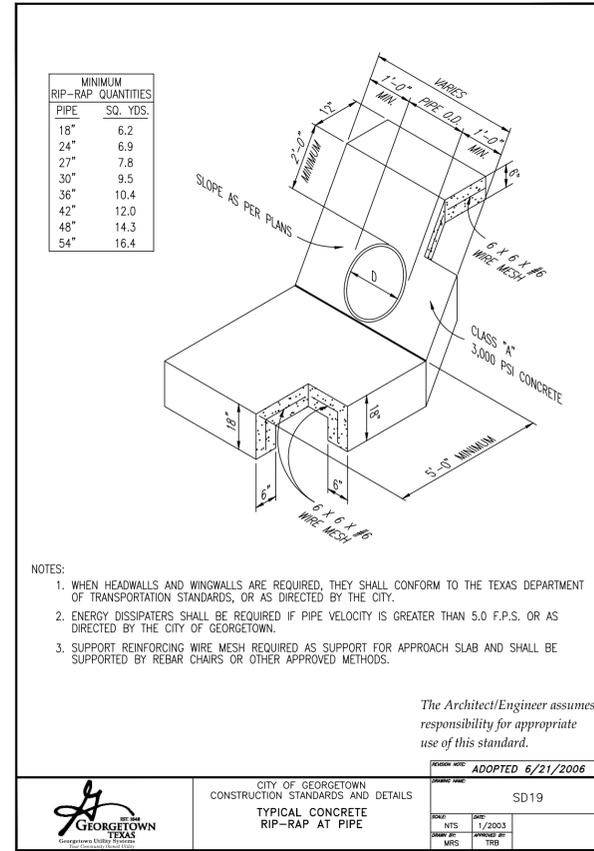
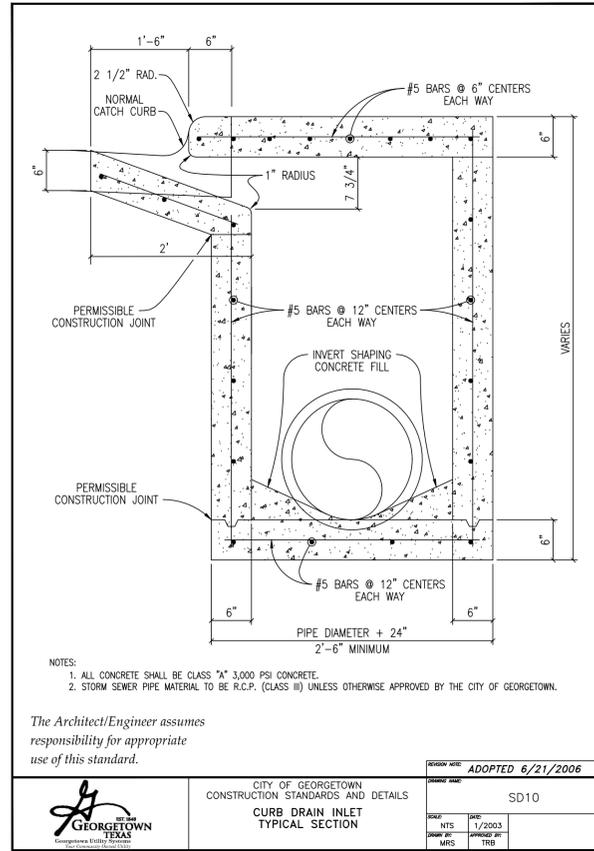
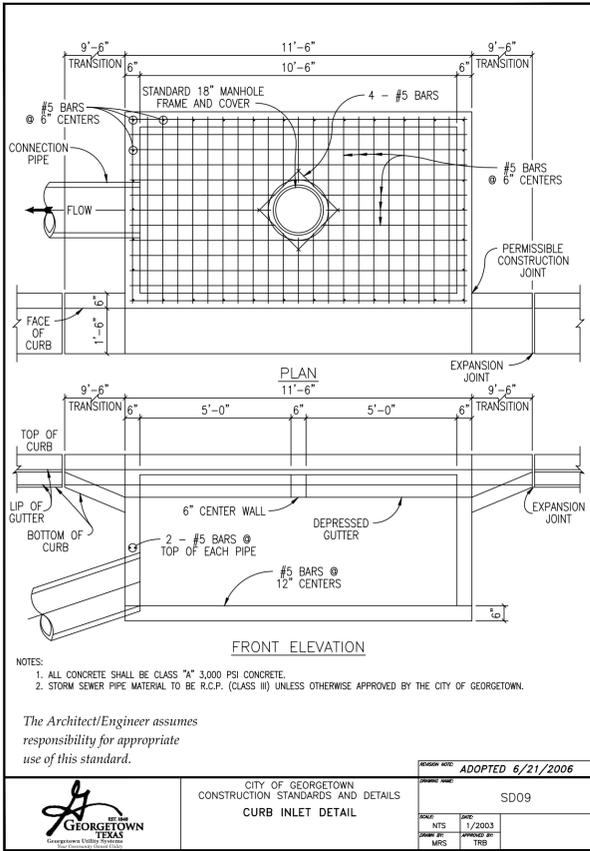
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SS-02 PLAN & PROFILE
for
84 LUMBER OFFICE WAREHOUSE EXPANSION
103 & 107 MADISON OAKS AVENUE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 29
of 38

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NO.	REVISION	BY	DATE

KM DESIGNED BY: _____ DATE: _____
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 BEM APPROVED BY: _____ DATE: _____

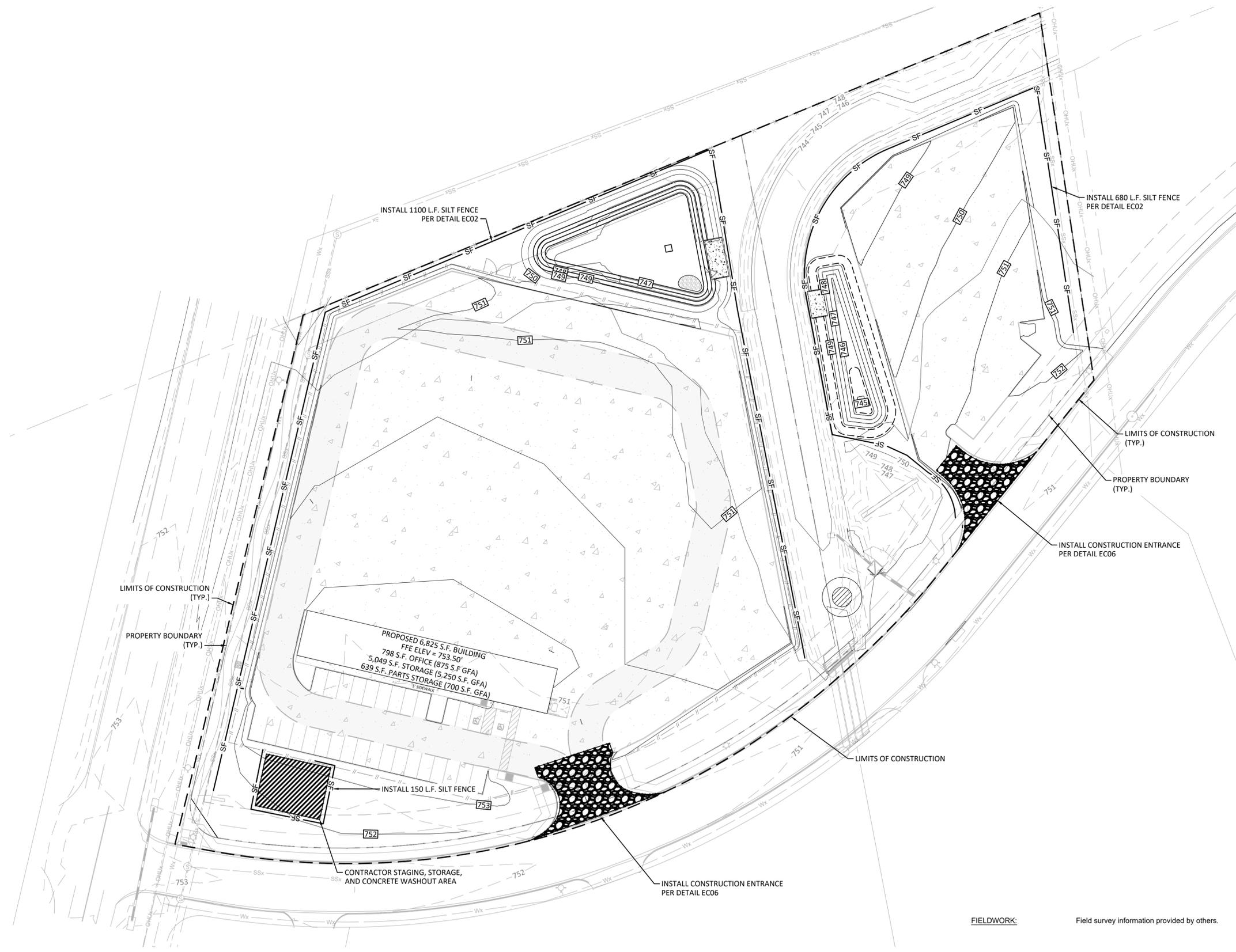


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STORM DETAILS
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

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0 40 80 Feet

LEGEND

- EDGE OF PAVEMENT
- - - LIMITS OF CONSTRUCTION
- SF SILT FENCE
- 123 EXISTING CONTOURS (MAJOR)
- 123 EXISTING CONTOURS (MINOR)
- 123 PROPOSED CONTOURS (MAJOR)
- 123 PROPOSED CONTOUR (MINOR)
- ⊙ PROTECTED TREE TO REMAIN

FIELDWORK: Field survey information provided by others.

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EROSION & SEDIMENTATION CONTROL PLAN
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 31
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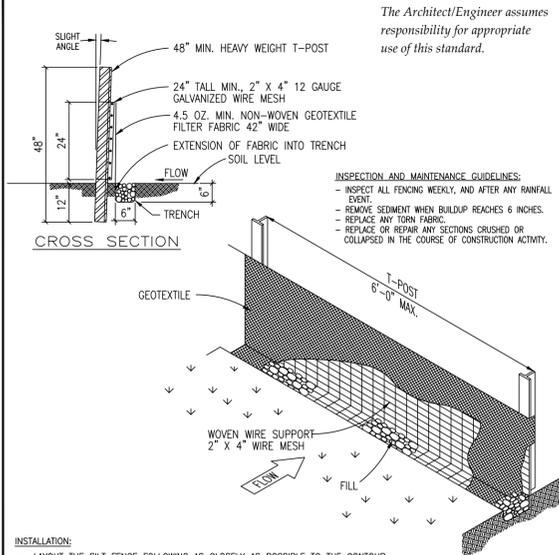
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NOTE: THIS SECTION IS INTENDED TO ASSIST THOSE PERSONS PREPARING WATER POLLUTION ABATEMENT PLANS (WPAP) OR STORM WATER POLLUTION PREVENTION PLANS (SWPPP) THAT COMPLY WITH FEDERAL, STATE AND/OR LOCAL STORM WATER REGULATIONS.

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

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

 <p>CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS EROSION AND SEDIMENTATION AND TREE PROTECTION NOTES</p>	<p>ADOPTED 6/21/2006</p> <p>PROJECT NO: EC01A</p> <p>DATE: 1/2003 DRAWN BY: MRS</p>
--	---



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

CROSS SECTION

48" MIN. HEAVY WEIGHT T-POST
24" TALL MIN. 2" X 4" 12 GAUGE GALVANIZED WIRE MESH
4.5 OZ. MIN. NON-WOVEN GEOTEXTILE FILTER FABRIC 42" WIDE
EXTENSION OF FABRIC INTO TRENCH
SOIL LEVEL
TRENCH
FLOW
T-POST 6'-0" MAX.
GEOTEXTILE
WOVEN WIRE SUPPORT 2" X 4" WIRE MESH
FILL

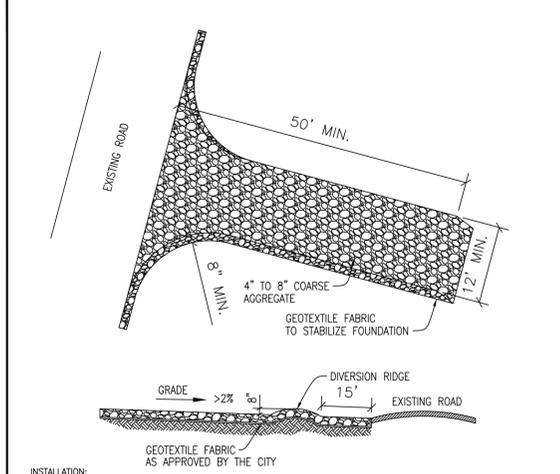
INSPECTION AND MAINTENANCE GUIDELINES:

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

INSTALLATION:

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

 <p>CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS SILT FENCE DETAILS</p>	<p>ADOPTED 6/21/2006</p> <p>PROJECT NO: EC02</p> <p>DATE: 1/2003 DRAWN BY: MRS</p>
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The Architect/Engineer assumes responsibility for appropriate use of this standard.

STABILIZED CONSTRUCTION ENTRANCE

EXISTING ROAD
50' MIN.
4" TO 8" COARSE AGGREGATE
GEOTEXTILE FABRIC TO STABILIZE FOUNDATION
GRADE >2%
DIVERSION RIDGE 15'
EXISTING ROAD
GEOTEXTILE FABRIC AS APPROVED BY THE CITY

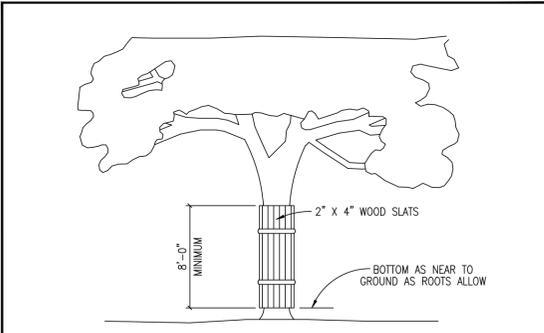
INSTALLATION:

- 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.

 <p>CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS STABILIZED CONSTRUCTION ENTRANCE</p>	<p>ADOPTED 6/21/2006</p> <p>PROJECT NO: EC06</p> <p>DATE: 1/2003 DRAWN BY: MRS</p>
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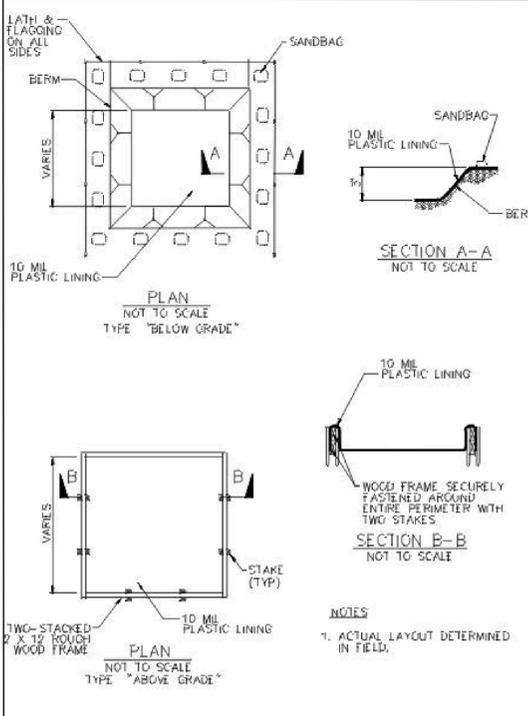
2" X 4" WOOD SLATS
8'-0" MINIMUM
BOTTOM AS NEAR TO GROUND AS ROOTS ALLOW

NOTES:

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

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

 <p>CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS TREE PROTECTION - WOOD SLATS</p>	<p>ADOPTED 6/21/2006</p> <p>PROJECT NO: EC10</p> <p>DATE: 1/2003 DRAWN BY: MRS</p>
--	--



LATH & FLAGGING ON ALL SIDES
BERM
SANDBAG
10 MIL PLASTIC LINING
SECTION A-A NOT TO SCALE

PLAN NOT TO SCALE TYPE "BELOW GRADE"

10 MIL PLASTIC LINING
BERM
SECTION B-B NOT TO SCALE

PLAN NOT TO SCALE TYPE "ABOVE GRADE"

WOOD FRAME SECURELY FASTENED AROUND ENTIRE PERIMETER WITH TWO STAKES
SECTION B-B NOT TO SCALE

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.

Temporary Concrete Washout Area Detail

WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY:	DATE
KM DRAWN BY:	DATE
DLP CHECKED BY:	DATE
BEM APPROVED BY:	DATE



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 TEXAS REGISTERED ENGINEERING FIRM F-181, TBPLS FIRM No. 10003700, WEB: STEGERBIZZELL.COM

EROSION & SEDIMENTATION CONTROL DETAILS
for
84 LUMBER OFFICE WAREHOUSE EXPANSION
103 & 107 MADISON OAKS AVENUE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

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Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: 84 Lumber Office/Warehouse Expansion - Lot 1
Date Prepared: 5/10/2023

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: $L_M = 28.9(A_N \times P)$

where: $L_{M \text{ TOTAL PROJECT}} =$ 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

Table with 2 columns: Field Name, Value. Includes County (Williamson), Total project area (6.034 acres), Predevelopment impervious area (0.000 acres), Total post-development impervious area (3.715 acres), Total post-development impervious cover fraction (0.62), and P (32 inches).

$L_{M \text{ TOTAL PROJECT}} = 3436$ lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Table with 2 columns: Field Name, Value. Includes Drainage Basin/Outfall Area No. (1), Total drainage basin/outfall area (4.220 acres), Predevelopment impervious area (0.000 acres), Post-development impervious area (3.026 acres), Post-development impervious fraction (0.72), and $L_M \text{ THIS BASIN} = 2798$ 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
- Bay Separator
- Conitech Storm Filter
- 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

Table with 2 columns: Field Name, Value. Includes $A_C = 4.22$ acres, $A_i = 3.026$ acres, $A_p = 1.19$ acres, and $L_R = 3068$ lbs.

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

Desired $L_M \text{ THIS BASIN} = 2798$ lbs.

$F = 0.91$

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

Table with 2 columns: Field Name, Value. Includes Rainfall Depth (1.80 inches), Post Development Runoff Coefficient (0.52), and On-site Water Quality Volume (14427 cubic feet).

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

Table with 2 columns: Field Name, Value. Includes 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), and Off-site Water Quality Volume (0 cubic feet).

Table with 2 columns: Field Name, Value. Includes Storage for Sediment (2885) and Total Capture Volume (required water quality volume(s) x 1.20) (17312 cubic feet).

LOT 1 - TSS REMOVAL CALCULATIONS

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: 84 Lumber Office/Warehouse Expansion - Lot 2
Date Prepared: 5/10/2023

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: $L_M = 28.9(A_N \times P)$

where: $L_{M \text{ TOTAL PROJECT}} =$ 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

Table with 2 columns: Field Name, Value. Includes County (Williamson), Total project area (6.034 acres), Predevelopment impervious area (0.000 acres), Total post-development impervious area (3.715 acres), Total post-development impervious cover fraction (0.62), and P (32 inches).

$L_{M \text{ TOTAL PROJECT}} = 3436$ lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

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

Table with 2 columns: Field Name, Value. Includes Drainage Basin/Outfall Area No. (2), Total drainage basin/outfall area (1.81 acres), Predevelopment impervious area (0.00 acres), Post-development impervious area (0.689 acres), Post-development impervious fraction (0.38), and $L_M \text{ THIS BASIN} = 637$ 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
- Bay Separator
- Conitech Storm Filter
- 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

Table with 2 columns: Field Name, Value. Includes $A_C = 1.81$ acres, $A_i = 0.69$ acres, $A_p = 1.12$ acres, and $L_R = 712$ lbs.

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

Desired $L_M \text{ THIS BASIN} = 637$ lbs.

$F = 0.90$

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

Table with 2 columns: Field Name, Value. Includes Rainfall Depth (1.70 inches), Post Development Runoff Coefficient (0.30), and On-site Water Quality Volume (3324 cubic feet).

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

Table with 2 columns: Field Name, Value. Includes 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), and Off-site Water Quality Volume (0 cubic feet).

Table with 2 columns: Field Name, Value. Includes Storage for Sediment (665) and Total Capture Volume (required water quality volume(s) x 1.20) (3989 cubic feet).

LOT 2 - TSS REMOVAL CALCULATIONS

WARNING! There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

Table with 4 columns: NO., REVISION, BY, DATE. Includes revision history.

KM DESIGNED BY: DATE
KM DRAWN BY: DATE
DLP CHECKED BY: DATE
BEM APPROVED BY: DATE



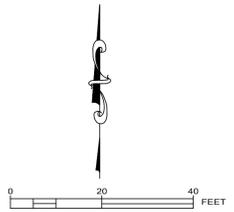
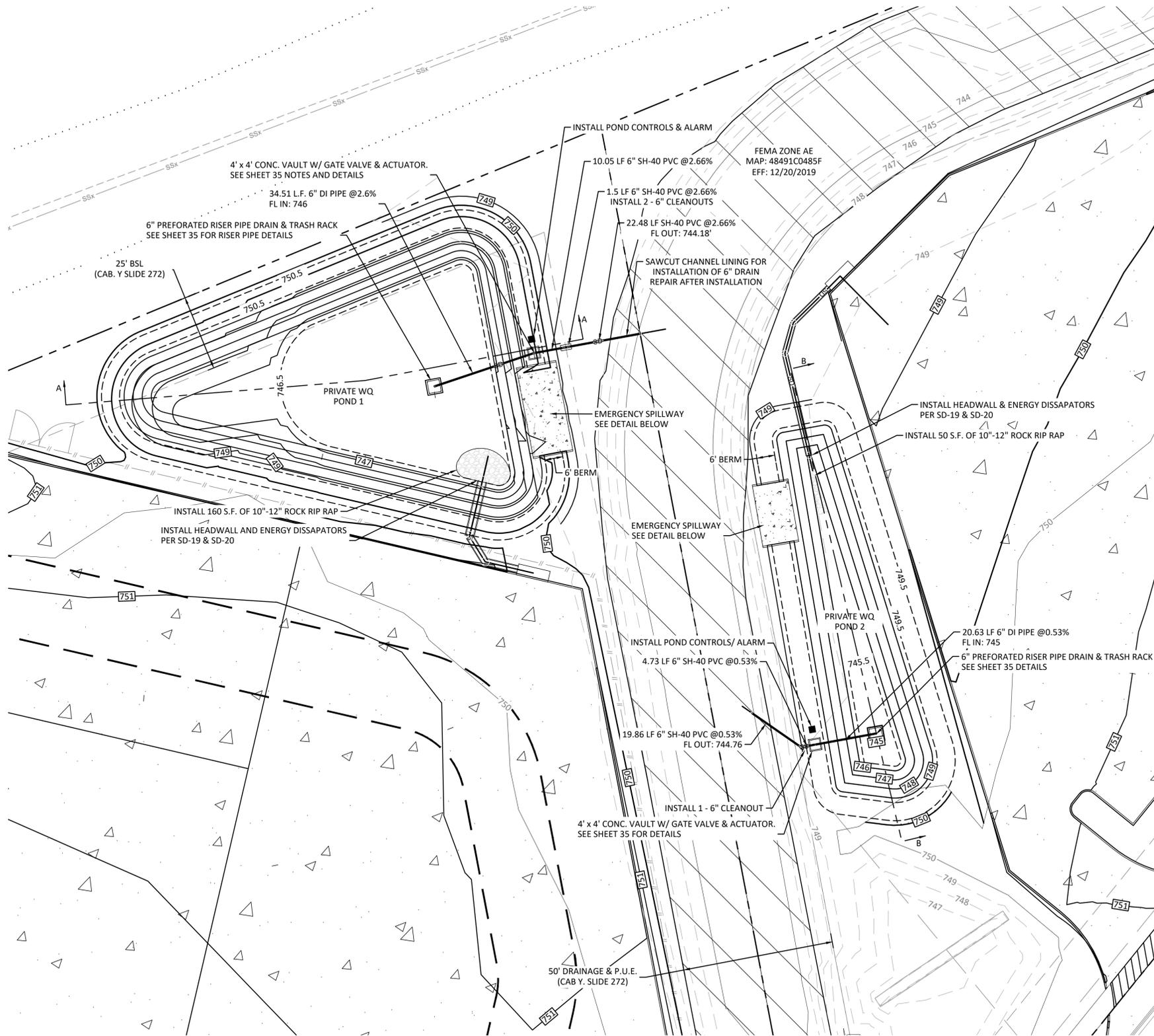
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TCEQ CALCULATIONS for 84 LUMBER OFFICE WAREHOUSE EXPANSION, 103 & 107 MADISON OAKS AVENUE, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 33 of 38

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WATER QUALITY PONDS 1 & 2 PLAN



LEGEND

- PAVEMENT
- PROPERTY BOUNDARY
- EASEMENT
- 750 EXISTING CONTOURS (MAJOR)
- 750 EXISTING CONTOURS (MINOR)
- 750 PROPOSED CONTOURS (MAJOR)
- 750 PROPOSED CONTOURS (MINOR)
- STORM DRAIN CENTERLINE
- STORM STRUCTURE

NOTE:
SEE SHEET 35 FOR POND SECTION A-A, B-B, & COMPONENT DETAILS

PROPOSED POND 1 VOLUME SUMMARY TABLE

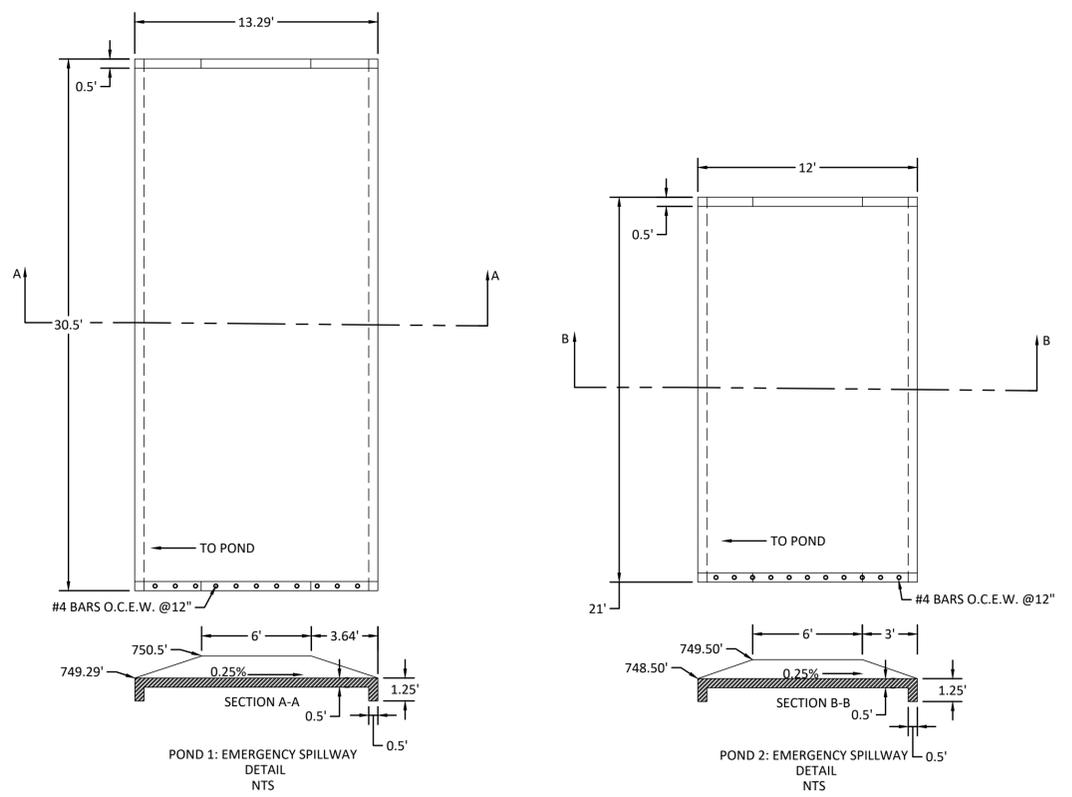
CONTOUR ELEVATION (FT.)	CONTOUR AREA (SQ. FT.)	INCREMENTAL DEPTH (FT)	INCREMENTAL VOLUME (CU. FT)	CUMULATIVE VOL. (CU. FT.)
746	25	0	0	0
746.5	3702.08	0.5	931.77	931.77
747	5038.42	0.5	2185.13	3116.90
747.5	5522.36	0.5	2640.20	5757.10
748	6020.43	0.5	2885.70	8642.80
748.5	6532.64	0.5	3138.27	11781.07
749	7058.99	0.5	3397.91	15178.98
749.5	7599.47	0.5	3664.62	18843.60
750	8154.10	0.5	3989.39	22832.99
750.5	8722.85	0.5	4219.24	27052.23

SEDIMENT VOLUME (2,885 CU. FT.) = 746.95'
W.Q. VOLUME REQUIRED = 17312 CU. FT FOR 2798 LBS. LOAD REMOVAL
W.Q. VOLUME PROVIDED @ 749.29'

PROPOSED POND 2 VOLUME SUMMARY TABLE

CONTOUR ELEVATION (FT.)	CONTOUR AREA (SQ. FT.)	INCREMENTAL DEPTH (FT)	INCREMENTAL VOLUME (CU. FT)	CUMULATIVE VOL. (CU. FT.)
745	25	0	0	0
745.5	344.92	0.5	92.48	92.48
746	888.36	0.5	308.32	400.8
746.5	1238.58	0.5	531.74	932.54
747	1605.06	0.5	710.91	1643.45
747.5	1987.81	0.5	898.22	2541.67
748	2386.84	0.5	1093.66	3635.33
748.5	2801.65	0.5	1297.12	4932.45
749	3230.73	0.5	1508.1	6440.55
749.5	3673.94	0.5	1726.17	8166.72

SEDIMENT VOLUME (665 CU. FT.) = 746.22'
WQ VOLUME REQUIRED = 3989 CU. FT. FOR 637 LBS. LOAD REMOVAL
WQ VOLUME PROVIDED @ 748.14 FT



WARNING!
There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE



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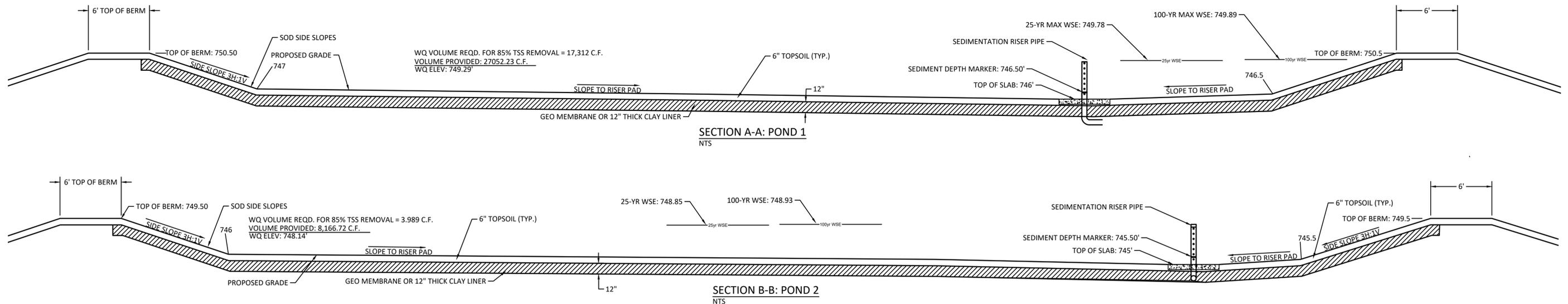
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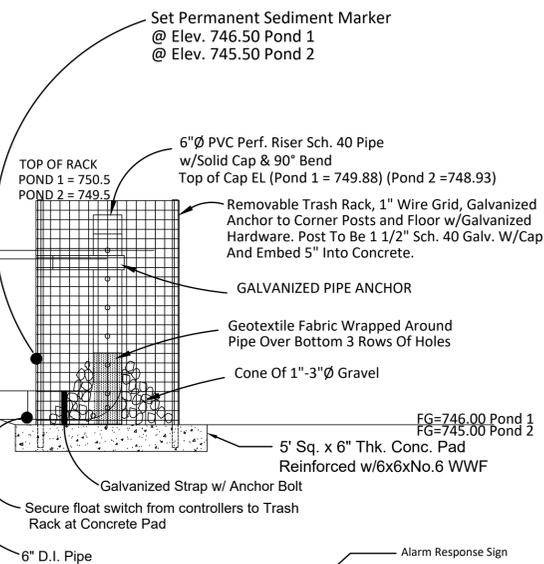
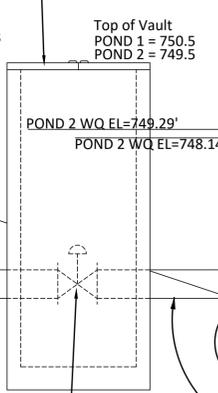
WATER QUALITY POND PLAN
for
84 LUMBER OFFICE WAREHOUSE EXPANSION
103 & 107 MADISON OAKS AVENUE
CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 34
of 38

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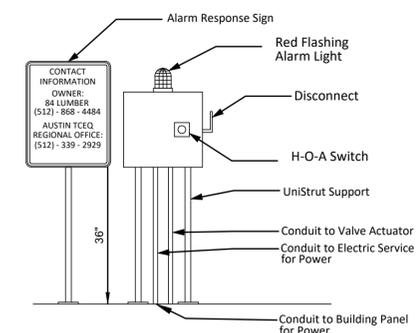
48" sq. concrete vault w/30" sq. galv. steel lid by Hill Country Conc. Products or equal. See sheet 34 for location.



6" butterfly valve by bray w/actuator. normally closed valve is opened by remote rain sensor. valve to remain open for a 48 hour period. valve to have manual hand wheel in case of actuator failure.

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

GEOTEXTILE FABRIC DATA			
PROPERTY	TEST METHOD	UNIT	SPECIFICATION
MATERIAL	NON-WOVEN GEOTEXTILE FABRIC		
UNIT WEIGHT		OZ./SQ. YD.	8 (MIN.)
FILTRATION WEIGHT		IN./SEC.	0.08 (MIN.)
PUNCTURE STRENGTH	ASTM D-751 (MODIFIED)	LB.	125 (MIN.)
MULLEN BURST STRENGTH	ASTM D-751	P.S.I.	400 (MIN.)
TENSILE STRENGTH	ASTM D-1682	LB.	200 (MIN.)
EQUIV. OPENING SIZE	U.S. STANDARD SIEVE	NO.	80 (MIN.)

SOURCE: CITY OF AUSTIN WATER QUALITY MGMT. 6/1/88

IMPERMEABLE LINERS MAY BE CLAY, CONCRETE OR GEOMEMBRANE. IF GEOMEMBRANE IS USED, SUITABLE GEOTEXTILE FABRIC SHOULD BE PLACED ON THE TOP AND BOTTOM OF THE MEMBRANE FOR PUNCTURE PROTECTION AND THE LINERS COVERED WITH A MINIMUM OF 6 INCHES OF COMPACTED TOPSOIL. THE TOPSOIL SHOULD BE STABILIZED WITH APPROPRIATE VEGETATION. CLAY LINERS SHOULD MEET THE SPECIFICATIONS AS SHOWN BELOW AND HAVE A MINIMUM THICKNESS OF 12 INCHES.

CLAY LINER SPECIFICATIONS (MIN. THICKNESS = 12")			
PROPERTY	TEST METHOD	UNIT	SPECIFICATION
PERMEABILITY	ASTM D-2434	Cm/Sec	1X10 ⁻¹⁰
PLASTICITY INDEX OF CLAY	ASTM D-423 & D-424	%	NOT LESS THAN 15
LIQUID LIMIT OF CLAY	ASTM D-2216	%	NOT LESS THAN 30
CLAY PARTICLES PASSING	ASTM D-422	%	NOT LESS THAN 30
CLAY COMPACTION	ASTM D-2216	%	95% OF STANDARD PROCTOR DENSITY

SOURCE: CITY OF AUSTIN WATER QUALITY MGMT. 9/97

GEOMEMBRANE DATA
 IF A GEOMEMBRANE IS USED IT SHALL HAVE A MINIMUM THICKNESS OF (30) THIRTY MILS AND BE ULTRAVIOLET RESISTANT. THE GEOTEXTILE FABRIC (FOR PROTECTION OF GEOMEMBRANE) SHOULD BE NONWOVEN GEOTEXTILE FABRIC AND MEET THE SPECIFICATIONS AS SHOWN BELOW.

BATCH POND CONTROLLER NOTES:

- 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.
- 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.
- 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.
- 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.
- 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.
- TEMPERATURE/WEATHER - THE SYSTEM SHALL BE CAPABLE OF OPERATION FROM 0 TO 130 DEGREES FAHRENHEIT AND FROM 10 TO 90% HUMIDITY.
- RELIABILITY - THE SYSTEM SHALL HAVE A MINIMUM RELIABILITY OF 40,000 HOURS (4.6 YEARS).

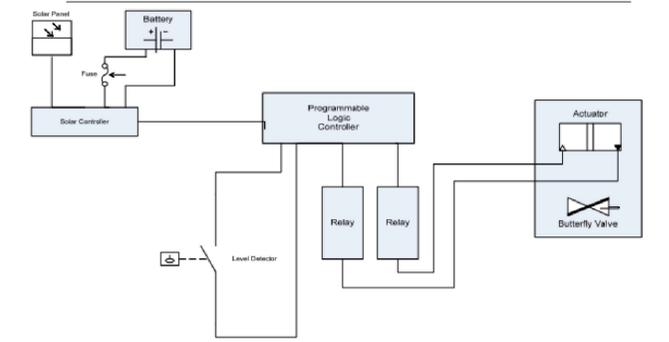
Pond 1 Weir Discharge				
WSE (ft)	Head (Above Weir Crest) (ft)	Cw	Weir Crest Length (ft)	Q (cfs)
746.00	0.00	2.617	29.5	0.00
747.00	0.00	2.617	29.5	0.00
748.00	0.00	2.617	29.5	0.00
749.00	0.00	2.617	29.5	0.00
749.10	0.00	2.617	29.5	0.00
749.20	0.00	2.617	29.5	0.00
749.30	0.01	2.617	29.5	0.08
749.40	0.11	2.617	29.5	2.82
749.50	0.21	2.617	29.5	7.43
749.60	0.31	2.617	29.5	13.33
749.70	0.41	2.617	29.5	20.27
749.80	0.51	2.617	29.5	28.12
749.89	0.60	2.617	29.5	35.88
749.90	0.61	2.617	29.5	36.78
750.00	0.71	2.617	29.5	46.19
750.50	1.21	2.617	29.5	102.76

Weir Crest Width	Cw
1	3
5	2.7
13.3	2.617
15	2.6
100-YR Q: 35.7 cfs	

Pond 2 Weir Discharge				
WSE (ft)	Head (Above Weir Crest) (ft)	Cw	Weir Crest Length (ft)	Q (cfs)
745.00	0.00	2.63	20	0.00
746.00	0.00	2.63	20	0.00
747.00	0.00	2.63	20	0.00
748.00	0.00	2.63	20	0.00
748.50	0.00	2.63	20	0.00
748.60	0.10	2.63	20	1.66
748.70	0.20	2.63	20	4.70
748.80	0.30	2.63	20	8.64
748.90	0.40	2.63	20	13.31
748.93	0.43	2.63	20	14.83
749.00	0.50	2.63	20	18.60
749.10	0.60	2.63	20	24.45
749.20	0.70	2.63	20	30.81
749.30	0.80	2.63	20	37.64
749.40	0.90	2.63	20	44.91
749.50	1.00	2.63	20	52.60

Weir Crest Width	Cw
1	3
5	2.7
12	2.63
15	2.6
100-YR Q: 14.6 cfs	

CONTROLLER CIRCUIT BOX DIAGRAM



WARNING!
 There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM DESIGNED BY: _____ DATE _____
 KM DRAWN BY: _____ DATE _____
 DLP CHECKED BY: _____ DATE _____
 BEM APPROVED BY: _____ DATE _____



STEGER & BIZZELL

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

WATER QUALITY POND SECTIONS & DETAILS
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

March 20, 2023



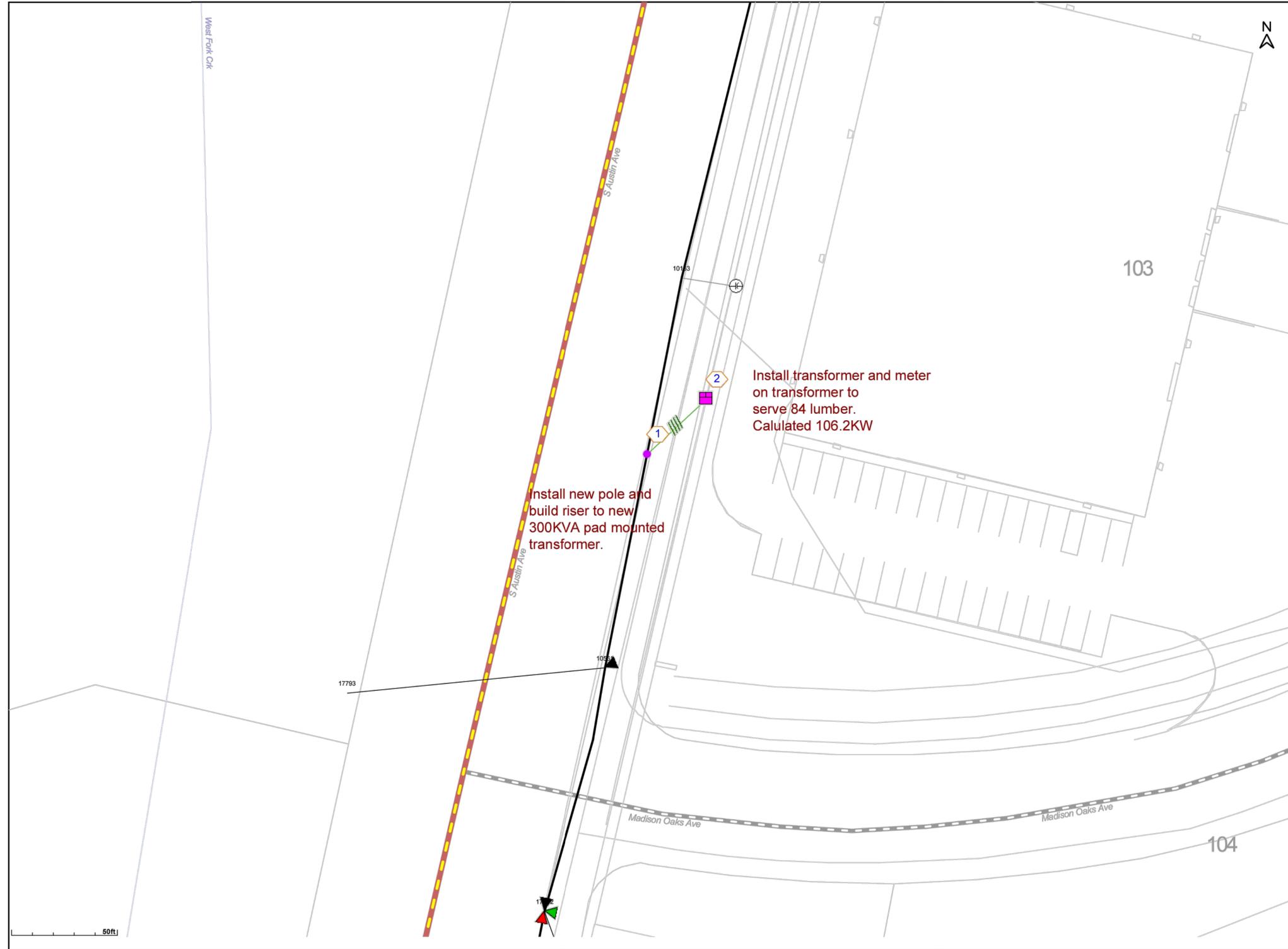
BEFORE YOU DIG
To locate utilities
CALL 1-800-344-8377
(DIG TESS)

Project Number: 1085
Project Name: 84 Lumber Yard Expansion
Address: 108 Madison Oaks Ave
Phone:
Staked By: Richard Pajestka
Staked Date: 2023-03-13

1085

Tree Trim Reqd:
Substation/Circuit: GT South
ROW Permits:
CT/PT Sizes:
Meter Location:

Work Order:
County:
District:
Crew:



DEVELOPER CONSTRUCTION NOTES

- Before construction starts, Contractor shall meet with the Electrical Division Representative.
- All empty conduits are to be stubbed and plugged. When stubbed at the following locations, the conduits shall be the given distance above grade:
 - Poles: First Conduit at 6" and Second Conduit at 1"
 - Pull-Boxes: Flush with interior wall.
 - Transformers, Junction Boxes, and Switchgears: 1"
- According to City policy, the Developer is required to provide all labor, equipment, and material for trenching, and installing electrical conduit, pull boxes, manholes, secondary junction boxes, pedestals, and concrete pads for all pad-mount equipment to City specifications.
- According to City policy, the Developer is required to provide all labor, equipment, and material for installing streetlights and their foundations, conduit, trenching, wire, fixtures, and poles to City specifications.
- Contractor to contact City for conduit location on riser pole.
- Developer shall provide City access to all pad-mounted equipment. This shall be at minimum an "All weather surface road".
- Developer is only to trim or remove existing trees and vegetation within their property as required for the installation of the City underground and overhead power lines. All vegetation to be cut or trimmed outside their property will be cut or trimmed by the City at Developer's expense.
- Service conduit stub-outs required to be installed from all transformers and pedestals as shown on detail. Temporary service stubs also required to be installed from all transformers and pedestals as shown on detail.
- Secondary service cable run quantities will vary depending on the transformer size. See transformer pad detail for said quantities. Developer is to provide the required 2-hole NEMA compression spade lugs for all secondary cable installed on the City transformer. City to terminate service conductors at transforme
- A minimum separation of 2' horizontal and 2' vertical shall be maintained between all proposed electric facilities and all other proposed or existing utility facilities except for communication facilities where the minimum separation is 1' horizontal and 1' vertical. 1-800-DIG-TEST - Contractor to call for the locating of existing underground utility facilities.
- All conduits are to include 2500lbs Mule Tape for primary and secondary runs, stub-out conduits included.
- For all 277/480V electric services, Developer is to install a disconnect on the building for each meter.
- For all secondary pedestal installations, Developer is responsible for all stickers required by City on the exterior of each pedestal.
- Clearance requirements for all COG pad-mounted equipment and pull-boxes are as follows: Ten feet at the doors, and five feet on all other sides. (Note: Pad-mounted equipment is classified as, but not limited to, transformers, junction boxes, and switchgears)
- All bore details to be provided by the Developer.
- All new conduits are required to pass a mandrel test with a COG Electric Project Coordinator present during testing.

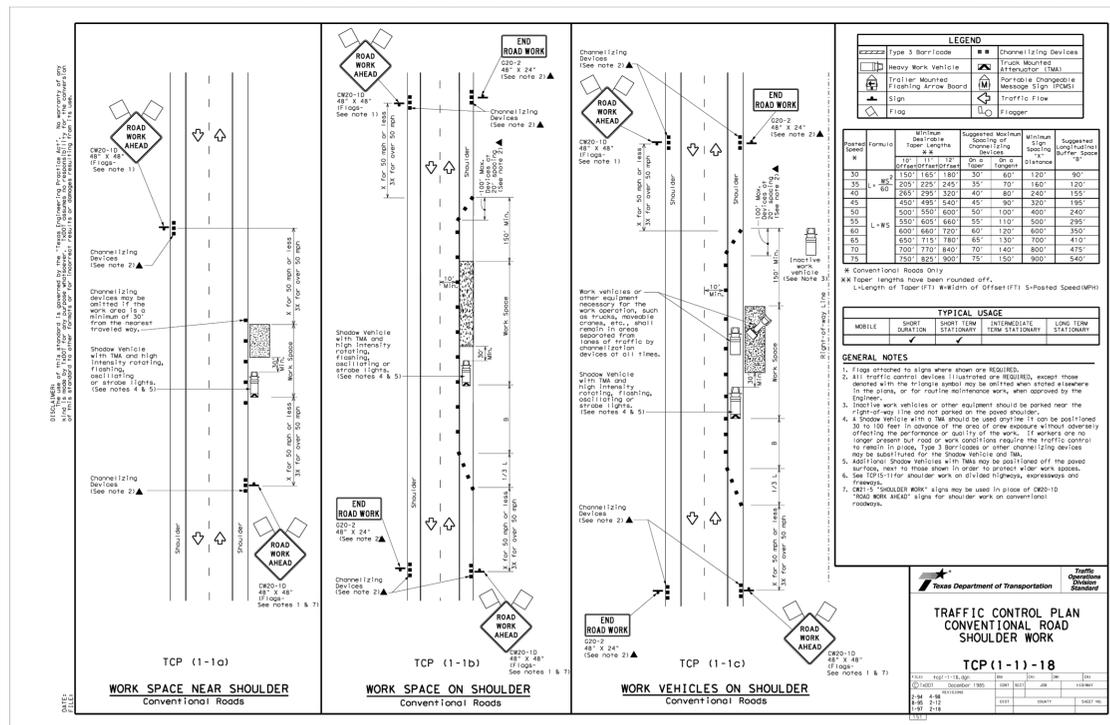
	Date	Revision	Designer	Check
0			Richard	
1			Richard	
2			Richard	
3			Richard	

Job Comments: MPN 23-25

Print Status:

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WARNING!
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NO.	REVISION	BY	DATE

KM DESIGNED BY: _____ DATE _____
 KM DRAWN BY: _____ DATE _____
 DLP CHECKED BY: _____ DATE _____
 BEM APPROVED BY: _____ DATE _____



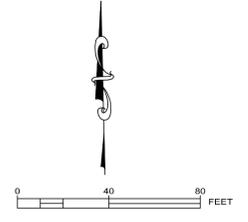
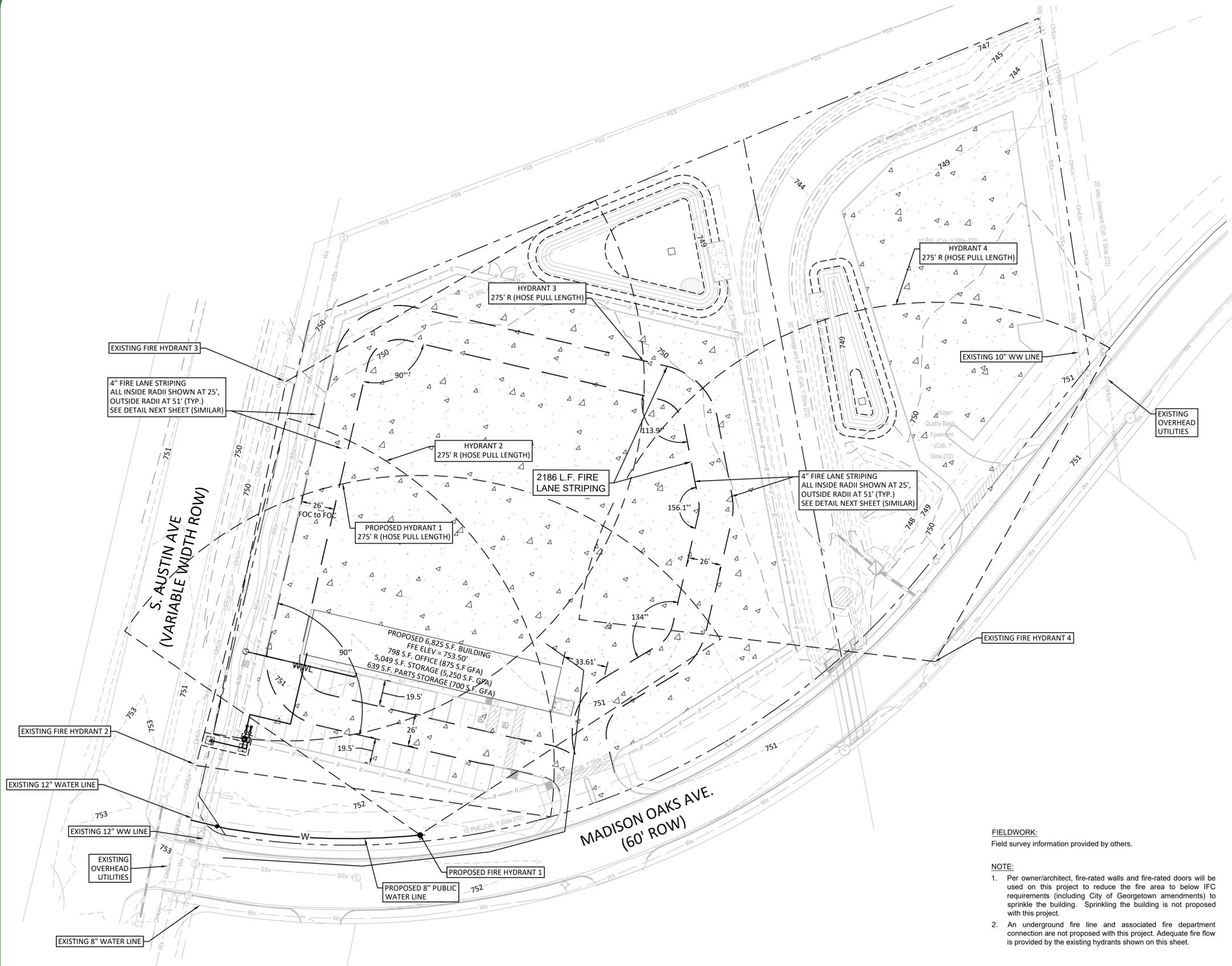
STEGER & BIZZELL

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 METRO: 512.930.9412, TEXAS REGISTERED ENGINEERING FIRM F-181, WEB: STEGERBIZZELL.COM
 SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS

TRAFFIC CONTROL PLAN
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 37
 of 38

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LEGEND

- ⊕ STORM MANHOLE
- STORM JUNCTION BOX
- ⊙ WASTEWATER MANHOLE
- ▭ CURB INLET
- ▭ PAVEMENT
- PROPERTY LINE
- LIMIT OF CONSTRUCTION
- - - 750 - - - EXISTING CONTOURS (MAJOR)
- - - EXISTING CONTOURS (MINOR)
- OHUx — EX. OVERHEAD UTILITY
- Wx — EX. WATER LINE
- SSx — EX. WASTEWATER LINE
- ⊙ EX. STREET LIGHT
- ⊙ FIRE HYDRANT

LA-507.5.7 CITY OF GEORGETOWN FIRE HYDRANT COLOR CODE SYSTEM.
 PRIVATE FIRE HYDRANT MAINTENANCE SHALL BE IN ACCORDANCE WITH NFPA 291.
 A. ALL PRIVATE HYDRANT BARRELS WILL BE PAINTED RED WITH THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN PARAGRAPH C OF THIS SECTION TO INDICATE FLOW. IT WILL BE THE CUSTOMER'S RESPONSIBILITY TO TEST AND MAINTAIN THEIR PRIVATE FIRE HYDRANT(S).
 B. ALL PRIVATE FIRE HYDRANTS SHOULD BE INSPECTED, MAINTAINED, AND FLOW TESTED ANNUALLY AND COLOR CODED TO INDICATE THE EXPECTED FIRE FLOW FROM THE HYDRANT DURING NORMAL OPERATION. SUCH COLOR APPLIED TO THE FIRE HYDRANT BY PAINTING THE BONNET THE APPROPRIATE COLOR FOR THE EXPECTED FLOW CONDITION.
 C. HYDRANT FLOW CODING STANDARDS. PUBLIC HYDRANTS BARRELS WILL BE PAINTED SILVER, THE HYDRANTS WILL BE FLOW TESTED, AND THE BONNET PAINTED USING THE HYDRANT FLOW STANDARD IN AS FOLLOWS:

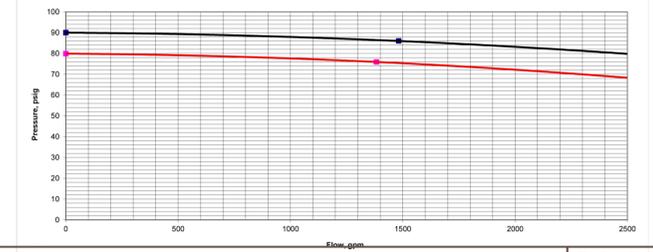
FLOW	COLOR
GREATER THAN 1500 GPM	BLUE
1000- 1500 GPM	GREEN
500-999 GPM	ORANGE
LESS THAN 500 GPM	RED
NOT WORKING	BLACK OR BAGGED



Georgetown Fire Department
 3500 DB Wood
 Georgetown, Texas 78628
 512-930-3473
 Fax: 512-450-3897

Water Flow Test Report					
LOCATION:	103 Madison Oaks			TEST DATE:	12/26/2022
TEST BY:	Capital Hydrant			TIME:	2:05 PM
WATER SUPPLIED BY:	COG				
PURPOSE OF TEST:	Fire flow test			MAIN SIZE:	
FLOW HYDRANT(S)	A1	A2	A3		
SIZE OPENING:	2.5	2.5	2.5		
COEFFICIENT:	0.9	0.9	0.9		
PITOT READING:	78	0	0		
GPM:	1482	0	0		
TOTAL FLOW DURING TEST:	1482 GPM	ADJ. TOTAL FLOW:	A1 Flow 1383	A2 Flow 0	A3 Flow 0
TOWER LEVEL @ TIME OF TEST:	143.9	TOWER LOW:	120.65		
STATIC READING:	90 PSI	RESIDUAL:	86 PSI		
ADJ. STATIC:	79.91 PSI	ADJ. RESIDUAL:	75.91 PSI		
ADJ. FLOW:	1383 GPM	ADJ. PITOT:	67.91	0.00	0.00
	FLOW AT 20 PSI RESIDUAL	5963 GPM	TOTAL FLOW	6967 GPM	

Please be advised that the Georgetown Fire Marshal's Office requires that all fire protection plan submittals be accompanied the waterflow (fire hydrant flow) test information. This report must be included with plan submittal. The Fire Sprinkler Contractor must design the applicable fire sprinkler system, based on the minimum water supply available, in accordance with the requirements of NFPA 13. Please also note that the 10-psi safety factor required by Section 903.3.5 of the Fire Code still applies to the fire protection system design.



FIELDWORK:
 Field survey information provided by others.

- NOTE:**
- Per owner/architect, fire-rated walls and fire-rated doors will be used on this project to reduce the fire area to below IFC requirements (including City of Georgetown amendments) to sprinkle the building. Sprinkling the building is not proposed with this project.
 - An underground fire line and associated fire department connection are not proposed with this project. Adequate fire flow is provided by the existing hydrants shown on this sheet.

WARNING!
 There are existing water pipelines, underground telephone cables and other above and below ground utilities in the vicinity of this project. The Contractor shall contact all appropriate companies prior to any construction in the area and determine if any conflicts exist. If so, the Contractor shall immediately contact the Engineer who shall revise the design as necessary.

NO.	REVISION	BY	DATE

KM
 DESIGNED BY: _____ DATE _____
 KM
 DRAWN BY: _____ DATE _____
 DLP
 CHECKED BY: _____ DATE _____
 BEM
 APPROVED BY: _____ DATE _____



STEGER BIZZELL

ADDRESS: 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
 METRO: 512.930.9412, SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS
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UNDERGROUND FIRE LINE PLAN
 for
84 LUMBER OFFICE WAREHOUSE EXPANSION
 103 & 107 MADISON OAKS AVENUE
 CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS 2023-13-SDP

Project No: 22914
SHEET 38
 of 38

Attachment G – Inspection, Maintenance, Repair and Retrofit Plan

The following can be found in the TCEQ's Addendum to "Complying with the Edwards Rules: Technical Guidance Manual on Best Management Practices," Section 3.5.20.

Maintenance Guidelines for Batch Detention Basins

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

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

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

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

Erosion control. The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regarding and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.

Nuisance Control. Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with

2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

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

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

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

NOTE: This Inspection, Maintenance, Repair and Retrofit Plan was created and designed by the engineer of these BMPs. Maintenance should be followed in accordance with this plan in order to keep the BMPs operating correctly.



01/12/2026

Bryan E. Moore, P.E.
F-181



Date

Attachment I – Measures for Minimizing Surface Stream Contamination

The site will use a batch detention basin to regulate and treat storm water runoff. The batch detention basin will help to minimize surface stream contamination.

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

Bethany Cypher
Print Name

Vice President of Real Estate & Development
Title - Owner/President/Other

of _____
84 Lumber Company
Corporation/Partnership/Entity Name

have authorized _____
Bryan E. Moore, P.E.
Print Name of Agent/Engineer

of _____
Steger Bizzell
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:

Bethany L. Cooper
Applicant's Signature

1/27/26
Date

THE STATE OF Pennsylvania §
County of Washington §

BEFORE ME, the undersigned authority, on this day personally appeared Bethany L. Cooper 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 27th day of January, 2026.

Tamara R. DeMarino
NOTARY PUBLIC

Tamara R. DeMarino
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: November 3, 2026

Commonwealth of Pennsylvania - Notary Seal
Tamara R. DeMarino, Notary Public
Washington County
My commission expires November 3, 2026
Commission number 1225445
Member, Pennsylvania Association of Notaries

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: 84 Lumber Office/Warehouse

Regulated Entity Location: 103 and 107 Madison Oaks Avenue, Georgetown, TX

Name of Customer: 84 Lumber Company

Contact Person: Paul Lentz

Phone: 724.228.8820, Ext. 1442

Customer Reference Number (if issued): CN 602860603

Regulated Entity Reference Number (if issued): RN 111725339

Austin Regional Office (3373)

Hays

Travis

Williamson

San Antonio Regional Office (3362)

Bexar

Medina

Uvalde

Comal

Kinney

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

Austin Regional Office

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

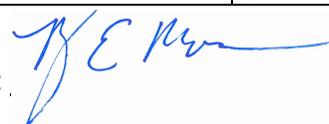
Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	6.03 Acres	\$ 5,000
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: 01/12/2026

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

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



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
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 602860603		RN 111725339

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		1/12/2026	
<input type="checkbox"/> New Customer		<input checked="" type="checkbox"/> Update to Customer Information		<input type="checkbox"/> Change in Regulated Entity Ownership	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				<i>If new Customer, enter previous Customer below:</i>	
84 Lumber Company					
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID	10. DUNS Number (if applicable)
0008842211		12516131161		(9 digits) 25-1613116	
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:	
12. Number of Employees				13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following					
<input checked="" type="checkbox"/> Owner		<input type="checkbox"/> Operator		<input type="checkbox"/> Owner & Operator	
<input type="checkbox"/> Occupational Licensee		<input type="checkbox"/> Responsible Party		<input type="checkbox"/> VCP/BSA Applicant	
<input type="checkbox"/> Other:					
15. Mailing Address:	c/o Bethany Cypher				
	1019 Route 519, Building 5				
	City	Eighty Four	State	PA	ZIP
				15330	ZIP + 4
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				bethany.cypher@84lumber.com	

18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)
(724) 228-8820	2096	() -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected, a new permit application is also required.)							
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input checked="" type="checkbox"/> Update to Regulated Entity Information							
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>							
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)							
84 Lumber Office/Warehouse Expansion							
23. Street Address of the Regulated Entity: (No PO Boxes)	103 and 107 Madison Oaks Avenue						
	City	Georgetown	State	TX	ZIP	78626	ZIP + 4
24. County	Williamson						

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

25. Description to Physical Location:							
26. Nearest City					State	Nearest ZIP Code	
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>							
27. Latitude (N) In Decimal:	30.6175			28. Longitude (W) In Decimal:	-97.680278		
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
29. Primary SIC Code	30. Secondary SIC Code		31. Primary NAICS Code		32. Secondary NAICS Code		
(4 digits)	(4 digits)		(5 or 6 digits)		(5 or 6 digits)		
5031	5211		423310				
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)							
Lumber Retailer and Wholesaler							
34. Mailing Address:	c/o Bethany Cypher						
	1019 Route 219 Building 5						
	City	Eighty Four	State	PA	ZIP	15330	ZIP + 4
35. E-Mail Address:	bethany.cypher@84lumber.com						
36. Telephone Number	37. Extension or Code		38. Fax Number (if applicable)				
(724) 228-8820	2096		() -				

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

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

SECTION IV: Preparer Information

40. Name:	Mr. Bryan E. Moore, P.E.	41. Title:	Principal
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 930-9412		() -	BMoore@StegerBizzell.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:	Steger Bizzell	Job Title:	Principal
Name (In Print):	Bryan E. Moore, P.E.	Phone:	(512) 930- 9412
Signature:		Date:	1/12/2026



Owner Authorization Form

Edwards Aquifer Protection Program

Instructions

Complete the following form by adding the requested information in the fields below. The form must be notarized for it to be considered complete. Attach it to other programmatic submittals required by 30 Texas Administrative Code (30 TAC), Chapter 213, and provide it to TCEQ's Edwards Aquifer Protection Program (EAPP) as part of your application.

If you have questions on how to fill out this form or about EAPP, please contact us by phone at 512-339-2929 or by e-mail at eapp@tceq.texas.gov.

Landowner Authorization

I, Bethany Cypher, Assistant Vice President of 84 Properties, LLC

am the owner of the property located at:

103 and 107 Madison Oaks Ave, Georgetown, Texas 78626

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

I do hereby authorize 84 Lumber Company

To conduct construction and operation of a lumber warehouse and office

At 103 and 107 Madison Oaks Ave, Georgetown, Texas 78626.

Landowner Acknowledgement

I understand that 84 Properties, LLC

is ultimately responsible for the compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation and subject to administrative rule or orders and penalties as provided under 30 TAC 213.10, relating to enforcement. Such violations may also be subject to civil penalties.

Landowner Signature

Bethany Cypher

Signature

Landowner Signature *Asst. V.P., 84 Properties, LLC*

Date

Date *2/24/26*

THE STATE § OF State *Pennsylvania*

County § of County *Washington*

BEFORE ME, the undersigned authority, on this day personally appeared
Bethany Cypher, the Assistant Vice President of 84 Properties, LLC

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 *24th* Day day of Month *February, 2026.*

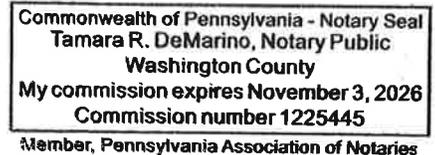
Click or tap here to add ID *1225445*

Tamara R DeMarino

NOTARY PUBLIC

Typed or Printed Name of Notary *Tamara R. DeMarino*

MY COMMISSION EXPIRES: Date *November 3, 2026*



Optional Attachments

Select All that apply:

- Lease Agreement
- Signed Contract
- Deed Restricted Easement
- Other legally binding documents