

Zach Lanfear

From: Bradley Sicard [REDACTED]
Sent: Monday, July 27, 2015 12:30 PM
To: Zach Lanfear
Cc: [REDACTED]
Subject: Wolf Ranch Lot 4F
Attachments: Wolf Ranch_REVISION_150727.pdf; Wolf Ranch - TCEQ permit.pdf

Zach,

Per our conversation, I have attached a PDF of the construction plans for Wolf Ranch lots 4F and 4G, which falls under the existing WPAP for the Wolf Ranch Project. The Edwards Aquifer Protection Program ID No. for this project is 03082601. I have also attached a copy of the approval letter for this WPAP for your reference. Please let me know if you have any questions or need anything further.

Thank you,



Brad Sicard, P.E., LEED AP | 817-562-3350(o) | 817-901-4712(c)
5751 Kroger Dr., Ste. 185, Keller, TX 76244

[REDACTED]

TBPE Firm No. 12207
TBPLS Firm No. 10177700

RECEIVED
SEP 01 2015
TCEQ
CENTRAL FILE ROOM

Deed Recordation Affidavit
Edwards Aquifer Protection Plan

THE STATE OF TEXAS §
County of Williamson §




AFF 2004013553
10 PGS

BEFORE ME, the undersigned authority, on this day personally appeared David Simon who, being duly sworn by me, deposes and says:

- (1) That my name is David Simon, Chief Executive Officer of SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, General Partner of GOLDEN RING MALL COMPANY LIMITED PARTNERSHIP, an Indiana limited partnership, General Partner of SIMON PROPERTY GROUP (TEXAS), L.P., a Texas limited partnership, General Partner of SPG WOLF RANCH, L.P., a Texas limited partnership and owner of the real property described below.
- (2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) Chapter 213.
- (3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) on January 16, 2004
A copy of the letter of approval from the TCEQ is attached to this affidavit as Exhibit A and is incorporated herein by reference.
- (4) The said real property is located in Williamson County, Texas, and the legal description of the property is as follows: See attached Exhibit B and incorporated herein.

LANDOWNER-AFFIANT:

SPG WOLF RANCH, L.P., a Texas limited partnership
 By: SIMON PROPERTY GROUP (TEXAS), L.P., a Texas limited partnership, General Partner
 By: GOLDEN RING MALL COMPANY LIMITED PARTNERSHIP, an Indiana limited partnership, General Partner
 By: SIMON PROPERTY GROUP (DELAWARE), INC., a Delaware corporation, General Partner
 By: 
 David Simon, Chief Executive Officer

SWORN AND SUBSCRIBED TO before me on this 20th day of February, 2004.

NOTARY PUBLIC

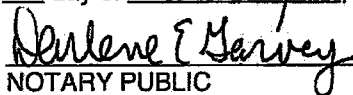
THE STATE OF INDIANA §
County of Marion §

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

GIVEN under my hand and seal of office on this 20th day of February, 2004



DARLENE E. GARVEY,
Res. of Johnson Co.
Comm. Exp. 1-18-2008


NOTARY PUBLIC

Typed or Printed Name of Notary
MY COMMISSION EXPIRES: _____

**Change in Responsibility for Maintenance
on Permanent Best Management Practices and Measures**

The applicant is no longer responsible for maintaining the permanent best management practice (BMP) and other measures. The project information and the new entity responsible for maintenance is listed below.

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

Signature of New Responsible Party

Date

I acknowledge and understand that I am assuming full responsibility for maintaining all permanent best management practices and measures approved by the TCEQ for the site, until another entity assumes such obligations in writing or ownership is transferred.

Individuals are entitled to request and review their personal information that the agency gathers on its forms. They may also have any errors in their information corrected. To review such information, contact us at 512/239-3282.

Kathleen Hartnett White, *Chairman*
R. B. "Ralph" Marquez, *Commissioner*
Larry R. Soward, *Commissioner*
Margaret Hoffman, *Executive Director*

EXHIBIT 'A'

FILE
Wolf Ranch
TCEQ

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 16, 2004

Mr. Curt Tappendorf
SPG Wolf Ranch, L.P., a Texas Limited Partnership
115 West Washington Street
Indianapolis, Indiana 46204

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: Wolf Ranch; West of Interstate Highway (IH) 35 between State Highway (SH) 29 and the South Fork of the San Gabriel River; Georgetown, Texas
TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 03082601

Dear Mr. Tappendorf:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced project submitted to the Austin Regional Office by Bury + Partners, Inc. on behalf of SPG Wolf Ranch, L.P., a Texas Limited Partnership on August 28, 2003. Final review of the WPAP submittal was completed after additional material was received on January 16, 2004. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in 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 no later than 20 days after the date of this approval letter. *This approval expires two (2) 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 requested.*

PROJECT DESCRIPTION

The project is proposed on approximately 102.5 acres. It will include the demolition of existing structures on the site and the construction of 850,000 square feet of retail space (including 40,000 square feet of future building space on the out parcel lots along SH 29), associated parking and drive-aisles, a portion of CR 265 (west of Wolf Ranch and south of SH 29), stormwater sewer system,

REPLY TO: REGION 11 • 1921 CEDAR BEND DR., STE. 150 • AUSTIN, TEXAS 78758-5336 • 512/339-2929 • FAX 512/339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tceq.state.tx.us

Mr. Curt Tappendorf

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January 16, 2004

associated utilities, and temporary and permanent best management practices. The impervious cover will be 65.6 acres (64 percent). Project wastewater will be disposed of by conveyance to the existing Dove Springs Wastewater Treatment Plant owned by the City of Georgetown.

PERMANENT POLLUTION ABATEMENT MEASURES

Permanent best management practices will be constructed to provide treatment of the stormwater runoff for the proposed Wolf Ranch development and future projects. The future projects will include widening of SH 29 from IH 35 west to D.B. Woods Road, adding portions of CR 265 East and West which will be located to the north and south of SH 29, developing 12 lots located north of SH 29, and developing the lot on the southwest corner of IH 35 and SH 29. The individual treatment measures will consist of two wet ponds sized to provide an increased load removal of 62,859 pounds of total suspended solids per year. Pond A will provide treatment for 57.2 acres (a load removal of 31,077 pounds with a water quality volume of 300,296 cubic feet). Pond B will provide treatment for 63.6 acres (a load removal of 31,598 pounds with a water quality volume of 309,081 cubic feet). The portion of the widening of SH 29 from the drainage divide located to the west of CR 265 to D.B. Woods Drive will be released untreated; however the required load reduction be compensated for by over treating other areas. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

GEOLOGY

According to the geologic assessment included with the application, five geologic features were reported on the site. The Austin Regional Office site investigation begun on November 17, 2003 and completed on January 12, 2004, revealed that the site is generally as described by the geologic assessment. No sensitive features were identified during the investigation; however, much of the northern bank of the South Fork of the San Gabriel River appears to have been eroded away by high river flows. This past erosion has resulted in undermining and sloughing of the bank which has exposed fractures in the subsurface limestone and solution deposits in areas.

SPECIAL CONDITIONS

- I. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering excavated areas and/or areas of accumulated stormwater becomes necessary, the discharge shall be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.
- II. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use

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during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 4 below.

- III. The fractures and solution cavities noted along the north bank of the South Fork of the San Gabriel River during the TCEQ site investigation indicate that features/solution cavities may be encountered during construction activities along the southern portion of the site. Refer to Standard Condition No. 9 below.
- IV. Prior to commencing construction of any buildings proposed on the out parcel lots along SH 29, two copies of the construction plans for the proposed building(s) must be submitted to the Austin Regional Office for review.

STANDARD CONDITIONS

- 1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

- 2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TNRCC-0625) that you may use to deed record the approved WPAP is enclosed.
- 3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
- 4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
- 5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to

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the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.

6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, 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 water quality ponds shall be used as a sedimentation basin during construction. 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. 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. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. 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. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
10. No wells exist on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing

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and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) 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. 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.
13. 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:

14. 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 Austin Regional Office within 30 days of site completion.
15. 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 (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. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TNRCC-10263) is enclosed.
16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence

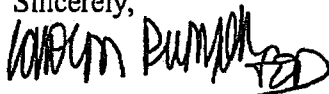
Mr. Curt Tappendorf
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any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Mr. James Bice, P.E. of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Margaret Hoffman
Executive Director
Texas Commission on Environmental Quality

MH/jeb

Enclosures: Deed Recordation Affidavit, Form TNRCC-0625
Change in Responsibility for Maintenance on Permanent BMPs-Form TNRCC-10263

cc: Mr. Chris Randazzo, P.E., Bury + Partners, Inc., Austin, Texas
Mr. David Munk, P.E., Development Engineer, Development Services, City of Georgetown
The Honorable John Doerfler, County Judge, Williamson County
Mr. Paulo C. Pinto, R.S., Williamson County & Cities Health District, Georgetown, Texas
Central Records, TCEQ Information Resources Division, Austin

Exhibit "B"

Legal description of land:

Lots 1, 2, 4, 5 and 6, Block "A", of WOLF RANCH SUBDIVISION, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded in Cabinet Y, Slides 112-115, Plat Records, Williamson County, Texas.

Accepted by _____

Project # _____

RETURN TO:

Joe A. Isaja

Bury+Partners, Inc.

3345 Bee Caves Road, Ste. 200

Austin, Texas 78746

①

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS 2004013553

Nancy E. Rister

02/23/2004 02:38 PM

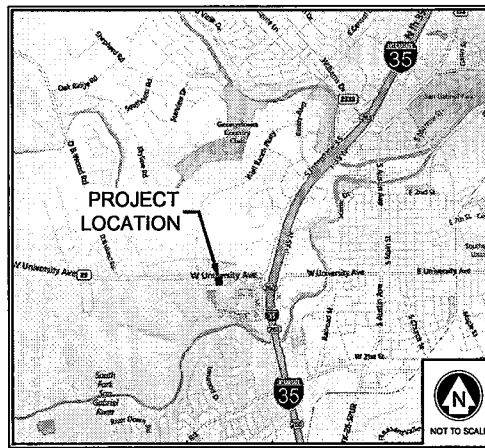
ANDERSON \$32.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

THE CITY OF GEORGETOWN, TEXAS PLANS FOR THE CONSTRUCTION OF SITE IMPROVEMENTS TO SERVE WOLF RANCH MULTI-TENANT BUILDING BLOCK A, LOT 4-E & LOT 4-F STATE HIGHWAY 29, GEORGETOWN, TX 78628

SHEET INDEX	
SHEET NO.	DESCRIPTION
001	COVER SHEET
002	GENERAL CONSTRUCTION NOTES
101	EXISTING CONDITIONS & DEMOLITION
102	EROSION & SEDIMENT CONTROL PLAN
103	EROSION & SEDIMENT CONTROL DETAILS
201	DIMENSIONAL SITE PLAN
202	SITE DETAILS
203	SITE DETAILS
301	GRADING & DRAINAGE PLAN
302	STORM SEWER DETAILS
401	UTILITY PLAN
402	UTILITY DETAILS
403	UTILITY DETAILS
601	PAVING PLAN
602	PAVING DETAILS
701	LANDSCAPE PLAN
702	LANDSCAPE DETAILS



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION:
WOLF RANCH SUBDIVISION, A RESUBDIVISION OF BLOCK "A", LOT 4-F OF THE RESUBDIVISION OF BLOCK "A", LOT 4-D, SITUATED IN THE CLEMENT STUBBLEFIELD SURVEY, ABSTRACT NUMBER 558, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS

PLAT APPROVED BY _____ ON _____, 2015 AND RECORDED IN WILLIAMSON COUNTY CLERK'S OFFICE ON _____, 2015 CABINET _____ SLIDES _____

THE PUD 2003-47 STANDARDS SHALL APPLY TO THIS DEVELOPMENT.

FLOODPLAIN NOTE:
THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FRM MAP NUMBER 48-49100290E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.



The seal appearing on this document was authorized by Bradley L. Ricard, P.E. No. 110293. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

Firm Number 12207

**WATER/WASTEWATER/
ELECTRIC PROVIDER:
GEORGETOWN UTILITY
SYSTEMS**
PHONE: 512-930-3840



PROJECT BENCHMARKS

- BM NO. 1 BOX CUT ON AN INLET ON THE EAST SIDE OF WOLF RANCH PARKWAY 45' EAST OF THE CENTERLINE OF WOLF RANCH PARKWAY AND 87' SOUTH OF THE CENTERLINE OF HIGHWAY 29.
ELEVATION: 824.56'
- BM NO. 2 BOX CUT IN THE MIDDLE OF A SIDEWALK NEAR THE NORTHWEST CORNER OF THE CARLS JR. SITE, 68 FEET FROM THE NORTHWEST BUILDING CORNER OF CARLS JR AND 27' SOUTH OF THE SOUTH BACK OF CURB FOR HIGHWAY 29.
ELEVATION: 816.05'

**OWNER / DEVELOPER:
WPG WOLF RANCH,
LLC**
225 WEST WASHINGTON STREET
INDIANAPOLIS, INDIANA 46204
PHONE: 317-436-1600

CIVIL ENGINEER / SURVEYOR:
PELTON
LAND SOLUTIONS
5751 KROGER DRIVE
SUITE 185
KELLER, TX 76244
PHONE: 817-562-3350
TX FIRM NO. 12207

**ARCHITECT:
HODGES ARCHITECTURE**
13842 OMEGA DRIVE
DALLAS, TX 75244
PHONE: 972-387-1000

**LANDSCAPE ARCHITECT:
DWG**
9128 CONGRESS AVE
AUSTIN, TX 78701
PHONE: 512-320-0868

JUNE 2015

As owner of this property, I promise to develop and maintain this property as described by this plan.

(Name typed in) Owner/Trustee _____ Date _____

Approved for utility requirements, drainage requirements, and all construction indicated within public street R.O.W. and public utility and drainage easements:

David Munk, P.E., Development Engineer _____ Date _____
Georgetown Utility Systems

Approved for City of Georgetown Unified Development Code requirements:

(Name) Planner _____ Date _____
Planning Department

(If Applicable) Approved for compliance with the Historic Architectural Review Commission requirements:

Matt Synstach, Historic District Planner _____ Date _____
Downtown & Community Services

Approved for Fire Code requirements:

Don Jansen, Fire Plasma Examiner _____ Date _____
Building Inspections Department

Approved for Tree Preservation requirements:

Heather Brewer, Urban Forester _____ Date _____
Parks and Recreation Department

Approved for Electric System requirements:

_____, Electric Systems Manager _____ Date _____
Georgetown Utility Services

Approved for City of Georgetown requirements:

Andrew Spurgin, Planning Director _____ Date _____

* 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.

David Munk, P.E., Development Engineer _____ Date _____

CITY OF GEORGETOWN SITE PLAN GENERAL NOTES

- THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF PUD ORD. 2003-47 OF THE UNITED DEVELOPMENT CODE (UDC) EXCEPT WHERE SUPERSEDED BY PUD ORD. 2005-47, THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, AND THE DEVELOPMENT MANUAL.
- THIS SITE PLAN SHALL MEET THE LIDC STORMWATER REQUIREMENTS.
- ALL SEWERAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO DRAINAGE IS APPROVED WITH THE SITE PLAN.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE PUD.
- DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
- SCREENING OF MECHANICAL EQUIPMENT, DIAMETERS AND PARINGS SHALL COMPLY WITH THE PUD. 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 PUD.
- ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE LIDC.
- A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.

GRADING GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH SPECIFICATIONS PREPARED BY SOILS ENGINEER. REFER TO GEOTECHNICAL REPORT BY KLEINFELDER DATED MARCH 26, 2016.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
- CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
- INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN PARKING AREAS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR BUILDING PADS.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.

STORM SEWER GENERAL CONSTRUCTION NOTES

- WATER AND WASTEWATER LINES ARE SHOWN FOR REFERENCE ONLY. REFER TO WATER AND WASTEWATER DRAWINGS FOR EXACT LOCATIONS.
- ALL STORM SEWER LINES ARE TO BE CLASS B R.C.P. UNLESS OTHERWISE NOTED.

PAVING GENERAL CONSTRUCTION NOTES

- CONTRACTOR WILL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO HIS OPERATIONS.
- SEE UTILITY PLANS FOR LOCATION OF WATER MAINS, WASTEWATER MAINS, AND UTILITY CROSSINGS.
- ALL FILL SHALL BE COMPACTED AS SPECIFIED IN THE GEOTECHNICAL REPORT. DENSITY TEST RESULTS WILL BE REQUIRED AT THE PRE-CONSTRUCTION MEETING FOR ALL FILL AREAS IN EXCESS OF 2" UNDERneath PROPOSED PAVING.
- SEE PAVEMENT CONSTRUCTION DETAILS SHEET FOR PAVEMENT SECTIONS AND CONSTRUCTION DETAILS.
- ALL PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS PREPARED BY GEOTECHNICAL ENGINEER. REFER TO GEOTECHNICAL REPORT BY KLEINFELDER, DATED MARCH 26, 2016.

WATER GENERAL NOTES

- EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE DEVELOPER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA.
- THE CONTRACTOR IS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- FIRE HYDRANTS SHALL BE A MINIMUM OF 3 FEET BEHIND THE FACE OF THE CURB UNLESS OTHERWISE DIRECTED BY THE CITY OF GEORGETOWN. FIRE HYDRANTS AND VALVES AS SHOWN ON THESE PLANS ARE SYMBOLIC ONLY.
- CONTRACTOR SHALL COMPLY WITH TEXAS HOUSE BILL 1569, SEPTEMBER 1, 1999, TO MAINTAIN A VISIBLE TRENCH SAFETY SYSTEM AT ALL TIMES.
- ALL NEW WATER MAINS SHALL BE FULLY PURGED. DO NOT TEST AGAINST EXISTING VALVES WHEN CONNECTING TO EXISTING MAINS.
- ALL 6", 8", 10", & 12" WATER MAINS SHALL BE PVC AWWA C900, DR-14. ALL WATER MAINS USING POLY-WRAPPED DUCTILE IRON PIPE SHALL BE CLASS 51. 16 INCH AND LARGER MAINS SHALL BE STEEL, CONCRETE, OR DUCTILE IRON, CLASS 51.
- FITTINGS SHALL BE DUCTILE IRON AND MECHANICAL JOINT TYPE, WITH "COR-BLUE" BOLTS AND SHALL BE CLASS 250.
- ALL WATER MAINS SHALL BE PLUGGED WITH A CAST IRON PLUG (OR EQUAL) AT THE END OF EACH WORKDAY.
- CONTRACTOR IS REQUIRED TO SECURE STREET CLOSURE PERMIT, ISSUED BY THE CITY OF GEORGETOWN TRANSPORTATION AND PUBLIC WORKS DEPARTMENT, PRIOR TO OPEN CUTTING OR BORING. FAILURE TO ACQUIRE PROPER PERMIT & PERMISSION MAY RESULT IN A FINE OF \$600/DAY TO THE CONTRACTOR PERFORMING THE WORK.
- WHEN EXISTING GRADES ARE LOWER THAN PROPOSED MAINS, THE FILL AREA OVER THE PIPE SHALL BE FILLED AND COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY TO THE PROPOSED FINISHED GRADE PRIOR TO INSTALLING ANY MAIN.
- UNLESS OTHERWISE NOTED, WATER METER BOXES SHALL BE LOCATED AT A POINT 3 FEET BEHIND THE FACE OF THE ADJACENT OR PROPOSED FACE OF CURB.
- ALL CLEANING WYES TO BE REMOVED UPON COMPLETION OF SYSTEM CLEANING.
- MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINES AND OTHER UTILITIES SHALL BE 2 FEET.
- MINIMUM COVER FOR WATER LINES SHALL BE 4 FEET.

SANITARY SEWER GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED WORK UTILIZING A TRENCH SAFETY PLAN PREPARED BY A PROFESSIONAL ENGINEER FOR THIS PROJECT. A TRENCH SAFETY PLAN SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION MEETING.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF GEORGETOWN WATER DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS, EXCEPT WHERE MODIFIED IN THESE PLANS OR IN THE SPECIAL CONDITIONS OF THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GENERAL SAFETY AT AND ADJACENT TO THE PROJECT AREA, INCLUDING THE PERSONAL SAFETY OF THE CONSTRUCTION CREW AND GENERAL PUBLIC AND THE SAFETY OF PUBLIC AND PRIVATE PROPERTY. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY SEWER FACILITIES TO AFFECTED PROPERTY OWNERS, IF NECESSARY, NOT A SEPARATE PAY ITEM.
- THE LOCATION OF ALL SANITARY SEWER, WATER, STORM SEWER, TELEPHONE, GAS, ELECTRIC, CABLE TELEVISION UTILITIES, DRIVEWAYS, RETAINING WALLS, STRUCTURES, ETC., WHICH MAY BE SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, ELEVATION, AND CONFIGURATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES AND PROPERTY OWNERS TO MARK AND LOCATE ALL UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. SUCH VERIFICATION SHALL BE CONSIDERED AS SUBSIDIARY TO THE COST OF PROJECT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
- EXISTING VERTICAL DEFLECTIONS AND PIPE SLOPES SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND HAVE NOT BEEN FIELD VERIFIED. SOME PIPE SLOPES WERE ADJUSTED TO MATCH SURVEYED MANHOLE FLOW LINES, RM ELEVATIONS, FLOW LINES AND HORIZONTAL LOCATIONS OF EXISTING MANHOLES WERE DETERMINED FROM FIELD SURVEY.
- THE PROPOSED SANITARY SEWER LINES AT TIMES WILL BE LAID CLOSE TO OTHER EXISTING UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW GROUND. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS FOR THE SUPPORT AND PROTECTION OF ALL UTILITY POLES, GAS MAINS, TELEPHONE CABLES, SANITARY SEWER LINES, WATER LINES, TV CABLES, DRAINAGE PIPES, UTILITY SERVICES, AND ALL OTHER UTILITIES AND STRUCTURES BOTH ABOVE AND BELOW GROUND DURING CONSTRUCTION. THE CONTRACTOR IS LIABLE FOR ALL DAMAGES DONE TO SUCH EXISTING FACILITIES AS A RESULT OF THE CONTRACTOR'S OPERATIONS.
- CONTRACTOR SHALL VERIFY THAT ALL CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE FOR SANITARY SEWER ONLY. CONTRACTOR SHALL NOTIFY CITY OF ALL KNOWN ILLICIT CONNECTIONS.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER AND SEWER CONNECTIONS TO ALL HOMES AND BUSINESSES IN WORKING ORDER AT ALL TIMES EXCEPT FOR BRIEF INTERRUPTIONS IN SERVICE FOR SEWER SERVICES TO BE REINSTALLED. IN NO CASE SHALL SERVICES BE ALLOWED TO REMAIN OUT OF SERVICE OVERNIGHT.
- THE CONTRACTOR SHALL BE LIABLE FOR ALL DAMAGES TO PROPERTIES, HOMES, AND BASEMENTS FROM BACKUP, WHICH MAY RESULT DURING THE INSTALLATION OF THE NEW PIPE AND/OR ABANDONMENT OF EXISTING PIPE. THE CONTRACTOR WILL BE ALLOWED TO OPEN CLEAN OUTS WHERE AVAILABLE. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL CLEAN UP ASSOCIATED WITH OPENING CLEAN OUTS.
- CONTRACTOR SHALL SAWCUT EXISTING CURB AND GUTTER, PAVEMENT, DRIVEWAYS, AND SIDEWALKS AT AREAS WHERE PAVEMENT OR CONCRETE IS TO BE REMOVED. SAWCUTS WILL BE CONSIDERED SUBSIDIARY TO THE PRICE BID FOR LINEAR FEET OF SANITARY SEWER.
- CONTRACTOR SHALL PROTECT CONCRETE CURB AND GUTTER, DRIVEWAYS, AND SIDEWALKS THAT ARE NOT DESIGNATED FOR REMOVAL. REMOVAL AND REPLACEMENT OF THESE ITEMS SHALL BE AS DESIGNATED. AT LOCATIONS WHERE THE CURB AND GUTTER ARE TO BE REPLACED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR THE RE-ESTABLISHMENT OF EXISTING STREET AND GUTTER GRADES. ESTABLISHMENT OF GRADES SHALL BE RE-ESTABLISHED PRIOR TO CONSTRUCTION AND IS NOT A SEPARATE PAY ITEM, BUT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT PRICE.
- NEW MANHOLES SHALL BE CONSTRUCTED SUCH THAT THE MANHOLE COVER IS AT FINISHED SURFACE GRADE, OR AS NOTED ON THE PLANS. CONCRETE COLLARS AND WATERPROOF MANHOLE INSERTS SHALL BE PROVIDED WITH ALL NEW MANHOLES, AS REQUIRED FOR THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND SIDEWALKS ADJACENT TO PROJECT FREE OF MUD AND DEBRIS FROM THE CONSTRUCTION.
- THE CONTRACTOR SHALL CLEANUP AND RESTORE THE AREA OF OPERATIONS TO A CONDITION AS GOOD AS OR BETTER THAN THAT WHICH EXISTED PRIOR TO REPLACEMENT OR REHABILITATION OF THE PIPE.
- ALL TRENCH BACK FILL SHALL BE PER DETAIL ON UTILITY DETAIL SHEET UNLESS OTHERWISE NOTED.
- AT ALL LOCATIONS WHERE SDR-26 PVC PIPE IS SPECIFIED BENEATH WATER LINES, IT IS TO BE BACK FILLED WITH CEMENT STABILIZED SAND AS REQUIRED BY T.C.E.C. REGULATION 247.361 (3) FOR A DISTANCE OF 1/2 EITHER SIDE OF THE WATER LINE. AT OTHER LOCATIONS WHERE SDR-26 IS SPECIFIED, IT IS TO BE BACK FILLED AS NOTED.
- MINIMUM COVER FOR SANITARY SEWER LINES SHALL BE 2 FEET.

ABBREVIATIONS

- ASPH ASPHALT
- BM BENCHMARK
- EW BOTTOM OF WALL
- CO CLEANOUT
- COMM COMMUNICATION
- CONC CONCRETE
- CONST CONSTRUCTION
- CL CENTER LINE
- DA DIAMETER
- EJ EXPANSION JOINT
- EL ELEVATION
- ESMT EASEMENT
- EX EXISTING
- FF FRESH FLOOR ELEVATION
- FH FIRE HYDRANT
- FL FLOW LINE
- GI GRATE INLET
- GM GAS METER
- PL PLUMB
- SR SPODIATION
- LF LINEAR FEET
- LP LOW POINT
- LT LEFT
- MI MANHOLE
- ND NATURAL GROUND (EXISTING)
- PC POINT OF CURVATURE
- POC POINT OF COMPOUND CURVATURE
- PI POINT OF INTERSECTION
- PL PROPERTY LINE
- PRD PROPOSED
- PRCP PRESSURE REDUCING ZONE
- PRZ PRESSURE REDUCING ZONE
- PRZ PRESSURE REDUCING ZONE
- PSD PONDING PREVENTION INDEX
- PT PROVIDED BY OTHER
- PT POINT OF TANGENCY
- PVC POLYVINYL CHLORIDE PIPE
- PVMT PAVEMENT
- R RADIUS
- RCP REINFORCED CONCRETE PIPE
- REINF REINFORCED
- ROW RIGHT OF WAY
- SF SQUARE FEET
- STA STATION
- SY SQUARE YARD
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- TW TOP OF WALL
- TYP TYPICAL
- UE UTILITY EASEMENT
- UR UNDERGROUND ELECTRIC
- W WATER
- WMF WATER MANHOLE
- WW WASTE WATER

MASTER LEGEND

- BUILDING FOOTPRINT
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED WATER LINE
- PROPOSED WASTEWATER LINE
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING NATURAL GAS LINE
- PROPOSED NATURAL GAS LINE
- EXISTING TELECOMMUNICATIONS LINE
- PROPOSED TELECOMMUNICATIONS LINE
- PROPOSED PRIVATE STORM SEWER LINE AND GRATE INLET
- EXISTING STORM SEWER LINE AND INLET
- EXISTING/PROPOSED LOSE LINE
- GREASE TRAP LOCATION
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- EX STREET LIGHT
- EX IRRIGATION BOX
- EX WTR VALVE
- EX SIGN
- EX WASTEWATER MANHOLE
- PROPOSED TRANSFORMER PAD LOCATION
- EX STORM SEWER MANHOLE



6/22/15
 PE
 BRADLEY L. GRANT
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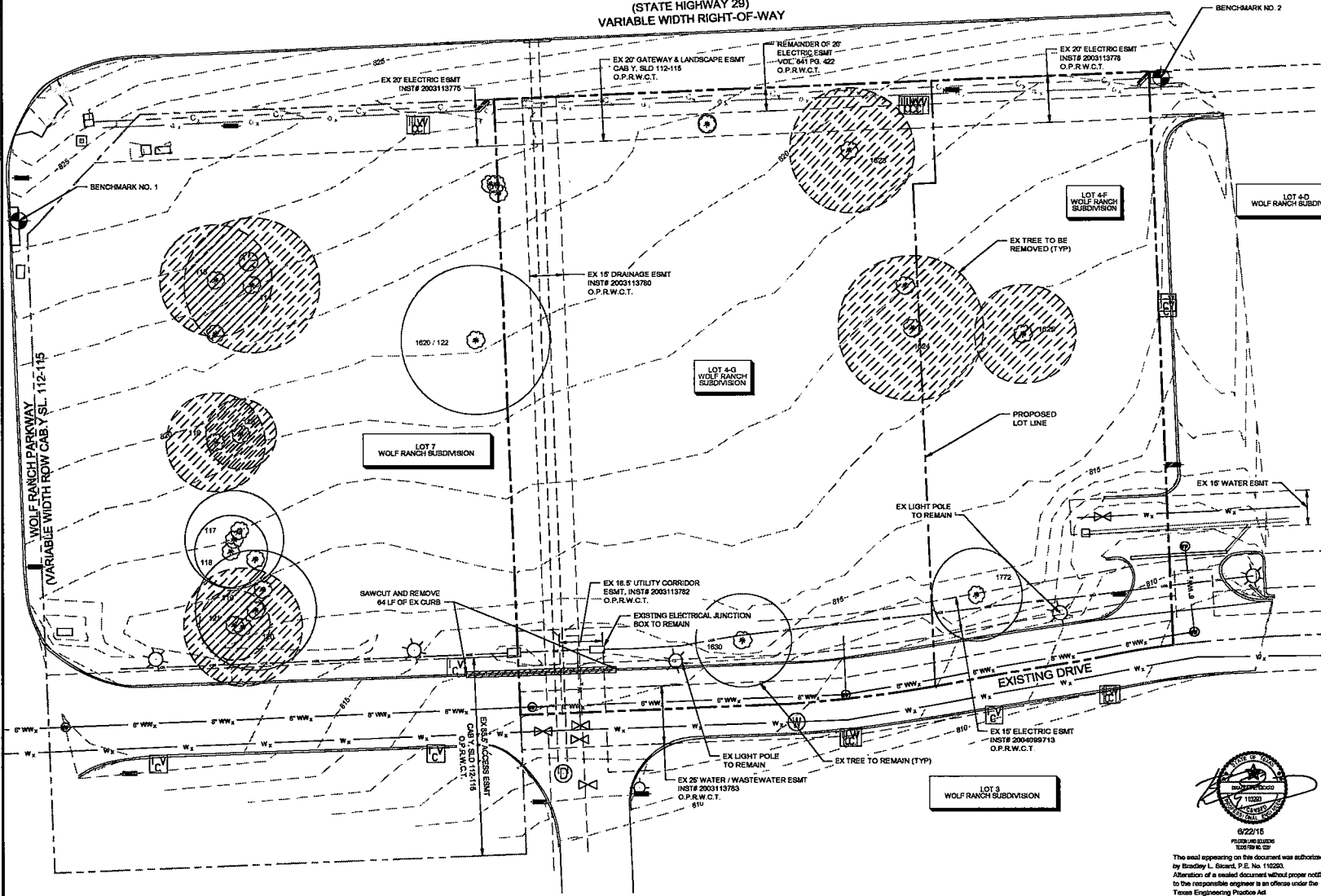
REV	DATE	REMARKS
WOLF RANCH MULTI-TENANT BUILDING GENERAL CONSTRUCTION NOTES		
DESIGNED: JD	DATE: JUNE 2015	SHEET: 002
DRAWN: TOG	FILE:	
CHECKED: BLS		



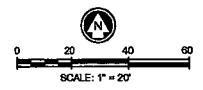
NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
AT&T GAS	1-800-344-8377
GEORGETOWN UTILITY SYSTEMS	512-933-3640
VERIZON COMMUNICATIONS	512-669-2243

WEST UNIVERSITY AVE
(STATE HIGHWAY 29)
VARIABLE WIDTH RIGHT-OF-WAY



- PROJECT BENCHMARKS**
- BM NO. 1 BOX CUT ON AN INLET ON THE EAST SIDE OF WOLF RANCH PARKWAY +/- 45' EAST OF THE CENTERLINE OF WOLF RANCH PARKWAY AND +/- 60' SOUTH OF THE CENTERLINE OF HIGHWAY 29.
ELEVATION: 824.05'
 - BM NO. 2 BOX CUT IN THE MIDDLE OF A SIDEWALK NEAR THE NORTHWEST CORNER OF THE CARL'S JR. SITE, +/- 65 FEET FROM THE NORTHWEST BUILDING CORNER OF CARL'S JR. AND +/- 27' SOUTH OF THE SOUTH BACK OF CURB FOR HIGHWAY 29.
ELEVATION: 819.05'



REV	DATE	REMARKS

**WOLF RANCH
MULTI-TENANT BUILDING
EXISTING CONDITIONS & DEMOLITION**



022216
PROJECT NO. 100746 C 03
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CHECKED: SLB			

