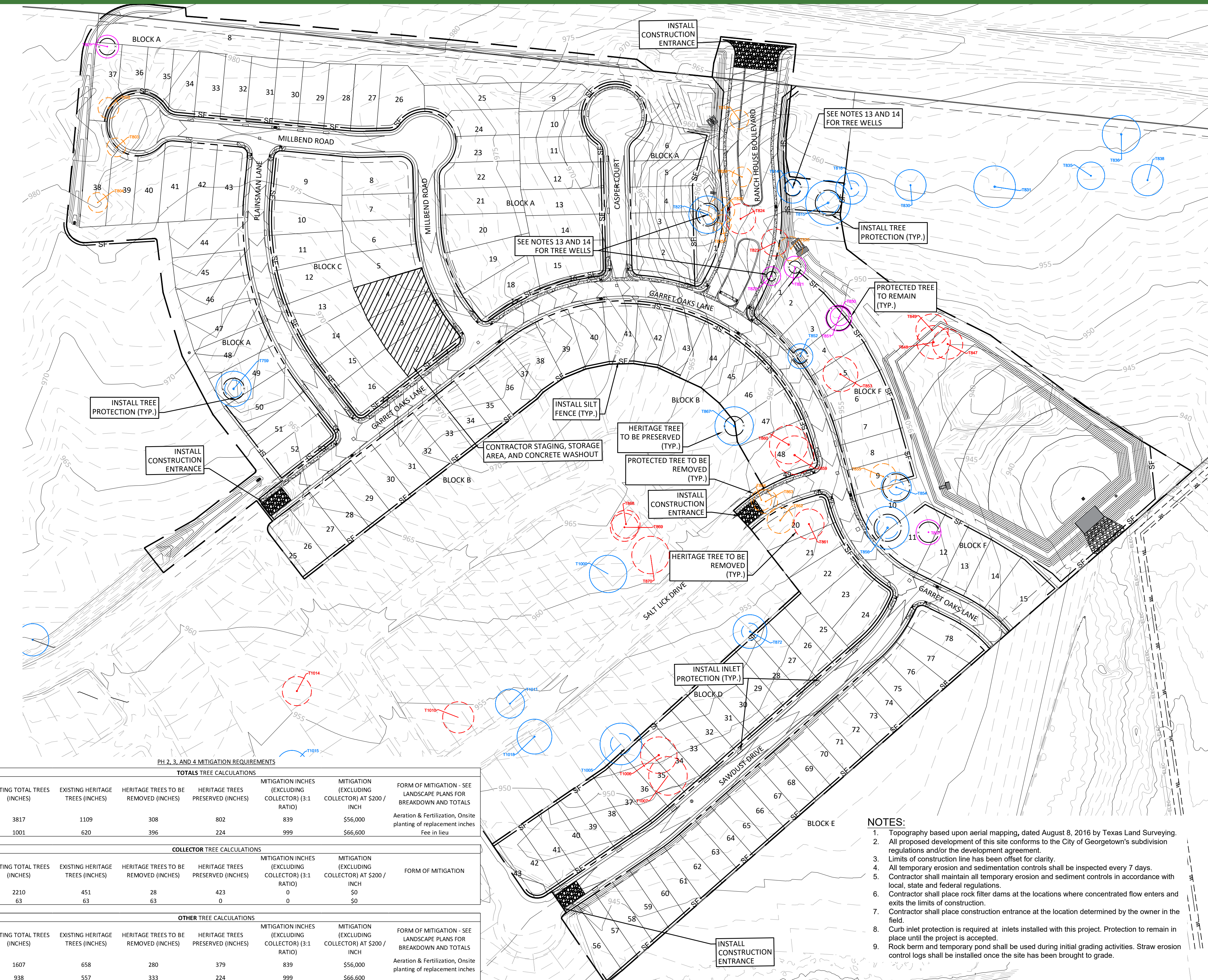


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LEGEND

- X### = HERITAGE TREE TO BE REMOVED
- X### = HERITAGE TREE TO REMAIN
- X### = PRESERVED/PROTECTED TREE ADD FENCE/PLANK PROTECTION PER DETAILS
- X### = PROTECTED TREE TO REMAIN (18" TO 26" HERITAGE CREDIT)
- SF = SILT FENCE
- = LIMITS OF CONSTRUCTION

HERITAGE TREE LIST		PROTECTED TREE LIST	
T759 34" LIVE OAK	*T853 49" LIVE OAK*	T801 22" LIVE OAK	T850 18" LIVE OAK
T814 30" LIVE OAK	T854 37" LIVE OAK	*T802 20" POST OAK*	T851 25" LIVE OAK
T815 54" LIVE OAK	*T856 54" LIVE OAK*	*T803 18" LIVE OAK*	*T855 25" LIVE OAK*
T816 30" LIVE OAK	*T859 37" LIVE OAK*	*T804 19" LIVE OAK*	*T857 24" LIVE OAK*
T823 26" LIVE OAK	*T860 48" LIVE OAK*	*T812 18" LIVE OAK*	*T862 25" LIVE OAK*
T824 26" LIVE OAK	*T861 29" LIVE OAK*	*T820 23" LIVE OAK*	*T863 23" LIVE OAK*
T827 36" LIVE OAK	T867 48" LIVE OAK	T821 21" LIVE OAK	*T864 20" LIVE OAK*
T847 29" LIVE OAK	T872 43" LIVE OAK	T822 18" LIVE OAK	
T848 32" LIVE OAK	T1005 40" LIVE OAK	*T825 18" LIVE OAK*	
T849 31" LIVE OAK	*T1006 35" LIVE OAK*	*T826 25" LIVE OAK*	
T852 34" LIVE OAK	*T1007 43" LIVE OAK*	*T828 19" LIVE OAK*	

- TREE PROTECTION NOTES:**
- Existing trees to remain shall be flagged by contractor prior to beginning any work on site.
 - Contractor shall place a minimum 4' height protective fencing 5' outside the edge of canopy of all trees to remain and as shown on the tree protection and removal plans.
 - All understory trees, undergrowth, shrubs, cacti and native grasses shall remain in areas protected by tree protection fence unless noted otherwise on the landscape plans.
 - Contractor shall maintain flagging and protective fencing around existing trees to remain at least until substantial completion.
 - Contractor shall ensure that no dumping of backfill, soil excavation, staking or storage of materials or dumping of any kind shall occur within the fenced area of the trees to remain.
 - Contractor shall ensure that no parking of any type of vehicle, equipment or construction trailer shall occur within the fenced area of trees to remain.
 - Contractor shall ensure that no driving of vehicles shall occur within the fenced area of trees to remain.
 - Contractor shall ensure that no grade changes shall occur within the canopy of the existing trees to remain.
 - Contractor shall keep fenced areas of trees to remain free of trash, debris or excessive runoff.
 - No trenching for utilities or irrigation shall occur within the dripline (canopy) of existing trees to remain.
 - For irrigation, any lateral line or mainline trenches which encroach in the dripline of existing trees shall be hand dug.
 - For utilities, any lines which cannot be altered to fall outside the canopy of existing trees shall be installed by boring a minimum of 24" below grade.
 - Tree wells shall be installed no closer than a tree's 1/2 Critical Root Zone (per UDC section 8.02.030.C) and shall include the full critical root zone when possible, and no disturbance shall occur within the 1/2 Critical Root Zone or tree will be considered removed and mitigation will be required (per UDC section 8.02.040.C).
 - See Grading Plan Sheet 54 for Tree Well Grading and Details.

PH 2, 3, AND 4 CREDIT TREES			
TOTALS TREE CALCULATIONS			
	CREDIT TREES (6"-11") (INCHES)	CREDIT TREES (12"-17") (INCHES)	CREDIT TREES (18"-25") (INCHES)
PHASE 1	0	128	1654
PHASES 2-4	0	0	381

COLLECTOR TREE CALCULATIONS			
	CREDIT TREES (6"-11") (INCHES)	CREDIT TREES (12"-17") (INCHES)	CREDIT TREES (18"-25") (INCHES)
PHASE 1	0	115	1218
PHASES 2-4	0	0	103

OTHER TREE CALCULATIONS			
	CREDIT TREES (6"-11") (INCHES)	CREDIT TREES (12"-17") (INCHES)	CREDIT TREES (18"-25") (INCHES)
PHASE 1	0	13	436
PHASES 2-4	0	0	278

PH 2, 3, AND 4 MITIGATION REQUIREMENTS

TOTALS TREE CALCULATIONS							
	EXISTING TOTAL TREES (INCHES)	EXISTING HERITAGE TREES (INCHES)	HERITAGE TREES TO BE REMOVED (INCHES)	HERITAGE TREES PRESERVED (INCHES)	MITIGATION INCHES (EXCLUDING COLLECTOR) (3:1 RATIO)	MITIGATION (EXCLUDING COLLECTOR) AT \$200 / INCH	FORM OF MITIGATION - SEE LANDSCAPE PLANS FOR BREAKDOWN AND TOTALS
PHASE 1	3817	1109	308	802	839	\$56,000	Aeration & Fertilization, Onsite planting of replacement inches
PHASES 2-4	1001	620	396	224	999	\$66,600	Fee in lieu

COLLECTOR TREE CALCULATIONS							
	EXISTING TOTAL TREES (INCHES)	EXISTING HERITAGE TREES (INCHES)	HERITAGE TREES TO BE REMOVED (INCHES)	HERITAGE TREES PRESERVED (INCHES)	MITIGATION INCHES (EXCLUDING COLLECTOR) (3:1 RATIO)	MITIGATION (EXCLUDING COLLECTOR) AT \$200 / INCH	FORM OF MITIGATION
PHASE 1	2210	451	28	423	0	\$0	
PHASES 2-4	63	63	63	0	0	\$0	

OTHER TREE CALCULATIONS							
	EXISTING TOTAL TREES (INCHES)	EXISTING HERITAGE TREES (INCHES)	HERITAGE TREES TO BE REMOVED (INCHES)	HERITAGE TREES PRESERVED (INCHES)	MITIGATION INCHES (EXCLUDING COLLECTOR) (3:1 RATIO)	MITIGATION (EXCLUDING COLLECTOR) AT \$200 / INCH	FORM OF MITIGATION - SEE LANDSCAPE PLANS FOR BREAKDOWN AND TOTALS
PHASE 1	1607	658	280	379	839	\$56,000	Aeration & Fertilization, Onsite planting of replacement inches
PHASES 2-4	938	557	333	224	999	\$66,600	

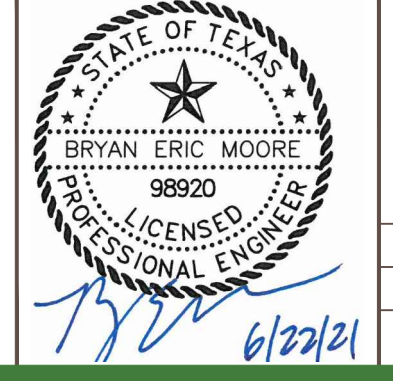
- NOTES:**
- Topography based upon aerial mapping, dated August 8, 2016 by Texas Land Surveying.
 - All proposed development of this site conforms to the City of Georgetown's subdivision regulations and/or the development agreement.
 - Limits of construction line has been offset for clarity.
 - All temporary erosion and sedimentation controls shall be inspected every 7 days.
 - Contractor shall maintain all temporary erosion and sediment controls in accordance with local, state and federal regulations.
 - Contractor shall place rock filter dams at the locations where concentrated flow enters and exits the limits of construction.
 - Contractor shall place construction entrance at the location determined by the owner in the field.
 - Curb inlet protection is required at inlets installed with this project. Protection to remain in place until the project is accepted.
 - Rock berm and temporary pond shall be used during initial grading activities. Straw erosion control logs shall be installed once the site has been brought to grade.

Parmer Ranch Tree Mitigation	
8/16/2021	
Required Tree Mitigation	
Heritage Trees Removed	11 Trees
Trees Inches Removed	333.0 in.
Mitigation Inches Required	999.0 in.
Mitigation Provided	
Aeration and Supplemental Nutrients Mitigation Option (66,600 x 30%) =	\$ 14,985.00
Remaining Mitigation Inches Required	699.3
On-Site Tree Planted inches	153
Remainder Fee-in-lieu (182.1) x 200	\$ 36,420.00

WARNING!
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NO.	REVISION	BY	DATE

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:



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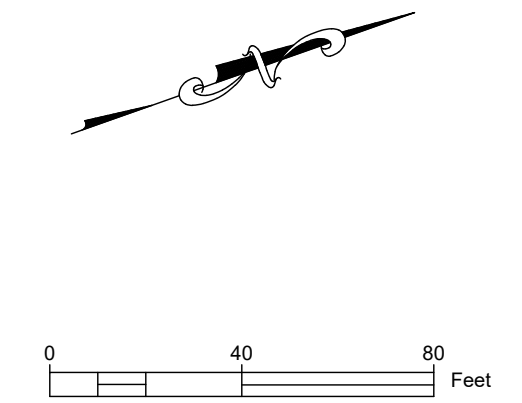
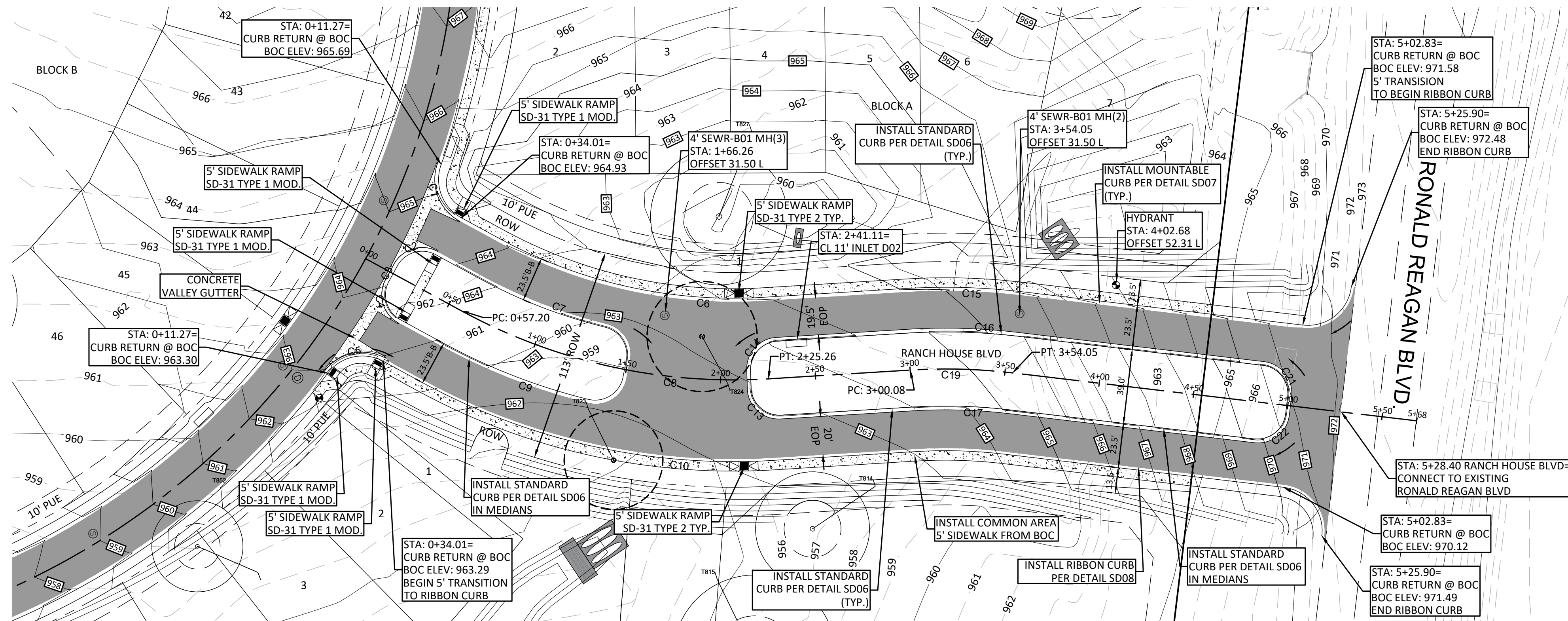
1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
 512.930.9412, TEXAS REGISTERED ENGINEERING FIRM F-181, STEGERBIZZELL.COM
 SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS

EROSION AND SEDIMENTATION CONTROL PLAN
PARMER RANCH PHASE 2, 3, & 4
 City of Georgetown
 Williamson County, Texas

Project Number:	22223/01
SCALE:	AS NOTED
Project Path:	P\22000-22999\22223
Project Name:	Parmer Ranch
Drawing Path:	Drawings\Plans
Xref DWG FILE:	
Sheet Number:	09 of 65 sheets

BID SET NOT FOR CONSTRUCTION - ADDENDUM TWO

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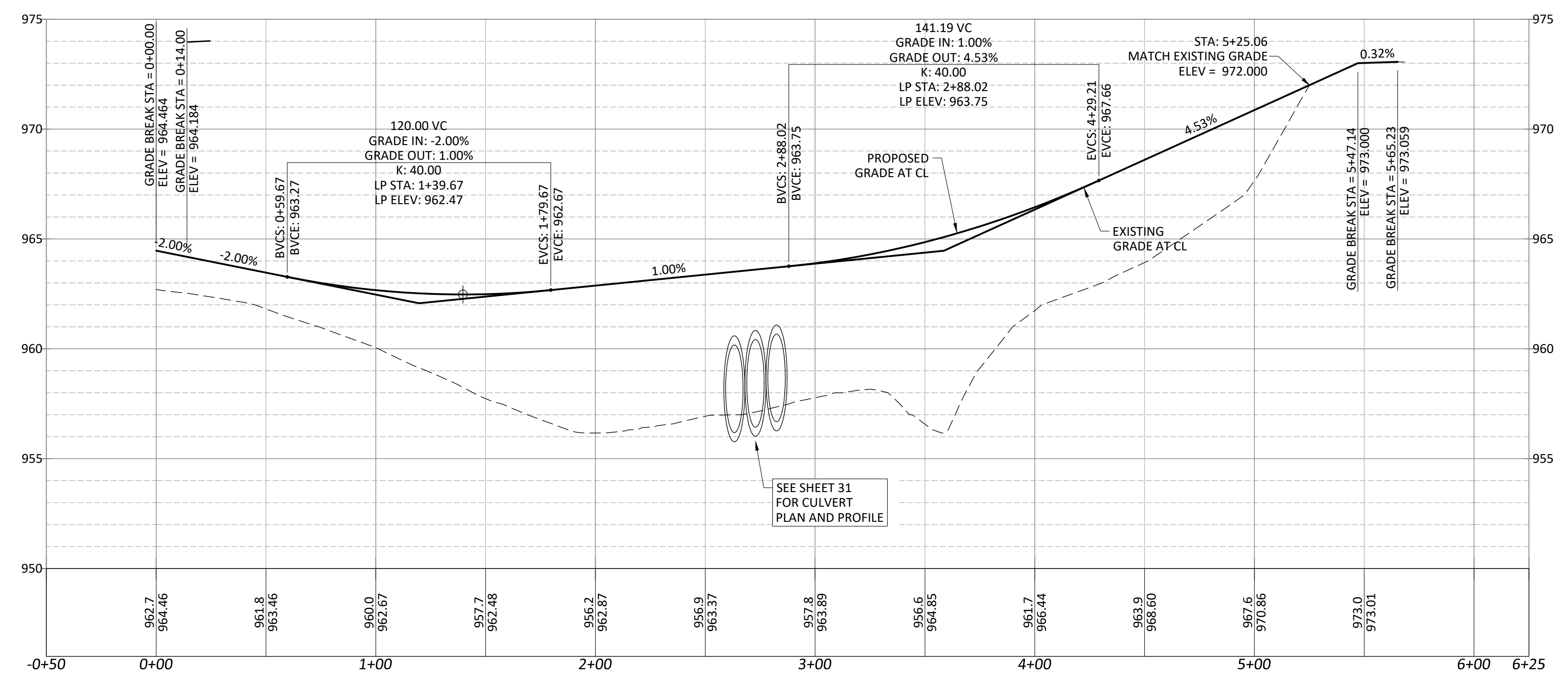
LEGEND

- ⊙ STORM MANHOLE
- ⊠ STORM JUNCTION BOX
- ⊙ WASTEWATER MANHOLE
- CURB INLET
- RIGHT-OF-WAY
- PROPOSED CENTERLINE
- EDGE OF PAVEMENT
- BACK OF CURB
- LIMIT OF CONSTRUCTION
- EDGE OF SIDEWALK
- EXISTING CONTOURS (MAJOR)
- EXISTING CONTOURS (MINOR)
- PROPOSED GRADE AT CENTERLINE
- EX. GROUND AT PROPOSED CENTERLINE

- NOTES:**
- UNLESS OTHERWISE MENTIONED, ALL STATIONING AND OFFSETS ARE BASED ON PROPOSED RANCHHOUSE BLVD. CENTERLINE.
 - RANCH HOUSE BLVD. IS A RESIDENTIAL COLLECTOR WITH A DESIGN SPEEDS OF 30 MPH.
 - SEE SHEETS 32 TO 34 FOR TYPICAL SECTION DETAILS AND FOR PAVING AND DRAINAGE DETAILS.
 - SEE SHEETS 58 TO 65 FOR INTERSECTION DETAILS.
 - SEE SHEETS 58 TO 65 FOR STRIPING AND SIGNAGE DETAILS.
 - SIDEWALKS ON HOME LOT FRONTS TO BE INSTALLED AT TIME OF HOME CONSTRUCTION. COMMON AREA SIDEWALKS AND RAMPS TO BE INSTALLED WITH STREET INFRASTRUCTURE.

RANCH HOUSE BLVD

SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL



Curve Table				
Curve #	Radius	Arc Length	Chord Length	Chord Direction
C1	23.000	32.657	29.98	N87° 22' 37.32"E
C2	15.000	23.718	21.32	S01° 24' 05.98"W
C3	416.500	8.687	8.69	S43° 17' 58.57"E
C4	15.000	23.718	21.32	S88° 00' 03.01"E
C5	23.000	32.657	29.98	S06° 01' 25.54"W
C6	257.000	143.967	142.09	N30° 39' 08.27"E
C7	280.500	71.629	71.43	S39° 23' 05.39"W
C9	319.500	82.084	81.86	N39° 20' 25.29"E
C10	343.000	192.143	189.64	N30° 39' 08.27"E
C13	15.032	23.025	20.84	N60° 32' 30.24"E
C14	15.030	22.107	20.17	S29° 27' 29.76"E
C15	343.000	61.703	61.62	N19° 45' 27.71"E
C16	319.500	57.475	57.40	S19° 45' 27.71"W
C17	280.500	50.459	50.39	N19° 45' 27.71"E
C21	15.031	22.566	20.51	S69° 54' 39.53"W
C22	15.031	22.567	20.51	N20° 05' 20.47"W

Curve Table: Alignments				
Curve #	Radius	Arc Length	Chord Length	Chord Direction
C19	300.000	53.967	53.89	N19° 45' 27.71"E
C8	300.000	168.055	165.87	N30° 39' 08.27"E

WARNING!
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NO.	REVISION	BY	DATE

DESIGNED BY:	DATE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
APPROVED BY:	DATE:



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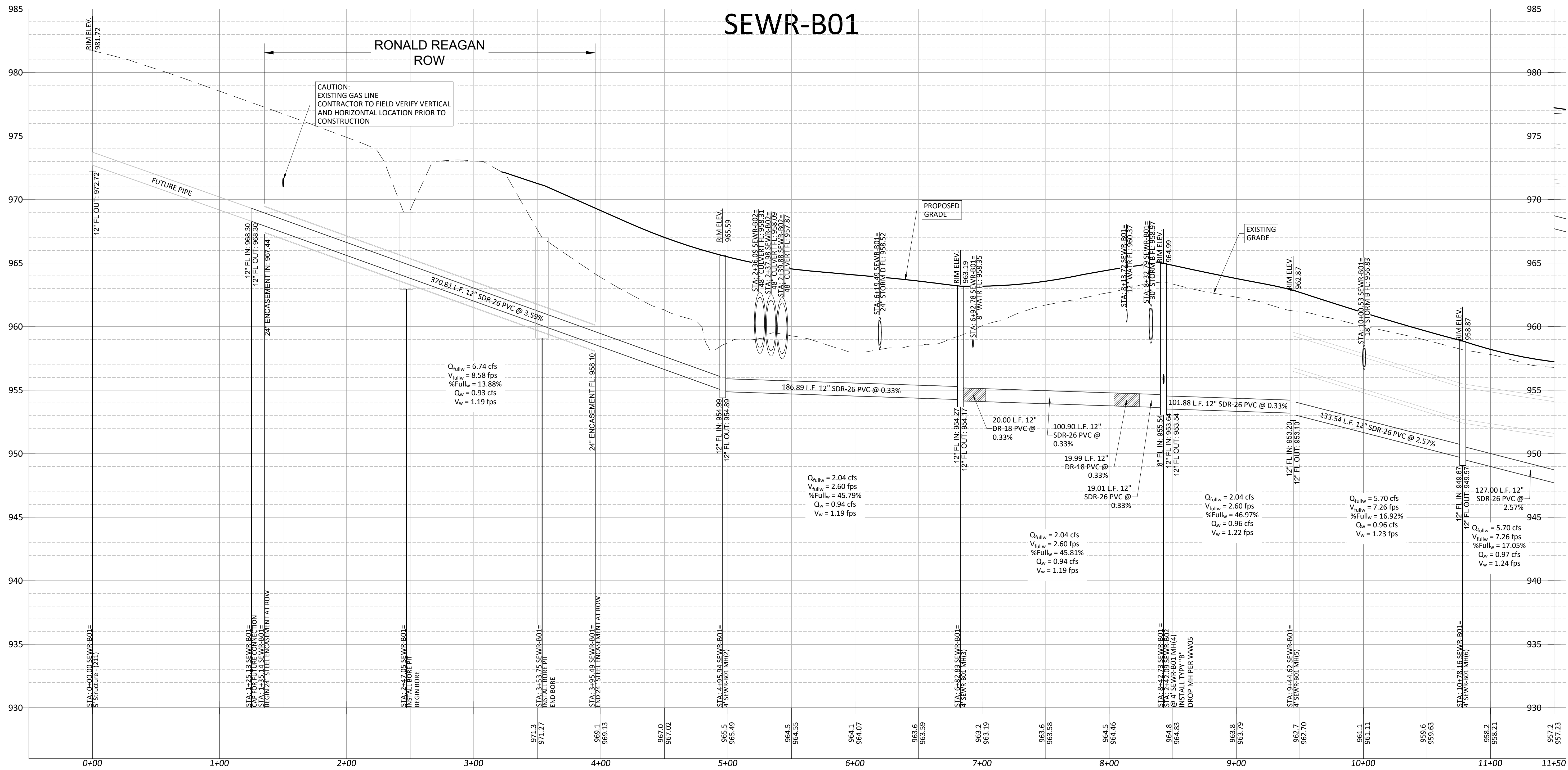
>>ENGINEERS >>PLANNERS >>SURVEYORS

**RANCH HOUSE BLVD
 PARMER RANCH PHASE 2, 3, & 4
 City of Georgetown
 Williamson County, Texas**

Project Number:	22223/01
SCALE:	AS NOTED
Project Path:	P\22000-22999\22223
Project Name:	Parmer Ranch
Drawing Path:	Drawings\Plans
Xref DWG FILE:	
Sheet Number:	21 of 65 sheets

BID SET NOT FOR CONSTRUCTION - ADDENDUM TWO

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CAUTION:
EXISTING GAS LINE
CONTRACTOR TO FIELD VERIFY VERTICAL
AND HORIZONTAL LOCATION PRIOR TO
CONSTRUCTION

$Q_{full} = 6.74$ cfs
 $V_{full} = 8.58$ fps
 $\%Full = 13.88\%$
 $Q_w = 0.93$ cfs
 $V_w = 1.19$ fps

$Q_{full} = 2.04$ cfs
 $V_{full} = 2.60$ fps
 $\%Full = 45.79\%$
 $Q_w = 0.94$ cfs
 $V_w = 1.19$ fps

$Q_{full} = 2.04$ cfs
 $V_{full} = 2.60$ fps
 $\%Full = 45.81\%$
 $Q_w = 0.94$ cfs
 $V_w = 1.19$ fps

$Q_{full} = 2.04$ cfs
 $V_{full} = 2.60$ fps
 $\%Full = 46.97\%$
 $Q_w = 0.96$ cfs
 $V_w = 1.22$ fps

$Q_{full} = 5.70$ cfs
 $V_{full} = 7.26$ fps
 $\%Full = 16.92\%$
 $Q_w = 0.96$ cfs
 $V_w = 1.23$ fps

$Q_{full} = 5.70$ cfs
 $V_{full} = 7.26$ fps
 $\%Full = 17.05\%$
 $Q_w = 0.97$ cfs
 $V_w = 1.24$ fps

SCALE
1" = 40' HORIZONTAL
1" = 4' VERTICAL

- NOTES:
- FOR TYPE "B" DROP MH DETAIL WW05 SEE SHEET 36.
 - WASTEWATER LINE CROSSING WATER LINE WITH LESS THAN NINE FEET OF SEPARATION SHALL HAVE A FULL JOINT OF C900 DR-18 (250 PSI) PVC PIPE CONFORMING TO ASTM D1784 MUST BE CENTERED ON THE WATERLINE. JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE PER TAC 217.53(d)(7)(A)(iv) AND MEET ASTM D3139. SEE SHEET 44 FOR DETAIL.

WARNING!
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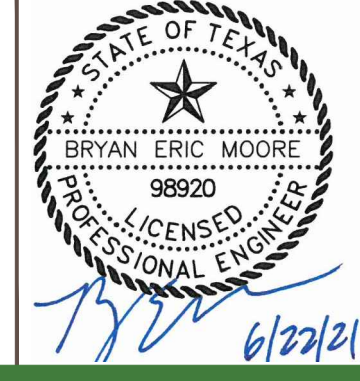
NO.	REVISION	BY	DATE

DESIGNED BY: _____ DATE: _____

DRAWN BY: _____ DATE: _____

CHECKED BY: _____ DATE: _____

APPROVED BY: _____ DATE: _____



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SERVICES >>ENGINEERS >>PLANNERS >>SURVEYORS

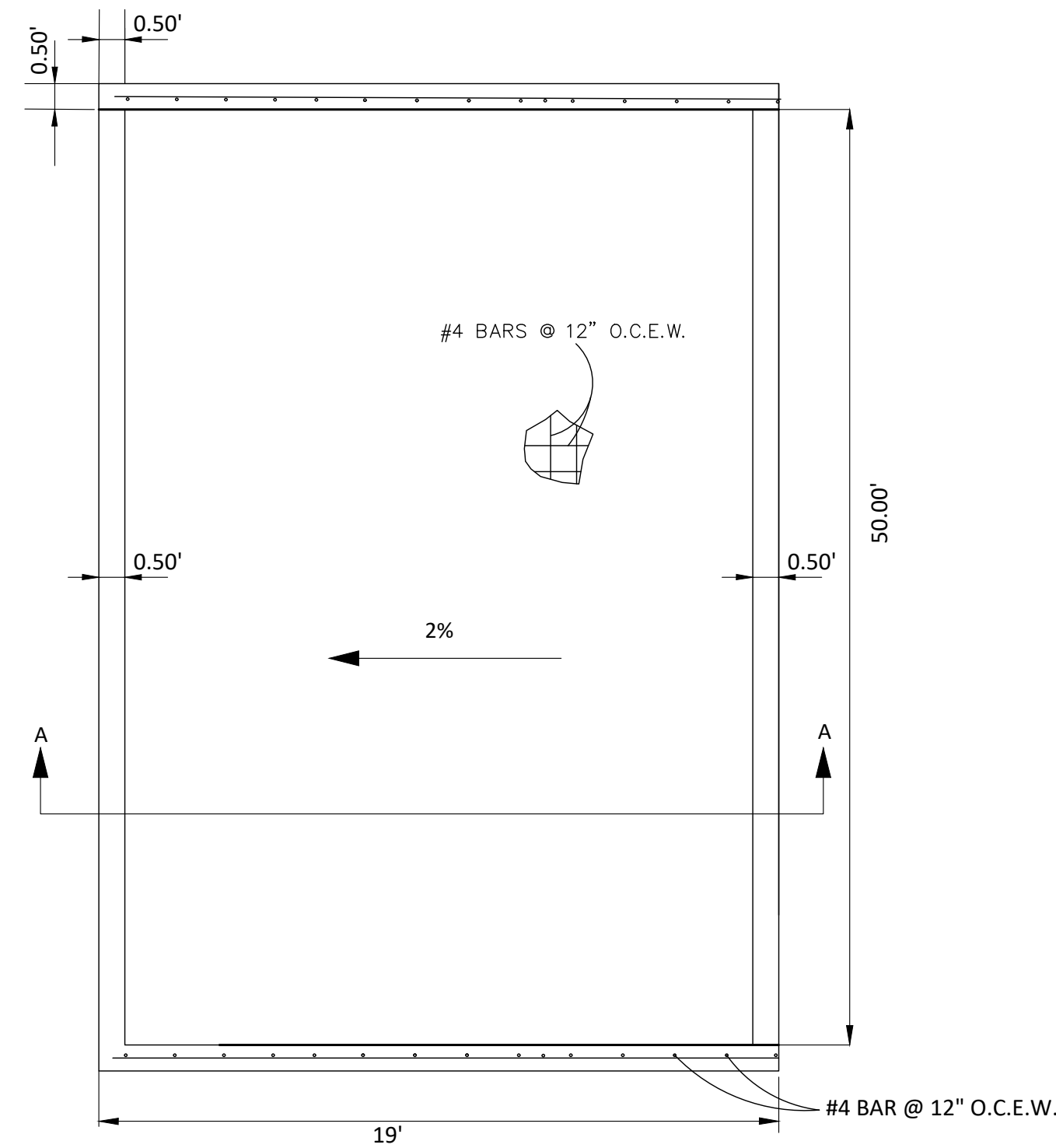
SEWR-B01 PROFILE (1 OF 3)
PARMER RANCH PHASE 2, 3, & 4
City of Georgetown
Williamson County, Texas

Project Number: 22223/01
SCALE: AS NOTED
Project Path: P:\22000-22999\22223
Project Name: Parmer Ranch
Drawing Path: Drawings\Plans
Xref DWG FILE:
Sheet Number: 39 of 65 sheets

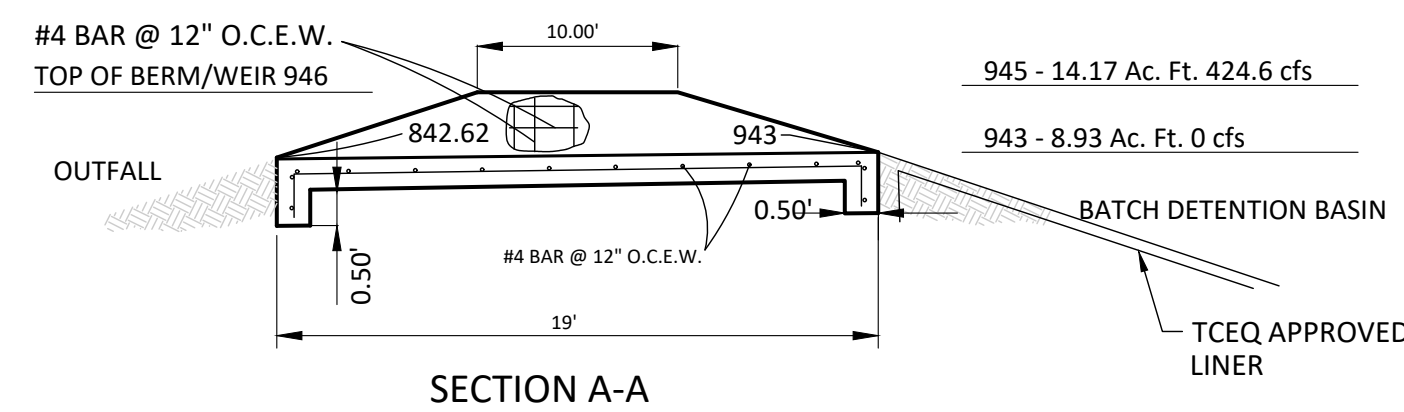
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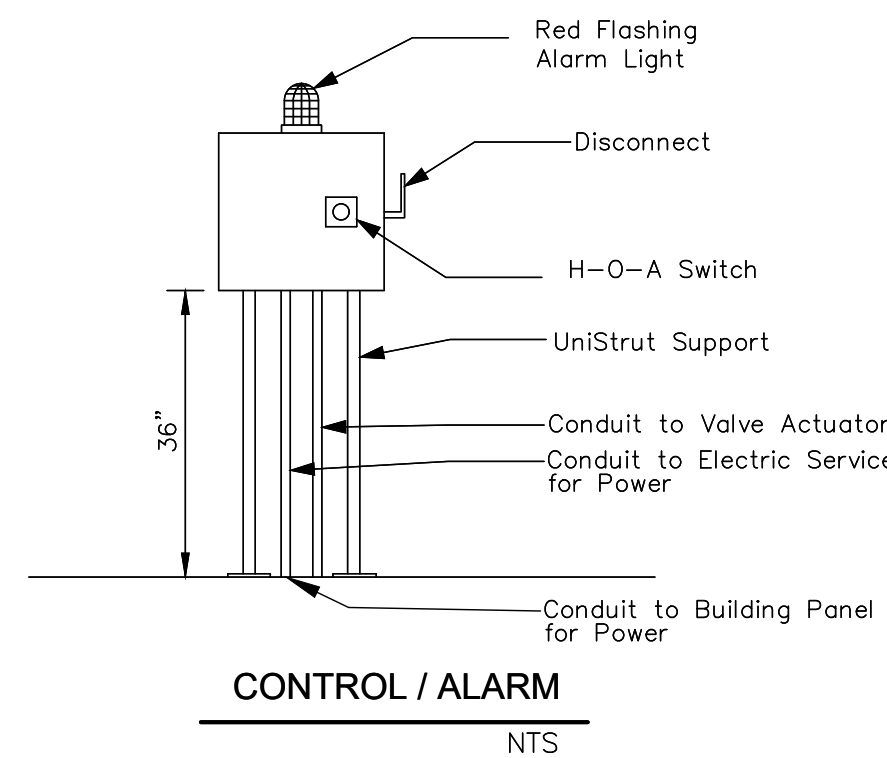
SPILLWAY STRUCTURE FOR BATCH DETENTION POND B



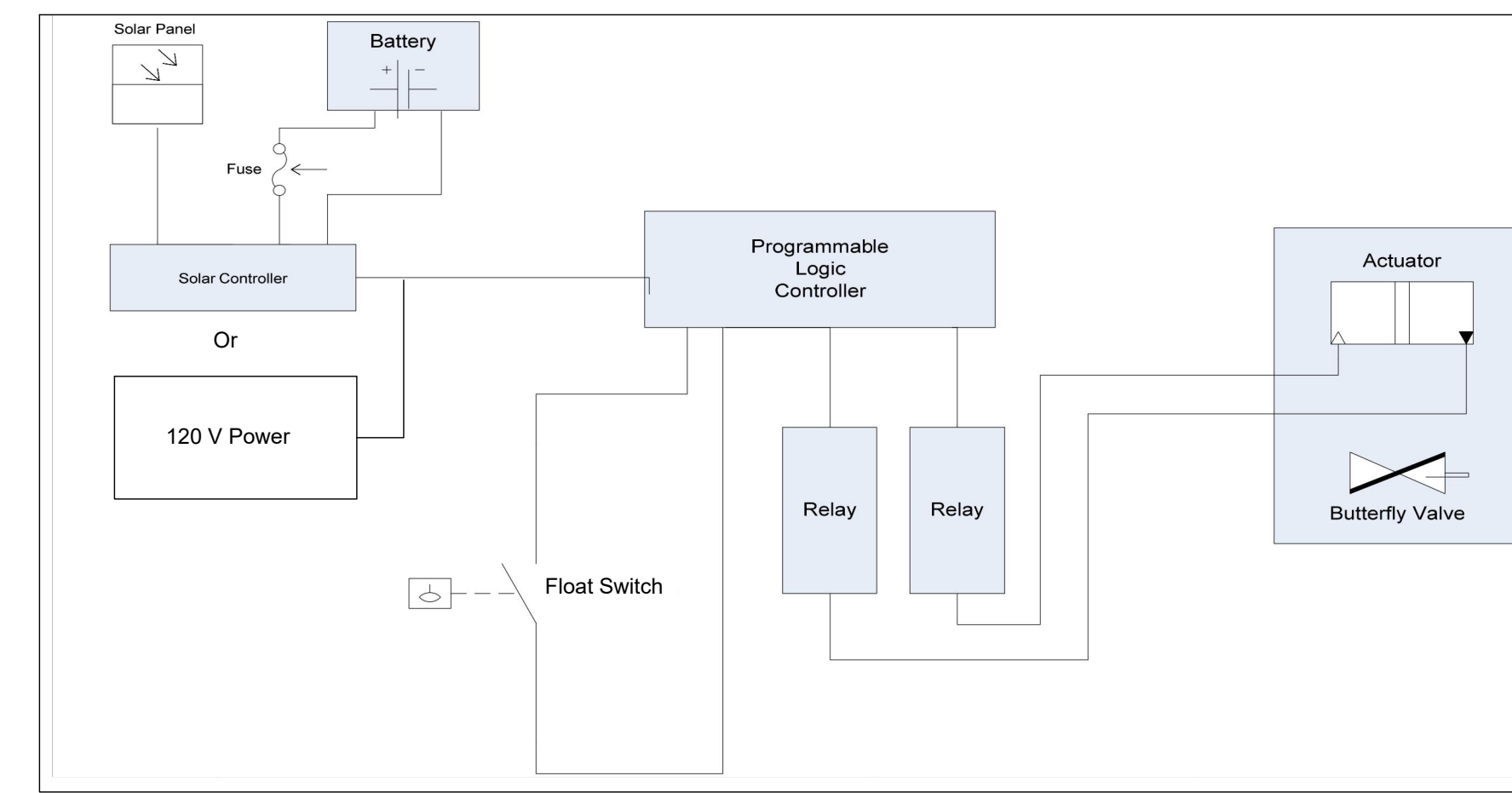
WQ A OUTFALL WEIR PLAN
NOT TO SCALE



SECTION A-A



CONTROL / ALARM
NTS



CONTROLLER CIRCUIT BOX DIAGRAM

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).

NTS

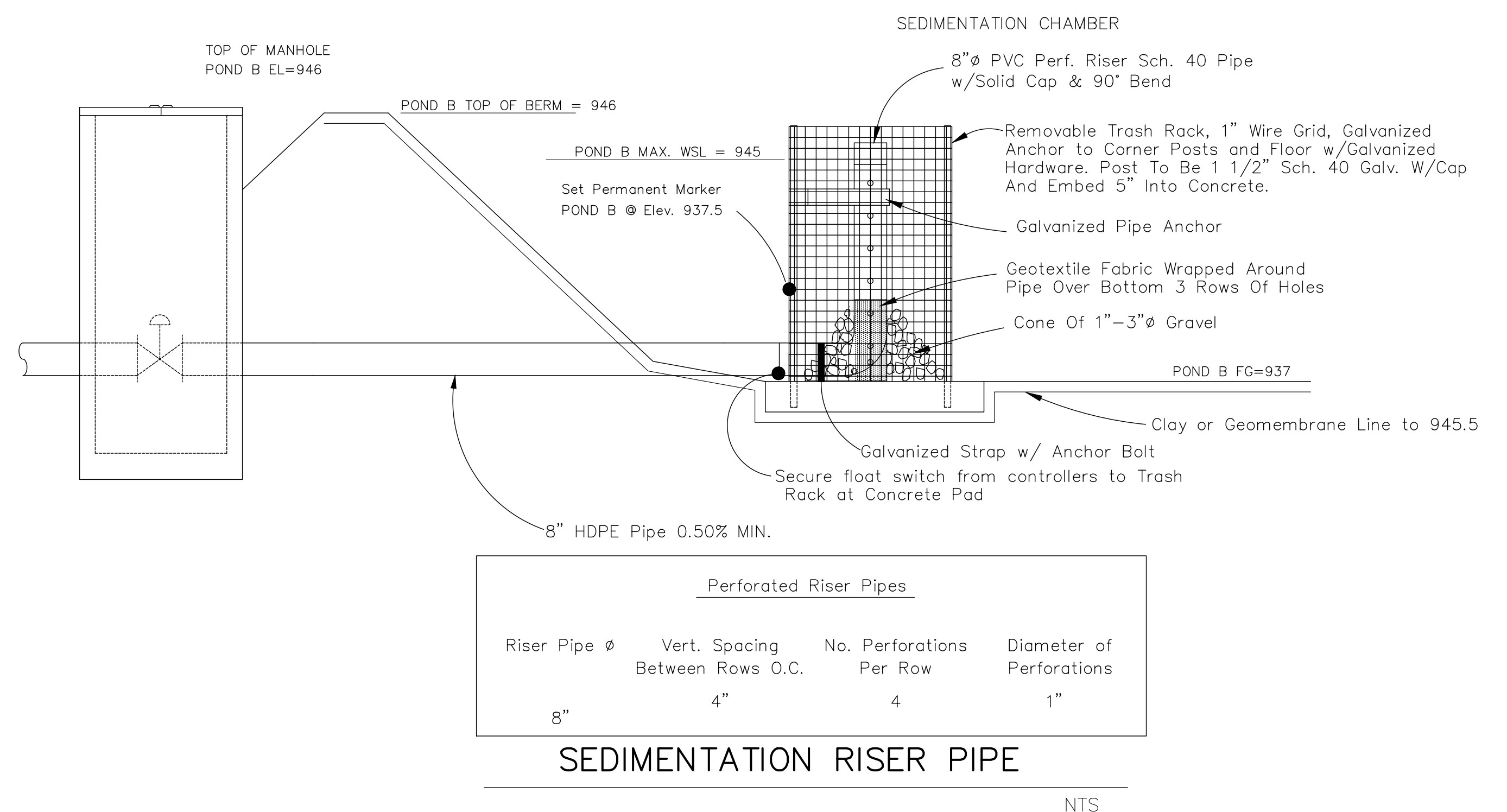
LINER DATA
IMPERMEABLE LINERS MAY BE CLAY, CONCRETE OR GEOMEMBRANE.
CLAY LINERS SHOULD MEET THE SPECIFICATIONS AS SHOWN BELOW AND HAVE A MINIMUM THICKNESS OF 12 INCHES.

CLAY LINER SPECIFICATIONS			
CLAY LINER SPECIFICATIONS		(MIN. THICKNESS = 12")	
PROPERTY	TEST METHOD	UNIT	SPECIFICATION
PERMEABILITY	ASTM D-2434	Cm/Sec	1X10 ⁻⁶
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	%	90% OF STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE CONTENT

IF A GEOMEMBRANE IS USED IT SHALL HAVE A MINIMUM THICKNESS OF (30) THIRTY MILS AND BE ULTRAVIOLET RESISTANT. CONTRACTOR TO USE A GeoCHEM LDPE 3000B GEOMEMBRANE OR APPROVED EQUAL. THE GEOTEXTILE FABRIC (FOR PROTECTION OF GEOMEMBRANE) SHOULD BE NONWOVEN GEOTEXTILE FABRIC AND MEET THE SPECIFICATIONS AS SHOWN BELOW. 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. SEE SECTION G7 - "LOADING, HYDROSEEDING AND PERMANENT EROSION CONTROL" SPECIFICATIONS FOR TOPSOIL AND SEEDING REQUIREMENTS. REFER TO APPROVED WPAP FOR ADDITIONAL INSTALLATION, QA/QC AND MAINTENANCE REQUIREMENTS.

GEOTEXTILE FABRIC DATA

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.)



Perforated Riser Pipes			
Riser Pipe Ø	Vert. Spacing Between Rows O.C.	No. Perforations Per Row	Diameter of Perforations
8"	4"	4	1"

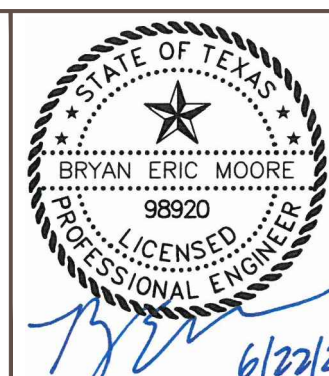
SEDIMENTATION RISER PIPE

NTS

WARNING!
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NO.	REVISION	BY	DATE

DESIGNED BY:	DATE
DRAWN BY:	DATE
CHECKED BY:	DATE
APPROVED BY:	DATE



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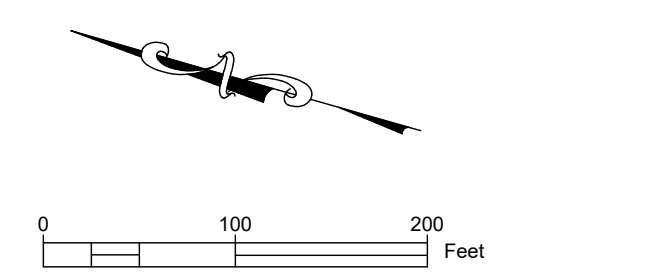
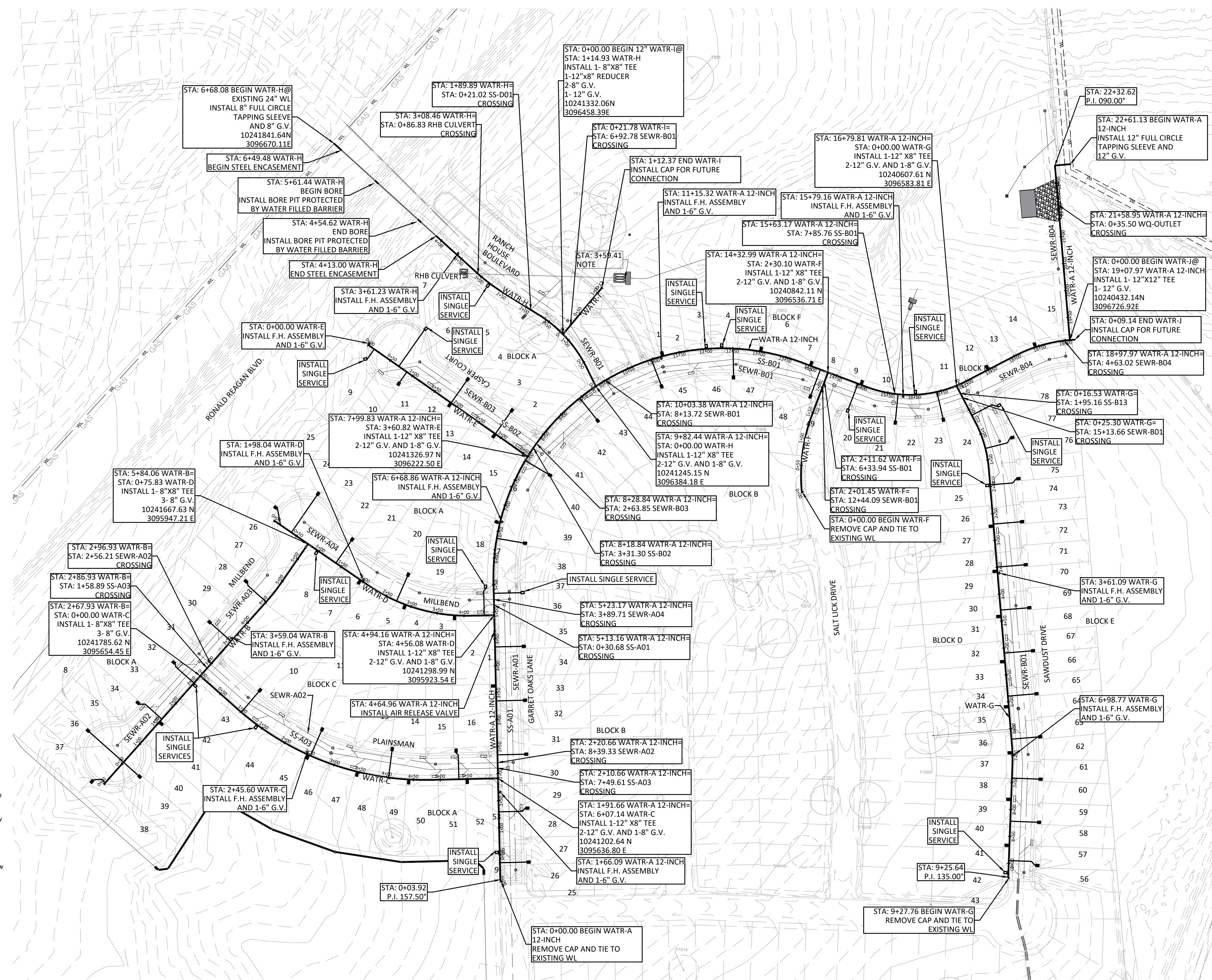
ADDRESS: 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
 METRO: 512.930.9412, SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS
 TEXAS REGISTERED ENGINEERING FIRM F-181, TBPLS FIRM No. 10003700, WEB: STEGERBIZZELL.COM

WATER QUALITY POND B DETAILS
 PARMER RANCH PHASE 2, 3, & 4
 City of Georgetown
 Williamson County, Texas

Project Number:	22223/01
SCALE:	AS NOTED
Project Path:	P\22000-22999\22223
Project Name:	Parmer Ranch
Drawing Path:	Drawings\Plans
Xref DWG FILE:	
Sheet Number:	46 of 65 sheets

BID SET NOT FOR CONSTRUCTION - ADDENDUM TWO

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- LEGEND**
- PROPOSED WATER LINE
 - EXISTING GATE VALVE
 - EXISTING FIRE HYDRANT
 - PROPOSED GATE VALVE
 - PROPOSED FIRE HYDRANT
 - CURB INLET
 - DOUBLE WATER SERVICE
 - SINGLE WATER SERVICE
 - DOUBLE SEWER SERVICE
 - SINGLE SEWER SERVICE
 - * SEE DETAIL "W01A" FOR TYPICAL UTILITY ASSIGNMENTS

- NOTES:**
- INDIVIDUAL PRESSURE REDUCING VALVES (PRV) REQUIRED ON ALL LOTS WHERE STATIC PRESSURE IS GREATER THAN 80 PSI.
 - AT THE CONCLUSION OF CONSTRUCTION, FIRE HYDRANTS SHALL BE FLOW TESTED AND COLOR CODED IN ACCORDANCE TO CITY'S STANDARDS, AND RESULTS SHALL BE EMAILED TO THE FIRE DEPARTMENT. IFC 507.5 FIRE HYDRANTS SYSTEMS.
 - CAUTION: IF PRESSURE REDUCING VALVES WERE INSTALLED IN THIS PHASING THEY MUST BE SET PRIOR TO FIRE HYDRANT FLOW TESTING.

- PIPE MATERIAL NOTES:**
- ALL WATER LINE SHALL BE 8" C900 (150 PSI) PVC UNLESS OTHERWISE NOTED.
 - WATER VALVES SHALL NOT BE INSTALLED IN SIDEWALKS, RAMPS OR CURBS.
 - ALL JOINTS WHERE REQUIRED SHALL BE RESTRAINED.

- 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 the 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 PVC for all others.
 - Public water system mains shall be 150 psi C900 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.
 - Long 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 PDF (300 dpi).

Per City Ordinance Sec. 13.15.120 - Private fire hydrant maintenance.

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 hydrants).

B. All private fire hydrants should be tested annually and shall be 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 will have the bonnets painted silver, the hydrants will be flow tested, and the bonnet painted using the hydrant flow standard in paragraph C.

Flow will be determined at 20 Psi Residual Pressure

FLOWCOLOR
 Greater than 1500 GPM - BLUE
 1000 to 1500 GPM - GREEN
 500 to 999 GPM - ORANGE
 Less than 500 GPM - RED
 NOT WORKING - BLACK OR BAGGED

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 utility 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.

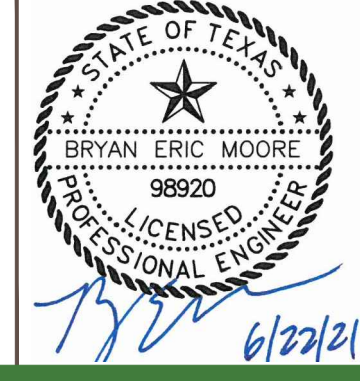
NO.	REVISION	BY	DATE

DESIGNED BY: _____ DATE: _____

DRAWN BY: _____ DATE: _____

CHECKED BY: _____ DATE: _____

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

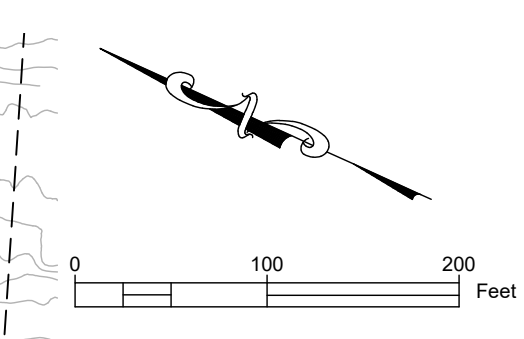
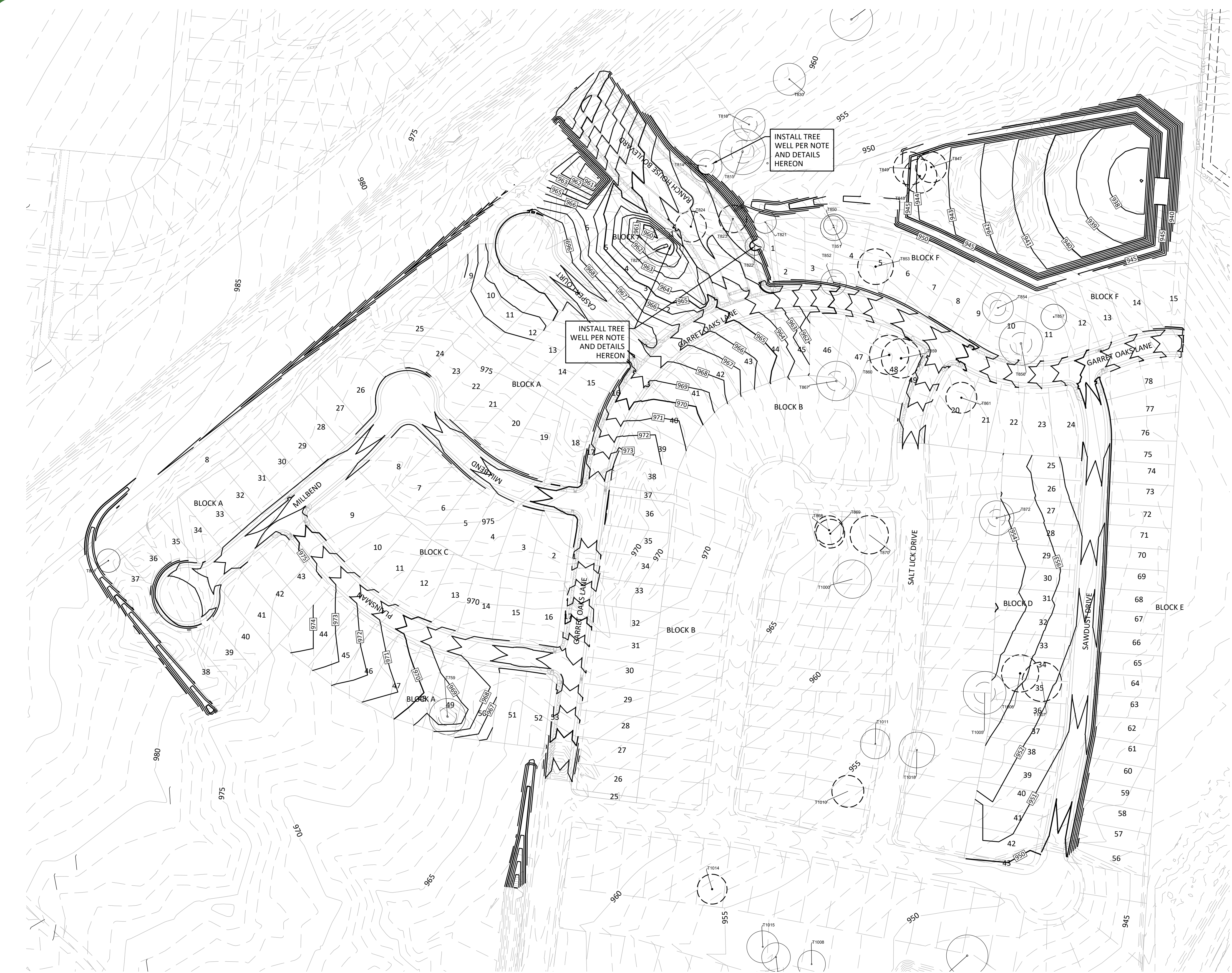
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OVERALL WATER PLAN
PARMER RANCH PHASE 2, 3, & 4
 City of Georgetown
 Williamson County, Texas

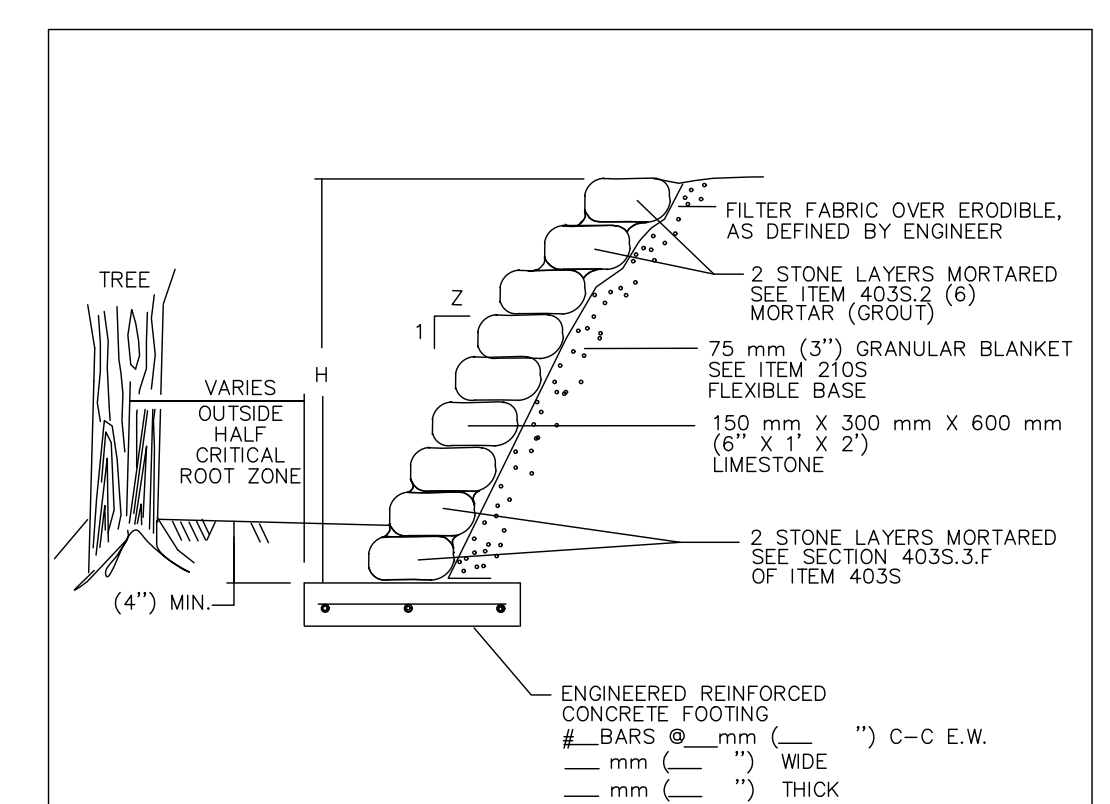
Project Number: 22223/01
 SCALE: AS NOTED
 Project Path: P:\22000-22999\22223
 Project Name: Parmer Ranch
 Drawing Path: Drawings\Plans
 Xref DWG FILE:
 Sheet Number: 50 of 65 sheets

BID SET NOT FOR CONSTRUCTION - ADDENDUM TWO

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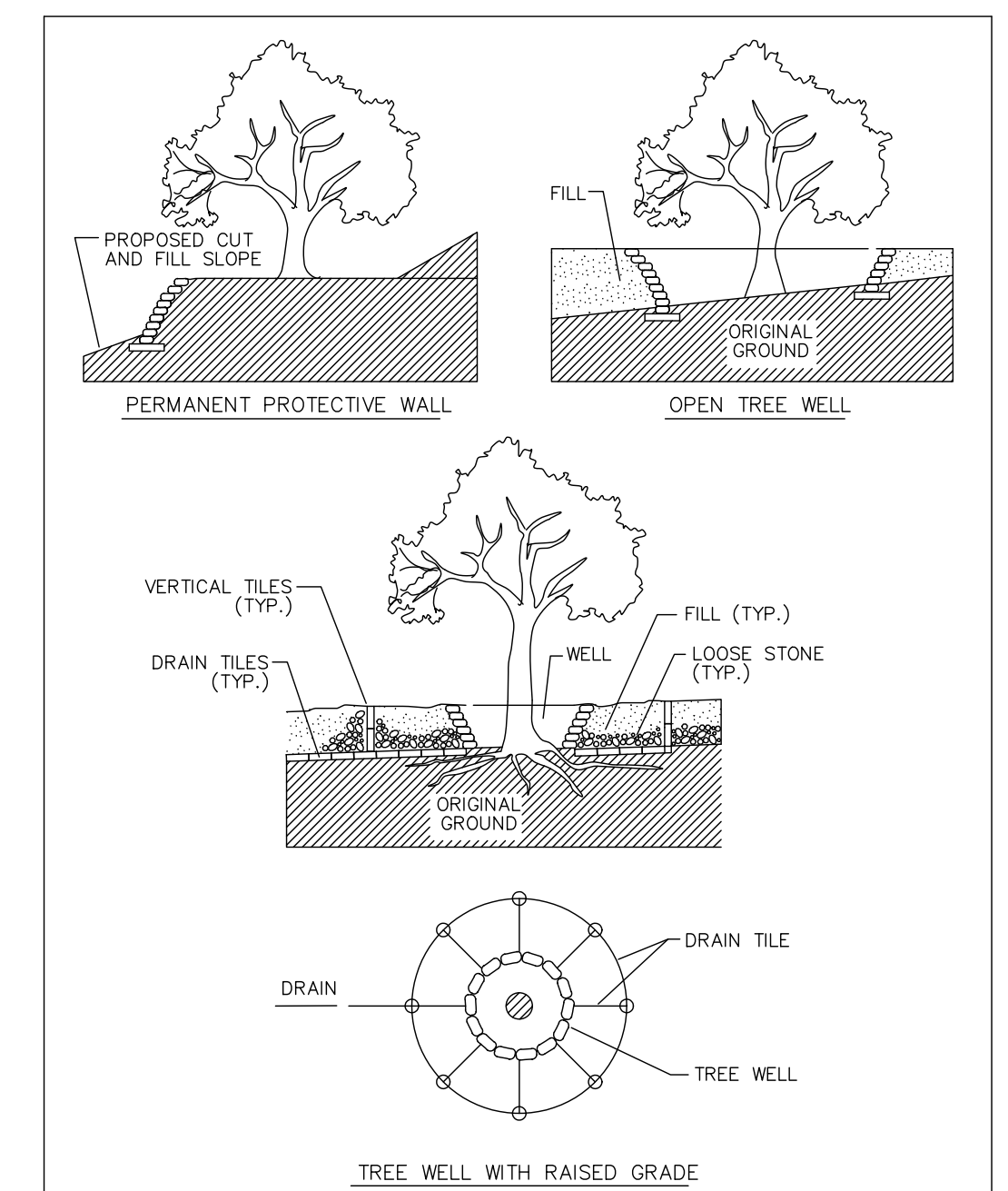
NOTE:
 1. Tree wells shall be installed no closer than a tree's 1/2 Critical Root Zone (per UDC section 8.02.030.C) and shall include the full critical root zone when possible, and no disturbance shall occur within the 1/2 Critical Root Zone or tree will be considered removed and mitigation will be required (per UDC section 8.02.040.C).



THIS STANDARD APPLIES ONLY UNDER THE FOLLOWING CONDITIONS:
 A. H AND Z ARE SPECIFIED ON THE DRAWING.
 B. GROUNDWATER IS NO HIGHER THAN THE BOTTOM OF THE FOOTING.
 C. THE MATERIAL BELOW THE FOOTING IS FIRM AND STABLE.
 D. THE MATERIAL BEHIND THE WALL HAS A LEVEL SURFACE.
 E. THE MATERIAL IN FRONT OF THE WALL HAS A SLOPE NO STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL.
 F. THE FACE OF THE WALL IS NO STEEPER THAN 1 HORIZONTAL TO 2 VERTICAL.
 G. SURCHARGE LOADS BEHIND THE WALL ARE NO CLOSER THAN DISTANCE H FROM THE TOP OF WALL.

NOTES:
 1. DESIGN AND CONSTRUCTION OF ROCK WALL SHALL CONFORM TO THE REQUIREMENTS OF CITY CODE 16-7-2, PLACEMENT OF FENCES IN STREET CORNER AREAS, AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL FOR MINIMUM SIGHT DISTANCE.
 2. CONCRETE SHALL CONFORM TO ITEM 403S, "CONCRETE FOR STRUCTURES".

DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	SLOPE PROTECTION AND TREE WELLS	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	03/13/06 ADOPTED	610S-6
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		1 OF 2



DEPARTMENT OF WATERSHED PROTECTION AND DEVELOPMENT REVIEW	SLOPE PROTECTION AND TREE WELLS	STANDARD NO.
RECORD COPY SIGNED BY J. PATRICK MURPHY	03/13/06 ADOPTED	610S-6
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.		2 OF 2

WARNING!
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NO.	REVISION	BY	DATE



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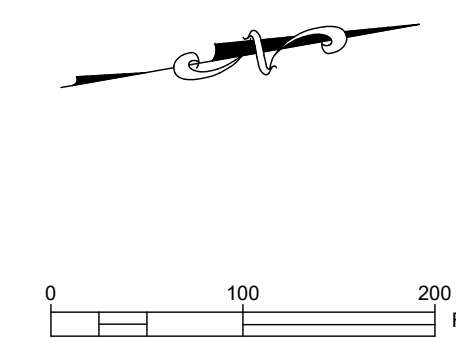
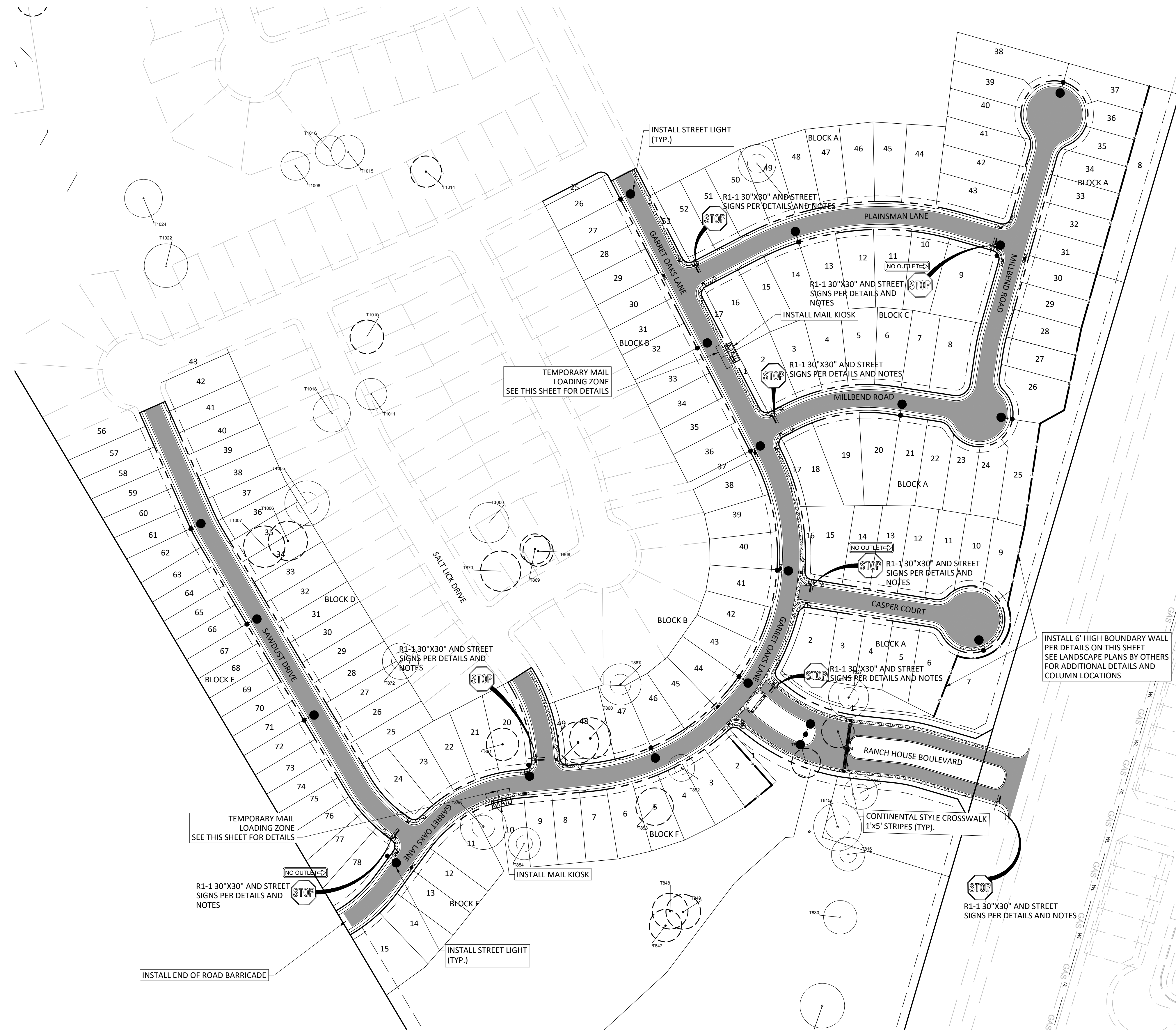
ADDRESS: 1978 S. AUSTIN AVENUE, GEORGETOWN, TX 78626
 METRO: 512.930.9412, SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS
 TEXAS REGISTERED ENGINEERING FIRM F-161, TBPLS FIRM NO. 10003700, WEB: STEGERBIZZELL.COM

GRADING PLAN
PARMER RANCH PHASE 2, 3, & 4
 City of Georgetown
 Williamson County, Texas

Project Number:	22223/01
SCALE:	AS NOTED
Project Path:	P\22000-22999\22223
Project Name:	Parmer Ranch
Drawing Path:	Drawings\Plans
Xref DWG FILE:	
Sheet Number:	54 of 65 sheets

BID SET NOT FOR CONSTRUCTION - ADDENDUM TWO

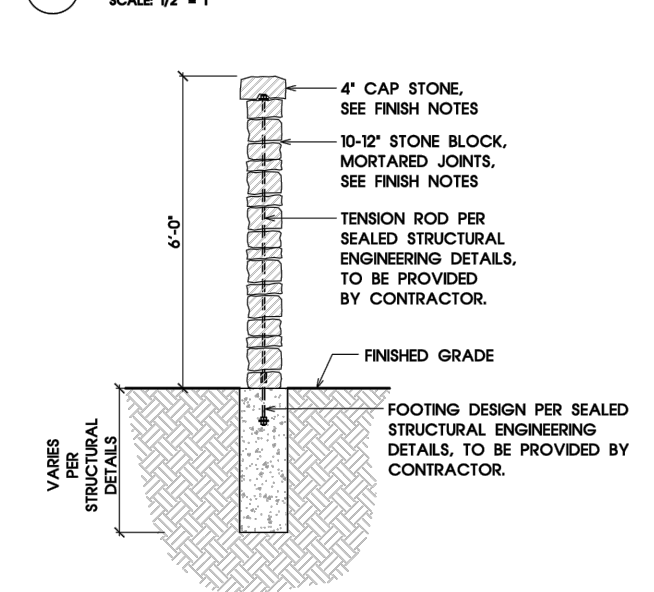
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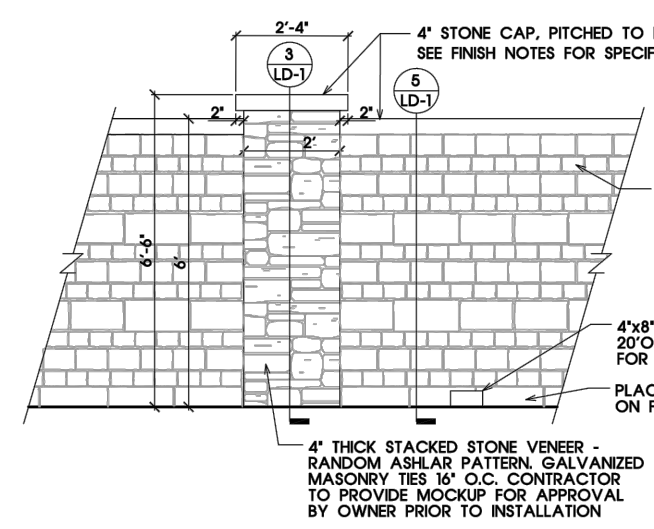
NOTES:

- STOP BARS SHALL BE INSTALLED AT ALL STOP SIGN LOCATIONS. STREET NAME SIGNS PER SD25 SHALL BE INSTALLED WITH ALL STOP SIGNS.
- ALL FIRE HYDRANTS SHALL BE IDENTIFIED BY THE INSTALLATION OF APPROVED BLUE REFLECTIVE PAVEMENT MARKERS. 2012 IFC 507.5.7 REFLECTIVE PAVEMENT MARKERS
- A SIGN SHALL BE INSTALLED AS SHOWN HEREON AND DETAILED IN THE NEXT SHEET 12-INCHES WIDE AND 18-INCHES IN HEIGHT WITH RED LETTERING ON A WHITE REFLECTIVE BACKGROUND AND BORDER IN RED STATING "FIRE LANE - TOW AWAY ZONE", ALONG WITH THE WORDS "THIS SIDE OF THE STREET". THE WORDS "FIRE LANE" BY THEMSELVES ARE NOT ACCEPTABLE. SIGN SHALL BE MOUNTED CONSPICUOUSLY ALONG THE EDGE OF THE FIRE LANE. SIGN MUST BE AT THE BEGINNING OF A STREET AND SPACED NO MORE THAN 250 FEET APART AT A MINIMUM HEIGHT OF 7 FEET ABOVE FINISHED GRADE.
- CONTRACTOR SHALL VERIFY ALL STREET NAMES AND BLOCK NUMBERS WITH OWNER PRIOR TO ORDERING SIGNS. RANCH HOUSE BLVD MAY NOT BE AN APPROVED STREET NAME

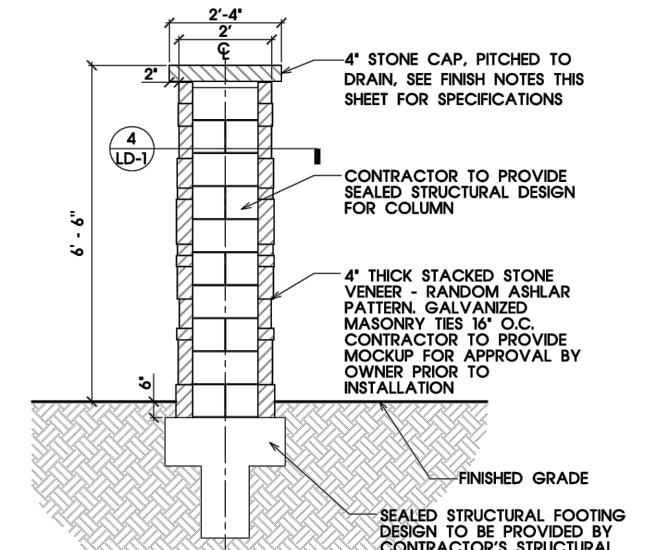
1 VIEW FENCE
SCALE 1/2" = 1'



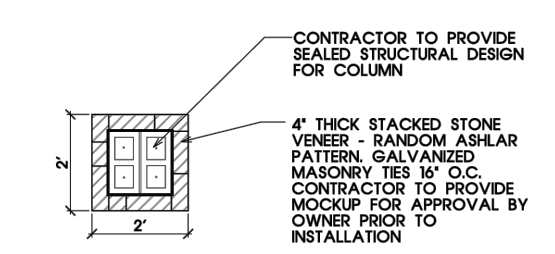
- NOTES:**
- CONTRACTOR SHALL PROVIDE 4'X4' MOCKUP OF WALL. STONE/BLOCK/VENEER FOR APPROVAL PRIOR TO CONSTRUCTION.
 - JOINT MORTAR TO MATCH LIGHTEST STONE COLOR.
 - PROVIDE WEEPS OR DRAINAGE BLOCK-OUTS, 8"X4", AT MINIMUM SPACING OF 20' O.C.
 - CONTRACTOR TO PROVIDE SHOP DRAWING FOR WALL INCLUDING STRUCTURE DETAILS, SEALED BY A LICENSED STRUCTURAL ENGINEER, PRIOR TO START.



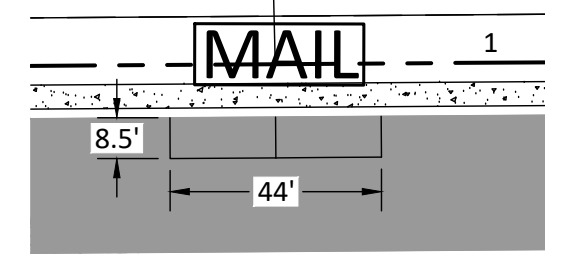
2 STONE COLUMN AND WALL ELEVATION
SCALE 1/2" = 1'



3 STONE COLUMN SECTION ELEVATION
SCALE 1/2" = 1'



4 STONE COLUMN PLAN SECTION
SCALE 1/2" = 1'

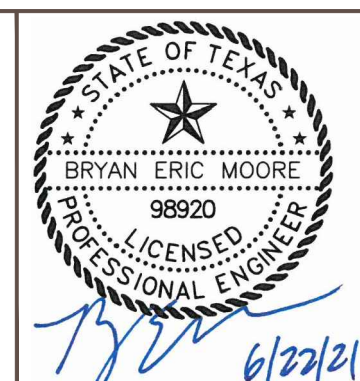


TEMPORARY MAIL LOADING ZONE DETAIL (TYP.)
SCALE: 1" = 40'

WARNING!
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NO.	REVISION	BY	DATE

DESIGNED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____



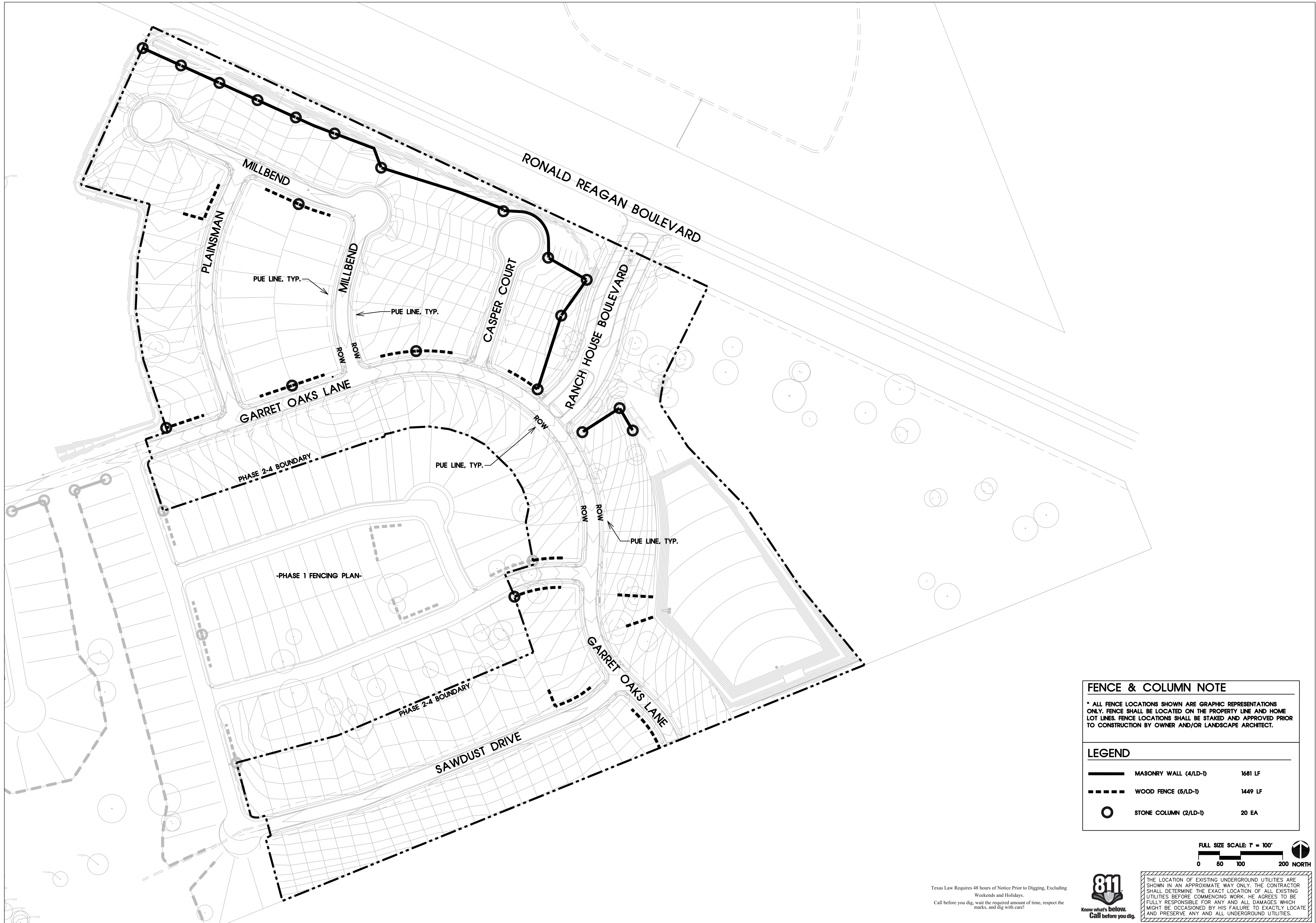
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 METRO: 512.930.9412, TEXAS REGISTERED ENGINEERING FIRM F-181, WEB: STEGERBIZZELL.COM
 SERVICES: >>ENGINEERS >>PLANNERS >>SURVEYORS

STRIPING, SIGNAGE & STREET LIGHT PLAN
PARMER RANCH PHASE 2, 3, & 4
 City of Georgetown
 Williamson County, Texas

Project Number: 22223/01
 SCALE: AS NOTED
 Project Path: P:\22000-22999\22223
 Project Name: Parmer Ranch
 Drawing Path: Drawings\Plans
 Xref DWG FILE:
 Sheet Number: 56 of 65 sheets

BID SET NOT FOR CONSTRUCTION - ADDENDUM TWO



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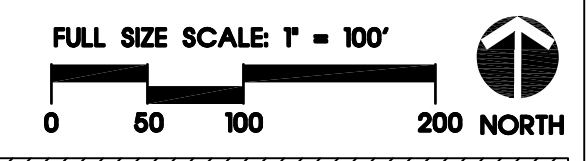
**PARMER RANCH
 PHASE 2-4
 LANDSCAPE PLAN
 GEORGETOWN, TEXAS**

FENCE & COLUMN NOTE

* ALL FENCE LOCATIONS SHOWN ARE GRAPHIC REPRESENTATIONS ONLY. FENCE SHALL BE LOCATED ON THE PROPERTY LINE AND HOME LOT LINES. FENCE LOCATIONS SHALL BE STAKED AND APPROVED PRIOR TO CONSTRUCTION BY OWNER AND/OR LANDSCAPE ARCHITECT.

LEGEND

	MASONRY WALL (4/LD-1)	1681 LF
	WOOD FENCE (6/LD-1)	1449 LF
	STONE COLUMN (2/LD-1)	20 EA



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

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 Call before you dig, wait the required amount of time, respect the marks, and dig with care!

Drawing File Name
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Issued:
 1. CITY SUBMITTAL SET 06/18/2021
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Revisions:
 1.
 2.
 3.
 4.
 5.
 Issue Date: 06/18/2021

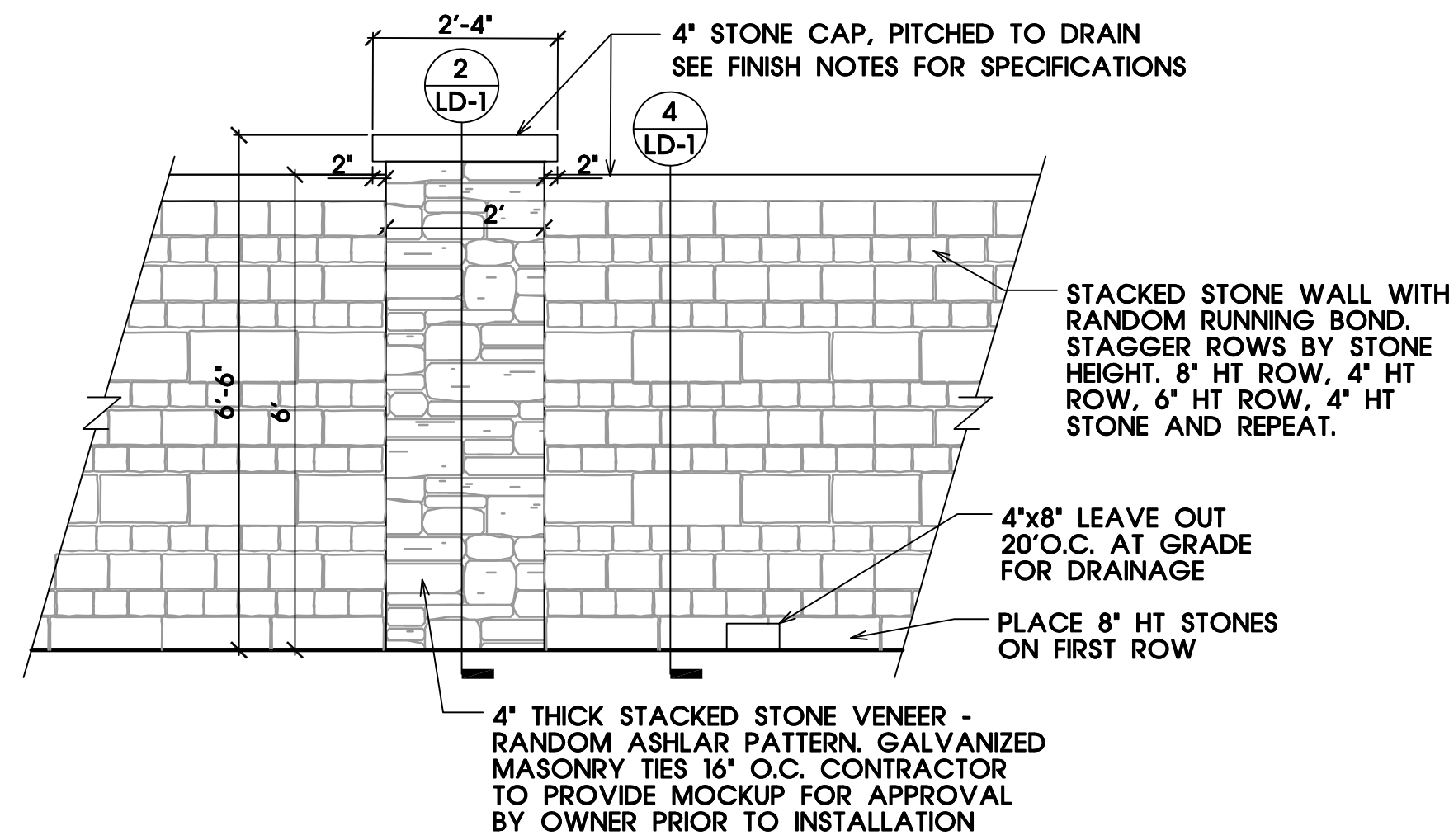
Drawn By: ND
 Reviewed By: CM

Project No.
 140092-PARP

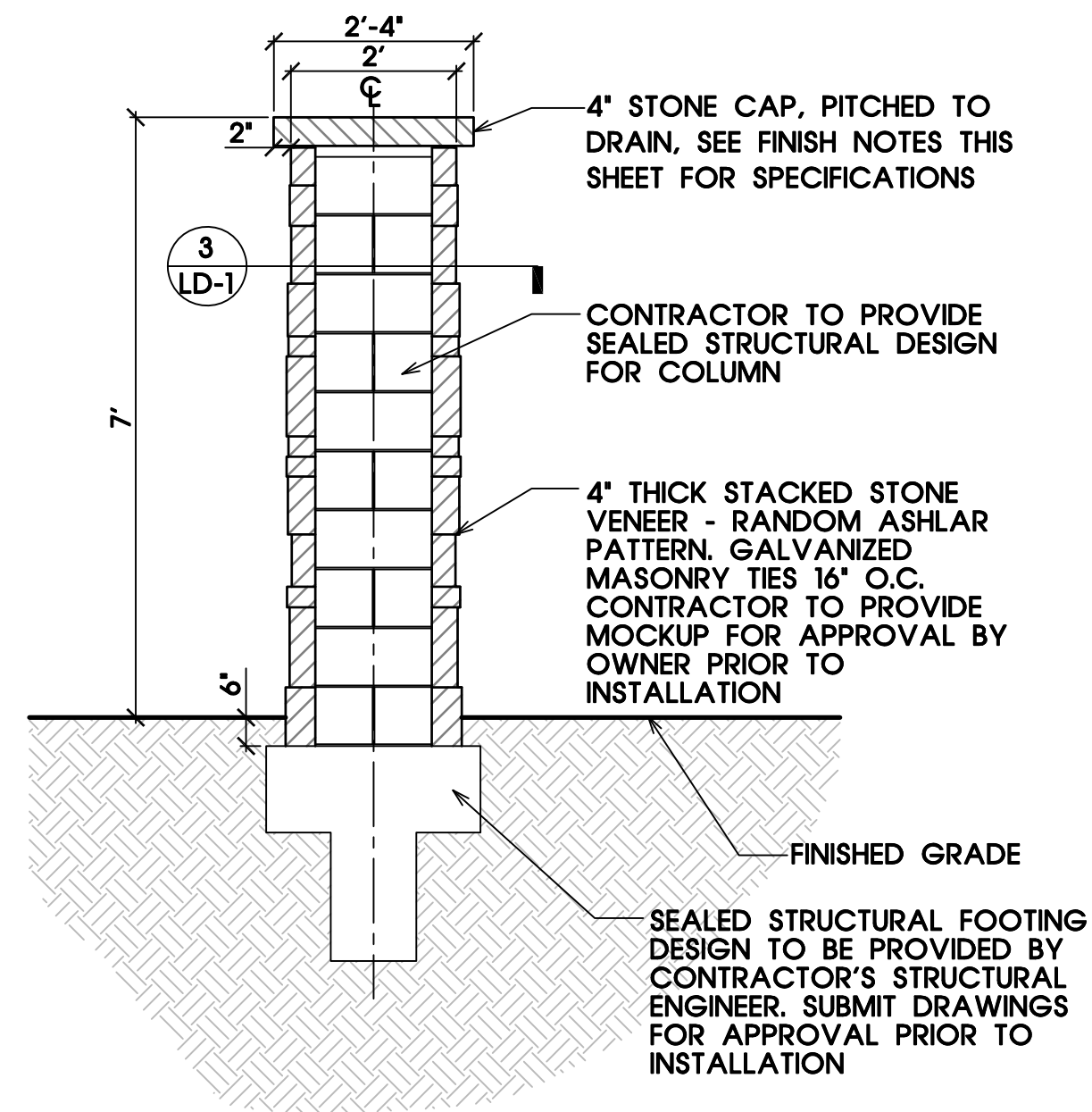
FENCING PLAN

Sheet No.
 FP-1

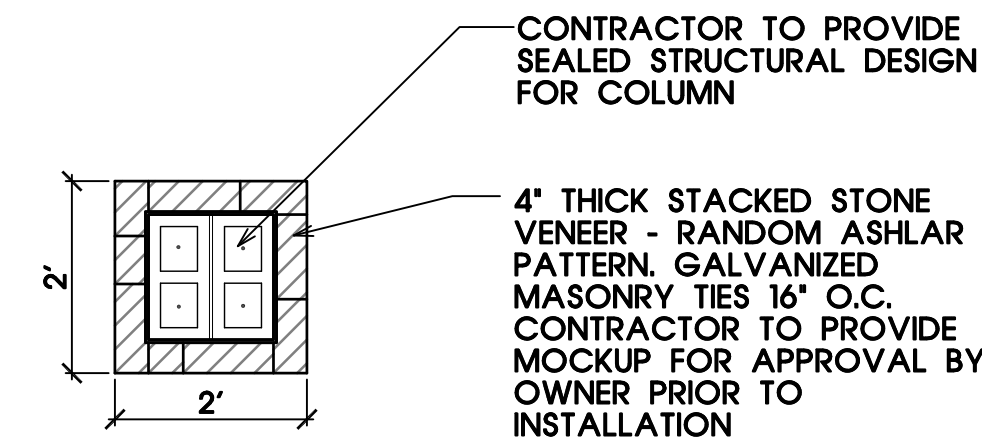
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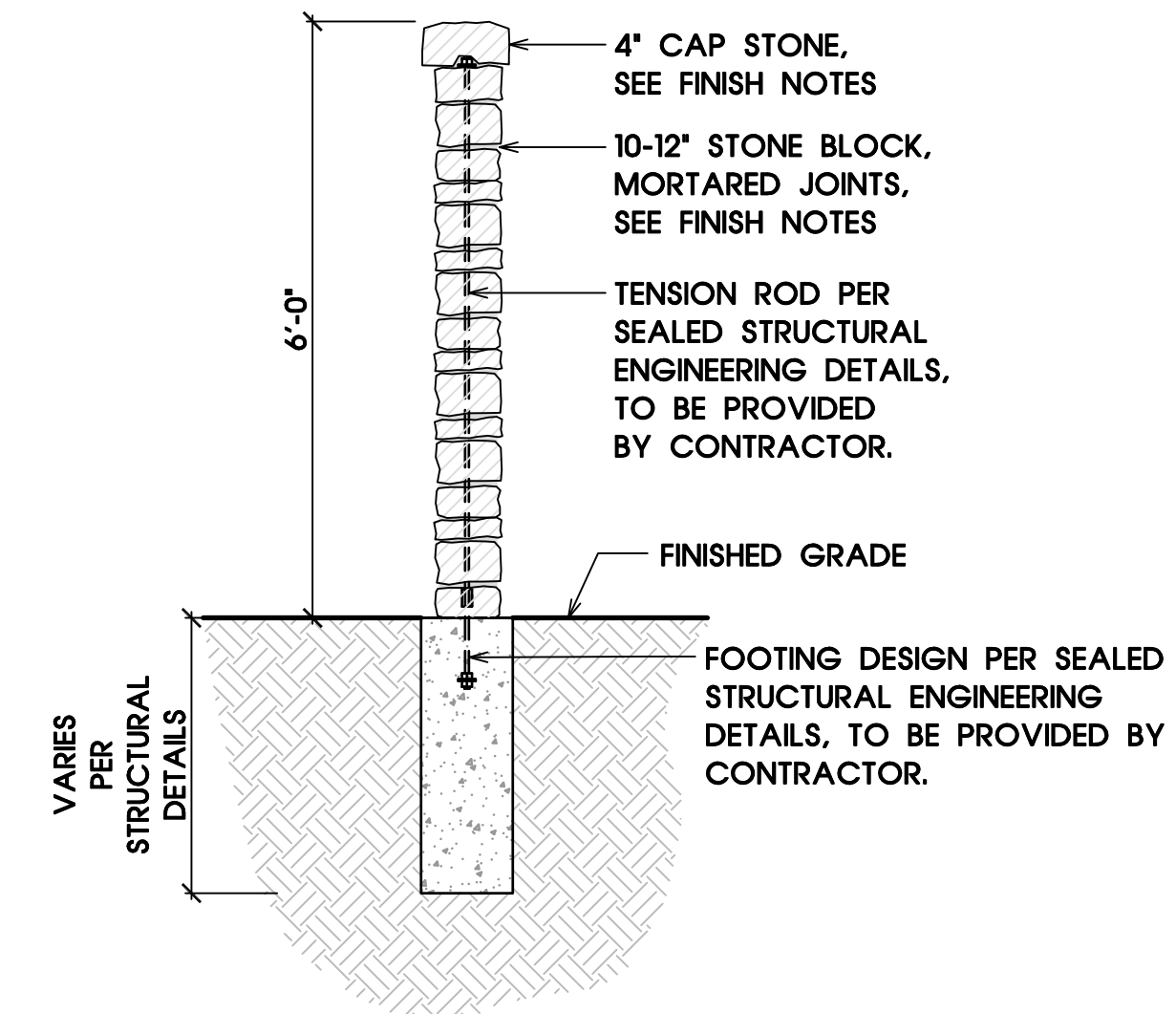
1 **STONE COLUMN AND WALL ELEVATION**
SCALE 1/2" = 1'



2 **STONE COLUMN SECTION ELEVATION**
SCALE 1/2" = 1'

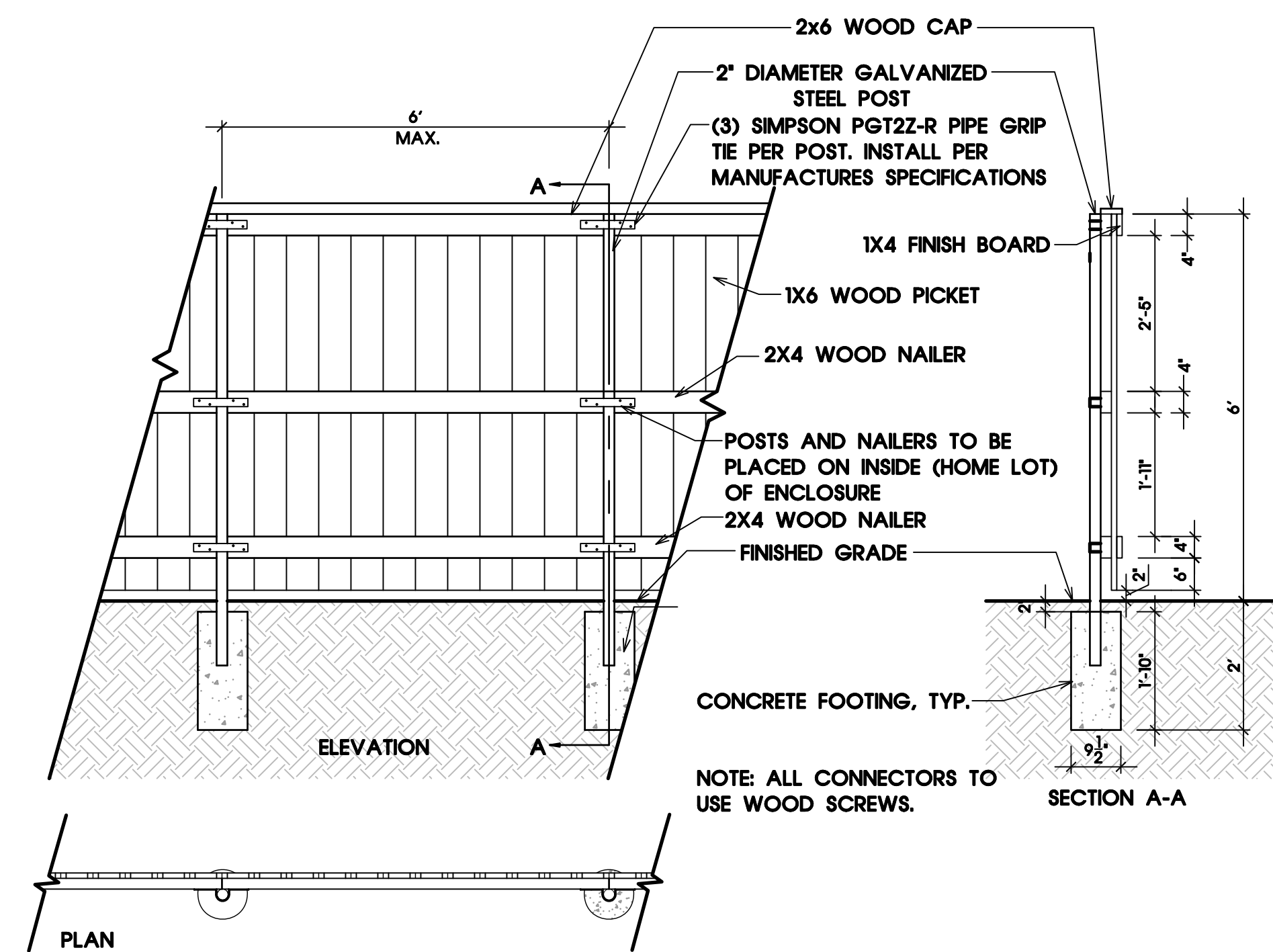


3 **STONE COLUMN PLAN SECTION**
SCALE 1/2" = 1'



- NOTES:
1. CONTRACTOR SHALL PROVIDE 4'x4' MOCKUP OF WALL STONE/BLOCK/VENEER FOR APPROVAL. PRIOR TO CONSTRUCTION.
 2. JOINT MORTAR TO MATCH LIGHTEST STONE COLOR.
 3. PROVIDE WEEPS OR DRAINAGE BLOCK-OUTS, 8"x4", AT MINIMUM SPACING OF 20' O.C.
 4. CONTRACTOR TO PROVIDE SHOP DRAWING FOR WALL INCLUDING STRUCTURE DETAILS, SEALED BY A LICENSED STRUCTURAL ENGINEER, PRIOR TO START.

4 **MASONRY WALL SECTION**
SCALE 1/2" = 1'



NOTE: ALL WOOD SHALL BE GRADE A - REDWOOD, CEDAR OR
PRESSURE TREATED, STAINED AND CAPPED. SEE FINISH NOTES

5 **WOOD FENCE**
SCALE 1/2" = 1'

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO OWNER &
LANDSCAPE ARCHITECT FOR FINAL APPROVAL FOR COLUMN,
WALL AND FOOTINGS SEALED BY STRUCTURAL ENGINEER FOR
FINAL DESIGN BASED ON SOIL CONDITIONS AND GEOTECH.

FINISH NOTES

STONE NOTES / MOCK UPS TO BE APPROVED
BY OWNER PRIOR TO CONSTRUCTION

STONE (POST TENSION WALLS)
COBRA STONE 512.746.5600
4-6-8" HT X 10-12" WIDE X RANDOM LENGTHS
TUSCANY SANDSTONE
RANDOM RUNNING BOND PATTERN
SAW CUT ALL SIDES, CHOPPED FACE.
MORTAR: TO MATCH LIGHTEST STONE COLOR

STONE VENEER (COLUMNS)
COBRA STONE 512.746.5600
4-6-8" HT TUSCANY SANDSTONE
RANDOM ASHLAR PATTERN
SAW CUT ALL SIDES, CHOPPED FACE.
MORTAR: TO MATCH LIGHTEST STONE COLOR

CAPS
4" LIMESTONE LUEDER CAP WITH 2" OVERHANG
COLOR: CREAM
SAWN TOP AND BOTTOM, ROUGH CHOPPED SIDES

WOOD FENCE
CABOT STAINS SEMI-TRANSPARENT STAIN
COLOR: CHESTNUT BROWN, OR APPROVED EQUAL

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Weekends and Holidays.
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marks, and dig with care!



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Parmer Ranch Partners

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06/18/2021

PARMER RANCH
PHASE 2-4
LANDSCAPE PLAN
GEORGETOWN, TEXAS

Drawing File Name

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Landscape\CAD\Files\LA\Sheets\LD-1.dwg

Issued:

1. CITY SUBMITTAL SET 06/18/2021

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Revisions:

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3.

4.

5.

Issue Date: 06/18/2021

Drawn By: ND

Reviewed By: CM

Project No.

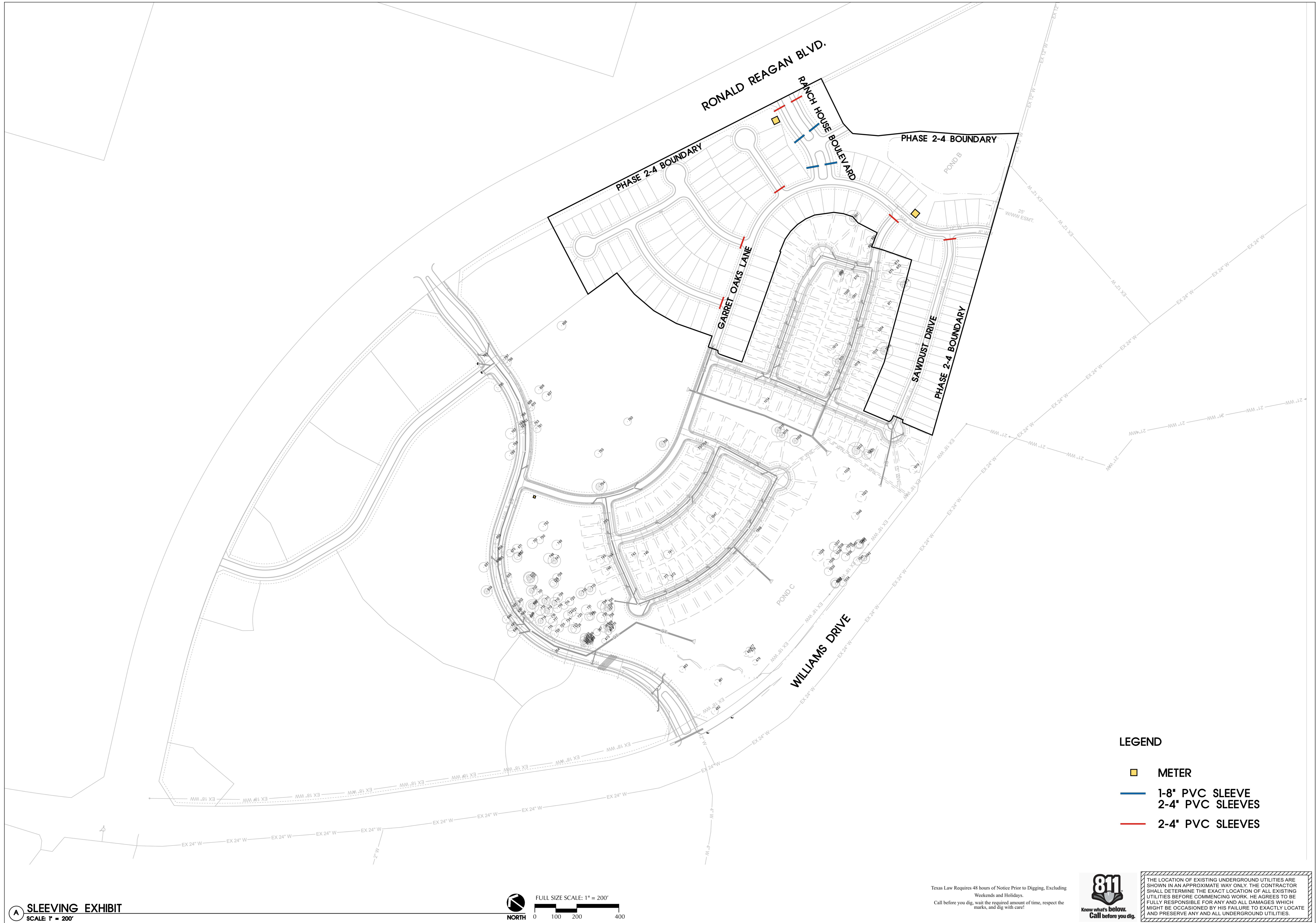
140092-PARP

HARDSCAPE DETAILS

Sheet No.

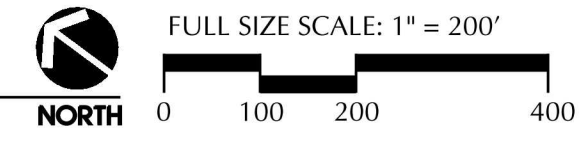
LD-1

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- LEGEND**
- METER
 - 1-8" PVC SLEEVE
 - 2-4" PVC SLEEVES
 - 2-4" PVC SLEEVES

A SLEEVING EXHIBIT
SCALE: 1" = 200'



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PRODUCED UNDER THE
SUPERVISION OF
CYNTHIA A. MCCALMONT
TX. PLA #3014

06/09/2021

**PARMER RANCH
PHASE 2-4
LANDSCAPE PLAN
GEORGETOWN, TEXAS**

Drawing File Name
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Issued:

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Revisions:

1.	
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3.	
4.	
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Issue Date: 06/09/2021

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Reviewed By: CM

Project No. 140092-PARP

SLEEVING PLAN

Sheet No.

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