

An aerial photograph of a construction site. In the foreground, there is a large area of rebar (steel reinforcement) laid out on the ground, forming a grid pattern. In the background, there is a dirt road, some construction equipment, and a small white building. The sky is clear and blue.

2.1 AC TRACT NEW LIFE MINISTRY

GEORGETOWN, TEXAS

FEASIBILITY STUDY REPORT

PREPARED FOR:

Doug Techanchuk



Henderson Professional Engineers
600 Round Rock West Drive Suite 604
Round Rock, Texas 78681
Firm Number F-22208

September 13, 2024

Doug Techanchuk
4931 S Mingo Rd, Suite D Tulsa, OK 74146
Georgetown, Texas

RE: ± 2.1 - AC Tract – AW0235 AW0235 - Flores, A. Sur., ACRES 2.1, located in Georgetown, Texas.

Dear Mr. Doug Techanchuk,

Please find enclosed our Feasibility Report for the proposed New Life Ministry, a 2.1-acre new church building site parking spaces. This report encompasses a comprehensive analysis of the process requirements, detailed narratives outlining the assumptions, analyses, and conclusions. Additionally, layout exhibit and a preliminary cost estimate are included as part of this report.

PROJECT LOCATION AND SCOPE:

The proposed New Life Ministry, an 10,000 sf new church building site with 115 parking spaces provided, will be situated on AW0235 - Flores, A. Sur., ACRES 2.1, located in Georgetown, Texas. Having a new detention pond is a key requirement that must be addressed before proceeding with the development. As per layout, a detention pond is designed and it is 6328 sf.

Our findings and recommendations are detailed in the attached Technical Memorandum. We appreciate the opportunity to provide this feasibility study and welcome any comments or questions you may have.

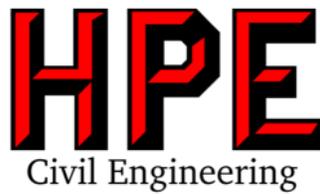
Sincerely,

Jen Henderson, P.E.
President & CEO



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New Life Ministry
Feasibility Study ± 2.1 - Acre Tract

PREPARED BY: Henderson Professional Engineers
600 Round Rock West Drive, Suite 604
Round Rock, Texas 78681

PREPARED FOR: Doug Techanchuk

DATE: May 03, 2024

Civil Site Development Analysis

Summary

AW0235 - Flores, A. Sur., ACRES 2.1, located in Georgetown, Texas along the North Austin Avenue.

Enclosed in this report, you will find an Exhibit, an Engineering Opinion of Probable Cost (EOPC), and Engineering Fees for your review. The EOPC is restricted to Master Plan and Feasibility Study and does not encompass services outside of it. The subsequent narrative, exhibits, and EOPC provide supplementary elucidation and specifics regarding our analysis and suppositions employed in the study.

The present property is situated along North Austin Avenue. In accordance with Georgetown, Texas, the property falls under the jurisdiction of Regional Center Zoning. Georgetown, Texas will conduct reviews for the advancement of this project.

The following is a description of the project and requisites for the Report:

A. Existing and Proposed Layouts

The proposed subdivision layout was developed in collaboration with the Owner/Developer for the future use of the site.

- a. The current site boundary encompasses AW0235 - Flores, A. Sur., ACRES 2.1 situated in Georgetown, Texas, along the North Austin Avenue. The proposed development site is located in an area surrounded with existing residential developments. Specifically, there are two existing residential structures in close proximity, with one having a footprint of 1,319 square feet and the other measuring 1,052 square feet.
- b. The proposed layout is designed to accommodate 1 new church building site and 115 parking spaces.
- c. The church building will be 10,000 sf, complete with water and wastewater connections. Additionally, a designated lot served as a new detention pond to manage runoff water.
- d. The creation of the EOPC was based on the proposed layout and its content has been approved. Any future modifications desired by the Owner/Developer to meet changing needs or requirements will be acceptable, and a new EOPC will be generated accordingly.



The proposed layout includes:

- 1 – 10,000 sf new building
- 115 – parking spaces
- 1 – detention pond
- Fire Lane

B. Code References

The proposed development will comply with the following codes adopted by the City of Georgetown, effective November 1, 2023:

Water Supply and Plumbing

The 2021 International Plumbing Code (IPC) governs the design, installation, and inspection of plumbing systems, including water supply lines, fixtures, and backflow prevention devices. Specific requirements for water service line sizes, materials, burial depths, and separation distances from other utilities will be followed.

Fire Protection

Fire protection is mandatory for all proposed subdivision developments within Williamson County's jurisdiction. The specific requirements depend on the land use of the development. According to the Certificate of Convenience and Necessity Map (CCN) issued by The Public Utility Commission of Texas, the City of Georgetown is the water provider for the area. Since the City of Georgetown follows the 2021 International Fire Code:

Fire Apparatus Access Roads:

- Access Roads must extend to within 150 feet of all portions of the facility and the exterior walls of the first story of the building.
- The access roads must have a minimum unobstructed width of 20 feet and a vertical clearance of 13 feet 6 inches. They should be designed to support the imposed loads of fire apparatus and provide all-weather driving capabilities.
- The required turning radius is determined by the fire code official, and dead-end access roads longer than 150 feet must have an approved area for turning around fire apparatus.

Fire Hydrant Requirements:

- If a building is more than 400 feet away from a fire hydrant, it must have its own on-site fire hydrants and water mains.
- Buildings with a standpipe system must have a fire hydrant within 100 feet of the fire department connections but the Fire code officials can approve a greater distance if necessary.

Automatic Sprinkler System:

Since this development is considered A-3 as per International Building Code (IBC) as it a place of religious worship, it also falls under Group A-3 on International Fire Code where:



- The sprinkler system is required if the fire area exceeds 12,000 square feet, has an occupant load of 300 or more, or is on a floor other than the level of exit discharge.

Environmental Regulations

Relevant environmental regulations related to water quality, cross-connection control, and protection of water resources will be adhered to in the design and installation of the water line infrastructure.

C. Engineering Opinion of Probable Cost

The attached Estimate is provided for budgetary purposes and should not be relied upon as a definitive estimate of anticipated engineering services costs. This estimate is formulated based on the conceptual level of work outlined in the exhibit, utilizing current unit average prices for engineering services. However, it is important to note that developing a comprehensive and accurate Engineer's Estimate requires additional surveying and engineering efforts. HPE will provide the scope of work as described for the following lump sum (L) and/or Hourly, estimated (H) amounts:

*(See attached **Engineering Opinion of Probable Cost** for additional information.)*

D. Soil Report

According to the Soil Survey Report prepared for Williamson County by the U.S.D.A Soil Conservation Service, the project site comprises the following soil compositions: 65.1% Denton silty clay, 1 to 3 percent slopes and 34.9% Eckrant cobbly clay, 1 to 8 percent slopes.

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

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

- **EaD—Eckrant cobbly clay, 1 to 8 percent slopes**

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)

Depth to water table: More than 80 inches

*(See attached **Soil Report** for additional information.)*

E. Quad Map and Topographic Analysis

Mapping services required are as follows:

- Topographic Survey: This survey will include the location of existing site features within the project limits, such as surface elevations, hardscape, utility appurtenances, existing water, sanitary sewer, storm drainage infrastructures, and existing pavement sections, etc.



- Property Details: This includes AW0235 AW0235 - Flores, A. Sur., ACRES 2.1 located in Georgetown, Texas along North Austin Avenue.
- Plat Review and Signature: A Registered Texas Professional Land Surveyor (R.P.L.S.) will review and sign off on the plat.

F. Water and Wastewater Analysis

Storm Drainage Plan

HPE will calculate and prepare a drainage report for the City of Georgetown's review and approval, adhering to 100-year storm design standards. Once approved, the report will be submitted to the Planning and Zoning Department, including designs for on-site detention areas. The design and report will consider both pre-development and post-development drainage plan for the site located in Georgetown, Texas.

The proposed storm drain system will feature a detention pond and water quality pond. HPE will oversee the implementation of a Water Quality Pond with 85% TSS removal for the lot in Georgetown, Texas. This pond will act as a partial sedimentation filtration basin, addressing drainage need. The specific size of the drainage line and discharge location will be determined after analyzing calculations and collecting topographic data for the project.

Erosion and Sedimentation Controls

Erosion and Sedimentation control measures are necessary to prevent and control soil erosion, sedimentation, and water pollution. The control measures must be included in the construction plans and shall be installed and maintained throughout the construction phase to assure effective pollution control throughout construction and post-construction periods.

These measures may include:

- Silt Fences
- Rock Berms
- Stabilized Construction Entrances

Floodplain Assessment

The subdivision lies outside of FEMA-designated flood zones. Based on information from Community Panel Number 48491C0291F with Map Revised on 12/20/2019, the property is categorized under "City of Georgetown." Further analysis from FEMA is necessary to gather additional flood zone information for this property.

*(Refer to attached **FEMA Map** for additional details)*

FEMA may request a Letter of Map Revision Based on Fill (LOMR-F) to modify the flood zone category as per their requirements. Any additional information will be provided once FEMA completes its study.

Water Line

Georgetown requires full water service for new developments. An existing 12-inch Water Main is located west of the proposed site. A detailed analysis of the water infrastructure's capacity and condition will evaluate if upgrades or extensions are needed to meet the development's water demand.



*(Refer to attached **Georgetown Utility Information Map** for additional details)*

The proposed design will involve connecting to an existing water line near the site with a new extension. Service to the outer lots will be facilitated, and the local water utility service provider will be consulted.

Wastewater Line

The property falls within the jurisdiction of Georgetown. Thus, it necessitates that all developments have a full sanitary sewer connection service to each lot. Currently, there is an 8" Pressurized main on the east side of the property. It must be noted that previous residential development present on this lot might have opted for an On-site Sewage Facility but for this new development, it would be preferable to connect it to this existing wastewater connection.

*(Refer to attached **Georgetown Utility Information Map** for additional details)*



Engineering Opinion of Probable Cost



Henderson Professional Engineers
600 Round Rock West Drive, Suite 604
Round Rock, TX 78681
Firm #F-22208

HPE Project No.: 240401
Date: 05/06/2024

New Life Ministry
2701 N Austin Ave
Georgetown, TX 78626

DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE	AMOUNT
EROSION AND SEDIMENTATION CONTROL				
STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$ 1,000.00	\$ 1,000.00
LOC CLEANUP PHASE 1	AC	2.10	\$ 3,000.00	\$ 6,300.00
SILT FENCE	LF	1420	\$ 3.00	\$ 4,260.00
STANDARD 604S SEEDING	SY	3049	\$ 5.00	\$ 15,246.00
			SUB-TOTAL:	\$ 26,806.00
EROSION AND SEDIMENTATION CONTROL				\$ 26,806.00
ANTICIPATED PROJECT TOTAL				\$ 26,806.00



Civil Engineering

New Life Ministry ± 2.1 - Acre Tract

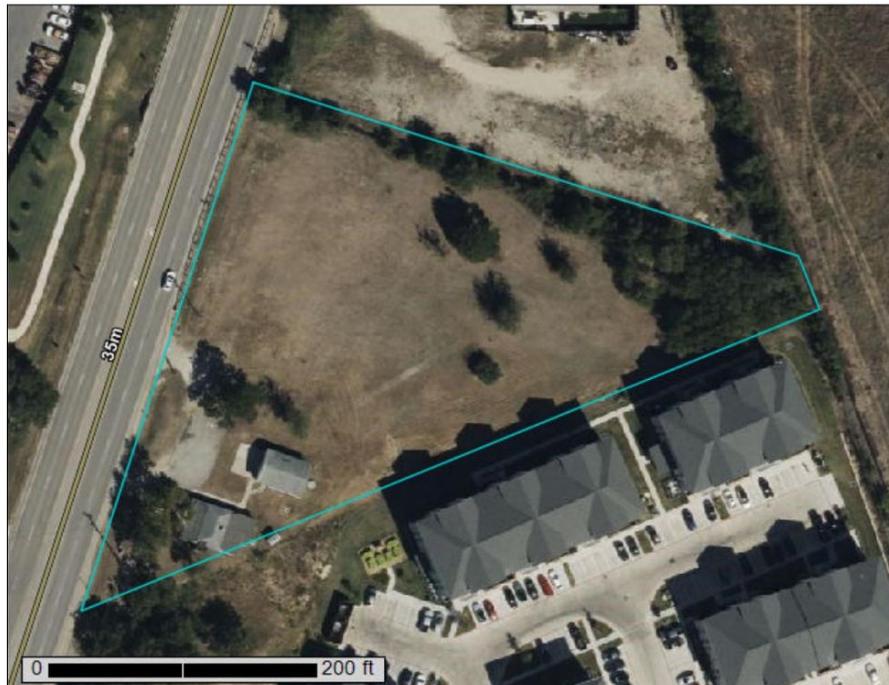


Soil Report



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Williamson County, Texas



May 2, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



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MAP LEGEND		MAP INFORMATION	
Area of Interest (AOI)			
Area of Interest (AOI)	Spoil Area	The soil surveys that comprise your AOI were mapped at 1:20,000.	
Soils		<div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div>	
Soil Map Unit Polygons	Stony Spot		
Soil Map Unit Lines	Very Stony Spot		
Soil Map Unit Points	Wet Spot		
Special Point Features	Other		
Blowout	Special Line Features		
Borrow Pit	Water Features		
Clay Spot	Streams and Canals		
Closed Depression	Transportation		
Gravel Pit	Rails		
Gravelly Spot	Interstate Highways		
Landfill	US Routes		
Lava Flow	Major Roads		
Marsh or swamp	Local Roads		
Mine or Quarry	Background		
Miscellaneous Water	Aerial Photography		
Perennial Water		<p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Williamson County, Texas Survey Area Data: Version 24, Sep 5, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Data not available.</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>	
Rock Outcrop			
Saline Spot			
Sandy Spot			
Severely Eroded Spot			
Sinkhole			
Slide or Slip			
Sodic Spot			

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DnB	Denton silty clay, 1 to 3 percent slopes	1.5	65.1%
EaD	Eckrant cobbly clay, 1 to 8 percent slopes	0.8	34.9%
Totals for Area of Interest		2.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

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onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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Williamson County, Texas

DnB—Denton silty clay, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2t26l
Elevation: 570 to 1,870 feet
Mean annual precipitation: 31 to 36 inches
Mean annual air temperature: 65 to 68 degrees F
Frost-free period: 220 to 260 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Denton and similar soils: 88 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Denton

Setting

Landform: Hillslopes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Silty and clayey slope alluvium over residuum weathered from limestone

Typical profile

A - 0 to 14 inches: silty clay
Bw - 14 to 25 inches: silty clay
Bk - 25 to 33 inches: silty clay
Ck - 33 to 36 inches: gravelly silty clay
R - 36 to 80 inches: bedrock

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: 22 to 60 inches to lithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 80 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: D
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Custom Soil Resource Report

Minor Components

Krum

Percent of map unit: 6 percent
Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

Doss

Percent of map unit: 4 percent
Landform: Hillslopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R081BY343TX - Shallow 23-31 PZ
Hydric soil rating: No

Anhalt

Percent of map unit: 2 percent
Landform: Hillslopes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R081CY358TX - Deep Redland 29-35 PZ
Hydric soil rating: No

EaD—Eckrant cobbly clay, 1 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2t0sg
Elevation: 650 to 1,900 feet
Mean annual precipitation: 30 to 35 inches
Mean annual air temperature: 65 to 69 degrees F
Frost-free period: 210 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Eckrant and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Custom Soil Resource Report

Description of Eckrant

Setting

Landform: Ridges
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Interfluvial, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Residuum weathered from limestone

Typical profile

A1 - 0 to 4 inches: cobbly clay
A2 - 4 to 11 inches: very cobbly clay
R - 11 to 80 inches: bedrock

Properties and qualities

Slope: 1 to 8 percent
Surface area covered with cobbles, stones or boulders: 2.3 percent
Depth to restrictive feature: 4 to 20 inches to lithic bedrock
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 10 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 1.0
Available water supply, 0 to 60 inches: Very low (about 1.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s
Hydrologic Soil Group: D
Ecological site: R081CY360TX - Low Stony Hill 29-35 PZ
Hydric soil rating: No

Minor Components

Brackett

Percent of map unit: 7 percent
Landform: Ridges
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Ecological site: R081CY355TX - Adobe 29-35 PZ
Hydric soil rating: No

Bexar

Percent of map unit: 5 percent
Landform: Ridges
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear

Custom Soil Resource Report

Across-slope shape: Linear
Ecological site: R081CY361TX - Redland 29-35 PZ
Hydric soil rating: No

Krum

Percent of map unit: 3 percent
Landform: Ridges
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R081CY357TX - Clay Loam 29-35 PZ
Hydric soil rating: No

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Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

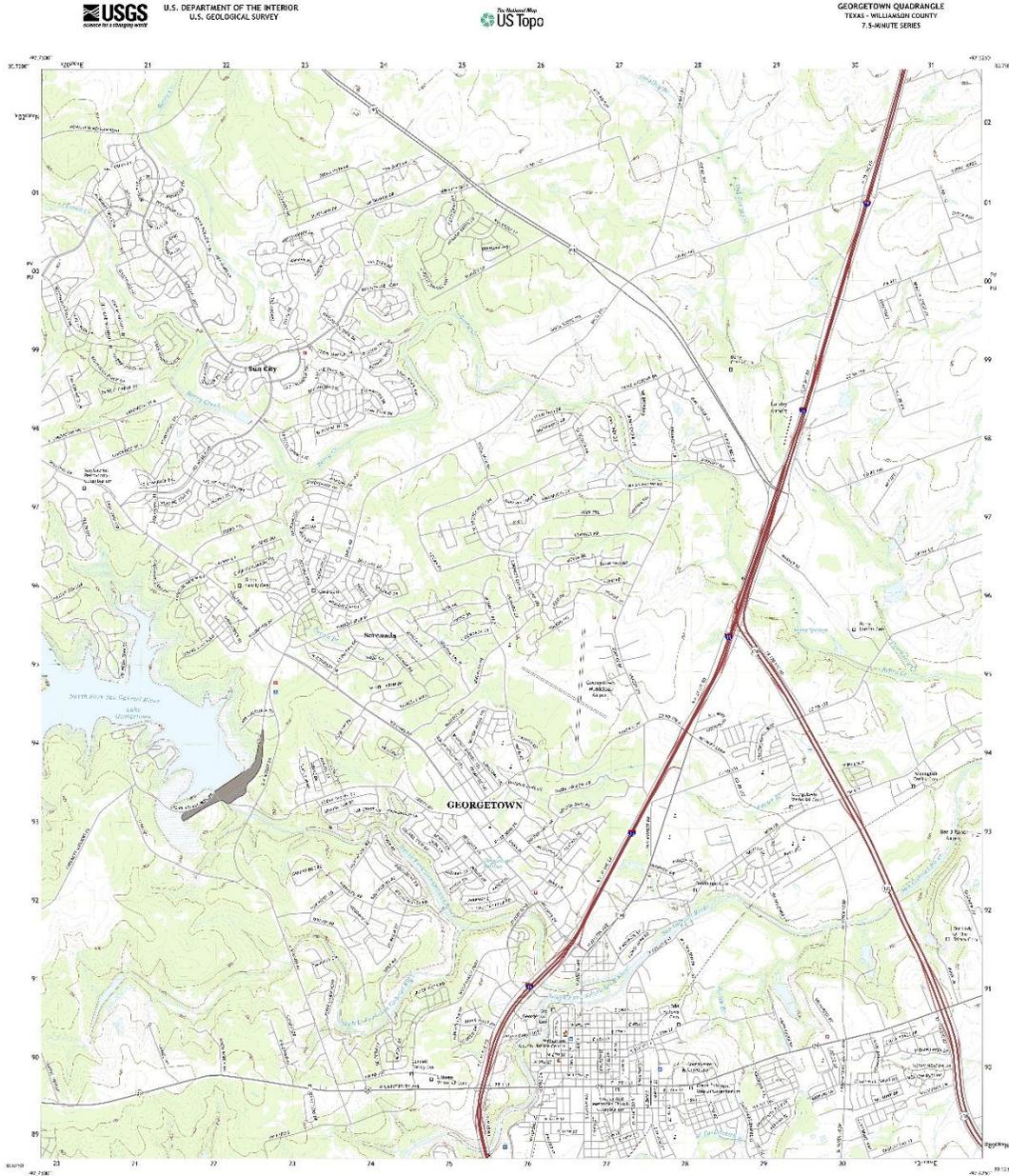
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HPE

Civil Engineering

Topography Map



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



GEORGETOWN QUADRANGLE
TEXAS - WILLIAMSON COUNTY
7.5-MINUTE SERIES

Produced by the United States Geological Survey
Map of the United States, 1:250,000 scale
This map is a derivative product of the
National Topographic Data Base (NTDB) and
is derived from the original data base
of the United States Geological Survey.
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1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100



SCALE 1:24,000
0 0.5 1 1.5 2 MILES
0 0.5 1 1.5 2 KILOMETERS

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50
51	52	53	54	55	56	57	58	59	60
61	62	63	64	65	66	67	68	69	70
71	72	73	74	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

ROAD CLASSIFICATION
Interstate
Federal Highway
State Highway
County Road
Local Road

GEORGETOWN, TX
2022



FEMA Map

National Flood Hazard Layer FIRMMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRS
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	- - - Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance
	17.6 Water Surface Elevation
	4 Coastal Transect
	8 Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

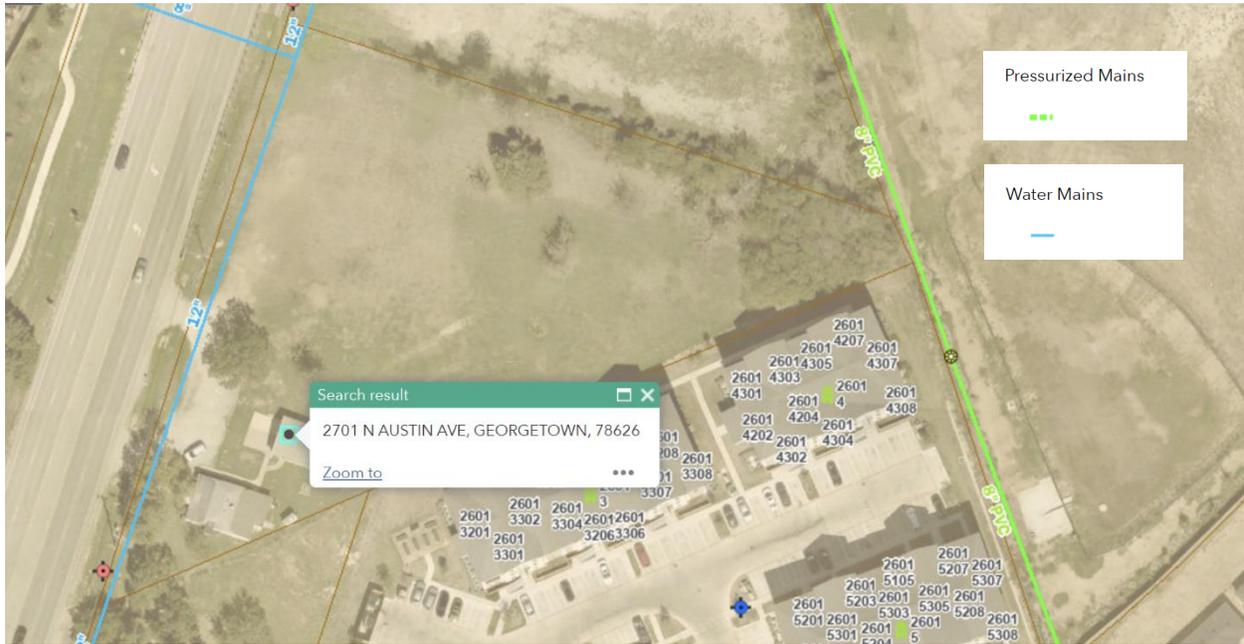
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

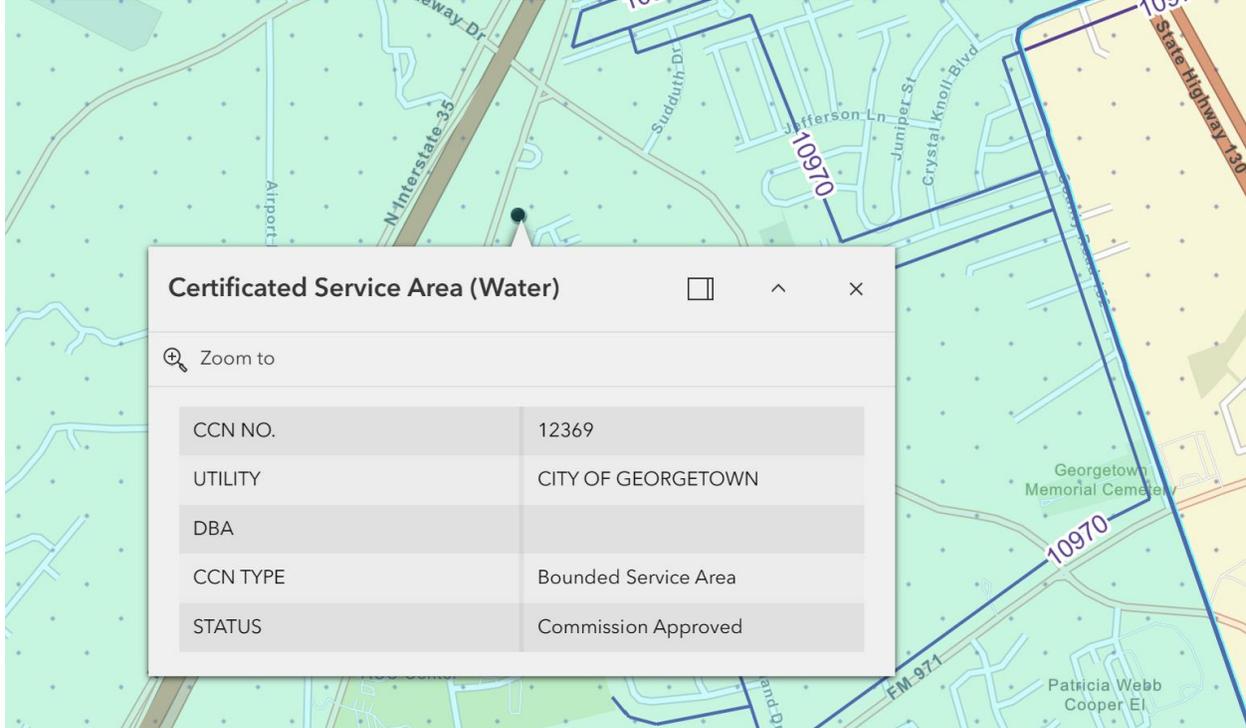
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/27/2024 at 8:14 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Georgetown Utility Information Map



CCN Map



HPE Proposal



February 27, 2024

New Life Ministry
c/o Mr. Stephen Reed
PO Box 2164
Georgetown, Texas 78627
doug@MPChurchdesignbuild.com
O; 918-379-4917 C: 918-219-9900

Reference: New Life Church

To Whom It May Concern:

Thank you for your interest in the unique capabilities of Henderson Professional Engineering (HPE) and allowing us the opportunity to work with you on this project. This proposal is based on our project manager's history of working with this jurisdiction.

Project Description

1. The 2.1-acre tracts of land shown in Williamson County Appraisal District records as R039602 located at 2701 N Austin Avenue in Georgetown, Texas.
2. The project site is inside of the City of Georgetown sanitary and water CCNs.
3. The project site is not within any CCN for wastewater service and therefore should wastewater be necessary for the project, an On-Site well and Sewage Facilities (OSSF) will be used and designed by a registered sanitarian outside of this scope.
4. It is our understanding that no portion of the mapped FEMA floodplain is located on the tract as shown on FEMA FIRM 48491C0291F dated 12/20/2019.
5. The current tract is outlined in blue below:



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PELS Firm F-22208 | WBE210166 | HUB 1853873845300
Page | 1

202340211 – New Life Church





Scope of Work

Our proposal includes the following services in support of this project:

Master Plan and Feasibility:

1. Site plan concept(s) of the project.
 - a. To include 8,435 sf new building site, and 93 parking spaces.
 - b. Drive lanes, detention and water quality ponds.
 - c. Pay special attention to the heritage trees on site
2. Narrative report to include:
 - a. Code references and explanation of those specific to this site
 - b. Engineering Opinion of Probable Cost
 - c. Soil Report
 - d. Quad Map
 - e. Topography from available resources
 - f. Water and WW analysis
3. Complete due diligence research to include requests of any approved drainage studies, water and wastewater lines in the area.
4. Meet with owner and other design professionals as needed.
5. Meet with city Staff to discuss potential developments on the property. Notes from this meeting will be provided within 24 hours of the commencement of the meeting.

Deliverables

Construction Documents will be provided in PDF format to the owner upon completion.

Assumptions

Our proposal is based on the following:

1. All HPE deliverable drawings will be provided in PDF format. Note that any changes to plans or designs after completion of engineering plans will be considered an additional service and may incur additional cost.
2. Free access to the site will be provided to HPE Staff.
3. SWPPP documentation will be provided by the owner of a professional environmental engineering company once the site development permit is secured.
4. Survey and Geotechnical Engineering (if required) Reports will be provided by the owner. Survey will include all tree, topographic and surface improvements on the lot and will be in an AutoCAD format.

Pricing

HPE will provide the scope of work as described for the following lump sum (L) and/or Hourly, estimated (H) amounts:

Master Plan and Feasibility (H)	\$	5,500
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Exclusions

1. HPE's proposal is exclusive of any federal, county, and city permits required for the project. All submittals of plans for building permits and payment of permits shall be done by others.
2. Construction support and administration does not include Special Inspections, if required.
3. Though the following services could be provided at an additional cost, it is our understanding that the following engineering services would not be provided as part of this base proposal:
 - a. Site development permitting and plans of any kind
 - b. Easement services
 - c. Traffic impact analysis
 - d. SWPPP inspections, SWPPP permitting and/or documentation
 - e. Architectural design details
 - f. Off-site wastewater utility approach mains or roadway design
 - g. Fire flow tests and/or Hydraulic Calculations
 - h. Dry utility plans
 - i. Geotechnical Investigation reports
 - j. Bidding documents and technical specifications
 - k. Off-site drainage plans or reports of any kind
 - l. Tree protection and erosion control plans
4. Phasing of future site development plans.
5. Any service not specifically listed in the above scope of work is excluded from this proposal.

Our proposal is based upon work being performed per attached HPE Standard Terms and Conditions. We truly appreciate the opportunity to support you in this project. If there is anything that you would like to discuss about this proposal, please do not hesitate to contact us at jen@hendersonpe.com or by phone at 512.350.6228. Should you find this proposal and terms acceptable, please indicate so by signing and dating this document below and returning a signed copy for our records.

Sincerely,

Jen Henderson, PE

President / CEO

Attachments

Approved: _____

Date: _____

Print: _____

Title: _____





Terms of Sale

The following terms of sale shall apply except as otherwise stated in written quotations or by written acceptance of an order or contract.

PRICE POLICY – Quotations are valid for 60 days from date of quotation unless otherwise notes. Prices quoted are firm for all services started within 90 days after the date of quotation. Services performed later than 90 days from the date of quotation or later than the dates established in the quotation will be invoiced at prices in effect at time of performance.

TERMS OF PAYMENT – Terms of payment are net 30 days from date of invoice for services completed within a 30-day period. If payment is not received within 30 days, your project will be placed on hold and a charge of 1.5% per month will be added to the account until such time the account is made current. Reimbursable costs including, but not limited to, plotting, faxes, travel, or other reasonable expenses shall be billed at cost plus 20%.

TERMINATION – Any order or contract may be terminated or delayed by the Purchaser only upon payment of reasonable charges based upon expenses already incurred and commitments made by Henderson Professional Engineers, LLC. (HPE). If Purchaser defaults in the performance of any payment obligation under this contract and fails to correct such default within seven (7) days following receipt of written notice thereof from HPE. HPE may, without prejudice to any other rights or remedies it may have, upon twenty-four (24) hour notice to Purchaser, cease performance of the contract and suspend its Work thereunder until such failure to pay is cured. In addition, in the event of Purchaser's and/or Owner's (a) bankruptcy, reorganization, receivership, insolvency, or making an assignment for the benefit of creditors, or (b) evidencing financial or organizational instability, HPE may, upon twenty-four (24) hour notice to Purchaser, cease performance of the Subcontract and suspend its Work thereunder until HPE receives reasonable assurance that its right to payment hereunder shall not be adversely impacted thereby.

INDEMNIFICATION AND LIMITATION OF LIABILITIES – Purchaser shall indemnify and hold harmless Henderson Professional Engineers, LLC, its owners, officers, employees, affiliated companies, parents, agents and representatives ("HPE") against any and all liabilities, claims, judgments, losses, orders, awards, damages, costs, fines, penalties, costs of defense, and reasonable attorney's fees ("Liabilities") to the extent they arise from or in connection with the willful misconduct or negligence of the Purchaser, its officers, employees, agents and/or representatives. Purchaser shall not be required hereunder to indemnify HPE to the extent of their negligence, act or omission, nor that of their invitees, workmen, subcontractors and/or suppliers or any of them. HPE shall not indemnify Purchaser, Owner, or any other party to the extent of such party's negligence, act or omission, nor that of their respective parents, affiliates, subsidiaries, agents, their officers, directors, shareholders, employees, agents, invitees, workmen, subcontractors and/or suppliers, (except for HPE's and its subcontractors and suppliers) or any of them. Except as expressly provided for herein, NEITHER PARTY SHALL BE LIABLE TO THE OTHER FOR ANY INCIDENTAL, INDIRECT, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO ANY LOSS OF USE, LOSS OF BUSINESS OR LOSS OF PROFIT; provided, however, there shall be no limitation on a party's liability to the other for any fines or penalties imposed on the other party by any court of competent jurisdiction or federal, state or local administrative agency resulting from the failure of the party to comply with any term or condition of this Contract or any valid and applicable law, rule or regulation; provided further, and notwithstanding anything to the contrary contained in this agreement, HPE's total liability with respect to any and all claims, losses or damages shall not exceed the value of the services performed under the terms of this agreement.

2023 Reimbursable & Miscellaneous Pricing

The following reimbursable schedule is in effect for the 2023 calendar year and will be reviewed annually for appropriate changes as may be required.

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Terms and Conditions Page | 1



Deliverable/Printing Pricing Schedule

DESCRIPTION	COST
Small job books (1" to 1 1/2" binder)	\$25.00
Medium job books (2" to 2 1/2" binder)	\$45.00
Large job books (3" and above binder)	\$65.00
Plots - "C" size (18x24) Black & White	\$1.50
Plots - "C" size (18x24) Color	\$2.50
Plots - "D" size (22X34) Black & White	\$2.50
Plots - "D" size (22X34) Color	\$3.50

*Any additional reimbursable items shall be billed at cost plus 15%.

Shipping

All shipping of drawings, job books, and other deliverables will be invoiced based on actual cost plus 15%.

Additional Equipment

For site specific requirements that do not allow for access via 4x4 trucks, HPE will provide use of various all-terrain vehicles to facilitate field work. Reimbursement for usage of such equipment will be billed at the following rates:

Equipment	Rate
4 Wheeler	\$100/day
Utility Vehicle (Mule)	\$150/day

Travel Reimbursement Rates

Hotel charges for overnight accommodations will be invoiced based upon actual cost plus 15%.

Meals for traveling personnel will be invoiced based upon actual cost plus 15%.

Air Travel: Air travel will be invoiced based on actual cost plus 15%.

Approval: Air travel costs in excess of \$500 per individual will require prior approval by client personnel requesting travel. Air travel less than \$500 per individual will be considered pre-approved by client personnel requesting travel.

Rental Car: Auto rentals (including fuel) will be invoiced based upon actual cost plus 15%.

Mileage: Vehicle mileage will be invoiced based upon current IRS standard rates (plus \$0.05 per mile for 4x4 vehicles)

2023 Engineering Rate Schedule

The following rate schedule is in effect for the 2023 calendar year and will be reviewed annually for appropriate changes as may be required.

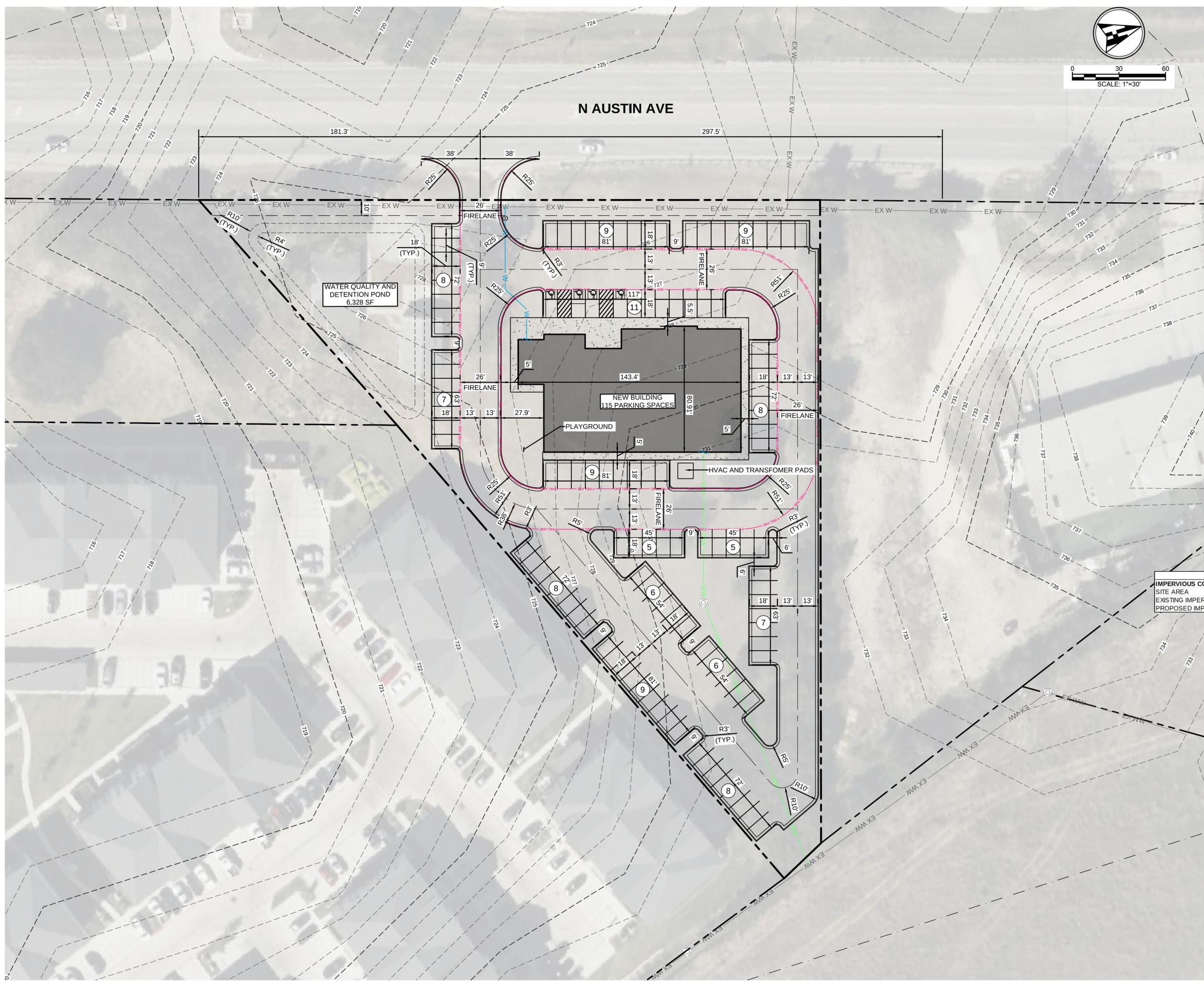
Labor Classification	Base Rate
Project Technician	\$95.00
Project Manager	\$125.00
Construction Admin	\$95.00

Graduate Engineer	\$110.00
CAD Operator	\$75.00
Principal Engineer	\$170.00
Administrative	\$75.00

¹ Includes AutoCAD and other common licensed software packages



Site Plan Layout Exhibit



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 CERTIFIED BY | WOMEN'S BUSINESS ENTERPRISE NATIONAL COUNCIL
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LEGEND

	LIMITS OF CONSTRUCTION
	EXISTING WATER LINE
	WATER LINE
	EXISTING WASTEWATER LINE
	WASTEWATER LINE
	EXISTING STORMWATER LINE
	STORMWATER LINE
	BUILDING SETBACK
	SUBJECT PROPERTY
	ADJOINING PROPERTY LINES
	EXISTING WASTEWATER MANHOLE
	WASTEWATER MANHOLE
	EXISTING CONTOUR
	BENCHMARK
	WATER VALVE
	IRON ROD FOUND (IRF)
	FIRE HYDRANT
	UTILITY PIPE CAP
	UTILITY PIPE CONTINUATION
	PARKING COUNT

PARKING TABLE

BLDG #	BUILDING (OR AREA) USE	BUILDING (OR AREA) S.F.	REQUIRED PARKING RATIO	REQUIRED PARKING #S
1	BUILDING 1	10,000		100
TOTAL PARKING REQUIRED				100
STANDARD PARKING PROVIDED				111
ADA SPACES REQUIRED				2
ADA SPACED PROVIDED				4
TOTAL PARKING PROVIDED				115

SITE DATA TABLE

IMPERVIOUS COVER	ACRES	S.F.	
SITE AREA	2.100 Ac.	91,517 S.F.	
EXISTING IMPERVIOUS COVER	0.058 Ac.	2,506 S.F.	2.74%
PROPOSED IMPERVIOUS COVER	1.460 Ac.	63,618 S.F.	69.51%

REVISION

NO.	REVISION
1	
2	
3	
4	
5	

EXHIBIT TO SERVE
NEW LIFE MINISTRY
 2701 N AUSTIN AVE
 GEORGETOWN, TX 78626
SITE PLAN LAYOUT - OPTION 2

THIS DOCUMENT IS FOR PRELIMINARY PURPOSES ONLY. IT IS NOT TO BE USED FOR PERMIT PURPOSES.
 REVIEW UNDER THE AUTHORITY OF JENNIFER L. HENDERSON, PE
 ON AUGUST 14, 2024

PROJECT NO. 240401
 08/01/2024
 DRAWN BY: JS
 CHECKED BY: AR
 APPROVED BY: JH