

CAMPUS PLAN

- Bodies of Water
- Flood Plain
- Property Boundary
- Project Site Boundary
- 1 New Wilco HQ
- 2 Existing Homestead
- 3 Juvenile Detention Center
- 4 Emergency Service Center
- 5 Animal Shelter
- 6 Georgetown Annex
- 7 Child Advocacy Center

Reconstruct existing Tracy Chambers

Proposed Wilco Way

Connect to existing Wilco Way

Rename to Wilco Way

Tracy Chambers

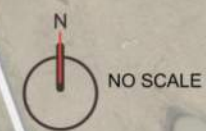
Wilco Way

Texas Trail

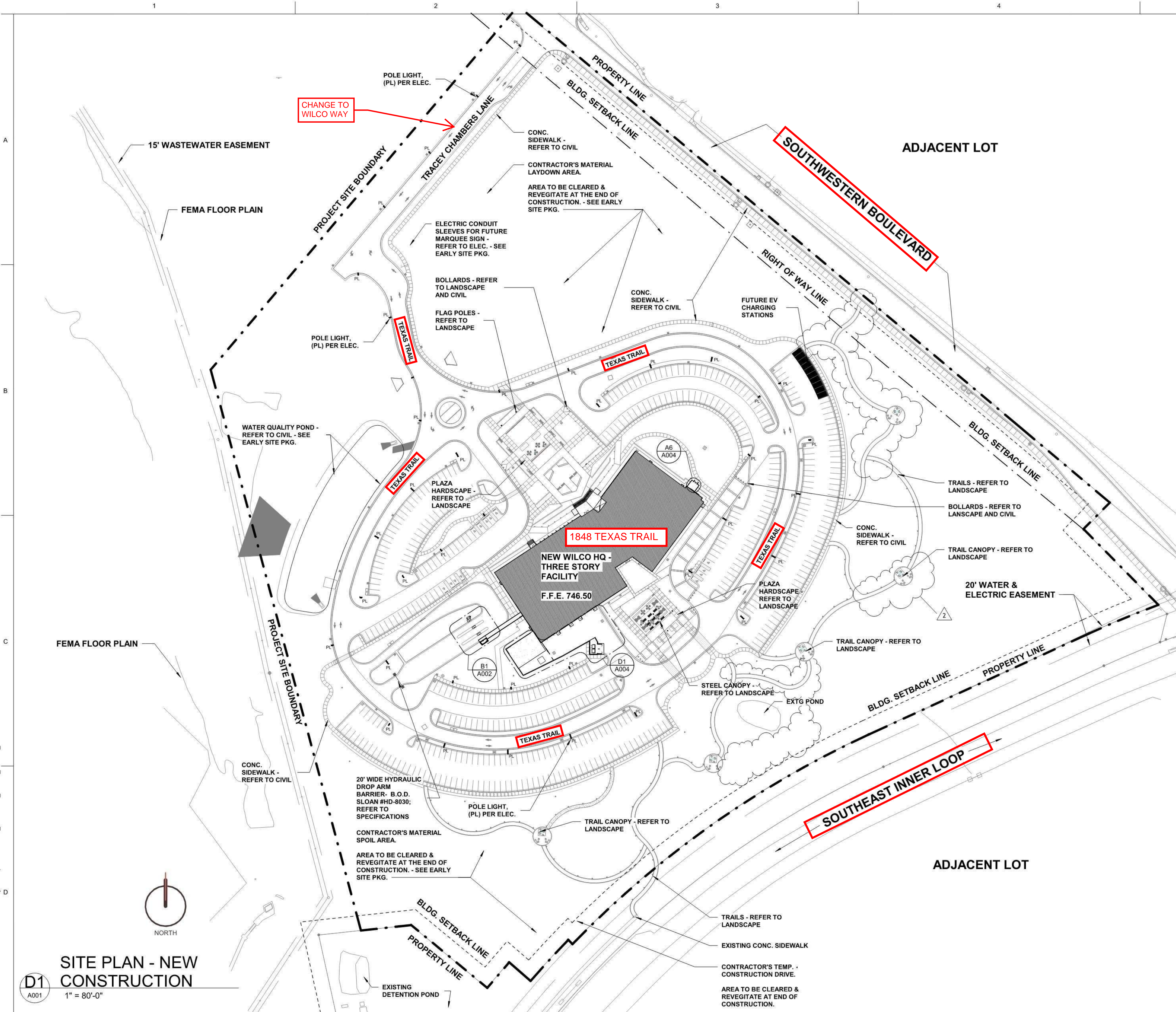
1848 Texas Trail

Southwestern Boulevard

Southeast Inner Loop



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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR (CONTRACTOR OR CONSTRUCTION MANAGER) SHALL FAMILIARIZE ITSELF WITH THE SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS (DRAWINGS, SPECIFICATIONS AND ANY OTHER DOCUMENTS, STIPULATED OR AGREED TO AS SUCH).
 2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS (PROPERTY LINES, UTILITY EASEMENTS, IN-GROUND UTILITIES, ETC.) AND ANY DIMENSIONS CRITICAL TO THE CONSTRUCTION OF THE PROJECT. ANY DISCOVERIES OR CONCERNS, RESULTING FROM THE CONTRACTOR'S INVESTIGATION & VERIFICATION WORK, SHALL BE BROUGHT TO THE OWNER & ARCHITECT'S ATTENTION IMMEDIATELY, AND MUST BE RESOLVED OR ACCEPTED AS IS, PRIOR TO STARTING CONSTRUCTION.
 3. IN THE EVENT THAT A DISCREPANCY OR CONFLICT IS IDENTIFIED IN THE DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR DIRECTION AND CLARIFICATION. THE GREATER QUANTITY AND/OR QUALITY SHOULD ALWAYS APPLY AND WILL NOT BE ACCEPTED AS JUST CAUSE FOR ADDITIONAL COSTS AND/OR TIME FOR THE PROJECT.
 4. THE SCOPE OF THE WORK INCLUDES ALL DEMOLITION REQUIRED TO COMPLETE THE NEW CONSTRUCTION AS DESCRIBED IN THE CONTRACT DOCUMENTS.
 5. THE CONTRACTOR SHALL PROVIDE, TO THE OWNER, THEIR PLAN & SCHEDULE FOR EXECUTING THE NEW CONSTRUCTION WORK. THE CONTRACTOR SHALL ALSO PROVIDE THE OWNER ITS PLAN FOR SOUND AND DUST CONTROL DURING THE CONSTRUCTION PROCESS. ALL WORK SHALL BE COORDINATED WITH THE OWNER AND MEET ANY REQUIREMENTS SET FORTH BY THE AUTHORITIES HAVING JURISDICTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SAFE AND SECURE VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING SAFE PASSAGE FOR VEHICLES AND PEDESTRIANS DRIVING OR WALKING ADJACENT TO THE SITE.
 7. ALL TEMPORARY CONSTRUCTION MUST PROVIDE UNRESTRICTED AND SAFE ACCESS TO INDIVIDUALS WITH DISABILITIES, IN AREAS OPEN TO THE GENERAL PUBLIC.
 8. THE INFORMATION SHOWN IN THESE DOCUMENTS (INCLUDING: DESCRIPTIONS RELATED TO EXISTING SITE CONDITIONS, EASEMENTS, UTILITIES, ETC.) HAS BEEN GENERATED USING INFORMATION PROVIDED TO THE ARCHITECT BY THE OWNER, THE ARCHITECT (AND ITS CONSULTANTS) DO NOT GUARANTEE THE ACCURACY OR CONSISTENCY OF INFORMATION PROVIDED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND COORDINATING THEM WITH THE SCOPE & DESIGN INTENT OF THE NEW CONSTRUCTION.
 9. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY ABOUT ANY MATERIALS THAT IT, OR ITS SUBCONTRACTORS, DISCOVER ON SITE AND SUSPECT TO HAVE HAZARDOUS MATERIALS CONTENT. WORK IN THE AFFECTED AREA(S) SHALL STOP UNTIL THE CONTRACTOR IS DIRECTED, BY THE OWNER, TO RESUME WORK.
- NOTE: THE ITEMS ABOVE MAY NOT ALL APPLY TO THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING THE PROJECT'S SCOPE (FOR BOTH THE NEW CONSTRUCTION AND ANY REQUIRED DEMOLITION) AND FOR RESPECTING & FOLLOWING THESE DIRECTIONS AS THEY APPLY TO THE PROJECT.

UDC - SDP GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER, AND SUCCESSORS TO THE CURRENT PROPERTY OWNER, TO ENSURE THE SUBJECT PROPERTY AND ANY IMPROVEMENTS ARE MAINTAINED IN CONFORMANCE WITH THIS SITE DEVELOPMENT PLAN.
2. THIS DEVELOPMENT SHALL COMPLY WITH ALL STANDARDS OF THE UNIFIED DEVELOPMENT CODE (UDC), THE CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND SPECIFICATIONS MANUAL, THE DEVELOPMENT MANUAL AND ALL OTHER APPLICABLE CITY STANDARDS.
3. THIS SITE DEVELOPMENT PLAN SHALL MEET THE UDC STORMWATER REQUIREMENTS.
4. ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE INSPECTION SERVICES DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN.
5. SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE UDC.
6. DRIVEWAYS WILL REQUIRE APPROVAL BY THE DEVELOPMENT ENGINEER OF THE CITY OF GEORGETOWN.
7. OUTDOOR LIGHTING SHALL COMPLY WITH SECTION 7.04 OF THE UDC.
8. SCREENING OF MECHANICAL EQUIPMENT, DUMPSTERS AND PARKING SHALL COMPLY WITH CHAPTER 8 OF THE UDC. THE SCREENING IS SHOWN ON THE LANDSCAPE AND ARCHITECTURAL PLANS, AS APPLICABLE.
9. THE COMPANION LANDSCAPE PLAN HAS BEEN DESIGNED AND PLANT MATERIALS SHALL BE INSTALLED TO MEET ALL REQUIREMENTS OF THE UDC.
10. ALL MAINTENANCE OF REQUIRED LANDSCAPE SHALL COMPLY WITH THE MAINTENANCE STANDARDS OF CHAPTER 8 OF THE UDC.
11. A SEPARATE IRRIGATION PLAN SHALL BE REQUIRED AT THE TIME OF BUILDING PERMIT APPLICATION.
12. FIRE FLOW REQUIREMENTS OF _____ PER MINUTE (INCLUDE AMOUNT) ARE BEING MET BY THIS PLAN.
13. ANY HERITAGE TREE NOTED ON THIS SITE DEVELOPMENT PLAN IS SUBJECT, IN PERPETUITY, TO THE MAINTENANCE, CARE, PRUNING AND REMOVAL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
14. THE CONSTRUCTION PORTION OF THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE, BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR CONSTRUCTION OF THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.
15. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITTAL OF THE PROJECT TO THE CITY.
16. WHERE NO EXISTING OVERHEAD INFRASTRUCTURE EXISTS, UNDERGROUND ELECTRIC UTILITY LINES SHALL BE LOCATED ALONG THE STREET AND WITHIN THE SITE. WHERE EXISTING OVERHEAD INFRASTRUCTURE IS TO BE RELOCATED, IT SHALL BE RE-INSTALLED UNDERGROUND AND THE EXISTING FACILITIES SHALL BE REMOVED AT THE DISCRETION OF THE DEVELOPMENT ENGINEER.
17. ALL ELECTRIC AND COMMUNICATION INFRASTRUCTURE SHALL COMPLY WITH UDC SECTION 13.06.

NEW WILLIAMSON COUNTY
HEADQUARTERS FACILITY
BUILDING PACKAGE
1848 Texas Trail
Georgetown, Tx. 78626



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Revisions
2 5/23/24 Addendum 03

SHEET TITLE
SITE PLAN

SHEET NO.
A001