CONTRUBUTING ZONE PLAN (CZP)

FOR

GOODWILL LIBERTY HILL

110 BRONCE BLVD.

LIBERTY HILL, TEXAS 78642

Prepared for:

CSW BRONCO, LP

Kevin Hunter

1703 W. 5th Street Suite 850

Austin, Texas 78703

Prepared by:

WAELTZ & PRETE, INC.

Antonio A. Prete, P.E.

211 N. A.W. Grimes Blvd.

Round Rock, Texas 78665

WAELTZ & PRETE, INC.
CIVIL ENGINEERS

211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

March 2023
Job No. 073-024

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.
4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

<table>
<tr><td colspan="5">1. Regulated Entity Name:
Goodwill Liberty Hill</td><td colspan="4">2. Regulated Entity No.:</td></tr>
<tr><td colspan="5">3. Customer Name:
CSW Bronco, LP</td><td colspan="4">4. Customer No.:</td></tr>
<tr><td>5. Project Type:
(Please circle/check one)</td><td>New √</td><td colspan="3">Modification</td><td>Extension</td><td>Exception</td><td colspan="2"></td></tr>
<tr><td>6. Plan Type:
(Please circle/check one)</td><td>WPAP</td><td>CZP √</td><td>SCS</td><td>UST</td><td>AST</td><td>EXP</td><td>EXT</td><td>Technical Clarification</td><td>Optional Enhanced Measures</td></tr>
<tr><td>7. Land Use:
(Please circle/check one)</td><td colspan="2">Residential</td><td colspan="3">Non-residential √</td><td colspan="2">8. Site (acres):</td><td>3.00</td></tr>
<tr><td>9. Application Fee:</td><td colspan="2">$4,000</td><td colspan="3">10. Permanent BMP(s):</td><td colspan="3">Batch Detention Pond</td></tr>
<tr><td>11. SCS (Linear Ft.):</td><td colspan="2">n/a</td><td colspan="3">12. AST/UST (No. Tanks):</td><td colspan="3">n/a</td></tr>
<tr><td>13. County:</td><td colspan="2">Williamson</td><td colspan="3">14. Watershed:</td><td colspan="3">South Fork San Gabriel River</td></tr>
</table>

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_ √ _
Region (1 req.)	___	___	_ √ _
County(ies)	___	___	_ √ _
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander ___Liberty Hill ___Pflugerville _ √ _Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Antonio A. Prete, P.E.
Print Name of ~~Customer~~/Authorized Agent 04/14/2023
Signature of ~~Customer~~/Authorized Agent Date

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

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

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

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

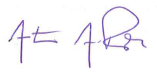
Signature

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

Print Name of Customer/Agent: Antonio A. Prete, P.E.

Date: 04/14/2023

Signature of Customer/Agent:



Regulated Entity Name: Goodwill Liberty Hill

Project Information

1. County: Williamson
2. Stream Basin: South Fork San Gabriel River
3. Groundwater Conservation District (if applicable): _____
4. Customer (Applicant):

   Contact Person: Kevin Hunter
   Entity: CSW Bronco, LP
   Mailing Address: 1703 W. 5th Street Suite 850
   City, State: Austin, Texas Zip: 78703
   Telephone: (512) 751-3944 Fax: _____
   Email Address: khunter@cswdevelopment.com

5. Agent/Representative (If any):

Contact Person: Antonio A. Prete ,P.E.
Entity: Waeltz & Prete, Inc
Mailing Address: 211 N. A.W. Grimes Blvd.
City, State: Round Rock, Texas Zip: 78655
Telephone: (512) 505-8953 Fax: _____
Email Address: tony@w-pinc.com

6. Project Location:

☒ The project site is located inside the city limits of Liberty Hill.
☐ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
☐ The project site is not located within any city's limits or ETJ.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

110 Bronco Blvd. Liberty Hil Texas 78642. This site is located to the Northeast of an existing Sonic & Dominos store and South west of a private neighborhood located along the East side of Bronco Blvd.

8. ☒ **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. ☒ **Attachment B - USGS Quadrangle Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

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

11. Existing project site conditions are noted below:

☐ Existing commercial site

☐ Existing paved and/or unpaved roads
☒ Undeveloped (Cleared)
☐ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

☐ Residential: # of Lots: _____
☐ Residential: # of Living Unit Equivalents: _____
☒ Commercial
☐ Industrial
☐ Other: _____

13. Total project area (size of site): 3.00 Acres

Total disturbed area: 3.45 Acres

14. Estimated projected population: 100

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	25,000	÷ 43,560 =	0.57
Parking	68,400	÷ 43,560 =	1.57
Other paved surfaces	5,045	÷ 43,560 =	0.12
Total Impervious Cover	98,445	÷ 43,560 =	2.26

Total Impervious Cover 2.26 **÷ Total Acreage** 3.00 **X 100 =** 75.33**% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. ☒ Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☐ N/A

18. Type of project:

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

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

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

22. ☐ A rest stop will be included in this project.

☐ A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

25. ☒ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is: Liberty Hill Wastewater Treatment Facility

☒ Existing.

☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

☐ **Attachment G - Alternative Secondary Containment Methods**. Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*

Total: _____ Gallons

30. Piping:

☐ All piping, hoses, and dispensers will be located inside the containment structure.
☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
☐ The piping will be aboveground
☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings**. A scaled drawing of the containment structure is attached that shows the following:

☐ Interior dimensions (length, width, depth and wall and floor thickness).
☐ Internal drainage to a point convenient for the collection of any spillage.
☐ Tanks clearly labeled
☐ Piping clearly labeled
☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

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

    Site Plan Scale: 1" = Varies'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA Panel 48491C04485E, dated December 20, 2019 .

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

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

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

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

☐ N/A

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

☐ N/A

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

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

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

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

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

    ☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
    ☐ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
    ☒ The site will not be used for multi-family residential developments, schools, or small business sites.

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

    ☐ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
    ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
    ☒ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. ☒ **Attachment K - BMPs for On-site Stormwater**.

    ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. ☐ **Attachment L - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

    ☒ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

56. ☒ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

☒ Prepared and certified by the engineer designing the permanent BMPs and measures
☒ Signed by the owner or responsible party
☒ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
☒ Contains a discussion of record keeping procedures

☐ N/A

57. ☐ **Attachment O - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

☒ N/A

58. ☐ **Attachment P - Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

☒ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

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

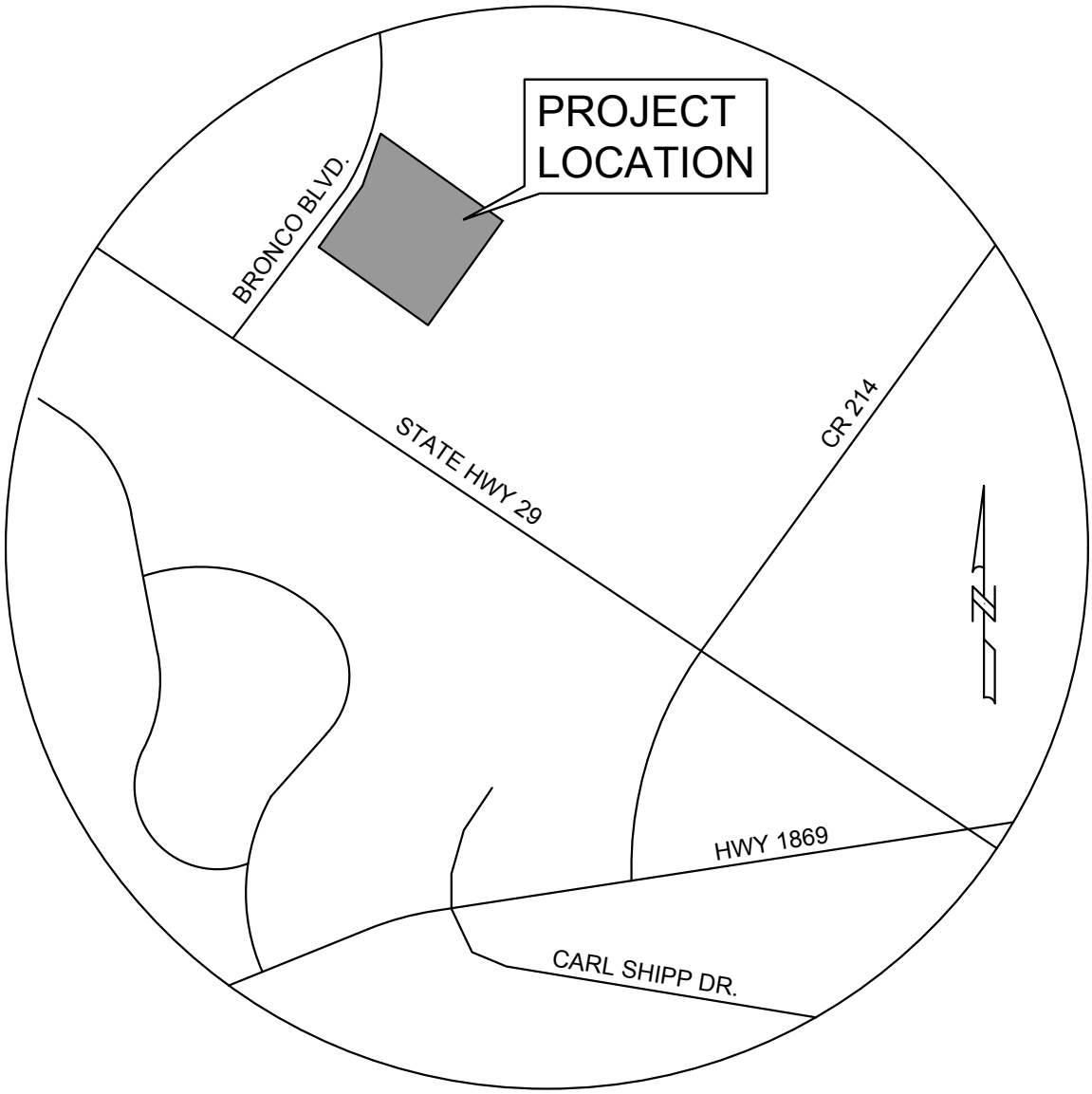
62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☐ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT “A”

ROAD MAP



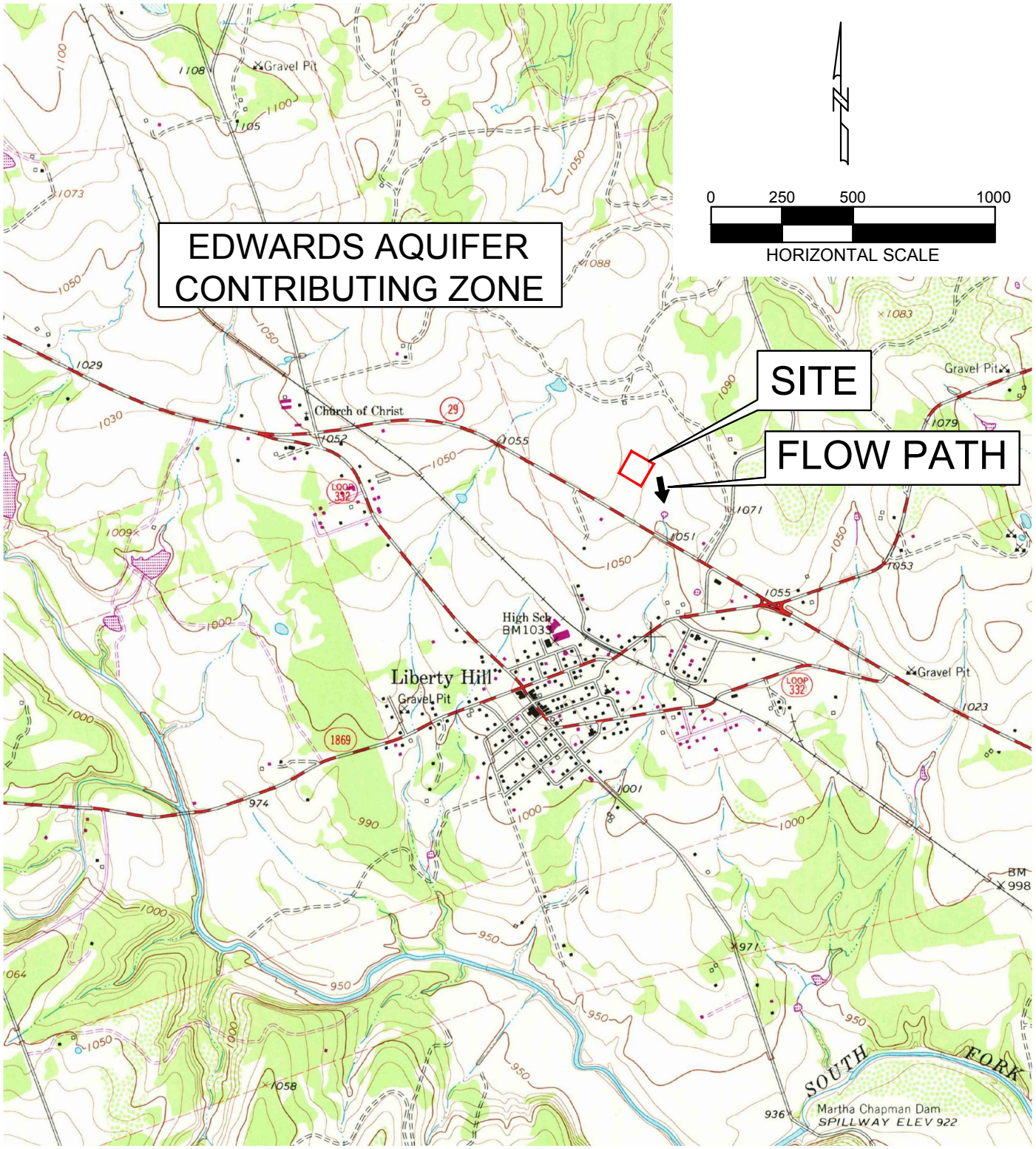
LOCATION MAP
N.T.S.

ATTACHMENT "A"
ROAD MAP
GOODWILL
LIBERTY HILL

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

ATTACHMENT “B”

USGS QUADRANGLE MAP



WAELTZ & PRETE, INC.
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ROUND ROCK, TX. 78665
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FIRM TX. REG. #F-10308

USGS - 7 1/2 MIN.
CONTRIBUTING ZONE MAP
GOODWILL LIBERTY HILL
LIBERTY HILL, TX

ATTACHMENT "C"

PROJECT NARRATIVE

We are submitting a Contributing Zone Plan (CZP) for a 3.00 acre site. The site is located at 110 Bronco Blvd. Liberty Hill, Texas 78642. The site lies within the Edward's Aquifer Contributing Zone. Therefore, Water Quality Best Management Practices (BMP's) are required for the site.

The existing 3.00 acre site has a total existing impervious cover of ±0.00 acres (0.00%). The existing site is undeveloped and has been previously cleared.

The proposed development will consist of constructing a 25,000 SF building, driveways, pavement, sidewalks, storm sewer systems with water quality treatment (Batch Detention Pond), water & wastewater services, grading, along with landscaping and irrigation. These site improvements are intended to be permitted with this (CZP) submittal.

Outlined on the Water Quality Summary sheet (sheet C-19) of the Goodwill Liberty Hill plan set submitted in conjunction with this application. Water quality basin WQ-1 and WQ-2 outline the limits of proposed construction. WQ-1 contains a total of 3.23 acres with a total impervious cover of 2.55 acres (78.95%) of that 2.55 acres approximately 0.36 acres contains existing impervious cover. WQ-1 will be treated by the proposed Batch Detention Pond. WQ-2 contains a total of 0.19 acres with a total impervious cover of 0.13 acres (68.42%). WQ-2 impervious cover will be accounted for by overtreatment from the proposed Batch Detention Pond. In total 3.42 acres with 2.68 acres of impervious cover will be treated by the proposed Batch Detention Pond.

The proposed impervious cover will require a total of 2,019 lbs. of 80% TSS removal. To remove the required 80% TSS a Batch Detention Pond will be utilized.

The Batch Detention Pond will be located on the east side of the development and treat storm water from WQ-1 (±3.23 acres) containing a total of ±2.55 acres of impervious cover. Additionally, by utilizing overtreatment the Batch Detention Pond will account for treatment of stormwater from WQ-2 (±0.19 acres) containing a total of ±0.13 acres of impervious cover. The Batch Detention Pond will have the capacity to remove a total of 2,580 lbs. of TSS, which exceeds the required 80% TSS removal. The design for the Batch Detention Pond follows the TCEQ "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" design criteria.

All referenced TSS removal calculations are attached directly behind this page. Construction plans are being submitted in conjunction with the Contributing Zone Plan (CZP).

OVERALL BATCH DETENTION
TSS REMOVAL CALCULATIONS

(In Accordance with TCEQ Regulations : RG-348)

13 April 23

Required Load Reduction (L_M)- Total Project Area:

Eq 3.2 $L_m = 28.9 (A_N * P)$

County =		Williamson	
P	= Average Annual Precipitation	32.0	[in]
$A_{tot-prj}$	= Total project area included in the plan	3.42	[ac]
A_{pre}	= Predevelopment impervious area	0.36	[ac]
A_{post}	= Postdevelopment impervious area	2.68	[ac]
A_N	= Area of the net increase of impervious area	2.32	[ac]
IC_{pre}	= Fraction of impervious cover (Pre Development)	10.53	[%]
IC_{post}	= Fraction of impervious cover (Post Development)	78.36	[%]
L_M	= Req'd TSS removal (***80%*** of Increase)	**2,019**	**[lbs]**

Load Removed by BMP (L_R):

Eq 3.8 $L_R = (\text{BMP Eff}) * P (A_I * 34.6 + A_P * 0.54)$

$A_{tot-sub}$	= Total area treated in the BMP subbasin	3.23	[ac]
A_I	= Impervious area proposed in BMP subbasin	2.55	[ac]
A_p	= Pervious area remainaing in the BMP subbasin	0.68	[ac]
IC	= Impervious cover (Post Development)	78.95	[%]
BMP Type =		**Batch Detention**	
BMP Eff	= BMP TSS Removal Efficiency	0.91	
L_R	= TSS Load Removed From Subbasin by BMP	**2,580**	**[lbs]**

Fraction of Annual Runoff to Treat the subbasin (F):

Eq 3.9 $F = L_M / \Sigma L_R$

Desired L_M	= Req'd TSS removal (80% of Increase typical)	2,019	[lbs]
L_R	= Load removed from *each* BMP	2,580	[lbs]
F	= Fraction of the Annual Rainfall treated by BMP	**0.78**	

Water Quality Volume Required (WQV_{req}):

Eq 3.10 $WQV = d * Rv * A$

Eq 3.11 $R_v = 1.72(IC)^3 - 1.97(IC)^2 + 1.23(IC) + .02$

$WQV_{req} = WQV + S$

F	= Fraction of the Annual Rainfall treated by BMP	0.78	
d	= Rainfall Depth required to capture	1.00	[in]
A	= Portion of Site contributing to BMP	3.23	[ac]
IC	= Fraction of Impervious Cover	0.79	
R_v	= Runoff Coefficient	0.61	
WQV	= Water quality volume	7,147	[ft^3]
S	= 20% Increase for Sediment Storage	1,429	[ft^3]
WQV_{req}	= Water quality volume required (With 20% increase)	**8,576**	**[ft^3]**

ATTACHMENT “D”

FACTORS AFFECTING SURFACE WATER QUALITY

Factors that could affect the quality of surface and ground water are the parking and use of motor vehicles on site. This includes the emission of certain hydrocarbon based substances as well as the tracking of silt. In addition, the maintenance of lawn or landscape areas could also affect the quality of surface and ground water through runoff of chemical fertilizers or pesticides.

ATTACHMENT “E”

VOLUME AND CHARACTER OF STORMWATER

It is expected that the character of surface and ground water run-off would be consistent with the development of a commercial site; analysis has been completed incorporating the ultimate development of the property, which will include A retail building. Constituents would include hydrocarbon based product residues, silt, pesticides, and chemicals resulting from vehicular emissions and landscape maintenance.

The expected volume of run-off was based on the Rational method. This was calculated using "C" factors, which are based on impervious cover and the nature of surfaces over which run-off water flows. These calculations are presented in the attachment directly behind this page and in the attached construction plans.

The stormwater quality for the site was determined using “Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices”. The results from these calculations are presented directly behind this page.

EXISTING CONDITIONS DRAINAGE TABLE (RATIONAL METHOD - ATLAS 14):

SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_{10}	C_{25}	C_{100}	I_2 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{100} [cfs]
EX-1	3.78	7.5	10	0.34	0.40	0.44	0.51	5.51	8.25	10.08	13.15	7.08	12.47	16.77	25.35
	3.78											7.08	12.47	16.77	25.35

* NOTE: THE PERCIPITATION FREQUENCY ARE DERIVED FROM THE NOAA ATLAS-14 VOLUME 11 VERSION 2 POINT PERCIPITATION FREQUENCY WEBSITE.

PROPOSED CONDITIONS DRAINAGE TABLE (RATIONAL METHOD - ATLAS 14):

SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_{10}	C_{25}	C_{100}	I_2 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{100} [cfs]
DA-1	0.27	5.0	70	0.61	0.69	0.73	0.82	6.13	9.17	11.20	14.60	1.01	1.71	2.21	3.23
DA-2	0.21	5.0	90	0.70	0.78	0.83	0.92	6.13	9.17	11.20	14.60	0.90	1.50	1.95	2.82
DA-3	0.21	5.0	90	0.70	0.78	0.83	0.92	6.13	9.17	11.20	14.60	0.90	1.50	1.95	2.82
DA-4	0.51	5.0	75	0.64	0.71	0.76	0.84	6.13	9.17	11.20	14.60	2.00	3.32	4.34	6.25
DA-5	0.27	5.0	90	0.70	0.78	0.83	0.92	6.13	9.17	11.20	14.60	1.16	1.93	2.51	3.63
DA-6	1.43	5.0	95	0.73	0.81	0.86	0.94	6.13	9.17	11.20	14.60	6.40	10.62	13.77	19.63
DA-7	0.25	5.0	0	0.29	0.35	0.39	0.45	6.13	9.17	11.20	14.60	0.44	0.80	1.09	1.64
OS-1	0.63	5.0	15	0.36	0.42	0.46	0.54	6.13	9.17	11.20	14.60	1.39	2.43	3.25	4.97
	3.78											14.21	23.81	31.07	44.99

* NOTE: THE PERCIPITATION FREQUENCY ARE DERIVED FROM THE NOAA ATLAS-14 VOLUME 11 VERSION 2 POINT PERCIPITATION FREQUENCY WEBSITE.

ATTACHMENT “F”

SUITABILITY LETTER FROM AUTHORIZED AGENT

There are no On-Site Sewage Facilities proposed for this project.

ATTACHMENT “I”

20% or LESS IMPERVIOUS COVER WAIVER

This project is not seeking an impervious cover waiver.

ATTACHMENT “J”

BMPs FOR UPGRADIENT STORMWATER

There is no storm water originating up gradient that is running through the proposed project.

ATTACHMENT "K"

BMPs FOR ON-SITE STORMWATER

Storm water from this project will be treated by the following Best Management Practice (BMP).

The Batch Detention Pond will be located on the east side of the development and treat storm water from WQ-1 (±3.23 acres) containing a total of ±2.55 acres of impervious cover. Additionally, by utilizing overtreatment the Batch Detention Pond will account for treatment of stormwater from WQ-2 (±0.19 acres) containing a total of ±0.13 acres of impervious cover. The Batch Detention Pond will have the capacity to remove a total of 2,580 lbs. of TSS, which exceeds the required 80% TSS removal. The design for the Batch Detention Pond follows the TCEQ "Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices" design criteria.

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OVERALL BATCH DETENTION
TSS REMOVAL CALCULATIONS

(In Accordance with TCEQ Regulations : RG-348)

13 April 23

Required Load Reduction (L_M)- Total Project Area:

Eq 3.2 $L_m = 28.9 (A_N * P)$

County =		Williamson	
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L_M	= Req'd TSS removal (***80%*** of Increase)	**2,019**	**[lbs]**

Load Removed by BMP (L_R):

Eq 3.8 $L_R = (\text{BMP Eff}) * P (A_I * 34.6 + A_P * 0.54)$

$A_{tot-sub}$	= Total area treated in the BMP subbasin	3.23	[ac]
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IC	= Impervious cover (Post Development)	78.95	[%]
BMP Type =		**Batch Detention**	
BMP Eff	= BMP TSS Removal Efficiency	0.91	
L_R	= TSS Load Removed From Subbasin by BMP	**2,580**	**[lbs]**

Fraction of Annual Runoff to Treat the subbasin (F):

Eq 3.9 $F = L_M / \Sigma L_R$

Desired L_M	= Req'd TSS removal (80% of Increase typical)	2,019	[lbs]
L_R	= Load removed from *each* BMP	2,580	[lbs]
F	= Fraction of the Annual Rainfall treated by BMP	**0.78**	

Water Quality Volume Required (WQV_{req}):

Eq 3.10 $WQV = d * Rv * A$

Eq 3.11 $R_v = 1.72(IC)^3 - 1.97(IC)^2 + 1.23(IC) + .02$

$WQV_{req} = WQV + S$

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d	= Rainfall Depth required to capture	1.00	[in]
A	= Portion of Site contributing to BMP	3.23	[ac]
IC	= Fraction of Impervious Cover	0.79	
R_v	= Runoff Coefficient	0.61	
WQV	= Water quality volume	7,147	[ft^3]
S	= 20% Increase for Sediment Storage	1,429	[ft^3]
WQV_{req}	= Water quality volume required (With 20% increase)	**8,576**	**[ft^3]**

ATTACHMENT “L”

BMPs FOR SURFACE STREAMS

There is no surface water, groundwater, or stormwater originating upgradient from the site that runs across the site. All upgradient stormwater is directed around the site.

ATTACHMENT “M”

CONSTRUCTION PLANS

The constructions plans have been attached as part of this submittal. The design calculations, treatment summary, and specifications for the proposed Batch Detention Pond are attached directly behind this page.

Special Specification 7130
Batch Detention Pond

1. Description

Furnish, install, test, and make fully operational a Batch Detention Pond Control System as specified below or an engineer approved equal with appurtenances included hereafter at designated locations as shown on the plans. Approved equal equipment shall provide the same functionality and monitoring functions as the equipment specified below. Ensure the equipment, design, and construction use the latest available techniques with a minimum number of different parts, subassemblies, circuits, cards, and modules to maximize standardization and commonality.

For each solar power system located at each project site submit electrical load calculations, structural load calculations, drawings, and details. Include the structural connection details for solar panels, control panel, and battery enclosure to poles. Structural calculations shall be sealed by a licensed structural engineer in the state of Texas. Provide equipment data sheets, details, and specifications.

2. Materials

Provide all materials necessary for the installation of a Detention Pond Control System. Provide materials that comply with the details shown on the plans, the requirements of this Item, and the pertinent requirements of the following items:

- Item 416, “Drilled Shaft Foundation"
- Item 421, "Hydraulic Cement Concrete"
- Item 440, “Reinforcement for Concrete“
- Item 442, "Metal for Structures“
- Item 445, "Galvanizing“
- Item 449, “Anchor Bolts“
- Item 465, “Junction Boxes, Manholes and Inlets”
- Item 618 “Conduit“
- Item 620, "Electrical Conductors“
- Item 624, “Ground Boxes“
- Item 687, “Pedestal Pole Assemblies“

3. Equipment

Provide labor, equipment and materials to employ solar-generated, battery-backed power for the assigned field equipment specified in the plans, or as directed. Install all equipment, including batteries and solar charge controller, in a suitably sized enclosure or enclosures.

Size the enclosure to house the solar controller, batteries, and lightning protection equipment. Furnish a solar powered system that supplies and maintains 100% continuous and intermittent electrical loads for up to 24 hr. per day with autonomy of 3.6 days. Provide system as described in the plans, and generally consisting of the following:

- Photovoltaic (PV) modules with mounts or racks, and mounting brackets for affixing the modules to a pole as shown on the plans. Two year manufacturer's material and workmanship and twelve year 90% minimum power output warranties. Provide adjustable tilt mounts that can be repositioned to an appropriate angle to maximize seasonal solar radiation.
- 12 VDC sealed, valve-regulated, absorbed glass mat (AGM), maintenance-free batteries
- One toggle-type power switch or overcurrent protection device for emergency shutoff, and external conduit, wiring cable and conductors (as recommended by the supplier) between the following:
  - Photovoltaic module to controller panel
  - Battery interconnect and batteries to controller panel, and wiring between components in cabinet.

Pre-set the equipment, optimize photovoltaic module direction, and configure hardware components to allow automatic operation. Furnish and install a fully operational assembly with all cabling and terminations matched to support the selected components. Use the component sizing chart, Table 1 shown below to size the individual components (PV modules, batteries, etc.) based on the planned electrical load and days autonomy:

	COUNT	VDC	UNIT POWER (W)	HOURS PER DAY	TOTAL POWER (W-hr)
In-Situ, Inc. LevelTROLL 500 (Measuring)	1	12	0.048	0.0003	0.0000144
In-Situ, Inc. LevelTROLL 500 (Sleep Mode)	1	12	0.00216	23.9997	0.052
ISCO Signature Base Meter	1	12	1.628	24	39.072
Remote Hand Station	1	24	0.72	24	17.280
Control Valve	1	24	360	.025	9.000
				TOTAL	**65.404**

Table 1 Solar Power System Component Load Requirements

3.1. **PV Modules**. Supply and install the appropriate number and size of PV modules needed to meet the minimum power requirements shown in Table 1 or as required by the plans. Use photo voltaic USA (PVUSA) test conditions (PTC) ratings.

Supply industrial grade, mono-crystalline or poly-crystalline type solar modules. Consumer grade modules are not acceptable. Ensure that the PV modules meet the following minimum requirements:

- Minimum output voltage of 12 VDC.
- Minimum area efficiency rating of 9.4%.
- Include an ultraviolet (UV) resistant, Ingress Protection (IP) 65 rated junction box providing wire termination for 8-14 AWG wiring with the PV module.
- Hail impact resistance up to 1 in. diameter at 50 mi. per hr.
- UL 1703 listing.

Ensure PV modules, regardless of wattage size, shares common mounting holes for mounting so that a single mounting structure will accommodate the entire module line.

PV modules may be wired in "strings" of panels wired in series, which are then wired in parallel to other strings. Ensure that the open circuit voltage of any single string of PV modules does not exceed 127 V.

Construct PV modules with a tempered glass surface and an industrial grade anodized aluminum frame that completely surrounds and seals the module laminate. Ensure construction is consistent with the demands of installation near humid salt air environments.

Design and construct the photovoltaic module mounting assembly of galvanized steel (ASTM A-153 Class A) or aluminum. The mounting assembly must be of adequate design and strength to provide a means of securely attaching the PV module frame to a pole. Provide a mounting assembly capable of 360° horizontal orientation with a means of locking the bracket at an inscribed angular position about the pole. Ensure the mounting assembly is designed and installed to prevent module re-positioning during 110 mph wind conditions.

Label all PV modules with open-circuit voltage, operating (maximum power) voltage, maximum permissible voltage, operating (maximum power) current, short-circuit current, and maximum power.

Provide a warning label on all DC junction boxes warning that the active parts inside the boxes are fed by a PV array and may still be energized after isolation.

Mark each PV system disconnect as such. NEC 690.13(B).

3.2. **Solar Control Panel.** This panel shall contain the solar controller equipment, batteries, and block (plug) valve controls within the same or multiple enclosures. The enclosure or enclosures shall be pole-mounted, NEMA 3R, lockable, and 304 stainless steel construction. Provide a double flanged cabinet door opening. Provide cabinet with a Corbin style #2 lock with a keyhole cover as an integral part of the door and 2 keys. Provide cabinet with provisions to hold the door open at approximately 90º and 120º positions.

Provide louvers on each side of the cabinet to allow adequate cooling of the electronic components and to prevent the accumulation of gases. Provide screen vents that prevent entry of insects.

Provide an aluminum back panel in the lower compartment with a thickness of 0.125 in. Size the back panel to provide adequate space for the control electronics and terminal strips. Equip the cabinet with at least two shelves of a minimum thickness of 0.125 in, with a 1 in. x 3 in. cutout in the back of the shelves for cable run. Ensure that the shelves are capable of supporting design battery weight. Provide a rubber mat installed on each shelf that supports the batteries and two 1/8 in. drain holes located in the bottom of the cabinet at opposite corners. Provide a minimum of 2 in. of separation from the top of the battery posts to the bottom of the next shelf. Equip the cabinet with all necessary mounting equipment and hardware. Configure the cabinet for pole mounting using two aluminum "U" channel mounting brackets with stainless steel reinforcing plates on the inside of the cabinet. Include a 0.25 in. aluminum reinforcing plate mounted in the bottom of the cabinet. The supplier shall be Amerseco Solar as provided by C.C. Lynch & Associates, Inc., 1-800-333-2252, or engineer approved equal.

Solar Controller. The solar controller shall be capable of providing continuous 24 VDC power to the control valve and 12 VDC power to the LevelTROLL and Signature Base Station for the worst anticipated available daylight. The Controller shall be capable of operating in temperatures ranging from -40^{o}C to 60^{o}C and a humidity of 5% to 95% non-condensing. The Controller shall be a complete turn-key packaged system integrated by a single provider. The Controller supplier shall be regularly engaged in fabricating controllers of this type for a minimum of 5 years. The Contractor shall provide a list of Controller supplier(s) for approval. For calculating the daylight availability, the system design shall be based on the central Texas area with a useful minimum daily solar exposure of 4.19 hours.

3.3. **Batteries**. Provide maintenance free, spill proof, AGM batteries with the following minimum characteristics:

- 12 VDC,
- 80% allowable depth of discharge (DOD),

- rated for a minimum of 2,000 recharge cycles, and
- capacity rated at 77ºF, 100 hr. discharge rate.

Supply appropriate number of batteries to ensure the minimum total amp-hours meets or exceeds the value in Table 1, as described in the plans, when wired in series. Label, with a UV resistant system, the battery bank with maximum operating voltage, equalization voltage, and polarity.

Arrange the system components so that all battery terminals are guarded and adequate working space is provided per (NEC) 690.71(B)(2) and (NEC)480.9.

Install current-limiting fuses on battery output circuits per (NEC) 690.71(C).

Provide overcurrent protection for the battery circuit conductors in conformance with (NEC) 690.9(A) and (NEC) 240.

Use battery interconnections with #4 AWG or larger flexible cables that are listed for hard-service use and are moisture resistant

3.4. **Control Valve Motor Operator Controller**. The control valve motor operator controller shall include timing and logic functions to control the basin plug valve based on sensing the presence of water in a pipe with an In-Situ, Inc. LevelTROLL 500 pressure transducer**.** The controller shall operate at 12VDC and shall include three wires that are internally connected to isolated relay contacts rated for 30 amps wired as a common, normally open, and normally closed. The controller shall poll the pressure transducer via MODBUS or SDI-12 at user selectable intervals and shall close the relay when water has been detected above a threshold for 12 hours. The pressure transducer shall be in "sleep mode" when not being polled in order to conserve power. The controller display shall be capable of a keypress timeout function in order to conserve power. The relay shall be opened when the water level detected by the pressure transducer drops below the threshold. The controller shall be capable of logging data internally which can be retrieved by USB thumb drive, laptop, cell modem, or Ethernet modem. The controller shall be model Teledyne ISCO Signature Base Station with a TIENet 304 Contact Output Card, and SPA 999 30 Amp alarm contacts. The pressure transducer shall be an In-Situ, Inc. LevelTROLL 500 (5 PSIG)). The LevelTROLL 500 shall be supplied with an NPT adapter and ISCO RuggedCable. Refer to plans for RuggedCable lengths.

The basin plug valve controls shall include the controls for the plug valve and the pressure transducer to detect water in the pipe. These controls shall contain, but not necessarily limited to, the control valve motor operator controller, relay box, terminal blocks, and control valve remote hand station. Configure controller to operate as diagrammed on the drawings.

3.5. **Remote Hand Station:** Provide a Remote Hand Station (RHS) to locally control the basin plug valve from solar control panel. The RHS shall be suitable for remote connection to an electric actuator up to 100m (330ft) distance, include local control facilities, a backlit LCD display and terminals for communication highway connection to the host actuator housed within a self-contained, double-sealed enclosure.

In order to maintain the integrity of the enclosure, setting of the actuator torque levels, position limits and configuration of the indication contacts etc. shall be carried out without the removal of any covers via a Bluetooth® wireless interface. Sufficient commissioning tools shall be provided with the actuators and must meet the enclosure protection and certification levels of the actuator and remote hand station. Commissioning tools shall not form an integral part of the actuator and must be removable for secure storage / authorized release. In addition, provision shall be made for the protection of configured actuator settings by a means independent of access to the commissioning tool. Provision shall be made to disable Bluetooth® communications or only allow a Bluetooth® connection initiated by an Infra-Red command for maximum security.

The RHS shall be suitable for indoor and outdoor use. The unit shall be capable of functioning in an ambient temperature ranging from -50°C (-58°F) to 70°C (158°F), up to 100% relative humidity. Actuators for

hazardous area applications shall meet the area classification, gas group and surface temperature requirements specified in data sheet.

RHS enclosure shall be O-ring sealed, watertight to IP66/IP68 7m for 72hrs, NEMA 4, 6. The internal electrical elements of the actuator shall be protected from ingress of moisture and dust when the terminal cover is removed for site for cabling, the terminal compartment having the same ingress protection rating as the actuator with the terminal cover removed. The RHS enclosure shall allow for temporary site storage without the need for electrical supply connection. All external fasteners shall be plated stainless steel. The use of un-plated stainless steel or steel fasteners is not permitted.

The RHS shall incorporate local controls for Open, Close and Stop and a Local/Stop/Remote mode selector switch lockable in any one of the following three positions: local control only, stop (no electrical operation), remote control plus local stop only. It shall be possible to select maintained or non-maintained local control. The local controls shall be arranged so that the direction of valve travel can be reversed without the necessity of stopping the actuator. Provision should be made to enable control arbitration between the RHS and the connected actuator. The local controls and display shall be rotatable through increments of 90 degrees to suit mounting orientation and access.

Power for the RHS shall be provided from the actuator and shall run in the same cable as the interconnecting communication. Independent power is not acceptable. Communication between the RHS and actuator should be based on a high-speed CAN bus technology.

The RHS display shall include a dedicated numeric/symbol digital position indicator displaying valve position from fully open to fully close in 0.1% increments. Valve closed and open positions shall be indicated by symbols showing valve position in relation to the pipework to ensure that valve status is clearly interpreted. With power connected, the display shall be backlit to enhance contrast at all ambient light levels and shall be legible from a distance of at least 5m (16ft). Red, green, and yellow LEDs corresponding to open, closed and intermediate valve positions shall be included on the RHS display when power is switched on. The yellow LED should also be fully programmable for on/off, blinker and fault indication. The RHS display shall include a fully configurable dot-matrix display element with a minimum pixel resolution of 168 x 132 to display operational, alarm, configuration and graphical datalogger information. The text display shall be selectable between English and other languages such as: Spanish, German, French, and Italian. Provision shall be made to upload a different language without removal of any covers or using specialized tools not provided as standard with the actuator. Datalogger graphical displays should as a minimum be able to display log and trend graphs on the local LCD for the following:

- Torque versus Position
- Number of Starts versus Position
- Number of starts per hour
- Average temperature

The display shall be capable of indicating 4 different home-screens of the following configuration:

- Position and status
- Position and torque (analogue)
- Position and torque (digital)
- Position and demand (positioning)

Provision shall be made for the addition of an optional environmental cover to protect the display from high levels of UV radiation or abrasive materials.

The local controls and display shall be rotatable through increments of 90 degrees to suit valve and actuator orientation. A vandal-proof cover should be available to prevent un-authorized operation and to protect the LCD and window from damage.

Facilities shall be provided for monitoring actuator operation and availability directly from the RHS. Actuator datalogger information shall be accessed via non-intrusive Bluetooth® communication via the RHS and data displayed on the LCD. Sufficient standard intrinsically safe tools shall be provided for downloading datalogger and actuator configuration files from the actuators and subsequent uploading to a PC. The actuator manufacturer shall supply PC software to enable datalogger files to be viewed and analyzed

A terminal compartment shall be provided to enable interconnecting cables to be terminated without the removal of the main electronics cover. The terminal compartment shall be separated from the inner electrical components of the actuator by means of a watertight seal. All wiring supplied as part of the RHS to be contained within the main enclosure for physical and environmental protection.

A durable anodized aluminum nameplate shall be affixed to the RHS housing and contain all relevant serial and approval information.

3.6. **Future Cellular Modem and Antenna.** Provide provisions in solar control panel system for a future cellar modem The Modem shall be FCC approved and approved for CDMA networks such as Verizon. The modem shall be integral to the Teledyne ISCO Signature Base Station.

3.7. **End User Interface.** Provide provisions to allow for future offsite access and control of the Signature Base Station, at a minimum it shall be capable of remote access through cellular modem for online editing, email messaging via SMTP for statuses and alarms, remote monitoring and programming, and read/write data table access. In addition, the Signature Base Station shall have a MODBUS RS-485 output using ASCII or RTU transmission coding.

3.8. **Batch Detention Outlet Structure.** An outlet structure with duel hatch entry hatch for access shall be furnished and installed. The structure shall contain, but not necessarily limited to, 6" motor operated eccentric plug valve, 6" manual eccentric plug valve, connectors, pipe supports, pressure transducer, piping, conduit and a NEMA 4X junction box.

3.9. **Perforated Riser Column and Outlet Pipe with Trash Rack.** A perforated riser column shall be connected to an outlet pipe and installed with a trash rack as shown in the plans.

3.10. **Vertical Sediment Depth Marker.** A PVC pipe with wing channel post as shown in plans.

3.11. **Grounding.**

Ungrounded Systems. Include disconnects, overcurrent protection, and ground-fault protection. Provide equipment that is listed for use with ungrounded systems per NEC 690.35.

Module Grounding Connectivity. Provide module connections such that removal of a module does not interrupt a grounded conductor to another PV source circuit per NEC 620.4***9***).

Ground-Fault Protection. Provide ground fault protection for grounded arrays per NEC 690.5.

PV System Grounding. Provide one grounded DC conductor for two-wire PV systems operating above 50 V per NEC 690.41.

Single Point. Provide DC grounding at a single point on the PV output circuit per NEC 690.42.

Equipment Grounding. Ground non-current-carrying metal components, including module frames, mounting structures, equipment, conduit, and boxes per NEC 690.43.

Equipment Grounding Conductors. Route equipment conductors with PV circuit conductors per NEC 690.43.

Equipment Grounding Conductor Size. If the array has ground fault protection, size the grounding conductor according to NEC 250.122. If not, size the grounding conductor to handle at least twice the derated circuit conductor ampacity per NEC 690.45.

Grounding Electrode Systems. Ground the AC system according to NEC 250.50 through 250.60. Ground the DC system according to NEC 250.166 through 250.169, and NEC 690.47.

Common Grounding. If the system includes both AC and DC systems, bond the grounding electrodes together. Size the bonding conductor for the larger of the AC and DC requirements per NEC 690.47(C).

3.12. **Disconnects**. Provide disconnects to disconnect equipment (batteries, solar controllers, etc.) from all ungrounded conductors of all power sources per NEC 690.15.

For fuses that are energized from both directions, provide disconnects to independently disconnect the fuse from all sources of power.

Provide disconnects to open all ungrounded conductors which are readily accessible, externally operated, have ON/OFF indications, and have appropriate interrupt ratings. Manually operated switches and circuit breakers are allowed to fulfill these requirements per NEC 690.17.

4. Construction

4.1. **Installation.** Provide equipment that utilizes the latest available techniques for design and construction with a minimum number of parts, subassemblies, and modules to maximize standardization and commonality.

4.2. **System Configuration.** Configure and fully integrate the equipment to provide a fully operational system.

4.3. **General.** Furnish and install all materials, including support, calibration and test equipment, to ensure an operating and functional solar power system. Install power and data cables, power grounding and lightning suppression systems. Prior to beginning installation, inspect each site to verify suitability of the design for installation, grounding and lightning protection. Provide written documentation to the Engineer for approval prior to installation.

4.4. Configure and setup the solar power system to assure connection and electric power delivery to the field equipment as indicated in the plans. Locate and mount all equipment as detailed in the plans and as directed by the Engineer.

4.5. **Wiring.** Provide wiring that meets the requirements of the NEC. Provide wires that are cut to proper length before assembly. Provide cable slacks to facilitate removal and replacement of assemblies, panels, and modules. It is not acceptable to “double-back” wire to take up slack. Lace wires neatly with nylon lacing or plastic straps. Secure cables with clamps. Provide service loops at connections.

4.6. Size all conductors for a de-rated ampacity of at least 125% of the maximum currents calculated. De-rating factors include high ambient temperatures and number of conductors run together within a conduit or cable, per NEC 690.8(B), 310.15(B) and 310.16. Single-conductor cables in sizes 16 AWG and 18 AWG are permitted for module interconnections if they meet the ampacity requirements.

4.7. Protect all conductors operating at more than 30 V and installed in readily accessible locations with conduit, per NEC 690.31(A).

Provide conductors rated for 194ºF (90ºC) and wet service per NEC 690.31(B).

Run PV source- and output-circuit conductors separately from conductors of other systems per NEC 690.31(B).

Color code all wiring. Mark grounded conductors white or gray. Use green, green/yellow or bare grounding conductors, per NEC 310.12.

Provide strain relief or conduit on all conductors per NEC 300.4.

4.8. **Pole**s. Mount all PV units and cabinets on poles as shown on plans Provide poles as shown on plans for the height specified. Coordinate location of PV system pole with location of batch outlet structure. Ensure poles are located a maximum of 100m (330ft) from batch outlet structure.

4.9. **Testing.** Perform testing in accordance with, Special Specification 6005, “Testing, Training, Documentation, Final Acceptance, and Warranty. Test the system at the factory and in the field to assure proper function operation.

ATTACHMENT "N"

INSPECTION, MAINTENANCE, REPAIR, & RETROFIT PLAN

Maintenance Plan and Schedule for Best Management Practices (Batch Detention)

Batch Detention:

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

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

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

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

Nuisance Control: Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

Structural Repairs & Replacement:

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

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

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

Record Keeping: During construction the project superintendent shall have a log for entering site inspections for all regular and rainfall events. Results of inspections, including damage and any recommended remedial action, shall be noted along with inspection personnel data and date of completion of any action. The log shall be made available for review by TCEQ, if requested. "Proper" disposal of accumulated silt shall be accomplished following TCEQ and Local Authority guidelines and specifications.

Responsible Party for Maintenance:

Name: Kevin Hunter, Manager of CSW Manager, LLC, its GP

Entity: CSW Bronco, LP

Address: 1703 W. 5th St. Suite 850
Austin, Texas 78703

CSW Bronco, LP

Signature of Responsible Party: _____

Printed Name of Responsible Party: Kevin Hunter, Manager of CSW Manager, LLC, its GP

ATTACHMENT “O” –

PILOT-SCALE FIELD TESTING PLAN

Not applicable for this project. The BMP was designed using the “Complying with the Edwards Aquifer Rules: Technical Guidance for BMPs".

ATTACHMENT “P”

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

No surface streams are located on this project.

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Antonio A. Prete, P.E.

Date: 04/14/2023

Signature of Customer/Agent:

Regulated Entity Name: Goodwill Liberty Hill

Project Information

Potential Sources of Contamination

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

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

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

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

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

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☐ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

☐ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☐ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: _____

Temporary Best Management Practices (TBMPs)

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

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

☐ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☐ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☐ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

   ☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

   ☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

    ☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

    ☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

ATTACHMENT "A"

SPILL RESPONSE ACTIONS

1.4.16 Spill Prevention and Control

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

The following steps will help reduce the stormwater impacts of leaks and spills:

Education

(1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when spill must be reported to the TCEQ. Information available in 30 TAC 327.4 and 40 CFR 302.4.

(2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.

(3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).

(4) Establish a continuing education program to indoctrinate new employees.

(5) Have contractor's superintendent or representative oversee and enforce proper spill prevention and control measures.

General Measures

(1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110,117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.

(2) Store hazardous materials and wastes in covered containers and protect from vandalism.

(3) Place a stockpile of spill cleanup materials where it will be readily accessible.

(4) Train employees in spill prevention and cleanup.

(5) Designate responsible individuals to oversee and enforce control measures.

(6) Spills should be covered and protected from stormwater runon during rainfall to the extent that it doesn't compromise clean up activities.

(7) Do not bury or wash spills with water.

(8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the revisions in applicable BMPs.

(9) Do not allow water used for cleaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.

(10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.

(11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.

(12) Keep waste storage areas clean, well organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

Cleanup

(1) Clean up leaks and spills immediately.

(2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.

(3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

(1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.

(2) Use absorbent materials on small spills rather than hosing down or burying the spill.

(3) Absorbent materials should be promptly removed and disposed of properly.

(4) Follow the practice below for a minor spill:

(5) Contain the spread of the spill.

(6) Recover spilled materials.

(7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Spills should be cleaned up immediately:

(1) Contain spread of the spill.

(2) Notify the project foreman immediately.

(3) If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.

(4) If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

(1) Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.

(2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.

(3) Notification should first be made by telephone and followed up with a written report.

(4) The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.

(5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: https://www.tceq.texas.gov/response/serc/state-emergency-response-commission

ATTACHMENT “B”

POTENTIAL SOURCES OF CONTAMINATION

Potential sources of contamination from this site include hydrocarbon residue, emissions from vehicles, asphaltic products used for paved surfaces, and tracking of silt onto paved surfaces by construction equipment.

ATTACHMENT "C"

SEQUENCE OF MAJOR ACTIVITIES

Activity	**Area**
Install Erosion Controls	± 3.45 ac (Limits of Construction)
Clearing / Grubbing	± 3.45 ac (Limits of Construction)
Fill / Excavation (Grading)	± 3.45 ac (Limits of Construction)
Utility Installation	± 0.50 ac
Paving / Infrastructure	± 2.26 ac
Revegetation	± 3.45 ac (Limits of Construction)

NOTE: There are no common drainage areas containing more than 10 acres of disturb area.

ATTACHMENT “D”

TEMPORARY BEST MANAGEMENT PRACTICES & MEASURES

The TBMP’s are to be installed prior to any site activities and will be in place for all sequenced activities. This includes the placement of temporary silt fencing on the down gradient side of the site to prevent any silted run-off to water surfaces and to prevent any erosion or disturbance to vegetation.

Post construction of improvements and prior to project acceptance, the limits of disturbance shall be revegetated.

ATTACHMENT “E”

REQUEST TO TEMPORARILY SEAL A FEATURE

A request to temporarily seal a feature is not being made.

ATTACHMENT “F”

STRUCTURAL PRACTICES

This includes the placement of temporary inlet protection, stabilized construction entrance, concrete truck washout area, rock berms, and silt fencing on the down gradient side of the site to prevent any silted run-off to water surfaces and to prevent any erosion or disturbance to vegetation.

ATTACHMENT “G”

DRAINAGE AREA MAP

A drainage area map has been included as part of the construction plans, which has been submitted with this Contributing Zone Plan (CZP).

ATTACHMENT “H”

TEMPORARY SEDIMENT POND(S) PLANS & CALCULATIONS

There are no common drainage areas containing more than 10 acres of disturb area. Therefore, a temporary sediment pond is not required for this project

ATTACHMENT "I"

INSPECTION & MAINTENANCE FOR BMPs

SILT FENCES, ROCK BERMS, & INLET PROTECTION:

Weekly: Accumulated silt shall be removed when it reaches a depth of 6 inches. Silt shall be disposed of in an approved site and in such a manner as to not contribute to additional siltation. Repair and replace any damaged section resulting from construction activity or other cases.

After Rainfall: Fences shall be checked for structural damage from stormwater flows immediately after a significant (≥ 0.5 inch) rainfall as soon as ground conditions make fences accessible (usually within 24 hours). Should there be prolonged rainfall, inspections should be conducted without vehicles and temporary repairs made until equipment can be brought in without major surface damage. Remove accumulated silt when depth reaches 6 inches and dispose of as indicated in Weekly maintenance.

Adjust fence configuration if necessary after rainfall event to accommodate conditions defined by stormwater flows.

STABILIZED CONSTRUCTION ENTRANCE:

Weekly: The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public roadways. If necessary, top dress with additional stone and repair and/or cleanout any measures used to trap sediment.

After Rainfall: Immediately after a significant rainfall (≥ 0.5 inch), as soon as ground conditions make stabilized construction entrance accessible (usually within 24 hours), the same inspection and maintenance procedures for the weekly requirements shall be performed.

CONCRETE TRUCK WASHOUT:

Daily: The washout lining and sidewalls shall be inspected for damages and leaks. Repair and replace any damages resulting from construction activity or other cases. Ensure the washout area does not exceed 75% capacity. If 75% capacity is exceeded, the wash water should be vacuumed off or allowed to evaporate to avoid overflows. Once the remaining cementitious solids have hardened, they shall be removed and recycled.

Before Rainfall: Prior to a heavy rainfall, the washout's liquid level should be lowered or the washout area should be covered.

After Rainfall: Immediately after a significant rainfall (≥ 0.5 inch), as soon as ground conditions are accessible (usually within 24 hours), the same inspection and maintenance procedures for the daily requirements shall be performed.

RECORD KEEPING:

Project superintendent shall have a log for entering site inspections for both weekly and rainfall events. Results of inspections including damage and recommended repairs shall be noted, along with inspection personnel data and date of remedial action taken.

ATTACHMENT "J"

SCHEDULE OF INTERIM & PERMANENT SOIL STABLIZATION PRACTICES

If portions of the site will have a temporary or permanent cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

Post final grading, permanent soil stabilization shall occur at the first practical opportunity after the completion of construction activities in an area (Within fourteen days). Records must be kept as to when each soil stabilization measure was instituted in each area.

Reference erosion & sedimentation notes and detail in the construction plans.

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Goodwill Liberty Hill
Regulated Entity Location: 110 Bronco Blvd. Liberty Hill, Texas 78642
Name of Customer: CSW Bronco, LP
Contact Person: Kevin Hunter Phone: (512) 751-3944
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

☒ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	3.00 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 04/14/2023

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

Agent Authorization Form

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

I Kevin Hunter,
Print Name

Manager of CSW Manager, LLC, its GP
Title - Owner/President/Other

of CSW Bronco, LP,
Corporation/Partnership/Entity Name

have authorized Antonio A. Prete, P.E.
Print Name of Agent/Engineer

of Waeltz & Prete, Inc.
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

3/15/2023
Date

THE STATE OF Texas §

County of Williamson §

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

GIVEN under my hand and seal of office on this 15 day of March, 2023.

NOTARY PUBLIC

STEPHANIE MONTEMAYOR
Notary Public, State of Texas
Comm. Expires 11-05-2023
Notary ID 132239433

Stephanie Montemayor
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11/5/23

Owner Authorization Form

for Required Signature for submitting and signing an application for an Edwards Aquifer Protection Plan (Plan) and conducting regulated activities in accordance with an approved Plan.

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program
Relating to the Edwards Aquifer Rules of
Title 30 of the Texas Administrative Code
(30 TAC), Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, William R. Hinckley of Lookout Partners, LP
Land Owner Name (Individual) Firm (applicable to Legal Entities)

am the Owner of Record or Title Holder of the property located at:

Lot 1, Sundance Square Section 2, Cab. BB, Sld. 146
(Legal description of the property referenced in the application)

and being duly authorized under 30 TAC § 213.4(c)(2) and § 213.4(d)(1) or § 213.23(c)(2) and § 213.23(d) to submit and sign an application for a Plan, do hereby authorize:

CSW Bronco, LP
(Applicant Name / Plan Holder (Legal Entity or Individual))

to conduct:

Construction activities outlined in construction plans. (Attached with this Submittal)
(Description of the proposed regulated activities)

on the property described above or at:

110 Bronco Blvd. Liberty Hill, Texas 78642
(If applicable to a precise location for the authorized regulated activities)

Land Owner Acknowledgement

I, William R. Hinckley of Lookout Partners, LP
Land Owner Name (Individual) Firm (applicable to Legal Entities)

understand that while CSW Bronco, LP
Applicant Name / Plan Holder (Legal Entity or Individual)

is responsible for compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan through all phases of Plan implementation,

I, William R. Hinckley of Lookout Partners, LP
Land Owner Name (Individual) Firm (applicable to Legal Entities)

as Owner of Record or Title Holder of the property described above, I am ultimately responsible for ensuring that compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan, through all phases of Plan implementation, is achieved even if the responsibility for compliance and the right to possess and control of the property referenced in the application has been contractually assumed by another legal entity.

I, William R. Hinckley of Lookout Partners, LP
Land Owner Name (Individual) Firm (applicable to Legal Entities)

further understand that any failure to comply with any condition of the Executive Director's approval is a violation and is subject to administrative rule or orders and penalties as provided under 30 TAC § 213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

Land Owner Signature

3-23-23
Date

THE STATE OF § Texas

County of § Williamson

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

GIVEN under my hand and seal of office on this 23rd day of March, 2013

KELLY ATKIN
My Notary ID # 130040659
Expires December 2, 2026

NOTARY PUBLIC

Kelly Atkin
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 12-2-26

Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document

Applicant Acknowledgement

I, Kevin Hunter of CSW Bronco, LP
Applicant Name (Individual) Firm (applicable to Legal Entities)

acknowledge that Lookout Partners, LP
Land Owner Name (Legal Entity or Individual)

has provided CSW Bronco, LP
Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer Protection Plan (Plan).

I understand that CSW Bronco, LP
Applicant Name (Legal Entity or Individual)

is responsible, contractually or not, for compliance with the approved or conditionally approved Plan and any special conditions of the approved Plan through all phases of Plan implementation. I further understand that failure to comply with any condition of the Executive Director's approval is a violation and is subject to administrative rule or orders and penalties as provided under § 213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

CSW Bronco, LP By CSW Manager, LLC

By: _____ 3/22/2023

Applicant Signature Kevin Hunter, Manager Date

THE STATE OF § Texas

County of § Travis

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

GIVEN under my hand and seal of office on this 22nd day of March, 2023

CINDY KOHLER
Notary Public, State of Texas
Comm. Expires 11-09-2024
Notary ID 11315864

Cindy Kohler
NOTARY PUBLIC

Cindy Kohler
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11·09·2024

TCEQ Core Data Form

TCEQ Use Only

For detailed instructions regarding completion of this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission *(If other is checked please describe in space provided.)*

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.)*

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☒ New Customer ☐ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)* *If new Customer, enter previous Customer below:*

CSW Bronco, LP

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*
0804942304	32088508919		

11. Type of Customer: ☒ Corporation ☐ Individual Partnership: ☐ General ☒ Limited
Government: ☐ City ☐ County ☐ Federal ☐ State ☐ Other ☐ Sole Proprietorship ☐ Other:

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following:*

☒ Owner ☐ Operator ☐ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ Voluntary Cleanup Applicant ☐ Other:

15. Mailing Address:

1703 W. 5th street Suite 850

City	State	ZIP	ZIP + 4
Austin	TX	78703	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*
	khunter@cswdevelopment.com

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 751-3944		( ) -

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected below this form should be accompanied by a permit application)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

Goodwill Liberty Hill

23. Street Address of the Regulated Entity: *(No PO Boxes)*	110 Bronco Blvd.							
	City	Liberty Hill	**State**	TX	**ZIP**	78642	**ZIP + 4**	
24. County	Williamson							

Enter Physical Location Description if no street address is provided.

25. Description to Physical Location:	

26. Nearest City	**State**	**Nearest ZIP Code**

27. Latitude (N) In Decimal:	30.6723		**28. Longitude (W) In Decimal:**	97.9176	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	40	20.6	97	55	3.4

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
5932	8331	453310	624310

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

Retail/Sale of Used Goods

34. Mailing Address:	**110 Bronco Blvd.**							
	City	**Liberty Hill**	**State**	**TX**	**ZIP**	**78642**	**ZIP + 4**	

35. E-Mail Address:	**khunter@cswdevelopment.com**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 751-7944		**( ) -**

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Waste Water	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Antonio A. Prete, P.E.	**41. Title:**	President

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512) 505-8953	11	( ) -	tony@w-pinc.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Waeltz & Prete, Inc.	**Job Title:**	President
Name*(In Print)* **:**	Antonio A. Prete, P.E.	**Phone:**	(512) 505-8953
Signature:		**Date:**	04/14/2023

SITE DEVELOPMENT PLANS FOR:

GOODWILL LIBERTY HILL

S9073 - SUNDANCE SQUARE, SECTION 2, LOT 1
(3.0089 ACRES)

110 BRONCO BLVD.
LIBERTY HILL, TEXAS 78642
APRIL, 2023
CITY OF LIBERTY HILL PROJECT NO. _____-_____

DESIGN PROFESSIONALS:

CIVIL ENGINEER / APPLICANT:

ANTONIO A. PRETE, P.E.
WAELTZ & PRETE, INC.
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TEXAS 78665
PH: (512) 505-8953
EMAIL: tony@w-pinc.com

LANDSCAPE ARCHITECT:

BRADLEY T. JONES, PLA
ECOLAND DESIGN GROUP
2800 IH 35 SUITE 120
AUSTIN, TEXAS 78704
PH: (512) 556-0313
EMAIL: bjones@ecolanddesigngroup.com

ARCHITECT:

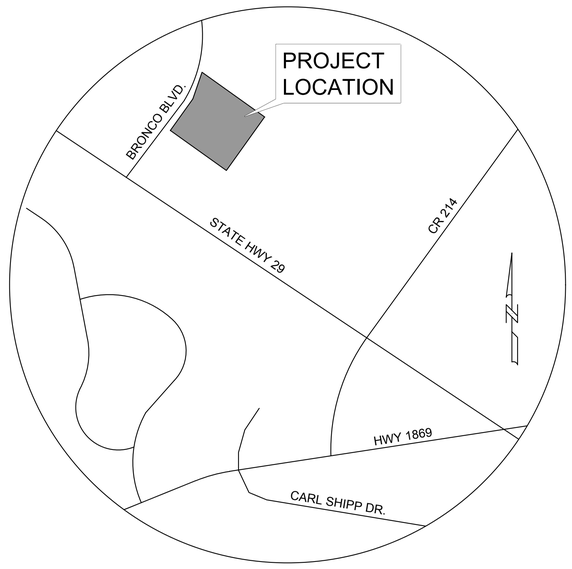
JENNIFER TULLIS, AIA
NOACK LITTLE
220 INDISTRIAL BLVD. SUITE 101
AUSTIN, TEXAS 78745
PH: (512) 851-1900
EMAIL: jennifer@noacklittle.com

IMPERVIOUS COVER

	EXISTING	PROPOSED
PUBLIC SIDEWALK, STREETS, CURB & GUTTER	-----	-----
BUILDING FOOTPRINT (WITHIN LIMITS OF LOT ONLY)	-----	25,000 SF
PARKING, PRIVATE SIDEWALK (WITHIN LIMITS OF LOT ONLY)	-----	73,445 SF
TOTAL	-----	98,445 SF (2.26 AC.)
TOTAL AREA OF DISTURBANCE (LOC)		150,125 SF (3.45 AC.)

SUBMITTAL DATE TRACKING TABLE:

SUBMITTAL TYPE	DATE SUBMITTED	DATE RETURNED
SUBMITTAL #1	14 APRIL 2023	



LOCATION MAP
NTS

Texas 811
know what's below.
Call before you dig.

NOTES:

1. THESE PLANS ARE NOT TO BE CONSIDERED FINAL FOR CONSTRUCTION UNTIL ACCEPTED BY THE CITY. CHANGES MAY BE REQUIRED PRIOR TO APPROVAL.
2. NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN, HOWEVER A PORTION OF THIS TRACT LIES WITHIN ZONE 'X' AREAS OF MINIMAL FLOOD HAZARD PER PANEL NUMBER 48491C0485E, DATED DECEMBER 20, 2019
3. THIS SITE IS LOCATED WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE. WATER QUALITY TREATMENT IS REQUIRED FOR THIS DEVELOPMENT.
4. ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.

SHEET INDEX

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, ANTONIO A. PRETE, P.E., DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS.

STATE OF TEXAS · ANTONIO A. PRETE · 93759 · LICENSED PROFESSIONAL ENGINEER

14 April 23

ANTONIO A. PRETE, P.E.
STATE OF TEXAS #93759

DATE

JOB NO.: 073-024

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF LIBERTY HILL MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

ACCEPTED FOR CONSTRUCTION:

_____
DATE

TCEQ PERMIT # _____
SWPPP PERMIT # _____
RECORDED PLAT DOC # _____

OWNER:

KEVIN HUNTER
CSW BRONCO, LP
1703 W. 5th STREET SUITE 850
AUSTIN, TEXAS 78703
PH: (512) 751-3944
EMAIL: khunter@cswdevelopment.com

ENGINEER:

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

REVISIONS:

No.	Date	Revision	ACC.	DATE

GOODWILL LIBERTY HILL

K:\CAD\073-024 Goodwill Liberty Hill\4-CAD\PLANS\073-024 CVR.dwg, 4/14/2023 11:04:49 AM, 1:1, PAW

CABINET BB SLIDE 146 DOC. #2006003926

NOTES:

1) NO CONSTRUCTION ACTIVITY, INCLUDING THE CLEARING OF LAND OR PLACEMENT OF FILL, MAY TAKE PLACE ON ANY LOT WITHOUT AN APPROVED STORMWATER PERMIT FROM THE CITY ENGINEER.

2) A SITE DEVELOPMENT PERMIT MAY BE REQUIRED PRIOR TO ANY DEVELOPMENT ACTIVITY, PER 6.03 AND SUBSEQUENT SECTIONS OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF LIBERTY HILL.

3) STORMWATER DETENTION AND WATER QUALITY CONTROLS MAY BE REQUIRED OF DEVELOPMENT ON EACH INDIVIDUAL LOT. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO DEMONSTRATE THAT NO ADVERSE IMPACT IS CREATED AS A RESULT OF THE SITE DEVELOPMENT PLANS. THE CITY OF LIBERTY HILL DOES NOT WARRANT THE FEASIBILITY OF CONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES ON ANY LOT WITHIN THIS SUBDIVISION.

4) WHEN SANITARY SEWER SERVICE BECOMES AVAILABLE TO ANY LOT WITHIN THIS SUBDIVISION, THE OWNER OF SAID LOT MUST INSTALL A GRINDER PUMP, DISCHARGE LINES AND FITTINGS TO MAKE CONNECTION TO THIS SYSTEM AND PROVIDE FOR CLOSURE OF ANY ON-SITE SYSTEM, IN ACCORDANCE WITH ALL STATE AND LOCAL REGULATIONS. PROPOSED GRINDER PUMP INSTALLATION AND DISCHARGE LINE MUST BE APPROVED BY THE CITY ENGINEER FOR CONFORMANCE TO SYSTEM WIDE DESIGN PRACTICES. AT THIS TIME, THE LOT MAY BE SUBJECT TO TAP, IMPACT, CONNECTION OR OTHER FEES AS ADOPTED BY THE CITY OF LIBERTY HILL. MAINTENANCE OF THE GRINDER PUMP AND DISCHARGE LINE AND APPURTENANCES SHALL BE SOLELY THE RESPONSIBILITY OF THE OWNER UNLESS THE OWNERSHIP OF SUCH ASSETS IS TRANSFERRED TO THE CITY OF LIBERTY HILL ALONG WITH AN EASEMENT TO ALLOW ACCESS FOR MAINTENANCE.

5) ALL DRIVEWAY LOCATIONS TO SH 29 ARE SUBJECT TO TXDOT APPROVAL.

6) LOT 1 IS SUBJECT TO SECTION 6.08 BUFFERING, OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF LIBERTY HILL.

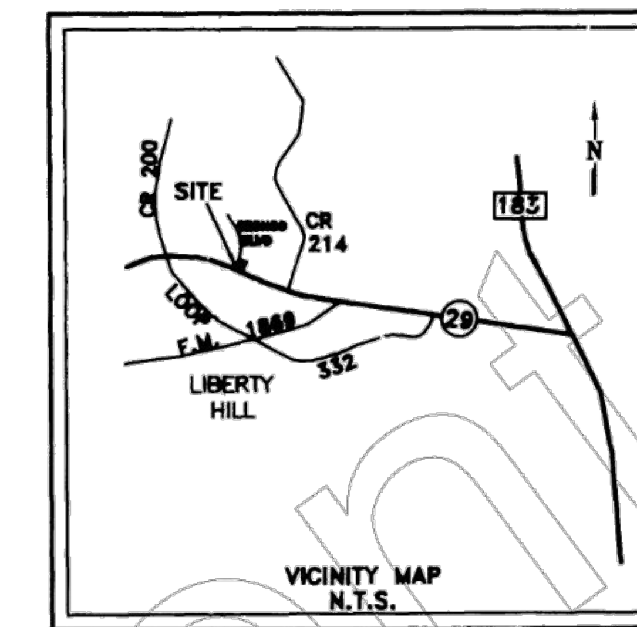
7) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 4, ZONING AND LOT DESIGN STANDARDS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE

8) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENT SHOWN HEREON.

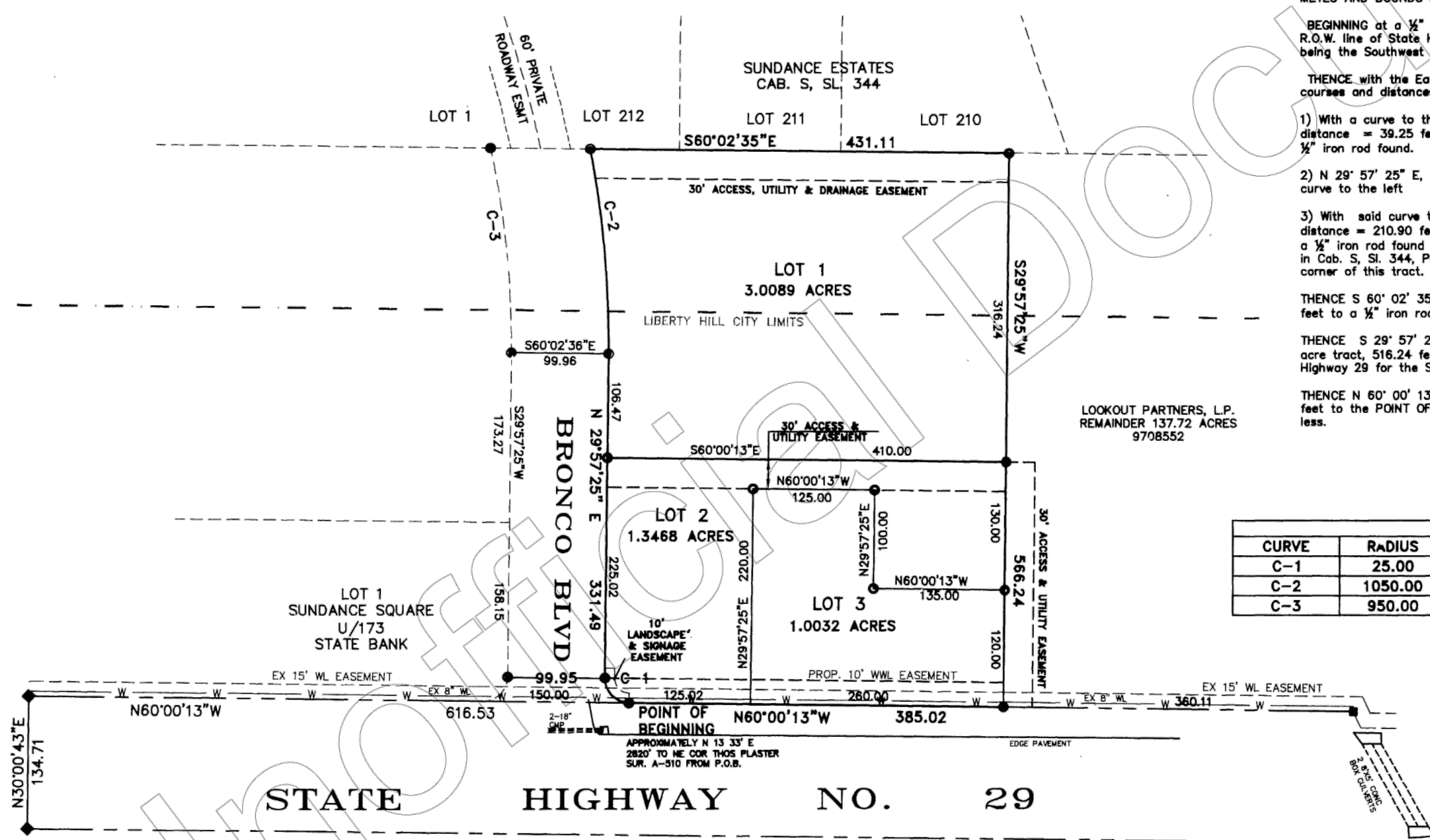
9) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING, STORAGE, OR PARKING SHALL BE PERMITTED IN ANY WASTEWATER EASEMENT SHOWN HEREON. ANY ITEMS, INCLUDING LANDSCAPING OR SIGNAGE, WHICH CONFLICT WITH SEWER LINE INSTALLATION AND MAINTENANCE MAY BE REMOVED BY THE CITY OF LIBERTY HILL AND MUST BE REPLACED AT THE OWNER'S EXPENSE.

10) A TEN FOOT (10') PUE ABUTTING AND ALONG THE STREETSIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREETSIDE PROPERTY LOTS SHOWN HEREON.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 in. = 80 ft.



SUNDANCE SQUARE SECTION 2



FIELD NOTES FOR A 5.3589 ACRE TRACT OUT OF THE THOMAS PLASTER SURVEY, ABSTRACT NO. 510, IN WILLIAMSON COUNTY, TEXAS, ALSO BEING A PART OF A 137.72 ACRE TRACT CONVEYED IN DOCUMENT NO. 9708552, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" iron rod found at the point of intersection of the North R.O.W. line of State Highway No. 29 and the East R.O.W. line of Bronco Boulevard being the Southwest corner of this tract and the POINT OF BEGINNING.

THENCE with the East R.O.W. line of Bronco Boulevard, the following two (2) courses and distances:

1) With a curve to the right, radius = 25.00 feet, delta angle = 89° 57' 38", arc distance = 39.25 feet and a chord bearing of N 15° 01' 24" W, 35.34 feet to a ½" iron rod found.

2) N 29° 57' 25" E, 331.49 feet to a ½" iron rod set at the beginning of a curve to the left

3) With said curve to the left, , radius = 1050, delta angle = 11° 30' 30", arc distance = 210.90 feet, and a chord bearing of N 24° 12' 10" E, 210.55 feet to a ½" iron rod found on the South line of Lot 212, Sundance Estates as recorded in Cab. S, Sl. 344, Plat Records, Williamson County, Texas for the Northwest corner of this tract.

THENCE S 60° 02' 35" E, with the South line of said Sundance Estates, 431.11 feet to a ½" iron rod set for the Northeast corner of this tract.

THENCE S 29° 57' 25" W, through the interior of a remainder of the said 137.72 acre tract, 516.24 feet to a ½" iron rod set on the North R.O.W. line of State Highway 29 for the Southeast corner of this tract.

THENCE N 60° 00' 13" W, with the North R.O.W. line of State Highway 29, 385.02 feet to the POINT OF BEGINNING and containing 5.3589 acres of land more or less.

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD
C-1	25.00	89°57'38"	39.25	N15°01'24"W 35.34
C-2	1050.00	11°30'30"	210.90	N24°12'10"E 210.55
C-3	950.00	12°44'21"	211.22	N23°35'15"E 210.79

PHOTOGRAPHIC MYLAR

R.L. KOSTER

SUNDANCE SQUARE SECTION 2
FINAL PLAT
LIBERTY HILL, TEXAS

DATE: 12-20-05
Sheet Number 1
SHT 1 OF 2

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

RECOM'D | REVISIONS | DATE | No.

SHEET TITLE:
PLAT SHEET
(1 OF 2)

PROJECT NO.: 073-024
COLH PROJECT NO.: SDP_____-_____
SHEET NO.: C-2

CABINET BB SLIDE 147

SUNDANCE SQUARE SECTION 2

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT LOOKOUT PARTNERS, L.P. WITH ITS HOME OFFICE IN HOUSTON, TEXAS, BEING OWNER OF THAT CERTAIN 5.3589 ACRE TRACT OF LAND OUT OF THOMAS PLASTER SURVEY, ABSTRACT NO. 510, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF A 137.72 ACRE TRACT CONVEYED IN DOCUMENT NO. 9708552, OF THE WILLIAMSON COUNTY, TEXAS, OFFICIAL RECORDS, DO HEREBY SUBDIVIDE SAID 5.3589 ACRE TRACT IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "SUNDANCE SQUARE, SECTION 2" SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC USE
OF STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE 21st DAY OF DEC., 2005, A.D.

LOOKOUT PARTNERS, L.P.
BY LOOKOUT GROUP, INC.
WILLIAM R. HINCKLEY, PRESIDENT
2370 RICE BLVD. SUITE 200
HOUSTON, TEXAS 77005

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM R. HINKLEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 21st DAY OF DEC., 2005, A.D.

NOTARY PUBLIC FOR THE STATE OF TEXAS
BARBARA A. SMITH
(TYPE OR PRINT NAME)
MY COMMISSION EXPIRES 12-7-08

I, ROBERT KOSTER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN (WPAP). TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT CEDAR PARK, WILLIAMSON COUNTY, TEXAS

THIS 21st DAY OF DEC., 2005.

ROBERT KOSTER
REGISTERED PROFESSIONAL ENGINEER NO. 84499
STATE OF TEXAS

STATE OF TEXAS ROBERT L. KOSTER 84499 LICENSED PROFESSIONAL ENGINEER

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS AND WILLIAMSON COUNTY ON-SITE-SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY AND CITIES HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

12/22/05
Paulo Pinto Date:
Director of Environmental Services

PHOTOGRAPHIC MYLAR

I, Kathy Clark, City Administrator of the City of Liberty Hill, Texas, under the authority granted me in Section 2.03.02.A of the Unified Development Code, in accordance with the Texas Local Government Code 212.0065, do hereby certify this plat as approved for filing of record with the County Clerk of Williamson County, Texas.

Kathy Clark, City Administrator — Date 1-4-06

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, JOHN DOERFLER, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWN HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HEREON, KNOWN AS CIERRA SPRINGS HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS AND BY SAID COURT WAS DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPERTY RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

1-11-06 — 12-20-05
JOHN C. DOERFLER, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS — DATE

HEALTH DEPARTMENT NOTES:

1) WATER WILL BE PROVIDED BY LIBERTY HILL WATER SUPPLY CORP.
WASTEWATER WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES (O.S.S.F.),

2) O.S.S.F. MUST BE DESIGNED BY A PEGISTERED PROFESSIONAL ENGINEER OR REGISTERED SANITARIAN.

3) NO STRUCTURE OR LAND ON THIS BLUELINE SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR

SURVEYOR'S CERTIFICATE

I, HERMAN W. CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF
THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND. NO LOT WITHIN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S.
FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, F.I.R.M. PANEL NO. 481079 0100 C AS PREPARED FOR WILLIAMSON COUNTY, TEXAS, DATED SEPT. 27, 1991.

12/20/05
HERMAN CRICHTON, R.P.L.S. 4046

SURVEYING BY:
CRICHTON & ASSOCIATES, INC.
107 N. LAMPASAS
ROUND ROCK, TEXAS 78664
512-244-3395

STATE OF TEXAS REGISTERED HERMAN CRICHTON 4046 PROFESSIONAL LAND SURVEYOR

WILLIAMSON COUNTY COMMISSIONER'S COURT APPROVAL

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER OF THIS TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR IN CONSTRUCTING ANY BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES ON THIS PLAT. FLOOD PLAIN DATA IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

APPROVED FOR 911 SERVICE THIS 4th DAY OF January, 2006.

EMILY STLUKA
WILLIAMSON COUNTY ADDRESS COORDINATOR

NOTES:

1) TOTAL ACREAGE: 5.3589 ACRES

2) NO. OF LOTS: 3

3) SMALLEST LOT: 1.0032 ACRES

4) PROPOSED USE: COMMERCIAL

5) OWNER: LOOKOUT PARTNERS, L.P.

6) SURVEYOR: CRICHTON AND ASSOCIATES

7) ENGINEER: ROBERT KOSTER

8) IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

9) MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER

10) THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES

11) ALL DRIVEWAYS SHALL BE "DIP TYPE"

13) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES AND /OR OBSTRUCTIONS ARE PERMITTED WITHIN THE DRAINAGE EASEMENTS SHOWN.

14) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.

15) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.

16) NO STRUCTURE OR LAND ON THIS BLUE LINE SURVEY SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

I, NANCY RISTER, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 17TH DAY OF JANUARY, 2006 A.D., AT 2:59 O'CLOCK P.M., AND DULY RECORDED THIS THE 18TH DAY OF JANUARY, 2006 A.D., AT 9:43 O'CLOCK, A.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET BB, SLIDES 146 AND 147.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE WRITTEN ABOVE.

NANCY RISTER, CLERK, COUNTY COURT,
OF WILLIAMSON COUNTY, TEXAS

BY: Paul H. Davis DEPUTY

COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

R.L. KOSTER
2013 Sunbath Drive Cedar Park, Texas 78613 512 331-7477

SUNDANCE SQUARE SECTION 2
FINAL PLAT
LIBERTY HILL, TEXAS

DATE: 12-20-05
Sheet Number 2
SHT 2 OF 2

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
PLAT SHEET
(2 OF 2)

PROJECT NO.: 073-024
COLH PROJECT NO.: SDP_____-_____
SHEET NO.: C-3

City of Round Rock Standard Construction Notes
Dated May 05, 2006
(Adopted by City of Liberty Hill)

GENERAL NOTES:

1. All construction shall be in accordance with the City of Liberty Hill Standard Specifications Manual.

2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for destruction or removal that are damaged or removed shall be repaired or replaced at his expense.

3. The Contractor shall verify all depths and locations of existing utilities prior to any construction. Any discrepancies with the construction plans found in the field shall be brought immediately to the attention of the Engineer who shall be responsible for revising the plans are appropriate.

4. Manhole frames, covers, valves, cleanouts, etc. shall be raised to finished grade prior to final paving construction.

5. The Contractor shall give the City of Liberty Hill 48 hours notice before beginning each phase of construction. Telephone (512)548-5519 (Development Services Office) .

6. All areas disturbed or exposed during construction shall be revegetated in accordance with the plans and specifications. Revegetation of all disturbed or exposed areas shall consist of sodding or seeding, at the Contractor's option. However, the type of revegetation must equal or exceed the type of vegetation present before construction.

7. Prior to any construction, the Engineer shall convene a preconstruction conference between the City of Liberty Hill, himself, the Contractor, other utility companies, any affected parties and any other entity the City or Engineer may require.

8. The Contractor and the Engineer shall keep accurate records of all construction that deviates from the plans. The Engineer shall furnish the City of Liberty Hill accurate "As-Built" drawings following completion of all construction. These "As-Built" drawings shall meet with the satisfaction of the Engineering and Development Services Department prior to final acceptance.

9. The Liberty Hill City Council shall not be petitioned for acceptance until all necessary easement documents have been signed and recorded.

10. When construction is being carried out within easements, the Contractor shall confine his work to within the permanent and any temporary easements. Prior to final acceptance, the Contractor shall be responsible for removing all trash and debris within the permanent and temporary easements. Clean-up shall be to the satisfaction of the City Engineer.

11. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.

12. Available benchmarks that may be utilized for the construction of this project are described as follows: (See Sheet C-6)

TRENCH SAFETY NOTES:

1 In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth in either hard and compact or soft and unstable soil shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project will be provided by the contractor.

2 In accordance with the U. S. Occupational Safety and Health Administration regulations, when persons are in trenches 4-feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.

3 If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction it is found that trenches are in fact 5 feet or more in depth or trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a professional engineer, are retained and copies submitted to the City of Liberty Hill.

STREET AND DRAINAGE NOTES:

1. All testing shall be done by an independent laboratory at the Owner's expense. Any retesting shall be paid for by by the Contractor. A City inspector shall be present during all tests. Testing shall be coordinated with the City inspector and he shall be given a minimum of 24 hours notice prior to any testing. Telephone (512)778-5449 (Public Works).

2. Backfill behind the curb shall be compacted to obtain a minimum of 95% maximum density to within 3" of top of curb. Material used shall be primarily granular with no rocks larger than 6" in the greatest dimension. The remaining 3" shall be clean topsoil free from all clods and suitable for sustaining plant life.

3. Depth of cover for all crossings under pavement including gas, electric, telephone, cable tv, water services, etc., shall be a minimum of 30" below subgrade.

4. Street rights-of-way shall be graded at a slope of 1/4" per foot toward the curb unless otherwise indicated. However, in no case shall the width of right-of-way at 1/4" per foot slope be less than 10 feet unless a specific request for an alternate grading scheme is made to and accepted by the City of Liberty Hill Engineering and Development Services Department.

5. Barricades built to City of Liberty Hill standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.

6. All R.C.P. shall be minimum class III.

7. The subgrade material for the streets shown herein was tested by: Professional Services Industries, Inc. dated 23 Jan 2023

   And the paving sections designed in accordance with the current City of Liberty Hill design criteria. The paving sections are to be constructed as follows: (See Sheet C-15)

   The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the Soils Report. Any adjustments that are required shall be made through revision of the construction plans.

8. Where PI's are over 20, subgrades must be stabilized utilizing a method acceptable to the City Engineer. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are determined to be present.

9. All weather driving surface capable of supporting 80,000 lbs fire apparatus shall be in place prior to delivery and on site storage of combustibles.

WATER AND WASTEWATER NOTES:

1. Pipe material for water mains shall be PVC (AWWA C-900, min. class 200), or Ductile Iron (AWWA C-100, min. class 200). Water services (2" or less) shall be polyethylene tubing (black, 200 psi, DR 9).

2. Pipe material for pressure wastewater mains shall be PVC (AWWA C-900, min. class 150), SDR 26 Higher Pressure Rated or Ductile Iron (AWWA C-100, min. class 200). Pipe material for gravity wastewater mains shall be PVC (ASTM D2241 or D3034, max. DR-26), Ductile Iron (AWWA C-100, min. class 200).

3. Unless otherwise accepted by the City Engineer, depth of cover for all lines out of the pavement shall be 42" min., and depth of cover for all lines under pavement shall be a min. of 30" below subgrade.

4. All fire hydrant leads shall be ductile iron pipe (AWWA C-100, min. class 200).

5. All iron pipe and fittings shall be wrapped with minimum 8-mil polyethylene and sealed with duct tape or equal accepted by the City Engineer.

6. The Contractor shall contact Public Works Department at (512)778-5449 to coordinate utility tie-ins and notify him at least 48 hours prior to connecting to existing lines.

7. All manholes shall be concrete with cast iron ring and cover. All manholes located outside of the pavement shall have bolted covers. Tapping of fiberglass manholes shall not be allowed.

8. The Contractor must obtain a bulk water permit or purchase and install a water meter for all water used during construction. A copy of this permit must be carried at all times by all who use water.

9. Line flushing or any activity using a large quantity of water must be scheduled with Public Works department, telephone (512)778-5449.

10. The Contractor, at his expense, shall perform sterilization of all potable water lines constructed and shall provide all equipment (including test gauges), supplies (including concentrated chlorine disinfecting material), and necessary labor required for the sterilization procedure. The sterilization procedure shall be monitored by City of Liberty Hill personnel. Water samples will be collected by the City of Liberty Hill to verify each treated line has attained an initial chlorine concentration of 50 ppm. Where means of flushing is necessary, the Contractor, at his expense, shall provide flushing devices and remove said devices prior to final acceptance by the City of Liberty Hill.

11. Sampling taps shall be brought up to 3 feet above grade and shall be easily accessible for City personnel. At the Contractor's request, and in his presence, samples for bacteriological testing will be collected by the City of Liberty Hill not less than 24 hours after the treated line has been flushed of the concentrated chlorine solution and charged with water approved by the City. The Contractor shall supply a check or money order, payable to the City of Liberty Hill, to cover the fee charged for testing each water sample. City of Liberty Hill fee amounts may be obtained by calling the Development Services Office at (512)548-5519.

12. The Contractor, at his expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all water lines constructed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the tests. Quality and pressure testing shall be monitored by City of Liberty Hill personnel.

13. The Contractor shall coordinate testing with the City of Liberty Hill Inspector and provide no less than 24 hours notice prior to performing sterilization, quality testing or pressure testing.

14. The Contractor shall not open or close any valves unless authorized by the City.

15. All valve boxes and covers shall be cast iron.

16. All water service, wastewater service and valve locations shall be appropriately marked as follows:

water service	"W" on top of curb
wastewater service	"S" on top of curb
valve	"V" on face of curb

    Tools for marking the curb shall be provided by the Contractor. Other appropriate means of marking service and valve locations shall be provided in areas without curbs. Such means of marking shall be as specified by the Engineer and accepted by the City of Liberty Hill.

17. Contact City of Liberty Hill Development Services Office at (512)548-5519 for assistance in obtaining existing water and wastewater locations.

18. The City of Liberty Hill Fire Department shall be notified 48 hours prior to testing of any building sprinkler piping in order that the Fire Department may monitor such testing.

19. Sand, as described in Specification item 510 pipe, shall not be used as bedding for water and wastewater lines. Acceptable bedding materials are pipe bedding stone, pea gravel and in lieu of sand, a naturally occurring or manufactured stone material conforming to ASTM C33 for stone quality and meeting the following gradation specification:

Sieve Size	Percent Retained By Weight
1/2"	0
3/8"	0-2
#4	40-85
#10	95-100

20. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours and possibly between 12 a.m. and 6 a.m.

21. All wastewater construction shall be in accordance with the Texas Commission on Environmental Quality (TCEQ) Regulations, 30 TAC Chapter 213 and 317, as applicable. Whenever TCEQ and City of Round Rock Specifications conflict, the more stringent shall apply.

TRAFFIC MARKING NOTES:

1. Any methods, street markings and signage necessary for warning motorists, warning pedestrians or diverting traffic during construction shall conform to the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest edition.

2. All pavement markings, markers, paint, traffic buttons, traffic controls and signs shall be installed in accordance with the Texas Department of Transportation Standard Specifications for Construction of Highways, Streets and Bridges and, the Texas Manual of Uniform Traffic Control Devices for Streets and Highways, latest editions.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. Erosion control measures, site work and restoration work shall be in accordance with the City of Round Rock Erosion and Sedimentation Control Ordinance.

2. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.

3. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Such installation shall be regularly inspected by the City of Liberty Hill for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.

4. All temporary erosion control measures shall not be removed until final inspection and approval of the project by the Engineer. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the Engineer.

5. All mud, dirt, rocks, debris, etc., spilled, tracked or otherwise deposited on existing paved streets, drives and areas used by the public shall be cleaned up immediately.

6. All disturbed areas shall be revegetated.

ABBREVIATIONS:

BOT = BOTTOM
CL = CLASS
CNC = TOP OF CONCRETE
DET = DETENTION
D/S = DOWNSPOUT
DI = DUCTILE IRON
ESMT = EASEMENT
EX = EXISTING
FG = FINISHED GROUND
FH = FIRE HYDRANT
FL = FLOWLINE
FPS = FEET PER SECOND
FLG = FLANGE
GB = GRADE BREAK
GV = GATE VALVE
HPT = HIGHPOINT
LOC = LIMITS OF CONSTRUCTION
LPT = LOW POINT
MH = MANHOLE
MJ = MECHANICAL JOINT
NG = NATURAL GROUND
PAV = TOP OF PAVEMENT
PDWF = PEAK DRY WEATHER FLOW
PWWF = PEAK WET WEATHER FLOW
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
REF = REFERENCE
RS = RESILIENT SEAT
SCH = SCHEDULE
SF = SILT FENCE
SLAB = TOP OF SLAB
SS = STORM SEWER
SSL = STORM SEWER LINE
SW = TOP OF SIDEWALK
TC = TOP OF CURB
TG = TOP OF GRATE
TOF = TOP OF FOOTING
TOI = TOP OF INLET
TOW = TOP OF WALL
TP = TREE PROTECTION
TR = TOP OF MANHOLE RIM
TYP = TYPICAL
WL = WATER LINE
WQ = WATER QUALITY
WSE = WATER SURFACE ELEVATION
WTR = WATER
WWL = WASTEWATER LINE
WWMH = WASTEWATER MANHOLE

LEGEND

REBAR WITH CAP FOUND	BARB-WIRE FENCE
FIRE HYDRANT	CHAIN-LINK FENCE
WATER METER	EDGE OF PAVEMENT
WATER VALVE	GAS LINE
WASTEWATER MANHOLE	UNDERGROUND ELEC.
SIGN	UNDERGROUND TELE.
TREE	WATER LINE
POWER POLE	WASTEWATER LINE
LIGHT POLE	WOOD FENCE
SPRLINKLER CONTROL VALVE	EASEMENT
BENCHMARK	PROPERTY LINE

BM #1

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 Apr 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

NOTE SHEET
(1 OF 2)

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-4

Texas Commission on Environmental Quality
Contributing Zone Plan
General Construction Notes

TCEQ-0596 (Rev. July 15, 2015)

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:
   - The name of the approved project;
   - The activity start date; and
   - The contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.

3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.

4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.

5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.

6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.

7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.

8. All excavated material that will be stored on-site must have proper E&S controls.

9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.

10. The following records should be maintained and made available to the TCEQ upon request:

    - The dates when major grading activities occur;
    - The dates when construction activities temporarily or permanently cease on a portion of the site; and
    - The dates when stabilization measures are initiated.

11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

A. Any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

B. Any change in the nature or character of the regulated activity from that which was originally approved;

C. Any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or

D. Any development of land previously identified as undeveloped in the approved contributing zone plan.

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STATE OF TEXAS
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93759
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14 April 23

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DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

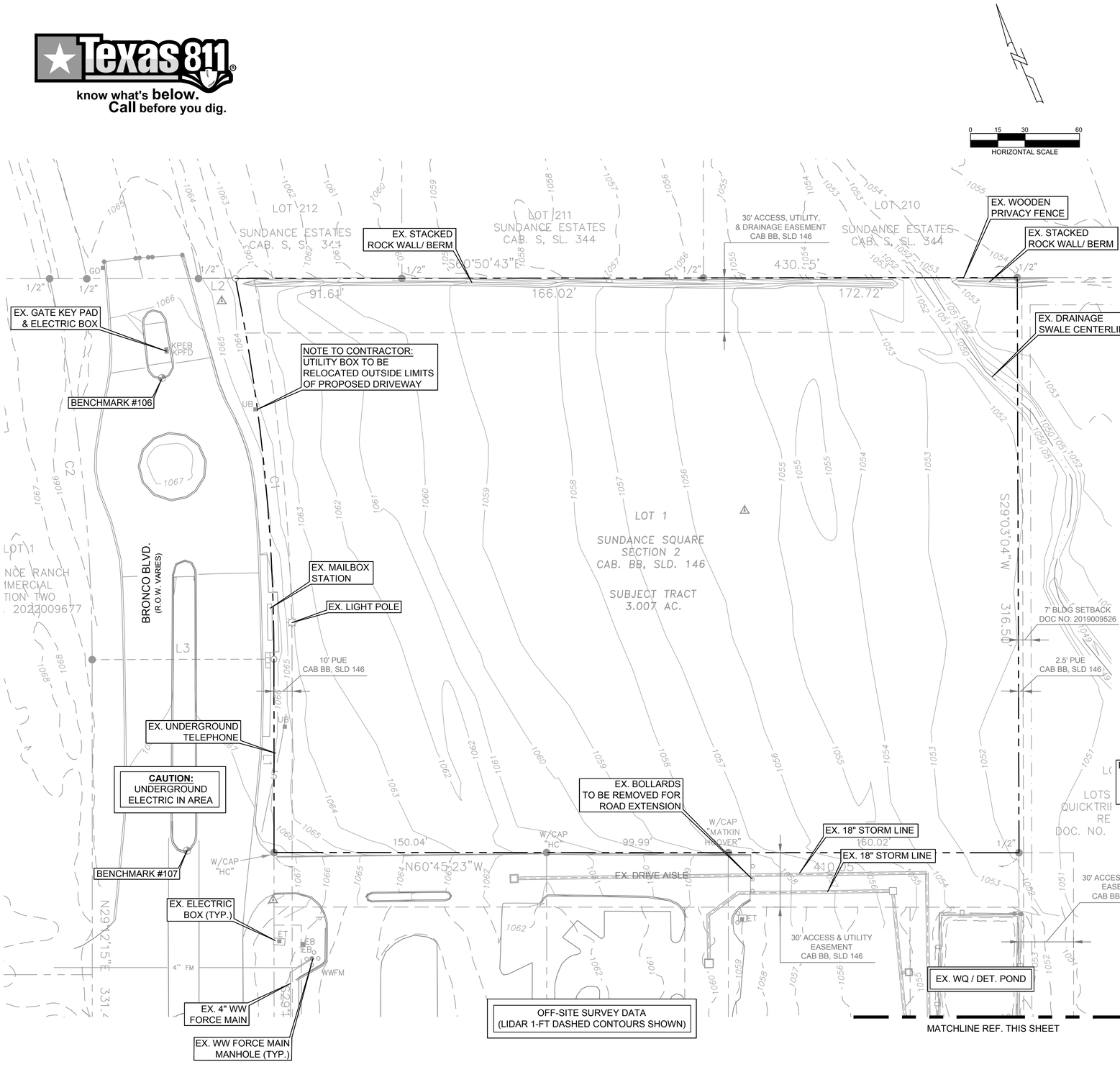
NOTE SHEET
(2 OF 2)

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-5

Texas 811
know what's below.
Call before you dig.



NOTES:

1. DISTANCES ARE SURFACE DISTANCES.
2. COORDINATES ARE SURFACE VALUES WITH BEARING BASIS: NAD-83, TEXAS CENTRAL (4203), STATE PLANE SYSTEM. COORDINATES FOR THIS FILE SURFACE BASED ON A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00014.
3. SURVEY WAS PROVIDED BY DIAMOND SURVEYING. ALL RESPONSIBILITY FOR THE ACCURACY OF THIS SURVEY REMAINS WITH THE SURVEYOR WHO PREPARED IT. IN USING THIS SURVEY, THE ENGINEER MUST RELY UPON THE ACCURACY OF THE WORK PROVIDED BY THE SURVEYOR.
4. CONTRACTOR'S SURVEYOR SHALL LEVEL/ TRAVERSE THROUGH THE BENCHMARKS/ TRAVERSE POINTS NOTED ON THIS PLAN TO VERIFY VERTICAL/ HORIZONTAL DATUM.
5. THIS DEMOLITION PLAN IS A SCHEMATIC AND INDICATES THE GENERAL SCOPE OF THE DEMOLITION. THE CONTRACTOR SHALL MEET WITH THE OWNER AND ENGINEER ON THE SITE TO VERIFY THE EXTENT OF THE DEMOLITION REQUIRED. THE CONTRACTOR SHALL TAKE PRECAUTIONS NOT TO DAMAGE EXISTING CONSTRUCTION THAT IS TO REMAIN. FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR, THOSE ITEMS SHALL BE REPAIRED OR REPLACED TO LIKE-NEW CONDITIONS.
6. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

BENCHMARK:

VERTICAL DATUM:
NAVD-88 (GEOID 2012A) PER LEICA VRS (SMARTNET) GPS NETWORK, ESTABLISHED ON SITE OCTOBER 31, 2021. HELD BENCHMARK #107 ELEVATION 1068.18'. ALL CONTROL POINT ELEVATIONS ARE BASED ON CONVENTIONAL LEVELING METHODS.

BENCHMARK #106:
PK NAIL SET IN TOP OF CURB ON SOUTH NOSE OF CURB ISLAND WITH KEYPAD IN CENTER OF BRONCO BLVD. SOUTH OF GATED COMMUNITY ENTRANCE AND APPROXIMATELY 510 FEET NORTH OF INTERSECTION OF SH 29 AND BRONCO BLVD. ELEVATION = 1066.83', N = 10218200.86, E = 3056349.10

BENCHMARK #107:
PK NAIL SET IN TOP OF CURB ON SOUTH NOSE OF CURB ISLAND IN CENTER OF BRONCO BLVD. WEST OF SONIC NORTH ENTRANCE AND APPROXIMATELY 260 FEET NORTH OF INTERSECTION OF SH 29 AND BRONCO BLVD. ELEVATION = 1068.18', N = 10217967.16, E = 3056234.20

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-6

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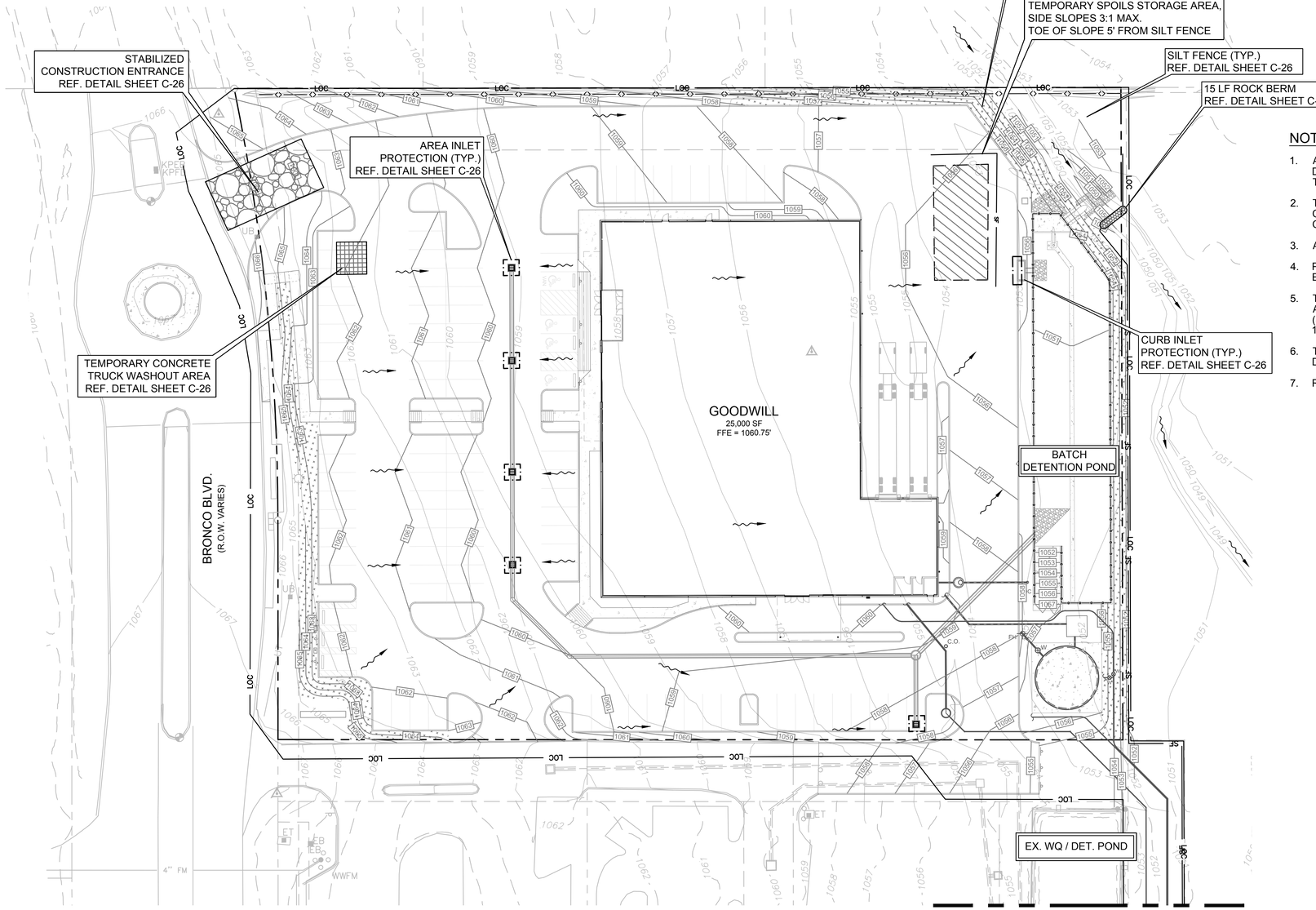
LEGEND

- SILT FENCE — SF
- LIMITS OF CONSTRUCTION — LOC
- INLET PROTECTION
- ROCK BERM
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CURLEX II OR APPROVED EQUAL)
- FLOW DIRECTION



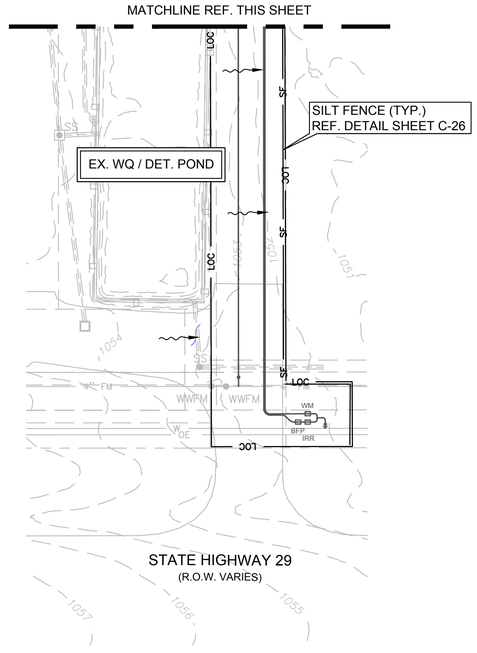
OFF-SITE SURVEY DATA
(LIDAR 1-FT DASHED CONTOURS SHOWN)

0 15 30 60
HORIZONTAL SCALE

Texas 811
know what's below.
Call before you dig.

NOTES:

1. ANY DIRT, MUD, DEBRIS, ETC., SPILLED TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES, AND AREAS USED BY THE PUBLIC, SHALL BE IMMEDIATELY CLEANED UP.
2. THE CONTRACTOR MAY SUBMIT AN ALTERNATE PLAN FOR THE LOCATION OF THE STAGING & SPOILS AREA AND/OR THE CONCRETE TRUCK WASH OUT AREA.
3. ALL DISTURBED AREAS SHALL BE REVEGETATED.
4. POST THE INSTALLATION OF PROPOSED INLETS, INLET PROTECTION SHALL BE INSTALLED AS SOON AS PRACTICABLE
5. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY, MAINTAIN, REVISE, AND UPDATE THE PROJECT STORM WATER PREVENTION POLLUTION PLAN (SWPPP), AS REQUIRED IN ACCORDANCE WITH THE GENERAL PERMIT TXR 150000.
6. THERE ARE NO TREES WITHIN THE LIMITS OF CONSTRUCTION FOR THIS DEVELOPMENT.
7. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.



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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
EROSION/
SEDIMENTATION
CONTROL PLAN

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-7

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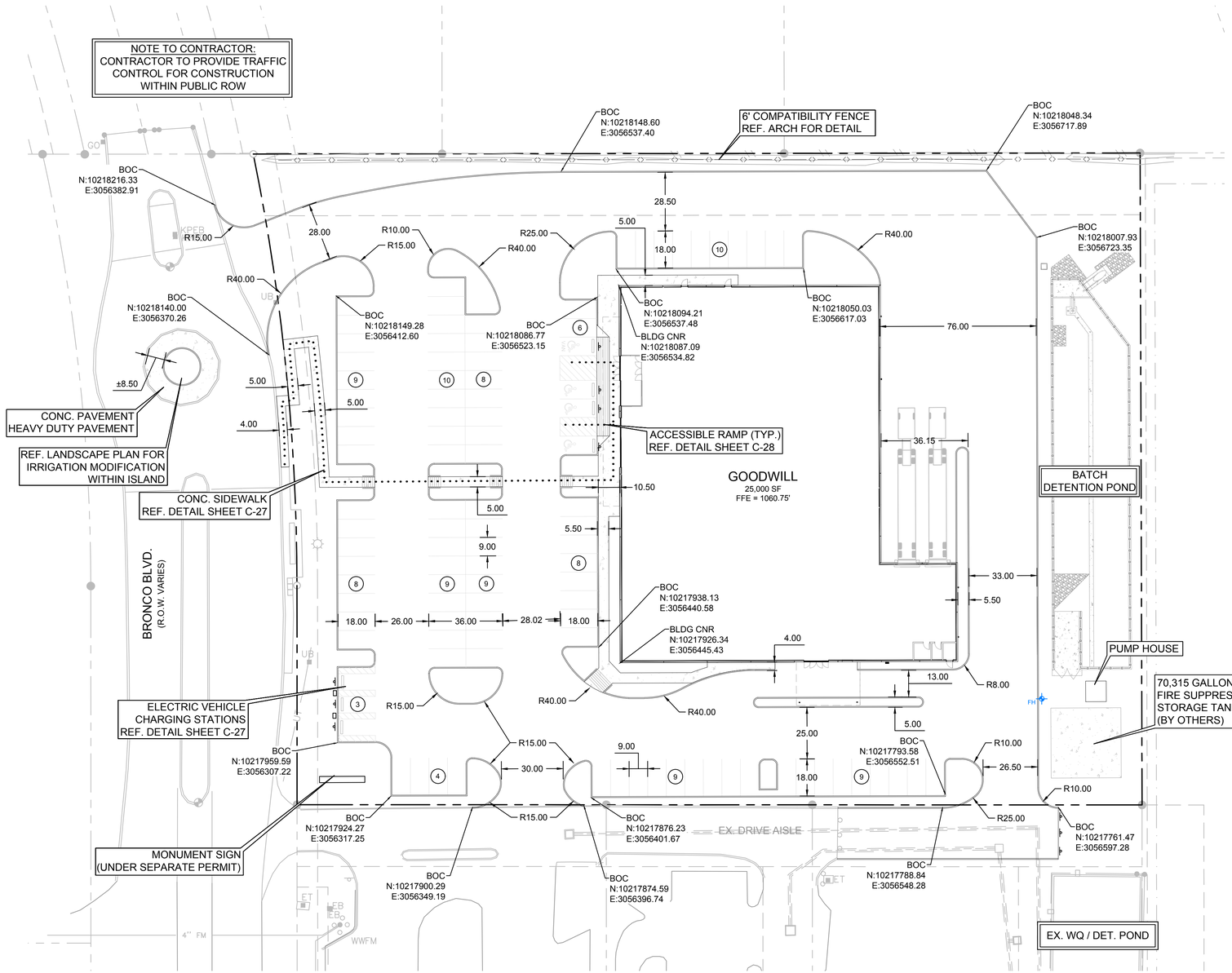

0 15 30 60
HORIZONTAL SCALE

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LEGEND

DELINEATES ACCESSIBLE ROUTE . . . . . .

SITE PLAN INFORMATION:

LEGAL DESCRIPTION:	S9073 - SUNDANCE SQUARE, SECTION 2, LOT 1, (3.0089 AC.)
SITE ADDRESS:	110 BRONCO BLVD.
PROPOSED USE:	RETAIL (GOODWILL)
SITE ZONING:	C-3
TYPE OF CONSTRUCTION:	TYPE IIB
BUILDING OCCUPANCY:	R-2 (BUISNESS)
BUILDING SET BACKS:	SIDE-7', REAR-15', FROM R.O.W.-25'
FIRE FLOW REQUIREMENT:	3,250 GPM (W/O FIRE SPRINKLER SYSTEM) 1,625 GPM (W/ FIRE SPRINKLER SYSTEM)
PROPOSED IMPERVIOUS COVER:	2.26 AC. (75.33%)

PARKING REQUIREMENTS:

RETAIL & WAREHOUSE:		
1 SPACE PER 500 SF FOR WAREHOUSE (7,000 SF)	=	14
1 SPACE PER 250 SF FOR RETAIL (18,000 SF)	=	72
TOTAL PARKING REQUIRED	=	86

PARKING PROVIDED:

STANDARD PARKING	=	95
EV PARKING/CHARGING	=	3
ACCESSIBLE PARKING (INCLUDES VAN ACCESSIBLE)	=	4
TOTAL PARKING PROVIDED	=	102

NOTES:

1. NO PORTION OF THIS SITE IS WITHIN THE FEMA 1% ANNUAL CHANCE FLOODPLAIN, HOWEVER A PORTION OF THIS TRACT LIES WITHIN ZONE 'X' AREAS OF MINIMAL FLOOD HAZARD PER PANEL NUMBER 48491C0485E, DATED DECEMBER 20, 2019
2. ALL PARKING CURB RETURNS ARE 3' RADII UNLESS OTHERWISE NOTED.
3. ALL SIDEWALK RAMP CURB RETURNS ARE 1' RADII UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.
6. TYPICAL PARKING SPACES SHALL BE 9' x 18' UNLESS OTHERWISE NOTED.
7. REFERENCE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS. DO NOT LAYOUT BUILDING / BUILDINGS BASED ON CIVIL DRAWINGS.
8. CONSTRUCTION STAKING SHALL BE PROVIDED BY THE CONTRACTOR.
9. ALL SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
10. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

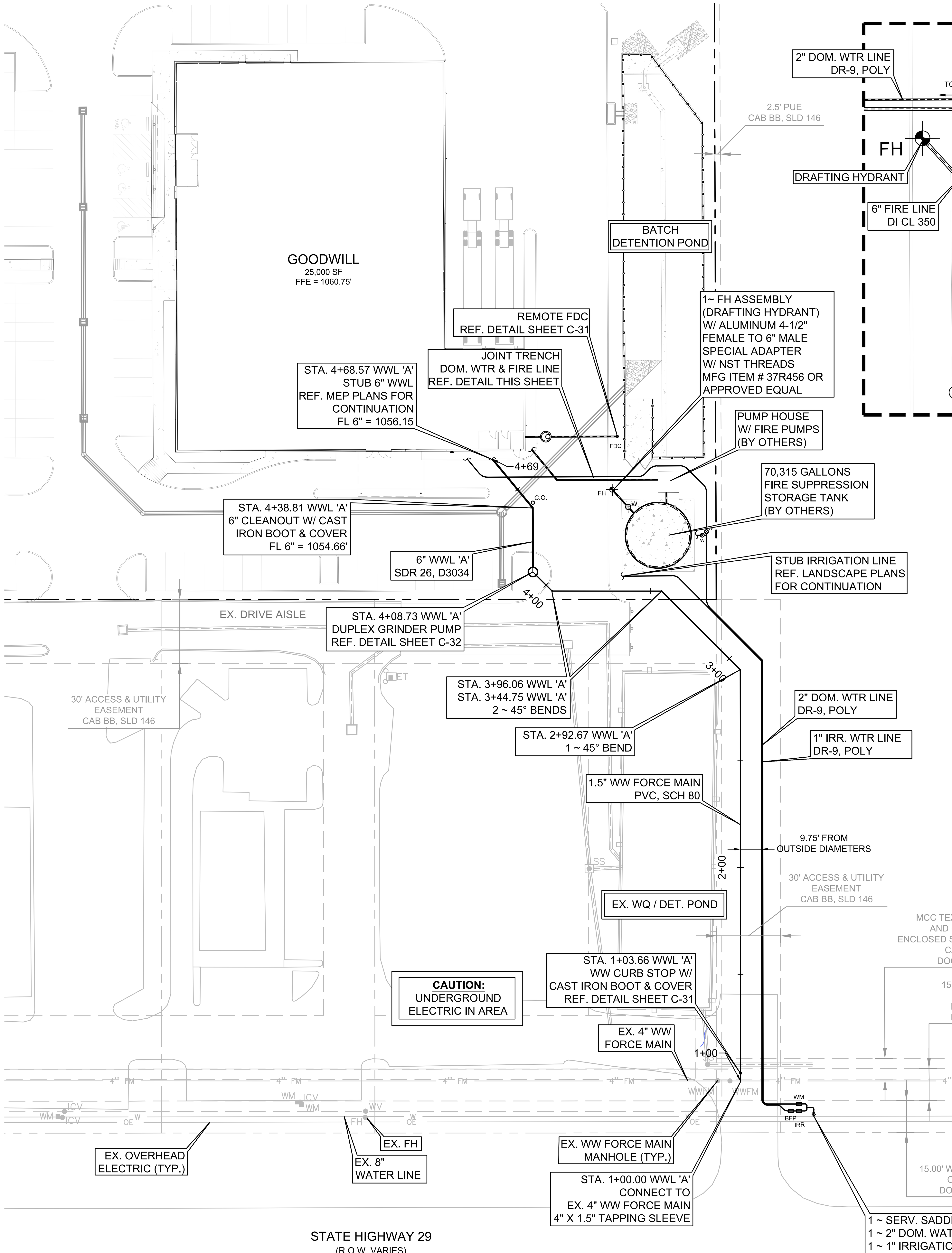
DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

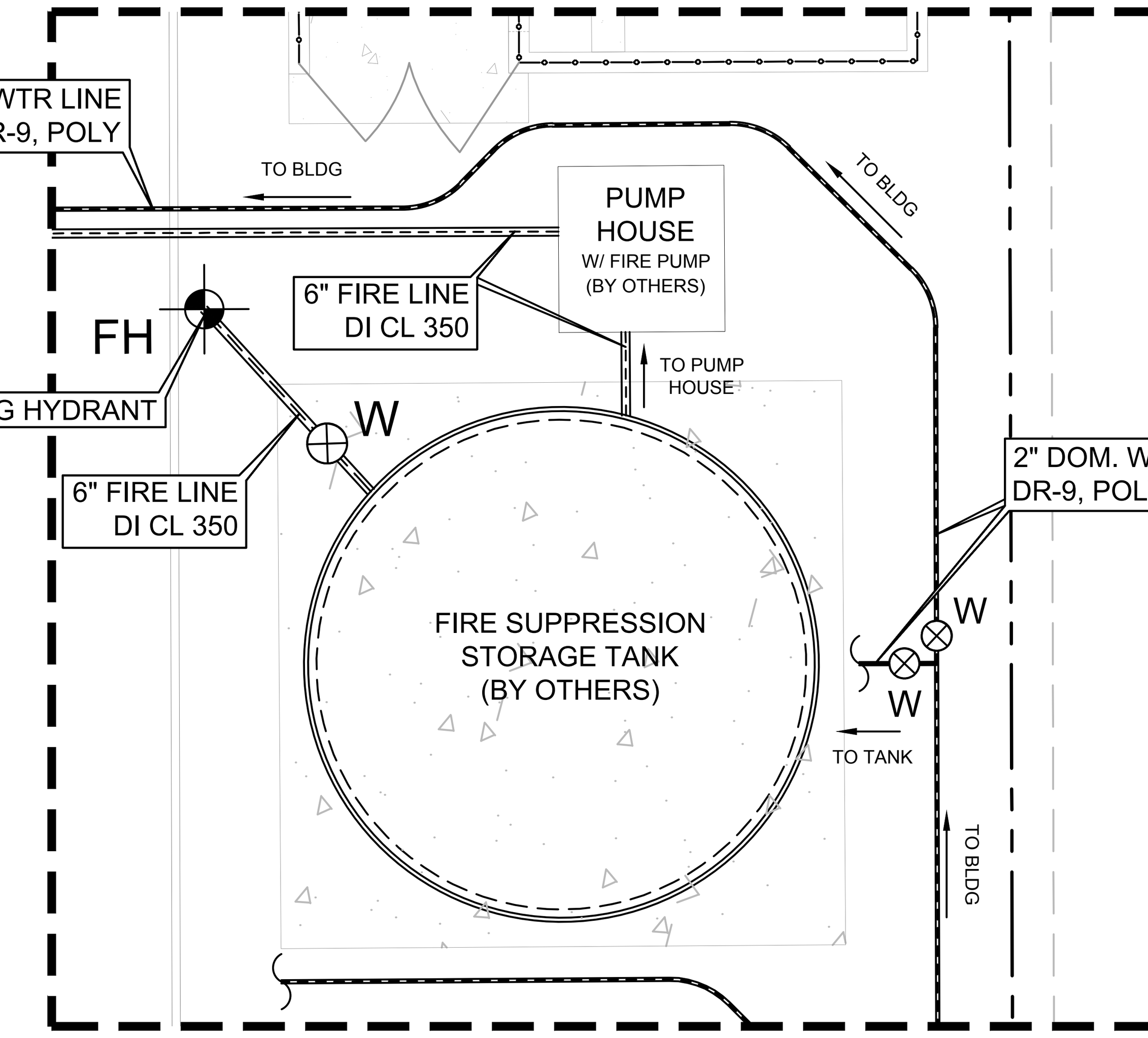
No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
SITE & DIMENSIONAL CONTROL PLAN

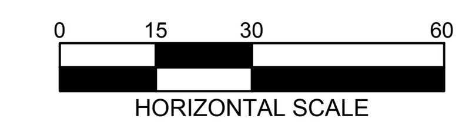
PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-8





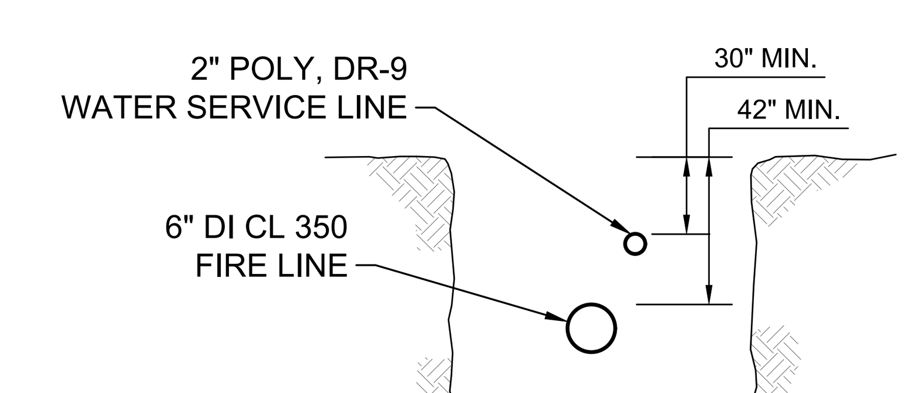
FIRE SUPPRESSION
TANK LAYOUT
NTS



know what's **below.**
Call before you dig.

NOTES:

1. THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY THE LOCATION AND DEPTHS OF ALL PROPOSED UTILITY CROSSINGS & CONNECTIONS PRIOR TO ANY CONSTRUCTION OR ORDERING OF MATERIALS. CONTRACTOR SHALL REPORT DISCREPANCIES OF EXISTING UTILITIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. TRENCH SAFETY SYSTEMS SHALL BE REQUIRED FOR TRENCHES EXCEEDING 5' DEPTH. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER, LICENSED IN THE STATE OF TEXAS.
4. WHERE A SEWER CROSSES A WATERLINE, ALL PORTIONS OF THE SEWER WITHIN NINE FEET OF THE WATERLINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC PIPE WITH A PRESSURE RATING OF AT LEAST 150 PSI USING APPROPRIATE ADAPTERS. CENTER 1 JOINT OF WASTEWATER LINE ON CROSSING.
5. REFER TO MEP PLAN FOR SERVICE CONNECTIONS TO UTILITY PROVIDERS: GAS / ELECTRIC / TELEPHONE / ETC.
6. STUB BLDG. WATER & WASTEWATER SERVICE LINES 5' FROM BLDG. REFER TO MEP PLAN FOR CONTINUATION.
7. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF ROUND ROCK.
8. RESTRAIN ALL 6" & 8" PIPE FITTINGS, VALVES, ETC. RESTRAINT LENGTHS SHALL BE 30 LF FORWARD AND BACKWARDS OF THE FITTING, VALVE, ETC. USE MEGALUG OR APPROVED EQUAL.
9. ALL FITTINGS SHALL HAVE THRUST BLOCKING.
10. ADJUST ALL EXISTING MANHOLE COVERS, VALVE BOXES, AND CASTINGS TO FINISH GRADE.
11. A 3 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE FIRE HYDRANTS.
12. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.



SECTION A-A

JOINT TRENCH DETAIL
FOR WATER SERVICE & FIRE LINE
NTS

WALTZ & PRETE, INC.
W&P
CIVIL ENGINEERS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
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PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

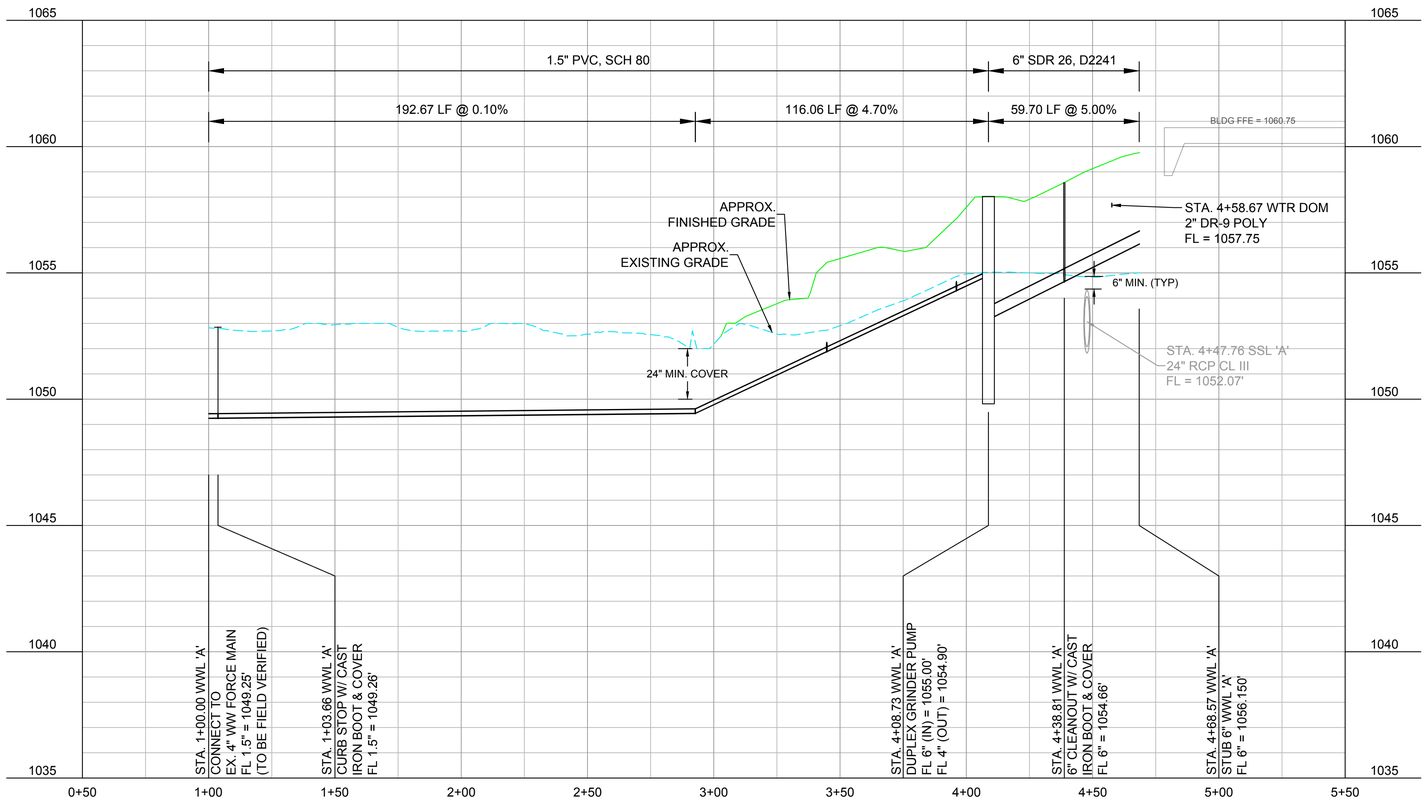
CLIENT:
CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
UTILITY PLAN
(1 OF 2)

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____
SHEET NO.:
C-10



WASTEWATER LINE 'A' PROFILE

SCALE: HORZ. 1" = 30'
VERT. 1" = 3'

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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMD

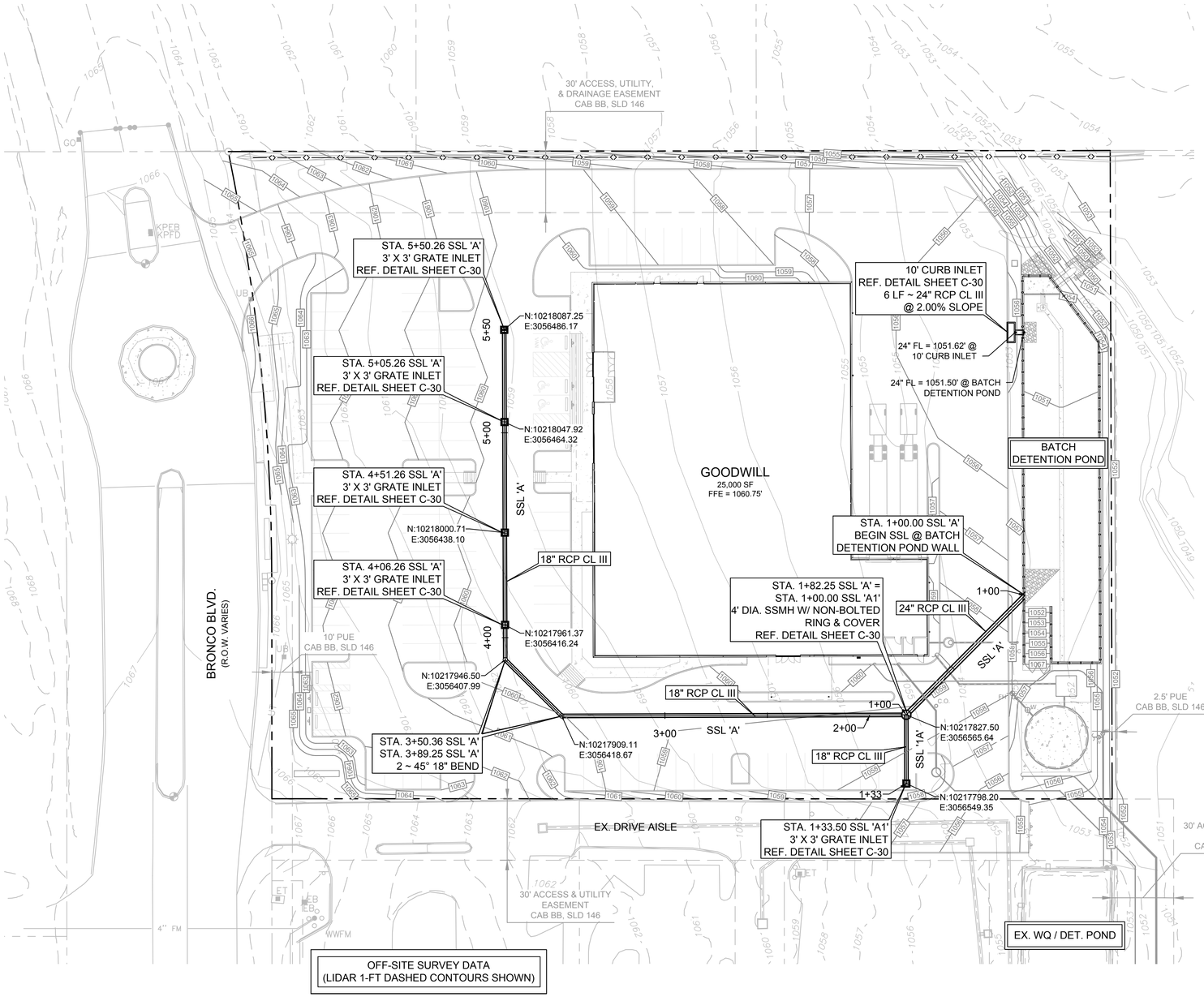
SHEET TITLE:

UTILITY PLAN
(2 OF 2)

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-11



0 15 30 60
HORIZONTAL SCALE

Texas 811
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NOTES:

1. THE CONTRACTOR SHALL POT HOLE AND FIELD VERIFY THE LOCATION AND DEPTHS OF ALL PROPOSED UTILITY CROSSINGS & CONNECTIONS PRIOR TO ANY CONSTRUCTION OR ORDERING OF MATERIALS. CONTRACTOR SHALL REPORT DISCREPANCIES OF EXISTING UTILITIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. POST THE INSTALLATION OF DRAINAGE INLETS, INLET PROTECTION SHALL BE INSTALLED AS SOON AS PRACTICAL, INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED.
4. REFERENCE SHEET C-12 & C-13 FOR STORM SEWER PROFILES. REFERENCE SHEET C-14 FOR STORM SEWER CALCULATIONS.
5. ALL STORM SEWER BENDS AND WYES SHALL BE PREFABRICATED.
6. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

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STATE OF TEXAS
ANTONIO A. PRETE
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LICENSED
PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
SOTRM SEWER PLAN

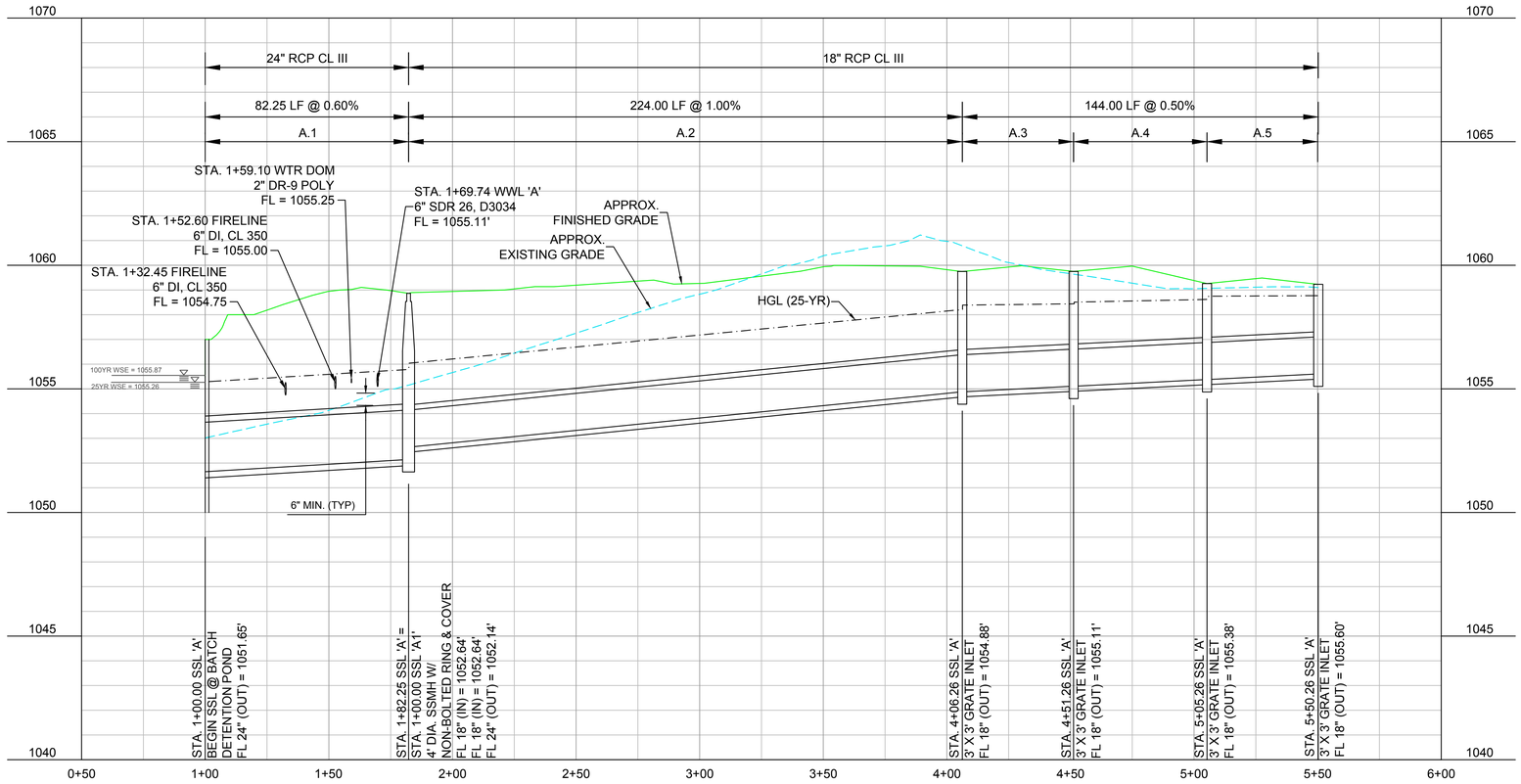
PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-11

K:\CAD\073-024 Goodwill Liberty Hill\4-CAD\PLANS\073-024 STORM.dwg 4/14/2023 11:06:08 AM 11: JRW

NOTES:

1. PRIOR TO CONSTRUCTING STORM SEWER LINE A MINIMUM OF 2' OF FILL EMBANKMENT SHALL BE PLACED ABOVE THE SOFFIT OF THE PIPE. ONCE COMPACTED, THE TRENCHING OPERATION MAY BEGIN.
2. REFERENCE SHEET C-14 FOR HYDRAULIC STORM SEWER CALCULATIONS.



STORM SEWER LINE 'A' PROFILE

SCALE: HORZ. 1" = 30'
VERT. 1" = 3'

WAELTZ & PRETE, INC.
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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

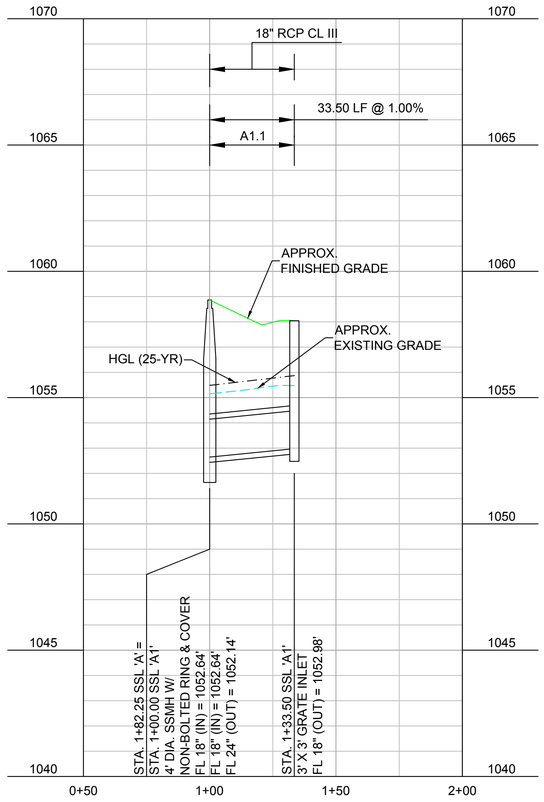
STORM SEWER
PROFILE (1 OF 2)

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-12

K:\CAD\073-024 Goodwill Liberty Hill\4-CAD\PLANS\073-024 STORM.dwg, 4/14/2023 11:06:13 AM, 13, JRW



STORM SEWER LINE 'A1' PROFILE

SCALE: HORZ. 1" = 30'

VERT. 1" = 3'

NOTES:

1. PRIOR TO CONSTRUCTING STORM SEWER LINE A MINIMUM OF 2' OF FILL EMBANKMENT SHALL BE PLACED ABOVE THE SOFFIT OF THE PIPE. ONCE COMPACTED, THE TRENCHING OPERATION MAY BEGIN.

2. REFERENCE SHEET C-14 FOR HYDRAULIC STORM SEWER CALCULATIONS.

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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

STORM SEWER
PROFILE (2 OF 2)

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-13

STORM SEWER HYDRAULICS RESULTS TABLE:

25 YR STORM EVENT:

LABEL [ID]	DIAMETER [in]	SYSTEM RATIONAL FLOW [cfs]	VELOCITY AVERAGE [ft/s]	INVERT DOWNSTREAM [ft]	DOWNSTREAM NODE	INVERT UPSTREAM [ft]	UPSTREAM NODE	SLOPE [ft/ft]	LENGTH [ft]	HYDRAULIC GRADE LINE [IN] [ft]	HYDRAULIC GRADE LINE [ft]
A.1	24	12.94	6.03	1051.65	BATCH DET.	1052.14	4' DIA SSMH	0.60	82.25	1053.01	1053.80
A.2	18	10.40	6.73	1051.64	4' DIA SSMH	1054.88	3' X 3' GRATE	1.00	24.00	1053.80	1056.07
A.3	18	6.06	4.08	1054.88	3' X 3' GRATE	1055.11	3' X 3' GRATE	0.50	45.00	1056.07	1056.18
A.4	18	4.16	2.86	1055.11	3' X 3' GRATE	1055.38	3' X 3' GRATE	0.50	54.00	1056.18	1056.32
A.5	18	2.21	1.74	1055.38	3' X 3' GRATE	1055.60	3' X 3' GRATE	0.50	45.00	1056.32	1056.48
A1.1	18	2.51	2.94	1051.64	4' DIA SSMH	1052.98	3' X 3' GRATE	1.00	33.50	1053.54	1053.87

100 YR STORM EVENT:

LABEL [ID]	DIAMETER [in]	SYSTEM RATIONAL FLOW [cfs]	VELOCITY AVERAGE [ft/s]	INVERT DOWNSTREAM [ft]	DOWNSTREAM NODE	INVERT UPSTREAM [ft]	UPSTREAM NODE	SLOPE [ft/ft]	LENGTH [ft]	HYDRAULIC GRADE LINE [IN] [ft]	HYDRAULIC GRADE LINE [ft]
A.1	24	18.75	7.09	1051.65	BATCH DET.	1052.14	4' DIA SSMH	0.60	82.25	1053.10	1053.95
A.2	18	15.12	7.45	1051.64	4' DIA SSMH	1054.88	3' X 3' GRATE	1.00	24.00	1053.95	1056.15
A.3	18	8.87	4.75	1054.88	3' X 3' GRATE	1055.11	3' X 3' GRATE	0.50	45.00	1057.28	1057.74
A.4	18	6.05	3.24	1055.11	3' X 3' GRATE	1055.38	3' X 3' GRATE	0.50	54.00	1057.74	1058.01
A.5	18	3.23	2.45	1055.38	3' X 3' GRATE	1055.60	3' X 3' GRATE	0.50	45.00	1058.01	1058.10
A1.1	18	3.63	3.46	1051.64	4' DIA SSMH	1052.98	3' X 3' GRATE	1.00	33.50	1053.80	1054.02

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ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:

HYDRAULIC DATA

PROJECT NO.:
073-024

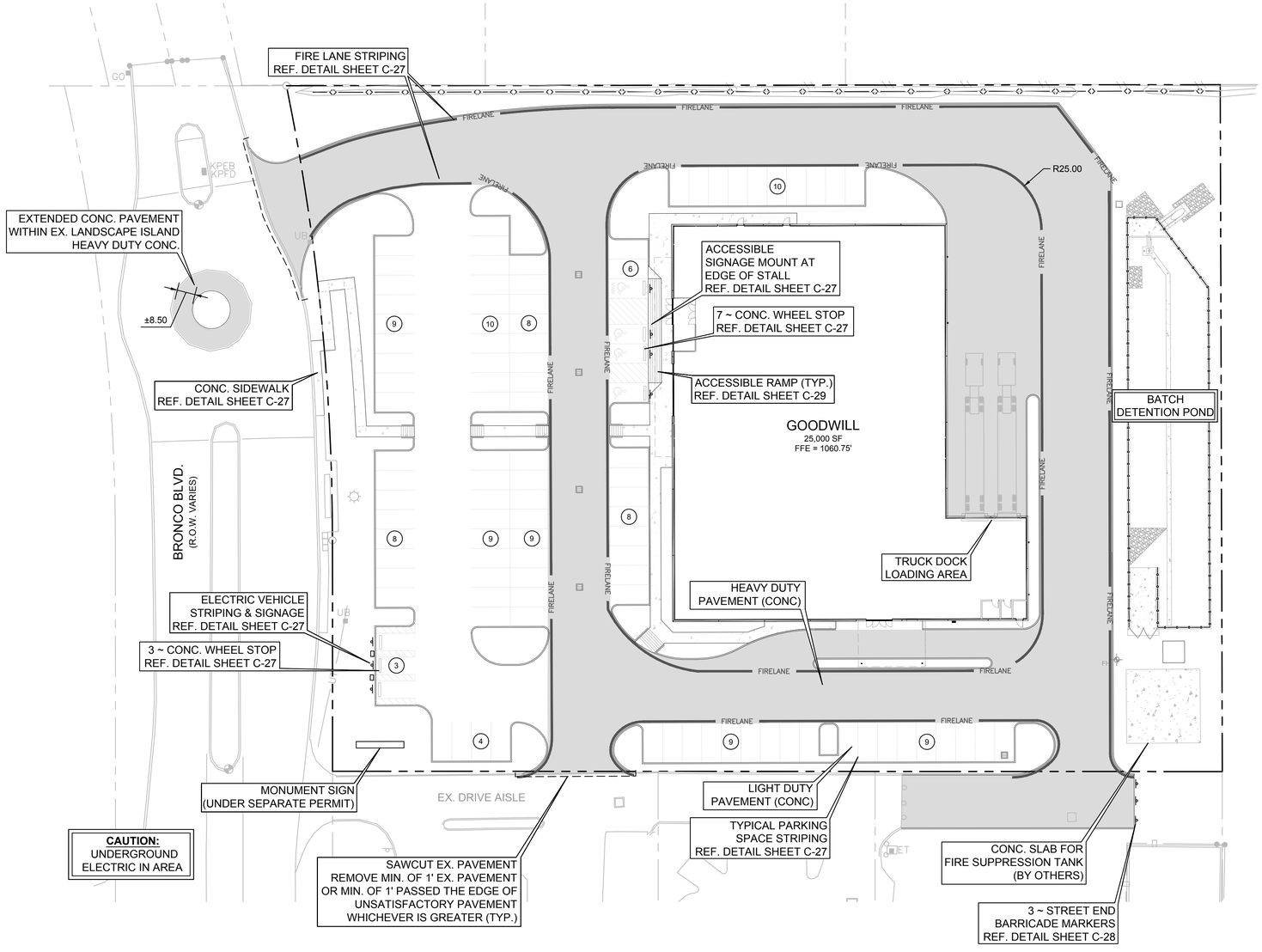
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-14

LEGEND:

HEAVY DUTY PAVEMENT (CONC)

LIGHT DUTY PAVEMENT (CONC)



0 15 30 60

HORIZONTAL SCALE

Texas 811

know what's **below.**
Call before you dig.

PAVEMENT SECTION RECOMMENDATIONS

RIGID PAVEMENT SECTION:	LIGHT	MEDIUM	HEAVY
JOINTED REINFORCED CONCRETE PAVEMENT 3600 PSI @ 28 DAYS	5.0"	---	6.5"
LIME STABILIZED SUBGRADE	8.0"	---	8.0"

*NOTE: ALTERNATIVE PAVEMENT SECTIONS ARE AVAILABLE PER GEOTECHNICAL REPORT STATED BELOW. COORDINATION BETWEEN OWNER, ENGINEER, & CONTRACTOR MUST BE CONDUCTED PRIOR TO ANY ALTERNATIVE PAVEMENT SECTIONS BEING UTILIZED, CONSTRUCTED, OR MATERIALS ORDERED.

NOTES:

1. PAVEMENT SECTIONS WERE PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. THE CONSTRUCTION AND TESTING SHALL COMPLY WITH THEIR RECOMMENDATIONS FROM THE "PROPOSED GOODWILL RETAIL STORE" GEOTECHNICAL ENGINEERING REPORT.

   P.O.C.: TYLER DENNEY, P.E.
   PHONE NO.: (512) 491-0200

2. LIGHT DUTY PAVEMENT AREAS ARE DEFINED AS PARKING STALLS & HEAVY DUTY PAVEMENT AREAS ARE DEFINED AS DRIVE AISLES AND FIRE LANES.

3. CONCRETE PAVING SHALL HAVE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 12.5 FEET. DEPTH OF JOINTS SHALL BE AT LEAST 1/4 OF THE SLAB THICKNESS. THE JOINTS MUST BE SAW CUT AS SOON AS THE CONCRETE HAS HARDENED AND WILL NOT REAR OR RAVEL WHEN CUT, WITHIN 6-12 HOURS OF PLACEMENT.

4. SUPPORT REINFORCEMENT STEEL WITH CHAIRS OF PRECAST CONCRETE BLOCKS ABOUT 1 INCH BELOW THE BOTTOM OF THE PLANNED CONTRACTION JOINTS.

5. PROVIDE LOAD TRANSFER AT THE INTERFACE BETWEEN AREAS OF CONCRETE PLACED AT DIFFERENT TIMES USING TIED AND KEYED CONSTRUCTION JOINTS. PLACE CONSTRUCTION JOINT AT PLANNED CONTRACTION JOINT LOCATIONS.

6. ALL JOINTS SHALL BE SEALED IN ACCORDANCE WITH CORR SPECIFICATION ITEM 360.

7. STAGE PAVEMENT CONSTRUCTION SUCH THAT CONSTRUCTION TRAFFIC, INCLUDING CONCRETE TRUCKS, DO NOT TRAVEL ON NEWLY PLACED CONCRETE PAVEMENT UNTIL THE CONCRETE ACHIEVES AT LEAST 75% OF THE DESIGN STRENGTH, USUALLY 7 DAYS.

8. CONCRETE JOINTING FOR SIDEWALKS SHALL MATCH THE ADJACENT CURB OR PAVEMENT JOINTING.

9. SIDEWALKS ADJACENT TO CURB AND GUTTERS SHALL BE DOWELED TO PREVENT DIFFERENTIAL MOVEMENT.

10. SIDEWALKS AT DOORWAY LOCATIONS SHALL BE DOWELED TO THE BUILDING FOUNDATION TO PREVENT DIFFERENTIAL MOVEMENT.

11. CURBS WITHIN THE LIMITS OF CONCRETE PAVEMENT SHALL BE MONOLITHICALLY POURED WITH PAVEMENT.

12. FIRE ACCESS ALL WEATHER SURFACE (CONCRETE OR ASHPALT) IS REQUIRED FOR FIRE APPARTUS ACCESS ROADS BEFORE GOING VERTICAL WITH OR BRINGING CONBUSTIBLE MATERIALS TO THE CONSTRUCTION SITE. MUST SUPPORT 75,000 POUNDS. HYDRANTS AT THE CONSTRUCTION SITE SHALL BE IN SERVICE.

13. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMM'D

SHEET TITLE:

PAVING, STRIPING,
& SIGNAGE PLAN

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-15

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OFF-SITE SURVEY DATA
(LIDAR 1-FT DASHED CONTOURS SHOWN)

NOTES:

1. THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% RUNNING SLOPE WITH THE EXCEPTION OF CURB RAMPS AND RAMP/ RAIL SECTIONS, WHICH SHALL NOT EXCEED 2% CROSS SLOPE NOR 8.33% RUNNING SLOPE.
2. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

LEGEND

DELINEATES ACCESSIBLE ROUTE

0 10 20 40
HORIZONTAL SCALE

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know what's below.
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GOODWILL
25,000 SF
FFE = 1060.75'

EX. PAV = ±1066.10
TC = 1064.00
TC = 1061.70
TC = 1060.20
TC = 1060.05
TC = 1059.15
NG = 1060.10
TC = 1058.60
TC = 1060.60
END LIMITS OF SIDEWALK TOEDOWN
SW = 1060.60
SW @ DOOR = 1060.71
BEGIN LIMITS OF SIDEWALK TOEDOWN
SIDEWALK TOEDOWN REF. DETAIL SHEET C-28
MEET AND MATCH EX. PAVEMENT (TYP.)
TC = 1062.75
EX. PAV = ±1066.00
SW = 1064.90
SW = 1665.05
EX. PAV = ±1066.00
SW = 1066.00
TC = 1062.60
PAV = 1061.50
SW = 1062.00
SW = 1062.50
TC = 1062.60
TC = 1062.60
TC = 1062.30
TC = 1062.60
TC = 1062.45
TC = 1062.75
TC = 1063.00
TC = 1063.15
TC = 1063.00
PAV = 1059.75
TG = 1059.50
PAV = 1059.75
TG = 1059.50
PAV = 1059.71
TC = 1060.32
TC = 1060.30
SW = 1060.75
SW = 1060.25
TC = 1060.50
TG = 1059.25
PAV = 1059.55
TG = 1059.25
TC = 1060.25
FG = 1060.35
SW = 1060.10
SW = 1060.60
SW @ DOOR = 1060.71
PAV = 1060.10
TC = 1060.60
SW = 1060.25
PAV = 1059.75
PAV = 1056.35
TC = 1056.85
TC = 1062.35
TC = 1060.90
TC = 1063.00
PAV = 1056.25
TC = 1056.70
TC = 1056.25
PAV = 1055.25
TOI / TC = 1055.75
PAV = 1056.05
TC = 1056.55
PAV = 1056.25
TC = 1056.55
TC = 1057.25
PAV = 1056.75
PAV = 1056.75
TC = 1056.55
PAV = 1060.30
PAV = 1060.30
TC = 1059.95
TC = 1058.70
PAV = 1060.10
TC = 1060.60
PAV = 1060.35
TC = 1060.85
PAV = 1060.10
TC = 1060.60
TC = 1057.65
TC = 1058.20
TC = 1055.45
TC = 1055.45
GB
HPT
LPT
UB
BATCH DETENTION POND
PUMP HOUSE FFE = 1057.00
CONC. SLAB FFE = 1056.50
PAVEMENT & SIDEWALK FLUSH
TAPER CURB FROM 6" TO 0" IN 3 LF
TAPER CURB FROM 6" TO 0" IN 3 LF
CONC @ DOOR = 1060.71
NOTE TO CONTRACTOR: ADJUST EX. CONC. COVER TO FINISHED GRADE
MEET AND MATCH EX. PAVEMENT (TYP.)

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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
GRADING PLAN

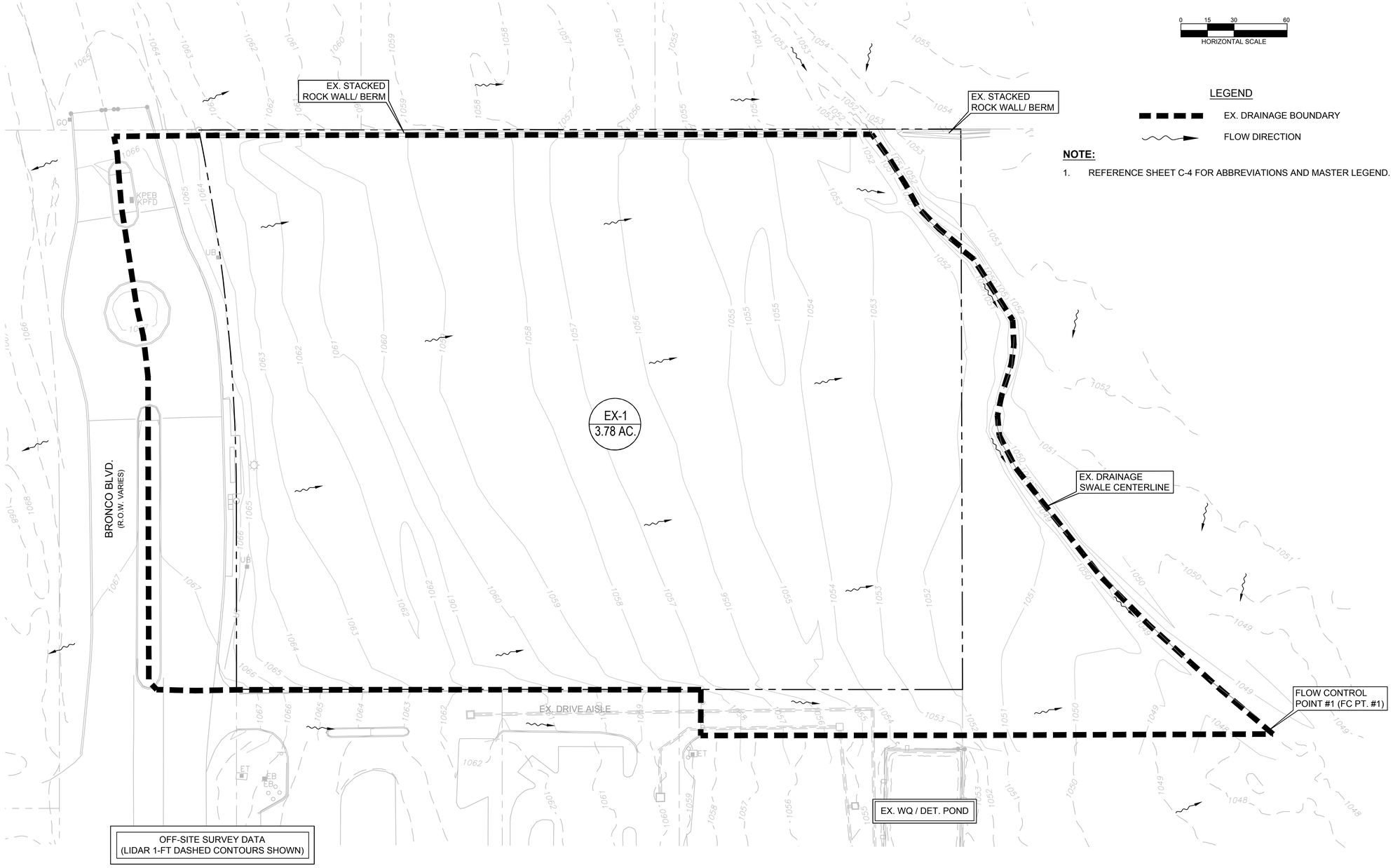
PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-16

EXISTING CONDITIONS DRAINAGE TABLE (RATIONAL METHOD - ATLAS 14):

SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_{10}	C_{25}	C_{100}	I_2 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{100} [cfs]
EX-1	3.78	7.5	10	0.34	0.40	0.44	0.51	5.51	8.25	10.08	13.15	7.08	12.47	16.77	25.35
	3.78											7.08	12.47	16.77	25.35

* NOTE: THE PERCIPITATION FREQUENCY ARE DERIVED FROM THE NOAA ATLAS-14 VOLUME 11 VERSION 2 POINT PERCIPITATION FREQUENCY WEBSITE.



0 15 30 60
HORIZONTAL SCALE

LEGEND

EX. DRAINAGE BOUNDARY

FLOW DIRECTION

NOTE:

1. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

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STATE OF TEXAS
ANTONIO A. PRETE
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14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

EXISTING
DRAINAGE AREA
MAP

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

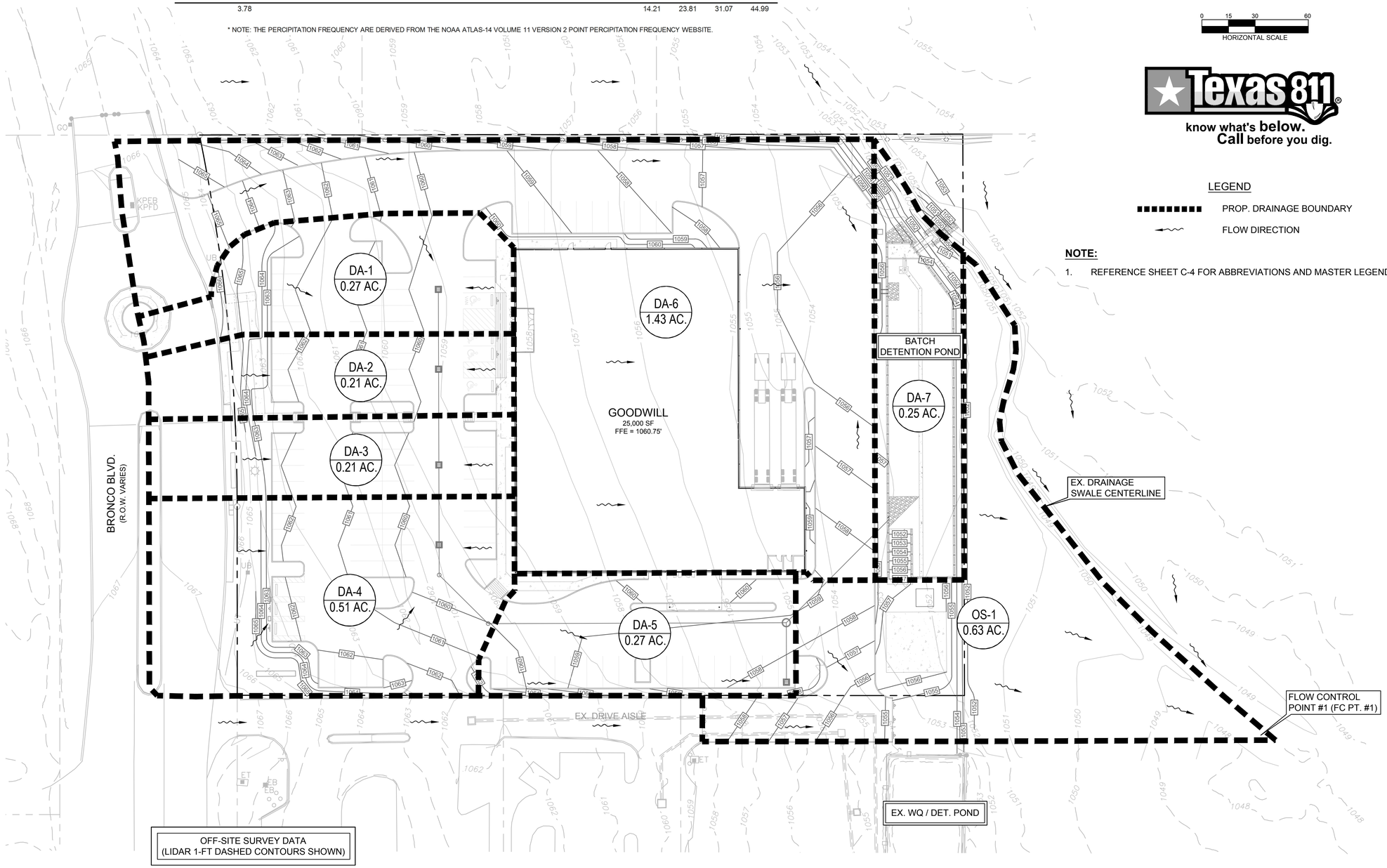
SHEET NO.:
C-17

K:\CAD\073-024 Goodwill Liberty Hill\4-CAD\PLANS\073-024 DA MAP.dwg, 4/14/2023 11:06:53 AM, 11, JRW

PROPOSED CONDITIONS DRAINAGE TABLE (RATIONAL METHOD - ATLAS 14):

SUB-BASIN DESIGNATION	AREA [acres]	T_c [min.]	ESTIMATED IMPERV. +/- [%]	C_2	C_{10}	C_{25}	C_{100}	I_2 [in/hr]	I_{10} [in/hr]	I_{25} [in/hr]	I_{100} [in/hr]	Q_2 [cfs]	Q_{10} [cfs]	Q_{25} [cfs]	Q_{100} [cfs]
DA-1	0.27	5.0	70	0.61	0.69	0.73	0.82	6.13	9.17	11.20	14.60	1.01	1.71	2.21	3.23
DA-2	0.21	5.0	90	0.70	0.78	0.83	0.92	6.13	9.17	11.20	14.60	0.90	1.50	1.95	2.82
DA-3	0.21	5.0	90	0.70	0.78	0.83	0.92	6.13	9.17	11.20	14.60	0.90	1.50	1.95	2.82
DA-4	0.51	5.0	75	0.64	0.71	0.76	0.84	6.13	9.17	11.20	14.60	2.00	3.32	4.34	6.25
DA-5	0.27	5.0	90	0.70	0.78	0.83	0.92	6.13	9.17	11.20	14.60	1.16	1.93	2.51	3.63
DA-6	1.43	5.0	95	0.73	0.81	0.86	0.94	6.13	9.17	11.20	14.60	6.40	10.62	13.77	19.63
DA-7	0.25	5.0	0	0.29	0.35	0.39	0.45	6.13	9.17	11.20	14.60	0.44	0.80	1.09	1.64
OS-1	0.63	5.0	15	0.36	0.42	0.46	0.54	6.13	9.17	11.20	14.60	1.39	2.43	3.25	4.97
	3.78											14.21	23.81	31.07	44.99

* NOTE: THE PERCIPITATION FREQUENCY ARE DERIVED FROM THE NOAA ATLAS-14 VOLUME 11 VERSION 2 POINT PERCIPITATION FREQUENCY WEBSITE.



0 15 30 60
HORIZONTAL SCALE

Texas 811
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LEGEND

PROP. DRAINAGE BOUNDARY

FLOW DIRECTION

NOTE:

1. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

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STATE OF TEXAS
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14 April 23

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LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

REVISIONS

No.	DATE	REVISIONS
		RECOMD

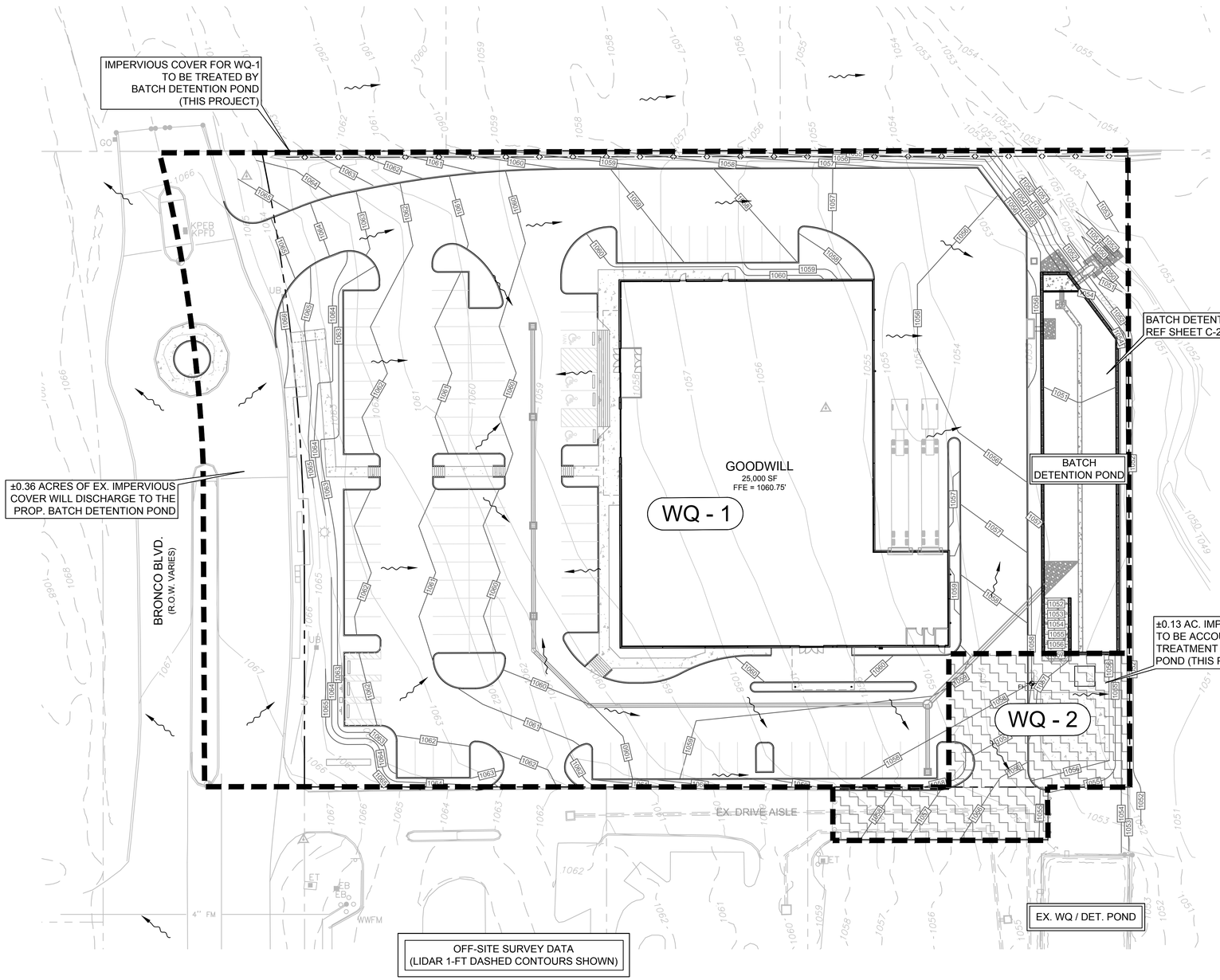
SHEET TITLE:

PROPOSED
DRAINAGE AREA
MAP

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-18



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HORIZONTAL SCALE

know what's below. Call before you dig.

LEGEND

IMPERVIOUS COVER TO BE ACCOUNTED FOR BY OVER TREATMENT

FLOW DIRECTION

NOTE:

1. REFERENCE SHEET C-4 FOR ABBREVIATIONS AND MASTER LEGEND.

AREA FOR DETERMINING TSS REMOVAL CALCULATIONS

WQ BASIN	AREA IN BASIN	IMP. AREA IN BASIN	TREATMENT METHOD
WQ-1	3.23 AC.	2.55 AC.	BATCH DETENTION (THIS PROJECT)
WQ-2*	0.19 AC.	0.13 AC.*	OVERTREATMENT (THIS PROJECT)
TOTAL	3.42 AC.	2.68 AC.	

* OFF-SITE IMPERVIOUS COVER TO BE ACCOUNTED FOR BY OVER TREATMENT FROM THE PROPOSED BATCH DETENTION POND (THIS PROJECT).

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14 April 23

PROJECT:
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110 BRONCO BLVD.

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DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
WATER QUALITY SUMMARY

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-19

K:\CAD\073-024 Goodwill Liberty Hill\4-CAD\PLANS\073-024 WQ.dwg 4/14/2023 11:07:08 AM, 1:1, JRW

OVERALL TSS REMOVAL CALCULATIONS

IN ACCORDANCE WITH TCEQ REGULATIONS: RG-348

Required Load Reduction (L_M)- Total Project Area:

Eq 3.2 $L_m = 28.9 (A_N * P)$

County =		Williamson	
P	= Average Annual Precipitation	32.0	[in]
$A_{tot-prj}$	= Total project area included in the plan	3.42	[ac]
A_{pre}	= Predevelopment impervious area	0.36	[ac]
A_{post}	= Postdevelopment impervious area	2.68	[ac]
A_N	= Area of the net increase of impervious area	2.32	[ac]
IC_{pre}	= Fraction of impervious cover (Pre Development)	10.53	[%]
IC_{post}	= Fraction of impervious cover (Post Development)	78.36	[%]
L_M	= Req'd TSS removal (***80%*** of Increase)	**2,019**	**[lbs]**

BATCH DETENTION POND REMOVAL CALCULATIONS

IN ACCORDANCE WITH TCEQ REGULATIONS: RG-348

Load Removed by BMP (L_R):

Eq 3.8 $L_R = (\text{BMP Eff}) * P (A_I * 34.6 + A_P * 0.54)$

$A_{tot-sub}$	= Total area treated in the BMP subbasin	3.23	[ac]
A_I	= Impervious area proposed in BMP subbasin	2.55	[ac]
A_p	= Pervious area remainaing in the BMP subbasin	0.68	[ac]
IC	= Impervious cover (Post Development)	78.95	[%]
BMP Type =		**Batch Detention**	
BMP Eff	= BMP TSS Removal Efficiency	0.91	
L_R	= TSS Load Removed From Subbasin by BMP	**2,580**	**[lbs]**

Fraction of Annual Runoff to Treat the subbasin (F):

Eq 3.9 $F = L_M / \Sigma L_R$

Desired L_M	= Req'd TSS removal (80% of Increase typical)	2,019	[lbs]
L_R	= Load removed from *each* BMP	2,580	[lbs]
F	= Fraction of the Annual Rainfall treated by BMP	**0.78**	

Water Quality Volume Required (WQV_{req}):

Eq 3.10 $WQV = d * Rv * A$

Eq 3.11 $R_v = 1.72(IC)^3 - 1.97(IC)^2 + 1.23(IC) + .02$

$WQV_{req} = WQV + S$

F	= Fraction of the Annual Rainfall treated by BMP	0.78	
d	= Rainfall Depth required to capture	1.00	[in]
A	= Portion of Site contributing to BMP	3.23	[ac]
IC	= Fraction of Impervious Cover	0.79	
R_v	= Runoff Coefficient	0.61	
WQV	= Water quality volume	7,147	[ft^3]
S	= 20% Increase for Sediment Storage	1,429	[ft^3]
WQV_{req}	= Water quality volume required (With 20% increase)	**8,576**	**[ft^3]**

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14 April 23

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CLIENT:

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DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

REVISIONS

No.	DATE	
		RECOM'D

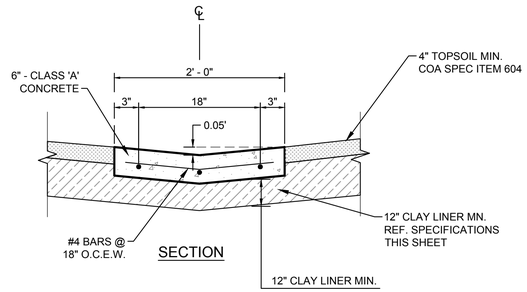
SHEET TITLE:

WATER QUALITY CALCULATIONS

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-20



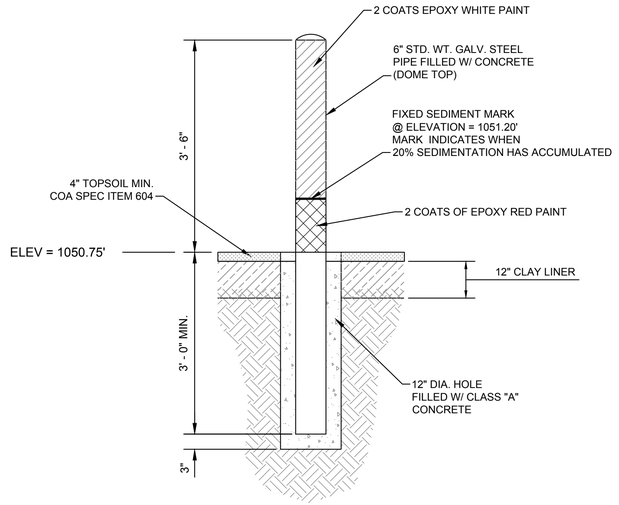
1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10' - 0'.
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS SHALL NOT EXCEED 40' - 0".

BATCH DETENTION POND CONCRETE TRICKLE CHANNEL

NTS

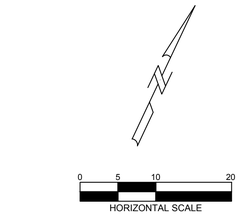
CLAY LINER SPECIFICATIONS

Property	Test Method	Unit	Specification
Permeability	ASTM D-2434	Cm/Sec	1×10^{-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	%	95% of Standard Proctor Density



FIXED CONCRETE SEDIMENT MARKER

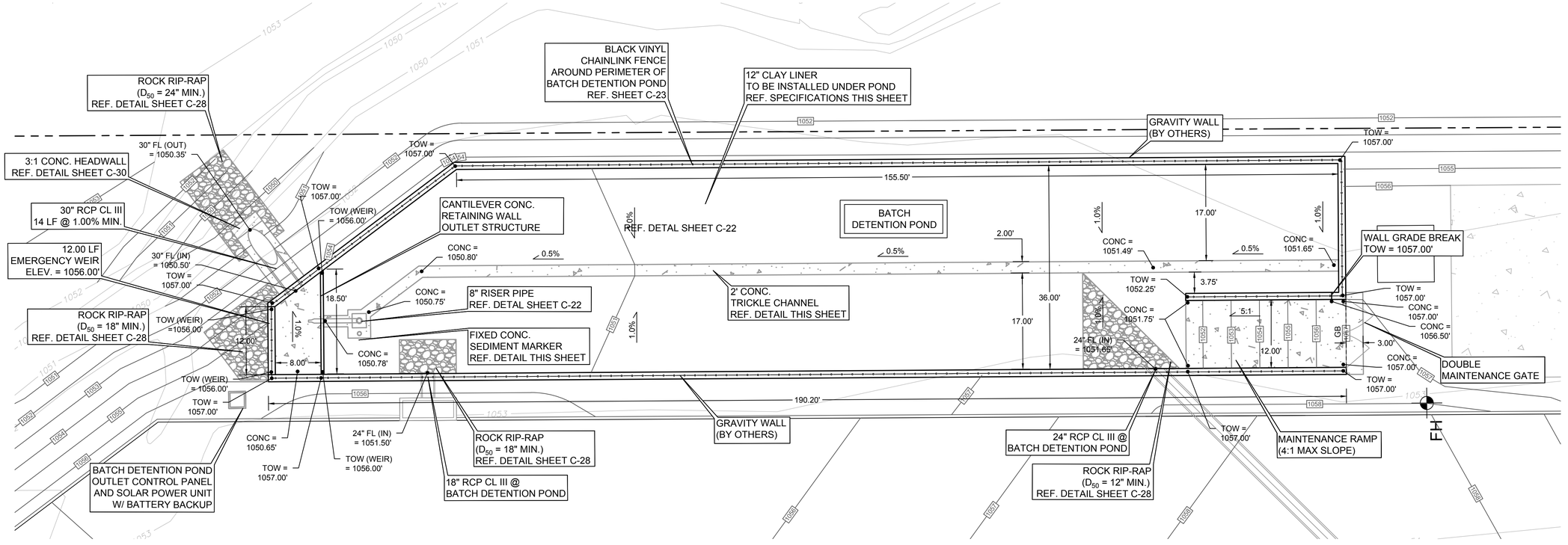
NTS



know what's **below.**
Call before you dig.

NOTE:

1. 12" CLAY LINER SHALL BE INSTALLED IN LIFTS NO GREATER THAN 6" AND AS RECOMMENDED BY A LICENSED GEOTECHNICAL ENGINEER AND SHALL BE KEPT MOIST AT ALL TIMES TO AVOID CRACKING. THE GEOTECHNICAL ENGINEER SHALL MONITOR THE INSTALLATION OF THE CLAY LINER AND TEST IT TO CERTIFY THAT IT WILL NOT LEAK. SPECIFICATIONS ARE LISTED ON THE SHEET.
2. SEE SHEET C-24 FOR BATCH DETENTION POND CONTROLLER LOGIC AND BLOCK DIAGRAMS.
3. CLEARLY VISIBLE ALARM SYSTEM TO BE PROVIDED WITH BATCH DETENTION CONTROLLER TO INDICATE SYSTEM MALFUNCTION. ALARM SYSTEM TO FEATURE SUNLIGHT VISIBLE LED ALARM LIGHT.
4. SIGN TO BE POSTED WITH PHONE NUMBERS OF THE OWNER AND APPROPRIATE TCEQ REGIONAL OFFICE.
5. SEE TXDOT SPECIAL SPECIFICATION 7130 FOR BATCH DETENTION MATERIAL, EQUIPMENT, AND CONSTRUCTION. A COPY OF TXDOT SPECIAL SPECIFICATION 7130 IS INCLUDED IN THE CONTRIBUTING ZONE PLAN FOR THIS DEVELOPMENT.



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FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

WATER QUALITY
BATCH DETENTION

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-21

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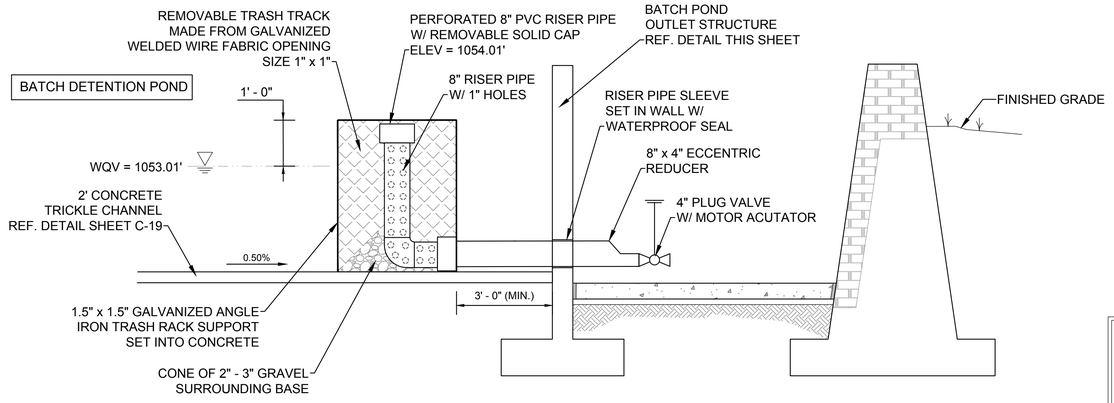
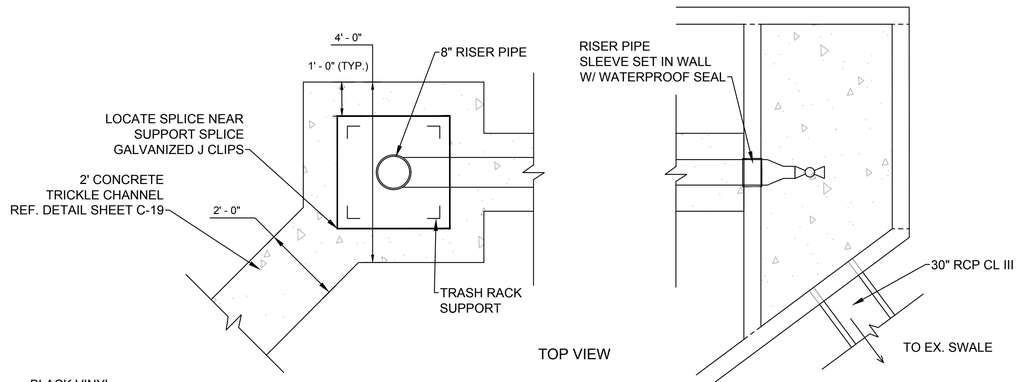


SIDE VIEW

NOTE TO CONTRACTOR:
DETENTION POND WALL SECTIONS ARE SHOWN FOR INFORMATION ONLY.
REF. STRUCTURAL PLANS FOR WALL DESIGN, DIMENSIONS, NOTES, & DETAILS.

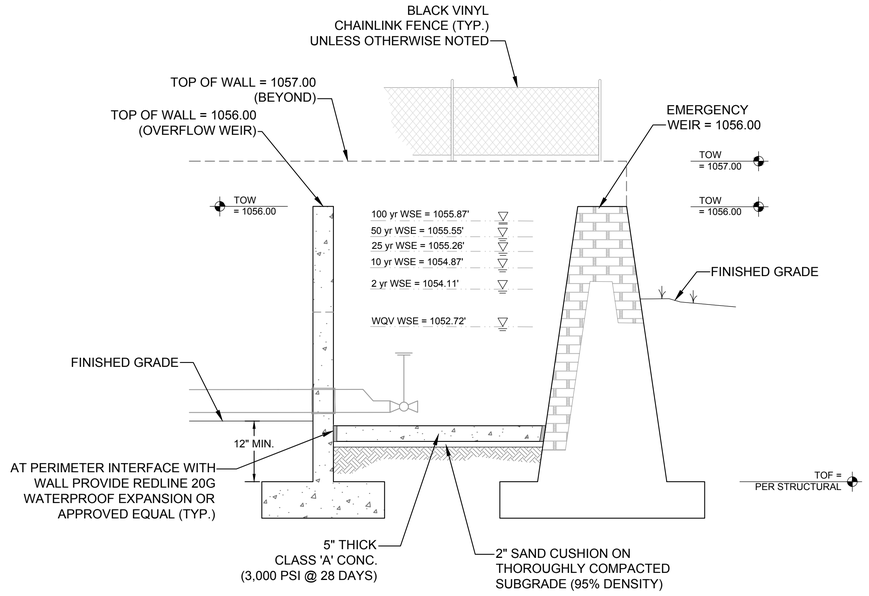


TOP VIEW

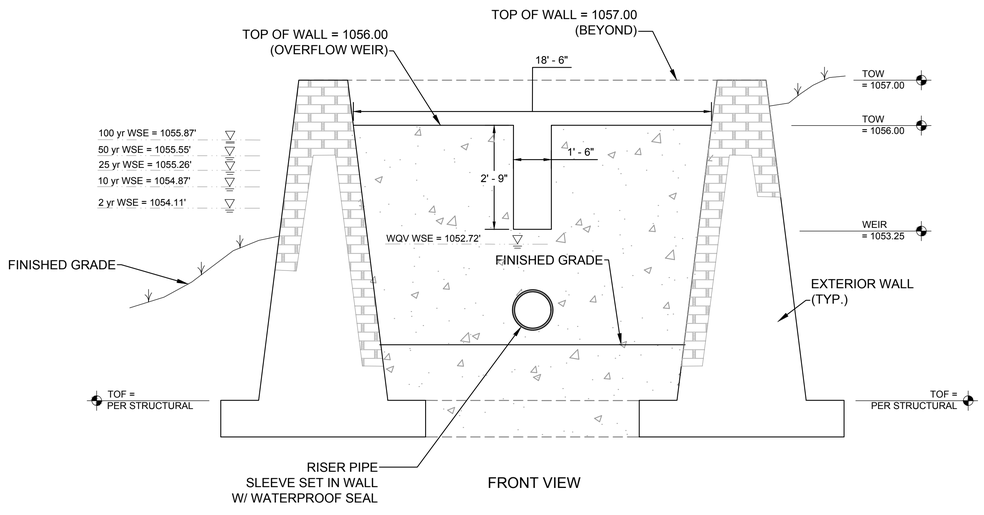
8" RISER DETAIL
NTS

NOTES:

1. CONTROL VALVE TO BE MOTOR ACTUATED VALVE. VALVE SHALL BE WIRED TO A CONTROLLER THAT OPENS VALVE 12 HOURS AFTER RAINFALL EVENT AND CLOSES VALVE ONCE POND HAS DRAINED DRY. CONTROLLER SHALL INCLUDE PROVISION FOR A MANUAL OVERRIDE SWITCH.
2. 8" PERFORATED RISER PIPE SHALL INCLUDE PERFORATIONS AT THE FLOWLINE OF THE PIPE.



SIDE VIEW



FRONT VIEW

BATCH POND OUTLET STRUCTURE
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

BATCH
DETENTION
POND DETAILS
(1 OF 3)

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-22

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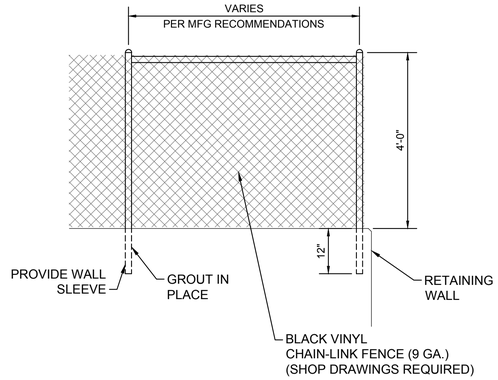
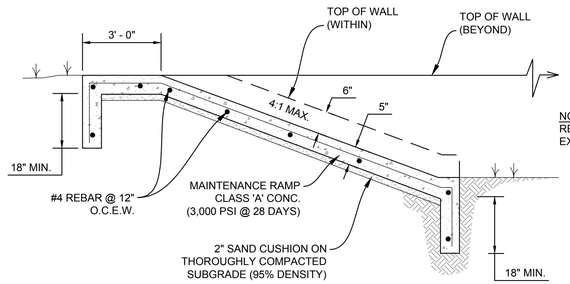
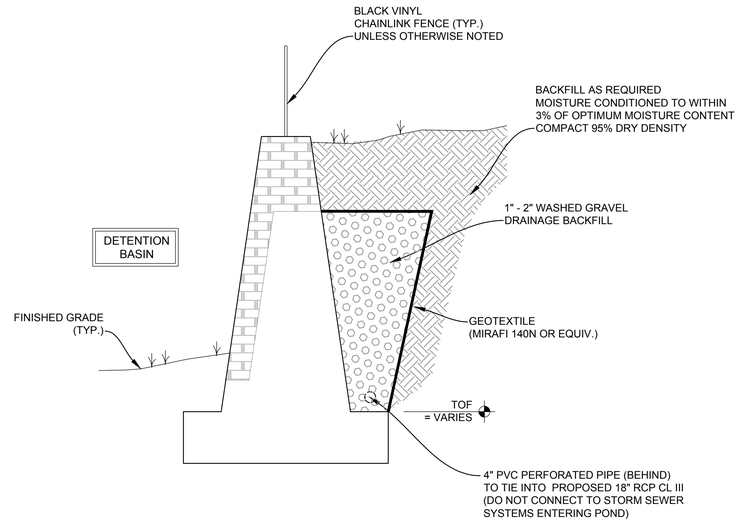


BLACK VINYL CHAIN LINK FENCE
NTS



NOTE:
REBAR TO HAVE 2" CLEAR FROM EXTERIOR LIMITS OF CONC. TYP.

MAINTENANCE RAMP TOEDOWN
NTS



TYPICAL POND WALL SECTION
NTS

NOTE TO CONTRACTOR:
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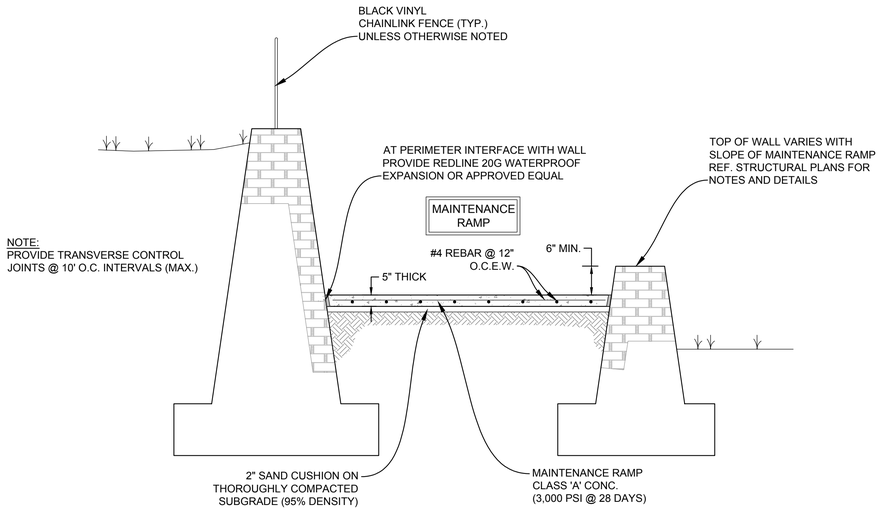
REF. STRUCTURAL PLANS FOR WALL DESIGN, DIMENSIONS, NOTES, & DETAILS.

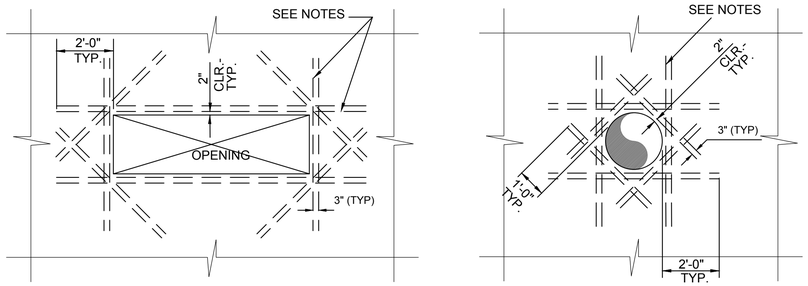


MAINTENANCE RAMP
NTS

RETAINING WALL NOTES & SPECIFICATIONS

GENERAL NOTES:

1. ANY CONCRETE CONSTRUCTION OF THE RETAINING WALL SHALL COMPLY WITH THE CITY OF ROUND ROCK SPECIFICATIONS, SERIES 400, "CONCRETE STRUCTURES AND MISCELLANEOUS CONCRETE".
2. THE CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCE FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS.
3. JOB SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL, AT A MINIMUM, ADHERE TO OCCUPATIONAL SAFETY AND HEALTH (OSHA) REGULATIONS TO PROTECT PERSONNEL.
4. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDA.
5. OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE, IF AN OPTION IS CHOSEN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY CHANGES AND SHALL COORDINATE ALL DETAILS.
6. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, NOTES, AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM THE POND. MEASURES SHALL BE TAKEN TO PREVENT PONDING OF WATER WITHIN THE FOUNDATION AREA.
8. FINAL SUBGRADE SHALL BE PROOFROLLED WITH A 15 TON PNEUMATIC ROLLER OR EQUIVALENT EQUIPMENT TO IDENTIFY WEAK AREAS. WEAK AREAS SHALL BE REMOVED AND REPLACED WITH SOILS WITH SIMILAR CLASSIFICATION, MOISTURE CONTENT AND DENSITY, AS THE ADJACENT IN-SITU SOILS. EXPOSED LIMESTONE FILLED WITH CRUSHED LIMESTONE BASE MATERIAL. PRIOR TO FOOTING CONSTRUCTION, THE SUBGRADE PREPARATION SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER.
9. OVER EXCAVATIONS SHALL BE BROUGHT TO THE CORRECT LINES AND GRADES WITH CONCRETE. THIS WILL BE AT THE CONTRACTOR'S EXPENSE.
10. BACKFILL SHALL COMPLY WITH THE GEOTECHNICAL INVESTIGATION. BACKFILLING SHALL NOT BEGIN UNTIL THE WALL HAS CURED FOR 7 DAYS AND REACHED 75% OF THE TOTAL 28 DAY COMPRESSIVE STRENGTH. FORMS SHALL REMAIN IN PLACE DURING THE CURING PERIOD.
11. BACKFILL PLACEMENT SHALL BE CONTROLLED TO PREVENT OVER COMPACTION OR DAMAGE TO THE STRUCTURE.
12. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH SCI 318, UNLESS OTHERWISE NOTED.
13. LAP SPLICES SHALL BE 36 BAR DIAMETERS, UNLESS OTHERWISE NOTED.
14. A TREMIE SHALL BE USED TO PLACE CONCRETE WHERE THE FALL IS GREATER THAN 5 FEET.
15. REINFORCING STEEL SHALL BE ASTM 615 (FY =60 KSI), GRADE 60.
16. REBAR SHALL BE SUPPORTED OR PLACED ON CHAIRS AT THE POSITION REQUIRED BY THE DRAWINGS.
17. NO FIELD CUTTING REINFORCEMENT BY TORCH WILL BE ALLOWED. ACCEPTABLE CUTTING SHALL BE SHEARING OR SAWING.
18. WATERSTOPS SHALL COMPLY WITH THE CORR SPEC ITEM 416.
19. ALL VISIBLE CONCRETE SURFACES SHALL RECEIVE A GRADE I, CLASS A FINISH, IN ACCORDANCE WITH CORR SPEC ITEM 411.
20. GEOTECHNICAL REPORT "ATLIN VILLAGE" PREPARED BY RABA KISTNER CONSULTANTS, INC UTILIZED FOR POND & RETAINING WALL DESIGN.



SECTION

SECTION

NOTES:
1. USE SAME NUMBER OF MATTES AS NORMAL WALL REINFORCING.
2. BAR SIZE TO BE SAME AS LARGEST DIAMETER BAR IN NORMAL REINFORCING.

EXTRA REINFORCEMENT AT OPENINGS
NTS

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STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

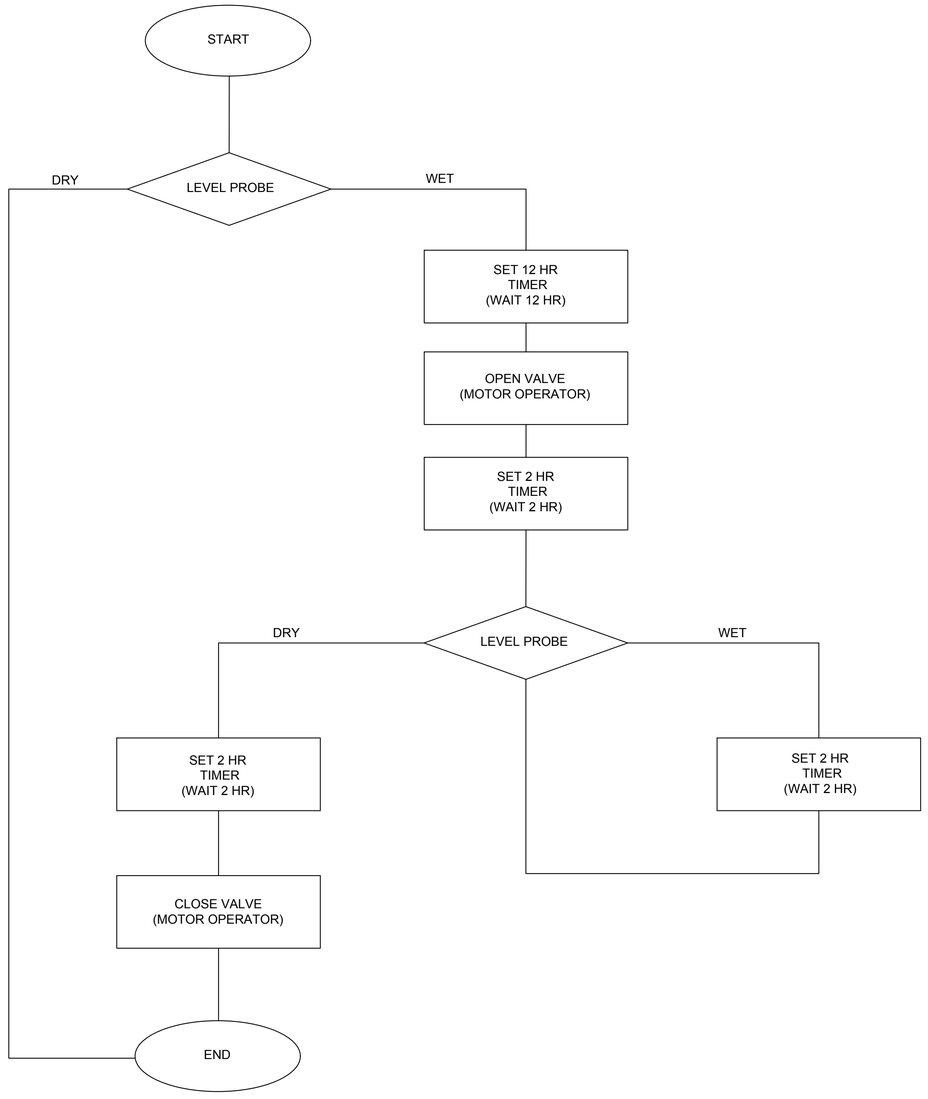
DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMD

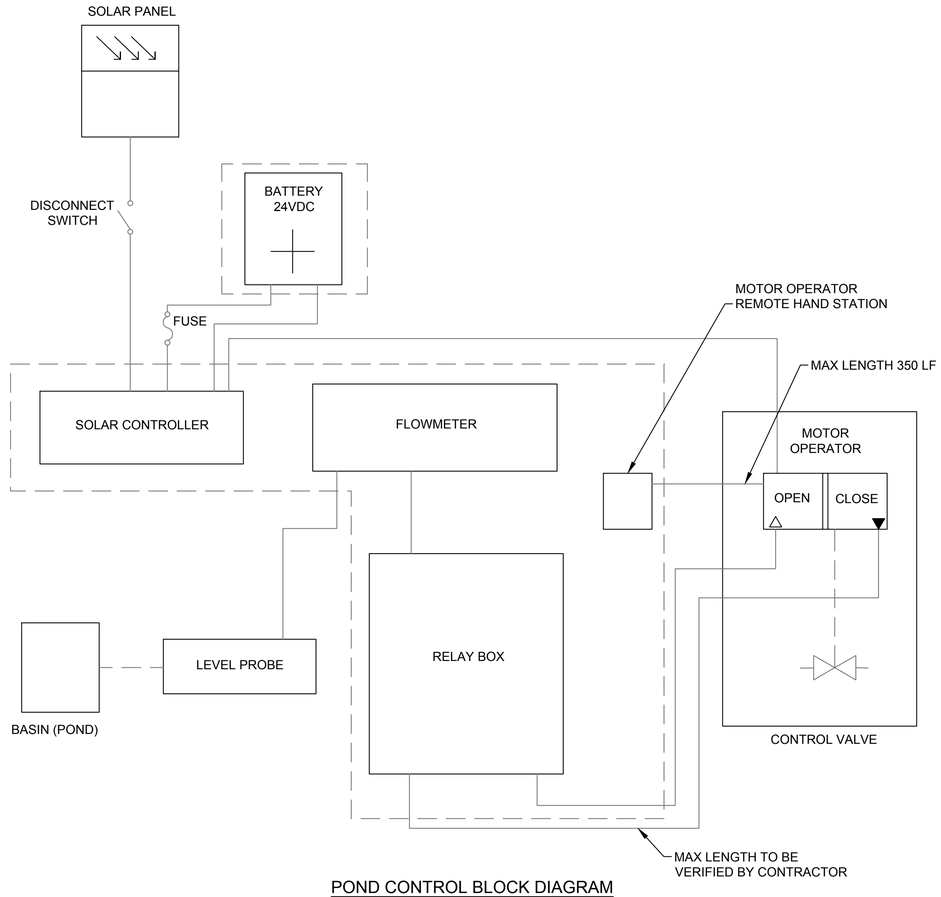
SHEET TITLE:
BATCH DETENTION POND DETAILS (2 OF 3)

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-23



POND LEVEL CONTROL FLOW DIAGRAM
NTS



POND CONTROL BLOCK DIAGRAM
NTS

NOTE:

1. INSTALL COMPONENTS FOR SOLAR PHOTOVOLTAIC SYSTEM IN ACCORDANCE WITH NEC.
2. INSTALL ALL ABOVE GRADE CABLING IN RIGID METALLIC UNLESS OTHERWISE SPECIFICALLY IDENTIFIED BY THE MANUFACTURER AS DETRIMENTAL TO SIGNAL STRENGTH.
3. EQUIPMENT WITHIN DASHED LINES IS CONTAINED WITHIN THE SOLAR CONTROL PANEL OR BATTERY ENCLOSURE.
4. REFER TO SPECIAL SPECIFICATIONS 1012BATCH DETENTION POND FOR SOLAR CONTROL PANEL EQUIPMENT REQUIREMENTS.
5. REFER TO TXDOT STANDARD DETAILS BDS(1) AND TS-FD-12 FOR POLE MOUNTED SOLAR POWER SYSTEM.

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STATE OF TEXAS
ANTONIO A. PRETE
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LICENSED
PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOM'D

SHEET TITLE:
BATCH
DETENTION
POND DETAILS
(3 OF 3)

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-24

HEC-HMS SUMMARY & INPUT VARIABLES:

DRAINAGE AREA BOUNDRY CONDITIONS SUMMARY:

	SUB-BASIN [ID]	AREA [mi²]	AREA [ac]	CURVE #	Tc [min]	Tc lag [min]
EX. CONDITIONS:	EX-1	0.005906	3.78	81.8	7.50	4.50
PROP. CONDITIONS:	DA-1	0.004922	3.15	93.5	5.00	3.00
	OS-1	0.000984	0.63	82.7	5.00	3.00

* NOTE: MINIMUM Tc LAG USED = 3 MINUTES.

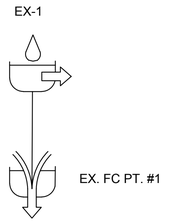
RAINFALL DEPTH:

24HR STORM EVENT	SCS CURVE NUMBER METHOD - ATLAS-14 [in]
2 year	3.92
10 year	6.29
25 year	8.03
50 year	9.51
100 year	11.20

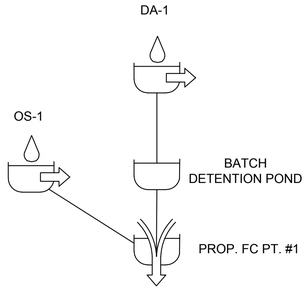
* NOTE: THE PERCIPITATION DEPTHS ARE DERIVED FROM THE NOAA ATLAS-14 VOLUME 11 VERSION 2 POINT PERCIPITATION FREQUENCY WEBSITE.

SUMMARY OF EXISTING VS. PROPOSED CONDITIONS RUNOFF AT SPECIFIED FLOW CONCENTRATION POINTS:

24HR STORM EVENT	Ex Peak Discharge FC PT 1 (SCS - ATLAS 14) [cfs]	Peak Discharge FC PT 1 (SCS - ATLAS 14) [cfs]
2 year	7.62	5.25
10 year	15.14	13.23
25 year	20.75	18.03
50 year	25.52	21.97
100 year	30.94	26.36



EXISTING CONDITIONS
HEC-HMS MODEL SCHEMATIC
NTS



PROPOSED CONDITIONS
HEC-HMS MODEL SCHEMATIC
NTS

SUMMARY TABLE DETENTION POND

	DETENTION POND		
	Peak Discharge DET PND [cfs]	Peak Storage DET PND [ac-ft]	Peak Elevation DET PND [ft]
2 year	4.49	0.39	1054.11
10 year	11.15	0.50	1054.87
25 year	15.22	0.56	1055.26
50 year	18.54	0.60	1055.55
100 year	22.24	0.65	1055.87

DETENTION POND 1 STAGE - STORAGE - DISCHARGE

STAGE [msl]	AREA [ft²]	AVG. AREA [ft²]	Δ ELEV. [ft]	STORAGE [ft³]	CUMULATIVE [ft³]	CUMULATIVE [ac-ft]	RECTANGULAR WEIR [cfs]	OVERFLOW WEIR [cfs]	TOTAL DISCHARGE [cfs]	
1050.75	0	0	0	0	0	0	0.00	0.00	**0.00**	
1051.00	1800	900	0.25	225	225	0.005	0.00	0.00	**0.00**	
1052.00	6100	3,950	1.00	3,950	4,175	0.096	0.00	0.00	**0.00**	WQV Req'd = 8,576 cf @ 1052.72'
1053.00	6160	6,130	1.00	6,130	10,305	0.237	0.00	0.00	**0.00**	
1053.25	6180	6,170	0.25	1,543	11,848	0.272	0.00	0.00	**0.00**	
1054.00	6220	6,200	0.75	4,650	16,498	0.379	3.57	0.00	**3.57**	2YR WSE = 1054.11 10YR WSE = 1054.87
1055.00	6280	6,250	1.00	6,250	22,748	0.522	12.28	0.00	**12.28**	25YR WSE = 1055.26 50YR WSE = 1055.55 100YR WSE = 1055.87
1056.00	6340	6,310	1.00	6,310	29,058	0.667	23.66	0.00	**23.66**	
1057.00	6400	6,370	1.00	6,370	35,428	0.813	23.66	59.69	**83.35**	

Rectangular Weir --> FL = 1053.25' , Length = 1.75', Height = 2.75'
Energency Rectangular Weir --> FL = 1056.00' , Length = 18.50', Height = 1.00'

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STATE OF TEXAS
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14 Apr 23

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110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

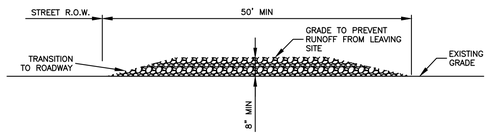
DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

RECOMD
REVISIONS
DATE
No.

SHEET TITLE:
BATCH
DETENTION POND
CALCULATIONS

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-25



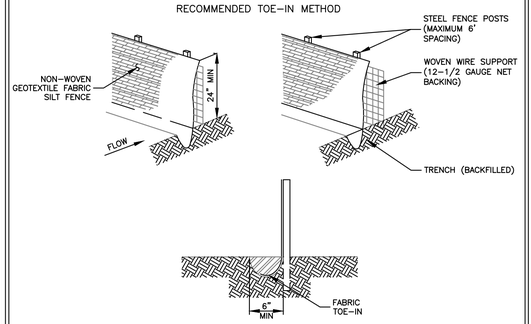
CROSS SECTION

NOTES:

1. STONE SIZE SHALL BE 3" – 8" OPEN GRADED ROCK.
2. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
3. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
4. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.
6. AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC–09
APPROVED 03–25–11 DATE	STABILIZED CONSTRUCTION ENTRANCE DETAIL	ROUND ROCK, TEXAS PURPOSE, PASSION, PROSPERITY
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		

STABILIZED CONSTRUCTION ENTRANCE
NTS



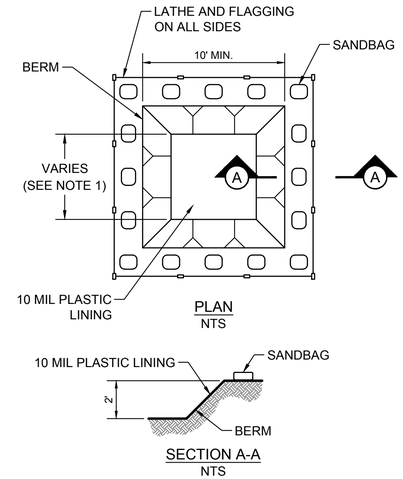
CROSS SECTION

NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. SILT FENCE SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC–10
APPROVED 03–25–11 DATE	SILT FENCE DETAIL	ROUND ROCK, TEXAS PURPOSE, PASSION, PROSPERITY
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		

SILT FENCE
NTS



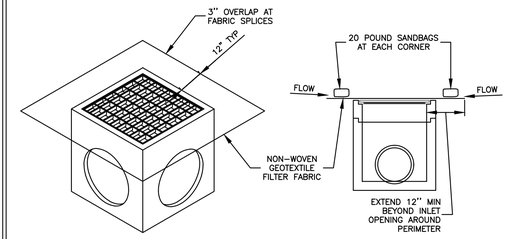
INSTALLATION NOTES:

1. 10' MIN. OR AS REQUIRED TO CONTAIN WASTE CONCRETE.
2. THE CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
3. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
4. EXCAVATED MATERIAL SHALL BE UTILIZED IN PERIMETER BERM CONSTRUCTION.

MAINTENANCE NOTES:

1. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
2. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
3. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY.
4. INSPECT WEEKLY, DURING AND AFTER EVERY STORM EVENT.

TEMPORARY CONCRETE TRUCK WASHOUT AREA
NTS



ISOMETRIC

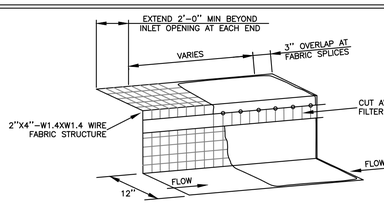
CROSS SECTION

NOTES:

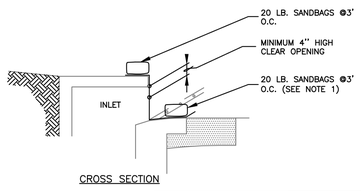
1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC–15
APPROVED 03–25–11 DATE	AREA INLET PROTECTION DETAIL	ROUND ROCK, TEXAS PURPOSE, PASSION, PROSPERITY
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		

AREA INLET PROTECTION
NTS



ISOMETRIC



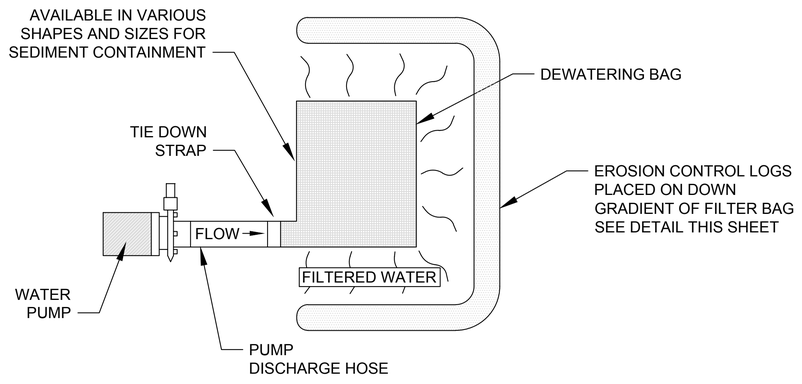
CROSS SECTION

NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON–SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM–WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC–14
APPROVED 03–25–11 DATE	CURB INLET PROTECTION DETAIL	ROUND ROCK, TEXAS PURPOSE, PASSION, PROSPERITY
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		

CURB INLET PROTECTION
NTS



GRAVITY FILTER BAG DETAIL
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMD

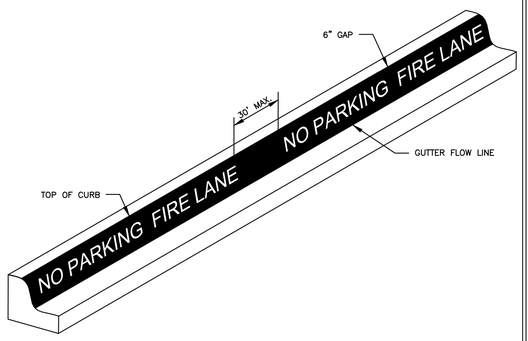
SHEET TITLE:

ESC DETAILS

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-26



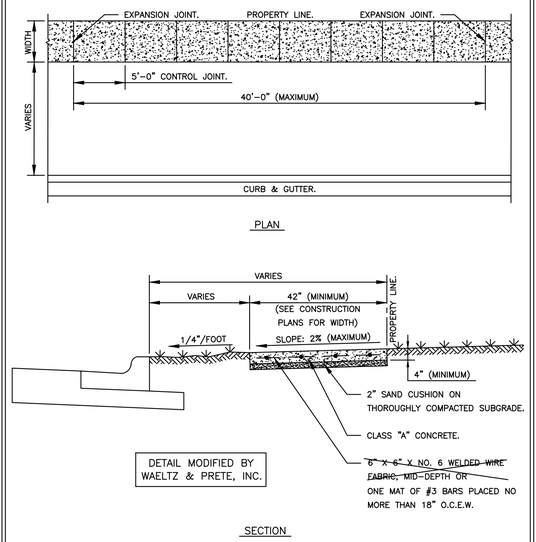
NOTES:

FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: ST-13
APPROVED 02-10-06 DATE	FIRE LANE MARKING DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

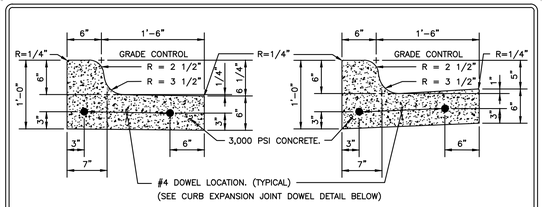
FIRE LANE MARKING DETAIL
NTS

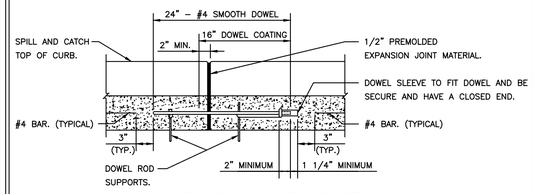
* DETAIL MODIFIED BY WAELTZ & PRETE, INC.



RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: ST-01
APPROVED 07-11-06 DATE	SIDEWALK DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

SIDEWALK DETAIL
NTS



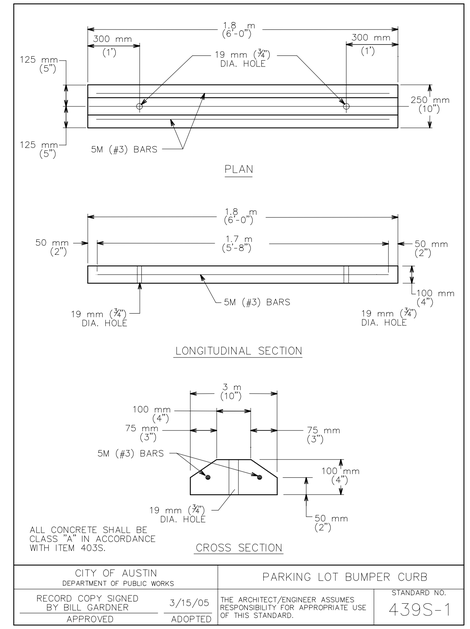


NOTES:

1. ALL WORK AND MATERIAL SHALL CONFORM TO ASTM A615, A615M, C309 AND D1752. BROOM FINISH EXPOSED SURFACE.
2. CONTROL JOINT SPACING SHALL NOT EXCEED 10'-0".
3. EXPANSION JOINTS AS PER STANDARD ASTM D-1752.
4. EXPANSION JOINT INTERVALS NOT TO EXCEED 40'-0" FOR ALL CURBS AND CONSTRUCTION METHODS.
5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6-INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

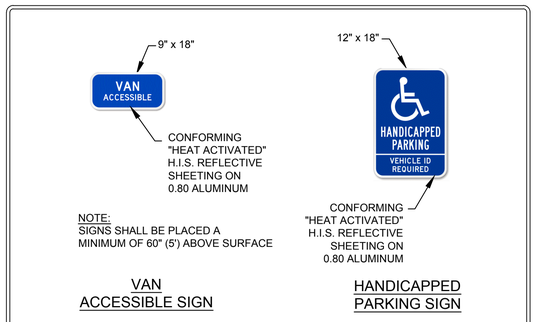
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: ST-05
APPROVED 08-21-03 DATE	SPILL AND CATCH CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

SPILL AND CATCH CURB DETAIL
NTS



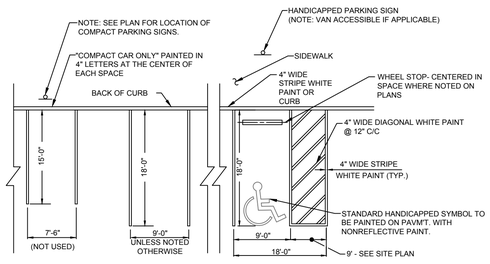
CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS		PARKING LOT BUMPER CURB	
RECORD COPY SIGNED BY BILL GARDNER	3/15/05	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 439S-1
APPROVED	ADOPTED		

WHEEL STOP
NTS



VAN ACCESSIBLE SIGN

HANDICAPPED PARKING SIGN



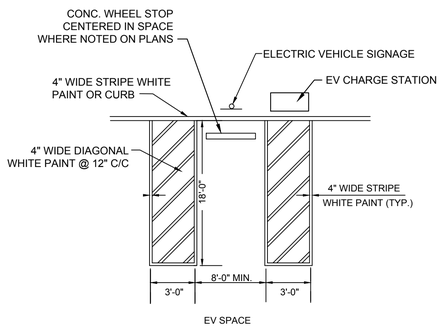
NOTES:

1. DRIVE AISLE IS MIN. 26' WIDE
2. RAMP ACCESS AND SURFACE SLOPES SHALL COMPLY WITH ADA/TAS REQUIREMENTS.
3. EACH HANDICAPPED PARKING SPACE SHALL BE SIGNED IN ACCORDANCE WITH ADA REQUIREMENTS.

TYPICAL PARKING SPACE LAYOUT
NTS

NOTE:
SIGNS SHALL BE PLACED A MINIMUM OF 60" OR (5') ABOVE SURFACE

EV PARKING SIGN



EV SPACE

NOTES:

1. RAMP ACCESS AND SURFACE SLOPES SHALL COMPLY WITH ADA/TAS REQUIREMENTS.

TYPICAL ELECTRIC SPACE LAYOUT
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

REVISIONS

No.	DATE	
		RECOM'D

SHEET TITLE:

SITE DETAILS
(1 OF 3)

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-27

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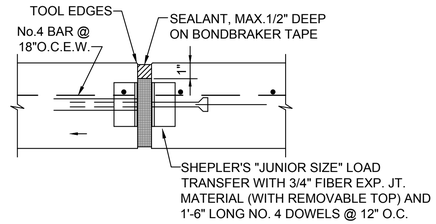
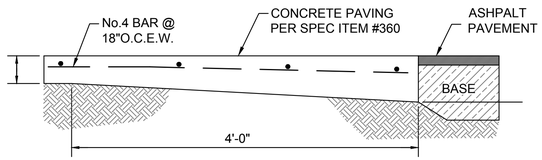
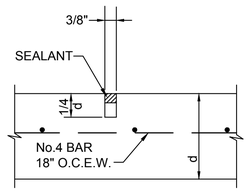


PAVING EXPANSION JOINT

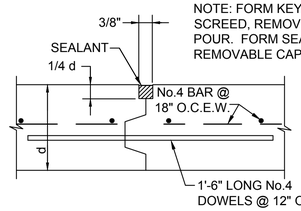


ASPHALT/CONCRETE TRANSITION

RIGID PAVEMENT DETAILS
NTS

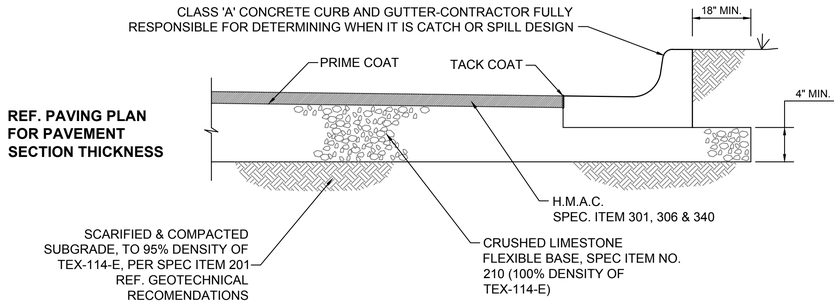


PAVING CONTROL JOINT



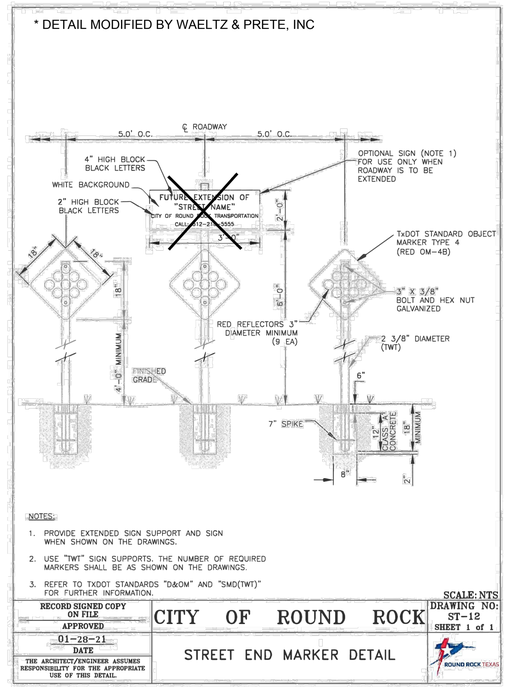
NOTE: FORM KEYWAY WITH METAL SCREED, REMOVE BEFORE SECOND POUR. FORM SEALANT GROVE WITH REMOVABLE CAP OR BY TOOLING.

PAVING CONSTRUCTION JOINT



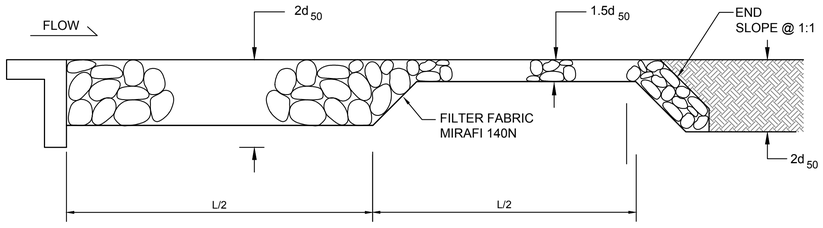
TYPICAL SECTION

FLEXIBLE PAVEMENT DETAILS
NTS

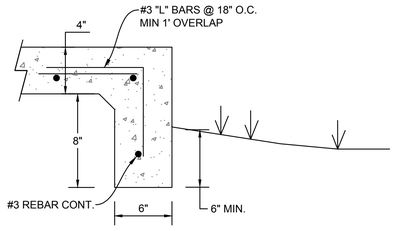


STREET END MARKER
NTS

TYPE	% SMALLER BY WEIGHT	ROCK SIZE IN.	ROCK SIZE MM	MEDIAN SIZE, d_{50} IN.	MEDIAN SIZE, d_{50} MM
VL	70 - 100 50 - 70 35 - 50 2 - 10	12 9 6 2	300 230 150 50	6	150
L	70 - 100 50 - 70 35 - 50 2 - 10	15 12 9 3	380 300 230 80	9	230
M	70 - 100 50 - 70 35 - 50 2 - 10	21 18 12 4	530 460 300 100	12	300
H	100 50 - 70 35 - 50 2 - 10	30 24 18 6	760 610 460 150	18	460
VH	100 50 - 70 35 - 50 2 - 10	42 33 24 9	1070 840 610 230	24	610



ROCK RIP-RAP
NTS



SIDEWALK TOE DOWN
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
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LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

RECOM'D
REVISIONS
DATE
No.

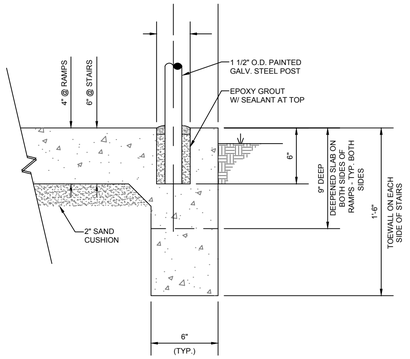
SHEET TITLE:

SITE DETAILS
(2 OF 3)

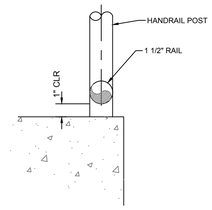
PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-28

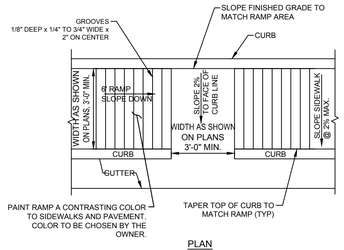
K:\CAD\073-024 Goodwill Liberty Hill\4-CAD\PLANS\073-024 DETAIL.dwg, 4/14/2023 11:07:57 AM, 1:1, JRW



DETAIL (3/AA)
NTS

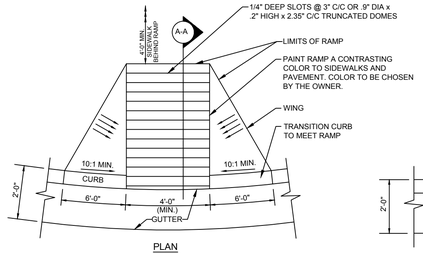


EDGE PROTECTION DETAIL (7/AA)
NTS

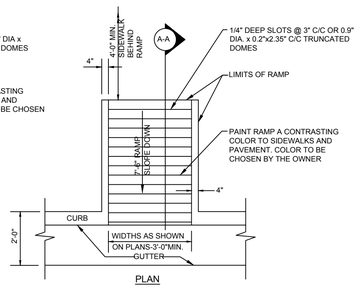


PLAN

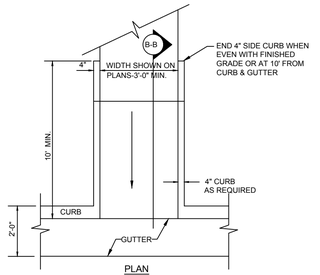
LAYDOWN CURB RAMP
PRIVATE PROPERTY
NTS (8/AA)



PLAN



PLAN



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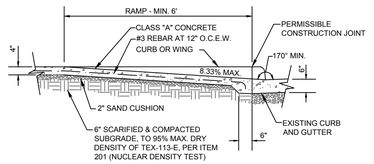
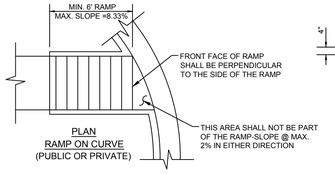
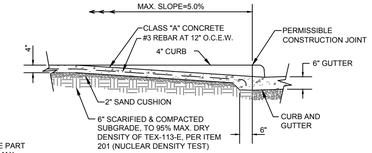


SECTION A-A

CURB RAMP DETAIL
PRIVATE PROPERTY
NTS

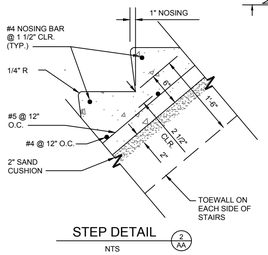


PLAN
RAMP ON CURVE
(PUBLIC OR PRIVATE)



SECTION B-B

SIDEWALK SLOPING TO PAVEMENT
PRIVATE PROPERTY
NTS



STEP DETAIL (2/AA)
NTS

ADA / TAS DESIGN - GENERAL

THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION OF SIDEWALKS, LANDINGS, PORCHES, RAMPS & PARKING SPACES THAT MEET ADA/TAS REQUIREMENTS. THE CONTRACTOR SHALL HAVE FULL KNOWLEDGE OF THE DETAILS ON THESE PLANS AND OF ADA/TAS REGULATIONS. SHOULD THE CONTRACTOR FIND AN ELEVATION OR CONDITION THAT IS DIFFERENT THAN SHOWN ON THE PLANS, IT IS THE CONTRACTORS FINAL RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER AND WORK OUT A DESIGN THAT MEETS ADA & TAS, PRIOR TO CONSTRUCTION, NOT AFTER THE WORK IS COMPLETED.

ADA SIDEWALK RAMP/ CURB RAMP SLOPES

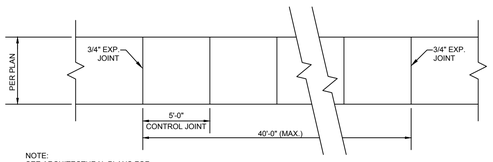
DETERMINE THE LENGTH OF A RAMP BY CHECKING THE ELEVATIONS AT THE TOP AND BOTTOM OF THE RAMP. THE SLOPE SHALL NOT EXCEED 8.33%.

ADA CROSSWALKS, SIDEWALKS AND ACCESSIBILE ROUTES

NO CROSS SLOPE SHALL EXCEED 2.00%.
NO RUNNING SLOPE SHALL EXCEED 5.00%.

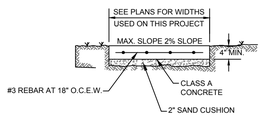
ADA HANDICAP PARKING SPACES

NO SLOPE WITHIN A PARKING SPACE OR A STRIPED AISLE SHALL EXCEED 2.00% IN ANY DIRECTION.



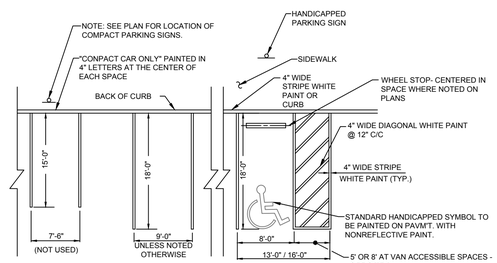
NOTE:
SEE ARCHITECTURAL PLANS FOR LOCATIONS OF CONSTRUCTION JOINTS AND EXPANSION JOINTS THAT DEVIATE FROM THIS DETAIL.

PLAN



SECTION

CONCRETE SIDEWALK DETAIL
PRIVATE PROPERTY
NTS



NOTES:
1. DRIVE AISLE IS MIN. 26' WIDE
2. RAMP ACCESS AND SURFACE SLOPES SHALL COMPLY WITH ADA/TAS REQUIREMENTS.
3. EACH HANDICAPPED PARKING SPACE SHALL BE SIGNED IN ACCORDANCE WITH ADA REQUIREMENTS.

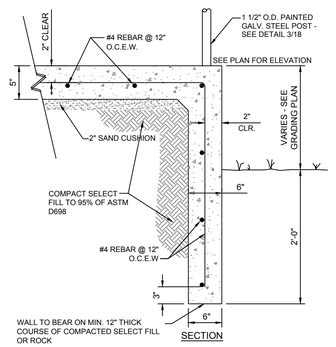
TYPICAL PARKING SPACE LAYOUT
NTS

NOTE TO CONTRACTOR:
THIS IS A STANDARD DETAIL SHEET WHICH SHOWS MULTIPLE STANDARD CONSTRUCTION DETAILS. DETAILS MAY OR MAY NOT BE APPLICABLE.

HANDRAIL NOTE
HANDRAILS ARE REQUIRED ON STAIRS WHEN THE RISE IS 2'-9" AND GREATER.

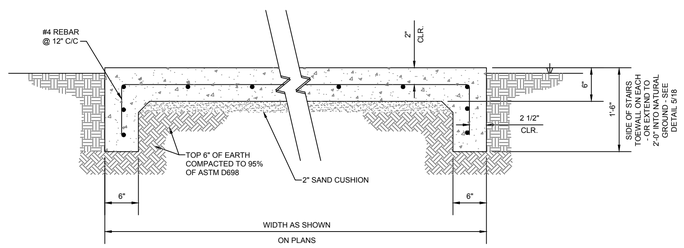
RISE / RUN TABLE	
RISE	RUN
5"	17 1/4"
5½"	15 1/2"
6"	13 1/2"
6½"	11 3/4"
7" (MAX)	11 1/4"

STAIR DETAIL (1/AA)
NTS



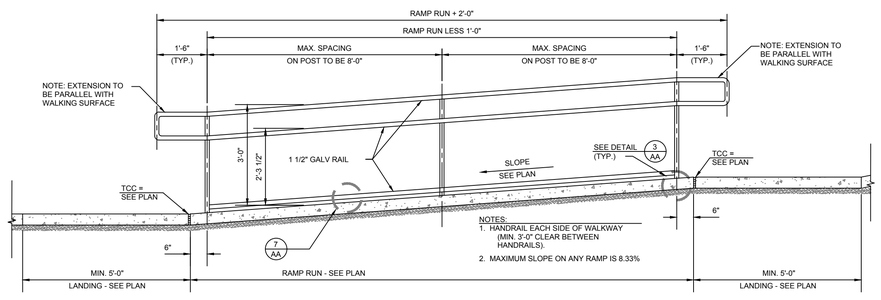
SECTION

RAMP/ STAIRWAY WALL CONSTRUCTION DETAIL (5/AA)
NTS



SECTION

STAIR TOEWALL DETAIL (4/AA)
NTS



SIDEWALK RAMP DETAIL (6/AA)
NTS

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STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER
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CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

RECOM'D
REVISIONS
DATE
No.

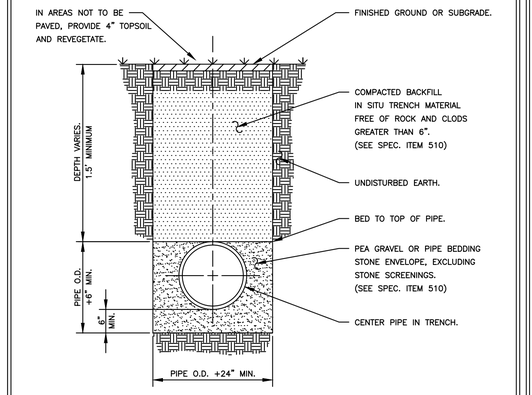
SHEET TITLE:

SITE DETAILS
(3 OF 3)

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-29

K:\CAD\073-024 Goodwill Liberty Hill\4-CAD\PLANS\073-024 DETAILS.dwg, 4/14/2023 11:08:03 AM, 11, JRW

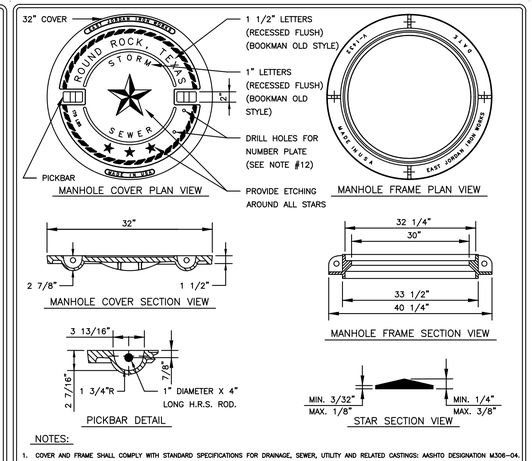


NOTE:

ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: DR-02
APPROVED 08-21-03	STORM SEWER LINE BEDDING DETAIL (NON-PAVED SURFACE)	
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

STORM SEWER LINE BEDDING DETAIL
NTS

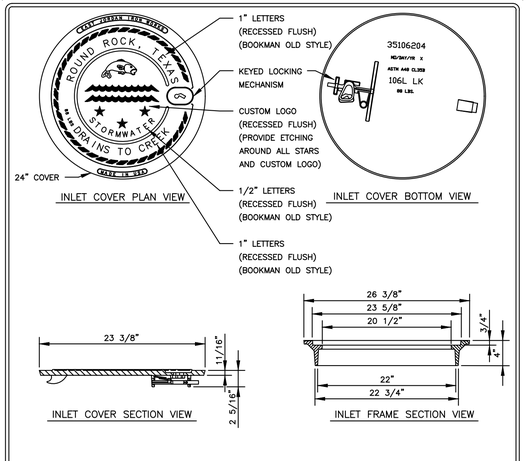


NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-1432-3 (PRODUCT NUMBER: 41432058), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-1432 (PRODUCT NUMBER: 41432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-1432 (PRODUCT NUMBER: 41432080), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 175 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. MANUFACTURER SHALL DRILL 2-3/16"X1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF ROUND ROCK. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: DR-06
APPROVED 08-09-05	NON-BOLTED STORMSEWER MANHOLE COVER AND FRAME DETAIL	
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

STORM SEWER MANHOLE FRAME & COVER
NTS



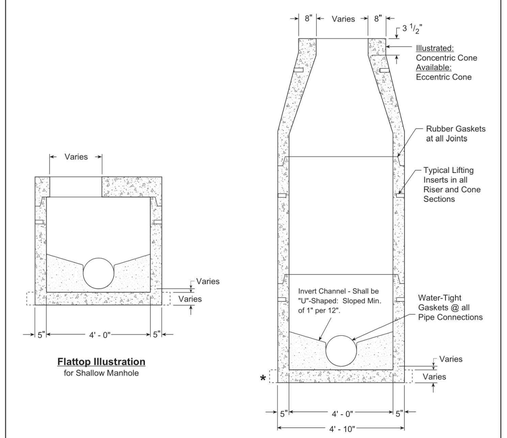
NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. INLET COVER SHALL BE MODEL NUMBER: 106L LK (PRODUCT NUMBER: 35106204), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
3. INLET FRAME SHALL BE MODEL NUMBER: 106L LK (PRODUCT NUMBER: 35206004), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
4. INLET COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: 106L-4L LK (PRODUCT NUMBER: 35506204), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. INLET COVER WEIGHT SHALL BE 88 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
7. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
8. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
9. INLET COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: DR-07
APPROVED 09-13-05	STORM SEWER INLET COVER AND FRAME DETAIL	
DATE		
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

STORM SEWER INLET FRAME & COVER
NTS

Precast Manholes



Materials & Features

HOLES AS SPECIFIED: Max diameter = 32"
CONCRETE: 5,000 PSI, 28 day strength.
REINFORCING: Meets or exceeds ASTM C478 requirements.
Average weight of 24" depth base w/8" invert = 4,500 lbs.
Estimated weight of riser and cone sections = 870 lbs. / vt. ft.

★ - Extended base is available to meet local requirements.

In the event a boot is loose contact your Forterra representative to resolve.

"Manufactured to your specifications."

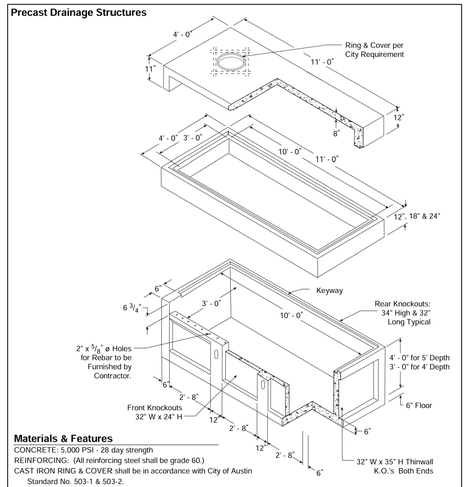
-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION/PAGE	DATE
4' I.D. Manhole **Regular Base w/Reducing Cone**	All Plants	TX	5.5	Feb 2016

FORTERRA

4' DIA. SSMH
NTS

Precast Drainage Structures



Materials & Features

CONCRETE: 5,000 PSI - 28 day strength
REINFORCING: (All reinforcing steel shall be grade 60.)
CAST IRON RING & COVER shall be in accordance with City of Austin Standard No. 503-1 & 503-2.
MASTIC SEALANT USED AS PRECAST. Construction joints shall meet the requirements of City of Austin Standards specification item No. 510.2(C)4 joint material.
BOLT-TOGETHER UNITS for 15' inlets to be connected with 8" x 18" x 3/8" plates. 1/2" expanison anchors (4 per plate.)
Rebar for connection to paving shall be provided & installed by the contractor. 5/8" holes 2" deep will be provided by manufacturer.
The inlet as designed exceed the requirements of ASTM C478.
RISERS AVAILABLE: 12", 18" & 24".

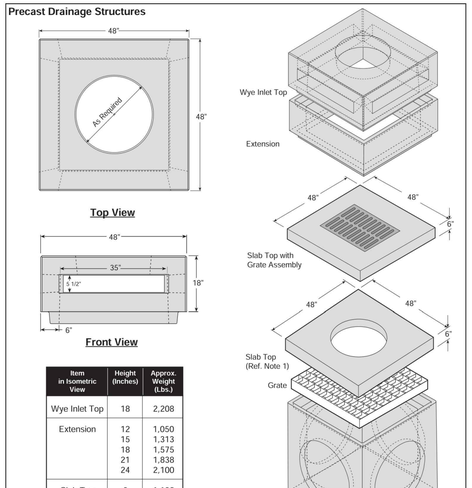
-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION/PAGE	DATE
10' Curb Inlet City of Austin	Waco	TX	10.b.2	[redacted]

FORTERRA

10' CURB INLET
NTS

Precast Drainage Structures



Item in Isometric View	Height (inches)	Approx. Weight (Lbs.)
Wye Inlet Top	18	2,208
Extension	12 15 18 21 24	1,050 1,313 1,575 1,838 2,100
Slab Top	6	1,185
Grate	3 1/4	270
Box	Varies	

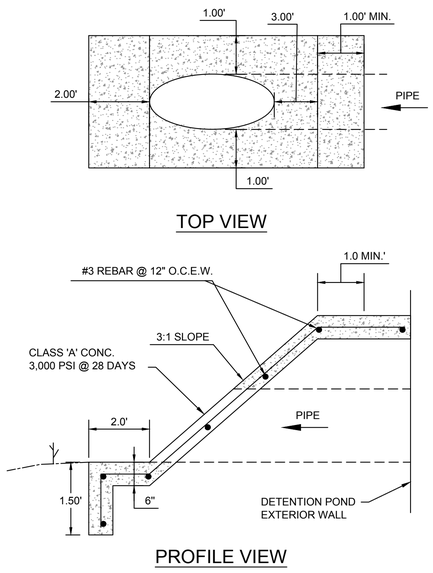
Note:
1.) Customer to specify opening size or cast iron ring and cover.

-No Scale-
All dimensions subject to allowable specification tolerances.

TITLE	PLANT	STATE	SECTION/PAGE	DATE
Top Options for 3' x 3' Precast Box	Grand Prairie Houston	TX	9.1	Feb 2016

FORTERRA

3' X 3' GRATE INLET
NTS



3:1 SLOPED CONCRETE HEADWALL
NTS

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:

GOODWILL
LIBERTY HILL

110 BRONCO BLVD.

CLIENT:

CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:

STORM SEWER DETAILS

PROJECT NO.:
073-024

COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-30

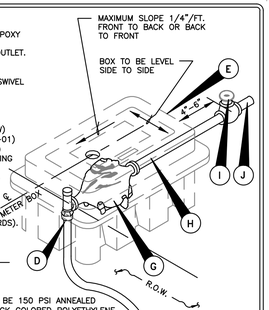
K:\CAD\073-024 Goodwill Liberty Hill\4-CAD\PLANS\073-024 DETAIL.dwg, 4/14/2023 11:08:07 AM, 1:1, JRW

MATERIAL LIST:

A. SERVICE SADDLE REQUIRED. SERVICE SADDLE TO BE EPOXY COATED WITH DUAL STAINLESS STEEL BANDS.
B. 1 1/2" OR 2" CORPORATION STOP – SERVICE PIPE OUTLET. (SEE NOTE #2)
C. 1 1/2" OR 2" SERVICE PIPE.
D. LOCKING ANGLE METER STOP; SERVICE PIPE INLET X SWIVEL COUPLING NUT OUTLET:
- FOR 1 1/2" METERS: 1 1/2" X 1 1/2"
- FOR 2" METERS: 2" X 2"
- SEE NOTE #2

E. PLASTIC RECTANGULAR METER BOX. (SEE TABLE BELOW)
F. PIPE CASING WHERE APPLICABLE. (AS PER DETAIL WT-01)
G. WATER METER, CENTERED IN BOX. (SEE TABLE BELOW)
H. WATER METER COUPLING; MALE I.P.T. X SWIVEL COUPLING NUT:
- LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR.
- EXTEND PIPE TO 4"–6" OUTSIDE OF METER BOX.

I. BRONZE GATE VALVE: NON–RISING STEM (1 1/2" OR 2") FEMALE I.P.T. (PROPERTY OWNERS CUT–OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID AS PER CITY OF ROUND ROCK STANDARDS).
J. BUSHING (IF NECESSARY) AND PIPE MEETING CITY OF ROUND ROCK PLUMBING CODE REQUIREMENTS.



NOTES:

1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT MAY BE 150 PSI ANNEALED SEAMLESS TYPE "K" COPPER TUBING OR 200 PSI BLACK COLORED POLYETHYLENE HAVING A DIMENSION RATIO OF 9 (DR9).
2. ALL STAINLESS STEEL INSERTS THAT COME WITH COMPRESSION FITTINGS SHALL NOT BE USED ON ANY CONNECTIONS.
3. SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
4. TOP OF BOXES SHALL BE 1" ABOVE FINISHED GRADE.
5. PIPING AND TUBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 510.3 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS CALLED TO "PIPE BEDDING ENVELOPE" AND "BACKFILLING", SECTIONS 510.3 (14) AND 510.3 (25), RESPECTIVELY.
6. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, PIPING AND OWNERS CUTOFF) SHALL BE 10" BELOW TOP OF BOX.
7. SLOTS PROVIDED IN METER BOX TO ACCOMODATE PIPING INTO AND OUT OF BOX, SHALL NOT BE MODIFIED.
8. LOCATION OF METER BOXES SHALL BE SUBJECT TO THE APPROVAL OF THE C.O.R.R.

PART NUMBER	SERIES	COLOR	HEIGHT	WIDTH	LENGTH
DFW65C–14–BODY*	65C	BLACK	14"	TOP = 18–3/4"	TOP = 30–3/8"
DFW65C–AF1EQA–LID*	65C	BLACK	1–7/8"	LID = 15–1/4"	LID = 26–7/8"
DFW65C–14–AF1EQA*	65C	BLACK	14"	BASE = 15–1/4"	BASE = 30–3/8"

* MANUFACTURED BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.

METER SIZE	LENGTH
1–1/2"	13"
2"	17"

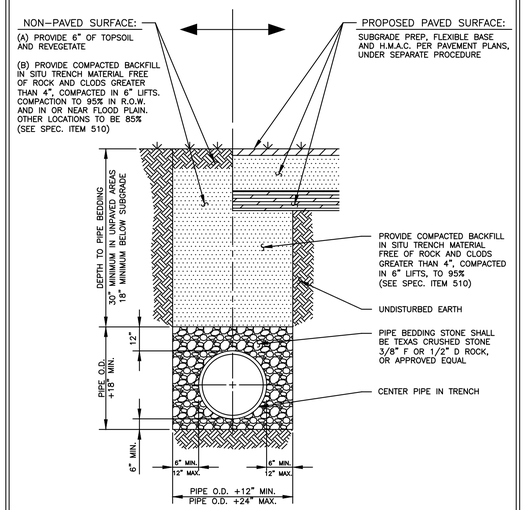
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–03
APPROVED 03–01–18 DATE	SINGLE 1–1/2" OR 2" WATER METER DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

WATER METER
NTS

NON–PAVED SURFACE:
(A) PROVIDE 6" OF TOPSOIL AND REVEGETATE

(B) PROVIDE COMPACTED BACKFILL IN SITU TRENCH MATERIAL FREE OF ROCK AND CLODS GREATER THAN 4", COMPACTED IN 6" LIFTS. COMPACTION TO 95% IN R.O.W. AND IN OR NEAR FLOOD PLAIN. OTHER LOCATIONS TO BE 85% (SEE SPEC. ITEM 510)

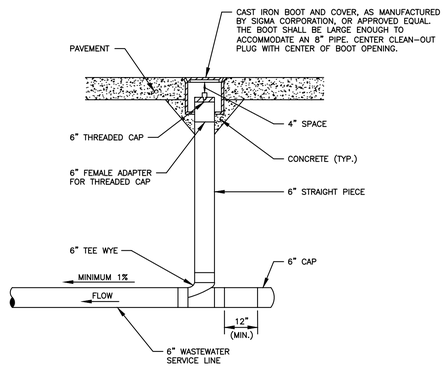
PROPOSED PAVED SURFACE:
SUBGRADE PREP, FLEXIBLE BASE AND H.M.A.C. PER PAVEMENT PLANS, UNDER SEPARATE PROCEDURE



NOTE:
1. ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WT–08
APPROVED 03–01–18 DATE	WATERLINE BEDDING AND SURFACE REPAIR DETAIL (NON–PAVED & PROPOSED PAVED SURFACE)	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

WATERLINE BEDDING AND SURFACE REPAIR
NTS



NOTES:
1. ALL PIPE TO BE SDR 26.
2. ALL FITTINGS TO BE SDR 35 SOLVENT WELD FITTINGS.

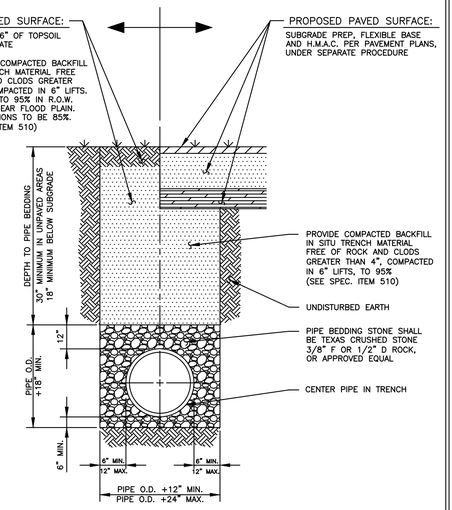
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW–13
APPROVED 03–01–18 DATE	WASTEWATER SERVICE CLEAN–OUT DETAIL (PAVED SURFACE)	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

CLEANOUT
NTS

NON–PAVED SURFACE:
(A) PROVIDE 6" OF TOPSOIL AND REVEGETATE

(B) PROVIDE COMPACTED BACKFILL IN SITU TRENCH MATERIAL FREE OF ROCK AND CLODS GREATER THAN 4", COMPACTED IN 6" LIFTS. COMPACTION TO 95% IN R.O.W. AND IN OR NEAR FLOOD PLAIN. OTHER LOCATIONS TO BE 85%. (SEE SPEC. ITEM 510)

PROPOSED PAVED SURFACE:
SUBGRADE PREP, FLEXIBLE BASE AND H.M.A.C. PER PAVEMENT PLANS, UNDER SEPARATE PROCEDURE



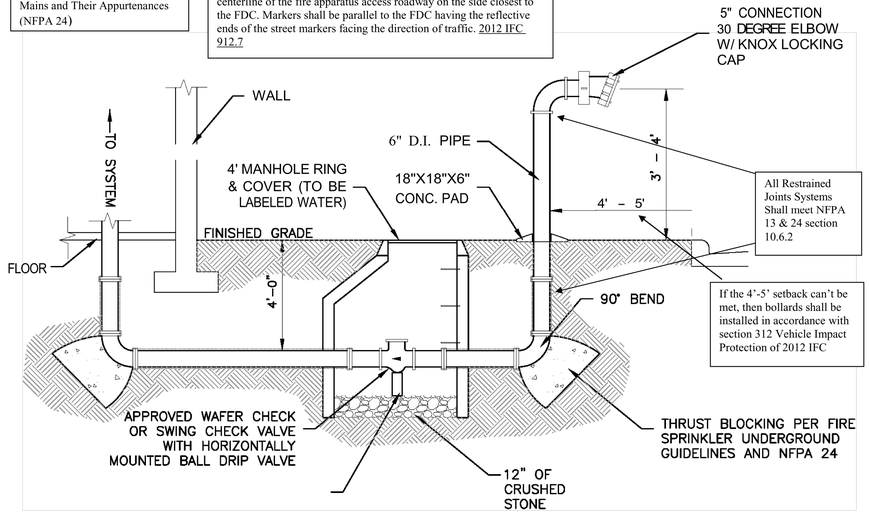
NOTE:
ALL TRENCHING AND TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW–18
APPROVED 03–01–18 DATE	WASTEWATER LINE BEDDING AND SURFACE REPAIR DETAIL (NON–PAVED & PROPOSED PAVED SURFACE)	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

WASTEWATER LINE BEDDING & SURFACE REPAIR
NTS

Per State Fire Marshall's Office an RME-U License is required in order to work on Private Fire Mains and Their Appurtenances (NFPA 24)

All Fire Department Connections (FDCs) shall be marked as approved by the Fire Code Official. Two red street lane reflectors (stimsonite model 88AB or similar) shall be installed six inches from centerline of the fire apparatus access roadway on the side closest to the FDC. Markers shall be parallel to the FDC having the reflective ends of the street markers facing the direction of traffic. 2012 IFC 912.7



FIRE DEPARTMENT CONNECTION
NOT TO SCALE

WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

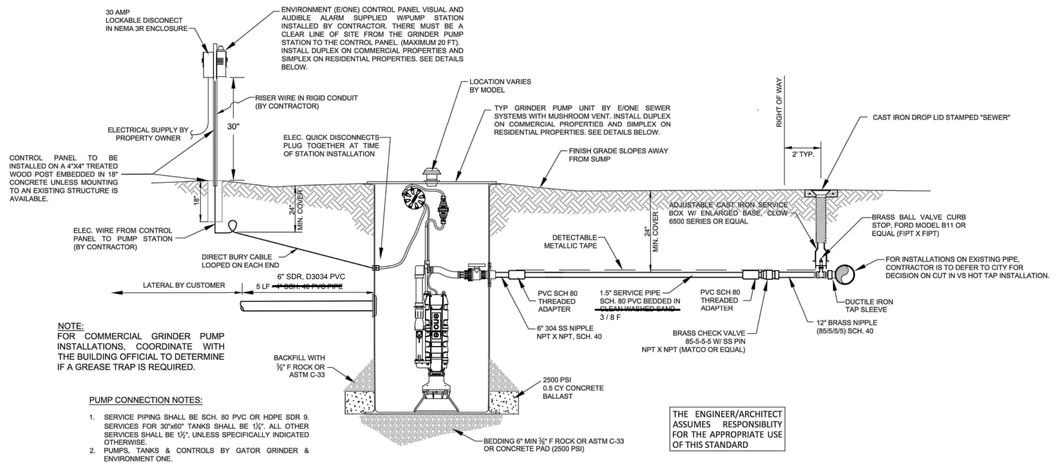
No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
UTILITY DETAILS
(1 OF 2)

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-31

* DETAIL MODIFIED BY WAELTZ & PRETE, INC



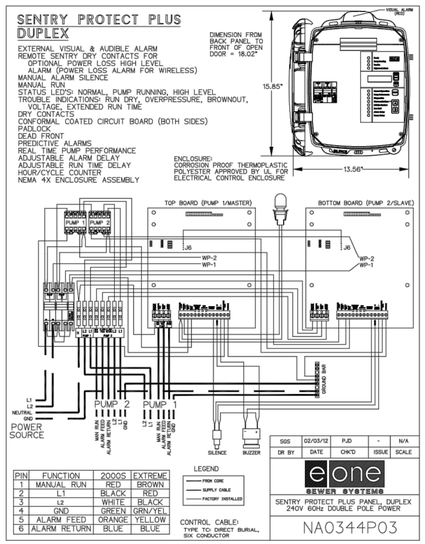
NOTE:
FOR COMMERCIAL GRINDER PUMP INSTALLATIONS, COORDINATE WITH THE BUILDING OFFICIAL TO DETERMINE IF A GREASE TRAP IS REQUIRED.

PUMP CONNECTION NOTES:

1. SERVICE PIPING SHALL BE SCH. 80 PVC OR HDPE SDR 9. SERVICES FOR 30"x60" TANKS SHALL BE 1½", ALL OTHER SERVICES SHALL BE 1½", UNLESS SPECIFICALLY INDICATED OTHERWISE.
2. PUMPS, TANKS & CONTROLS BY GATOR GRINDER & ENVIRONMENT ONE.

THE ENGINEER/ARCHITECT ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS STANDARD

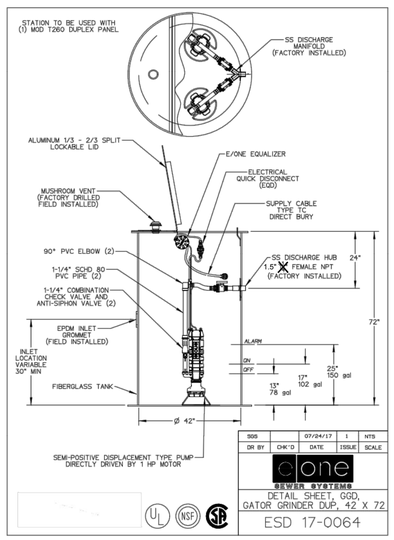
TYPICAL GRINDER PUMP SERVICE & PIPE INSTALLATION SECTION VIEW
N.T.S.



PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

SGS	02/03/12	PJD	-	N/A
DR BY	DATE	CHK'D	ISSUE	SCALE

SENTRY PROTECT PLUS PANEL, DUPLEX
240V 60Hz DOUBLE POLE POWER
NA0344P03

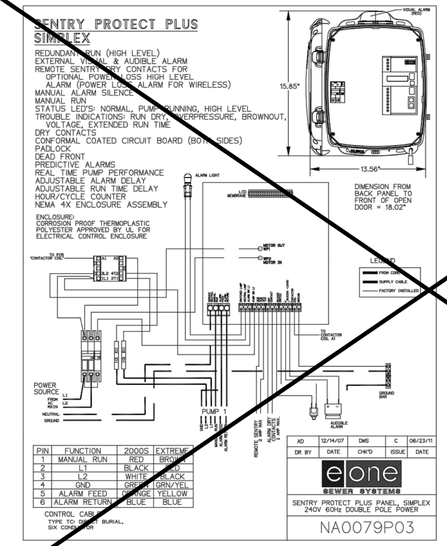


SGS		07/24/17	1	NTS
DR BY		CHK'D	DATE	ISSUE	SCALE

DETAIL SHEET, GGD,
GATOR GRINDER DUP. 42 X 72
ESD 17-0064

COMMERCIAL GRINDER PUMP UNIT & CONTROL PANEL
N.T.S.

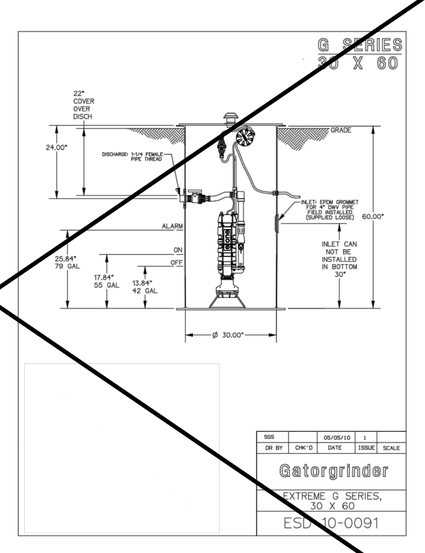
NOT USED



PIN	FUNCTION	2000S	EXTREME
1	MANUAL RUN	RED	BROWN
2	L1	BLACK	RED
3	L2	WHITE	BLACK
4	GND	GREEN	GRN/YEL
5	ALARM FEED	ORANGE	YELLOW
6	ALARM RETURN	BLUE	BLUE

AD	12/14/07	DMS	C	06/23/11
DR BY	DATE	CHK'D	ISSUE	DATE

SENTRY PROTECT PLUS PANEL, SIMPLEX
240V 60Hz DOUBLE POLE POWER
NA0079P03



SGS		05/05/10	1	
DR BY	CHK'D	DATE	ISSUE	SCALE

Gatorgrinder
EXTREME G SERIES,
30 X 60
ESD 10-0091

RESIDENTIAL GRINDER PUMP UNIT & CONTROL PANEL
N.T.S.

NO.	REVISION	BY	DATE
1	REVISED TANK	JMC	01/18/18
2	ADDED NOTE FOR CONNECTION TO FORCE MAIN	JMC	01/18/18

DJD, JMC, JH — DESIGNED BY: — 2018-01-18 DATE
GAD, RMT, CJC — DRAWN BY: — 2018-01-18 DATE
DJD, DLP, JJH — CHECKED BY: — 2018-01-18 DATE
JMC — APPROVED BY: — 2018-01-18 DATE

STATE OF TEXAS
JAMES M. CUMMINS
105952
LICENSED
PROFESSIONAL ENGINEER
1/18/2018

CITY OF LIBERTY HILL
INCORPORATED 1999

CITY OF
LIBERTY HILL
P.O. BOX 1920
LIBERTY HILL, TX 76742
PHONE: 512-778-5449

COMMERCIAL AND RESIDENTIAL WASTEWATER GRINDER PUMP DETAILS

CITY OF LIBERTY HILL
WILLIAMSON COUNTY, TEXAS

Project Number: 21558
SCALE: AS NOTED
Project Name: 21558 Liberty Hill Wastewater
Sheet Number: 1 of 1

STEGER BIZZELL
ADDRESS 1978 S. AUSTIN AVENUE | GEORGETOWN, TX 78626
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WAELTZ & PRETE, INC.
CIVIL ENGINEERS
211 N. A.W. GRIMES BLVD.
ROUND ROCK, TX. 78665
PH (512) 505-8953
FIRM TX. REG. #F-10308

STATE OF TEXAS
ANTONIO A. PRETE
93759
LICENSED
PROFESSIONAL ENGINEER
14 April 23

PROJECT:
GOODWILL
LIBERTY HILL
110 BRONCO BLVD.

CLIENT:
CSW BRONCO, LP

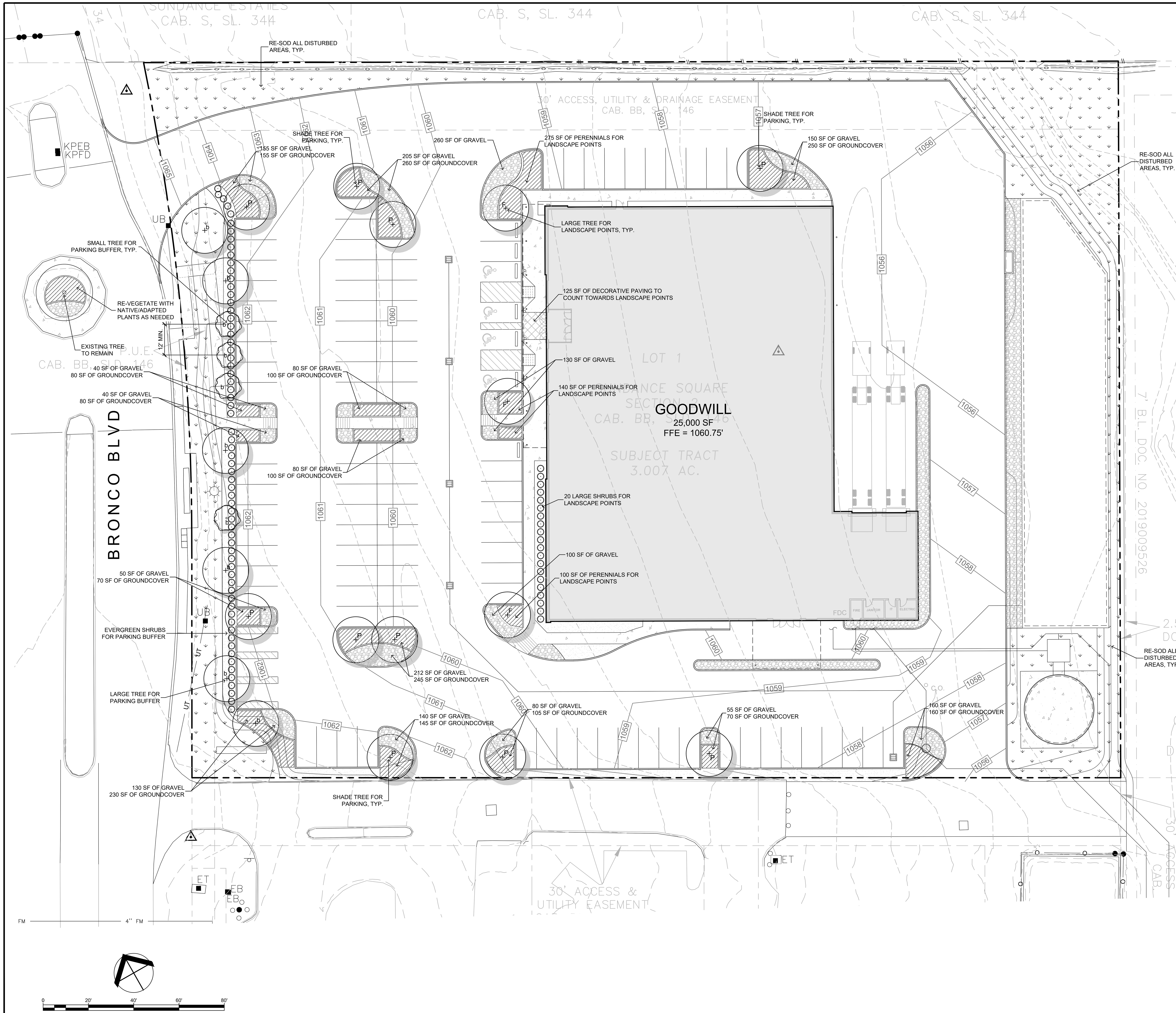
DESIGNED: JRW APPROVED: AAP
DRAWN: JRW DATE: 4/14/2023

No.	DATE	REVISIONS	RECOMD

SHEET TITLE:
UTILITY DETAILS
(2 OF 2)

PROJECT NO.:
073-024
COLH PROJECT NO.:
SDP_____-_____

SHEET NO.:
C-32



LANDSCAPE CALCULATIONS		
LANDSCAPE POINTS	Required	Provided
BRONCO BLVD Facade	N/A	184 l.f.
FTPs: 184' x 4 = 736 pts	600 pts	819 pts
Large Trees: (3 Trees) x 50 pts = 150 pts Large Shrub: (20 shrubs) x 5 pts = 100 pts Perennials & annuals: (515 sf) x 0.5 pts/sf = 257 pts Decorative PAVING: (125 sf) x 1pt/sf = 312 pts		
Total = 819 pts		
INTERIOR PARKING LOT	Required	Provided
Parking Spaces	N/A	102
Large Trees 1 Tree / 10 Parking spaces 102 spaces / 10 = 10 Trees Large Planted Trees = 10 Trees	10	10
PARKING LOT BUFFERING	Required	Provided
BRONO BLVD	N/A	254 l.f.
Large Trees (1 / 40 l.f.) 254 / 40 = 6 Large Trees	6	6
Small Trees (1 / 60 l.f.) 254 / 60 = 4 Small Trees	4	4
Shrubs / Grasses (1 / 4 l.f.) 254 / 4 = 64 Shrubs / Grasses	64	66

SHADE TREES

SYMBOL	COMMON NAME	SIZE AND CONDITION
F	Foundation Tree	Tree that counts towards the building foundation requirements
P	Parking Lot Tree	Tree that counts towards the parking lot requirements
b	Buffer Tree	Tree that counts towards the parking buffer requirements
C	Credit Tree	Existing tree that counts towards landscape or mitigation requirements

*NOTE: MAINTAIN A 5' CLEAR SPACE AROUND ALL FIRE HYDRANTS

* ALL SIGNAGE WILL WILL REQUIRE A SEPARATE SIGN PERMIT. APPROVAL OF A SITE DEVELOPMENT PERMIT OR BUILDING PERMIT DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.

REVISIONS

Date	Description

REGISTERED LANDSCAPE ARCHITECT
BRADLEY T. JONES
2858
STATE OF TEXAS
03/16/23

GOODWILL - LIBERTY HILL
110 BRONCO BLVD, LIBERTY HILL, TX 78642

LANDSCAPE SUBMITTAL PLAN

DATE: 03-16-23

SCALE: 1" = 20'

ECOLAND DESIGN GROUP

Sheet: L1 of L2

JOB#: E125-40

SP-2023-____

LARGE TREES

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	19	Cedar Elm	Ulmus crassifolia	3" caliper / 10' height minimum
		Mexican Sycamore	Platanus mexicana	3" caliper / 10' height minimum
		Monterrey Oak	Quercus polymorpha	3" caliper / 10' height minimum
		Texas Red Oak	Quercus shumardi 'Buckleyi'	3" caliper / 10' height minimum

SMALL TREES

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	4	Texas Redbud	Cercis canadensis var. 'Texensis'	2" Cal., 6' height minimum
		Tree Yaupon	Ilex vomitoria	2" Cal., 6' height minimum

SHRUBS

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	86	Big Muhly	Muhlenbergia lindheimeri	5 gallon minimum., 24" ht.
		Dwarf Wax Myrtle	Myrica pusilla	5 gallon minimum., 24" ht.
		Knockout Rose, Red	Rosa spp. 'Radrazz'	5 gallon minimum., 24" ht.
		Texas Sage	Leucophyllum frutescens	5 gallon minimum., 24" ht.

GROUND COVER / PERENNIALS

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	500	Artemisia	Artemisia 'Powis Castle'	1 gallon minimum., 24" O.C.
		Cherry Sage	Salvia greggii	1 gallon minimum., 24" O.C.
		Damiantia	Chrysactina mexicana	1 gallon minimum., 24" O.C.
		Fall Aster	Aster oblongifolium	1 gallon minimum., 24" O.C.
		New Gold Lantana	Lantana x 'New G'ld	1 gallon minimum., 24" O.C.
		Trailing Lantana	Lantana montevidensis	1 gallon minimum., 24" O.C.

TURF GRASS

SYMBOL	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
	+/- 12,500	Tiffway 419 Bermuda Grass	Cynodon dactylon var. "Tiffway 419	SF - Solid sod free of weeds

MISCELLANEOUS

SYMBOL	QUANTITY	DESCRIPTION
	+/- 4,400	SF 3" depth ¾" limestone gravel w/ weed mat
	+/- 6,100	SF 3" depth native hardwood mulch

NOTE:
- **No more than fifty percent (50%) of the required trees shall be of the same species**

GENERAL LANDSCAPE CONSTRUCTION NOTES

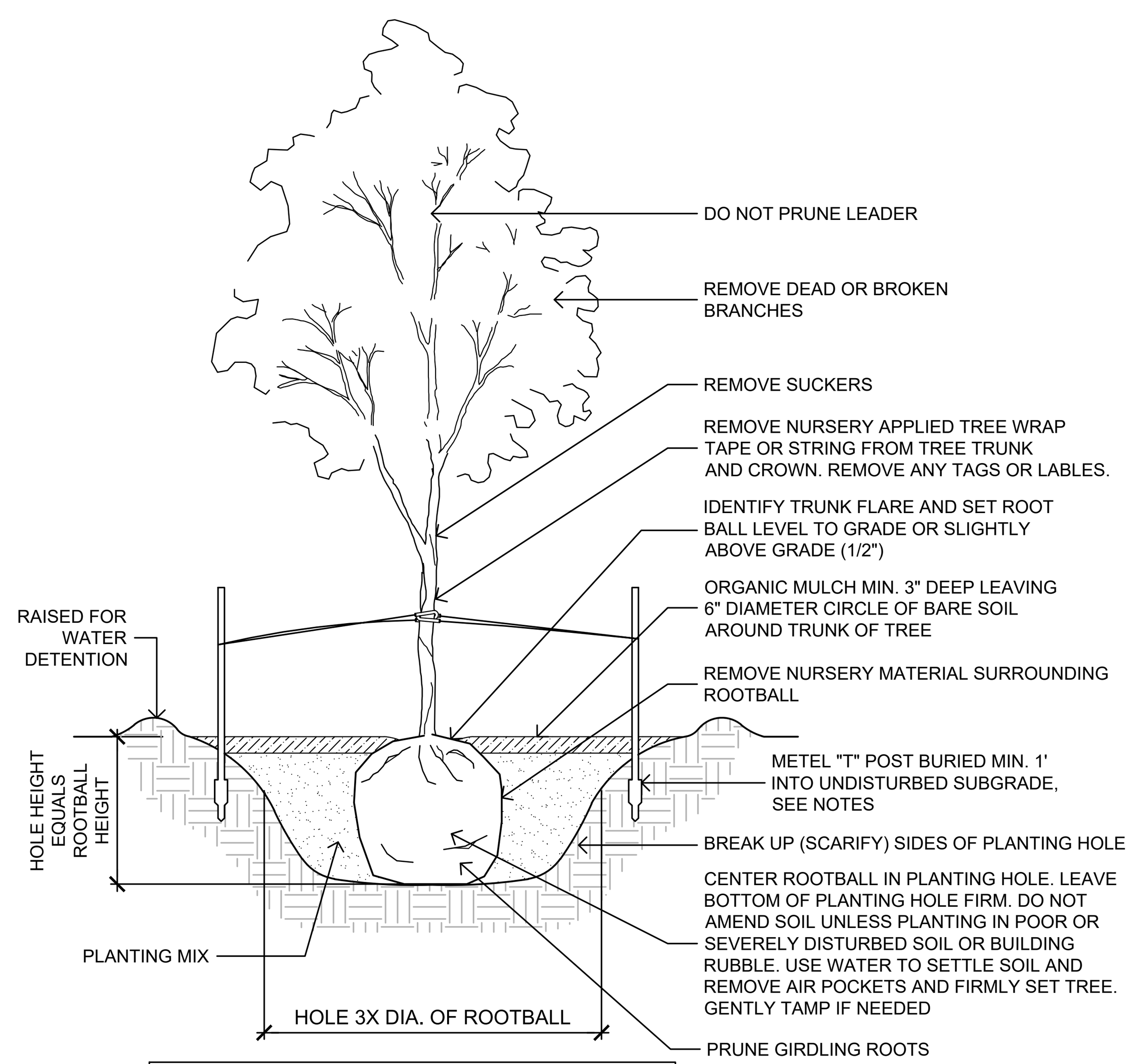
1.) Contractor shall provide all labor and materials necessary to complete the work shown on the plans.
2.) All proposed landscaping is to be installed as per local city ordinances and codes. Notify owner's representative and landscape architect of any discrepancies prior to construction.
3.) All plant material shall comply with plant size per container as stated by the American Association of Nurseryman.
4.) Plants are subject to inspection and approval by the landscape architect. Plants are required for the site may be inspected and tagged at growing site before delivery.
5.) Groundcover bed preparation shall be 2 inches of planting mix tilled 8 inches into bed areas.
6.) Shrubs and trees shall be pocket planted. Excavate planting hole 1-1/2 times the width and height of the root ball. Backfill with $\frac{1}{3}$ sandy loam.
7.) Grading shall provide positive drainage away from buildings and other structures. Fine grade for positive drainage to prevent ponding.
8.) Quantities provided in the plant list are for general use only, contractor is responsible for quality of workmanship, superintendence and scheduling of work.
9.) Contractor is responsible for quality of workmanship, superintendence and scheduling of work.
10.) Contractor is responsible for removal of trash and job safety conditions.
11.) Contractor to provide (1) year warranty on all plant material.

IRRIGATION NOTES

UNDERGROUND AUTOMATIC SYSTEM NOTES

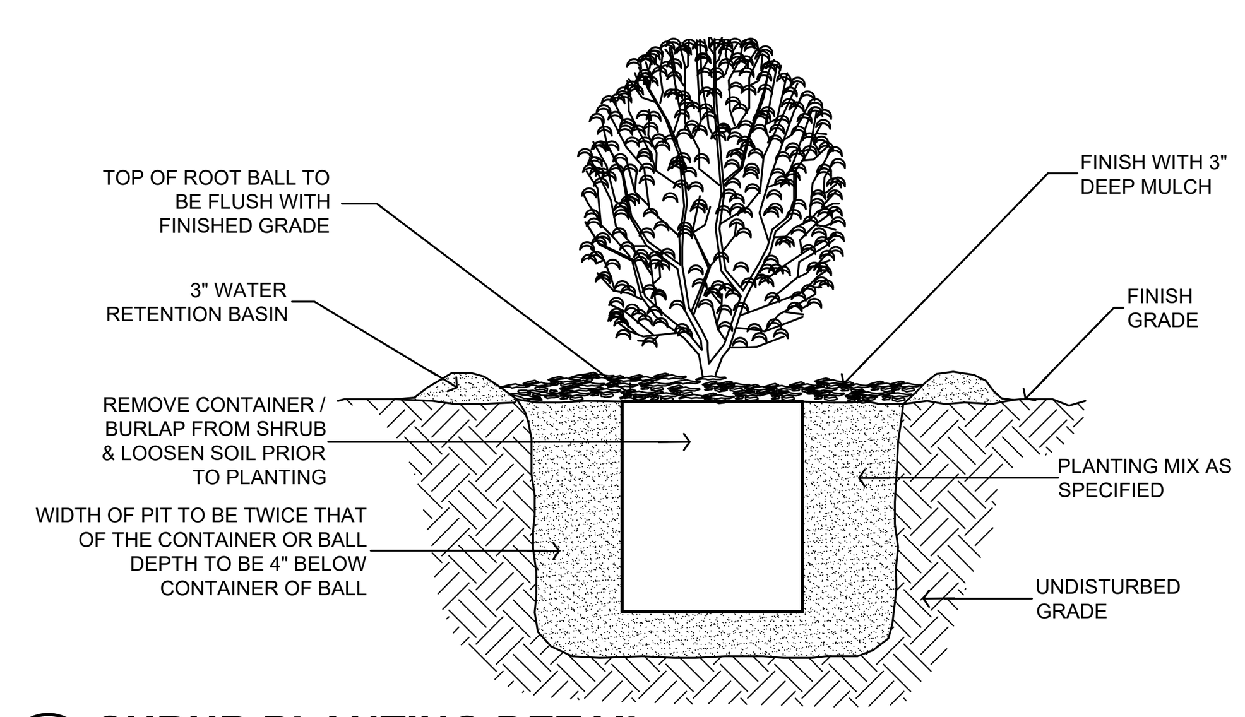
All required landscape areas shall be irrigated by an underground automatic system that may be include a drip irrigation system. This system shall adhere to manufacturer specifications and the rules and regulations established by TCEQ or successor agency. In addition, an irrigation system must be designed by a landscape architect or irrigator licensed by the state. An irrigation system shall comply with the following:

a. Sprinkler head spacing shall be designed for head-to-head coverage and adjusted for prevailing winds. The system shall promote minimum runoff and minimum overespray onto non-irrigated areas (i.e., paving, walkway, buildings).
b. Sprinkler heads shall have matched precipitation rates within each control valve circuit.
c. Adjustable flow controls shall be required on circuit remote control valves. Pressure regulation components shall be required where static pressure exceeds manufacturer's recommended operating range.
d. Valves and circuits shall be separated based on water use requirements, so that turf areas can be watered separately from shrubs, trees and groundcover areas. A minimum of one bubbler each shall be provided for all large and medium size trees.
e. Serviceable check valves shall be required where elevation differential may cause low head drainage adjacent to paving areas.
f. All automatic irrigation systems shall be equipped with an electronic controller capable of dual or multiple programming. Controller(s) shall have multiple cycles start capacity and a flexible calendar program, including the capability of being set to water every five days.
g. All automatic irrigation systems shall be equipped with a rain and freeze sensor shut-off device.

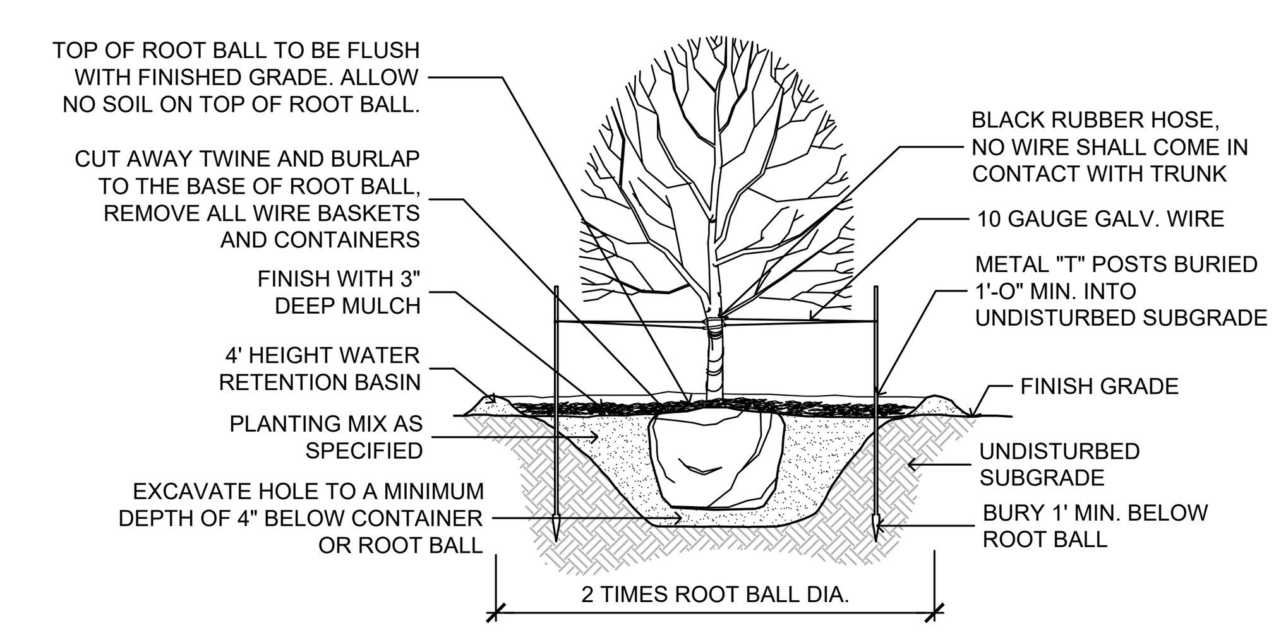


NOTE:
1. NON-BINDING STRAPS AND RUBBER HOSES TO BE USED WITH "T" POST.
2. USE THREE (3) "T" POST FOR TREES GREATER THAN 3" CAL., TWO (2) POST FOR TREES LESS THAN 3" CAL.
3. REMOVE POST AFTER 1-YEAR
4. HOSE AND WIRE TO WRAP AROUND TREE A THE LOWEST CROUCH

(A) TREE PLANTING DETAIL
SECTION — SCALE: N.T.S.



(B) SHRUB PLANTING DETAIL
SECTION — SCALE: N.T.S.



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(C) ORNAMENTAL TREE PLANTING DETAIL
SECTION — SCALE: N.T.S.

REVISIONS
Date | Description

REGISTERED LANDSCAPE ARCHITECT
BRADLEY T. JONES
2858
STATE OF TEXAS
03/16/23

GOODWILL - LIBERTY HILL
110 BRONCO BLVD, LIBERTY HILL, TX 78642
LANDSCAPE SUBMITTAL NOTES & DETAILS

DATE: 03-16-23
SCALE: AS SHOWN

ECOLAND DESIGN GROUP

Sheet: **L2 of L2**

JOB#: E125-40
SP-2023-____