

BURGESS & NIPLE

235 Ledge Stone Drive | Austin, TX 78737 | 512.432.1000

April 11, 2023

Ryan Soutter
TCEQ Austin Regional Office
12100 Park 35 Circle
Austin, Texas 78753

RE: Contributing Zone Modification
Liberty Hill Panda Express
B&N No. 60799

Dear Mr. Soutter:

This letter is submitted on behalf of Liberty Hill 29, LLC in conjunction with and in support of the enclosed Contributing Zone Modification Submittal Form.

Liberty Hill 29, LLC is planning to construct a Panda Express restaurant located within Liberty Hill. This application has been prepared according to the guidelines set forth in 30 TAC, Chapter 213, Subchapter B. Please review the application for completeness and compliance with applicable Edward Aquifer Contributing Zone regulations for development.

If you have any questions or require additional information, please call me at (512) 432-1000.

Very truly yours,
BURGESS & NIPLE



Felix J. Manka, P.E.
Austin South District Director

- 1 – Original Modification to a Contributing Zone Plan Application
- 1 – Copy of Modification to a Contributing Zone Plan Application

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.

1. Regulated Entity Name: Heritage Ridge				2. Regulated Entity No.: 111096533					
3. Customer Name: Liberty Hill 29, LLC				4. Customer No.:					
5. Project Type: (Please circle/check one)	New	Modification		Extension	Exception				
6. Plan Type: (Please circle/check one)	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: (Please circle/check one)	Residential	Non-residential			8. Site (acres):		2.57		
9. Application Fee:	\$4,000	10. Permanent BMP(s):			Batch Detention Basin				
11. SCS (Linear Ft.):	N/o	12. AST/UST (No. Tanks):			N/A				
13. County:	Williamson	14. Watershed:			South Fork San Gabriel				

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.)	—	—	X
Region (1 req.)	—	—	X
County(ies)	—	—	X
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Barton Springs/ Edwards Aquifer <input type="checkbox"/> Hays Trinity <input type="checkbox"/> Plum Creek	<input type="checkbox"/> Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	<input type="checkbox"/> Austin <input type="checkbox"/> Buda <input type="checkbox"/> Dripping Springs <input type="checkbox"/> Kyle <input type="checkbox"/> Mountain City <input type="checkbox"/> San Marcos <input type="checkbox"/> Wimberley <input type="checkbox"/> Woodcreek	<input type="checkbox"/> Austin <input type="checkbox"/> Bee Cave <input type="checkbox"/> Pflugerville <input type="checkbox"/> Rollingwood <input type="checkbox"/> Round Rock <input type="checkbox"/> Sunset Valley <input type="checkbox"/> West Lake Hills	<input type="checkbox"/> Austin <input type="checkbox"/> Cedar Park <input type="checkbox"/> Florence <input type="checkbox"/> Georgetown <input type="checkbox"/> Jerrell <input type="checkbox"/> Leander <input checked="" type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input type="checkbox"/> Round Rock

San Antonio Region					
County:	Bexar	Comal	Kinney	Medina	Uvalde
Original (1 req.)	—	—	—	—	—
Region (1 req.)	—	—	—	—	—
County(ies)	—	—	—	—	—
Groundwater Conservation District(s)	<input type="checkbox"/> Edwards Aquifer Authority <input type="checkbox"/> Trinity-Glen Rose	<input type="checkbox"/> Edwards Aquifer Authority	<input type="checkbox"/> Kinney	<input type="checkbox"/> EAA <input type="checkbox"/> Medina	<input type="checkbox"/> EAA <input type="checkbox"/> Uvalde
City(ies) Jurisdiction	<input type="checkbox"/> Castle Hills <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Helotes <input type="checkbox"/> Hill Country Village <input type="checkbox"/> Hollywood Park <input type="checkbox"/> San Antonio (SAWS) <input type="checkbox"/> Shavano Park	<input type="checkbox"/> Bulverde <input type="checkbox"/> Fair Oaks Ranch <input type="checkbox"/> Garden Ridge <input type="checkbox"/> New Braunfels <input type="checkbox"/> Schertz	NA	<input type="checkbox"/> 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.

FELIX J. MANKA

Print Name of Customer/Authorized Agent

Felix J. Manka

05.25.23

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):

*Modification of a Previously Approved
Contributing Zone Plan
for*

**HERITAGE RIDGE
LIBERTY HILL PANDA EXPRESS**

Prepared for:

**Liberty Hill 29, LLC
8001 Quaker Avenue, Suite K
Lubbock, TX 79424
806-368-6554**

Prepared by:

**Burgess & Niple, Inc.
235 Ledge Stone Drive
Austin, Texas 78737
(512) 432-1000**

April 2023

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), 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 **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Felix Manka

Date: 05-25-23

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Heritage Ridge
Original Regulated Entity Name: Heritage Ridge
Assigned Regulated Entity Number(s) (RN): 111096533
Edwards Aquifer Protection Program ID Number(s): 1102213, 11002376
 The applicant has not changed and the Customer Number (CN) is: _____
 The applicant or Regulated Entity has changed. A new Core Data Form has been provided.
2. **Attachment A: Original Approval Letter and Approved Modification Letters.** A copy of the original approval letter and copies of any modification approval letters are attached.
3. A modification of a previously approved plan is requested for (check all that apply):

- Any physical or operational modification of any best management practices or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;
- Any change in the nature or character of the regulated activity from that which was originally approved;
- A change that would significantly impact the ability to prevent pollution of the Edwards Aquifer and hydrologically connected surface water; or
- Any development of land previously identified in a contributing zone plan as undeveloped.

4. **Summary of Proposed Modifications** (select plan type being modified). If the approved plan has been modified more than once, copy the appropriate table below, as necessary, and complete the information for each additional modification.

<i>CZP Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Acres	<u>10.6</u>	<u>2.57</u>
Type of Development	<u>Commercial</u>	<u>Commercial</u>
Number of Residential Lots	<u>0</u>	<u>0</u>
Impervious Cover (acres)	<u>1.41</u>	<u>1.114</u>
Impervious Cover (%)	<u>13.3</u>	<u>43.34</u>
Permanent BMPs	<u>Batch Detention Basin</u>	<u>Batch Detention Basin</u>
Other	_____	_____

<i>AST Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Number of ASTs	<u>N/A</u>	<u>N/A</u>
Other	_____	_____

<i>UST Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Number of USTs	<u>N/A</u>	<u>N/A</u>
Other	_____	_____

5. **Attachment B: Narrative of Proposed Modification.** A detailed narrative description of the nature of the proposed modification is attached. It discusses what was approved,

including previous modifications, and how this proposed modification will change the approved plan.

6. **Attachment C: Current Site Plan of the Approved Project.** A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
- The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
 - The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
 - The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
 - The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.
7. Acreage has not been added to or removed from the approved plan.
- Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.
8. 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. The copies must be submitted to the appropriate regional office.

ATTACHMENT A
ORIGINAL APPROVAL LETTER AND APPROVED MODIFICATION LETTERS

Toby Baker, Executive Director



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 7, 2021

Mr. Mike Beevers
Heritage Ridge Investments, LLC
6 South 1st Street
Temple, Texas 76501

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Heritage Ridge, Located at 13001 W. State Highway 29; Liberty Hill, Texas

PLAN TYPE: Request for the Approval of a Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN111096533; Additional ID No. 11002213

Dear Mr. Beevers,

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP application for the above-referenced project submitted to the Austin Regional Office by MRB Group P.C. on behalf of Heritage Ridge Investments, LLC on September 30, 2020. Final review of the CZP was completed after additional material was received on December 18, 2020 and December 29, 2020. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial development will have an area of approximately 10.6 acres. The project will be phased. The initial development phase proposes the demolition of 0.2 acres of pre-rule existing residential development, the construction of a site access drive, trail, sidewalk, and installation of utilities and drainage infrastructures. The impervious cover (IC) will be 0.55 acres (5.19-percent). Project wastewater will be disposed of by conveyance to the exiting Liberty Hill Wastewater Treatment Plant owned and operated by the City of Liberty Hill.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a batch detention basin, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 305 lbs. from the 0.35 acres of impervious cover (IC). The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

- I. The permanent pollution abatement measure(s) shall be operational prior to use of any facilities.
- II. All sediment and/or media removed from basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the

the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

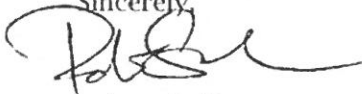
14. Owners of permanent BMPs and measures must ensure that the BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.

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

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Robert Sadlier, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RS/ndlg

Enclosure: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Thomas J. Fromberger, P.E., MRB group P. C.

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 18, 2021

Mr. Mike Beevers
Heritage Ridge Investments, LLC
6 South 1st Street
Temple, Texas 76501

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Heritage Ridge; Located 13001 W. State Highway 29; Liberty Hill, Texas

TYPE OF PLAN: Request for Modification of an Approved Contributing Zone Plan (CZP); 30 Texas Administrative Code (TAC) Chapter 213 Subchapter B Edwards Aquifer

Regulated Entity No. RN111096533; Edwards Aquifer Protection Program ID No. 11002376

Dear Mr. Beevers:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Modification for the above-referenced project submitted to the Austin Regional Office by Turley Associates, Inc on behalf of Heritage Ridge on February 3, 2021. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

BACKGROUND

Heritage Ridge was initially approved by TCEQ CZP letter dated January 7, 2021 (11002213) for an approximate 10.6 acres commercial subdivision development of Lot 1 with 1.55 acres of impervious cover. The construction of one batch detention basin on tract A serves the entire development.

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 1.073 acres within the 10.6 acres of Heritage Ridge. It will include development of a Starbucks Coffee House on Lot 2 with associated drives, sidewalks, parking and shared access drive with Lot 1. Developed area for Lots 1 and 2 will be approximately 3.82 acres. The impervious cover for Lots 1 and 2 will increase to 1.41 acres (13.3 percent). The site includes 0.20 acres of pre-development impervious cover. Project wastewater will be disposed of by conveyance to the existing Liberty Hill Water Recycling Center owned by the City of Liberty Hill.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, one previously approved batch detention basin (11002213), designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 1,053 pounds of TSS generated from the 1.41 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

- I. This modification is subject to all Special and Standard Conditions listed in the CZP approval letter dated January 7, 2021.
- II. The permanent pollution abatement measures shall be operational prior to occupancy of the facility.
- III. All sediment and/or media removed from the water quality basin during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

1. Pursuant to Chapter 7 Subchapter C of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.
2. The holder of the approved Edwards Aquifer protection plan must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the approved plan. Additional and separate approvals, permits, registrations and/or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, UIC) can be required depending on the specifics of the plan.
3. In addition to the rules of the Commission, the applicant may also be required to comply with state and local ordinances and regulations providing for the protection of water quality.

Prior to Commencement of Construction:

4. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved Contributing Zone Plan and this notice of approval shall be maintained at the project location until all regulated activities are completed.
5. Any modification to the activities described in the referenced CZP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.

6. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the name of the approved plan and file number for the regulated activity, the date on which the regulated activity will commence, and the name of the prime contractor with the name and telephone number of the contact person.
7. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved Storm Water Pollution Prevention Plan (SWPPP) must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. If a water quality pond is proposed, it shall be used as a sedimentation basin during construction. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.

During Construction:

8. During the course of regulated activities related to this project, the applicant or his agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been significantly reduced. 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).
10. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge will be filtered through appropriately selected best management practices. These may include vegetated filter strips, sediment traps, rock berms, silt fence rings, etc.
11. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
12. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.
13. This approval does not authorize the installation of temporary aboveground storage tanks on this project. If the contractor desires to install a temporary aboveground storage tank for use during construction, an application to modify this approval must be submitted and approved prior to installation. The application must include information related to tank location and spill containment. Refer to Standard Condition No. 5, above.

After Completion of Construction:

14. Owners of permanent BMPs and measures must ensure that the 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 Austin Regional Office within 30 days of site completion.
15. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity

Mr. Mike Beevers
Page 4
March 18, 2021

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. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional Office within 30 days of the transfer. A copy of the transfer form (TCEQ-10263) is enclosed.

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Contributing Zone Plan. If the new owner intends to commence any new regulated activity on the site, a new Contributing Zone Plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. A Contributing Zone Plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Contributing Zone Plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

This action is taken under authority delegated by the Executive Director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact the Edwards Aquifer Protection Program Austin Regional Office at 512-339-2929.

Sincerely,



Robert Sadler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

RCS/dv

Enclosures: Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263
cc: Mr. William F. Sisco, Turley Associates, Inc.

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

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

Customer: _____

Regulated Entity Name: _____

Site Address: _____

City, Texas, Zip: _____

County: _____

Approval Letter Date: _____

BMPs for the project: _____

New Responsible Party: _____

Name of contact: _____

Mailing Address: _____

City, State: _____ Zip: _____

Telephone: _____ FAX: _____

Signature of New Responsible Party Date

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

If you have questions on how to fill out this form or about the Edwards Aquifer protection program, please contact us at 210/490-3096 for projects located in the San Antonio Region or 512/339-2929 for projects located in the Austin Region.

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

ATTACHMENT B
NARRATIVE OF PROPOSED MODIFICATION

Attachment B: Narrative of Proposed Modification

Liberty Hill 29, LLC intends to build a Panda Express restaurant within Heritage Ridge, a 10.6-acre development, on Lot 3B a 0.99-acre lot and a section of access driveway and sidewalk on the adjacent Lot 3A for a total site area of 2.57 acres. Both lots are owned by Liberty Hill 29, LLC. The site is located on the south side of Texas Hwy 29, east of Starbucks. The entire site is within the CZP Zone and has not been previously developed. The site utilizes existing BMPs that were permitted with the original CZP (EAPP ID No. 11002213) and subsequent modification (EAPP ID No. 11002376). Under the original CZP, the total site area was 10.6 acres with 0.55 acres of impervious cover. Subsequently, a 2021 CZP Modification Approval counted for a total site area of 10.6 acres with 1.41 acres of impervious cover.

This modification is for a 2.57 -acre project located west of the existing batch detention basin. The proposed modifications will add 1.114 acres of impervious cover. The proposed site will not significantly alter drainage patterns as depicted in the original CZP, and the entire site will drain into the proposed storm sewer system that then flows to the existing the basin. The basin is sized sufficiently to treat the additional impervious cover proposed with this modification in accordance with the water quality standards in RG-348 -Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices (Revised July 2005).

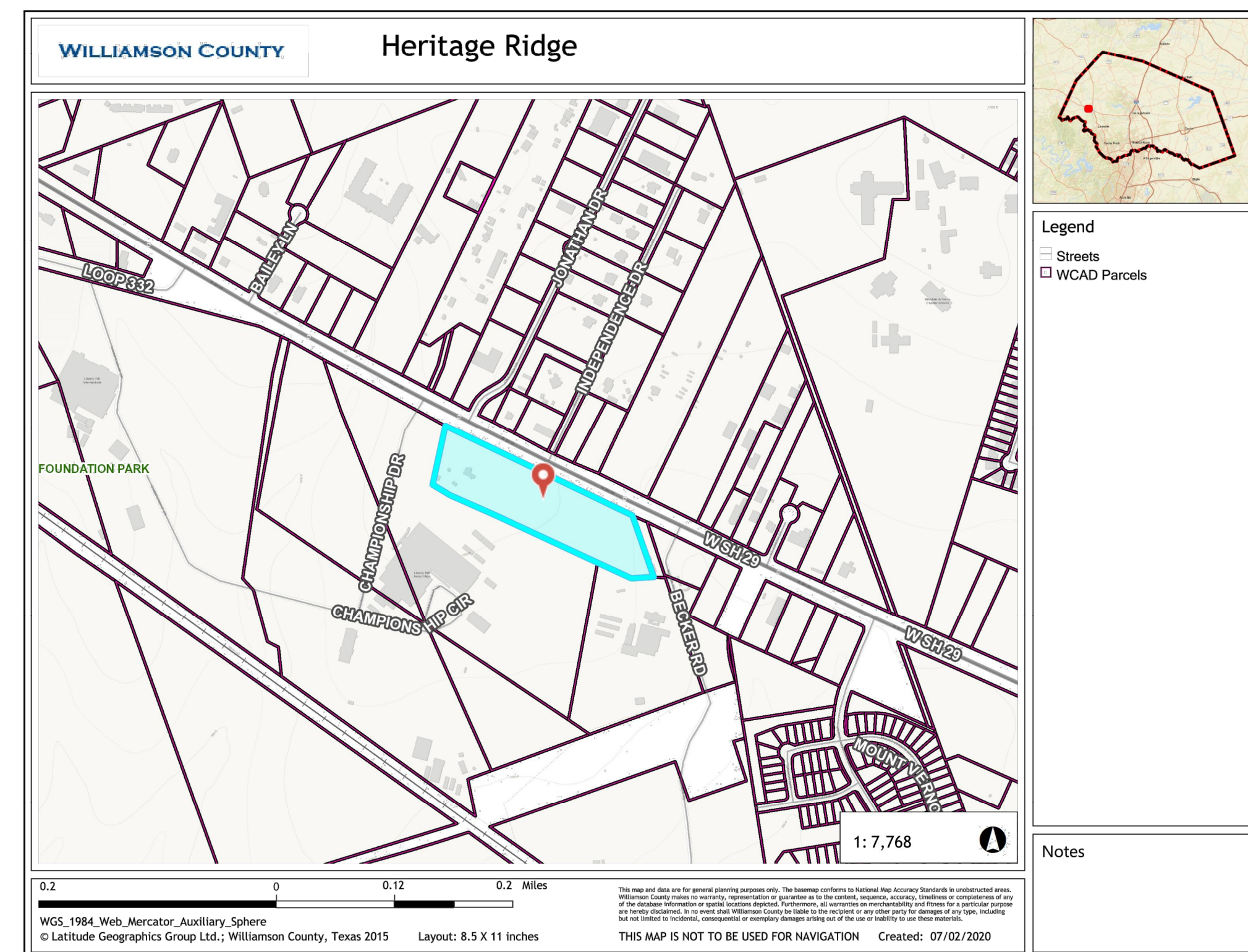
ATTACHMENT C
CURRENT SITE PLAN OF THE APPROVED PROJECT
(SEE ATTACHMENT AND RELATED CONSTRUCTION PLANS)

SITE DEVELOPMENT PERMIT PLANS FOR THE HERITAGE RIDGE (9 LOT SUBDIVISION)

CITY OF LIBERTY HILL
WILLIAMSON COUNTY
TEXAS

DRAWING INDEX:

SHEET NO.	DRAWING TITLE
	ACS SUBDIVISION MAP
G-1	EXISTING AND DEMO PLAN
G-2	SITE PLAN
G-3	UTILITY PLAN
G-4	UTILITY PROFILE
G-5	GRADING AND ES&C PLAN
G-6	TREE PLAN
DR-1	EXISTING DRAINAGE MAP
DR-2	PROPOSED DRAINAGE MAP
D-1	TXDOT DETAILS
D-2	EROSION CONTROL DETAILS
D-3	UTILITY DETAILS
D-4	SITE DETAILS
D-5	smartPOND VALVE DETAILS
D-6	LIFT STATION DETAILS



APPROVAL SIGNATURES

*Based on the design engineer's certification of compliance with all applicable City, State and Federal regulations, the wastewater portion of the plans and specifications contained herein have been reviewed and are found to be in compliance with the requirements of the City of Liberty Hill

Perry C. Steger, P.E. _____ Date
City Engineer

David Stallworth, Senior Director of Planning _____ Date
City of Liberty Hill, Texas

Wayne Bonnet, Director of Public Works _____ Date
City of Liberty Hill, Texas

J. Terron Everton, P.E. County Engineer _____ Date
Williamson County, Texas

OWNER
HERITAGE RIDGE INVESTMENTS, LLC
CONTACT: MIKE BEEVERS
6 SOUTH 1ST STREET
TEMPLE, TX 78501
P: (254) 774-7688
Mike@dbcre.com

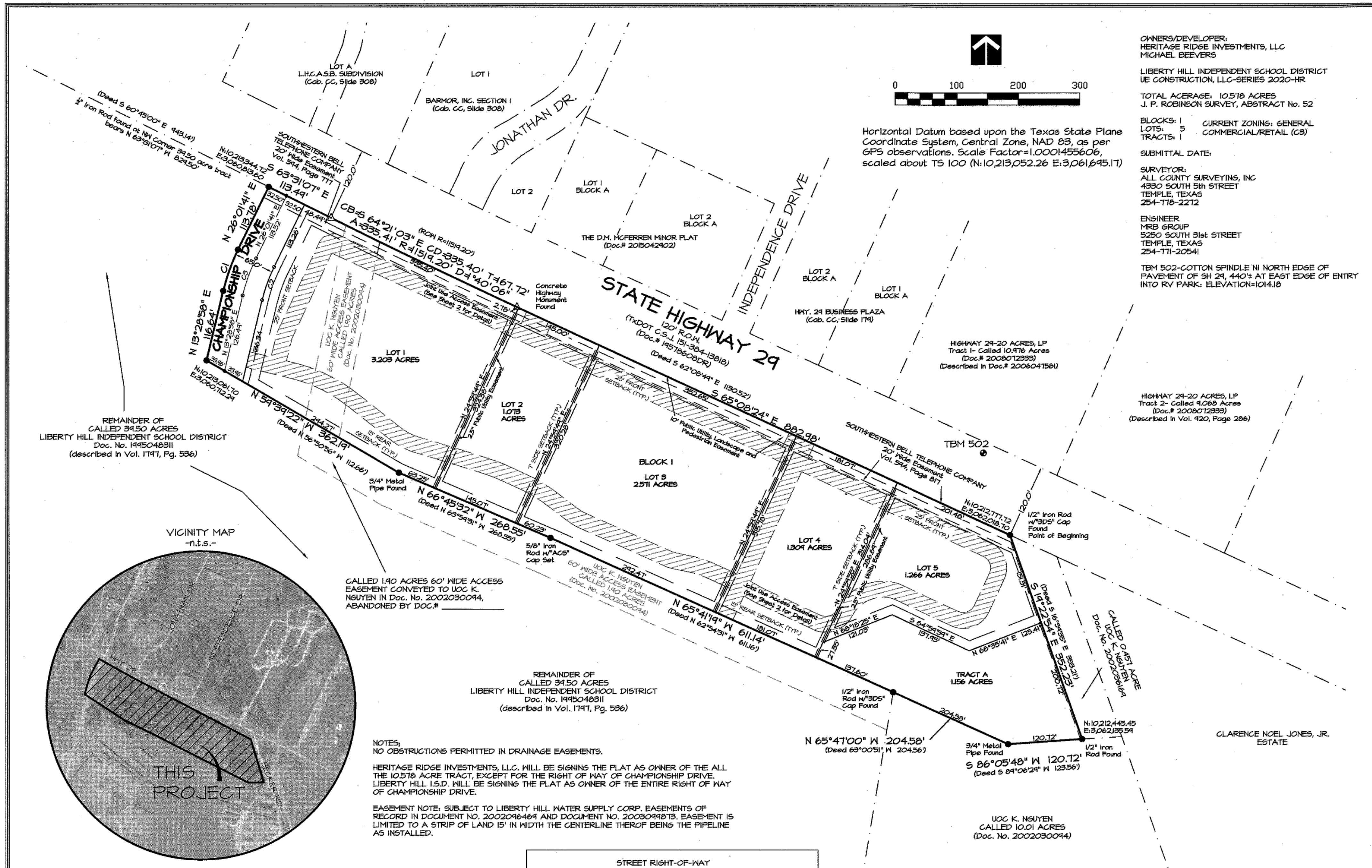
CIVIL
MRB GROUP
CONTACT: THOMAS J. FROMBERGER
5250 SOUTH 31ST STREET
TEMPLE, TX 76502
P: (512) 436-8571
tfromberger@mrbbgroup.com

MRB group

Engineering, Architecture, Surveying, P.C.

5250 South 31st Street, Temple, Texas 76502 Phone: 254-771-2054
8834 N Capital of Texas HWY, Suite 147, Austin, Texas 78759 Phone: 512-436-8571
The Culver Road Armory, 145 Culver Road, Suite 160, Rochester NY 14620 Phone: 585-381-9250
TBPE Firm Number: F-10615
www.mrbgroup.com

PROJECT #3410.20001 JULY 2020



ACS
ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4350 South 5th Street
Temple, Texas 76502
254-718-2272 Killen 254-634-4636
Fax 254-714-1608
www.allcountysurveying.com

BASED UPON WHAT CAN BE SCALED FROM THE GRAPHICS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48441C0245F EFFECTIVE DATE DECEMBER 20, 2014, THE ABOVE SHOWN PROPERTY DOES NOT APPEAR WITHIN THE "SPECIAL FLOOD HAZARD AREA", AND APPEARS TO BE SITUATED IN ZONE X. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	327.44'	71.71'	12°32'43"	N 19°45'19" E	71.56'
C2	262.44'	57.41'	12°32'43"	N 19°45'19" E	57.36'
C3	244.34'	64.54'	12°32'43"	N 19°45'19" E	64.46'

FINAL PLAT
HERITAGE RIDGE
10.578 ACRES, situated in the
J. B. ROBINSON SURVEY, ABSTRACT NO. 521,
WILLIAMSON COUNTY, TEXAS

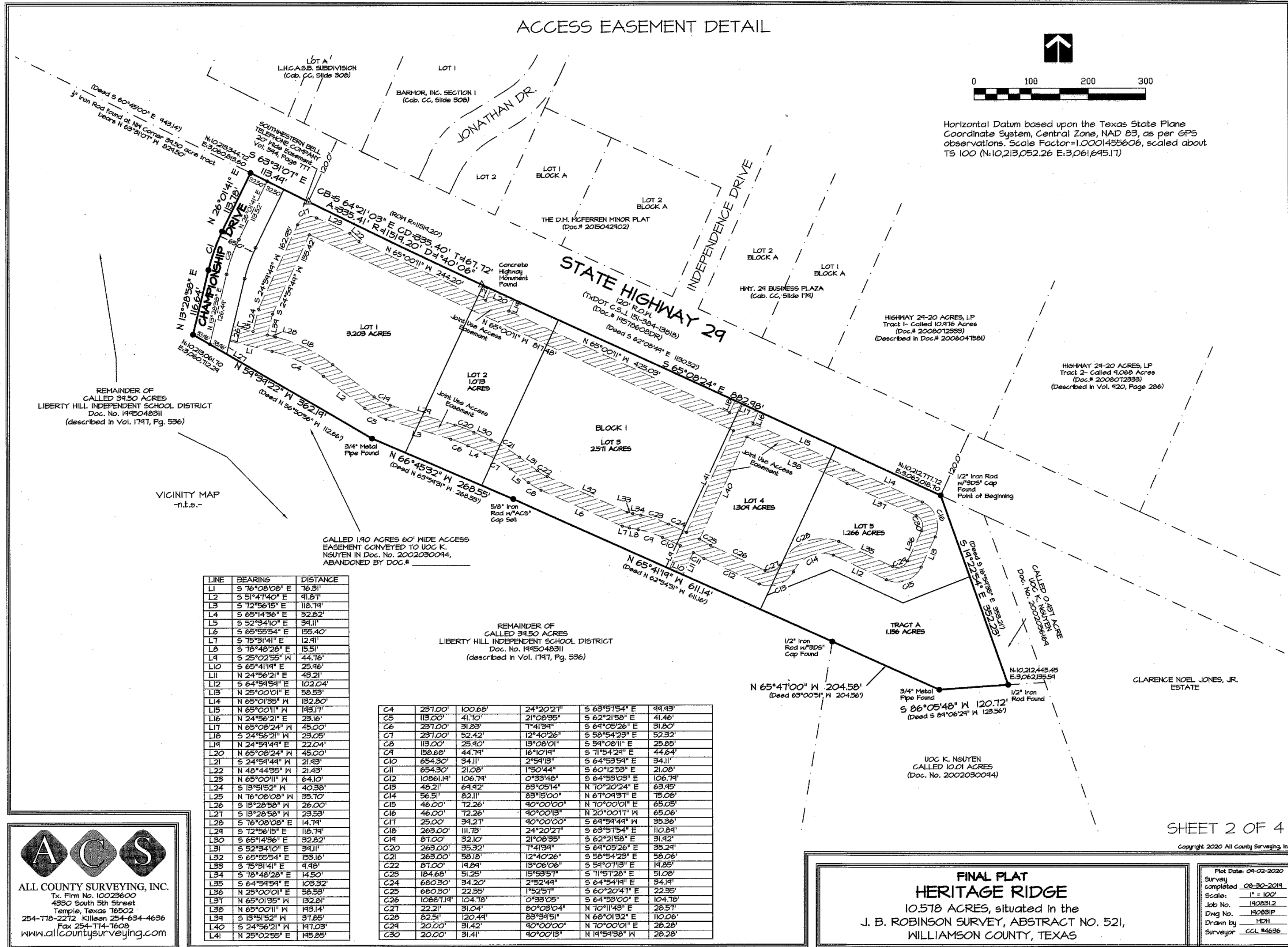
Plot Date: 04-02-2020
Survey completed: 08-30-2019
Scale: 1" = 100'
Job No.: H02891.2
Dwg No.: H02891P
Drawn by: JSD
Surveyor: CCL #4656

Drawn By:	Checked By:	Scale:	Date:
	JPJ	AS SHOWN	6/18/20
Project Title:	HERITAGE RIDGE 13001 STATE HIGHWAY 29 WEST LIBERTY HILL, WILLIAMSON COUNTY		
Drawing Title:	ACS FINAL PLAT SHEET		

Project Title:	HERITAGE RIDGE 13001 STATE HIGHWAY 29 WEST LIBERTY HILL, WILLIAMSON COUNTY
Drawing Title:	ACS FINAL PLAT SHEET

MRB group
Engineering, Architecture, Surveying, P.C.
5250 S. 5th St., Temple, Texas 76702, 254-771-2054
Corporate Office: 14020 Rockledge Road, Suite 100,
Richmond, New York 14353, 855-881-0225
TBM Form Number F-10015
www.mrbgroupinc.com

Sheet No.	_____ of _____
Project No.	3410.20001



ACS
ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4350 South 5th Street
Temple, Texas 76502
254-718-2212 Killeen 254-634-4636
Fax 254-714-7608
www.allcountysurveying.com

FINAL PLAT
HERITAGE RIDGE
10.578 ACRES, situated in the
J. B. ROBINSON SURVEY, ABSTRACT NO. 521,
WILLIAMSON COUNTY, TEXAS

Plot Date: 04-02-2020
Survey completed: 08-30-2019
Scale: 1" = 100'
Job No.: 150891-2
Dwg No.: 150891-2
Drawn by: MDH
Surveyor: CCL #4636

MRB group
Engineering, Architecture, Surveying, P.C.
528 S. 31st St., Temple, Texas 76702, 254-771-2054
Corporate Office: 10000 Highway 1402, Dallas, Texas 75243, 972-385-8811
TXB: Firm Number 11065
www.mrbgroup.com

MRB

Project Title: **HERITAGE RIDGE**
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY

Project No.: **3410.20001**

Drawn By: _____
Checked By: **AS SHOWN**
Scale: **AS SHOWN**
Date: **6/18/20**

Revisions and Descriptions:
1. CHANGED SWMP TO BATCH DETENTION BASIN
2. REVISED PER CITY COMMENTS

Sheet No. _____ of _____

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FINAL PLAT HERITAGE RIDGE

10.578 ACRES, situated in the J. B. ROBINSON SURVEY, ABSTRACT NO. 521,
WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

1. This subdivision is wholly contained within the current corporate limits of the City of Liberty Hill, Texas.
2. No lot in this subdivision shall be occupied until connected to permitted water distribution and wastewater collection facilities.
3. A Building Permit is required from the City of Liberty Hill prior to construction of any building or site improvements on any lot in this subdivision.
4. No buildings, fences, landscaping or other structures are permitted within drainage easements shown except as approved by the City of Liberty Hill.
5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by the City of Liberty Hill.
6. All easements on private property shall be maintained by the property owner or his or her assigns.
7. In addition to the easement shown hereon, a ten (10') foot wide public utility utility easement is dedicated along and adjacent to all right-of-way and a two and a half (2.5') foot wide public utility easement is dedicated along all lot lines.
8. No portion of this tract is within a flood hazard area as shown on the Flood Insurance Rate Map Panel #4844IC0245F for Williamson Co., effective December 20, 2019.
9. Building setbacks shown hereon shall comply with the most current zoning ordinance of the City of Liberty Hill.
10. Sidewalks shall be installed on the subdivision side of State Highway 29 and Championship Drive. Those sidewalks not abutting a residential, commercial or industrial lot (including sidewalks along street frontages of lots proposed for schools, churches, park lots, detention lots, drainage lots, landscape lots, or similar lots), sidewalks on arterial streets to which access is prohibited, sidewalks on double frontage lots on the side to which access is prohibited, and all sidewalks on safe school routes shall be installed when the adjoining street is constructed.
11. All utility lines must be located underground.
12. All drive lanes, fire lanes, and driveways within this subdivision shall provide for reciprocal access for ingress and egress to all other lots within the subdivision and to adjacent properties.

NOTES:

1. Developer will construct an eight (8) foot wide, concrete Shared Use Sidepath in accordance with the City of Liberty Hill's Master Trails Plan at developer's expense.
2. The proposed landscape Islands along State Highway 29 will need to contain trees and low-level ground cover (can be either inert [mulch or crusher fines] or vegetation. Trees must be 3" minimum caliper and 6' minimum height at time of planting. Trees must be region-suitable, as designated by the Texas A&M Agricultural Extension Service. Street tree mix shall be 60% deciduous/40% evergreen mix. The developer will get credit for saving existing trees.
3. Street tree coverage along Championship Drive shall consist of one (1) street tree placed at 50' intervals with similar height and caliper requirements as those along State Highway 29. Trees must be region-suitable, as designated by the Texas A&M Agricultural Extension Service. Tree mix will not be regulated. The developer will get credit for saving existing trees.
4. A continuous hedge or shrubbery will be installed along the State Highway 29 frontage between the parking lot pavement and the shared use sidepath trail, at time of construction. Plantings must be region-suitable, as designated by the Texas A&M Agricultural Extension Service.
5. Trash enclosures shall be constructed of opaque and durable materials, preferably masonry. The use of chain-link fencing with plastic slats is not acceptable.
6. Wheel stops shall be installed within parking spaces along any landscape strip or buffer area.
7. Some form of distinct pedestrian access between State Highway 29 and the overall development shall be provided.
8. Water and Sewer Impact fees will be collected at the time of building permit.
9. The developer will agree that vertical improvements in the subdivision shall be reviewed by City staff as to form in accordance with the City's Comprehensive Plan during the site development plan process.* The City will agree that it intends to reach a mutually amenable conclusion without any unreasonable delays or conditions of approval.* The City will further agree not to discourage or discount the use of national prototype plans or designs.
10. This property is located in the Edwards Aquifer Contributing Zone
11. Each lot will require a Contributing Zone Plan approved by TCEQ prior to construction.
12. Lots #2, #3, #4 & #5 have been designated for additional Best Management Practices in either the form of Bioretention Facilities or Sand Filters for Water Quality to ensure the overall subdivision meets TCEQ regulations. Below is the requirement for those lots.
 Lot #2 - 1,150 SF
 Lot #3 - 2,400 SF
 Lot #4 - 850 SF
 Lot #5 - 1,600 SF

Surveyor's Field Notes for HERITAGE RIDGE, being:

10.578 ACRES, situated in the John B. Robinson Survey, Abstract 819, Williamson County, Texas, being all of a called 10.578 acre tract of land conveyed to Heritage Ridge Investments, LLC in Document No. ***** Official Public Records of Williamson County, Texas and a portion of a called 34.50 acre tract of land owned by Liberty Hill Independent School District and described in a Constable's Deed Under Order of Sale in Tax Suit, of record in Document No. 1945048911, of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with "BDS" cap found on the south line of State Highway 29, being the northeast corner of said 9.01 acre tract, some being the northwest corner of a called 0.451 acre tract of land conveyed to Uoc K. Nguyen in Document No. 2002056164, of said Official Public Records, for the northeast corner of this tract of land;

THENCE in a southerly direction, with the east line of said 9.01 acre tract (Deed 5. 16° 54' 35" E, 353.21 feet), same being the west line of said 0.451 acre tract, 5. 14° 22' 54" E, 352.23 feet, to a 1/2" iron rod found on a north line of a called 10.01 acre tract of land conveyed to Uoc K. Nguyen in Document No. 2002030044, of said Official Public Records, being the southeast corner of said 9.01 acre tract, some being the southwest corner of said 0.451 acre tract, for the southeast corner of this tract of land;

THENCE in a generally westerly direction, with the south lines of said 9.01 acre tract, some being the north line of said 10.01 acre tract, the following two (2) courses and distances:
 1. S. 86° 05' 48" N, 120.72 feet (Deed 5. 84° 06' 24" N, 123.56 feet), to a 3/4" metal pipe found, for a corner of this tract of land;
 2. N. 65° 47' 00" N, 204.58 feet (Deed 63° 00' 51" N, 204.56 feet), to a 1/2" iron rod with "BDS" cap found, being the northwest corner of said 10.01 acre tract, some being the most easterly, northeast corner of said 34.50 acre tract, for a corner of this tract of land;

THENCE continuing in a westerly direction, with the south line of said 9.01 acre tract, some being a north line of said 34.50 acre tract, the following three (3) courses and distances:
 1. N. 65° 41' 18" N, 611.14 feet (Deed N. 62° 54' 31" N, 611.16 feet), to a 5/8" iron rod with "ACS" cap set, for a corner of this tract of land;
 2. N. 66° 45' 32" N, 268.55 feet (Deed N. 63° 54' 31" N, 268.55 feet), to a 3/4" metal pipe found, for a corner of this tract of land;
 3. N. 51° 34' 22" N, passing a 3/4" metal pipe found at the southwest corner of said 9.01 acre tract (Deed N. 56° 50' 56" N, 112.66 feet), some being an angle corner of said 34.50 acre tract at 112.75 feet, and continuing over and across said 34.50 acre tract a total distance of 362.14 feet, to a 5/8" iron rod with "ACS" cap set on the west side of Championship Drive, for the southwest corner of this tract of land;

THENCE in a northerly direction, continuing over and across said 34.50 acre tract west of and parallel to Championship Drive, the following three (3) courses and distances:
 1) N. 13° 29' 58" E, 116.64 feet, to a 5/8" iron rod with "ACS" cap set at the beginning of a curve to the right, for a corner of this tract of land;
 2) 71.71 feet, with said curve to the right, having a radius of 327.44 feet, a delta angle of 12° 32' 43" and a chord which bears N. 14° 45' 14" E, 71.56 feet, to a 5/8" iron rod with "ACS" cap set at the end of a curve to the right, for a corner of this tract of land;
 3) N. 26° 01' 41" E, 113.78 feet, to a 5/8" iron rod with "ACS" cap set on a north line of said 34.50 acre tract, some being the south line of State Highway 29, for the northwest corner of this tract of land, from which a 1/2" iron rod found at the northwest corner of said 34.50 acre tract bears N. 63° 31' 07" N, 824.50 feet;

THENCE in an easterly direction with the north lines of said 34.50 acre tract and said 9.01 acre tract, some being the south line of State Highway 29, the following three (3) courses and distances:
 1) S. 63° 31' 07" E, 113.44 feet (34.50 acre Deed 5. 60° 45' 00" E, 943.14 feet), to a concrete highway monument found (broken) at the beginning of a curve to the left, for a corner of this tract of land;
 2) 335.41 feet, with said curve to the left, having a radius of 11514.20 (R.O.M. radius 11514.20 feet), a delta angle of 1° 40' 06" and a chord which bears S. 64° 21' 03" E, 335.40 feet, to a concrete highway monument found at the end of said curve to the left, for a corner of this tract of land;
 3) S. 65° 08' 24" E, 882.48 feet (9.01 acre Deed 5. 62° 08' 44" E, 1130.52 feet), to the POINT OF BEGINNING and containing 10.578 Acres of Land.

SHEET 3 OF 4

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**FINAL PLAT
HERITAGE RIDGE**
 10.578 ACRES, situated in the
 J. B. ROBINSON SURVEY, ABSTRACT NO. 521,
 WILLIAMSON COUNTY, TEXAS

Plot Date:	04-02-2020
Survey completed:	09-30-2019
Scale:	1" = 100'
Job No.:	1908312
Dwg No.:	190831P
Drawn by:	MDH
Surveyor:	GCL #4628

Drawn By:	
Checked By:	JPJ
Scale:	AS SHOWN
Date:	6/18/20
No.:	1
Revisions and Descriptions:	
By:	JPJ
Date:	9/23/20
Copyright © 2020 MRB Group All Rights Reserved	

**HERITAGE RIDGE
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY**

Drawing Title:
ACS FINAL PLAT SHEET

MRB group
 Engineering, Architecture, Surveying, P.C.
 529 S 31st St, Temple, Texas 76702 254-771-2164
 Corporate Office: 10000 Rockwood Road, Suite 100,
 Rockledge, New York 11020 888-381-9228
 TDD: Form Number F-10015
 www.mrbgroupinc.com

Sheet No. _____ of _____

Project No.
3410.20001

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FINAL PLAT HERITAGE RIDGE

10.578 ACRES, situated in the J. B. ROBINSON SURVEY, ABSTRACT NO. 521,
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW BY ALL MEN BY THESE PRESENTS:

I MICHAEL BEEVERS, PRESIDENT OF HERITAGE RIDGE INVESTMENTS, LLC, A LIMITED LIABILITY COMPANY IN THE STATE OF TEXAS AND CHARLENE BURK, PRESIDENT OF UE CONSTRUCTION, LLC-SERIES 2020-HR, A LIMITED LIABILITY COMPANY IN THE STATE OF TEXAS, BEING MORE PARTICULARLY DESCRIBED BEING ALL OF THAT CALLED XXX ACRES TRACT OF LAND CONVEYED TO HERITAGE RIDGE INVESTMENTS, LLC, IN DOCUMENT NUMBER XXXXXXXX AND 0.485 ACRE BEING A PORTION OF THAT CALLED 34.50 ACRE TRACT OF LAND OWNED BY LIBERTY HILL INDEPENDENT SCHOOL DISTRICT, IN DOCUMENT NUMBER H48048311, BOTH OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAYS, EASEMENTS AND PUBLIC SPACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS LIBERTY HILL, WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS SHOWN ON THIS PLAT IS TO BE KNOWN AS: HERITAGE RIDGE.

TO CERTIFY WHICH, WITNESS MY HAND THIS ____ DAY OF _____, 2020, AD.

HERITAGE RIDGE INVESTMENTS, LLC LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
By: MICHAEL BEEVERS, PRESIDENT STEVEN SNELL, SUPERINTENDENT

UE CONSTRUCTION, LLC-SERIES 2020-HR
By: CHARLENE BURK, PRESIDENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL BEEVERS, PRESIDENT OF HERITAGE RIDGE INVESTMENTS, LLC, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL IN MY OFFICE, THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN SNELL, SUPERINTENDENT OF LIBERTY HILL INDEPENDENT SCHOOL DISTRICT, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL IN MY OFFICE, THIS ____ DAY OF 2020.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLENE BURKE, PRESIDENT OF UE CONSTRUCTION, LLC-SERIES 2020-HR, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL IN MY OFFICE, THIS ____ DAY OF 2020.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, Charles C. Lucko, do hereby certify that I prepared this plat from an actual and accurate on the ground survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Chapter 5, Subdivisions, Public Improvements, City of Liberty Hill Unified Development Code.

Charles C. Lucko 9.02.2020
CHARLES C. LUCKO DATE
REGISTRATION NO. 4636

Approved this ____ day of _____, 2020, by the City Planning and Zoning Commission of the City of Liberty Hill, and authorized to be filed for record by the County Clerk of Williamson County, Texas.

Mrs. Griffin, Chairman Date
Planning and Zoning Commission

Approved this ____ day of _____, 2020, by the City Council of the City of Liberty Hill, and authorized to be filed for record by the County Clerk of Williamson County.

Rick Hall, Mayor Nancy Sanyer, City Secretary

COUNTY CLERK'S CERTIFICATION

STATE OF TEXAS |
COUNTY OF WILLIAMSON |

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2020, A.D., AT ____ O'CLOCK, ____ M., AND HAS DULY RECORDED ON THIS THE ____ DAY OF _____, 2020, A.D., AT ____ O'CLOCK, ____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. _____

By: _____
NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

SHEET 4 OF 4

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**FINAL PLAT
HERITAGE RIDGE**
10.578 ACRES, situated in the
J. B. ROBINSON SURVEY, ABSTRACT NO. 521,
WILLIAMSON COUNTY, TEXAS

Plot Date: 04-02-2020
Survey completed: 02-30-2019
Scale: 1" = 100'
Job No.: H0829.2
Dwg No.: H0831P
Drawn by: MDH
Surveyor: CCL #4636




ALL COUNTY SURVEYING, INC.
Tx. Firm No. 10023600
4350 South 5th Street
Temple, Texas 76502
254-718-2272 Killeen 254-634-4636
Fax 254-714-7606
www.allcountysurveying.com

Drawn By:	Checked By:	Scale:	Date:
	JPJ	AS SHOWN	6/18/20
No. 1			Revisions and Descriptions
No. 2			CHANGED SWMP TO BATCH DETENTION BASIN
No. 3			REVISED PER CITY COMMENTS
No. 4			Revisions and Descriptions
No. 5			Revisions and Descriptions
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No. 100			Revisions and Descriptions

Project Title: **HERITAGE RIDGE
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY**

Drawing Title: **ACS FINAL PLAT SHEET**

Drawn By: _____
Checked By: _____
Scale: _____
Date: _____

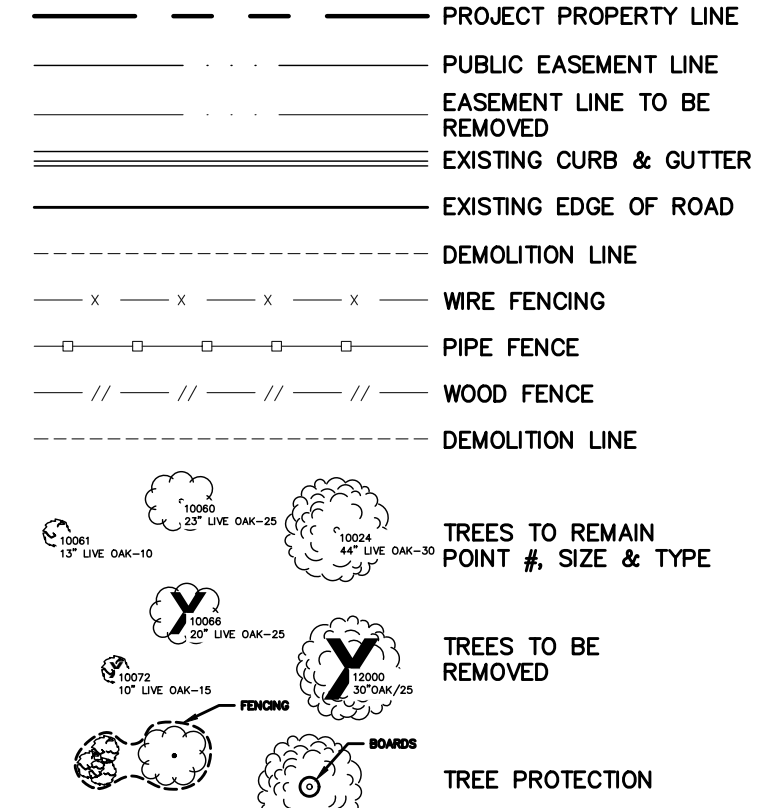


MRB group
Engineering, Architecture, Surveying, P.C.
529 S. 31st St., Temple, Texas 76702 254-771-2054
Corporate Office: 10000 Highway 100, Suite 100,
Richardson, Texas 75081 972-383-8800
TXBIFirm Number: F10045
www.mrbgroup.com

Sheet No. _____ of _____

Project No. **3410.20001**

LEGEND



WATERSHED:

THIS SITE IS LOCATED IN THE SOUTH FORK SAN FORK GABRIEL RIVER BASIN. THIS SITE IS ALSO LOCATED IN THE EDWARDS CONTRIBUTING ZONE BY TCEQ WEBSITE MAPPER.

FLOOD PLAIN:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR BELL COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 335 OF 725, MAP NUMBER 4802760335E, EFFECTIVE DATE OF SEPTEMBER 26, 2008 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

WETLANDS:

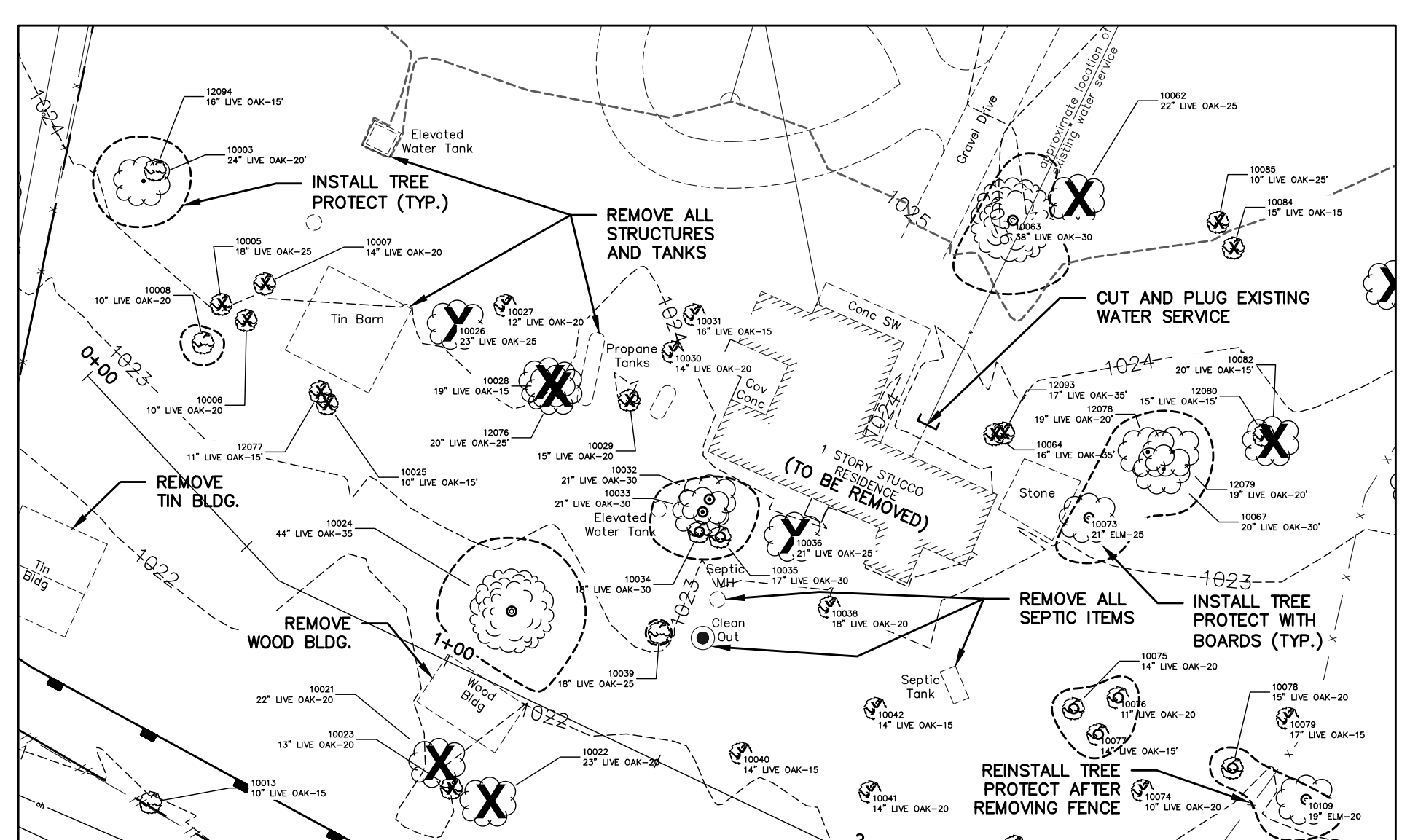
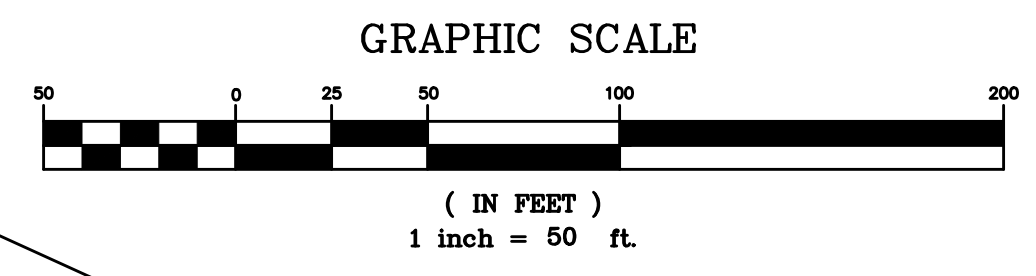
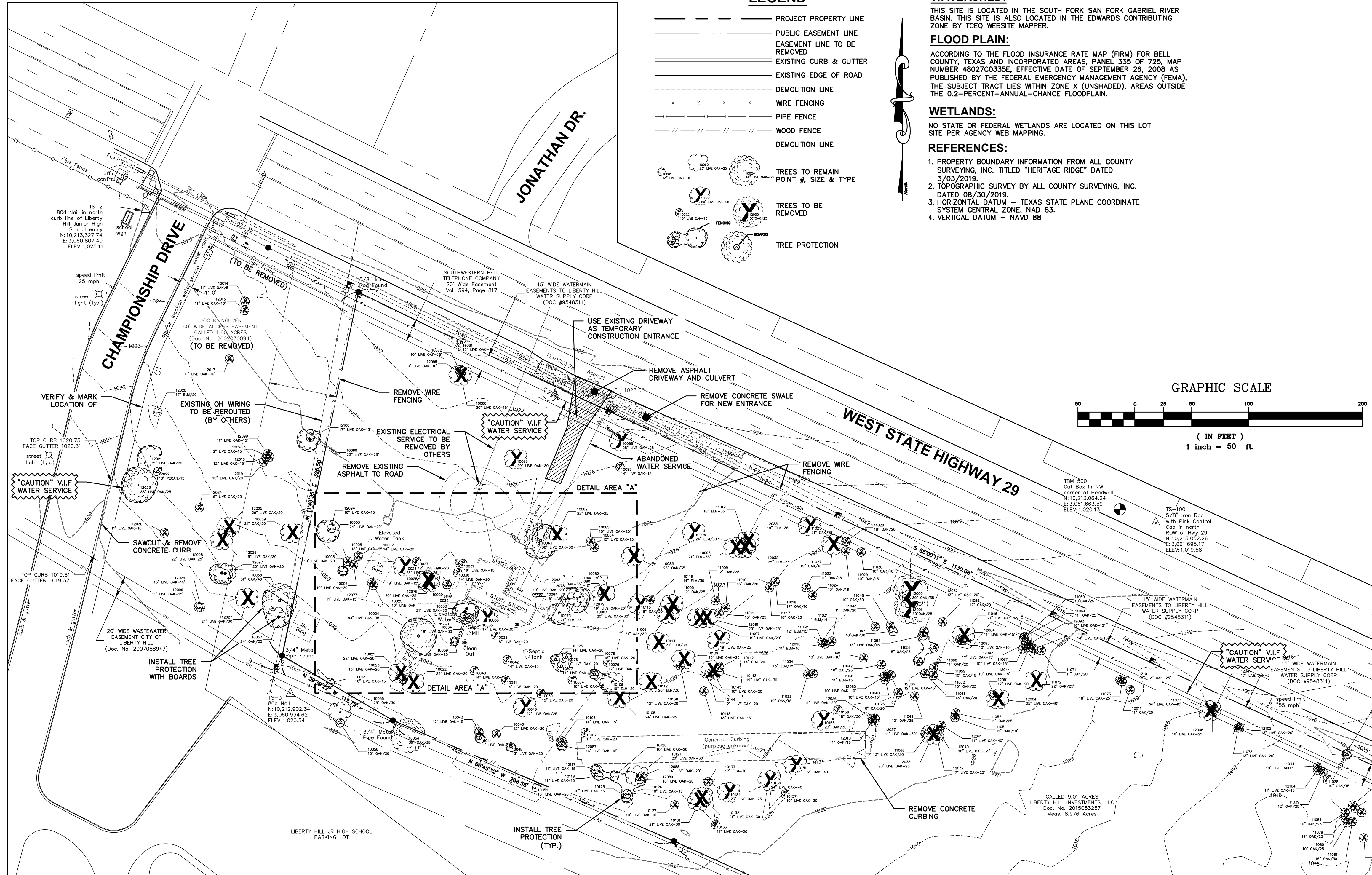
NO STATE OR FEDERAL WETLANDS ARE LOCATED ON THIS LOT SITE PER AGENCY WE MAPPING.

REFERENCES:

- 1. PROPERTY BOUNDARY INFORMATION FROM ALL COUNTY SURVEYING, INC. TITLED "HERITAGE RIDGE" DATED 3/03/2019.
2. TOPOGRAPHIC SURVEY BY ALL COUNTY SURVEYING, INC. DATED 08/30/2019.
3. HORIZONTAL DATUM - TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83.
4. VERTICAL DATUM - NAVD 88

TREE LIST - REMOVAL AND REMAIN

Table with columns for Point, Size-Type-Drillline (ft) for trees to be removed and trees to remain. Includes various tree species like Live Oak, Elm, Pecan, etc.

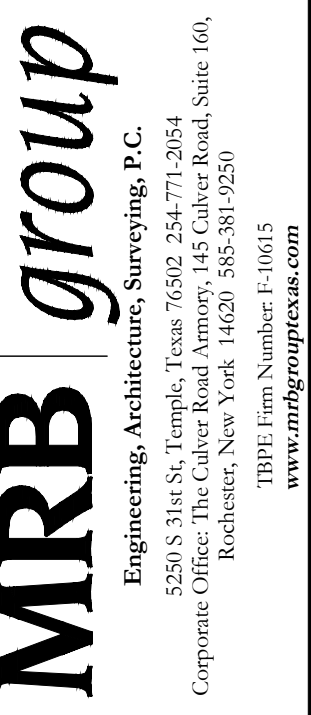


DETAIL AREA "A" SCALE: 1" = 30'

Revision table with columns for No., Description, and Date. Includes entries for 'CHANGED SWMT TO BATCH DETENTION BASIN' and 'REMOVED PER CITY COMMENTS'.

Project Title: HERITAGE RIDGE 13001 STATE HIGHWAY 29 WEST LIBERTY HILL, WILLIAMSON COUNTY TEXAS. Drawing Title: EXISTING AND DEMO PLAN.

Project: Drawn By: KJM, Checked By: JPJ, Scale: 1"=50', Date: 6/15/20.



Sheet No. G-1

Project No. 3410.20001

N:\3410_19003\CAD\dwg\LIBERTY HILL - Plan Set Base.dwg, 9/23/2020 11:47:30 AM, fromberger

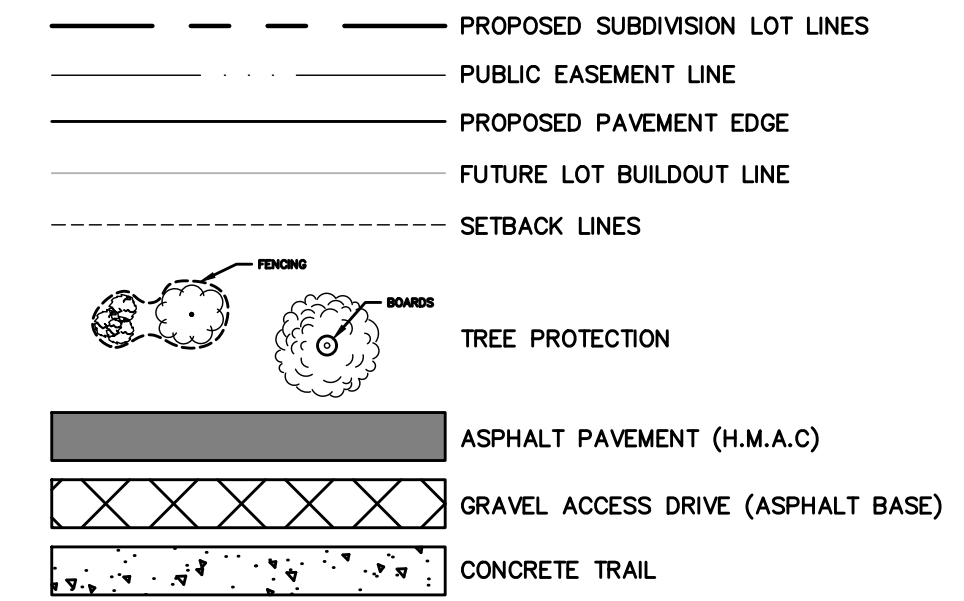
GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARD SPECIFICATIONS MANUAL.
- 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.
- THE CONTRACTOR SHALL VERIFY ALL DEPTH 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.
- MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE LIBERTY HILL 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE (512) 778-5449 (PUBLIC WORKS & UTILITIES DEPARTMENT)
- 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 SOODING OR SEEDING. AT THE CONTRACTOR'S OPTION, HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
- PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVEY A PRECONSTRUCTION CONFERENCE BETWEEN LIBERTY HILL, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY LIBERTY HILL OR THE ENGINEER MAY REQUIRE.
- 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 LIBERTY HILL.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR ANY SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.

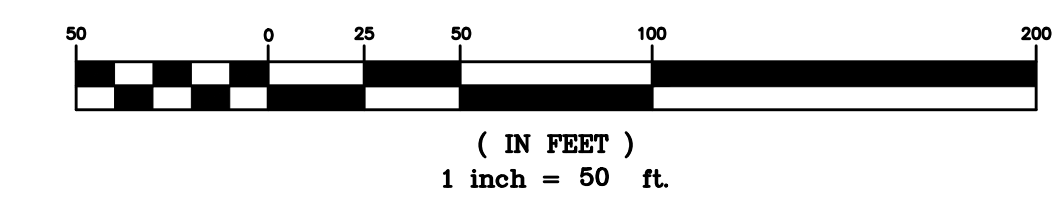
STREET AND DRAINAGE NOTES

- ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A LIBERTY HILL INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING.
- 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.
- 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.
- STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE OF 1" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY LIBERTY HILL.
- BARRICADES BUILT TO CITY OF ROUND ROCK STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
- ALL R.C.P. SHALL BE MINIMUM CLASS III.
- WHERE PI'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE LIBERTY HILL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.

LEGEND

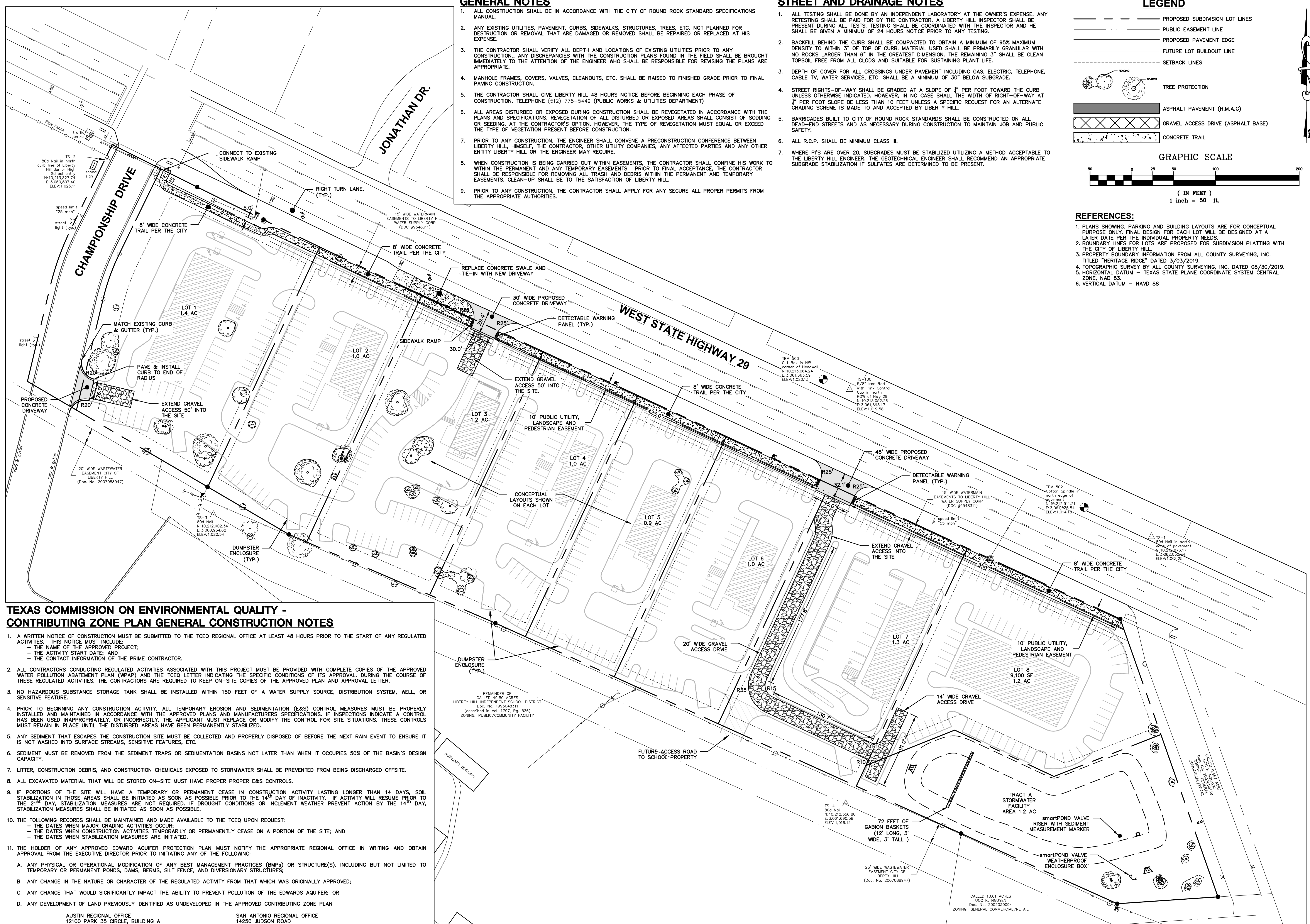


GRAPHIC SCALE



REFERENCES:

- PLANS SHOWING PARKING AND BUILDING LAYOUTS ARE FOR CONCEPTUAL PURPOSE ONLY. FINAL DESIGN FOR EACH LOT WILL BE DESIGNED AT A LATER DATE PER THE INDIVIDUAL PROPERTY NEEDS.
- BOUNDARY LINES FOR LOTS ARE PROPOSED FOR SUBDIVISION PLATTING WITH THE CITY OF LIBERTY HILL.
- PROPERTY BOUNDARY INFORMATION FROM ALL COUNTY SURVEYING, INC. TITLED "HERITAGE RIDGE" DATED 3/03/2019.
- TOPOGRAPHIC SURVEY BY ALL COUNTY SURVEYING, INC. DATED 08/30/2019.
- HORIZONTAL DATUM - TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83.
- VERTICAL DATUM - NAVD 88



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY - CONTRIBUTING ZONE PLAN GENERAL CONSTRUCTION NOTES

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF THE APPROVED PROJECT;
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
- NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- 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 APPROVED PLANS AND 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.
- 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.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER PROPER E&S CONTROLS.
- 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.
- THE FOLLOWING RECORDS SHALL 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.
- THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - 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 FENCE, AND DIVERSIONARY STRUCTURES;
 - ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED;
 - ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
 - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE APPROVED CONTRIBUTING ZONE PLAN

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE: (512) 339-2929
FAX: (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE: (210) 493-3096
FAX: (210) 545-4329

Project Title:	HERITAGE RIDGE
Project No.:	13001 STATE HIGHWAY 29 WEST
Project Location:	LIBERTY HILL, WILLIAMSON COUNTY
Project Date:	9/18/20
Project Status:	Revisions and Descriptions
Project Manager:	MRB Group
Project Engineer:	All Rights Reserved
Project Designer:	
Project Checker:	
Project Approver:	
Project Date:	6/15/20
Project Scale:	1"=50'
Project Status:	1
Project No.:	3410.20001

Drawn By: KMM
Checked By: JPU
Scale: 1"=50'
Date: 6/15/20

Project Title: HERITAGE RIDGE
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY
Drawing Title: SITE PLAN

Thomas J. Fromberger
9/18/20

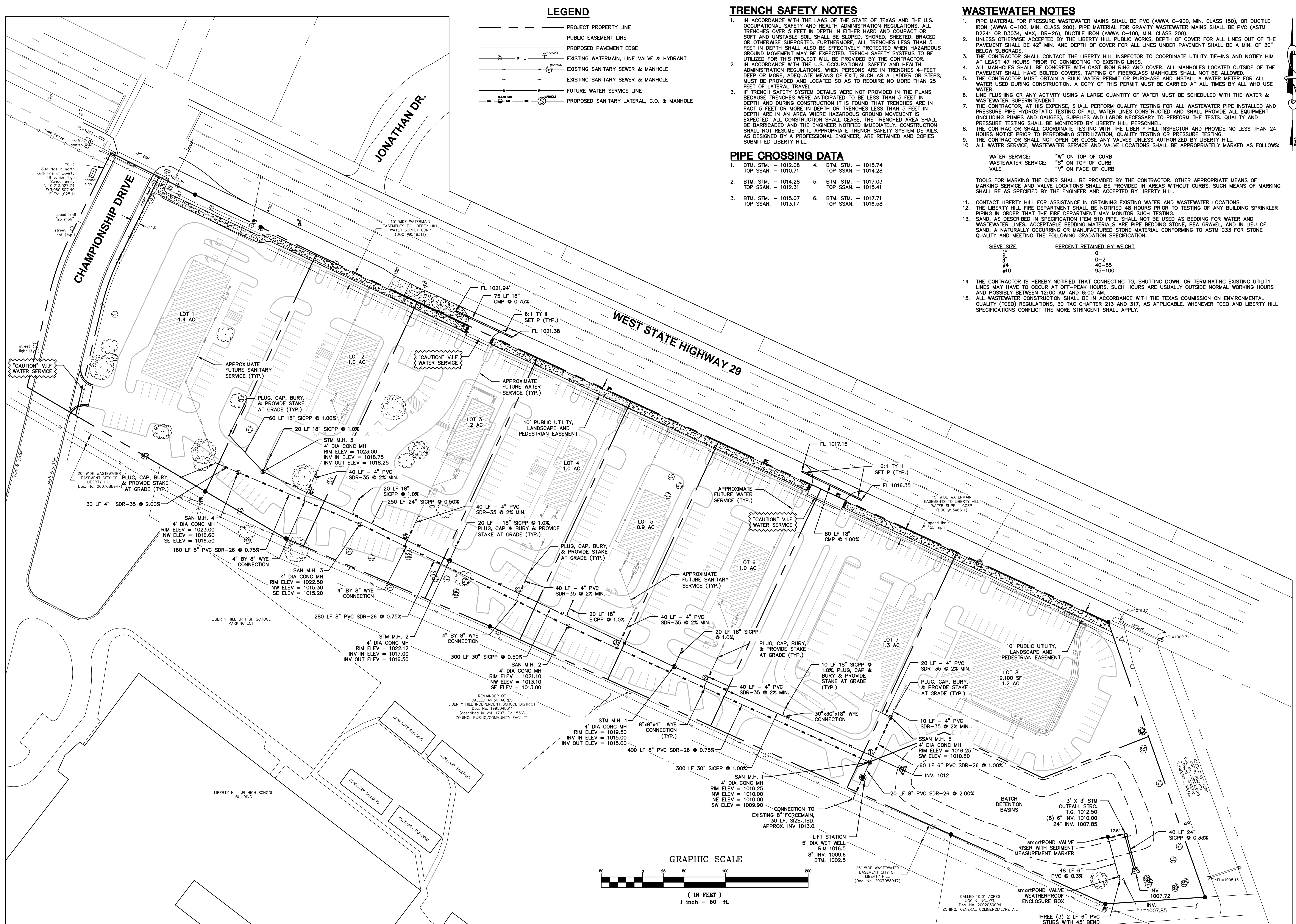
MRB group
Engineering, Architecture, Surveying, P.C.
520 S. 31st St. Temple, Texas 76702-2547-2154
Corporate Office: 10000 S. Hwy 1402, Suite 100, Houston, Texas 77036-3810-5254
www.mrbgroup.com

Sheet No. **G-1**

Project No. **3410.20001**

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LEGEND

	PROJECT PROPERTY LINE
	PUBLIC EASEMENT LINE
	PROPOSED PAVEMENT EDGE
	EXISTING WATERMAIN, LINE VALVE & HYDRANT
	EXISTING SANITARY SEWER & MANHOLE
	EXISTING SANITARY SEWER & MANHOLE
	FUTURE WATER SERVICE LINE
	PROPOSED SANITARY LATERAL, C.O. & MANHOLE

TRENCH SAFETY NOTES

- 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.
- 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.
- 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 LIBERTY HILL.

WASTEWATER NOTES

- PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), 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).
- UNLESS OTHERWISE ACCEPTED BY THE LIBERTY HILL PUBLIC WORKS, 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.
- THE CONTRACTOR SHALL CONTACT THE LIBERTY HILL INSPECTOR TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 47 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
- 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.
- THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT 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.
- LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE WATER & WASTEWATER SUPERINTENDENT.
- 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 LIBERTY HILL PERSONNEL.
- THE CONTRACTOR SHALL COORDINATE TESTING WITH THE LIBERTY HILL INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
- THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY LIBERTY HILL.
- 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
 VALE: "V" ON FACE OF CURB

PIPE CROSSING DATA

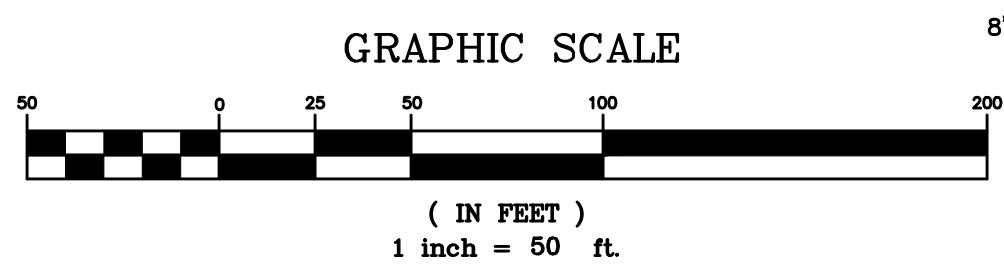
1. BTM. STM. - 1012.08 TOP SSAN. - 1010.71	4. BTM. STM. - 1015.74 TOP SSAN. - 1014.28
2. BTM. STM. - 1014.28 TOP SSAN. - 1012.31	5. BTM. STM. - 1017.03 TOP SSAN. - 1015.41
3. BTM. STM. - 1015.07 TOP SSAN. - 1013.17	6. BTM. STM. - 1017.71 TOP SSAN. - 1016.58

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 LIBERTY HILL.

- CONTACT LIBERTY HILL FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
- THE 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.
- 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:

SISS SIZE	PERCENT RETAINED BY WEIGHT
2	0
4	0-2
10	40-85
20	95-100

- 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 12:00 AM AND 6:00 AM.
- 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 LIBERTY HILL SPECIFICATIONS CONFLICT THE MORE STRINGENT SHALL APPLY.



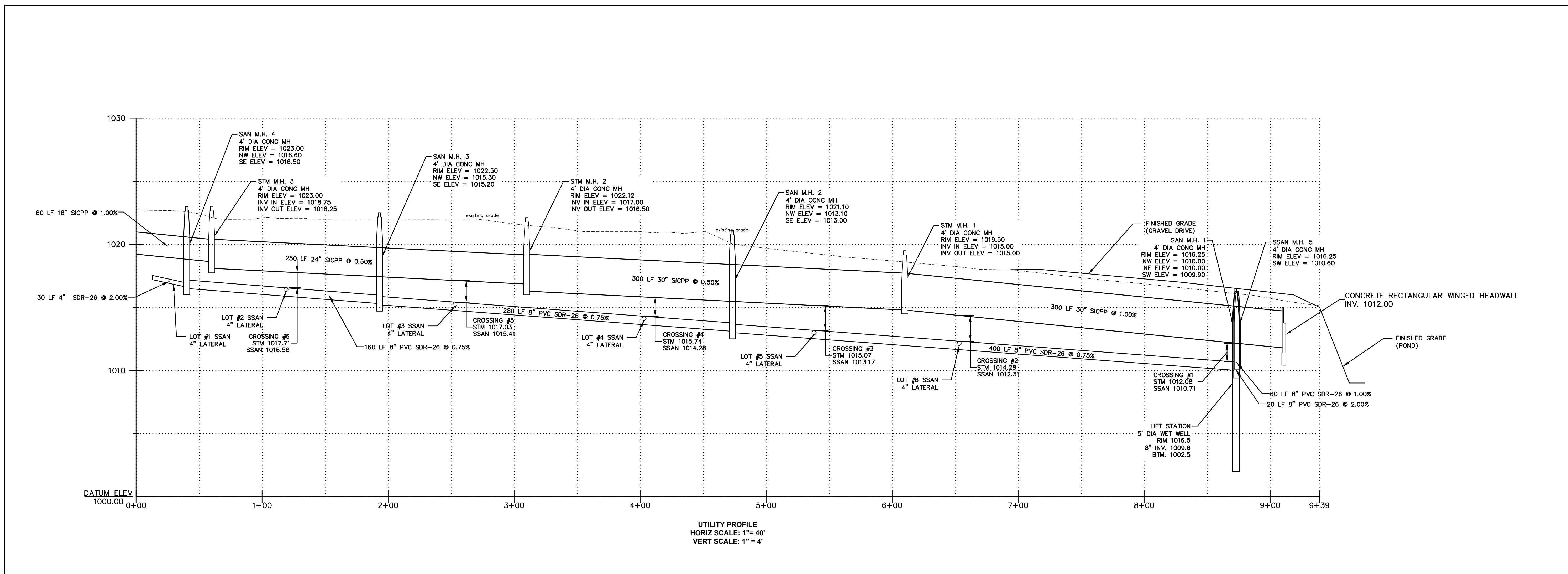
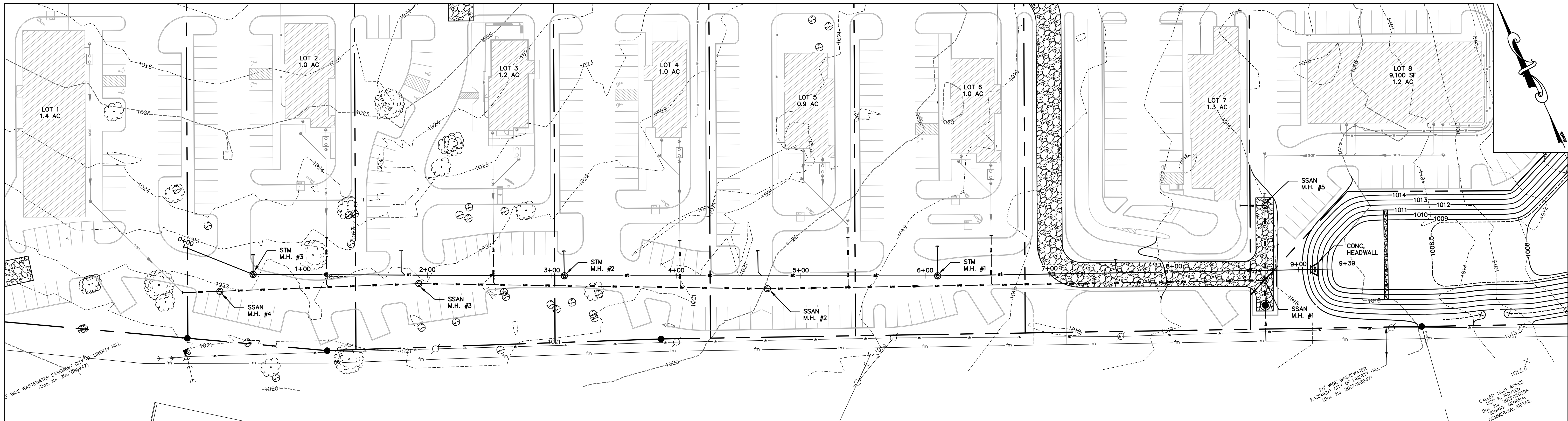
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Project Title: HERITAGE RIDGE 13001 STATE HIGHWAY 29 WEST LIBERTY HILL, WILLIAMSON COUNTY			
Drawing Title: UTILITY PLAN			
Project No: 3410.20001			
Sheet No: G-3			
Project No: 3410.20001			

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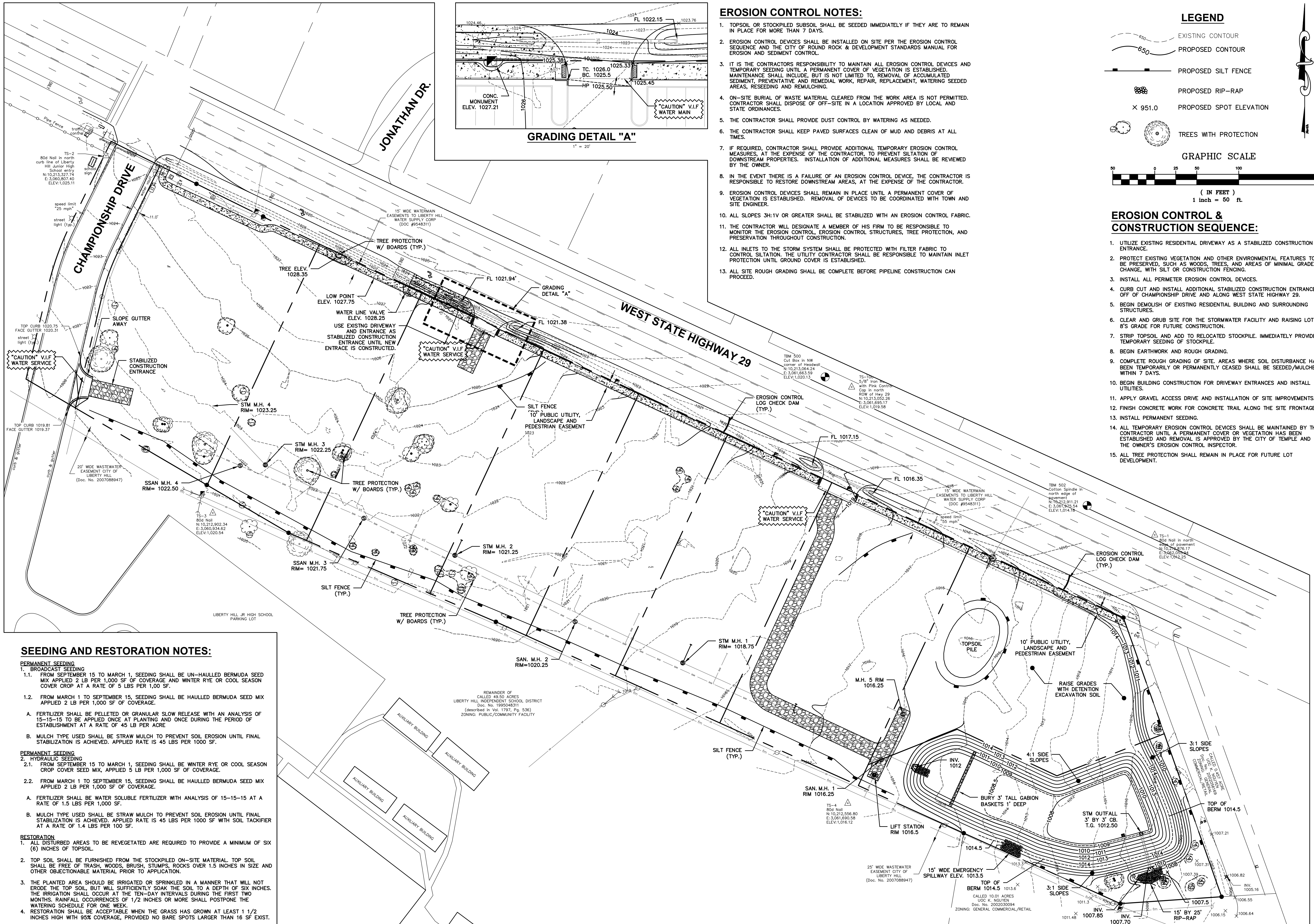
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 Checked By: JPJ
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 Date: 6/15/20
 Project Title: HERITAGE RIDGE
 13001 STATE HIGHWAY 29 WEST
 LIBERTY HILL, WILLIAMSON COUNTY
 Drawing Title: UTILITY PLAN & PROFILE
 No. 1
 2
 CHANGED SWMT TO BATCH DETENTION BASIN
 REVISED PER CITY COMMENTS
 Revisions and Descriptions
 By: JPJ
 Date: 9/23/20
 9/18/20
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Sheet No. **G-3**
 Project No. **3410.20001**

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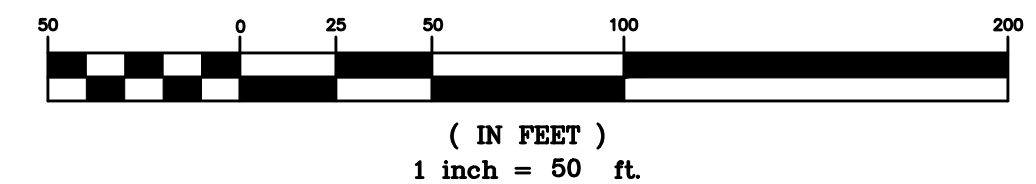
EROSION CONTROL NOTES:

1. TOPSOIL OR STOCKPILED SUBSOIL SHALL BE SEEDED IMMEDIATELY IF THEY ARE TO REMAIN IN PLACE FOR MORE THAN 7 DAYS.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED ON SITE PER THE EROSION CONTROL SEQUENCE AND THE CITY OF ROUND ROCK & DEVELOPMENT STANDARDS MANUAL FOR EROSION AND SEDIMENT CONTROL.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN ALL EROSION CONTROL DEVICES AND TEMPORARY SEEDING UNTIL A PERMANENT COVER OF VEGETATION IS ESTABLISHED. MAINTENANCE SHALL INCLUDE, BUT IS NOT LIMITED TO, REMOVAL OF ACCUMULATED SEDIMENT, PREVENTATIVE AND REMEDIAL WORK, REPAIR, REPLACEMENT, WATERING SEEDED AREAS, RESEEDING AND REMULCHING.
4. ON-SITE BURIAL OF WASTE MATERIAL CLEARED FROM THE WORK AREA IS NOT PERMITTED. CONTRACTOR SHALL DISPOSE OF OFF-SITE IN A LOCATION APPROVED BY LOCAL AND STATE ORDINANCES.
5. THE CONTRACTOR SHALL PROVIDE DUST CONTROL BY WATERING AS NEEDED.
6. THE CONTRACTOR SHALL KEEP PAVED SURFACES CLEAN OF MUD AND DEBRIS AT ALL TIMES.
7. IF REQUIRED, CONTRACTOR SHALL PROVIDE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES, AT THE EXPENSE OF THE CONTRACTOR, TO PREVENT SILTATION OF DOWNSTREAM PROPERTIES. INSTALLATION OF ADDITIONAL MEASURES SHALL BE REVIEWED BY THE OWNER.
8. IN THE EVENT THERE IS A FAILURE OF AN EROSION CONTROL DEVICE, THE CONTRACTOR IS RESPONSIBLE TO RESTORE DOWNSTREAM AREAS, AT THE EXPENSE OF THE CONTRACTOR.
9. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL A PERMANENT COVER OF VEGETATION IS ESTABLISHED. REMOVAL OF DEVICES TO BE COORDINATED WITH TOWN AND SITE ENGINEER.
10. ALL SLOPES 3H:1V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL FABRIC.
11. THE CONTRACTOR WILL DESIGNATE A MEMBER OF HIS FIRM TO BE RESPONSIBLE TO MONITOR THE EROSION CONTROL, EROSION CONTROL STRUCTURES, TREE PROTECTION, AND PRESERVATION THROUGHOUT CONSTRUCTION.
12. ALL INLETS TO THE STORM SYSTEM SHALL BE PROTECTED WITH FILTER FABRIC TO CONTROL SILTATION. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN INLET PROTECTION UNTIL GROUND COVER IS ESTABLISHED.
13. ALL SITE ROUGH GRADING SHALL BE COMPLETE BEFORE PIPELINE CONSTRUCTION CAN PROCEED.

LEGEND

- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- - - - - PROPOSED SILT FENCE
- ⊗ PROPOSED RIP-RAP
- × 951.0 PROPOSED SPOT ELEVATION
- ⊗ TREES WITH PROTECTION

GRAPHIC SCALE

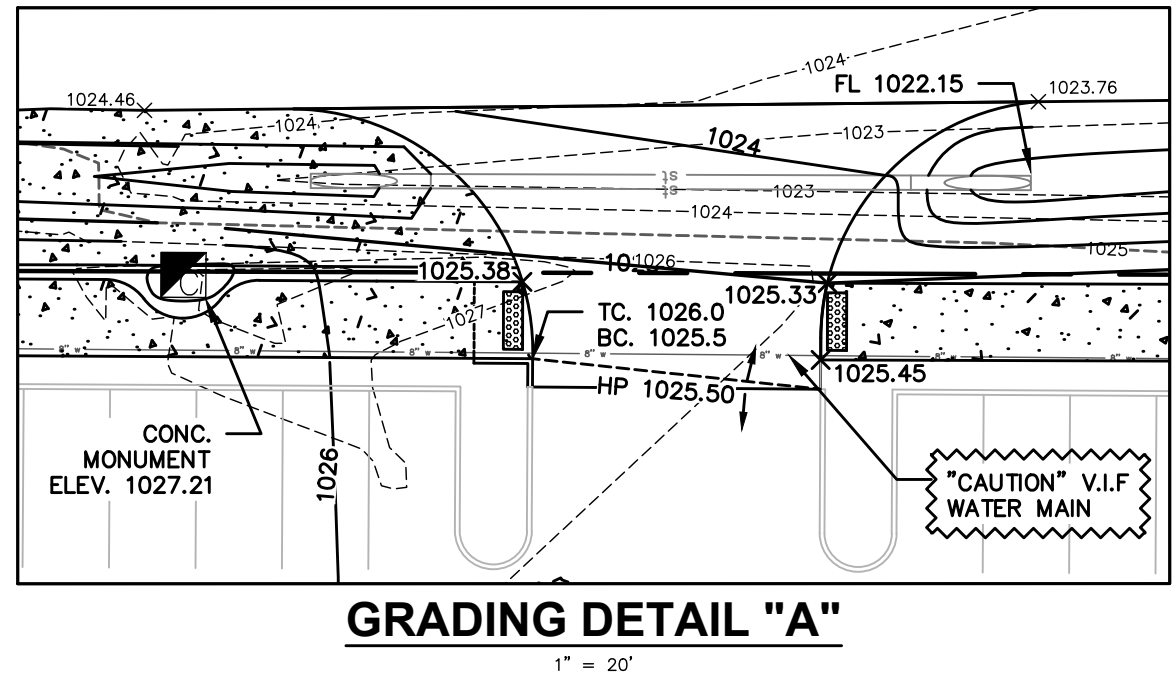


EROSION CONTROL & CONSTRUCTION SEQUENCE:

1. UTILIZE EXISTING RESIDENTIAL DRIVEWAY AS A STABILIZED CONSTRUCTION ENTRANCE.
2. PROTECT EXISTING VEGETATION AND OTHER ENVIRONMENTAL FEATURES TO BE PRESERVED, SUCH AS WOODS, TREES, AND AREAS OF MINIMAL GRADE CHANGE, WITH SILT OR CONSTRUCTION FENCING.
3. INSTALL ALL PERIMETER EROSION CONTROL DEVICES.
4. CURB CUT AND INSTALL ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES OFF OF CHAMPIONSHIP DRIVE AND ALONG WEST STATE HIGHWAY 29.
5. BEGIN DEMOLISH OF EXISTING RESIDENTIAL BUILDING AND SURROUNDING STRUCTURES.
6. CLEAR AND GRUB SITE FOR THE STORMWATER FACILITY AND RAISING LOT B'S GRADE FOR FUTURE CONSTRUCTION.
7. STRIP TOPSOIL AND ADD TO RELOCATED STOCKPILE. IMMEDIATELY PROVIDE TEMPORARY SEEDING OF STOCKPILE.
8. BEGIN EARTHWORK AND ROUGH GRADING.
9. COMPLETE ROUGH GRADING OF SITE. AREAS WHERE SOIL DISTURBANCE HAS BEEN TEMPORARILY OR PERMANENTLY CEASED SHALL BE SEEDED/MULCHED WITHIN 7 DAYS.
10. BEGIN BUILDING CONSTRUCTION FOR DRIVEWAY ENTRANCES AND INSTALL UTILITIES.
11. APPLY GRAVEL ACCESS DRIVE AND INSTALLATION OF SITE IMPROVEMENTS.
12. FINISH CONCRETE WORK FOR CONCRETE TRAIL ALONG THE SITE FRONTAGE.
13. INSTALL PERMANENT SEEDING.
14. ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL A PERMANENT COVER OR VEGETATION HAS BEEN ESTABLISHED AND REMOVAL IS APPROVED BY THE CITY OF TEMPLE AND THE OWNER'S EROSION CONTROL INSPECTOR.
15. ALL TREE PROTECTION SHALL REMAIN IN PLACE FOR FUTURE LOT DEVELOPMENT.

SEEDING AND RESTORATION NOTES:

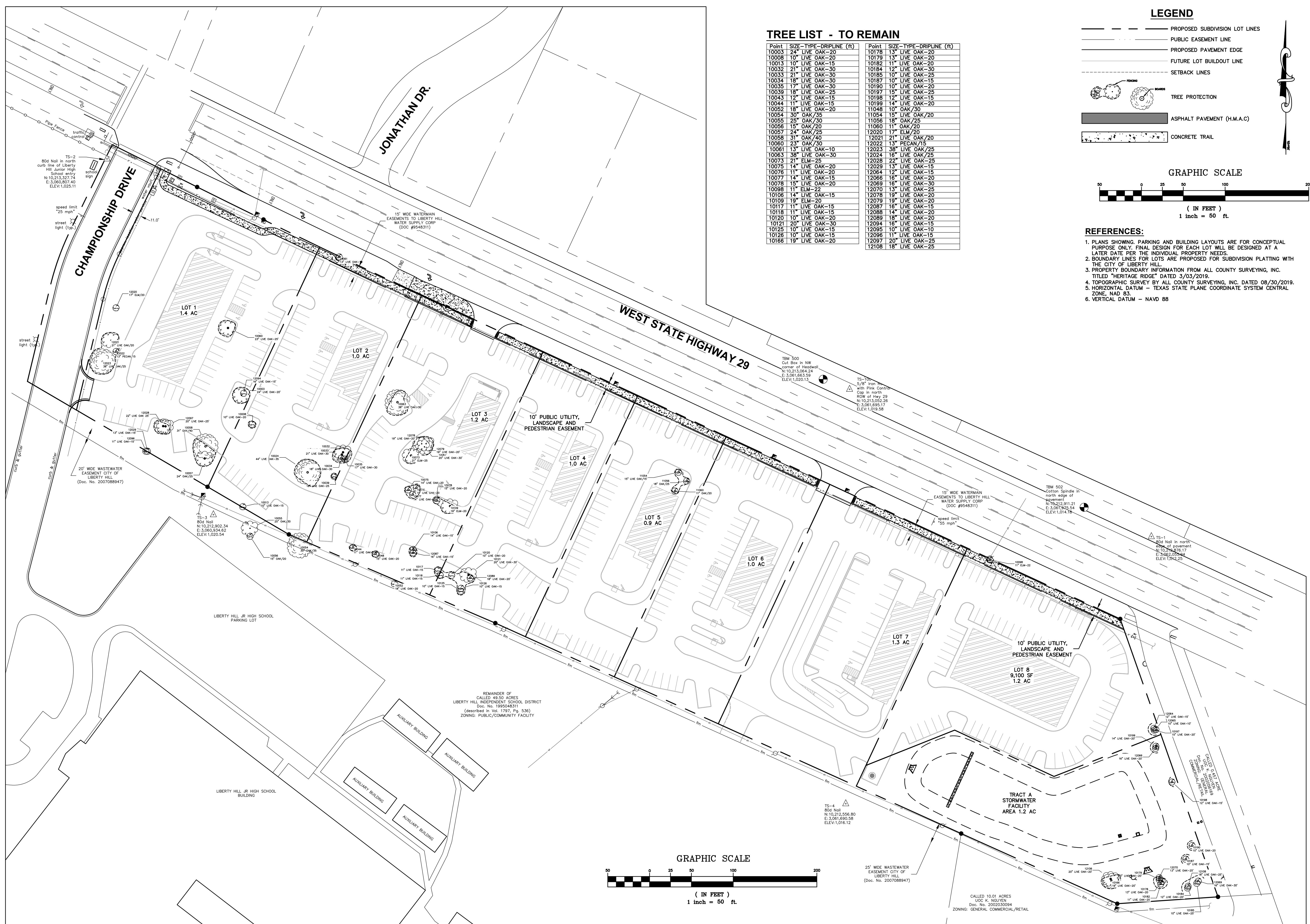
- PERMANENT SEEDING**
1. BROADCAST SEEDING
- 1.1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE UN-HAULLED BERMUDA SEED MIX APPLIED 2 LB PER 1,000 SF OF COVERAGE AND WINTER RYE OR COOL SEASON COVER CROP AT A RATE OF 5 LBS PER 1,00 SF.
 - 1.2. FROM MARCH 1 TO SEPTEMBER 15, SEEDING SHALL BE HAULLED BERMUDA SEED MIX APPLIED 2 LB PER 1,000 SF OF COVERAGE.
- A. FERTILIZER SHALL BE PELLETED OR GRANULAR SLOW RELEASE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 45 LB PER ACRE
- B. MULCH TYPE USED SHALL BE STRAW MULCH TO PREVENT SOIL EROSION UNTIL FINAL STABILIZATION IS ACHIEVED. APPLIED RATE IS 45 LBS PER 1000 SF.
- PERMANENT SEEDING**
2. HYDRAULIC SEEDING
- 2.1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WINTER RYE OR COOL SEASON CROP COVER SEED MIX, APPLIED 5 LB PER 1,000 SF OF COVERAGE.
 - 2.2. FROM MARCH 1 TO SEPTEMBER 15, SEEDING SHALL BE HAULLED BERMUDA SEED MIX APPLIED 2 LB PER 1,000 SF OF COVERAGE.
- A. FERTILIZER SHALL BE WATER SOLUBLE FERTILIZER WITH ANALYSIS OF 15-15-15 AT A RATE OF 1.5 LBS PER 1,000 SF.
- B. MULCH TYPE USED SHALL BE STRAW MULCH TO PREVENT SOIL EROSION UNTIL FINAL STABILIZATION IS ACHIEVED. APPLIED RATE IS 45 LBS PER 1000 SF WITH SOIL TACKIFIER AT A RATE OF 1.4 LBS PER 100 SF.
- RESTORATION**
1. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PROVIDE A MINIMUM OF SIX (6) INCHES OF TOPSOIL.
 2. TOP SOIL SHALL BE FURNISHED FROM THE STOCKPILED ON-SITE MATERIAL. TOP SOIL SHALL BE FREE OF TRASH, WOODS, BRUSH, STUMPS, ROCKS OVER 1.5 INCHES IN SIZE AND OTHER OBJECTIONABLE MATERIAL PRIOR TO APPLICATION.
 3. THE PLANTED AREA SHOULD BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOP SOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT THE TEN-DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF 1/2 INCHES OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK.
 4. RESTORATION SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1 1/2 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SF EXIST.



Drawn By: KM	Checked By: JPU	Scale: 1"=50'	Date: 6/15/20
Project Title: HERITAGE RIDGE 13001 STATE HIGHWAY 29 WEST LIBERTY HILL, WILLIAMSON COUNTY			
Drawing Title: GRADING & EROSION CONTROL PLAN			
Engineering, Architecture, Surveying, P.C. 529 S. 31st St., Temple, Texas 76702, 254-771-2654 Corporate Office: 1000 N. Loop West, Suite 101, Houston, Texas 77002, 281-883-8000 TDD: 1-800-393-6363 www.mrbgroup.com			
Sheet No. G-4	Project No. 3410.20001		

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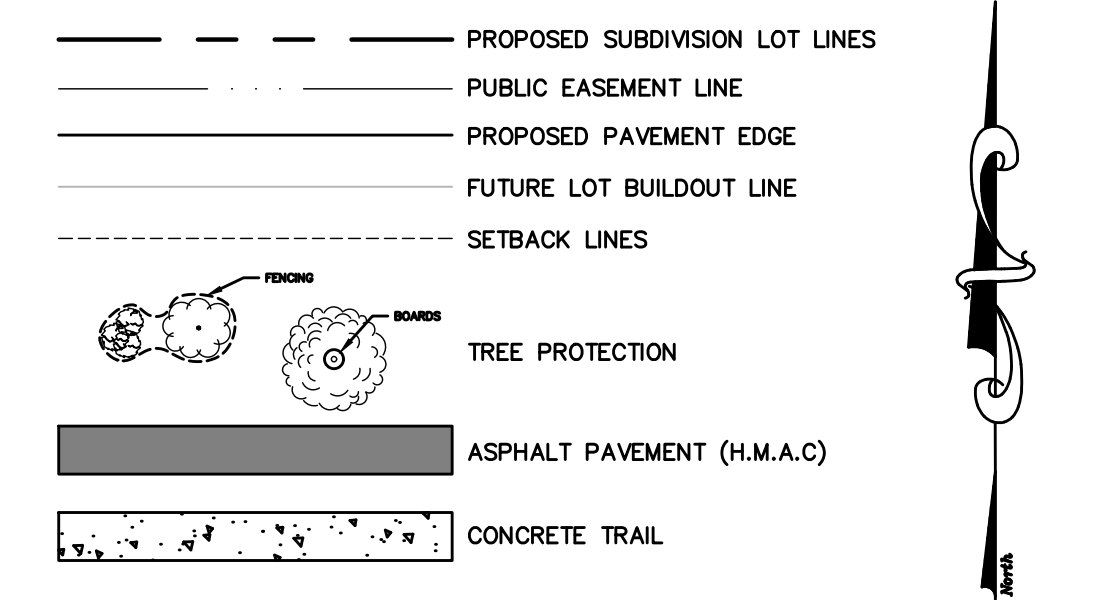
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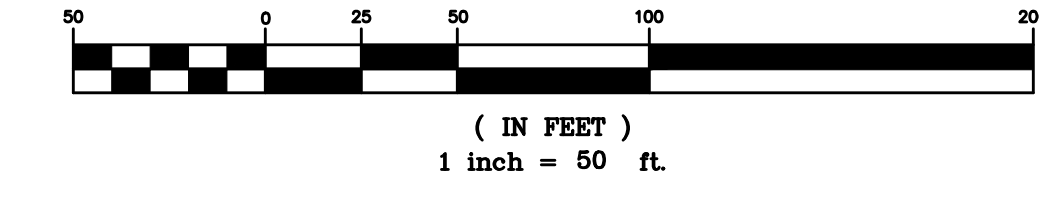
TREE LIST - TO REMAIN

Point	SIZE-TYPE-DRIPLINE (ft)	Point	SIZE-TYPE-DRIPLINE (ft)
10003	24" LIVE OAK-20	10178	13" LIVE OAK-20
10008	10" LIVE OAK-20	10179	13" LIVE OAK-20
10013	10" LIVE OAK-15	10182	11" LIVE OAK-20
10032	21" LIVE OAK-30	10184	12" LIVE OAK-30
10033	21" LIVE OAK-30	10185	10" LIVE OAK-25
10034	18" LIVE OAK-30	10187	10" LIVE OAK-15
10035	17" LIVE OAK-30	10190	10" LIVE OAK-30
10039	18" LIVE OAK-25	10197	15" LIVE OAK-25
10043	12" LIVE OAK-15	10198	12" LIVE OAK-15
10044	11" LIVE OAK-15	10199	14" LIVE OAK-20
10052	18" LIVE OAK-20	11048	10" OAK/30
10054	30" OAK/35	11054	15" LIVE OAK/20
10055	25" OAK/30	11056	18" OAK/25
10058	15" OAK/20	11060	11" OAK/20
10057	24" OAK/25	12020	17" ELM/20
10058	31" OAK/40	12021	21" LIVE OAK/20
10060	23" OAK/30	12022	13" PECAN/15
10061	13" LIVE OAK-10	12023	38" LIVE OAK/25
10063	38" LIVE OAK-30	12024	16" LIVE OAK/25
10073	21" ELM-25	12028	22" LIVE OAK-25
10075	14" LIVE OAK-20	12029	13" LIVE OAK-15
10076	11" LIVE OAK-20	12064	12" LIVE OAK-15
10077	14" LIVE OAK-15	12066	16" LIVE OAK-20
10078	15" LIVE OAK-20	12069	16" LIVE OAK-30
10098	11" ELM-22	12070	13" LIVE OAK-25
10106	14" LIVE OAK-15	12076	19" LIVE OAK-20
10109	19" ELM-20	12079	19" LIVE OAK-20
10117	11" LIVE OAK-15	12087	16" LIVE OAK-15
10118	11" LIVE OAK-15	12088	14" LIVE OAK-20
10120	10" LIVE OAK-20	12089	18" LIVE OAK-20
10121	20" LIVE OAK-30	12094	16" LIVE OAK-15
10125	10" LIVE OAK-15	12095	10" LIVE OAK-10
10126	10" LIVE OAK-15	12096	11" LIVE OAK-15
10166	19" LIVE OAK-20	12097	20" LIVE OAK-25
		12108	18" LIVE OAK-25

LEGEND



GRAPHIC SCALE



REFERENCES:

1. PLANS SHOWING PARKING AND BUILDING LAYOUTS ARE FOR CONCEPTUAL PURPOSE ONLY. FINAL DESIGN FOR EACH LOT WILL BE DESIGNED AT A LATER DATE FOR THE INDIVIDUAL PROPERTY NEEDS.
2. BOUNDARY LINES FOR LOTS ARE PROPOSED FOR SUBDIVISION PLATTING WITH THE CITY OF LIBERTY HILL
3. PROPERTY BOUNDARY INFORMATION FROM ALL COUNTY SURVEYING, INC. TITLED "HERITAGE RIDGE" DATED 3/03/2019.
4. TOPOGRAPHIC SURVEY BY ALL COUNTY SURVEYING, INC. DATED 08/30/2019.
5. HORIZONTAL DATUM - TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, NAD 83.
6. VERTICAL DATUM - NAVD 88

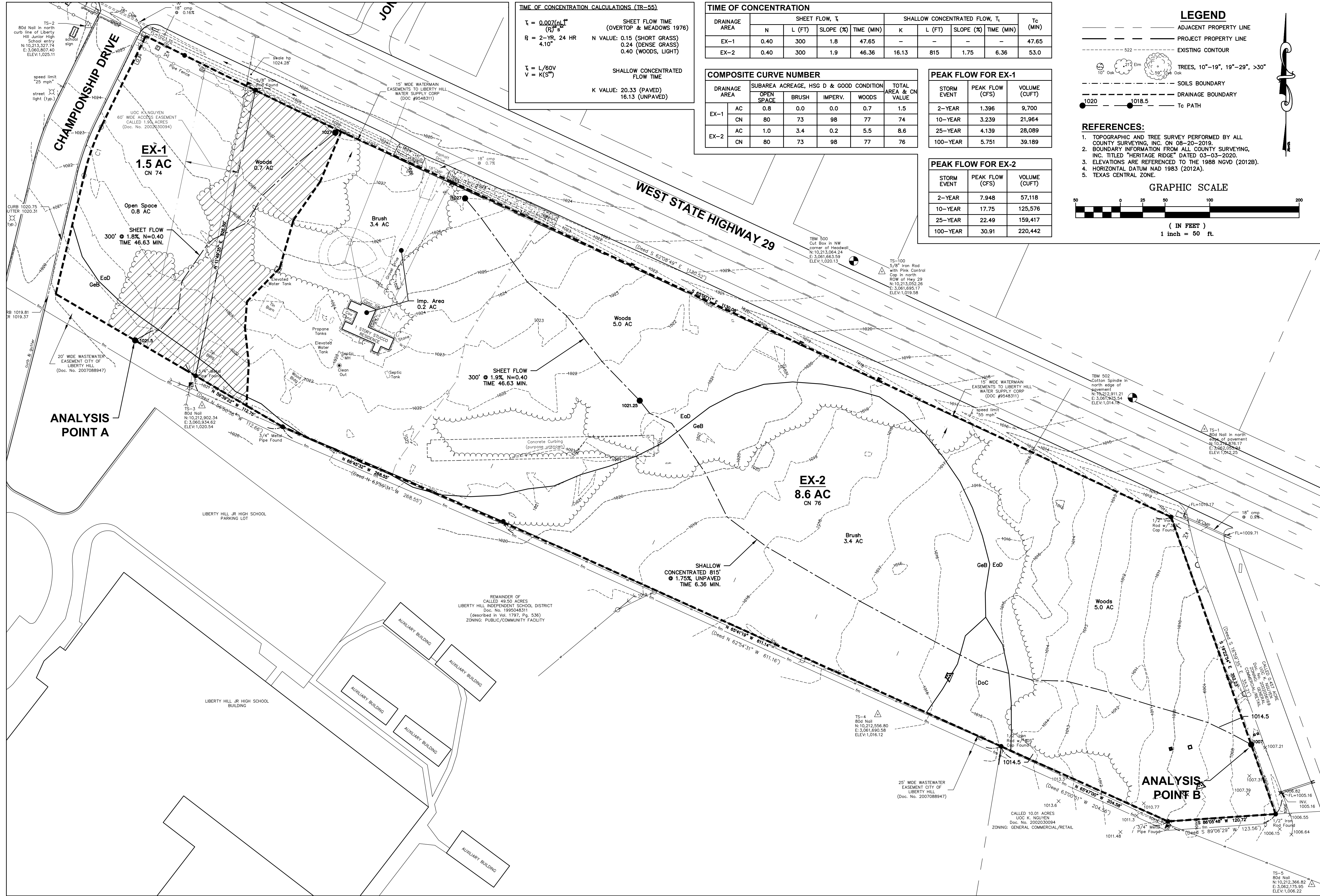
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Project No.:	3410.20001
Sheet No.:	G-5
Drawn By:	KMM
Checked By:	JPJ
Scale:	1"=50'
Date:	6/15/20
Revisions and Descriptions:	2 CHANGED SWMT TO BATCH DETENTION BASIN 1 REVISED PER CITY COMMENTS
By:	JPJ
Date:	9/23/20
By:	JPJ
Date:	9/18/20
By:	JPJ
Date:	9/23/20
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Project Title: HERITAGE RIDGE
 13001 STATE HIGHWAY 29 WEST
 LIBERTY HILL, WILLIAMSON COUNTY
 Drawing Title: TREE PLAN

Thomas J. Fromberger
 9/18/20

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TIME OF CONCENTRATION CALCULATIONS (TR-55)

$T_t = 0.007(L)^{0.77}$
(FT)^{0.77}

$R = 2 - V^R, 24 \text{ HR}$
4.10"

$T_c = L/60V$
 $V = K(S)^{0.475}$

SHEET FLOW TIME (OVERTOP & MEADOWS 1976)

N VALUE: 0.15 (SHORT GRASS)
0.24 (DENSE GRASS)
0.40 (WOODS, LIGHT)

SHALLOW CONCENTRATED FLOW TIME

K VALUE: 20.33 (PAVED)
16.13 (UNPAVED)

TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW, T_t				SHALLOW CONCENTRATED FLOW, T_c				T_c (MIN)
	N	L (FT)	SLOPE (%)	TIME (MIN)	K	L (FT)	SLOPE (%)	TIME (MIN)	
EX-1	0.40	300	1.8	47.65	-	-	-	-	47.65
EX-2	0.40	300	1.9	46.36	16.13	815	1.75	6.36	53.0

COMPOSITE CURVE NUMBER

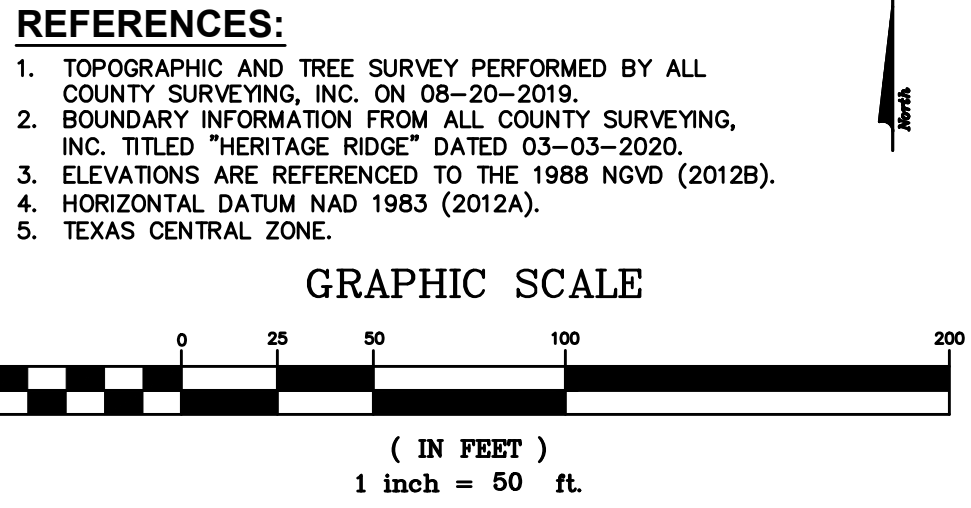
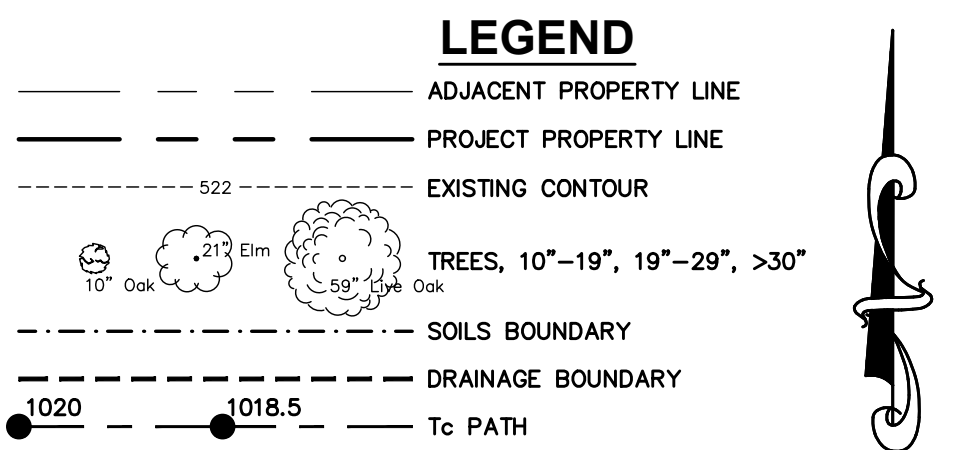
DRAINAGE AREA	SUBAREA ACREAGE, HSG D & GOOD CONDITION				TOTAL AREA & CN VALUE	
	OPEN SPACE	BRUSH	IMPERV.	WOODS		
EX-1	AC	0.8	0.0	0.0	0.7	1.5
	CN	80	73	98	77	74
EX-2	AC	1.0	3.4	0.2	5.5	8.6
	CN	80	73	98	77	76

PEAK FLOW FOR EX-1

STORM EVENT	PEAK FLOW (CFS)	VOLUME (CUFT)
2-YEAR	1,396	9,700
10-YEAR	3,239	21,964
25-YEAR	4,139	28,089
100-YEAR	5,751	39,189

PEAK FLOW FOR EX-2

STORM EVENT	PEAK FLOW (CFS)	VOLUME (CUFT)
2-YEAR	7,948	57,118
10-YEAR	17,75	125,576
25-YEAR	22,49	159,417
100-YEAR	30,91	220,442



Project Title: **HERITAGE RIDGE
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY**

Drawing Title: **EXISTING DRAINAGE MAP**

Drawn By: KLM
Checked By: JPU
Scale: 1" = 50'
Date: 6/15/20

Project No: **3410.20001**

Sheet No: **DR-1**

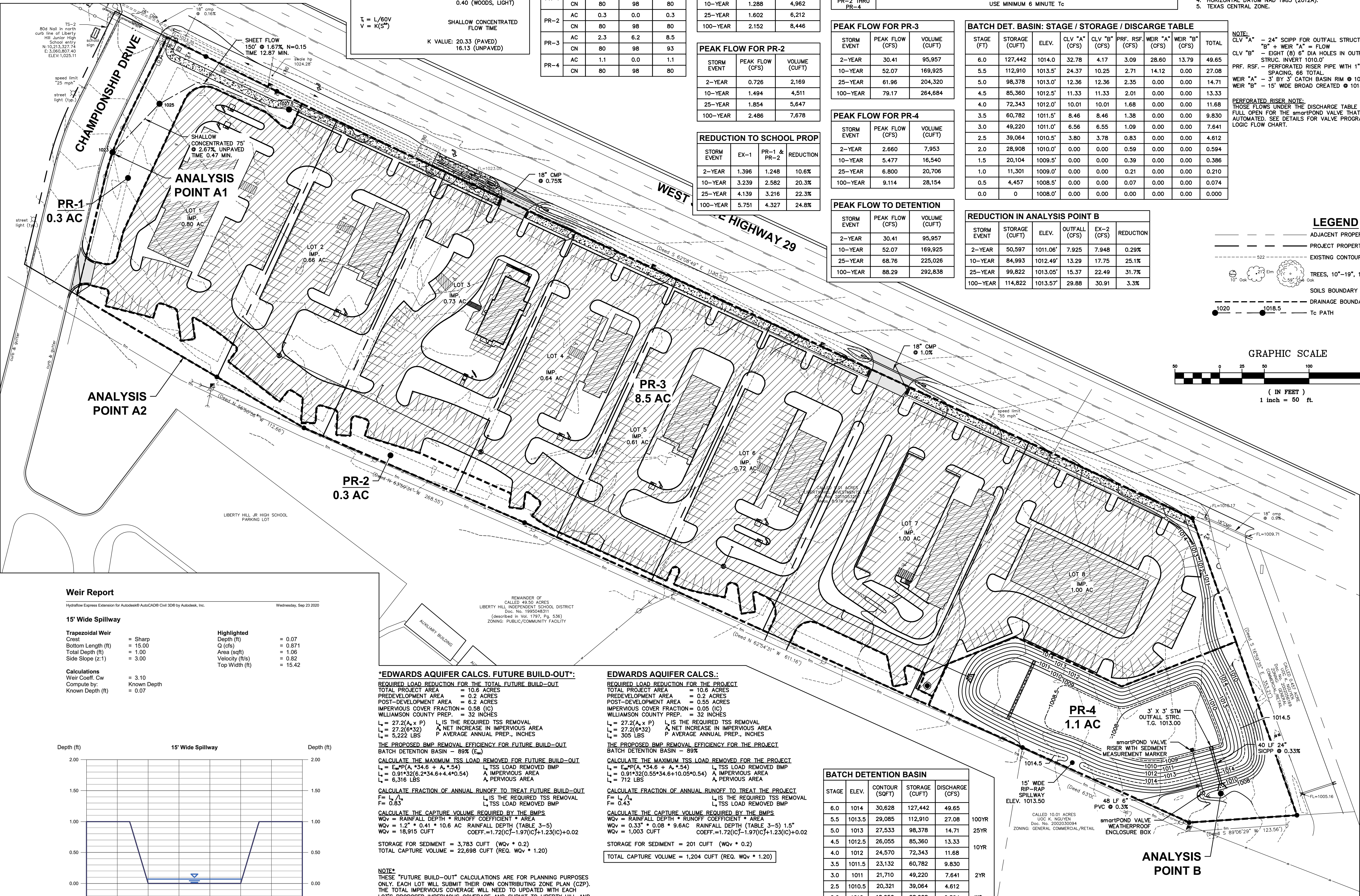
Project No: **3410.20001**

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TMRP Firm Number: F-10015
www.mrbgroup.com



TIME OF CONCENTRATION CALCULATIONS (TR-55)

$$T_c = 0.007(L^{0.77})^{0.48} / (R^{0.77})^{0.48}$$

$$R = 2 - YR, 24 HR \quad N \text{ VALUE: } 0.15 \text{ (SHORT GRASS)}$$

$$4.10" \quad \quad \quad \quad \quad \quad \quad \quad \quad 0.24 \text{ (DENSE GRASS)}$$

$$\quad \quad \quad \quad \quad \quad \quad \quad \quad 0.40 \text{ (WOODS, LIGHT)}$$

$T_c = L / 60V$

$V = K(S^{0.5})$

SHEET FLOW TIME (OVERTOP & MEADOWS 1976)

$K \text{ VALUE: } 20.33 \text{ (PAVED)}$

16.13 (UNPAVED)

COMPOSITE CURVE NUMBER

DRAINAGE AREA	SUBAREA	ACREAGE	OPEN SPACE	IMPERV.	TOTAL AREA & CN VALUE
PR-1	AC	0.3	0.0	0.0	0.3
	CN	80	98	80	
PR-2	AC	0.3	0.0	0.3	0.3
	CN	80	98	80	
PR-3	AC	2.3	6.2	8.5	8.5
	CN	80	98	93	
PR-4	AC	1.1	0.0	1.1	1.1
	CN	80	98	80	

PEAK FLOW FOR PR-1

STORM EVENT	PEAK FLOW (CFS)	VOLUME (CUFT)
2-YEAR	0.621	2,386
10-YEAR	1.288	4,962
25-YEAR	1.602	6,212
100-YEAR	2.152	8,446

PEAK FLOW FOR PR-2

STORM EVENT	PEAK FLOW (CFS)	VOLUME (CUFT)
2-YEAR	0.726	2,169
10-YEAR	1.494	4,511
25-YEAR	1.854	5,647
100-YEAR	2.486	7,678

REDUCTION TO SCHOOL PROP

STORM EVENT	EX-1	PR-1 & PR-2	REDUCTION
2-YEAR	1.396	1.248	10.6%
10-YEAR	3.239	2.582	20.3%
25-YEAR	4.139	3.216	22.3%
100-YEAR	5.751	4.327	24.8%

TIME OF CONCENTRATION

DRAINAGE AREA	SHEET FLOW, T _s				SHALLOW CONCENTRATED FLOW, T _c				T _c (MIN)
	N	L (FT)	SLOPE (%)	TIME (MIN)	K	L (FT)	SLOPE (%)	TIME (MIN)	
PR-1	0.15	150	1.67	12.87	16.13	75	2.67	0.47	13.3
PR-2 THRU PR-4	USE MINIMUM 6 MINUTE T _c								

PEAK FLOW FOR PR-3

STORM EVENT	PEAK FLOW (CFS)	VOLUME (CUFT)
2-YEAR	30.41	95,957
10-YEAR	52.07	169,925
25-YEAR	61.96	204,320
100-YEAR	79.17	264,684

PEAK FLOW FOR PR-4

STORM EVENT	PEAK FLOW (CFS)	VOLUME (CUFT)
2-YEAR	2.660	7,953
10-YEAR	5.477	16,540
25-YEAR	6.800	20,706
100-YEAR	9.114	28,154

BATCH DET. BASIN: STAGE / STORAGE / DISCHARGE TABLE

STAGE (FT)	STORAGE (CUFT)	ELEV.	CLV "A" (CFS)	CLV "B" (CFS)	PRF. RSF. (CFS)	WEIR "A" (CFS)	WEIR "B" (CFS)	TOTAL
6.0	127,442	1014.0	32.78	4.17	3.09	28.60	13.79	49.65
5.5	112,910	1013.5	24.37	10.25	2.71	14.12	0.00	27.08
5.0	98,378	1013.0	12.36	12.36	2.35	0.00	0.00	14.71
4.5	85,360	1012.5	11.33	11.33	2.01	0.00	0.00	13.33
4.0	72,343	1012.0	10.01	10.01	1.68	0.00	0.00	11.68
3.5	60,782	1011.5	8.46	8.46	1.38	0.00	0.00	9.830
3.0	49,220	1011.0	6.56	6.55	1.09	0.00	0.00	7.641
2.5	39,064	1010.5	3.80	3.78	0.83	0.00	0.00	4.612
2.0	28,908	1010.0	0.00	0.00	0.59	0.00	0.00	0.594
1.5	20,104	1009.5	0.00	0.00	0.39	0.00	0.00	0.386
1.0	11,301	1009.0	0.00	0.00	0.21	0.00	0.00	0.210
0.5	4,457	1008.5	0.00	0.00	0.07	0.00	0.00	0.074
0.0	0	1008.0	0.00	0.00	0.00	0.00	0.00	0.000

REDUCTION IN ANALYSIS POINT B

STORM EVENT	STORAGE (CUFT)	ELEV.	OUTFALL (CFS)	EX-2 (CFS)	REDUCTION
2-YEAR	50,597	1011.06	7.925	7.948	0.29%
10-YEAR	84,993	1012.49	13.29	17.75	25.1%
25-YEAR	99,822	1013.05	15.37	22.49	31.7%
100-YEAR	114,822	1013.57	29.88	30.91	3.3%

REFERENCES:

- TOPOGRAPHIC AND TREE SURVEY PERFORMED BY ALL COUNTY SURVEYING, INC. ON 08-20-2019
- BOUNDARY INFORMATION FROM ALL COUNTY SURVEYING, INC. TITLED "HERITAGE RIDGE" DATED 03-03-2020.
- ELEVATIONS ARE REFERENCED TO THE 1989 NGVD (2012B).
- HORIZONTAL DATUM NAD 1983 (2012A).
- TEXAS CENTRAL ZONE.

NOTE:

CLV "A" - 24" SICPP FOR OUTFALL STRUCTURE. CLV "B" + WEIR "A" = FLOW

CLV "B" - EIGHT (8) 8" DIA HOLES IN OUTFALL STRUC. INVERT 1010.0'

PRF. RSF. - PERFORATED RISER PIPE WITH 1" DIA. 4" SPACING. 66 TOTAL.

WEIR "A" - 3" BY 3" CATCH BASIN RM @ 1013.0'

WEIR "B" - 15' WIDE BROAD CREATED @ 1013.5'

PERFORATED RISER NOTE:

THOSE FLOWS UNDER THE DISCHARGE TABLE ASSUME FULL OPEN FOR THE smartPOND VALVE THAT WILL BE AUTOMATED. SEE DETAILS FOR VALVE PROGRAMMABLE LOGIC FLOW CHART.

LEGEND

- ADJACENT PROPERTY LINE
- PROJECT PROPERTY LINE
- EXISTING CONTOUR
- TREES, 10"-19", 19"-29", >30"
- SOILS BOUNDARY
- DRAINAGE BOUNDARY
- Tc PATH

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Weir Report

Hydraflow Express Extension for AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Sep 23 2020

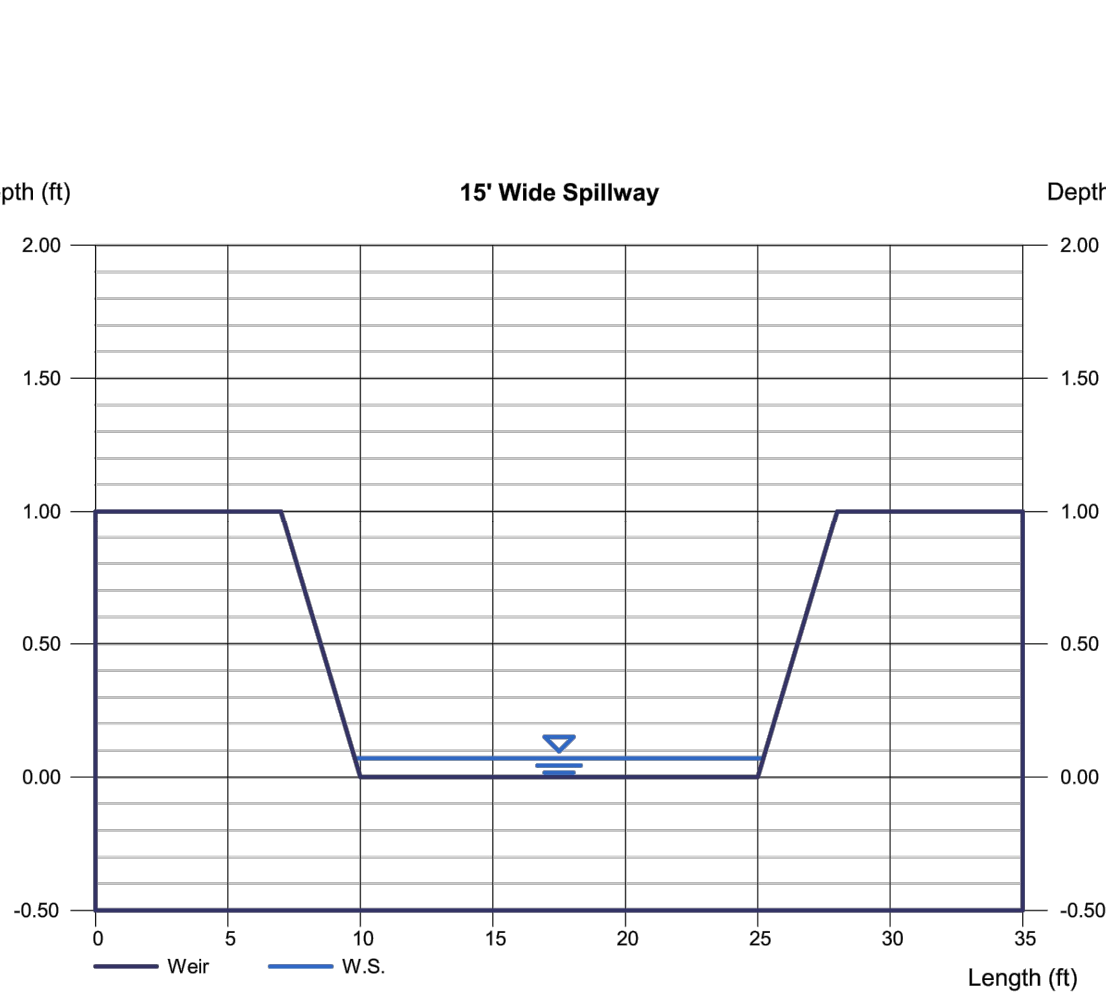
15' Wide Spillway

Trapezoidal Weir

- Crest = Sharp
- Bottom Length (ft) = 15.00
- Total Depth (ft) = 1.00
- Side Slope (z:1) = 3.00
- Velocity (ft/s) = 0.82
- Top Width (ft) = 15.42
- Calculated Weir Coeff. Cw = 3.10
- Computed by Known Depth = 0.07

Highlighted

- Depth (ft) = 0.07
- Q (cfs) = 0.871
- Area (sqft) = 1.06
- Area (sqft) = 1.06
- Velocity (ft/s) = 0.82
- Top Width (ft) = 15.42



"EDWARDS AQUIFER CALCS. FUTURE BUILD-OUT":

REQUIRED LOAD REDUCTION FOR THE TOTAL FUTURE BUILD-OUT

TOTAL PROJECT AREA = 10.6 ACRES

PRED-EDEVELOPMENT AREA = 0.2 ACRES

POST-DEVELOPMENT AREA = 6.2 ACRES

IMPERVIOUS COVER FRACTION = 0.58 (IC)

WILLIAMSON COUNTY PREP. = 32 INCHES

$L_r = 27.2(A_p \times P)$ L IS THE REQUIRED TSS REMOVAL

$L_r = 27.2(6 \times 32)$ A IMPERVIOUS AREA

$L_r = 5,222 \text{ LBS}$ P AVERAGE ANNUAL PREP., INCHES

THE PROPOSED BMP REMOVAL EFFICIENCY FOR FUTURE BUILD-OUT

BATCH DETENTION BASIN - 89% (E_m)

CALCULATE THE MAXIMUM TSS LOAD REMOVED FOR FUTURE BUILD-OUT

$L_r = E_m(P(A_p \times 34.6 + A_p \times 5.4))$ L TSS LOAD REMOVED BMP

$L_r = 0.91(32(6 \times 2 \times 34.6 + 4 \times 4 \times 0.54))$ A IMPERVIOUS AREA

$L_r = 6,316 \text{ LBS}$ A PERVIOUS AREA

CALCULATE FRACTION OF ANNUAL RUNOFF TO TREAT FUTURE BUILD-OUT

$F = L_r / L_p$ L IS THE REQUIRED TSS REMOVAL

$F = 0.83$ L TSS LOAD REMOVED BMP

CALCULATE THE CAPTURE VOLUME REQUIRED BY THE BMPs

WQ_v = RAINFALL DEPTH * RUNOFF COEFFICIENT * AREA

WQ_v = 1.2' * 0.41 * 10.6 AC RAINFALL DEPTH (TABLE 3-5)

WQ_v = 18,915 CUFT COEFF.= 1.72(C)-1.97(C)+1.23(C)+0.02

STORAGE FOR SEDIMENT = 3,783 CUFT (WQ_v * 0.2)

TOTAL CAPTURE VOLUME = 22,698 CUFT (REQ. WQ_v * 1.20)

NOTE: THESE "FUTURE BUILD-OUT" CALCULATIONS ARE FOR PLANNING PURPOSES ONLY. EACH LOT WILL SUBMIT THEIR OWN CONTRIBUTING ZONE PLAN (CZP). THE TOTAL IMPERVIOUS COVERAGE WILL NEED TO BE UPDATED WITH EACH LOT'S PROPOSED IMPERVIOUS COVERAGE AND SUBMIT TO LIBERTY HILL AND TCEQ WITH THEIR RESPECTIVE REPORTING REQUIREMENTS TO ENSURE BMP CONTINUE TO FUNCTION PROPERTY AND ARE SIZED ACCORDINGLY.

EDWARDS AQUIFER CALCS.:

REQUIRED LOAD REDUCTION FOR THE PROJECT

TOTAL PROJECT AREA = 10.6 ACRES

PRED-EDEVELOPMENT AREA = 0.2 ACRES

POST-DEVELOPMENT AREA = 0.55 ACRES

IMPERVIOUS COVER FRACTION = 0.05 (IC)

WILLIAMSON COUNTY PREP. = 32 INCHES

$L_r = 27.2(A_p \times P)$ L IS THE REQUIRED TSS REMOVAL

$L_r = 27.2(6 \times 32)$ A IMPERVIOUS AREA

$L_r = 305 \text{ LBS}$ P AVERAGE ANNUAL PREP., INCHES

THE PROPOSED BMP REMOVAL EFFICIENCY FOR THE PROJECT

BATCH DETENTION BASIN - 89%

CALCULATE THE MAXIMUM TSS LOAD REMOVED FOR THE PROJECT

$L_r = E_m(P(A_p \times 34.6 + A_p \times 5.4))$ L TSS LOAD REMOVED BMP

$L_r = 0.91(32(0.55 \times 34.6 + 10.05 \times 0.54))$ A IMPERVIOUS AREA

$L_r = 712 \text{ LBS}$ A PERVIOUS AREA

CALCULATE FRACTION OF ANNUAL RUNOFF TO TREAT THE PROJECT

$F = L_r / L_p$ L IS THE REQUIRED TSS REMOVAL

$F = 0.43$ L TSS LOAD REMOVED BMP

CALCULATE THE CAPTURE VOLUME REQUIRED BY THE BMPs

WQ_v = RAINFALL DEPTH * RUNOFF COEFFICIENT * AREA

WQ_v = 0.33' * 0.08 * 9.6 AC RAINFALL DEPTH (TABLE 3-5) 1.5"

WQ_v = 1,003 CUFT COEFF.= 1.72(C)-1.97(C)+1.23(C)+0.02

STORAGE FOR SEDIMENT = 201 CUFT (WQ_v * 0.2)

TOTAL CAPTURE VOLUME = 1,204 CUFT (REQ. WQ_v * 1.20)

BATCH DETENTION BASIN

STAGE	ELEV.	CONTOUR	STORAGE (CUFT)	DISCHARGE (CFS)
6.0	1014	30,628	127,442	49.65
5.5	1013.5	29,085	112,910	27.08
5.0	1013	27,533	98,378	14.71
4.5	1012.5	26,055	85,360	13.33
4.0	1012	24,570	72,343	11.68
3.5	1011.5	23,132	60,782	9.830
3.0	1011	21,710	49,220	7.641
2.5	1010.5	20,321	39,064	4.612
2.0	1010	18,950	28,908	0.594
1.5	1009.5	17,617	20,104	0.386
1.0	1009	16,300	11,301	0.210
0.5	1008.5	10,937	4,457	0.074
0.0	1008	6,782	0	0.000

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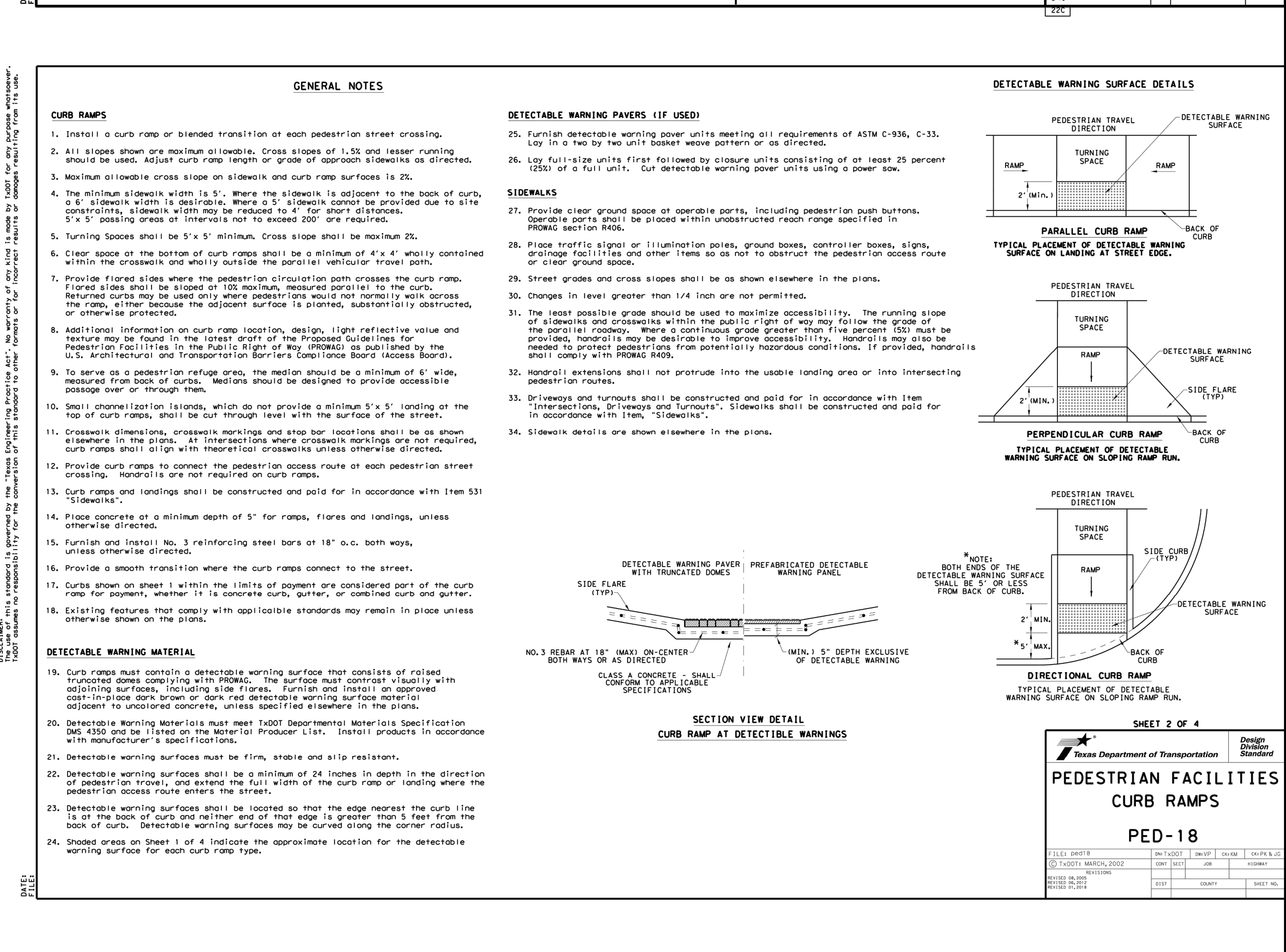
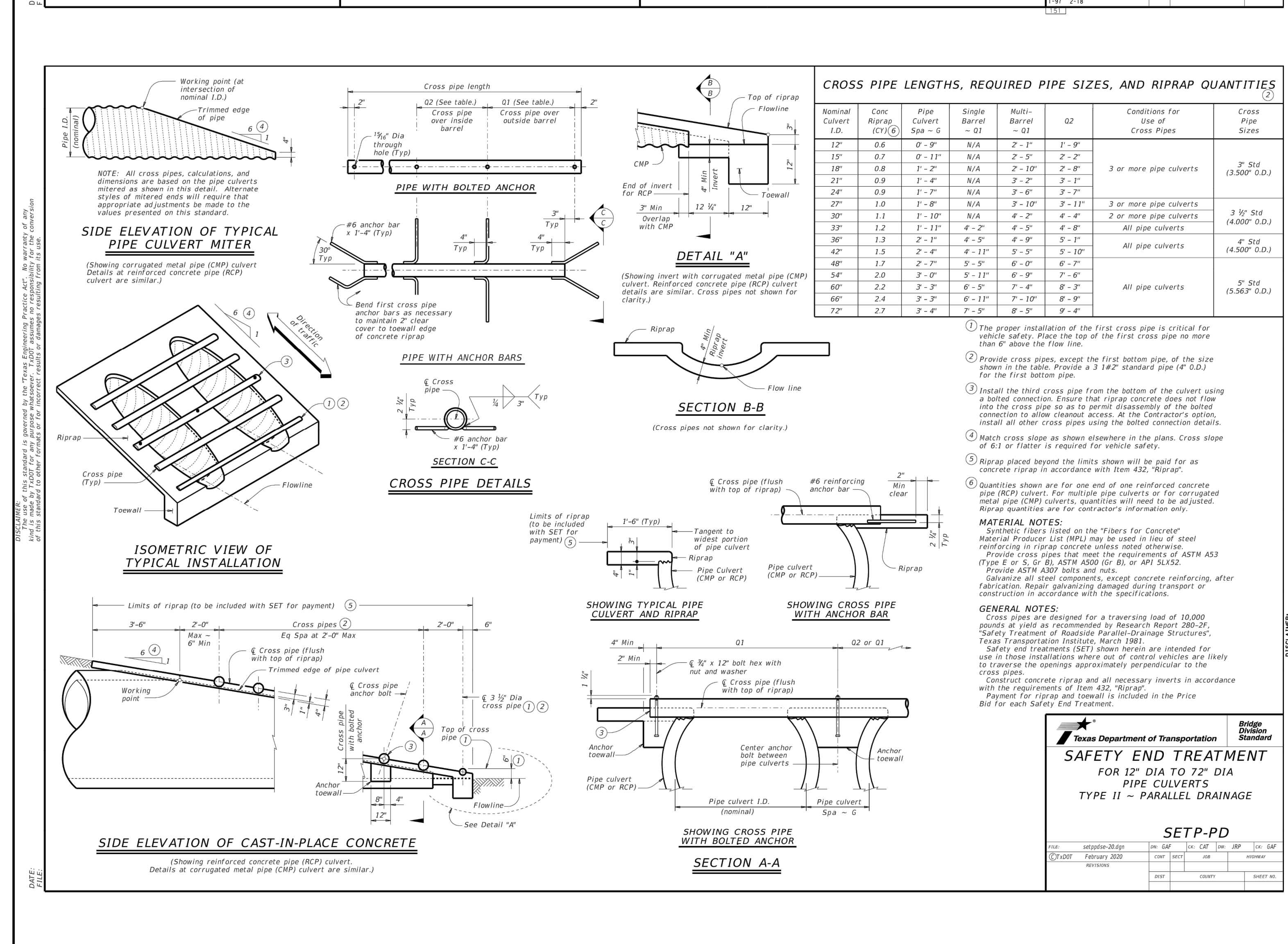
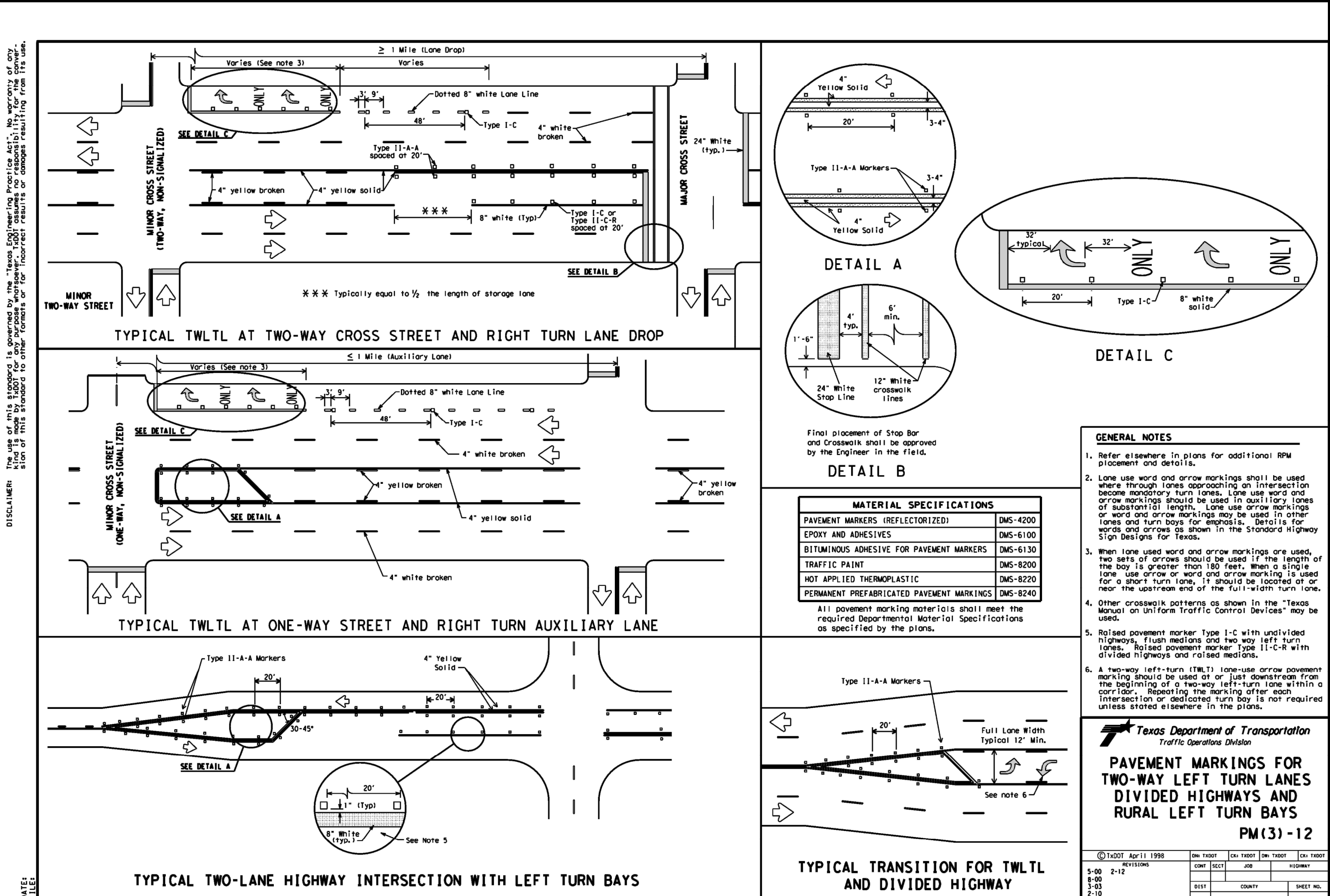
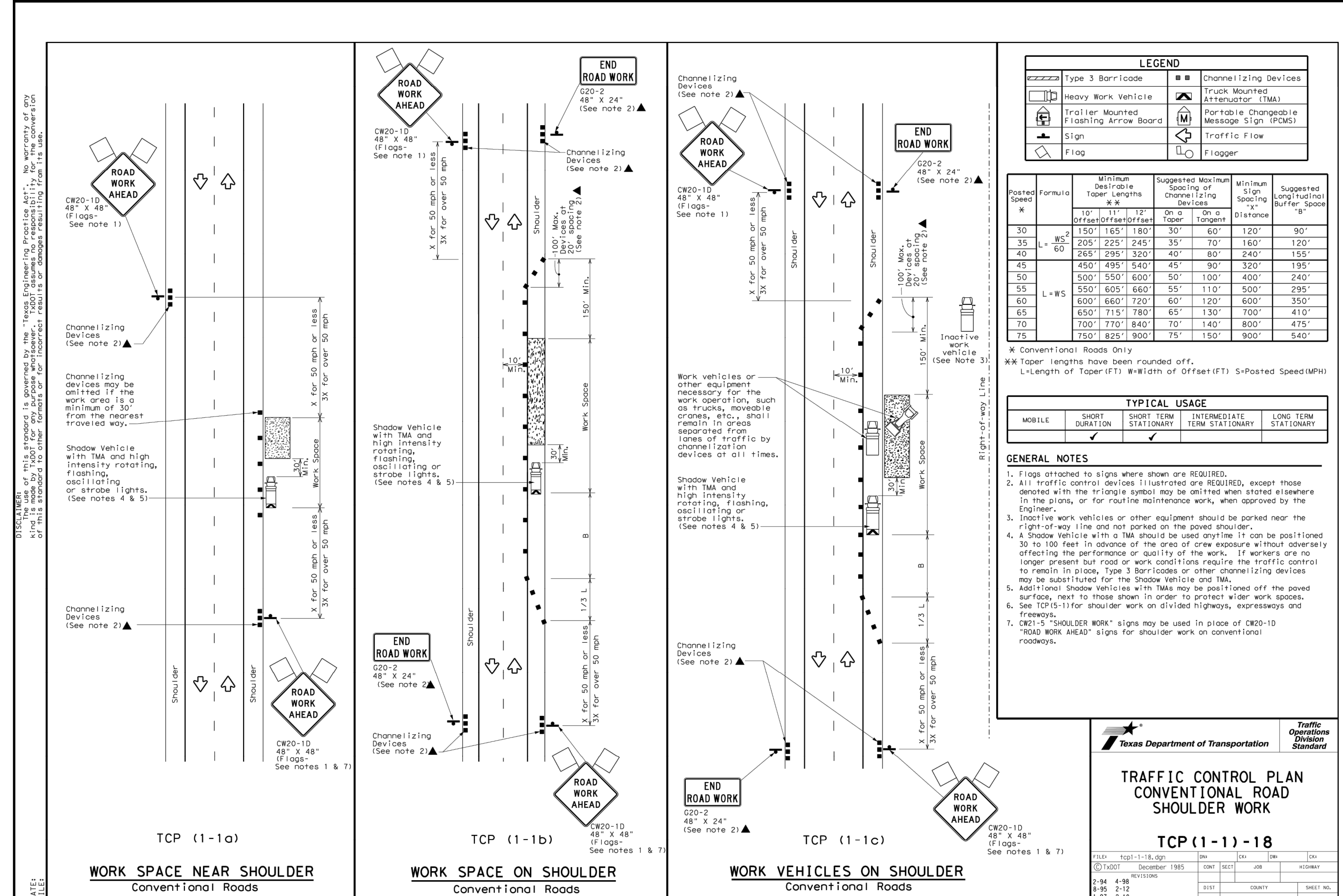
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13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY
Drawing Title: PROPOSED DRAINAGE MAP

Drawn By: JPU
Checked By: JUF
Scale: AS SHOWN
Date: 6/15/20

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Sheet No. DR-2
Project No. 3410.20001



Project Title: HERITAGE RIDGE
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY
TXDOT DETAILS

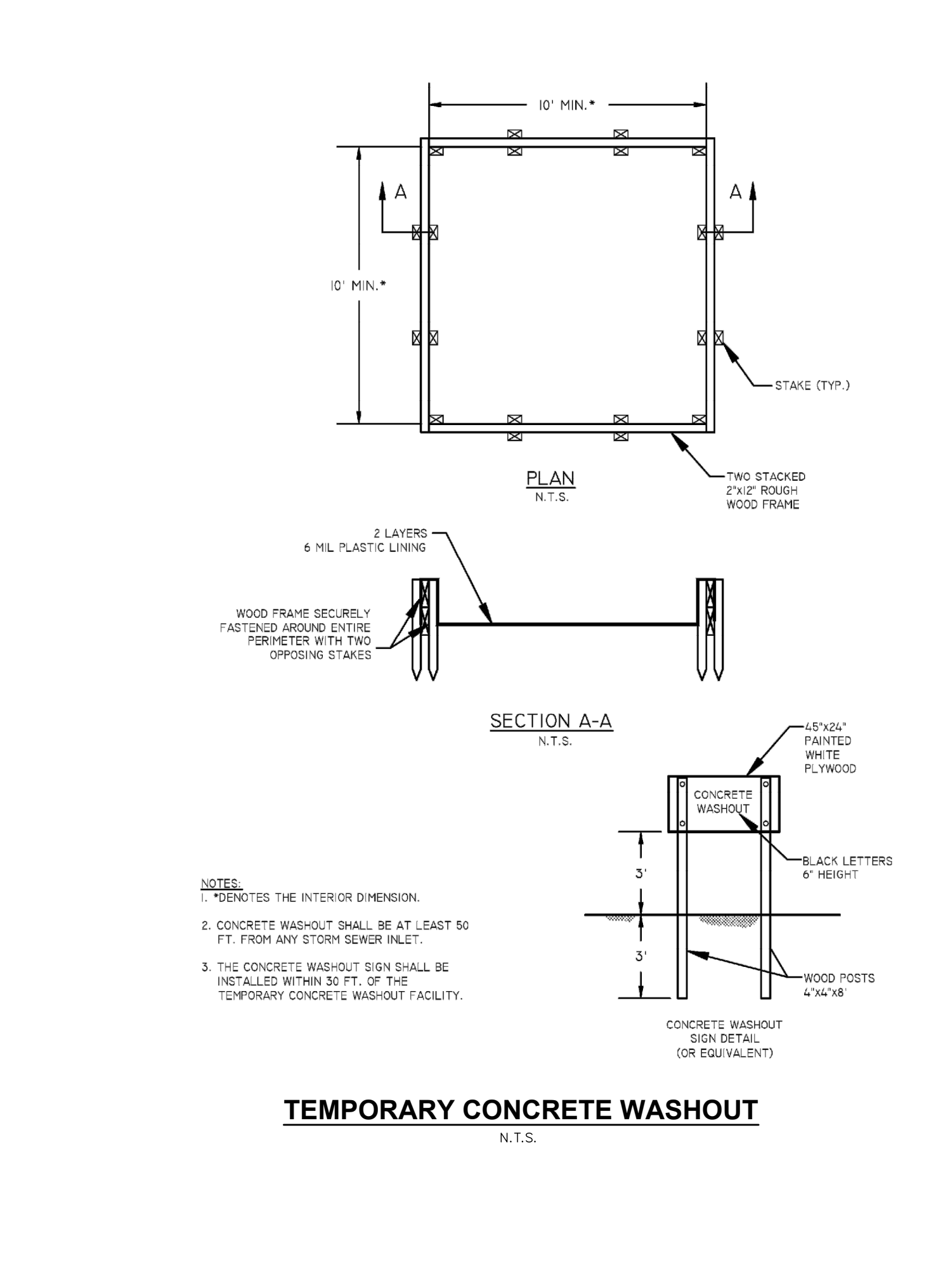
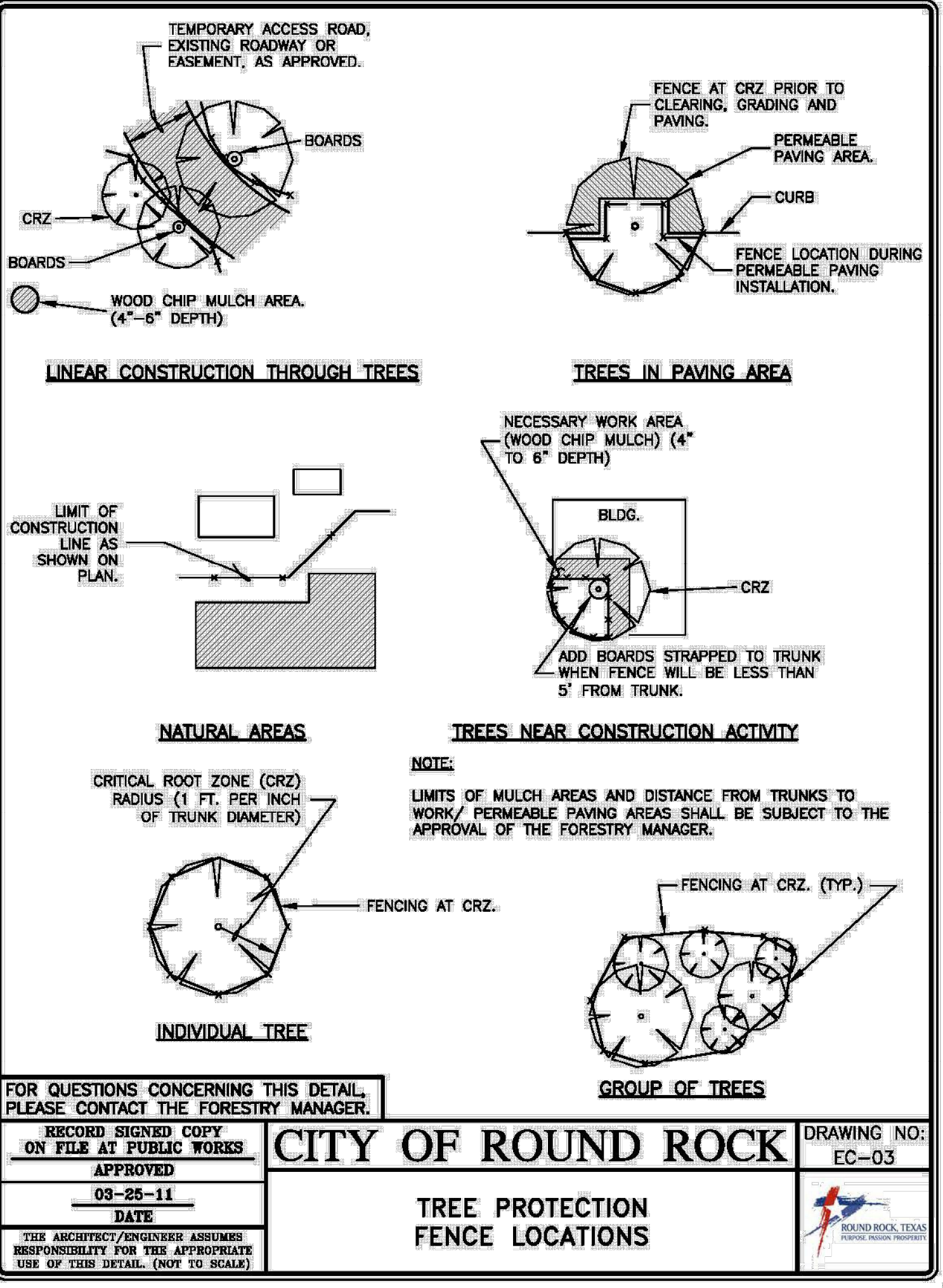
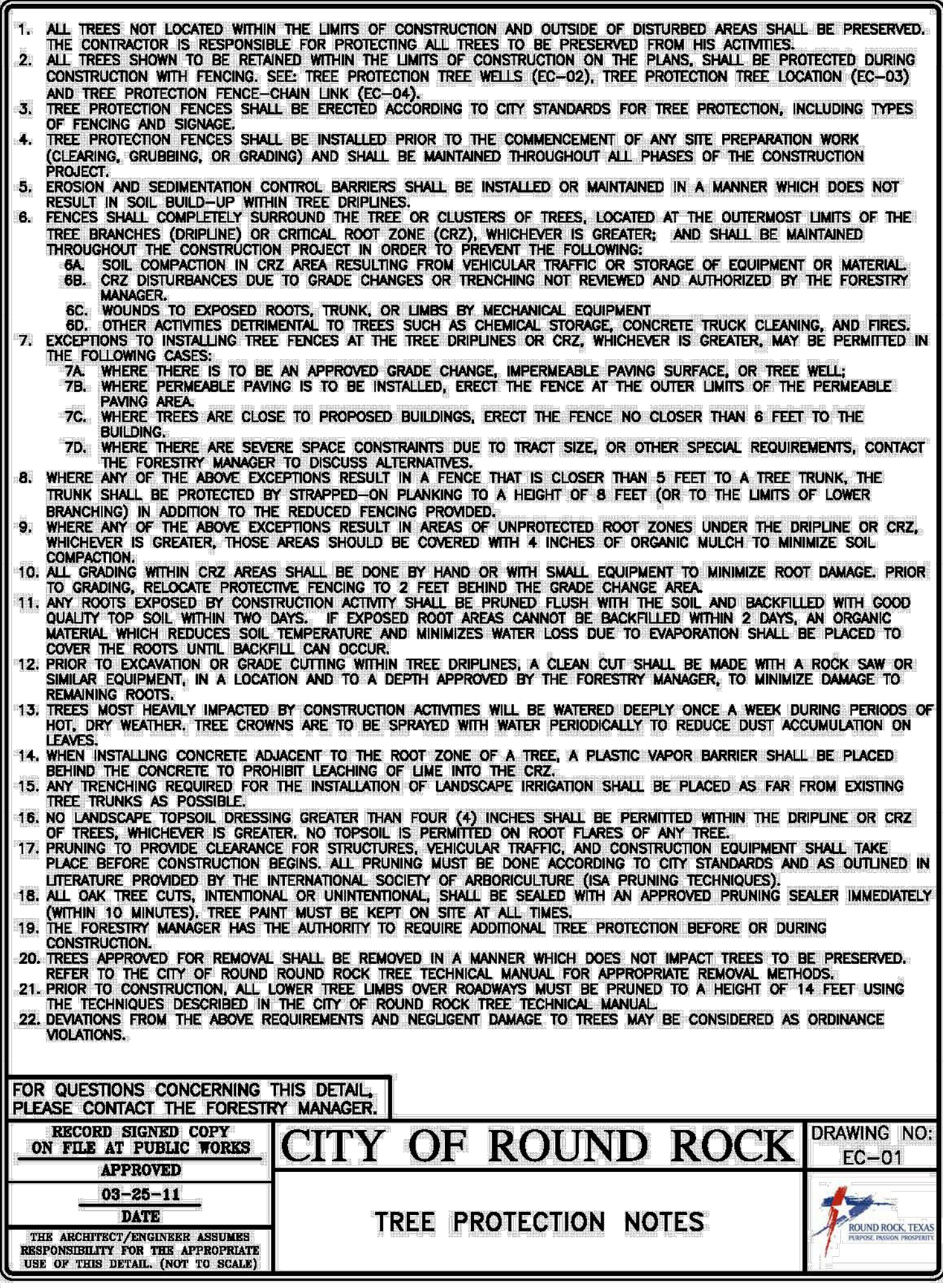
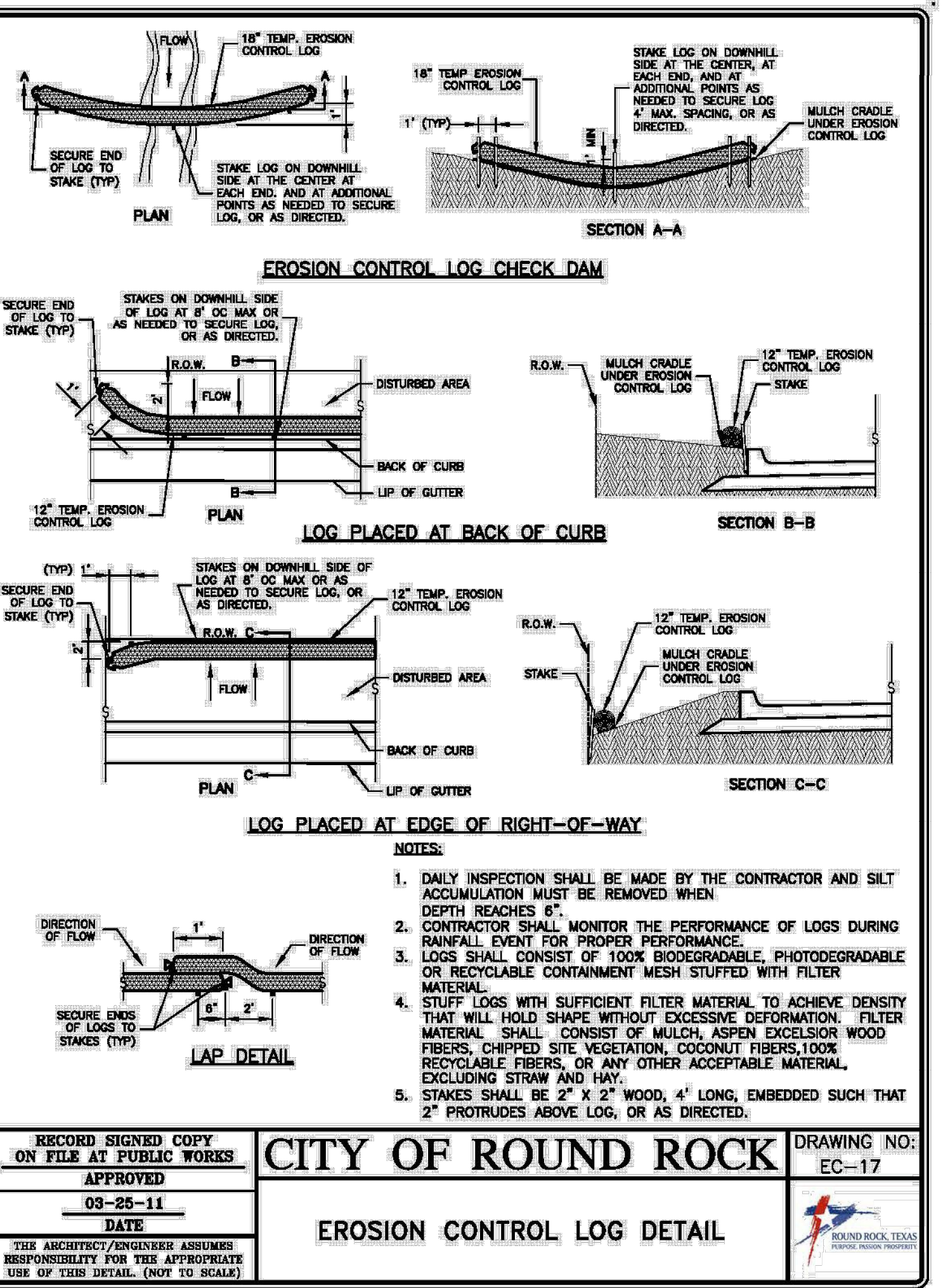
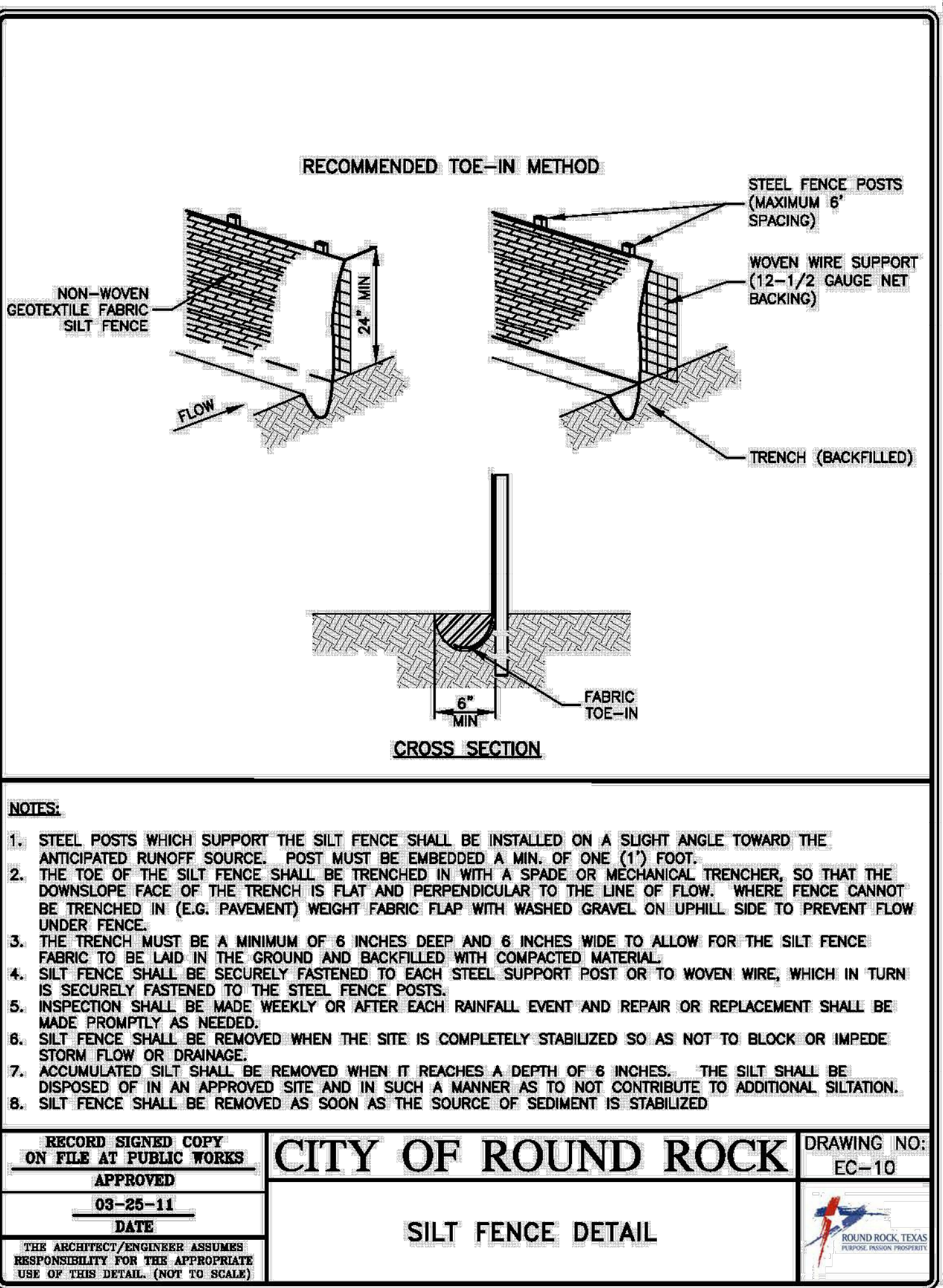
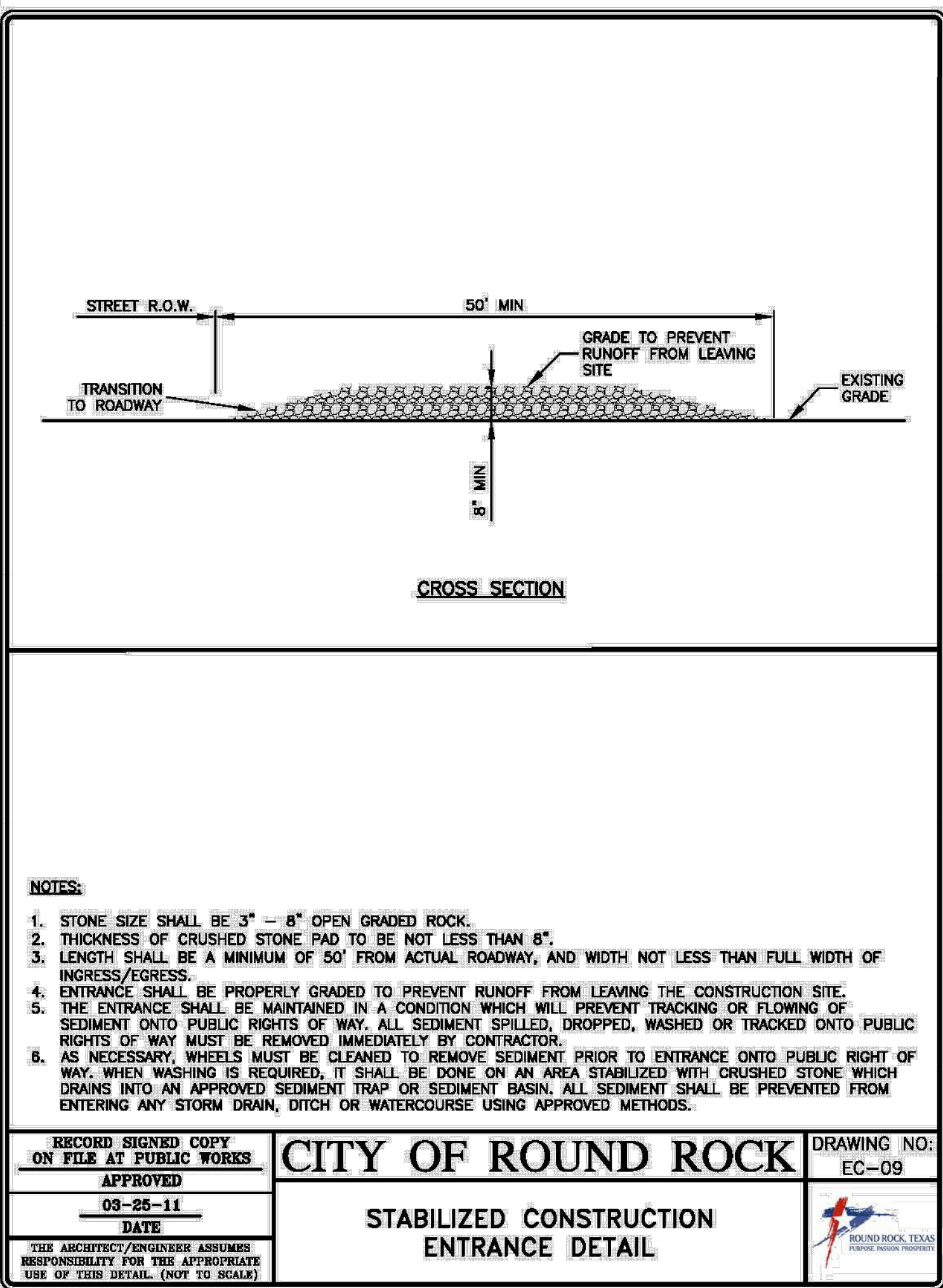
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Checked By: JPU
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Date: 6/15/20
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Project No. 3410.2001
Revision No. 2
Revised SWMT TO BATCH DETENTION BASIN
Revised PEET CITY COMMENTS
Revisions and Descriptions
By
Date

Sheet No. D-1

FILED: 9/23/20
9/18/20

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Project Title: HERITAGE RIDGE
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY

Drawn By: KJM
Checked By: JPU
Scale: AS SHOWN
Date: 6/15/20

Project No.: 3410.2001
Revision No.: 1
Revisions and Descriptions: REVISION PER CITY COMMENTS
By: JPU
Date: 9/18/20

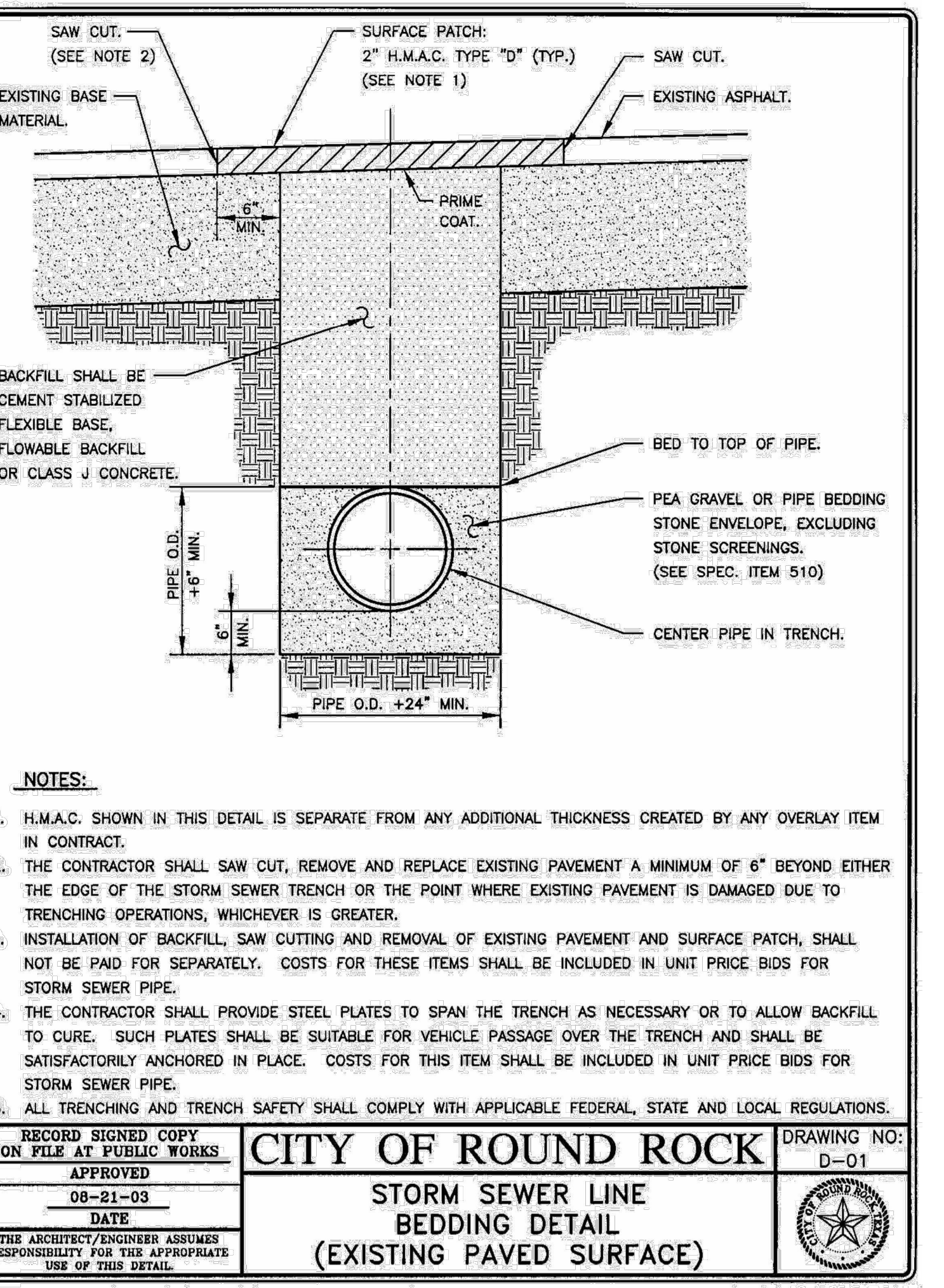
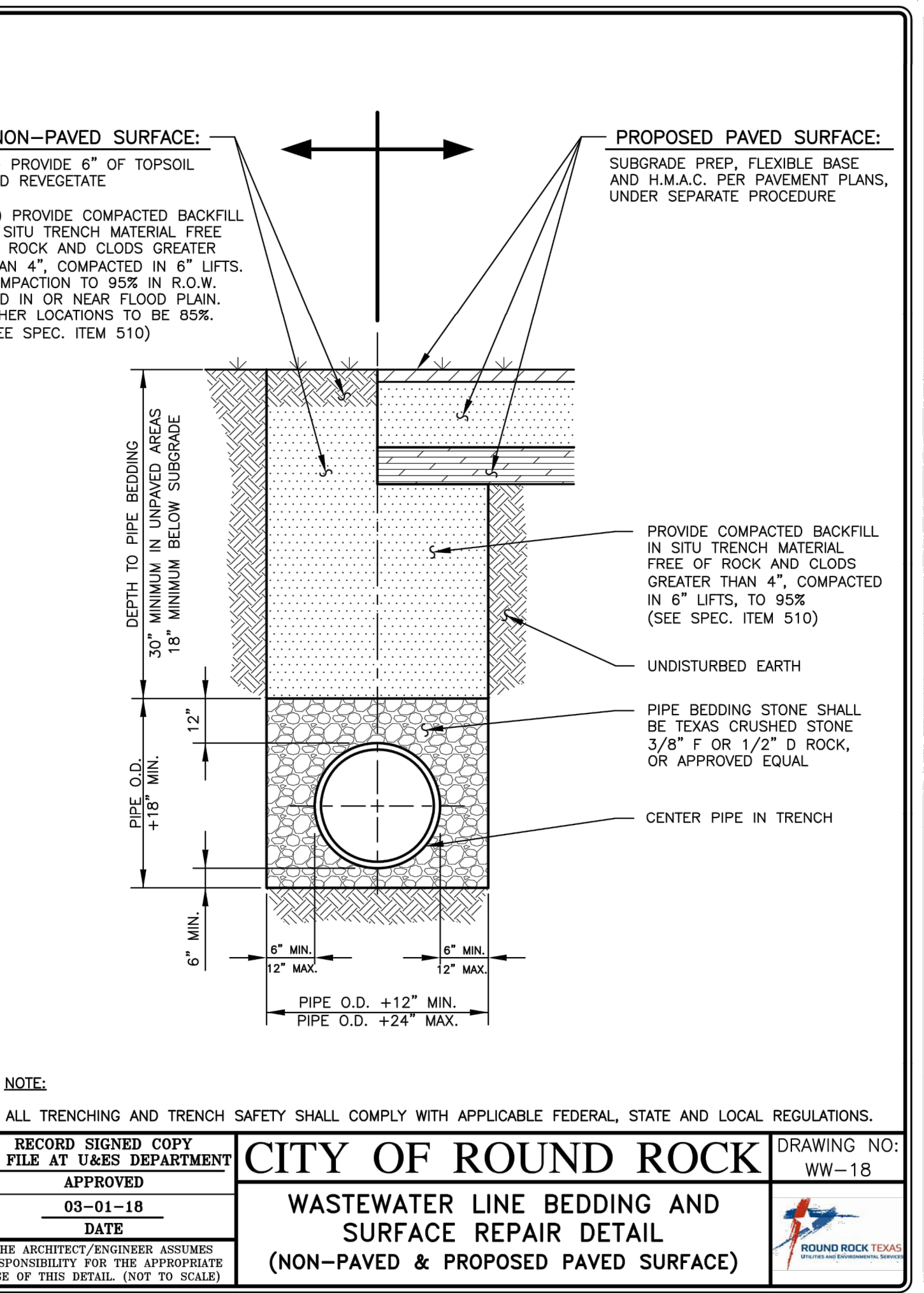
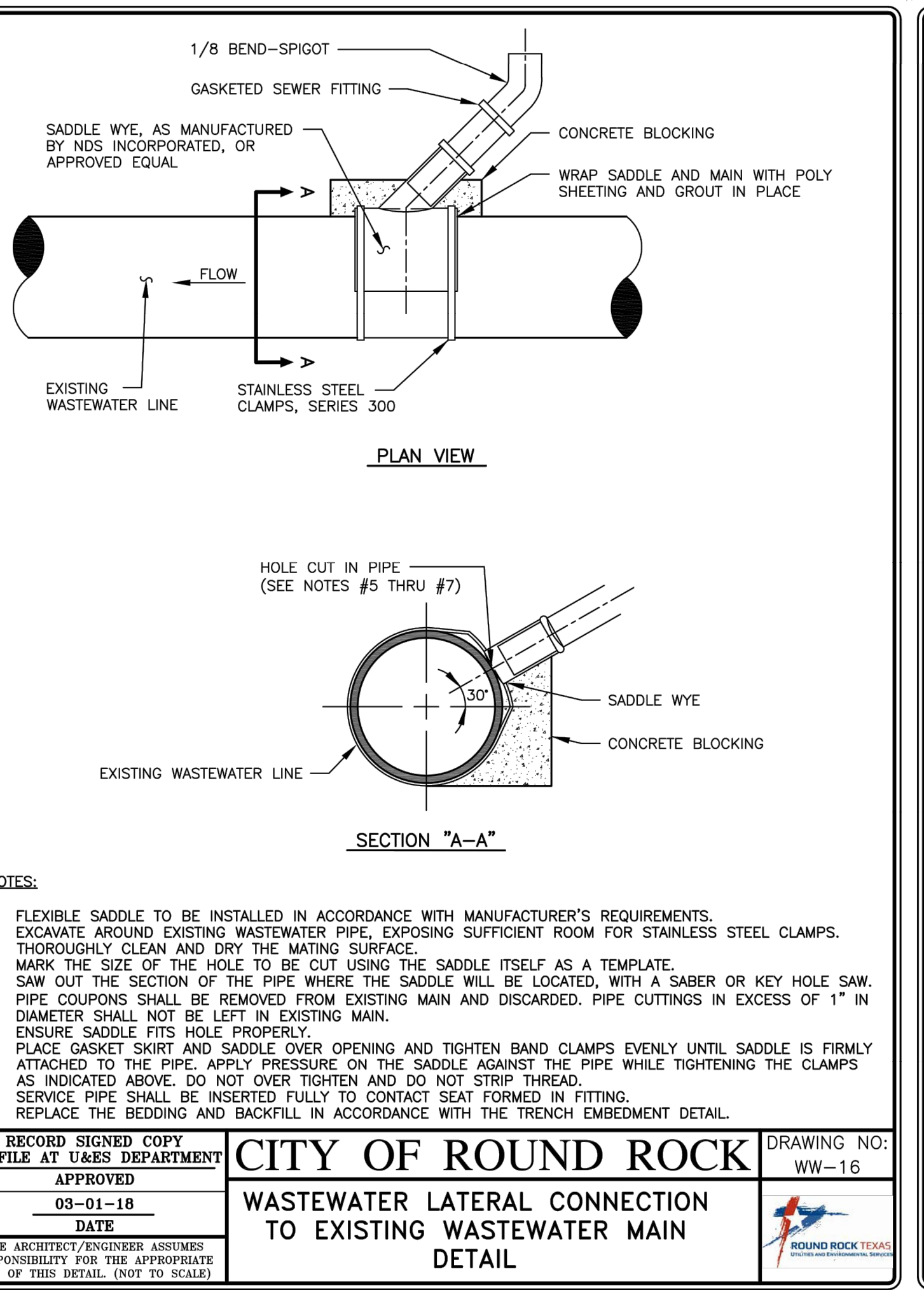
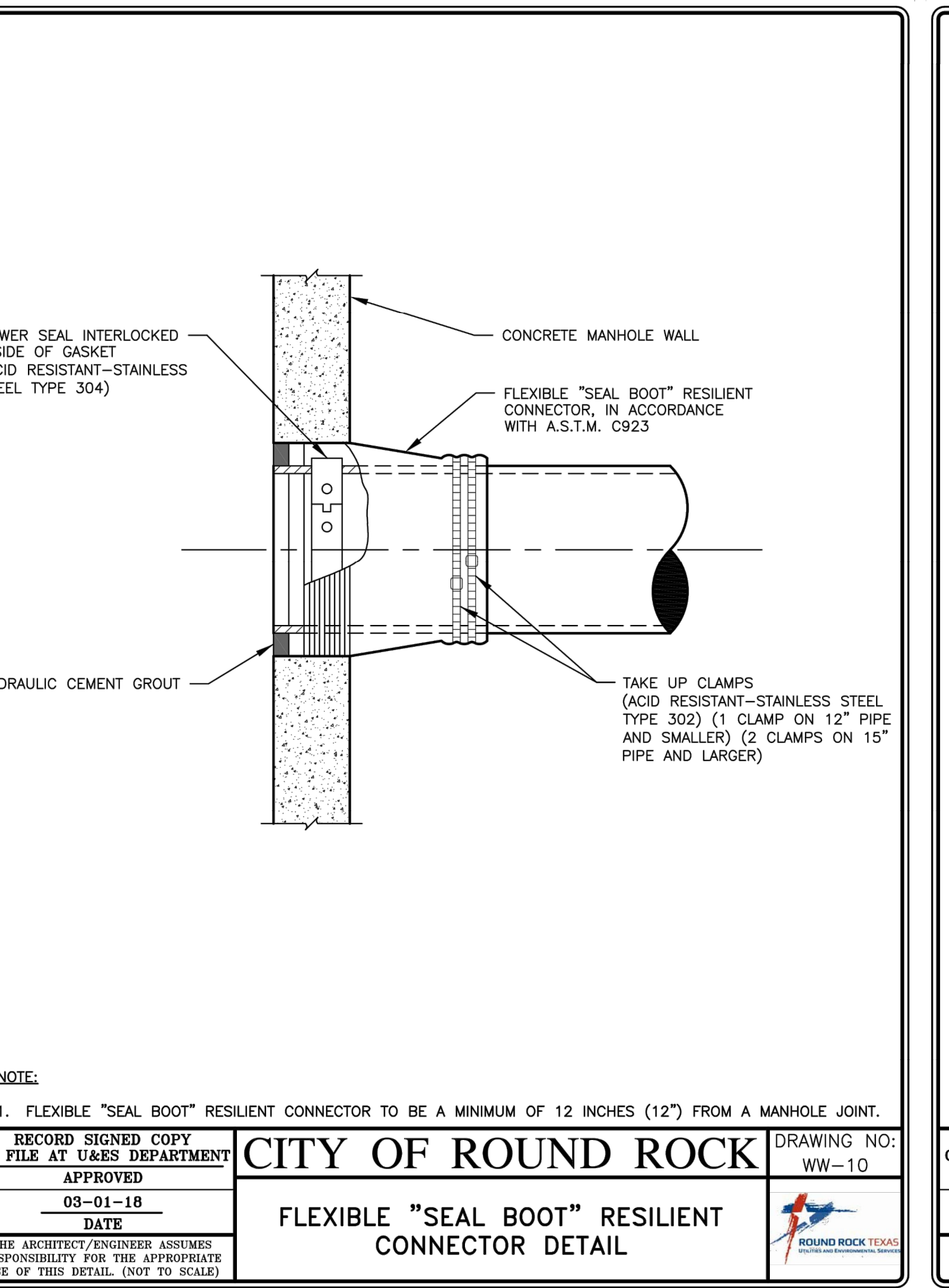
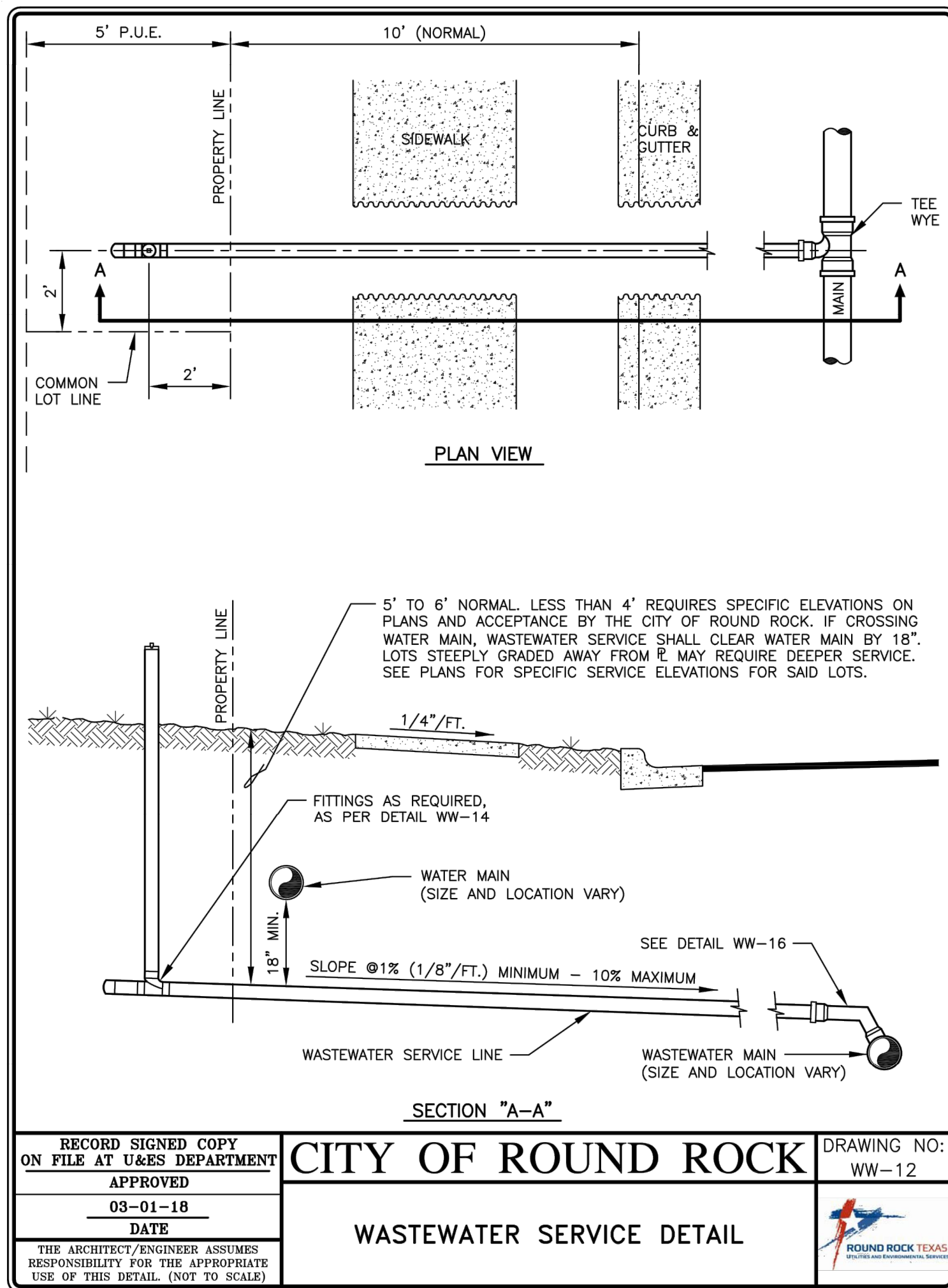
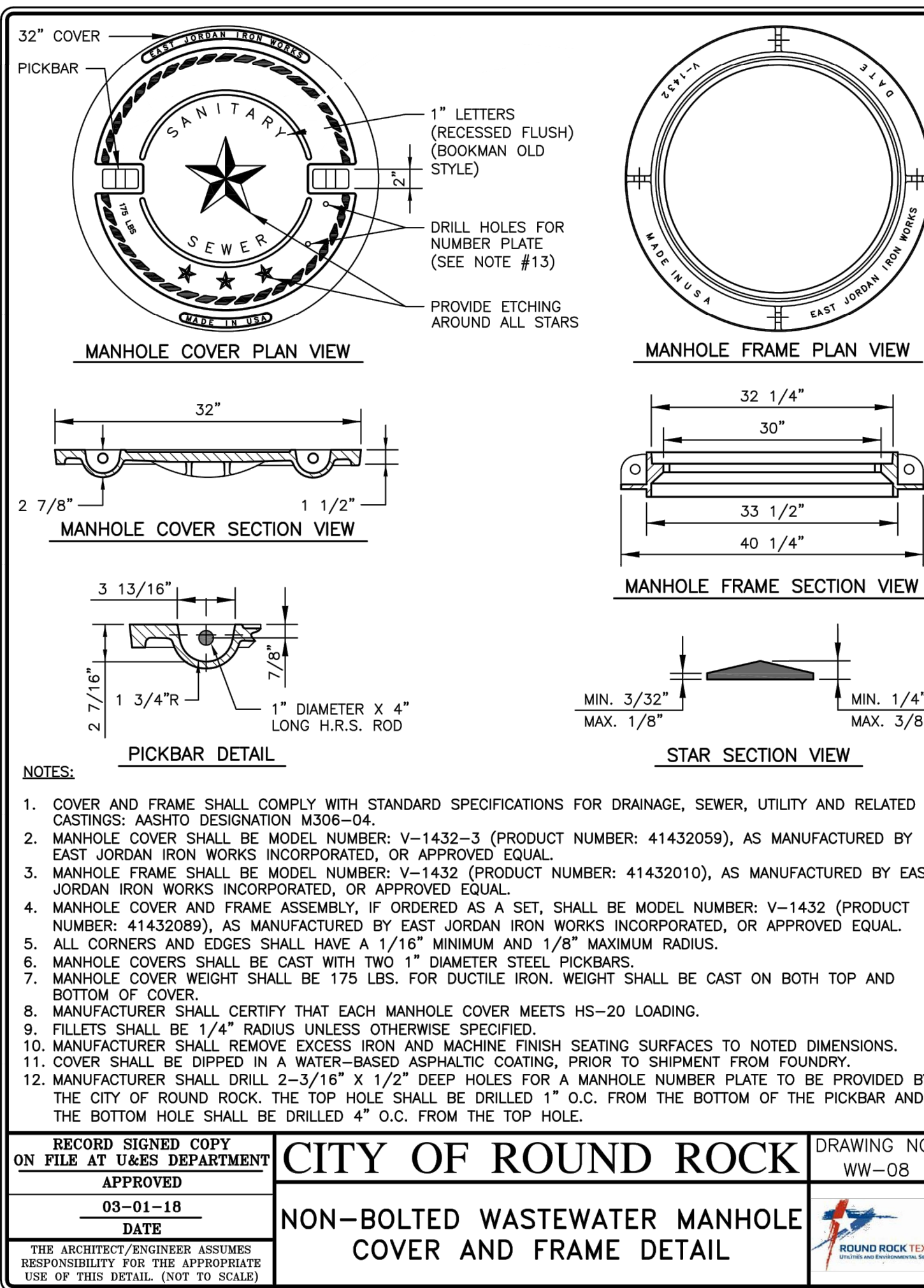
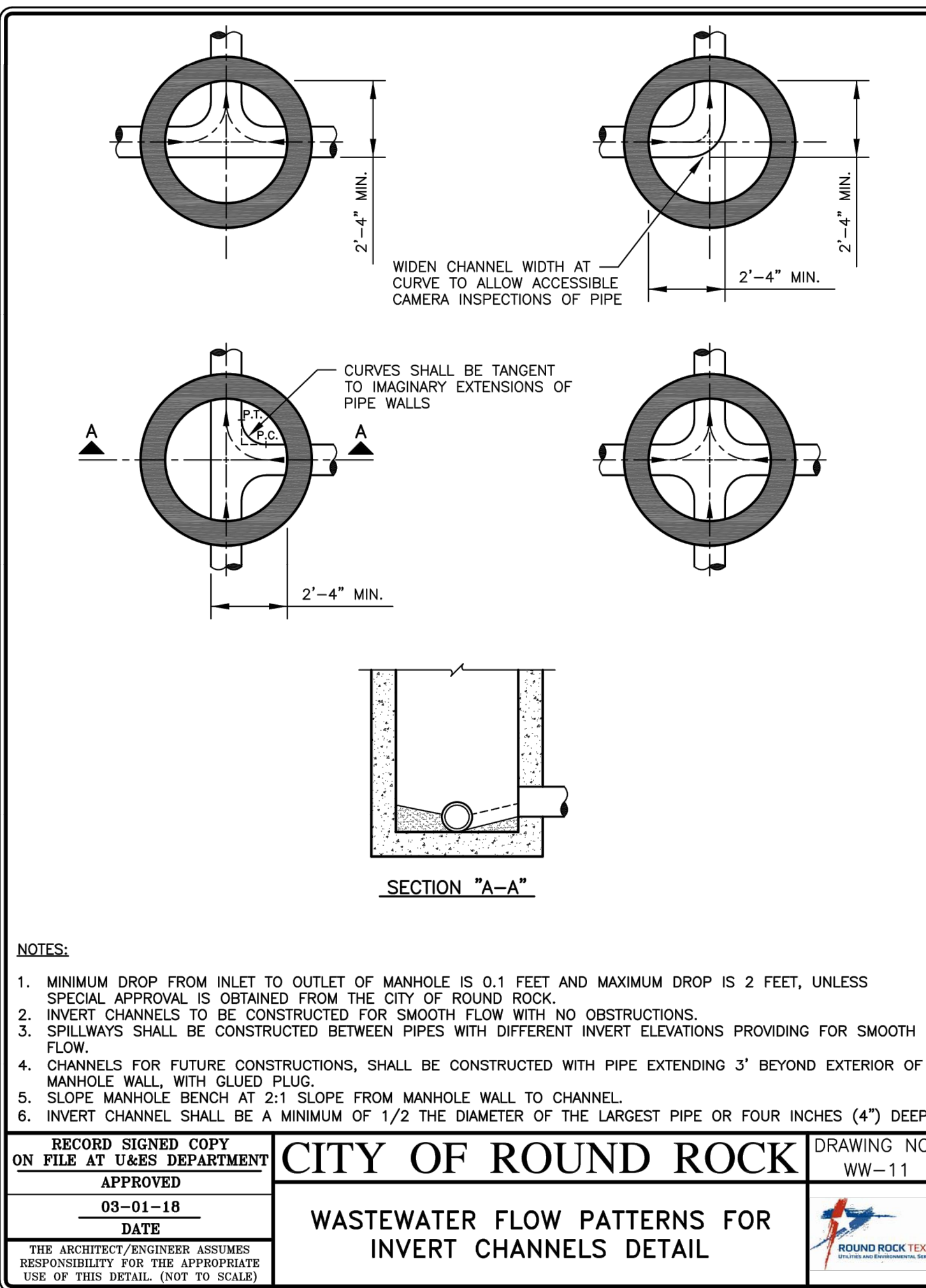
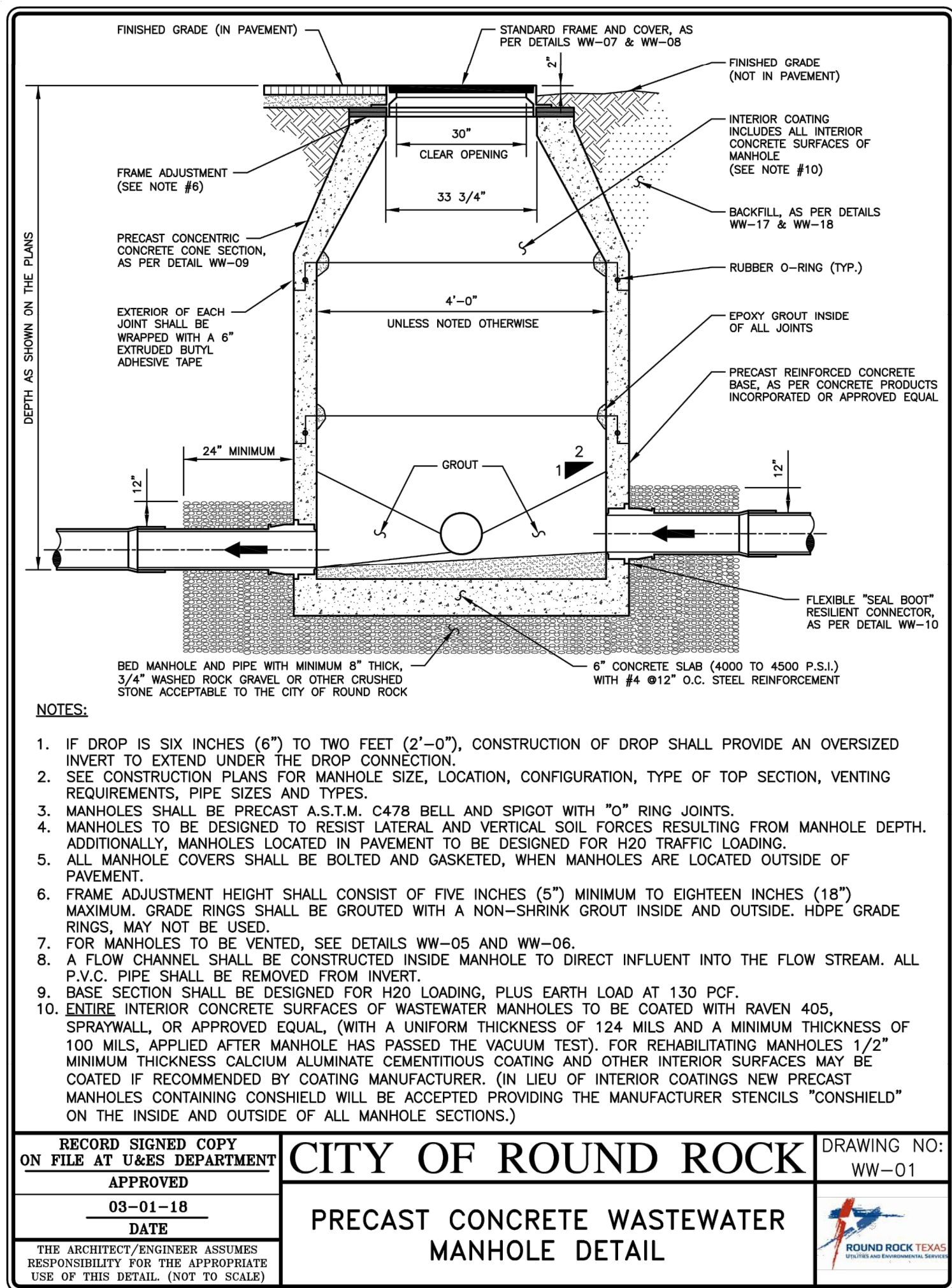
Drawing Title: EROSION CONTROL DETAILS

Project Engineer: Thomas J. Fromberger
105664
Professional Engineer
State of Texas

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Sheet No. D-2
Project No. 3410.2001

N:\3401-19001-CDD\wgj\LIBERTY HILL - Details.dwg 9/23/2020 11:48:09 AM kfromberger



Project Title: **HERITAGE RIDGE**
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY

Project No.: **3410.20001**

Drawn By: **KAM**
Checked By: **JPJ**
Scale: **AS SHOWN**
Date: **6/15/20**

Revisions and Descriptions:
2 CHANGED SWMT TO BATCH DETENTION BASIN
1 REVISED PER CITY COMMENTS

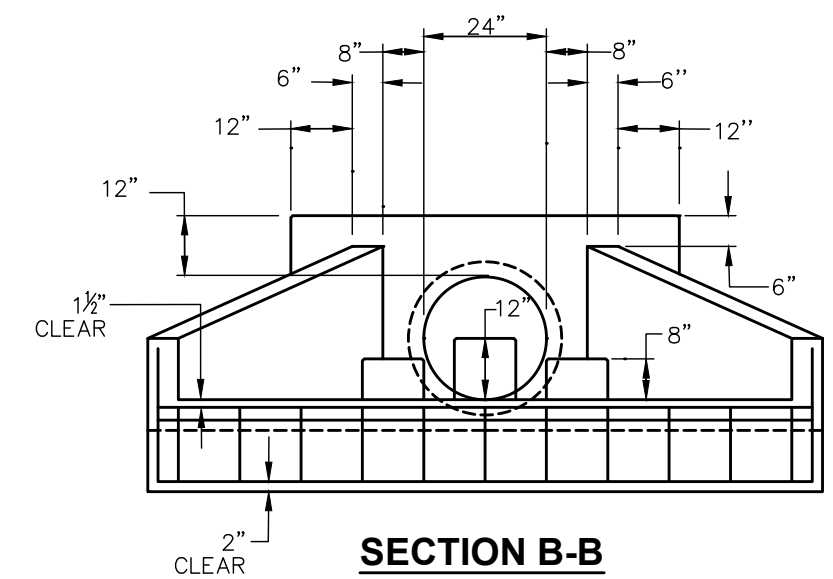
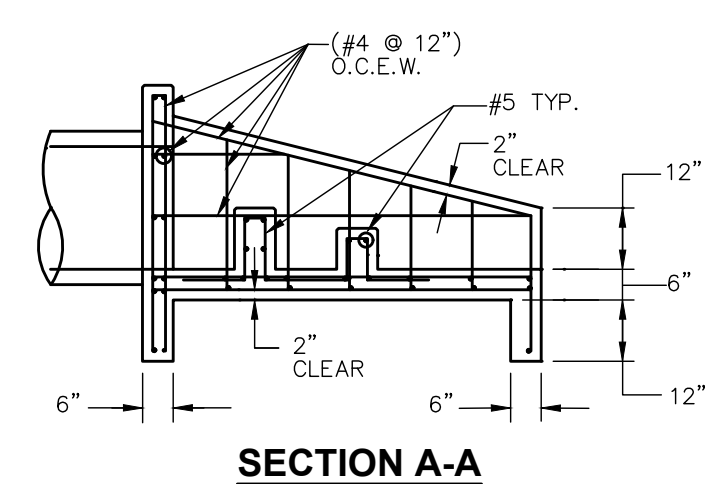
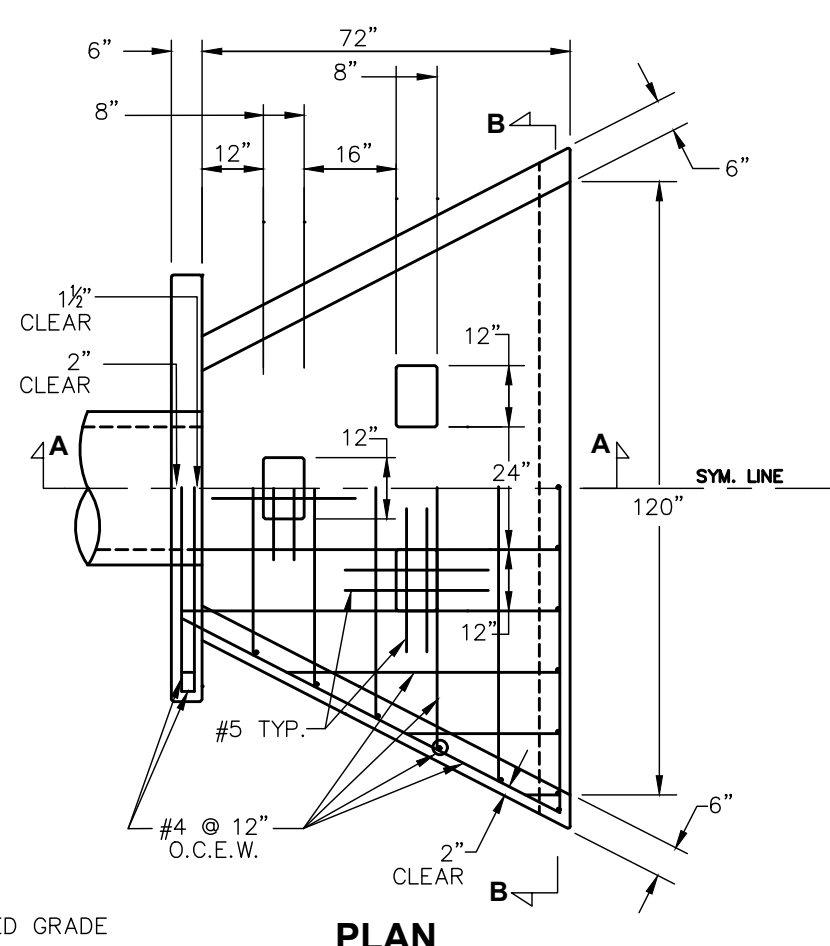
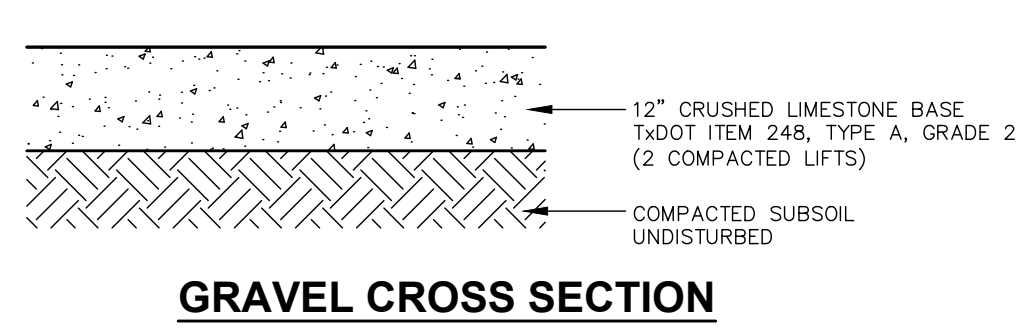
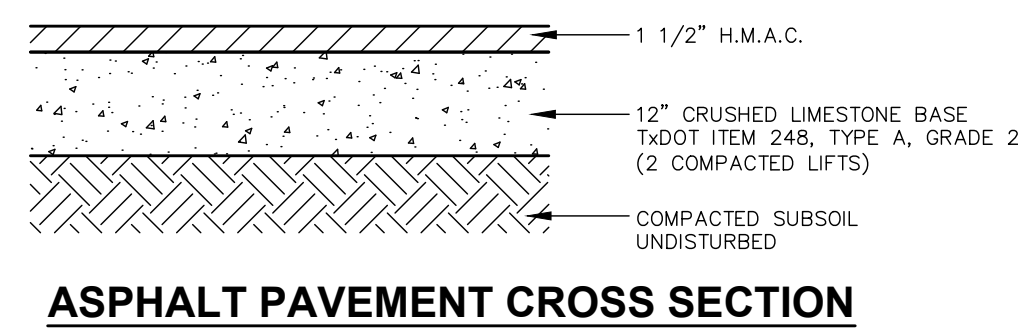
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Project No.: **3410.20001**

Sheet No.: **D-3**

Project No.: **3410.20001**

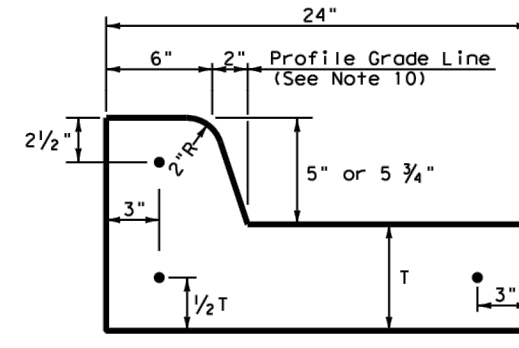
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- NOTES:**
1. REINFORCING STEEL SHALL BE PLACED WITH THE CENTER OF THE OUTSIDE LAYER OF BARS 2" FROM THE SURFACE OF THE CONCRETE.
 2. ALL REINFORCING STEEL SHALL BE GRADE 60.
 3. ALL CONCRETE SHALL BE CLASS "C" AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 PSI.
 4. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
 5. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

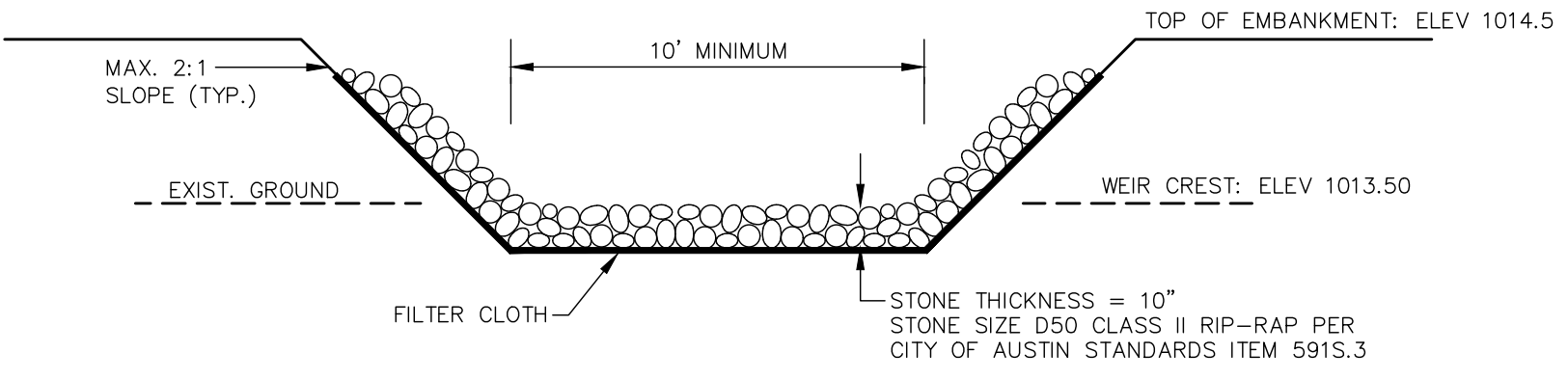
CURB NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ITEM 529, "CONCRETE CURB, BUTTER AND COMBINED CURB AND GUTTER."
2. CONCRETE SHALL BE CLASS A.
3. WHEN REINFORCING BARS ARE USED, THEY SHALL BE NO. 4 UNLESS OTHERWISE SHOWN. THE USE OF SYNTHETIC FIBER IN LIEU OF STEEL REINFORCING IS ACCEPTABLE PROVIDED THE FIBER PRODUCER IS ON THE DEPARTMENT PRODUCER LIST (MPL), MAINTAINED BY TXDOT, CONSTRUCTION DIVISION.
4. ROUND EXPOSED SHARP EDGE WITH A ROUNDING TOOL, TO A MINIMUM RADIUS OF 1/4 INCHES.
5. ALL EXISTING CURBS AND DRIVEWAYS TO BE REMOVED SHALL BE SAWS OR REMOVED AT EXISTING JOINTS.
6. WHERE CONCRETE CURB IS PLACED ON EXISTING CONCRETE PAVEMENT, THE PAVEMENT SHALL BE DRILLED AND THE REINFORCING BARS GROUTED IN PLACE.
7. EXPANSION AND CONTRACTION JOINTS SHALL BE CONSTRUCTED TO MATCH PAVEMENT JOINTS IN ALL CURBS AND CURB AND GUTTER ADJACENT TO JOINTED CONCRETE PAVEMENT. WHERE PLACEMENT OF CURB OR CURB GUTTER IS NOT ADJACENT TO CONCRETE PAVEMENT, EXPANSION JOINTS SHALL BE PROVIDED AT STRUCTURES, CURB RETURNS AT STREETS, AND AT LOCATIONS DIRECTED BY THE ENGINEER.
8. VERTICAL AND HORIZONTAL DOWEL BARS AND TRANSVERSE REINFORCING BARS SHALL BE PLACED AT FOUR FEET C-C.
9. DIMENSION "T" SHOWN IS THE THICKNESS OF CONCRETE PAVEMENT. WHEN CURB IS INSTALLED ADJACENT TO FLEXIBLE PAVEMENT DIMENSION "T" IS 8" MAXIMUM.
10. USUAL PROFILE GRADE LINE, REFER TO TYPICAL SECTIONS AND PLAN-PROFILE SHEETS FOR EXACT LOCATIONS.
11. ONE-HALF INCH EXPANSION JOINT MATERIAL SHALL BE PROVIDED WHERE CURB OR CURB AND GUTTER IS ADJACENT TO SIDEWALK OR RIPRAP.
12. WHEN VERTICAL PERMISSIBLE CONSTRUCTION JOINTS ARE USED, RESULTING IN A LONGITUDINAL CONSTRUCTION JOINT IN THE PAVEMENT, THE LONGITUDINAL PAVEMENT STEEL SHALL BE PLACED IN ACCORDANCE WITH PAVEMENT DETAILS SHOWN ELSEWHERE IN PLANS FOR LONGITUDINAL CONSTRUCTION JOINTS. REINFORCING STEEL FOR CURB SECTION SHALL THEN CONFORM TO THAT REQUIRED FOR CONCRETE CURB.

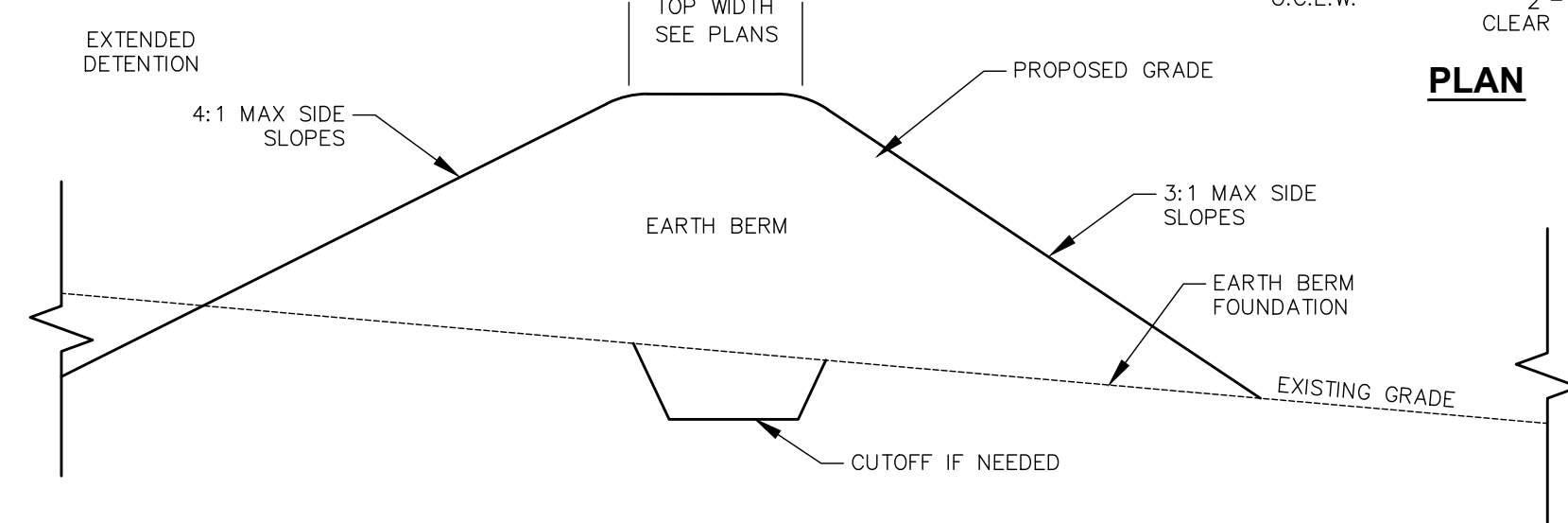


TYPE II CURB AND GUTTER
5" - 5 3/4" HEIGHT

TXDOT CONCRETE CURB AND CURB AND GUTTER DETAILS (CCCG-12)



RIP-RAP SPILLWAY
N.T.S.



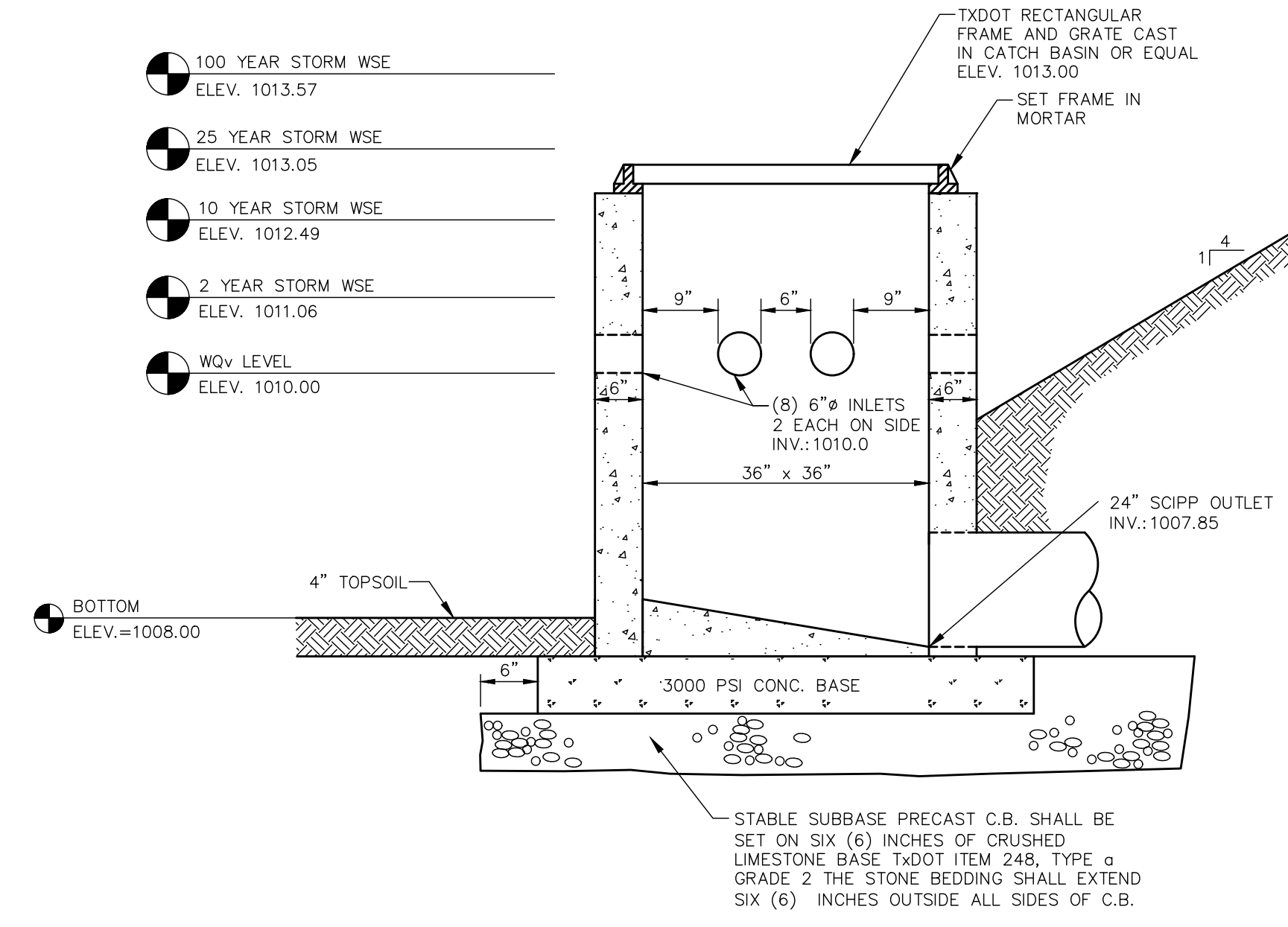
- NOTES:**
1. CLEAR THE EARTH BERM FOUNDATION AREA OF ANY TREES AND BRUSH. REMOVE STUMPS AND STRIP TOPSOIL. FILL STUMP HOLES WITH SUITABLE MATERIAL AND COMPACT.
 2. GOOD FOUNDATION MATERIALS INCLUDE A MIXTURE OF COARSE AND FINE TEXTURED SOILS SUCH AS GRAVEL-SAND-CLAY, GRAVEL-SAND-SILT, SAND-SILT OR SAND-CLAY MIXTURES. IF A RELATIVELY IMPERVIOUS FOUNDATION LAYER DOES NOT EXIST, A CUTOFF SHALL BE INSTALLED.
 3. A CUTOFF, IF NEEDED, SHALL BE MADE WITH COMPACTED CLAYEY MATERIAL. THE CUTOFF SHALL BE 8' WIDE WITH 1.5:1 SIDE SLOPES AND EXTEND BELOW THE FOUNDATION AT LEAST 12" INTO AN IMPERVIOUS LAYER. CUTOFF FILL SHALL BE INSTALLED AND COMPACTED IN MAXIMUM 9" LAYERS AT NEAR OPTIMUM MOISTURE CONTENT.
 4. PRIOR TO PLACING FILL FOR THE EARTHEN BERM THE FOUNDATION GROUND SURFACE SHALL BE BROKEN AND TURNED TO A DEPTH OF 6", LEVELED AND COMPACTED.
 5. SUITABLE FILL MATERIAL FOR THE EARTHEN BERM SHALL CONTAIN PARTICLES RANGING FROM COARSE SAND TO FINE SAND AND CLAY IN THE DESIRED PROPORTIONS. THE MATERIAL SHOULD CONTAIN ABOUT 20 PERCENT, BY WEIGHT, CLAY PARTICLES. GENERALLY, SOILS WITH AT LEAST 20 PERCENT PASSING THE No. 200 SIEVE, A PLASTICITY INDEX OF MORE THAN 10 PERCENT, AND AN UNDISTURBED THICKNESS OF AT LEAST 3 FEET SHOULD BE SATISFACTORY AS LONG AS WATER DEPTHS ARE LESS THAN 10 FEET. THE MATERIAL SHALL BE FREE OF SOD, ROOTS, ORGANIC MATERIAL, STONES OVER 4 INCHES IN DIAMETER AND FROZEN MATERIAL.
 6. FILL MATERIAL SHALL NOT BE PLACED ON FROZEN FOUNDATIONS OR IN STANDING WATER.
 7. INSTALL OUTLET PIPE PRIOR TO EARTHEN BERM TO ALLOW DRAINAGE FROM FACILITY WHILE CONSTRUCTING THE EARTHEN BERMS.
 8. FILL MATERIAL SHALL BE PLACED IN 6" LIFTS AND COMPACTED AT NEAR OPTIMUM MOISTURE CONTENT.
 9. TOP WIDTH OF BERM SHALL BE A MINIMUM OF 5 FEET.
 10. SPILLWAYS SHALL BE CUT INTO THE NATIVE SOIL.
 11. UPON COMPLETION OF GRADING ALL DISTURBED AREAS SHALL RECEIVE A MINIMUM OF 4" OF TOPSOIL, SEED AND MULCH.

EARTH BERM DETAIL

N.T.S.

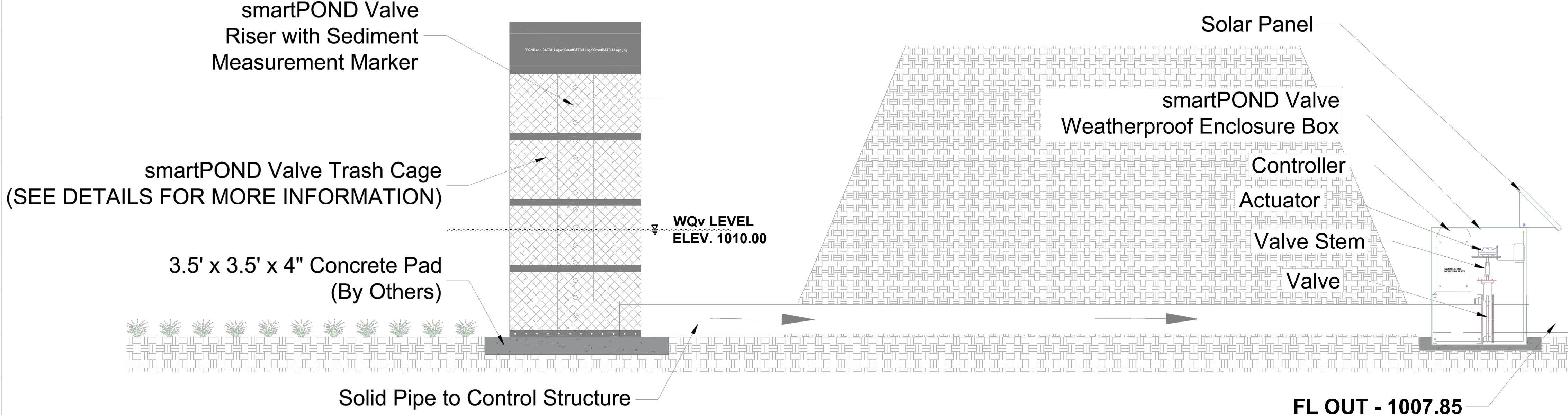
STANDARD HEADWELL AND ENERGY DISSIPATORS DETAIL

- N.T.S.
- 100 YEAR STORM WSE
ELEV. 1013.57
 - 25 YEAR STORM WSE
ELEV. 1013.05
 - 10 YEAR STORM WSE
ELEV. 1012.49
 - 2 YEAR STORM WSE
ELEV. 1011.06
 - WQV LEVEL
ELEV. 1010.00



OUTLET STRUCTURE

N.T.S.



smartPOND VALVE WITH BERM

N.T.S.

Project No.	3410.20001
Revision	1
By	AS SHOWN
Date	6/15/20
Checked By	KM
Drawn By	KM

Project Title: **HERITAGE RIDGE**
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY

Drawing Title: **SITE DETAILS**

Scale: AS SHOWN

Date: 6/15/20

Thomas J. Fromberger
9/18/20

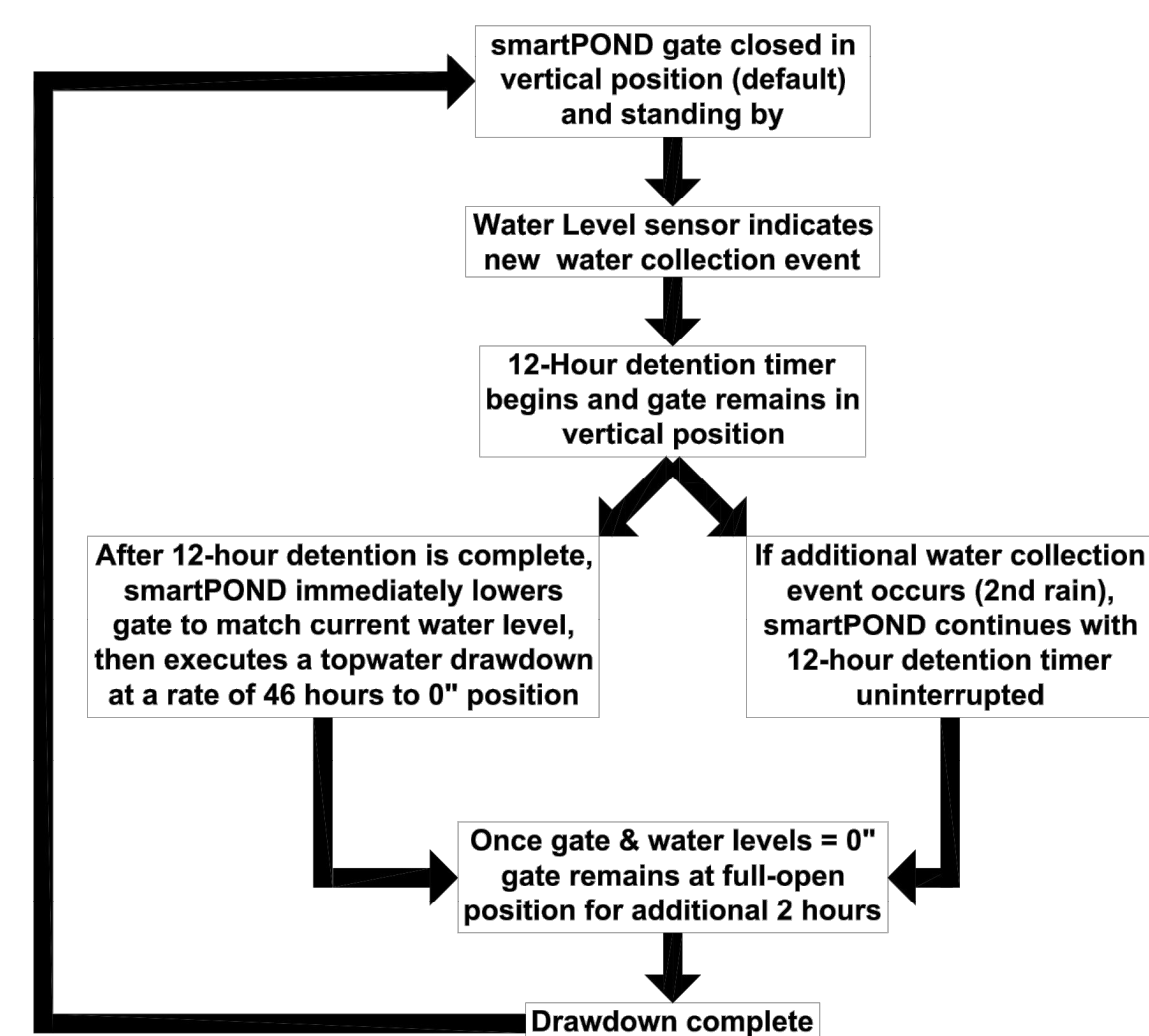
MRB group
Engineering, Architecture, Surveying, P.C.
529 S. 31st St., Temple, Texas 76702, 254-771-2054
Corporate Office: 1000 New York, 1420, 585-881-9250
www.mrbgroup.com

Sheet No. **D-4**

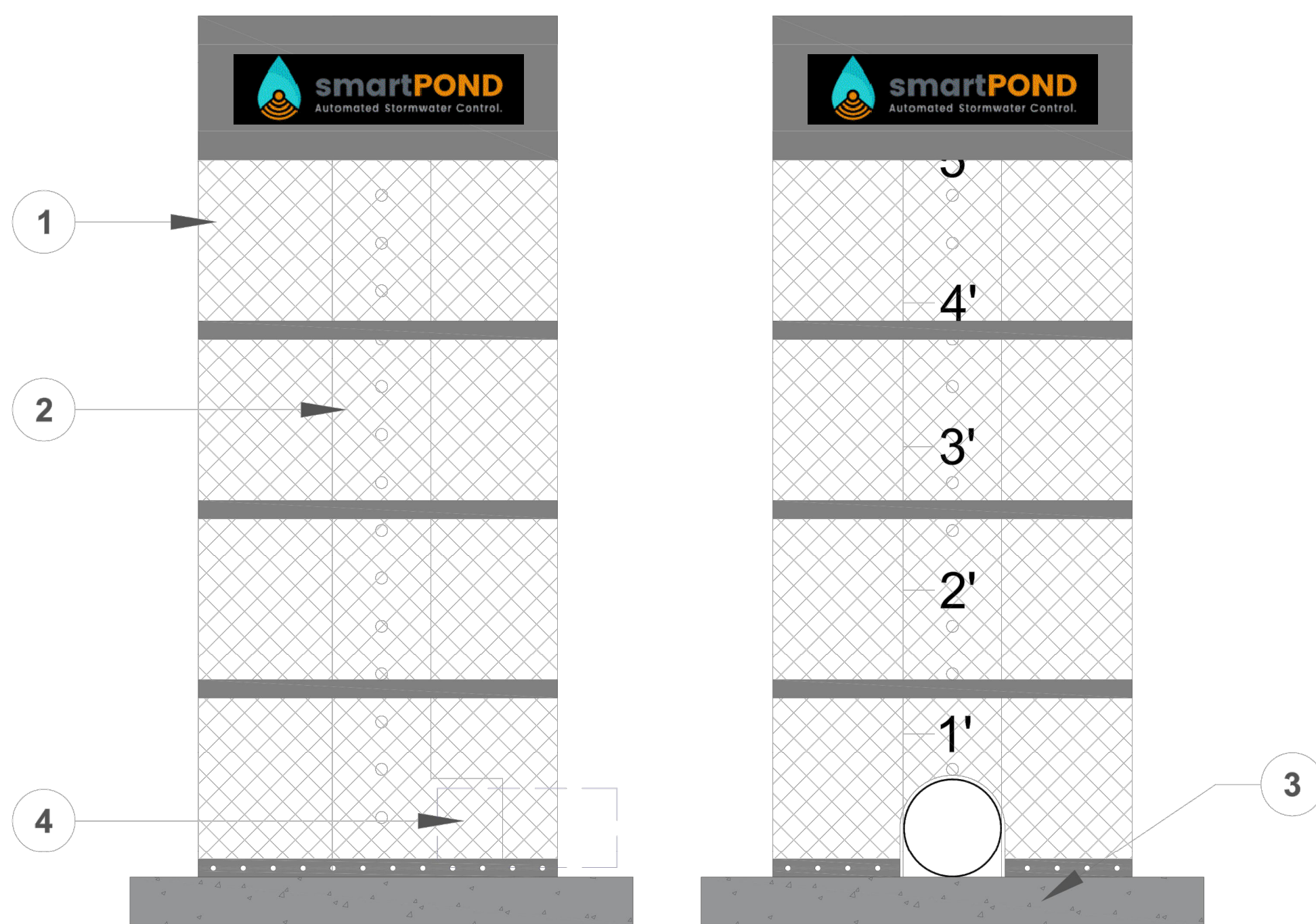
Project No. **3410.20001**

Parts List	
Item	smartPOND Valve Component
1	30" DIAMETER CAGE WITH 1 1/2" GALVANIZED MESH SCREEN
2	8" SQUARE PERFORATED TUBING WITH 1" PERFORATION, WITH 4" VERTICAL SPACING ON CENTERS WITH WATER DEPTH MARKER
3	3 1/2" X 3 1/2" X 4" CONCRETE PAD (BY OTHERS)
4	6" PVC OUTFALL PIPE (BY OTHERS)
5	WEATHERPROOF ELECTRONIC BOX
6	CONTROL BOX
7	PEDESTAL
8	ACTUATOR
9	MOTOR
10	6" VALVE
11	LEVEL TRANSDUCER
12	SOLAR PANEL
13	OUTLET PIPE (BY OTHERS)
14	VALVE STEM
15	BERM (BY OTHERS)

PROGRAMMABLE LOGIC FLOW CHART

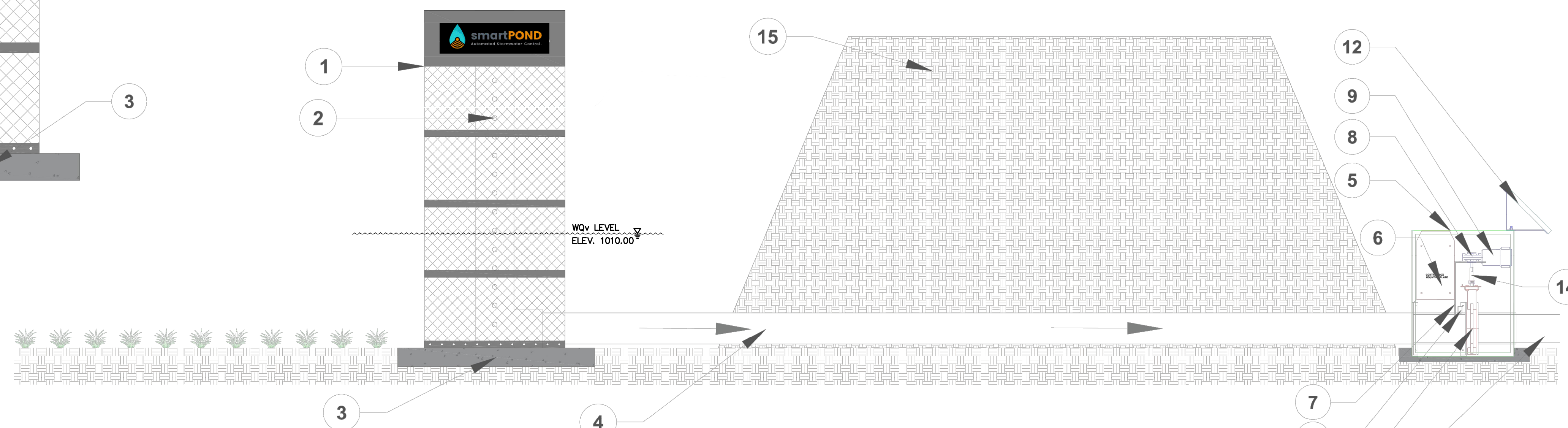


FROM CONSTRUCTION ECO SERVICES



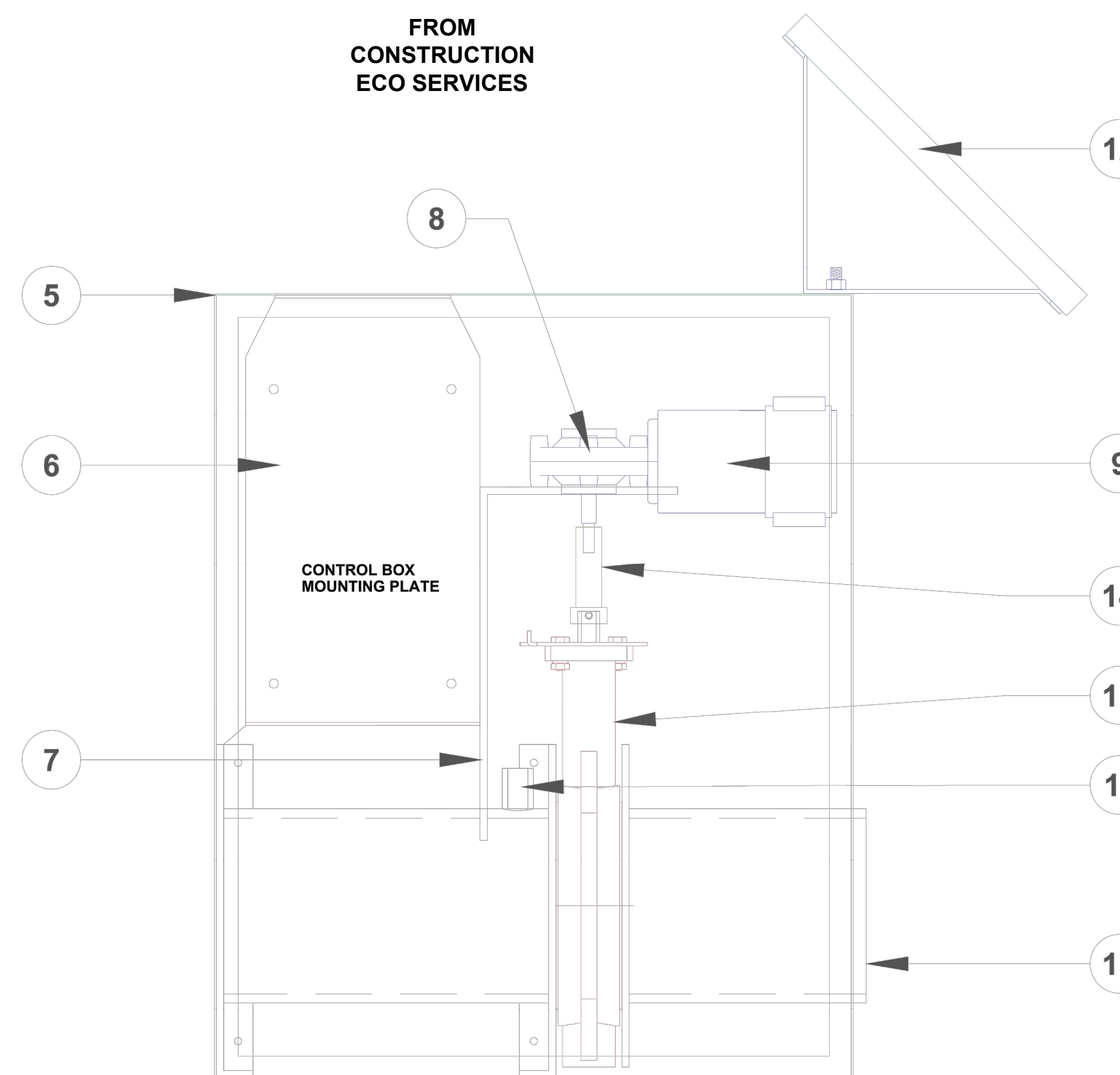
TRASH CAGE WITH PERFORATED RISER PIPE
N.T.S.

FROM CONSTRUCTION ECO SERVICES



smartPOND VALVE WITH BERM
N.T.S.

FROM CONSTRUCTION ECO SERVICES



CONTROL BOX AND VALVE SYSTEM DETAIL
N.T.S.

1	CHANGED SWMT TO BATCH DETENTION BASIN	9/23/20
2	REVISED PER CITY COMMENTS	9/18/20
No.	Revisions and Descriptions	By
1		By
2		Date

Drawn By: KMI
Checked By: JPJ
Scale: AS SHOWN
Date: 6/15/20

Project Title: HERITAGE RIDGE
13001 STATE HIGHWAY 29 WEST
LIBERTY HILL, WILLIAMSON COUNTY
Drawing Title: smartPOND VALVE DETAILS

Thomas J. Fromberger
9/18/20
Professional Engineer
105564
State of Texas

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Corporate Office: Houston, Texas 77002
www.mrbgroup.com

Sheet No. **D-5**
Project No. **3410.20001**

N:\3410\19001\000\dwg\LIBERTY_HILL - Details.dwg 9/23/2020 2:45:12 PM, fromberger

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY - LIFT STATIONS AND FORCE MAINS GENERAL CONSTRUCTION NOTES:

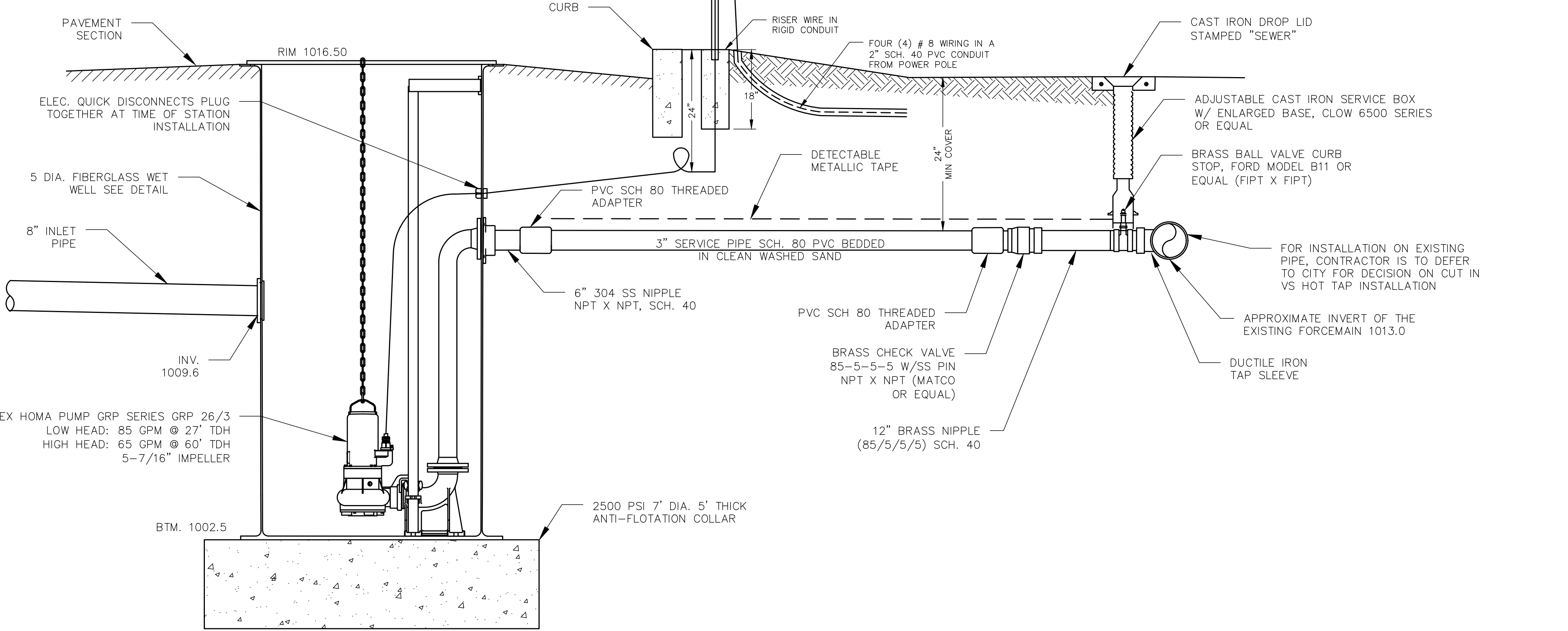
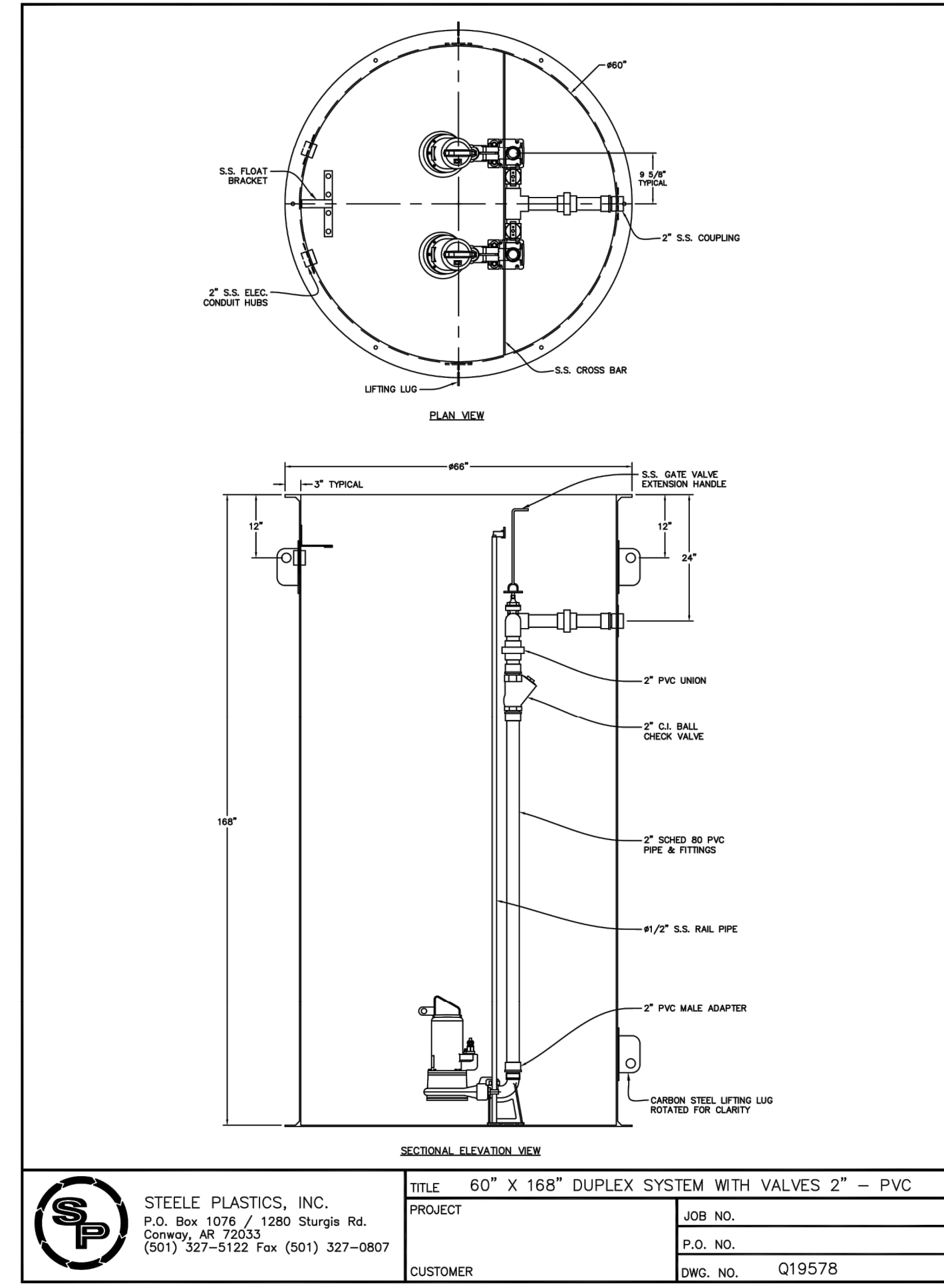
- 1. THIS LIFT STATION AND/OR FORCE MAIN MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) EDWARDS AQUIFER RULES 30 TEXAS ADMINISTRATIVE CODE (TAC) §213.5(C), THE DESIGN CRITERIA FOR DOMESTIC WASTEWATER SYSTEMS 30 TAC CHAPTER 217, AND THE CITY OF ROUND ROCK STANDARD SPECIFICATIONS.
- 2. ANY MODIFICATION TO THE ACTIVITIES DESCRIBED IN THE REFERENCED LIFT STATION/FORCE MAIN SYSTEM APPLICATION FOLLOWING THE DATE OF APPROVAL MAY REQUIRE THE SUBMITTAL OF A LIFT STATION/FORCE MAIN SYSTEM APPLICATION TO MODIFY THIS APPROVAL, INCLUDING THE PAYMENT OF APPROPRIATE FEES AND ALL INFORMATION NECESSARY FOR ITS REVIEW AND APPROVAL.
- 3. PRIOR TO COMMENCING ANY REGULATED ACTIVITY, THE APPLICANT OR HIS AGENT MUST NOTIFY THE AUSTIN REGIONAL OFFICE, IN WRITING, OF THE DATE ON WHICH THE REGULATED ACTIVITY WILL BEGIN.
- 4. UPON COMPLETION OF THE WET WELL EXCAVATION, A GEOLOGIST MUST CERTIFY THAT THE EXCAVATION HAS BEEN INSPECTED FOR THE PRESENCE OF SENSITIVE FEATURES AND THE CERTIFICATION MUST BE SUBMITTED TO THE APPROPRIATE REGIONAL OFFICE. FURTHER ACTIVITIES MAY NOT PROCEED UNTIL THE EXECUTIVE DIRECTOR HAS REVIEWED AND APPROVED THE METHODS PROPOSED TO PROTECT ANY SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY FROM THE LIFT STATION. CONSTRUCTION MAY CONTINUE IF THE GEOLOGIST CERTIFIES THAT NO SENSITIVE FEATURE OR FEATURES ARE PRESENT.
- 5. IF ANY SENSITIVE FEATURES ARE DISCOVERED DURING THE WASTEWATER LINE TRENCHING ACTIVITIES, ALL REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MUST BE SUSPENDED IMMEDIATELY. THE APPLICANT MUST IMMEDIATELY NOTIFY THE APPROPRIATE REGIONAL OFFICE OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OF THE FEATURE DISCOVERY. A GEOLOGIST'S ASSESSMENT OF THE LOCATION AND EXTENT OF THE FEATURE DISCOVERED MUST BE REPORTED TO THAT REGIONAL OFFICE IN WRITING WITHIN TWO WORKING DAYS. THE APPLICANT MUST SUBMIT A PLAN FOR ENSURING THE STRUCTURAL INTEGRITY OF THE SENIOR LINE OR FOR MODIFYING THE PROPOSED COLLECTION SYSTEM ALIGNMENT AROUND THE FEATURE. THE REGULATED ACTIVITIES NEAR THE SENSITIVE FEATURE MAY NOT PROCEED UNTIL THE EXECUTIVE DIRECTOR HAS REVIEWED AND APPROVED THE METHODS PROPOSED TO PROTECT THE SENSITIVE FEATURE AND THE EDWARDS AQUIFER FROM ANY POTENTIALLY ADVERSE IMPACTS TO WATER QUALITY WHILE MAINTAINING THE STRUCTURAL INTEGRITY OF THE LINE.
- 6. LIFT STATIONS SHALL BE DESIGNED TO WITHSTAND AND OPERATE DURING A 100-YEAR FLOOD EVENT AND SHALL BE ACCESSIBLE DURING A 25-YEAR FLOOD. ALL LIFT STATIONS SHALL BE INTRUDER-RESISTANT WITH A CONTROLLED ACCESS.
- 7. DRY WELL SUMP PUMPS:
 - (A) A DRY WELL MUST USE DUAL SUMP PUMPS, EACH WITH A MINIMUM CAPACITY OF 1,000 GALLONS PER HOUR AND CAPABLE OF HANDLING THE VOLUME OF LIQUID GENERATED DURING PEAK OPERATIONS.
 - (B) A PUMP MUST HAVE A SUBMERSIBLE MOTOR AND WATERTIGHT WRING.
 - (C) A DRY WELL FLOOR MUST SLOPE TOWARD A SUMP SIZED FOR PROPER DRAINAGE.
 - (D) THE MINIMUM SUMP DEPTH IS 6.0 INCHES AND MUST PREVENT STANDING WATER ON A DRY WELL FLOOR UNDER NORMAL OPERATION.
 - (E) A SUMP PUMP MUST OPERATE AUTOMATICALLY BY USE OF A FLOAT SWITCH OR OTHER LEVEL-DETECTING DEVICE.
 - (F) A SUMP PUMP MUST USE SEPARATE PIPES CAPABLE OF DISCHARGING MORE THAN THE MAXIMUM LIQUID LEVEL OF AN ASSOCIATED WET WELL.
 - (G) A SUMP PUMP OUTLET PIPE MUST BE AT LEAST 1.5 INCHES IN DIAMETER AND HAVE AT LEAST TWO CHECK VALVES IN SERIES.
- 8. PUMP CONTROLS:
 - (A) A LIFT STATION PUMP MUST OPERATE AUTOMATICALLY, BASED ON THE WATER LEVEL IN A WET WELL.
 - (B) THE LOCATION OF A WET WELL LEVEL MECHANISM MUST ENSURE THAT THE MECHANISM IS UNAFFECTED BY CURRENTS, RAGS, GREASE, OR OTHER FLOATING MATERIALS.
 - (C) A LEVEL MECHANISM MUST BE ACCESSIBLE WITHOUT ENTERING THE WET WELL.
 - (D) WET WELL CONTROLS WITH A BUBBLE SYSTEM REQUIRE DUAL AIR SUPPLY AND DUAL CONTROLS.
 - (E) MOTOR CONTROL CENTERS MUST BE MOUNTED AT LEAST 4.0 INCHES ABOVE GRADE TO PREVENT WATER INTRUSION AND CORROSION FROM STANDING WATER IN THE ENCLOSURE.
 - (F) ELECTRICAL EQUIPMENT AND ELECTRICAL CONNECTIONS IN A WET WELL OR A DRY WELL MUST MEET NATIONAL FIRE PREVENTION ASSOCIATION 70 NATIONAL ELECTRIC CODE EXPLOSION PREVENTION REQUIREMENTS, UNLESS CONTINUOUS VENTILATION IS PROVIDED.
- 9. WET WELLS:
 - (A) A WET WELL MUST BE ENCLOSED BY WATER TIGHT AND GAS TIGHT WALLS.
 - (B) A PENETRATION THROUGH A WALL OF A WET WELL MUST BE GAS TIGHT.
 - (C) A WET WELL MUST NOT CONTAIN EQUIPMENT REQUIRING REGULAR OR ROUTINE INSPECTION OR MAINTENANCE, UNLESS INSPECTION AND MAINTENANCE CAN BE DONE WITHOUT STAFF ENTERING THE WET WELL.
 - (D) A GRAVITY PIPE DISCHARGING TO A WET WELL MUST BE LOCATED SO THAT THE INVERT ELEVATION IS ABOVE THE LIQUID LEVEL OF A PUMPS "ON" SETTING.
 - (E) GATE VALVES AND CHECK VALVES ARE PROHIBITED IN A WET WELL.
 - (F) GATE VALVES AND CHECK VALVES MAY BE LOCATED IN A VALVE VAULT NEXT TO A WET WELL OR IN A DRY WELL.
 - (G) PUMP CYCLE TIME, BASED ON PEAK FLOW, MUST BE EQUAL OR EXCEEDS THE FOLLOWING TABLE:

PUMP HORSEPOWER	MINIMUM CYCLE TIMES (MINUTES)
< 50	6
50-100	10
> 100	15
 - (H) AN EVALUATION OF MINIMUM WET WELL VOLUME REQUIRES THE FOLLOWING FORMULA:

$$V = \frac{7.48 Q T}{4\pi K}$$
 WHERE:
 V = ACTIVE VOLUME (CUBIC FEET)
 Q = PUMP CAPACITY (GALLONS PER MINUTE)
 T = CYCLE TIME (MINUTES)
 7.48 = CONVERSION FACTOR (GALLONS/CUBIC FOOT)
- 10. WET WELL SLOPES:
 - (A) A WET WELL FLOOR MUST HAVE A SMOOTH FINISH AND MINIMUM SLOPE OF 10% TO A PUMP INTAKE.
 - (B) A WET WELL DESIGN MUST PREVENT DEPOSITION OF SOLIDS UNDER NORMAL OPERATING CONDITIONS.
 - (C) A LIFT STATION WITH GREATER THAN 5.0 MILLION GALLONS PER DAY FIRM PUMPING CAPACITY MUST HAVE ANTI-VORTEX BAFFLING.
- 11. DRY WELL ACCESS:
 - (A) AN UNDERGROUND DRY WELL MUST BE ACCESSIBLE.
 - (B) A STAIRWAY IN A DRY WELL MUST USE NON-SLIP STEPS AND CONFORM TO OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS WITH RESPECT TO RISE, AND RUN.
 - (C) A LADDER IN A DRY WELL MUST BE MADE OF NON-CONDUCTIVE MATERIAL AND RATED FOR THE LOAD NECESSARY FOR STAFF AND EQUIPMENT TO DESCEND AND ASCEND.
- 12. VENTILATION SHALL BE PROVIDED FOR LIFT STATIONS, INCLUDING BOTH WET AND DRY WELLS.
- 13. HOISTING EQUIPMENT - A LIFT STATION MUST HAVE PERMANENT HOISTING EQUIPMENT OR BE ACCESSIBLE TO PORTABLE HOISTING EQUIPMENT FOR REMOVAL OF PUMPS, MOTORS, VALVES, PIPES, AND OTHER SIMILAR EQUIPMENT.
- 14. A FLOOR DRAIN FROM A VALVE VAULT TO A WET WELL MUST PREVENT GAS FROM ENTERING A VALVE VAULT BY INCLUDING FLAP VALVES, "P" TRAPS, SUBMERGED OUTLETS, OR A COMBINATION OF THESE DEVICES.
- 15. PUMPS:
 - (A) GENERAL REQUIREMENTS. A RAW WASTEWATER PUMP, WITH THE EXCEPTION OF A GRINDER PUMP, MUST:
 - (1) BE DESIGNED TO PREVENT CLOGGING;
 - (2) BE CAPABLE OF PASSING A SPHERE OF 2.5 INCHES IN DIAMETER OR GREATER; AND
 - (3) HAVE GREATER THAN 3.0 INCH DIAMETER SUCTION AND DISCHARGE OPENINGS.
 - (B) SUBMERSIBLE AND NON-SUBMERSIBLE PUMPS:
 - (1) A NON-SUBMERSIBLE PUMP MUST HAVE INSPECTION AND CLEANOUT PLATES ON BOTH THE SUCTION AND DISCHARGE SIDES OF EACH PUMPING UNIT THAT FACILITATE LOCATING AND REMOVING BLOCKAGE-CAUSING MATERIALS, UNLESS THE PUMP DESIGN ACCOMMODATES EASY REMOVAL OF THE ROTATION ELEMENTS.
 - (2) A PUMP SUPPORT MUST PREVENT MOVEMENT AND VIBRATION DURING OPERATION.
 - (3) A SUBMERSIBLE PUMP MUST USE A RAIL-TYPE PUMP SUPPORT SYSTEM WITH MANUFACTURER-APPROVED MECHANISMS DESIGNED TO ALLOW PERSONNEL TO REMOVE AND REPLACE ANY SINGLE PUMP WITHOUT ENTERING OR DEWATERING THE WET WELL.
 - (4) SUBMERSIBLE PUMP RAILS AND LIFTING CHAINS MUST BE CONSTRUCTED OF A MATERIAL THAT PERFORMS TO AT LEAST THE STANDARD OF SERIES 300 STAINLESS STEEL.
 - (C) LIFT STATION PUMPING CAPACITY. THE FIRM PUMPING CAPACITY OF A LIFT STATION MUST HANDLE THE EXPECTED PEAK FLOW.
 - (D) PUMP HEAD CALCULATIONS.
 - (1) AN OWNER SHALL SELECT A PUMP BASED UPON ANALYSIS OF THE SYSTEM HEAD AND PUMP CAPACITY CURVES THAT DETERMINE THE PUMPING CAPACITIES ALONE AND WITH OTHER PUMPS AS THE TOTAL DYNAMIC-HEAD INCREASES DUE TO ADDITIONAL FLOWS PUMPED THROUGH A FORCE MAIN.
 - (2) THE PIPE HEAD LOSS CALCULATIONS, USING THE HYDRAULIC INSTITUTE STANDARDS, PERTAINING TO HEAD LOSSES THROUGH PIPES, VALVES, AND FITTINGS, MUST BE INCLUDED IN THE REPORT.
 - (3) THE SELECTED FRICTION COEFFICIENT (HAZEN-WILLIAMS "C" VALUE) USED IN FRICTION HEAD LOSS CALCULATIONS MUST BE BASED ON THE PIPE MATERIAL SELECTED.
 - (4) FOR A LIFT STATION WITH MORE THAN TWO PUMPS, A FORCE MAIN IN EXCESS OF ONE-HALF MILE, OR FIRM PUMPING CAPACITY OF 100 GALLONS PER MINUTE OR GREATER, SYSTEM CURVES MUST BE PROVIDED FOR BOTH THE NORMAL AND PEAK OPERATING CONDITIONS AT C VALUES FOR PROPOSED AND EXISTING PIPE.
 - (E) FLOW CONTROL:
 - (1) A LIFT STATION OR A TRANSFER PUMPING STATION LOCATED AT OR DISCHARGING DIRECTLY TO A WASTEWATER TREATMENT SYSTEM MUST HAVE A PEAK PUMP CAPACITY EQUAL TO OR LESS THAN THE PEAK DESIGN FLOW, UNLESS EQUALIZATION IS PROVIDED.
 - (2) A WASTEWATER TREATMENT SYSTEM WITH A PEAK FLOW THAT IS GREATER THAN 300,000 GALLON PER DAY MUST USE THREE OR MORE PUMPS, UNLESS DUPLEX, AUTOMATICALLY CONTROLLED, VARIABLE CAPACITY PUMPS ARE PROVIDED.
 - (F) SELF-PRIMING PUMPS:
 - (1) A SELF-PRIMING PUMP MUST BE CAPABLE OF PRIMING WITHOUT RELIANCE UPON A SEPARATE PRIMING SYSTEM, AN INTERNAL FLAP VALVE, OR ANY EXTERNAL MEANS FOR PRIMING.
 - (2) A SELF-PRIMING PUMP MUST USE A SUCTION PIPE VELOCITY AT LEAST 3.0 FEET PER SECOND BUT NOT MORE THAN 7.0 FEET PER SECOND, AND MUST INCORPORATE ITS OWN SUCTION PIPE.
 - (3) A SELF-PRIMING PUMP MUST VENT AIR BACK INTO THE WET WELL DURING PRIMING.
 - (G) VACUUM-PRIMING PUMPS:
 - (1) A VACUUM-PRIMED PUMP MUST BE CAPABLE OF PRIMING BY USING A SEPARATE POSITIVE PRIMING SYSTEM WITH A DEDICATED VACUUM PUMP FOR EACH MAIN WASTEWATER PUMP.
 - (2) A VACUUM-PRIMING PUMP MUST USE A SUCTION PIPE VELOCITY AT LEAST 3.0 FEET PER SECOND BUT LESS THAN 7.0 FEET PER SECOND AND MUST HAVE ITS OWN SUCTION PIPE.
 - (H) VERTICAL POSITIONING OF PUMPS. A RAW WASTEWATER PUMP MUST HAVE POSITIVE STATIC SUCTION HEAD DURING NORMAL ON-OFF CYCLING, EXCEPT A SUBMERSIBLE PUMP WITH "NO SUCTION" PIPES, A VACUUM-PRIMED PUMP, OR A SELF-PRIMING UNIT CAPABLE OF SATISFACTORY OPERATION UNDER ANY NEGATIVE SUCTION HEAD ANTICIPATED FOR THE LIFT STATION.

- (I) INDIVIDUAL GRINDER PUMPS. A GRINDER PUMP SERVING ONLY ONE RESIDENTIAL OR COMMERCIAL STRUCTURE THAT IS PRIVATELY OWNED, MAINTAINED, AND OPERATED IS NOT SUBJECT TO THE RULES OF THIS CHAPTER.
- (J) PUMP FOR LOW-FLOW LIFT STATION. A PUMP USED FOR A LIFT STATION WITH A PEAK FLOW OF LESS THAN 120 GALLONS PER MINUTE MUST BE SUBMERSIBLE AND INCLUDE A GRINDER.
- 16. PIPING:
 - (A) HORIZONTAL PUMP SUCTIONS:
 - (1) EACH PUMP MUST HAVE A SEPARATE SUCTION PIPE THAT USES AN ECCENTRIC REDUCER.
 - (2) PIPES IN A WET WELL MUST HAVE A TURNDOWN TYPE FLARED INTAKE.
 - (B) VALVES:
 - (1) THE DISCHARGE SIDE OF EACH PUMP FOLLOWED BY A FULL-CLOSING ISOLATION VALVE MUST ALSO HAVE A CHECK VALVE.
 - (2) A CHECK VALVE MUST BE A SWING TYPE VALVE WITH AN EXTERNAL LEVER.
 - (3) A VALVE MUST INCLUDE A POSITION INDICATOR TO SHOW ITS OPEN AND CLOSED POSITIONS, UNLESS A FULL-CLOSING VALVE IS A RISING-STEM GATE VALVE.
 - (4) A GRINDER PUMP INSTALLATION MAY USE A RUBBER-BALL CHECK VALVE OR A SWING-TYPE CHECK VALVE.
 - (5) A BUTTERFLY VALVE, TILTING-DISC CHECK VALVE, OR ANY OTHER VALVE USING A TILTING-DISC IN A FLOW PIPE IS PROHIBITED.
 - (C) PIPES:
 - (1) A LIFT STATION PIPE MUST HAVE FLANGED OR FLEXIBLE CONNECTIONS TO ALLOW FOR REMOVAL OF PUMPS AND VALVES WITHOUT INTERRUPTION OF THE LIFT STATION OPERATIONS.
 - (2) WALL PENETRATIONS MUST ALLOW FOR PIPE FLEXURE WHILE EXCLUDING EXFILTRATION OR INFILTRATION.
 - (3) PIPE SUCTION VELOCITIES MUST BE AT LEAST 3.0 FEET PER SECOND BUT NOT MORE THAN 7.0 FEET PER SECOND.
- 17. EMERGENCY PROVISIONS FOR LIFT STATIONS:
 - (A) A COLLECTION SYSTEM LIFT STATION MUST BE EQUIPPED WITH A TESTED QUICK-CONNECT MECHANISM OR A TRANSFER SWITCH PROPERLY SIZED TO CONNECT TO A PORTABLE GENERATOR, IF NOT EQUIPPED WITH AN ON-SITE GENERATOR.
 - (B) LIFT STATIONS MUST INCLUDE AN AUDIOVISUAL ALARM SYSTEM AND THE SYSTEM MUST TRANSMIT ALL ALARM CONDITIONS THROUGH USE OF AN AUTO-DIALER SYSTEM, SUPERVISORY CONTROL AND DATA ACQUISITION SYSTEM, OR TELEMETERING SYSTEM CONNECTED TO A CONTINUOUSLY MONITORED LOCATION.
 - (C) AN ALARM SYSTEM MUST SELF-ACTIVATE FOR A POWER OUTAGE, PUMP FAILURE, OR A HIGH WET WELL WATER LEVEL.
 - (D) A LIFT STATION CONSTRUCTED TO PUMP RAW WASTEWATER MUST HAVE SERVICE RELIABILITY BASED ON:
 - (1) RETENTION CAPACITY.
 - (2) THE RETENTION CAPACITY IN A LIFT STATION'S WET WELL AND INCOMING GRAVITY PIPES MUST PREVENT DISCHARGES OF UNTREATED WASTEWATER AT THE LIFT STATION OR ANY POINT UPSTREAM FOR A PERIOD OF TIME EQUAL TO THE LONGEST ELECTRICAL OUTAGE RECORDED DURING THE PAST 24 MONTHS, BUT NOT LESS THAN 20 MINUTES.
 - (3) PORTABLE GENERATORS AND PUMPS.
 - (4) A LIFT STATION MAY USE PORTABLE GENERATORS AND PUMPS TO GUARANTEE SERVICE IF THE REPORT INCLUDES:
 - (i) THE STORAGE LOCATION OF EACH GENERATOR AND PUMP;
 - (ii) THE AMOUNT OF TIME THAT WILL BE NEEDED TO TRANSPORT EACH GENERATOR OR PUMP TO A LIFT STATION;
 - (iii) THE NUMBER OF LIFT STATIONS FOR WHICH EACH GENERATOR OR PUMP IS DEDICATED AS A BACKUP; AND
 - (iv) THE TYPE OF ROUTINE MAINTENANCE AND UPKEEP PLANNED FOR EACH PORTABLE GENERATOR AND PUMP TO ENSURE THAT THEY WILL BE OPERATIONAL WHEN NEEDED.
 - (5) AN OPERATOR THAT IS KNOWLEDGEABLE IN OPERATION OF THE PORTABLE GENERATORS AND PUMPS SHALL BE ON CALL 24 HOURS PER DAY EVERY DAY.
 - (6) THE SIZE OF A PORTABLE GENERATOR MUST HANDLE THE FIRM PUMPING CAPACITY OF THE LIFT STATION.
 - (E) SPILL CONTAINMENT STRUCTURE:
 - (1) THE USE OF A SPILL CONTAINMENT STRUCTURE AS A SOLE MEANS OF PROVIDING SERVICE RELIABILITY IS PROHIBITED.
 - (2) A LIFT STATION MAY USE A SPILL CONTAINMENT STRUCTURE IN ADDITION TO ONE OF THE SERVICE RELIABILITY OPTIONS DETAILED IN THIS SUBSECTION (A) OF THIS SECTION.
 - (3) THE REPORT MUST INCLUDE A DETAILED MANAGEMENT PLAN FOR CLEANING AND MAINTAINING EACH SPILL CONTAINMENT STRUCTURE.
 - (4) A SPILL CONTAINMENT STRUCTURE MUST HAVE A LOCKED GATE AND BE SURROUNDED AN INTRUDER RESISTANT FENCE THAT IS 6.0 FEET HIGH CHAIN LINK, MASONRY, OR BOARD FENCE WITH AT LEAST THREE STRANDS OF BARBED WIRE OR 8.0 FEET HIGH CHAIN LINK, MASONRY, OR BOARD FENCE WITH AT LEAST ONE STRAND OF BARBED WIRE.
 - (F) A LIFT STATION MUST BE FULLY ACCESSIBLE DURING A 25-YEAR 24-HOUR RAINFALL EVENT.
 - (G) LIFT STATION SYSTEM CONTROLS MUST PREVENT OVER-PUMPING UPON RESUMPTION OF NORMAL POWER AFTER A POWER FAILURE, BACKUP OR STANDBY UNITS MUST BE ELECTRICALLY INTERLOCKED TO PREVENT OPERATION AT THE SAME TIME THAT OTHER LIFT STATIONS PUMPS ARE OPERATING ONLY ON THE RESUMPTION OF NORMAL POWER AFTER A POWER FAILURE.

THESE LIFT STATION AND FORCE MAINS CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.



103481 18001 C004041 LIBERTY HILL - Details.dwg 8/23/2020 11:48:30 AM hromberger

Project Title: HERITAGE RIDGE 13001 STATE HIGHWAY 29 WEST LIBERTY HILL, WILLIAMSON COUNTY	Title: 5' DIA. WET WELL DETAIL
Drawn By: KAM Checked By: JPJ Scale: AS SHOWN Date: 6/15/20	Job No.: P.O. No.: Q19578 Drawn No.:
Project: CHANGED SWMT TO BATCH DETENTION BASIN 1. REVISED PER CITY COMMENTS 2. Revisions and Descriptions No.: MRB Group Copyright © 2020 MRB Group	
Drawing Title: LIFT STATION DETAILS	

9/18/20

Thomas J. Fromberger

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Sheet No. **D-6**

Project No. **3410.20001**

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: Felix Manka

Date: 05-25-23

Signature of Customer/Agent:



Regulated Entity Name: Heritage Ridge

Project Information

1. County: Williamson
2. Stream Basin: San Gabriel
3. Groundwater Conservation District (if applicable): N/A
4. Customer (Applicant):

Contact Person: Brad Andrews

Entity: Liberty Hill 29, LLC

Mailing Address: 8001 Quaker Avenue, Suite K

City, State: Lubbock, TX

Telephone: 806-368-6554

Email Address: brad@bradandrewsrealty.com

Zip: 79424

Fax: 806-368-6568

5. Agent/Representative (If any):

Contact Person: Felix Manka

Entity: Burgess & Niple, Inc.

Mailing Address: 235 Ledge Stone Dr

City, State: Austin, TX

Zip: 78737

Telephone: 512-432-1000

Fax: _____

Email Address: felix.manka@burgessniple.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.

The site is approximately 1.5 miles west of Hwy 183 on the south side of Hwy 29, east of the existing Starbucks.

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 industrial site

- Existing residential 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): 2.57 Acres

Total disturbed area: 1.39 Acres

14. Estimated projected population: 0

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

Table 1 - Impervious Cover

<i>Impervious Cover of Proposed Project</i>	<i>Sq. Ft.</i>	<i>Sq. Ft./Acre</i>	<i>Acres</i>
Structures/Rooftops	2,411	÷ 43,560 =	0.055
Parking	43,317	÷ 43,560 =	0.995
Other paved surfaces	2,788	÷ 43,560 =	0.064
Total Impervious Cover	48,516	÷ 43,560 =	1.114

Total Impervious Cover $\frac{1.114}{2.57} \times 100 = 43.34\%$ 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.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

21. Pavement Area:

Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

$L \times W = \text{_____ Ft}^2 \div 43,560 \text{ Ft}^2/\text{Acre} = \text{_____ acres.}$

Pavement area _____ acres \div R.O.W. area _____ acres $\times 100 = \text{_____ \%}$ 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 City of Liberty Hill (name) Treatment Plant. The treatment facility is:

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

<i>AST Number</i>	<i>Size (Gallons)</i>	<i>Substance to be Stored</i>	<i>Tank Material</i>
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

<i>Length (L)(Ft.)</i>	<i>Width(W)(Ft.)</i>	<i>Height (H)(Ft.)</i>	<i>L x W x H = (Ft3)</i>	<i>Gallons</i>

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" = 20'.
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 Map No. 48491C0245F 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.

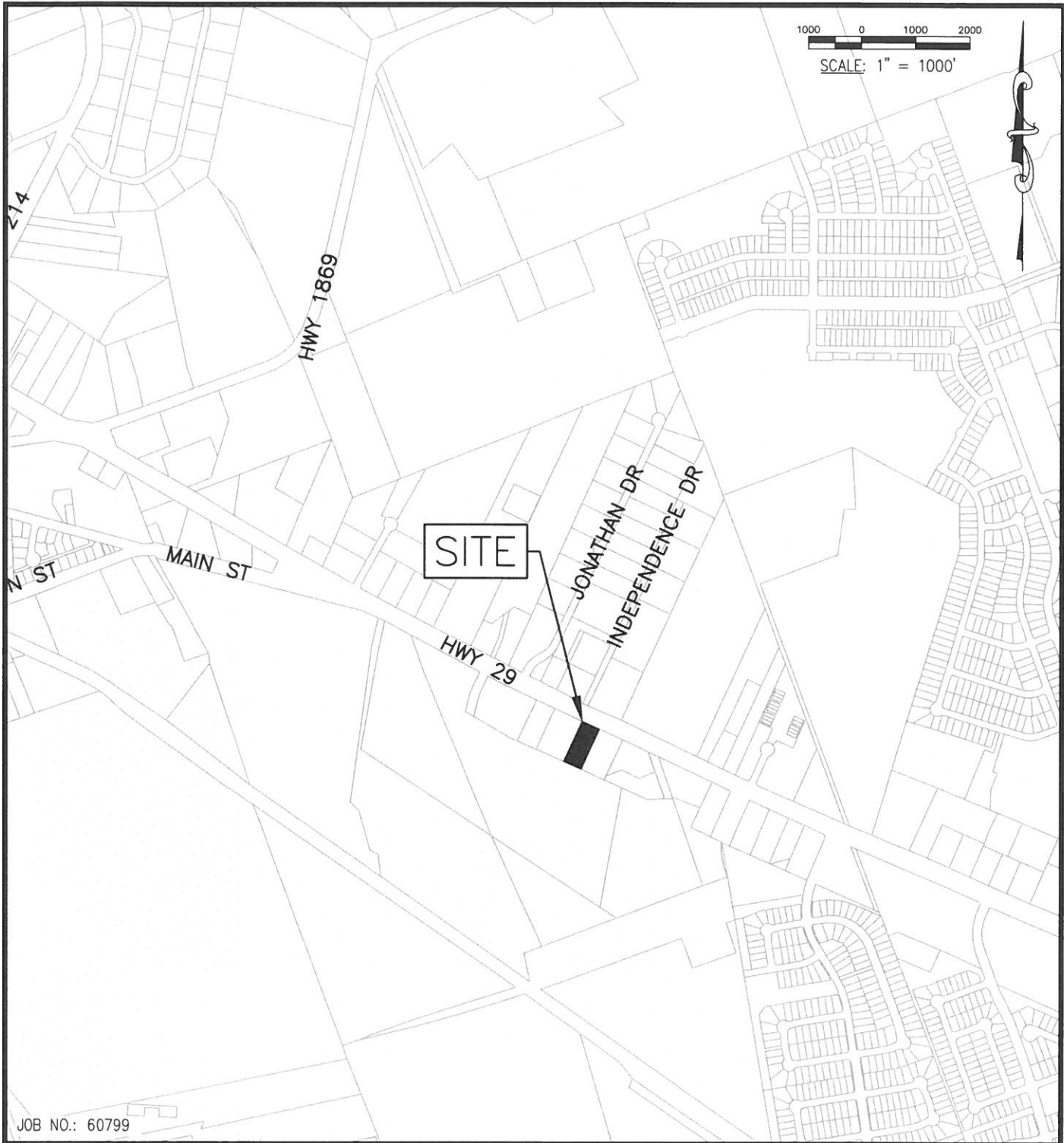
59. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or 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**

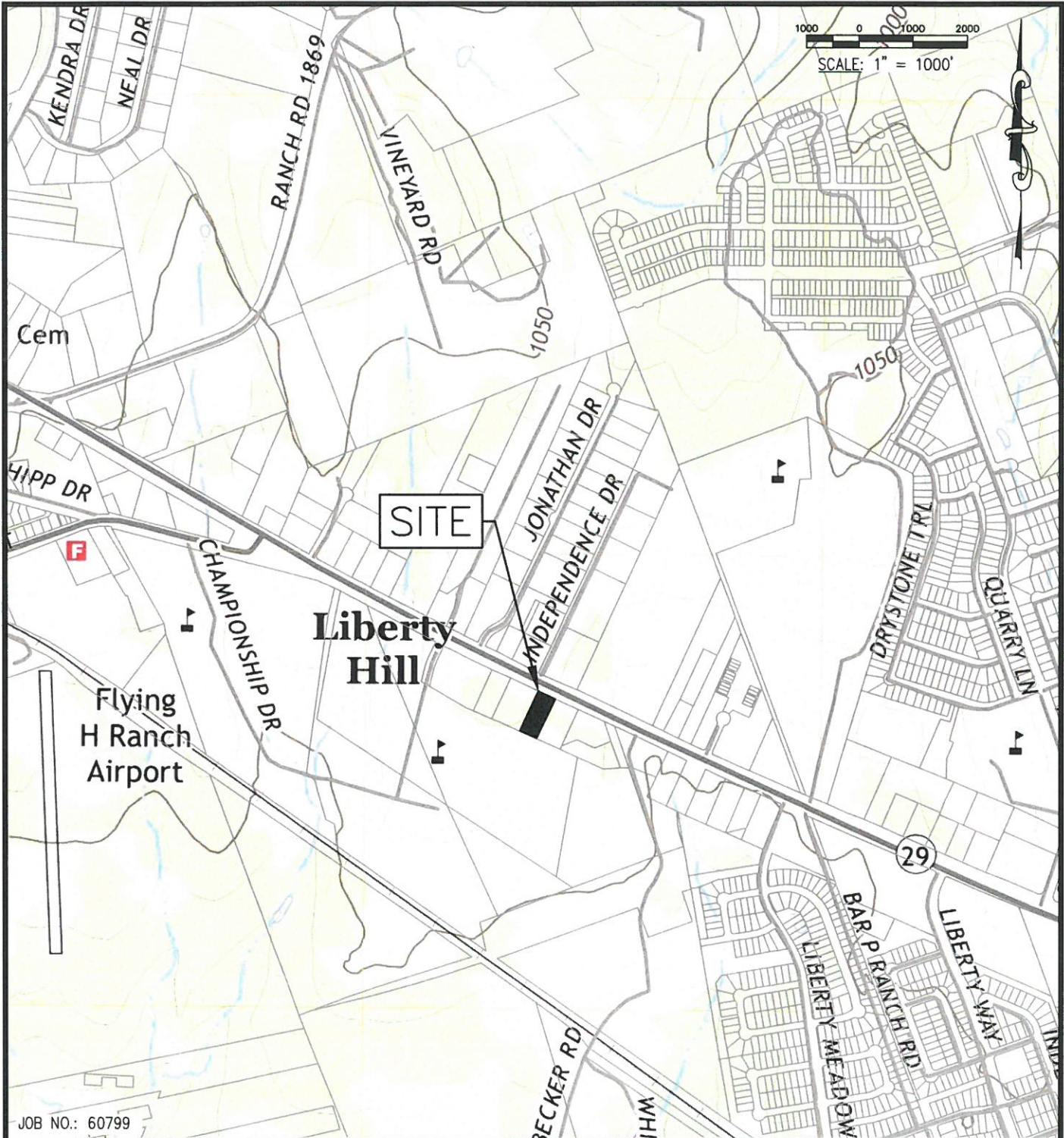


JOB NO.: 60799

ATTACHMENT A
ROAD MAP
HERITAGE RIDGE PANDA EXPRESS
CONTRIBUTING ZONE PERMIT MODIFICATION

BURGESS & NIPLE, INC.
235 LEDGE STONE DRIVE
AUSTIN, TEXAS 78737 (512) 432-1000
APRIL 2023

**ATTACHMENT B
USGS QUAD MAP**



ATTACHMENT B
USGS QUAD MAP
HERITAGE RIDGE PANDA EXPRESS
CONTRIBUTING ZONE PERMIT MODIFICATION

BURGESS & NIPLE, INC.
235 LEDGE STONE DRIVE
AUSTIN, TEXAS 78737 (512) 432-1000
APRIL 2023

**ATTACHMENT C
PROJECT NARRATIVE**

Attachment C: PROJECT NARRATIVE

Liberty Hill 29, LLC intends to build a Panda Express restaurant within Heritage Ridge, a 10.6-acre development, on Lot 3B a 0.99-acre lot and a section of access driveway and sidewalk on the adjacent Lot 3A for a total site area of 2.57 acres. Both lots are owned by Liberty Hill 29, LLC. The site is located on the south side of Texas Hwy 29, east of Starbucks. The entire site is within the CZP Zone and has not been previously developed. The site utilizes existing BMPs that were permitted with the original CZP (EAPP ID No. 11002213) and subsequent modification (EAPP ID No. 11002376). Under the original CZP, the total site area was 10.6 acres with 0.55 acres of impervious cover. Subsequently, a 2021 CZP Modification Approval counted for a total site area of 10.6 acres with 1.41 acres of impervious cover.

This modification is for a 2.57 -acre project located west of the existing batch detention basin. The proposed modifications will add 1.114 acres of impervious cover. The proposed site will not significantly alter drainage patterns as depicted in the original CZP, and the entire site will drain into the proposed storm sewer system that then flows to the existing the basin. The basin is sized sufficiently to treat the additional impervious cover proposed with this modification in accordance with the water quality standards in RG-348 -Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices (Revised July 2005).

ATTACHMENT D
FACTORS AFFECTING SURFACE WATER QUALITY

Attachment D: FACTORS AFFECTING SURFACE WATER QUALITY

Surface water quality can be affected in two ways: during construction and after construction. Each is considered separately.

During Construction: Normal factors for construction affect surface water quality. They include:

- Erosion of Disturbed Areas: Soil from areas where vegetation is removed during construction tends to wash away during rainfall.
- Sedimentation in Stormwater Runoff: Soils and debris washed away during rainfall will be retained onsite by the use of silt fence as shown in the attached construction plans.

After Construction: Factors affecting surface water quality after construction is completed include:

- Erosion of Disturbed Areas: After completion of construction, the disturbed areas will then be revegetated. Temporary controls will be maintained until revegetation is established.
- Increased Impervious Cover: The impervious cover will be treated through the use of Permanent BMPs. The proposed BMPs will consist of one (1) batch detention basin.

ATTACHMENT E
VOLUME AND CHARACTER OF STORMWATER

Attachment E: VOLUME AND CHARACTER OF STORMWATER

The drainage plan and calculations have been provided in the attached plans. Soil for this site consist of mostly of Georgetown clay loam (GeB) and Eckrant cobbly clay (EaD), which are both classified as Hydrologic Soil Group "D". Runoff coefficient (c) values were determined using the City of Austin Drainage Criteria Manual (DCM) Table 2-2.

Existing Conditions: The site drains generally to the southeast towards the existing batch detention basin.

Proposed Conditions: All drainage systems have been designed in accordance with the City of Austin DCM and are designed to convey the 100-year storm event. Refer to the drainage calculations included in the plans for detailed analysis.

ATTACHMENT F
SUITABILITY LETTER FROM AUTHORIZED AGENT
(NOT APPLICABLE)

**ATTACHMENT G
ALTERNATIVE SECONDARY CONTAINMENT METHODS
(NOT APPLICABLE)**

**ATTACHMENT H
AST CONTAINMENT STRUCTURE DRAWINGS
(NOT APPLICABLE)**

**ATTACHMENT I
20% OR LESS IMPERVIOUS COVER WAIVER
(NOT APPLICABLE)**

ATTACHMENT J
BMPS FOR UPSTREAM STORMWATER

Attachment J: BMPS FOR UPSTREAM STORMWATER

All stormwater originating upstream will be diverted around the site or will be routed through the site to be treated by the existing batch detention basin. The basin is sized sufficiently to treat the additional impervious cover and upstream offsite area draining to the pond.

ATTACHMENT K
BMPS FOR ON SITE STORMWATER

Attachment K: BMPS FOR ON SITE STORMWATER

All stormwater from the site will be conveyed to an existing channel that conveys runoff to the existing batch detention basin located downstream.

In accordance with TCEQ Complying with the Edwards Aquifer Rules Technical Guidance on Best Management Practices (Revised), RG-348, dated July 2005, proposed permanent Best Management Practices (BMPs) will reduce the annual increase in Total Suspended Solids (TSS) load in storm water runoff by at least 80%. Please refer to the previously approved CZP permit No. (11002213) for detailed plans and specifications of the existing basin. Attachment M contains the as built construction drawings for the basin. The BMP was designed to provide the necessary treatment for this development and is designed to treat a total of 6.20 acres of impervious cover with 22,698 cubic feet of water quality volume (WQV). 28,908 cubic feet are provided. The total TSS load removal required is 740 lbs. and the total TSS load removal provided is 6,316 lbs. This project proposed less impervious cover than was projected for the site therefore no additional BMPs are necessary.

Tables 1 summarizes the amount of total impervious cover draining to the pond. Refer the attached drainage area exhibit that depicts the total amount of area and impervious cover that is associated with this BMP.

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell

Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348

Characters shown in red are data entry fields.

Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

1. The Required Load Reduction for the total project

Calculations from RG-348

Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_M = 27.2(A_N \times P)$

where: $L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load
 A_N = Net increase in impervious area for the project
 P = Average annual precipitation, inches

Site Data: Determine Required Load Removal Based on the Entire Project

County = **Williamson**
 Total project area included in plan = **2.57** acres
 Predevelopment impervious area within the limits of the plat = **0.00** acres
 Total post-development impervious area within the limits of the plat = **1.11** acres
 Total post-development impervious cover fraction = **0.43**
 P = **32** inches

$L_{M \text{ TOTAL PROJECT}}$ = **970** lbs.

* The values entered in these fields should be for the total project area.

Number of drainage basins / outfalls areas leaving the plan area =

2. Drainage Basin Parameters (This information should be provided for each basin)

Drainage Basin/Outfall Area No. = **1**
 Total drainage basin/outfall area = **2.57** acres
 Predevelopment impervious area within drainage basin/outfall area = **0.00** acres
 Post-development impervious area within drainage basin/outfall area = **1.11** acres
 Post-development impervious fraction within drainage basin/outfall area = **0.43**
 $L_M \text{ THIS BASIN}$ = **970** lbs.

3. Indicate the proposed BMP Code for this basin

Proposed BMP = **Batch Detention**
 Removal efficiency = **91** percent

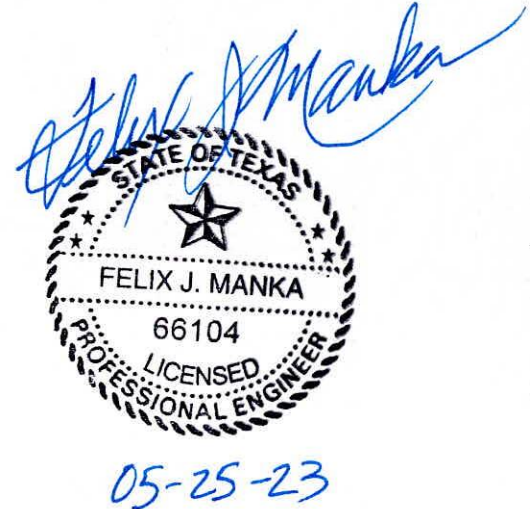
- Aqualogic Cartridge Filter
- Bioretention
- Contech StormFilter
- Constructed Wetland
- Extended Detention
- Grassy Swale
- Retention / Irrigation
- Sand Filter
- Stormceptor
- Vegetated Filter Strips
- Vortechs
- Wet Basin
- Wet Vault

4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.

RG-348 Page 3-33 Equation 3.7: $L_R = (\text{BMP efficiency}) \times P \times (A_i \times 34.6 + A_p \times 0.54)$

where: A_C = Total On-Site drainage area in the BMP catchment area
 A_i = Impervious area proposed in the BMP catchment area
 A_p = Pervious area remaining in the BMP catchment area
 L_R = TSS Load removed from this catchment area by the proposed BMP

A_C = **2.57** acres
 A_i = **1.11** acres
 A_p = **1.46** acres



L_R = 1145 lbs

5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area

Desired L_{M THIS BASIN} = 970 lbs.

F = 0.85

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.

Calculations from RG-348

Pages 3-34 to 3-36

Rainfall Depth = 1.32 inches
Post Development Runoff Coefficient = 0.32
On-site Water Quality Volume = 3979 cubic feet

Calculations from RG-348 Pages 3-36 to 3-37

Off-site area draining to BMP = 0.00 acres
Off-site Impervious cover draining to BMP = 0.00 acres
Impervious fraction of off-site area = 0
Off-site Runoff Coefficient = 0.00
Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 796

Total Capture Volume (required water quality volume(s) x 1.20) = 4775 cubic feet

The following sections are used to calculate the required water quality volume(s) for the selected BMP. The values for BMP Types not selected in cell C45 will show NA.

7. Retention/Irrigation System

Designed as Required in RG-348

Pages 3-42 to 3-46

Required Water Quality Volume for retention basin = NA cubic feet

Irrigation Area Calculations:

Soil infiltration/permeability rate = 0 in/hr Enter determined permeability rate or assumed value of 0.1
Irrigation area = NA square feet
NA acres

8. Extended Detention Basin System

Designed as Required in RG-348

Pages 3-46 to 3-51

Required Water Quality Volume for extended detention basin = NA cubic feet

9. Filter area for Sand Filters

Designed as Required in RG-348

Pages 3-58 to 3-63

9A. Full Sedimentation and Filtration System

Water Quality Volume for sedimentation basin = NA cubic feet
Minimum filter basin area = NA square feet
Maximum sedimentation basin area = NA square feet For minimum water depth of 2 feet
Minimum sedimentation basin area = NA square feet For maximum water depth of 8 feet

9B. Partial Sedimentation and Filtration System

Water Quality Volume for combined basins = NA cubic feet
Minimum filter basin area = NA square feet
Maximum sedimentation basin area = NA square feet For minimum water depth of 2 feet
Minimum sedimentation basin area = NA square feet For maximum water depth of 8 feet

10. Bioretention System

Designed as Required in RG-348

Pages 3-63 to 3-65

Required Water Quality Volume for Bioretention Basin = NA cubic feet

11. Wet Basins

Designed as Required in RG-348

Pages 3-66 to 3-71

Required capacity of Permanent Pool = NA cubic feet Permanent Pool Capacity is 1.20 times the WQV
Required capacity at WQV Elevation = NA cubic feet Total Capacity should be the Permanent Pool Capacity plus a second WQV.

12. Constructed Wetlands

Designed as Required in RG-348

Pages 3-71 to 3-73

Required Water Quality Volume for Constructed Wetlands = **NA** cubic feet**13. AquaLogic™ Cartridge System**

Designed as Required in RG-348

Pages 3-74 to 3-78

**** 2005 Technical Guidance Manual (RG-348) does not exempt the required 20% increase with maintenance contract with AquaLogic™.**

Required Sedimentation chamber capacity = **NA** cubic feet
 Filter canisters (FCs) to treat WQV = **NA** cartridges
 Filter basin area (RIA_v) = **NA** square feet

14. Stormwater Management StormFilter® by CONTECHRequired Water Quality Volume for Contech StormFilter System = **NA** cubic feet**THE SIZING REQUIREMENTS FOR THE FOLLOWING BMPs / LOAD REMOVALS ARE BASED UPON FLOW RATES - NOT CALCULATED WATER QUALITY VOLUMES****15. Grass Swales**

Designed as Required in RG-348

Pages 3-51 to 3-54

Design parameters for the swale:

Drainage Area to be Treated by the Swale = A = **8.00** acres
 Impervious Cover in Drainage Area = **4.00** acres
 Rainfall intensity = i = **1.1** in/hr
 Swale Slope = **0.01** ft/ft
 Side Slope (z) = **3**
 Design Water Depth = y = **0.33** ft
 Weighted Runoff Coefficient = C = **0.54**

A_{CS} = cross-sectional area of flow in Swale = **13.17** sf
 P_w = Wetted Perimeter = **40.62** feet
 R_H = hydraulic radius of flow cross-section = A_{CS}/P_w = **0.32** feet
 n = Manning's roughness coefficient = **0.2**

15A. Using the Method Described in the RG-348

$$\text{Manning's Equation: } Q = \frac{1.49}{n} A_{CS} R_H^{2/3} S^{0.5}$$

$$b = \frac{0.134 \times Q}{y^{1.67} S^{0.5}} = 38.51 \text{ feet}$$

$$Q = CIA = 4.71 \text{ cfs}$$

To calculate the flow velocity in the swale:

$$V \text{ (Velocity of Flow in the swale)} = Q/A_{CS} = 0.36 \text{ ft/sec}$$

To calculate the resulting swale length:

$$L = \text{Minimum Swale Length} = V \text{ (ft/sec)} \times 300 \text{ (sec)} = 107.24 \text{ feet}$$

If any of the resulting values do not meet the design requirement set forth in RG-348, the design parameters must be modified and the solver rerun.

15B. Alternative Method using Excel Solver

Design Q = CIA = 4.71 cfs
 Manning's Equation Q = 0.76 cfs Error 1 = 3.95
 Swale Width = 6.00 ft

Instructions are provided to the right (green comments).

To solve for bottom width of the trapezoidal swale (b) using the Excel solver: Excel can simultaneously solve the "Design Q" (C217) vs "Manning's Q" (C219) by varying the "Swale Width" (C220). The required "Swale Width" occurs when the "Design Q" = "Manning's Q"

First, highlight Cell F219 (Error 1 value). The equation showing in the fx screen for Cell F219 should be "= \$C\$217-\$C\$219". Then click on "Tools" and "Solver". The "Solver Parameters" screen pops up. The value in the "Set Target cell" should be \$F\$219 "Error 1 =". The value in the "By Changing Cells" should be \$C\$220 "Swale Width". Click on solve.

The resulting "Swale Width" must be less than 10 feet to meet the requirements of the TGM. If the resulting "Swale Width" exceeds 10 feet then the design parameters must be revised and the solver run again.

Flow Velocity = 0.36 ft/s
 Minimum Length = 107.24 ft

Instructions are provided to the right (blue comments).

Design Width = 6 ft
 Design Discharge = 0.76 cfs Error 2 = 3.95
 Design Depth = 0.33 ft
 Flow Velocity = 0.32 cfs
 Minimum Length = 97.48 ft

If any of the resulting values do not meet the design requirement set forth in RG-348, the design parameters may be modified and the solver rerun. If any of the resulting values still do not meet the design requirement set forth in RG-348, widening the swale bottom value may not be possible.

16. Vegetated Filter Strips Designed as Required in RG-348 Pages 3-55 to 3-57

There are no calculations required for determining the load or size of vegetative filter strips. The 80% removal is provided when the contributing drainage area does not exceed 72 feet (direction of flow) and the sheet flow leaving the impervious cover is directed across 15 feet of engineered filter strips with maximum slope of 20% or across 50 feet of natural vegetation with a maximum slope of 10%. There can be a break in grade as long as no slope exceeds 20%.

If vegetative filter strips are proposed for an interim permanent BMP, they may be sized as described on Page 3-56 of RG-348.

17. Wet Vaults Designed as Required in RG-348 Pages 3-30 to 3-32 & 3-79

Required Load Removal Based upon Equation 3.3 = NA lbs

First calculate the load removal at 1.1 in/hour

RG-348 Page 3-30 Equation 3.4: $Q = CIA$

C = runoff coefficient for the drainage area = 0.27 C = Runoff Coefficient = $0.546 (IC)^2 + 0.328 (IC) + 0.03$
 i = design rainfall intensity = 1.1 in/hour
 A = drainage area in acres = 1 acres

Q = flow rate in cubic feet per second = 0.30 cubic feet/sec

RG-348 Page 3-31 Equation 3.5: $V_{OR} = Q/A$

Q = Runoff rate calculated above = 0.30 cubic feet/sec
 A = Water surface area in the wet vault = 150 square feet

V_{OR} = Overflow Rate = 0.00 feet/sec

Percent TSS Removal from Figure 3-1 (RG-348 Page 3-31) = 53 percent

Load removed by Wet Vault = #VALUE! lbs

If a bypass occurs at a rainfall intensity of less than 1.1 in/hours
 Calculate the efficiency reduction for the actual rainfall intensity rate

Actual Rainfall Intensity at which Wet Vault bypass Occurs = 0.5 in/hour

Fraction of rainfall treated from Figure 3-2 RG-348 Page 3-32 = 0.75 percent
 Efficiency Reduction for Actual Rainfall Intensity = 0.83 percent

Resultant TSS Load removed by Wet Vault = #VALUE! lbs

18. Permeable Concrete Designed as Required in RG-348 Pages 3-79 to 3-83

PERMEABLE CONCRETE MAY ONLY BE USED ON THE CONTRIBUTING ZONE

19. BMPs Installed in a Series Designed as Required in RG-348 Pages 3-32

Michael E. Barrett, Ph.D., P.E. recommended that the coefficient for E_2 be changed from 0.5 to 0.65 on May 3, 2006

$E_{TOT} = [1 - ((1 - E_1) \times (1 - 0.65E_2) \times (1 - 0.25E_3))] \times 100 = 87.19$ percent NET EFFICIENCY OF THE BMPs IN THE SERIES

EFFICIENCY OF FIRST BMP IN THE SERIES = $E_1 = 75.00$ percent

EFFICIENCY OF THE SECOND BMP IN THE SERIES = $E_2 = 75.00$ percent

EFFICIENCY OF THE THIRD BMP IN THE SERIES = $E_3 = 0.00$ percent

THEREFORE, THE NET LOAD REMOVAL WOULD BE:

If there is not the option for "Solver" under "Tools"
 Click on "Tools" and "Add Ins" and then check "Solver Add-in"
 Then proceed as instructed above.

If you would like to increase the bottom width of the trapezoidal swale (b):
 Excel can simultaneously solve the "Design Q" (C217) vs "Design Discharge" (C232) by varying the "Design Depth" (C233).
 The required "Design Depth" for a 10-foot bottom width occurs when the "Design Q" (C217) = the "Design Discharge" (C232).

First set the desired bottom width in Cell C231.
 Highlight Cell F232. The equation showing in the fx screen for Cell F232 should be "= \$C\$217-\$C\$232"

Click on "Tools" and "Solver". The "Solver Parameters" screen pops up.
 The value in the "Set Target cell" should be \$F\$232 "Error 2"
 The value in the "By Changing Cells" should be \$C\$233 "Design Depth"
 Click on solve.

The resulting "Design Depth" must be equal to or less than 0.33 feet to meet the requirements of the TGM.
 If the resulting "Design Depth" exceeds 0.33 feet then the design parameters must be revised and the solver run again.
 First set the desired bottom width in Cell C231.

Highlight Cell F232. The equation showing in the fx screen for Cell F232 should be "= \$C\$217-\$C\$232"
 Click on "Tools" and "Solver". The "Solver Parameters" screen pops up.
 The value in the "Set Target cell" should be \$F\$232 "Error 2"
 The value in the "By Changing Cells" should be \$C\$233 "Design Depth"
 Click on solve.

The resulting "Design Depth" must be equal to or less than 0.33 feet to meet the requirements of the TGM.
 If the resulting "Design Depth" exceeds 0.33 feet then the design parameters must be revised and the solver run again.

(A_i AND A_p VALUES ARE FROM SECTION 3 ABOVE)

$$L_R = E_{TOT} \times P \times (A_i \times 34.6 \times A_p \times 0.54) = 1097.32 \text{ lbs}$$

20. Stormceptor

Required TSS Removal in BMP Drainage Area= **NA** lbs
Impervious Cover Overtreatment= **0.0000** ac
TSS Removal for Uncaptured Area = **0.00** lbs

BMP Sizing

Effective Area = **NA** EA
Calculated Model Size(s) = **#N/A**
Actual Model Size (if multiple values provided in Calculated Model Size or if you are choosing a larger model size) = **0** Model Size

Surface Area = **#N/A** ft²
Overflow Rate = **#VALUE!** V_{or}
Rounded Overflow Rate = **#VALUE!** V_{or}
BMP Efficiency % = **#VALUE!** %
L_R Value = **#VALUE!** lbs

TSS Load Credit = **#VALUE!** lbs

Is Sufficient Treatment Available? (TSS Credit > TSS Uncapt.) **#VALUE!**

TSS Treatment by BMP (LM + TSS Uncapt.) = **#VALUE!**

21. Vortech

Required TSS Removal in BMP Drainage Area= **NA** lbs
Impervious Cover Overtreatment= **0.0000** ac
TSS Removal for Uncaptured Area = **0.00** lbs

BMP Sizing

Effective Area = **NA** EA
Calculated Model Size(s) = **#N/A**
Actual Model Size (if choosing larger model size) = **Vx1000** Pick Model Size

Surface Area = **7.10** ft²
Overflow Rate = **#VALUE!** V_{or}
Rounded Overflow Rate = **#VALUE!** V_{or}
BMP Efficiency % = **#VALUE!** %
L_R Value = **#VALUE!** lbs

TSS Load Credit = **#VALUE!** lbs

Is Sufficient Treatment Available? (TSS Credit > TSS Uncapt.) **#VALUE!**

TSS Treatment by BMP (LM + TSS Uncapt.) = **#VALUE!**

ATTACHMENT L
BMPS FOR SURFACE STREAMS

Attachment L: BMPS FOR SURFACE STREAMS

BMPs for Surface Streams: There is one post-development point of concentrated storm water discharge from the proposed development. All storm water runoff eventually flows into the South Fork San Gabriel watershed. The water will be released from the water quality BMP at non-erosive velocities.

At a minimum, all points of concentrated discharge will receive treatment from temporary or permanent BMPs prior to reaching the discharge points.

**ATTACHMENT M
CONSTRUCTION PLANS
(SEE ATTACHED)**

ATTACHMENT N
INSPECTION, MAINTENANCE, REPAIR, AND RETROFIT PLAN

Attachment N: INSPECTION, MAINTENANCE, REPAIR AND RETROFIT PLAN

Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller and the valve at the outlet.

- *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 and 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 and 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.

I, Brad Andrews, as representative of Liberty Hill 29, LLC have read and understand the above maintenance guidelines for the proposed Engineered Vegetative Filter System and Sand Filter System, and further acknowledge Liberty Hill 29, LLC's responsibility for meeting the requirements listed in the maintenance plan.

Signed: 

Title: Manager

Date: 5-25-23

**ATTACHMENT O
PILOT-SCALE FIELD TESTING PLAN
(NOT APPLICABLE)**

ATTACHMENT P
MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

Attachment P: MEASURES FOR MINIMIZING STREAM CONTMINATION

BMPs for Surface Streams: All storm water runoff eventually flows into the South Fork San Gabriel watershed. The water will be released from the water quality BMP at non-erosive velocities.

At a minimum, all points of concentrated discharge will receive treatment from temporary or permanent BMPs prior to reaching the discharge points.

TPDES Stormwater Pollution Prevention Plan

for

**Heritage Ridge
Liberty Hill Panda Express**

Prepared for:

**Liberty Hill 29, LLC
8001 Quaker Avenue, Suite K
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806-368-6554**

Prepared by:

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APRIL 2023

**Heritage Ridge
Liberty Hill Panda Express
Stormwater Pollution Prevention Plan**

1. Site Description

a) Activity Description:

This project consists of the construction of a Panda Express restaurant including parking, utilities, driveways, access drives and a storm sewer system.

b) Potential Pollutions:

The potential sources of stormwater pollution from the construction of this project will be displaced soil from the construction site, petroleum products from the operation of equipment and vehicles that may be used in this type of construction. Such vehicles may include concrete trucks, dump trucks, and pick-ups that carry personnel and materials.

c) Construction Schedule and Sequencing:

Sequence	Activity
1	Installation of erosion and sedimentation controls
2	Clearing and rough grading
3	Installation of underground utilities and drainage
4	Construction of roadways and final grading
5	Construction of building pads and buildings
6	Site restorations and revegetation of disturbed areas
7	Removal and proper disposal of erosion and sedimentation controls once permanent vegetation is established

d) Project Size

Total Property Size: 2.57 acres
Total Construction Site Area: 1.39 acres
Total Disturbed Area: 1.39 acres

e) Soil Data and Map

See Exhibit A for a soils map and soil data for the site.

f) Location Map

See Exhibit B for a location map of the site.

g) Detailed Site Map

i. Drainage patterns and approximate slopes after major grading activities

Drainage patterns and proposed grades can be seen on the attached set of plans.

ii. Areas where soil disturbance will occur

Areas of soil disturbance can be seen on the attached set of plans.

iii. Locations of all controls and buffers

Location of all controls and buffers can be seen on the attached set of plans.

iv. Locations where temporary or permanent stabilization practices are expected to be used

Temporary and permanent stabilization areas can be seen on the attached set of plans.

v. Locations of construction support activities, including off-site activities

The contractor is responsible for listing the location(s) and descriptions of asphalt and concrete plants, equipment staging area(s), material storage yard(s), material borrow area(s), and excavated material disposal area(s) that will provide construction support to the site once known. The contractor is also responsible for assuring that the support providers to the site located beyond 1-mile of the construction site perimeter are authorized under the General Permit.

vi. Surface waters (including wetlands) either at, adjacent, or in close proximity to the site, and also indicating those that are impaired waters

The site drains to a tributary of Barton Creek. The location of these surface waters can be seen on the attached set of plans. There are no impaired waters in close proximity to the site.

vii. Locations where stormwater discharge from the site directly to a surface water body or municipal separate storm sewer system

Locations of proposed stormwater discharge can be seen on the attached set of plans.

viii. Designated points on the site where vehicles will exit onto paved roads

Construction entrances and exits can be seen on the attached set of plans.

h) Location and Description of Support Activities

The contractor is responsible for listing the location(s) and description of asphalt and concrete plants, equipment staging area(s), material storage yard(s), material borrow area(s), and excavated material disposal area(s) that will provide construction support to the site once

known. Locations and descriptions records shall be maintained with the SWPPP and shall adhere to guidance found in the General Permit. The contract is also responsible for assuring that the support providers to the site located beyond 1-mile of the construction site perimeter are authorized under the General Permit. Contractor shall refer to the General Permit for additional guidance and requirements.

i) Receiving Waters

Receiving waters for this project are the South Fork of the San Gabriel.

j) Copy of TPDES General Permit

A copy of the TCEQ's General Permit to Discharge under the Texas Pollutant Discharge Elimination System is included in Exhibit C.

k) Copy of the NOI

The copy of the NOI is included as Exhibit D.

l) Stormwater and Allowable Non-Stormwater Discharge Locations

All stormwater discharges, storm inlets, and swales can be seen on the attached set of plans. There will be no other non-stormwater discharges as part of this project.

m) Locations of All Pollutant-Generating Activities

The contractor is responsible for listing the location(s) and description of asphalt and concrete plants, equipment staging area(s), material storage yard(s), material borrow area(s), and excavated material disposal area(s) that will provide construction support to the site once known. All other possible pollutant generating activities will be done in the construction staging/storage area, which will be cleaned up and restored to its original state or better after construction is complete.

2. BMP Description

a) General Requirements

i) Erosion and sediment controls

Temporary erosion and sedimentation controls will be added to the site prior to any major construction activities. These will include silt fence and rock berms, to retain sediment from disturbed areas on site. Inlet protection will also be used for any storm sewer inlets installed. Construction exits will also be used to prevent sediment being tracked off site by any vehicles that might be leaving the site. These are the typical erosion and sedimentation control devices used in this area for the soil and topography found on site. The location of these erosion and sedimentation controls can be found on the attached construction plans. These temporary erosion and sedimentation controls will be removed once construction is complete, and the disturbed areas have been properly revegetated.

- ii) **Control measures have been properly selected, installed, and maintained according to the manufacturer's and designer's specifications.**
- iii) **Controls have been developed to minimize the offsite transport of litter, construction debris, and construction materials.**

b) Erosion Control and Stabilization Practices

i) Erosion Control Descriptions and Timing

1) Construction Exit

- a. **Description:** The purpose of a temporary construction exit is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction exit is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk, or parking area. The purpose is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-ways. The location of the construction exit can be seen on the attached construction plans.
- b. **Schedule:** Construction entrance will be the first thing constructed and is typically removed once the base of the road is laid.

2) Silt Fence

- a. **Description:** A silt fence is a barrier consisting of geotextile fabric supported by metal posts to prevent soils and sediment loss from a site. When properly used, silt fences can be highly effective at controlling sediment from disturbed areas. They cause runoff to pond, allowing heavier solids to settle out. If not properly installed, silt fences are not likely to be effective. The purpose of a silt fence is to intercept and detain water borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. The fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow. The location of the silt fence can be seen on the attached construction plans.
- b. **Schedule:** The silt fence shall be installed before any grading or clearing is started. The silt fence will be removed after construction is complete and the disturbed areas have been completely revegetated.

3) Rock Berm

- a. **Description:** The purpose of a rock berm is to serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow. The rock berm should be used when the contributing drainage area is less than 5 acres. Rock berms are used in areas where the volume of runoff is too great for a silt fence to contain. They are less effective for sediment removal than silt fences, particularly for fine particles, but are able to withstand higher flow than a silt fence. As such, rock berms are often used in areas of channel flows (ditches, gullies, etc.). Rock berms are most effective at reducing bed load in channels and should not be substituted for other erosion and sediment control measure farther up the watershed. The location of the rock berms can be seen on the attached construction plans.
- b. **Schedule:** The rock berms shall be installed before any grading or clearing is started. The rock berms will be removed after construction is complete and the disturbed areas have been complete revegetated.

4) Inlet Protection

- a. **Description:** Storm sewers that are made operational prior to stabilization of the associated drainage areas can convey large amounts of sediment to natural drainage ways. In case of extreme sediment loading, the storm sewer itself may clog and lose a major portion of its capacity. To avoid these problems, it is necessary to prevent sediment from entering the system at the inlets.

In developments for which drainage is to be convey by underground storm sewer (i.e., streets with curbs and gutters), all inlets that may receive storm runoff from disturbed areas should be protected. Temporary inlet protection is a series of different measures that provide protection against silt transport or accumulation in storm sewer systems. This clogging can greatly reduce or completely stop the flow in the pipes. The different measures are used for different site conditions and inlet types.

Care should be taken when choosing a specific type of inlet protection. Field experience has shown that inlet protection that causes excessive ponding in an area of high construction activity may become so inconvenient that it is removed or bypassed, thus transmitting sediment-laden flows unchecked. In such situations, a structure with an adequate overflow mechanism should be utilized.

It should also be noted that inlet protection devices are designed to be installed on construction sites and not on streets and roads open to the public. When used on public streets these devices will cause ponding of runoff, which can cause minor flooding and can present a traffic hazard. An example of appropriate siting would be a new subdivision where the storm drain system is installed before the area is stabilized and the streets open to the general public. When construction occurs adjacent to active streets, the sediment should be controlled on site and not on public thoroughfares. Occasionally, roadwork or

utility installation will occur on public roads. In these cases, inlet protection is an appropriate temporary BMP.

The following inlet protection devices are for drainage areas of one acre or less. Runoff from larger disturbed areas should be routed to a temporary sediment trap or basin.

Filter barrier protection using silt fence is appropriate when the drainage area is less than one acre and the basin slope is less than five percent. This type of protection is not applicable in paved areas.

Block and gravel protection is used when flows exceed 0.5 cubic feet per second and it is necessary to allow for overtopping to prevent flooding. This form of protection is also useful for curb type inlets as it works well in paved areas.

Wire mesh and gravel protection is used when flow exceed 0.5 cubic feet per second and construction traffic may occur over the inlet. This form of protection may be used with both curb and drop inlets.

Excavated impoundment protection around a drop inlet may be used for protection against sediment entering a storm drain inlet. With this method, it is necessary to install weep holes to allow the impoundment to drain completely. If this measure is impediment, the impoundment should be sized such that the volume of excavation is 3,600 cubic feet per acre (equivalent to 1 inch of runoff) of disturbed area entering the inlet.

The locations of the inlet protection can be seen on the attached construction plans.

- b. Schedule:** The inlet protection should be during street constructions, after the inlets are in place. They will be removed after revegetation of the right-of-way prior to the street being open to traffic.

5) Vegetation

- a. Description:** Vegetation is used as a temporary or permanent stabilization technique for areas disturbed by construction, but not covered by pavement, buildings, or other structures. As a temporary control, vegetation can be used to stabilize stockpiles and barren areas that are inactive for long periods of time.

Vegetative techniques can and should apply to every construction project with few exceptions. Vegetation effectively reduces erosion in swales, stockpiles, berms, mild to medium slopes, and along roadways.

- b. Schedule:** Any disturbed area shall be revegetated after major construction activities are complete.

ii) The following records must be maintained

- 1) The dates when major grading activities occur
- 2) The dates when construction activities temporarily or permanently cease on a portion of the site
- 3) The dates when stabilization measure are initiated

All of these activities and events should be logged in the Major Activities Log Form, a copy of which can be found in Exhibit F.

- iii) **Erosion control and stabilization measures must be initiated immediately in portions of the site where construction activities have temporarily ceased and will not resume for a period exceeding 14 calendar days. Stabilization measures that provide a protective cover must be initiated immediately in portions of the site where construction activities have permanently ceased. The term "immediately" is used to define the deadline for initiating stabilization measures. In the context of this requirement, "immediate" means as soon as practicable, but no later than the end of the next work day, following the day when the earth-disturbing activities have temporarily or permanently ceased. Except as provided in (a) through (d) below, these measures must be completed as soon as practicable, but no more than 14 calendar days after the initiation of soil stabilization measures:**
 - a. **Where the immediate initiation of stabilization measures after construction activity temporarily or permanently ceased is precluded by snow cover or frozen found conditions, stabilization measures must be initiated as soon as practicable.**
 - b. **In arid areas, semi-arid areas, or drought-stricken areas where the immediate initiation of stabilization measures after construction activity has temporarily or permanently ceased or is precluded by arid conditions, erosion control and stabilization measures must be initiated as soon as practical. Where vegetative controls are not feasible due to arid conditions, the operator shall immediately install and within 14 calendar days of a temporary or permanent cessation of work in any portion of the site complete, non-vegetative erosion controls. If non-vegetative controls are not feasible, the operator shall install temporary sediment controls as required in Paragraph (c) below.**
 - c. **In areas where temporary stabilization measures are infeasible, the operator may alternatively utilize temporary perimeter controls. The operator must document in the SWP3 the reason why stabilization measures are not feasible and must demonstrate that the perimeter controls will retain sediment on site to the extent practicable. The operator must continue to inspect the BMPs at the frequency established in Section III.F.7.(a) of the TCEQ's General Permit to Discharge under the Texas Pollutant Discharge Elimination System for unstabilized sites.**
 - d. **If the initiation or completion of vegetative stabilization is affected by circumstances beyond the control of the permittee, vegetative stabilization must be initiated or completed as soon as conditions or circumstances allow it on the site. The requirement to initiate stabilization is triggered as soon as it is known with reasonable certainty that work will be stopped for 14 or more additional calendar days.**
- iv) **Final Stabilization must be achieved prior to termination of permit coverage.**

v) TCEQ does not expect that temporary or permanent stabilization measures to be applied to areas that are intended to be left un-vegetated or unstabilized following construction (e.g., dirt access roads, utility pole pads, areas being used for storage of vehicles, equipment, or materials).

c) **Sediment Control Practice**

i) **Sites with Drainage Areas of Ten or More Acres**

a. **Sedimentation Basin(s)**

Sedimentation basins will not be used for this project. No single point of discharge will have more than 10 acres of disturbed area contributing runoff.

b. **Perimeter Controls**

Silt fences, rock berms, and a construction exit will be used as perimeter controls for this project to keep sediment from being tracked off site. The location of the erosion and sedimentation controls can be found on the attached set of plans.

ii) **Sites with Drainage Areas Less than Ten Acres**

For the parts of the site with a drainage area of less than ten acres, the erosion and sedimentation controls will be the same as those for areas with drainage areas more than ten acres.

Silt fences and a construction exit will be used as perimeter controls for this project to keep sediment from being tracked off site. The location of the erosion and sedimentation controls can be found on the attached set of plans.

3. Description of Permanent Stormwater Controls

Permittees are only responsible for the installation and maintenance of stormwater management measures prior to final stabilization of the site or prior to submission of an NOT.

a) **Batch Detention Basins**

A batch detention basin is an extended detention basin modified to operate as a batch Approval of reactor. A valve on the first detention basin outlet is used to capture the produced runoff Innovative for a fixed amount of time and then release it. As in an extended detention basin, the Technology batch detention basin is primarily used to remove particulate pollutants and to reduce maximum runoff rates associated with development to their pre-development levels. Batch detention basins have superior water quality performance than traditional extended detention basins and achieve a total suspended solids (TSS) removal efficiency of 91%. (Middleton et al., 2006.

4. Other Required Controls and BMPs

- a) **Permittees shall minimize, to the extent practicable, the off-site vehicle tracking of sediments and the generation of dust.**

Off-site vehicle tracking will be prevented through the use of a construction exit. Dust will be controlled using water trucks when necessary.

- b) **Waste Materials**

All wastewater material will be collected and stored in a secure metal dumpster, which will be regularly emptied. No construction materials will be buried on site. Petroleum products will be properly disposed of off-site. Sanitary waste will be collected and disposed of properly in accordance with local regulations.

- c) **Pollution Sources Other Than Construction**

There are no anticipated stormwater discharges from any activity other than construction.

- d) **Velocity Dissipation**

Velocity dissipation devices will be placed at discharge locations and anywhere else where erosive velocities are expected.

- e) **Appropriate controls will be used to minimize the offsite transport of suspended sediments and other pollutants if it is necessary to pump or channel standing water from the site.**

- f) **Spill Response Plan**

- 1. ALL SPILLS MEETING THE FOLLOWING CRITERIA MUST BE IMMEDIATELY REPORTED TO THE TEXAS SPILL HOTLINE (1-800-832-8224), WHICH IS OPERATED 24 HRS A DAY.

https://www.tceq.texas.gov/response/spills/spill_rq.html

KIND OF SPILL	WHERE DISCHARGED	AMOUNT
PETROLEUM PRODUCTS	LAND	25 GAL
	WATER	LEAVES A SHEEN ON WATER SURFACE
CHEMICALS	WATER	100 LBS

IF POSSIBLE, BE PREPARED TO ANSWER THE FOLLOWING QUESTIONS:

- DATE AND TIME OF SPILL.
- IDENTITY OF MATERIAL SPILLED.
- ESTIMATE OF THE QUANTITY OF MATERIAL SPILLED AND DURATION.
- THE EXACT LOCATION OF THE SPILL, INCLUDING THE NAME OF WATERS INVOLVED OR THREATENED (ONION CREEK/WALNUT SPRINGS)
- EXTENT OF ACTUAL AND POTENTIAL WATER POLLUTION.

- SOURCE OF THE SPILL.
 - NAME, ADDRESS, AND PHONE NUMBER OF THE PARTY IN CHARGE OF, OR RESPONSIBLE FOR THE PROJECT OR ACTIVITY ASSOCIATED WITH THE SPILL.
 - THE STEPS BEING TAKEN OR PROPOSED TO CONTAIN AND CLEAN UP THE SPILL AND ANY PRECAUTIONS TAKEN TO MINIMIZE IMPACTS, INCLUDING EVACUATION.
 - THE EXTENT OF INJURIES, IF ANY.
 - ANY KNOWN OR ANTICIPATED HEALTH RISKS.
 - POSSIBLE HAZARDS TO THE ENVIRONMENT (AIR, SOIL, WATER, WIDLIFE, ETC.)
 - THE IDENTITIES OF ANY RESPONDING AGENCIES.
2. IMMEDIATELY CONTAIN SPILLS OF ALL QUANTITIES AND MATERIALS. IF A LIQUID SPILL OCCURS ON PAVED SURFACES, ENCIRCLE THE SPILL WITH ABSORBENT MATERIALS. IF A LIQUID SPILL OCCURS IN DIRT AREAS, IMMEDIATELY CONTAIN THE SPILL BY CONSTRUCTING AN EARTHEN DIKE. PROMPTLY AND PROPERLY DISPOSE OF CONTAMINATED ABSORBENT MATERIAL AND DIRT. NEVER HOSE DOWN OR BURY DRY MATERIAL SPILLS.
 3. WHEN VEHICLE MAINTENANCE AND/OR FUELING OCCURS ONSITE, USE A DESIGNATED AREA LOCATED AWAY FROM DRAINAGE COURSES. REGULARLY INSPECT ONSITE VEHICLES AND EQUIPMENT FOR LEAKS. REPAIR IMMEDIATELY.

5. Documentation of Compliance with Approved State and Local Plans

- a) **The SWPPP is consistent with requirement specified in applicable sediment and erosion site plans or sit permits, or stormwater management site plans or site permits approved by federal, state, or local officials.**
- b) **The SWPPP will be updated as necessary to remain consistent with any changes applicable to protecting surface water resources in sediment erosion site plans or site permits, or stormwater management site plans or site permits approved by state or local officials.**
- c) **Contributing Zone Permit**

A Contributing Zone Permit has been prepared and is included with this SWPPP.

6. Maintenance Requirements

The contractor must comply with all requirements set forth in Part III. F.6 (a)-(d) of the attached General Permit.

7. Inspections of Controls

The contractor must comply with all requirements set forth in Part III. F.7 (a)-(e) of the attached General Permit. Inspection and Maintenance Report Forms can be found in Exhibit G.

8. Non-Stormwater Components of Discharge

Non-stormwater discharges are not expected from this site. During construction, irrigation waters may be applied to planted grasses and landscape plants through a sprinkler system to establish and maintain them.

9. SWPPP Requirements

The permittee must comply with all requirements and conditions of the General Permit and this SWPPP. A responsible corporate official must certify the SWPPP. In signing the plan, the corporate officer attests that he has read and fully understands the general permit requirement and conditions.

Owner/Developer Title Date

Printed Name Phone Number

Contractor Title Date

Printed Name Phone Number

Other Operator (if applicable) Title Date

Printed Name Phone Number

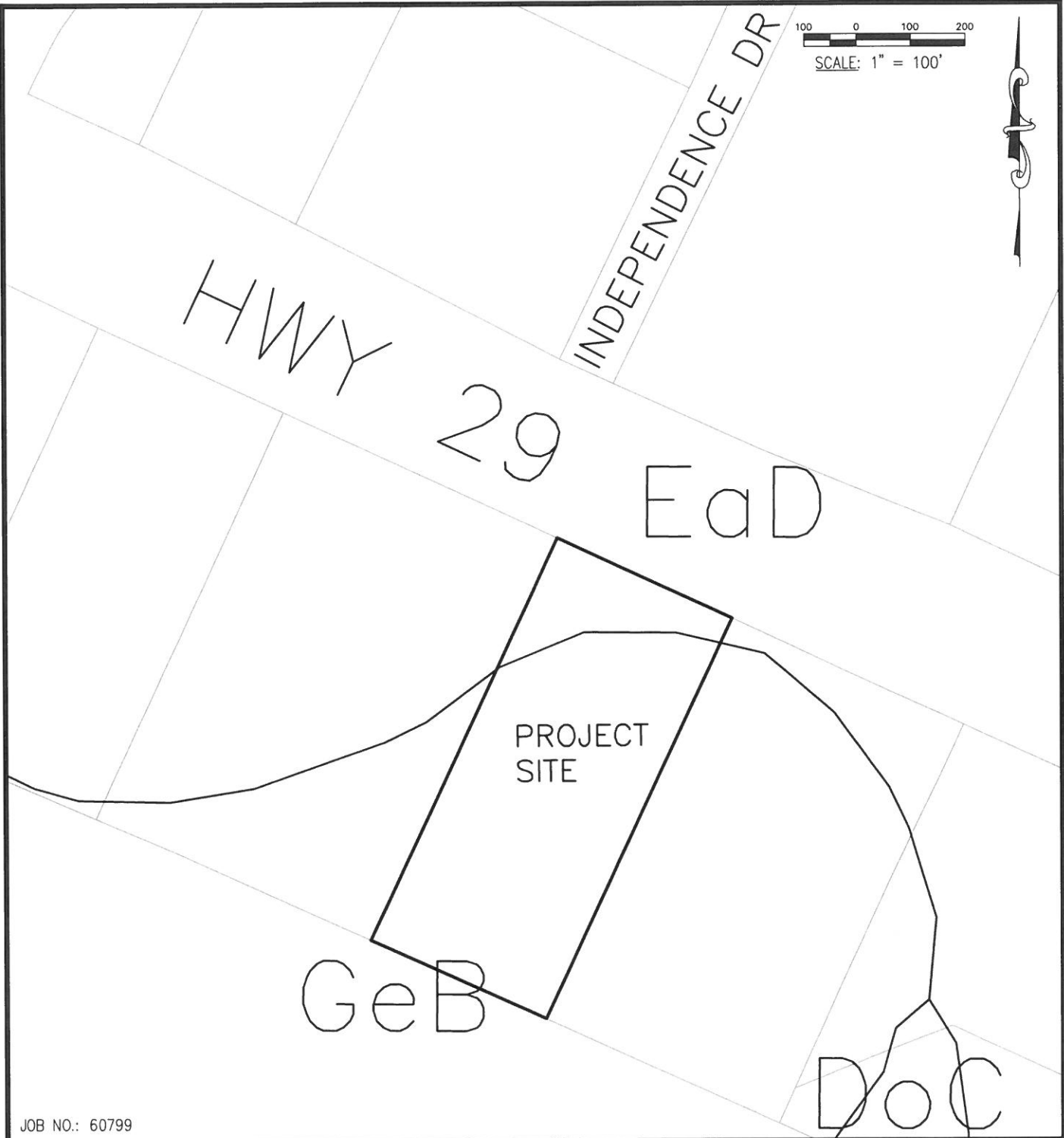
Other Operator (if applicable) Title Date

Printed Name Phone Number

10. The SWPPP includes pollution prevention procedures that comply with Part III.G.4 of the General Permit.

Exhibit A

Soils Map and Table

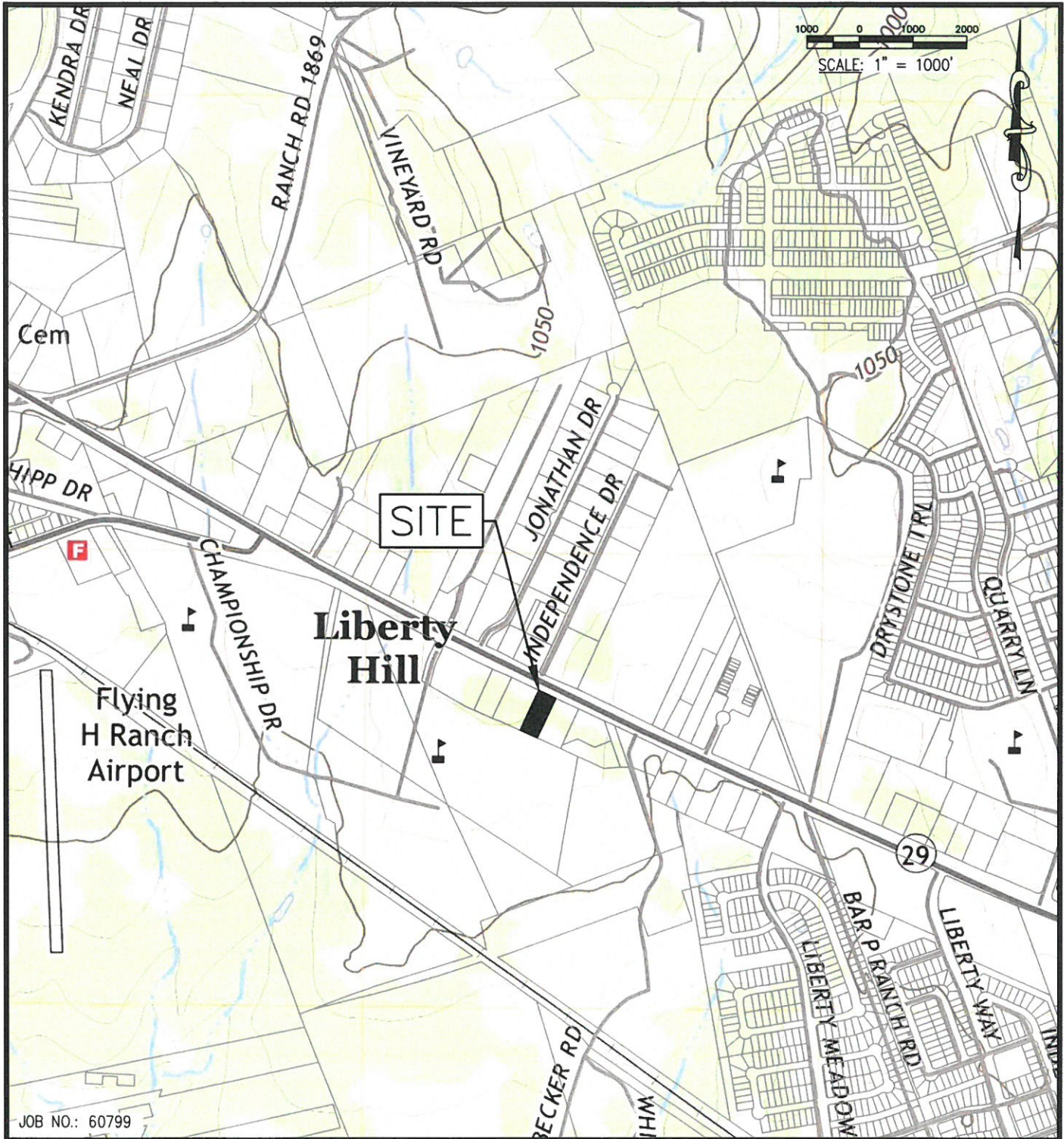


JOB NO.: 60799

ATTACHMENT A
LIBERTY HILL 29, LLC
STORMWATER POLLUTION PREVENTION PLAN
SOILS CONSERVATION SERVICE SOIL TYPES

BURGESS & NIPLE, INC.
235 LEDGE STONE DRIVE
AUSTIN, TEXAS 78737 (512) 432-1000
APRIL 2023

Exhibit B
Location Map



ATTACHMENT B
USGS QUAD MAP
HERITAGE RIDGE PANDA EXPRESS
CONTRIBUTING ZONE PERMIT MODIFICATION
BURGESS & NIPLE, INC.
235 LEDGE STONE DRIVE
AUSTIN, TEXAS 78737 (512) 432-1000
APRIL 2023

Exhibit C

TPDES General Permit

Texas Commission on Environmental Quality

P.O. Box 13087, Austin, Texas 78711-3087



GENERAL PERMIT TO DISCHARGE UNDER THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

under provisions of
Section 402 of the Clean Water Act
and Chapter 26 of the Texas Water Code

This permit supersedes and replaces
TPDES General Permit No. TXR150000,
effective March 5, 2018, and amended January 28, 2022

Construction sites that discharge stormwater associated with construction activity located in the state of Texas may discharge to surface water in the state only according to monitoring requirements and other conditions set forth in this general permit, as well as the rules of the Texas Commission on Environmental Quality (TCEQ or Commission), the laws of the State of Texas, and other orders of the Commission of the TCEQ. The issuance of this general permit does not grant to the permittee the right to use private or public property for conveyance of stormwater and certain non-stormwater discharges along the discharge route. This includes property belonging to but not limited to any individual, partnership, corporation or other entity. Neither does this general permit authorize any invasion of personal rights nor any violation of federal, state, or local laws or regulations. It is the responsibility of the permittee to acquire property rights as may be necessary to use the discharge route.

This general permit and the authorization contained herein shall expire at midnight, on March 5, 2028.

EFFECTIVE DATE: March 5, 2023

ISSUED DATE: February 27, 2023



For the Commission

Exhibit D
Notice of Intent



Notice of Intent (NOI) for an Authorization for Stormwater Discharges Associated with Construction Activity under TPDES General Permit TXR150000

IMPORTANT INFORMATION

Please read and use the General Information and Instructions prior to filling out each question in the NOI form.

Use the NOI Checklist to ensure all required information is completed correctly.
Incomplete applications delay approval or result in automatic denial.

Once processed your permit authorization can be viewed by entering the following link into your internet browser: http://www2.tceq.texas.gov/wq_dpa/index.cfm or you can contact TCEQ Stormwater Processing Center at 512-239-3700.

ePERMITS

Effective September 1, 2018, this paper form must be submitted to TCEQ with a completed electronic reporting waiver form (TCEQ-20754).

To submit an NOI electronically, enter the following web address into your internet browser and follow the instructions: <https://www3.tceq.texas.gov/steers/index.cfm>

APPLICATION FEE AND PAYMENT

The application fee for submitting a paper NOI is \$325. The application fee for electronic submittal of a NOI through the TCEQ ePermits system (STEERS) is \$225.

Payment of the application fee can be submitted by mail or through the TCEQ ePay system. The payment and the NOI must be mailed to separate addresses. To access the TCEQ ePay system enter the following web address into your internet browser:
<http://www.tceq.texas.gov/epay>.

Provide your payment information for verification of payment:

- If payment was mailed to TCEQ, provide the following:
 - Check/Money Order Number: _____
 - Name printed on Check: _____
- If payment was made via ePay, provide the following:
 - Voucher Number: _____
 - A copy of the payment voucher is attached to this paper NOI form.

RENEWAL (This portion of the NOI is not applicable after June 3, 2018)

Is this NOI for a renewal of an existing authorization? Yes No

If Yes, provide the authorization number here: TXR15

NOTE: If an authorization number is not provided, a new number will be assigned.

SECTION 1. OPERATOR (APPLICANT)

a) If the applicant is currently a customer with TCEQ, what is the Customer Number (CN) issued to this entity? CN

(Refer to Section 1.a) of the Instructions)

b) What is the Legal Name of the entity (applicant) applying for this permit? (The legal name must be spelled exactly as filed with the Texas Secretary of State, County, or in the legal document forming the entity.)

Liberty Hill 29, LLC

c) What is the contact information for the Operator (Responsible Authority)?

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Brad Andrews Suffix:

Title: Credentials:

Phone Number: Fax Number:

E-mail:

Mailing Address:

City, State, and Zip Code:

Mailing Information if outside USA:

Territory:

Country Code: Postal Code:

d) Indicate the type of customer:

Individual

Federal Government

Limited Partnership

County Government

General Partnership

State Government

Trust

City Government

Sole Proprietorship (D.B.A.)

Other Government

Corporation

Other:

Estate

e) Is the applicant an independent operator? Yes No

- b) Name of project or site (the name known by the community where it's located): Liberty Hill Panda Express
- c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Commercial development
- d) County or Counties (if located in more than one): Williamson
- e) Latitude: [REDACTED] Longitude: [REDACTED]
- f) Site Address/Location

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete *Section A*.

If the site does not have a physical address, provide a location description in *Section B*. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section A:

Street Number and Name: [REDACTED]

City, State, and Zip Code: [REDACTED]

Section B:

Location Description: The site is located south of Hwy 29 east of the existing Starbucks at Heritage Ridge.

City (or city nearest to) where the site is located: Liberty Hill

Zip Code where the site is located: 78642

SECTION 4. GENERAL CHARACTERISTICS

- a) Is the project or site located on Indian Country Lands?
 - Yes, do not submit this form. You must obtain authorization through EPA Region 6.
 - No
- b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?
 - Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.
 - No
- c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 1542
- d) What is the Secondary SIC Code(s), if applicable? [REDACTED]
- e) What is the total number of acres to be disturbed? 1.24

- f) Is the project part of a larger common plan of development or sale?
- Yes
- No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.
- g) What is the estimated start date of the project? [REDACTED]
- h) What is the estimated end date of the project? [REDACTED]
- i) Will concrete truck washout be performed at the site? Yes No
- j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? South Fork San Gabriel
- k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach?
- l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?
- Yes No

If Yes, provide the name of the MS4 operator: [REDACTED]

Note: The general permit requires you to send a copy of this NOI form to the MS4 operator.

- m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?
- Yes, complete the certification below.
- No, go to Section 5

I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented. Yes

SECTION 5. NOI CERTIFICATION

- a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). Yes
- b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. Yes
- c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. Yes
- d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). Yes

Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3, provided all obligations are confirmed by at least one operator.

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: _____

Operator Signatory Title: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

I further certify that I am authorized under 30 Texas Administrative Code §305.44 to sign and submit this document, and can provide documentation in proof of such authorization upon request.

Signature (use blue ink): _____ Date: _____

NOTICE OF INTENT CHECKLIST (TXR150000)

Did you complete everything? Use this checklist to be sure!

Are you ready to mail your form to TCEQ? Go to the General Information Section of the Instructions for mailing addresses.

Confirm each item (or applicable item) in this form is complete. This checklist is for use by the applicant to ensure a complete application is being submitted. **Missing information may result in denial of coverage under the general permit.** (See NOI process description in the General Information and Instructions.)

APPLICATION FEE

If paying by check:

- Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)
- Check number and name on check is provided in this application.

If using ePay:

- The voucher number is provided in this application and a copy of the voucher is attached.

RENEWAL

- If this application is for renewal of an existing authorization, the authorization number is provided.

OPERATOR INFORMATION

- Customer Number (CN) issued by TCEQ Central Registry
- Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)
- Name and title of responsible authority signing the application.
- Phone number and e-mail address
- Mailing address is complete & verifiable with USPS. www.usps.com
- Type of operator (entity type). Is applicant an independent operator?
- Number of employees.
- For corporations or limited partnerships - Tax ID and SOS filing numbers.
- Application contact and address is complete & verifiable with USPS. <http://www.usps.com>

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

- Regulated Entity Number (RN) (if site is already regulated by TCEQ)
- Site/project name and construction activity description
- County
- Latitude and longitude <http://www.tceq.texas.gov/gis/sqmaview.html>

Site Address/Location. Do not use a rural route or post office box.

GENERAL CHARACTERISTICS

Indian Country Lands -the facility is not on Indian Country Lands.

Construction activity related to facility associated to oil, gas, or geothermal resources

Primary SIC Code that best describes the construction activity being conducted at the site.
www.osha.gov/oshstats/sicser.html

Estimated starting and ending dates of the project.

Confirmation of concrete truck washout.

Acres disturbed is provided and qualifies for coverage through a NOI.

Common plan of development or sale.

Receiving water body or water bodies.

Segment number or numbers.

MS4 operator.

Edwards Aquifer rule.

CERTIFICATION

Certification statements have been checked indicating Yes.

Signature meets 30 Texas Administrative Code (TAC) §305.44 and is original.

Instructions for Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity under TPDES General Permit (TXR150000)

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ

Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ

Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

The application fee of \$325 is required to be paid at the time the NOI is submitted. Failure to submit payment at the time the application is filed will cause delays in acknowledgment or denial of coverage under the general permit. Payment of the fee may be made by check or money order, payable to TCEQ, or through EPAY (electronic payment through the web).

Mailed Payments:

Use the attached General Permit Payment Submittal Form. The application fee is submitted to a different address than the NOI. Read the General Permit Payment Submittal Form for further instructions, including the address to send the payment.

ePAY Electronic Payment: <http://www.tceq.texas.gov/epay>

When making the payment you must select Water Quality, and then select the fee category "General Permit Construction Storm Water Discharge NOI Application". You must include a copy of the payment voucher with your NOI. Your NOI will not be considered complete without the payment voucher.

TCEQ Contact List:

Application - status and form questions:	512-239-3700, swpermit@tceq.texas.gov
Technical questions:	512-239-4671, swgp@tceq.texas.gov
Environmental Law Division:	512-239-0600
Records Management - obtain copies of forms:	512-239-0900
Reports from databases (as available):	512-239-DATA (3282)
Cashier's office:	512-239-0357 or 512-239-0187

Notice of Intent Process:

When your NOI is received by the program, the form will be processed as follows:

- **Administrative Review:** Each item on the form will be reviewed for a complete response. In addition, the operator's legal name must be verified with Texas Secretary of State as valid and active (if applicable). The address(es) on the form must be verified with the US Postal service as receiving regular mail delivery. Do not give an overnight/express mailing address.

- **Notice of Deficiency:** If an item is incomplete or not verifiable as indicated above, a notice of deficiency (NOD) will be mailed to the operator. The operator will have 30 days to respond to the NOD. The response will be reviewed for completeness.
- **Acknowledgment of Coverage:** An Acknowledgment Certificate will be mailed to the operator. This certificate acknowledges coverage under the general permit.

or

Denial of Coverage: If the operator fails to respond to the NOD or the response is inadequate, coverage under the general permit may be denied. If coverage is denied, the operator will be notified.

General Permit (Your Permit)

For NOIs submitted **electronically** through ePermits, provisional coverage under the general permit begins immediately following confirmation of receipt of the NOI form by the TCEQ.

For **paper** NOIs, provisional coverage under the general permit begins **7 days after a completed NOI is postmarked for delivery** to the TCEQ.

You should have a copy of your general permit when submitting your application. You may view and print your permit for which you are seeking coverage, on the TCEQ web site <http://www.tceq.texas.gov>. Search using keyword TXR150000.

Change in Operator

An authorization under the general permit is not transferable. If the operator of the regulated project or site changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted no later than 10 days prior to the change in Operator status.

TCEQ Central Registry Core Data Form

The Core Data Form has been incorporated into this form. Do not send a Core Data Form to TCEQ. After final acknowledgment of coverage under the general permit, the program will assign a Customer Number and Regulated Entity Number, if one has not already been assigned to this customer or site.

For existing customers and sites, you can find the Customer Number and Regulated Entity Number by entering the following web address into your internet browser: <http://www15.tceq.texas.gov/crpub/> or you can contact the TCEQ Stormwater Processing Center at 512-239-3700 for assistance. On the website, you can search by your permit number, the Regulated Entity (RN) number, or the Customer Number (CN). If you do not know these numbers, you can select "Advanced Search" to search by permittee name, site address, etc.

The Customer (Permittee) is responsible for providing consistent information to the TCEQ, and for updating all CN and RN data for all authorizations as changes occur. For this permit, a Notice of Change form must be submitted to the program area.

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

Renewal of General Permit. Dischargers holding active authorizations under the expired General Permit are required to submit a NOI to continue coverage. The existing permit number is required. If the permit number is not provided or has been terminated, expired, or denied, a new permit number will be issued.

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

TCEQ's Central Registry will assign each customer a number that begins with CN, followed by nine digits. **This is not a permit number, registration number, or license number.**

If the applicant is an existing TCEQ customer, the Customer Number is available at the following website: <http://www15.tceq.texas.gov/crpub/>. If the applicant is not an existing TCEQ customer, leave the space for CN blank.

b) Legal Name of Applicant

Provide the current legal name of the applicant. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, as filed in the county. You may contact the SOS at 512-463-5555, for more information related to filing in Texas. If filed in the county, provide a copy of the legal documents showing the legal name.

c) Contact Information for the Applicant (Responsible Authority)

Provide information for the person signing the application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: <https://tools.usps.com/go/ZipLookupAction!input.action>.

The phone number should provide contact to the applicant.

The fax number and e-mail address are optional and should correspond to the applicant.

d) Type of Customer (Entity Type)

Check only one box that identifies the type of entity. Use the descriptions below to identify the appropriate entity type. Note that the selected entity type also indicates the name that must be provided as an applicant for an authorization.

Individual

An individual is a customer who has not established a business, but conducts an activity that needs to be regulated by the TCEQ.

Partnership

A customer that is established as a partnership as defined by the Texas Secretary of State Office (TX SOS). If the customer is a 'General Partnership' or 'Joint Venture' filed in the county (not filed with TX SOS), the legal name of each partner forming the 'General Partnership' or 'Joint Venture' must be provided. Each 'legal entity' must apply as a co-applicant.

Trust or Estate

A trust and an estate are fiduciary relationships governing the trustee/executor with respect to the trust/estate property.

Sole Proprietorship (DBA)

A sole proprietorship is a customer that is owned by only one person and has not been incorporated. This business may:

1. be under the person's name
2. have its own name (doing business as or DBA)
3. have any number of employees.

If the customer is a Sole Proprietorship or DBA, the 'legal name' of the individual business 'owner' must be provided. The DBA name is not recognized as the 'legal name' of the entity. The DBA name may be used for the site name (regulated entity).

Corporation

A customer that meets all of these conditions:

1. is a legally incorporated entity under the laws of any state or country
2. is recognized as a corporation by the Texas Secretary of State
3. has proper operating authority to operate in Texas

The corporation's 'legal name' as filed with the Texas Secretary of State must be provided as applicant. An 'assumed' name of a corporation is not recognized as the 'legal name' of the entity.

Government

Federal, state, county, or city government (as appropriate)

The customer is either an agency of one of these levels of government or the governmental body itself. The government agency's 'legal name' must be provided as the applicant. A department name or other description of the organization is not recognized as the 'legal name'.

Other

This may include a utility district, water district, tribal government, college district, council of governments, or river authority. Provide the specific type of government.

e) Independent Entity

Check No if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

Check one box to show the number of employees for this customer's entire company, at all locations. This is not necessarily the number of employees at the site named in the application.

g) Customer Business Tax and Filing Numbers

These are required for Corporations and Limited Partnerships. These are not required for Individuals, Government, and Sole Proprietors.

State Franchise Tax ID Number

Corporations and limited liability companies that operate in Texas are issued a franchise tax identification number. If this customer is a corporation or limited liability company, enter the Tax ID number.

Federal Tax ID

All businesses, except for some small sole proprietors, individuals, or general partnerships should have a federal taxpayer identification number (TIN). Enter this number here. Use no prefixes, dashes, or hyphens. Sole proprietors, individuals, or general partnerships do not need to provide a federal tax ID.

TX SOS Charter (filing) Number

Corporations and Limited Partnerships required to register with the Texas Secretary of State are issued a charter or filing number. You may obtain further information by calling SOS at 512-463-5555.

DUNS Number

Most businesses have a DUNS (Data Universal Numbering System) number issued by Dun and Bradstreet Corp. If this customer has one, enter it here.

Section 2. APPLICATION CONTACT

Provide the name and contact information for the person that TCEQ can contact for additional information regarding this application.

Section 3. REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

a) Regulated Entity Number (RN)

The RN is issued by TCEQ's Central Registry to sites where an activity is regulated by TCEQ. This is not a permit number, registration number, or license number. Search TCEQ's Central Registry to see if the site has an assigned RN at <http://www15.tceq.texas.gov/crpub/>. If this regulated entity has not been assigned an RN, leave this space blank.

If the site of your business is part of a larger business site, an RN may already be assigned for the larger site. Use the RN assigned for the larger site.

If the site is found, provide the assigned RN and provide the information for the site to be authorized through this application. The site information for this authorization may vary from the larger site information.

An example is a chemical plant where a unit is owned or operated by a separate corporation that is accessible by the same physical address of your unit or facility. Other examples include industrial parks identified by one common address but different corporations have control of defined areas within the site. In both cases, an RN would be assigned for the physical address location and the permitted sites would be identified separately under the same RN.

b) Name of the Project or Site

Provide the name of the site or project as known by the public in the area where the site is located. The name you provide on this application will be used in the TCEQ Central Registry as the Regulated Entity name.

c) Description of Activity Regulated

In your own words, briefly describe the primary business that you are doing that requires this authorization. Do not repeat the SIC Code description.

d) County

Provide the name of the county where the site or project is located. If the site or project is located in more than one county, provide the county names as secondary.

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to:

<http://www.tceq.texas.gov/gis/sqmaview.html>.

f) Site Address/Location

If a site has an address that includes a street number and street name, enter the complete address for the site in *Section A*. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate a site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

If a site does not have an address that includes a street number and street name, provide a complete written location description in *Section B*. For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and zip code of the site location.

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

If your site is located on Indian Country Lands, the TCEQ does not have authority to process your application. You must obtain authorization through EPA Region 6, Dallas. Do not submit this form to TCEQ.

b) Construction activity associated with facility associated with exploration, development, or production of oil, gas, or geothermal resources

If your activity is associated with oil and gas exploration, development, or production, you may be under jurisdiction of the Railroad Commission of Texas (RRC) and may need to obtain authorization from EPA Region 6.

Construction activities associated with a facility related to oil, gas or geothermal resources may include the construction of a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a

carbon dioxide geologic storage facility; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

Where required by federal law, discharges of stormwater associated with construction activities under the RRC's jurisdiction must be authorized by the EPA and the RRC, as applicable. Activities under RRC jurisdiction include construction of a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources, such as a well site; treatment or storage facility; underground hydrocarbon or natural gas storage facility; reclamation plant; gas processing facility; compressor station; terminal facility where crude oil is stored prior to refining and at which refined products are stored solely for use at the facility; a carbon dioxide geologic storage facility under the jurisdiction of the RRC; and a gathering, transmission, or distribution pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel. The RRC also has jurisdiction over stormwater from land disturbance associated with a site survey that is conducted prior to construction of a facility that would be regulated by the RRC. Under 33 U.S.C. §1342(l)(2) and §1362(24), EPA cannot require a permit for discharges of stormwater from field activities or operations associated with {oil and gas} exploration, production, processing, or treatment operations, or transmission facilities, including activities necessary to prepare a site for drilling and for the movement and placement of drilling equipment, whether or not such field activities or operations may be considered to be construction activities unless the discharge is contaminated by contact with any overburden, raw material, intermediate product, finished product, byproduct, or waste product located on the site of the facility. Under §3.8 of this title (relating to Water Protection), the RRC prohibits operators from causing or allowing pollution of surface or subsurface water. Operators are encouraged to implement and maintain best management practices (BMPs) to minimize discharges of pollutants, including sediment, in stormwater during construction activities to help ensure protection of surface water quality during storm events.

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser:

[http://texreg.sos.state.tx.us/public/readtac\\$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30](http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30) or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

Provide the SIC Code that best describes the construction activity being conducted at this site.

Common SIC Codes related to construction activities include:

- 1521 - Construction of Single Family Homes
- 1522 - Construction of Residential Buildings Other than Single Family Homes
- 1541 - Construction of Industrial Buildings and Warehouses

- 1542 - Construction of Non-residential Buildings, other than Industrial Buildings and Warehouses
- 1611 - Highway and Street Construction, except Highway Construction
- 1622 - Bridge, Tunnel, and Elevated Highway Construction
- 1623 - Water, Sewer, Pipeline and Communications, and Power Line Construction

For help with SIC Codes, enter the following link into your internet browser: <http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Local Government Assistance Section at 800-447-2827 for assistance.

d) Secondary SIC Code

Secondary SIC Code(s) may be provided. Leave this blank if not applicable. For help with SIC Codes, enter the following link into your internet browser: <http://www.osha.gov/pls/imis/sicsearch.html> or you can contact the TCEQ Small Business and Environmental Assistance Section at 800-447-2827 for assistance.

e) Total Number of Acres Disturbed

Provide the approximate number of acres that the construction site will disturb. Construction activities that disturb less than one acre, unless they are part of a larger common plan that disturbs more than one acre, do not require permit coverage. Construction activities that disturb between one and five acres, unless they are part of a common plan that disturbs more than five acres, do not require submission of an NOI. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

If you have any questions about this item, please contact the stormwater technical staff by phone at 512-239-4671 or by email at swgp@tceq.texas.gov.

f) Common Plan of Development

Construction activities that disturb less than five acres do not require submission of an NOI unless they are part of a common plan of development or for sale where the area disturbed is five or more acres. Therefore, the estimated area of land disturbed should not be less than five, unless the project is part of a larger common plan that disturbs five or more acres. Disturbed means any clearing, grading, excavating, or other similar activities.

For more information on what a common plan of development is, refer to the definition of “Common Plan of Development” in the Definitions section of the general permit or enter the following link into your internet browser: www.tceq.texas.gov/permitting/stormwater/common_plan_of_development_steps.html

For further information, go to the TCEQ stormwater construction webpage enter the following link into your internet browser: www.tceq.texas.gov/goto/construction and search for “Additional Guidance and Quick Links”. If you have any further questions about the Common Plan of Development you can contact the TCEQ Stormwater Team at 512-239-4671 or the TCEQ Small Business and Environmental Assistance at 800-447-2827.

g) Estimated Start Date of the Project

This is the date that any construction activity or construction support activity is initiated at the site. If renewing the permit provide the original start date of when construction activity for this project began.

h) Estimated End Date of the Project

This is the date that any construction activity or construction support activity will end and final stabilization will be achieved at the site.

i) Will concrete truck washout be performed at the site?

Indicate if you expect that operators of concrete trucks will washout concrete trucks at the construction site.

j) Identify the water body(s) receiving stormwater runoff

The stormwater may be discharged directly to a receiving stream or through a MS4 from your site. It eventually reaches a receiving water body such as a local stream or lake, possibly via a drainage ditch. You must provide the name of the water body that receives the discharge from the site (a local stream or lake).

If your site has more than one outfall you need to include the name of the first water body for each outfall, if they are different.

k) Identify the segment number(s) of the classified water body(s)

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site:

www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

You may also find the segment number in TCEQ publication GI-316 by entering the following link into your internet browser: www.tceq.texas.gov/publications/gi/gi-316 or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

If the discharge is into an unclassified receiving water and then crosses state lines prior to entering a classified segment, select the appropriate watershed:

- 0100 (Canadian River Basin)
- 0200 (Red River Basin)
- 0300 (Sulfur River Basin)
- 0400 (Cypress Creek Basin)
- 0500 (Sabine River Basin)

Call the Water Quality Assessments section at 512-239-4671 for further assistance.

l) Discharge into MS4 - Identify the MS4 Operator

The discharge may initially be into a municipal separate storm sewer system (MS4). If the stormwater discharge is into an MS4, provide the name of the entity that operates the MS4 where the stormwater discharges. An MS4 operator is often a city, town, county, or utility district, but possibly can be another form of government. Please note that the Construction General Permit requires the Operator to supply the MS4 with a

copy of the NOI submitted to TCEQ. For assistance, you may call the technical staff at 512-239-4671.

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

The general permit requires the approved Contributing Zone Plan or Water Pollution Abatement Plan to be included or referenced as a part of the Stormwater Pollution Prevention Plan.

See maps on the TCEQ website to determine if the site is located within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer by entering the following link into an internet browser: www.tceq.texas.gov/field/eapp/viewer.html or by contacting the TCEQ Water Quality Division at 512-239-4671 for assistance.

If the discharge or potential discharge is within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, a site-specific authorization approved by the Executive Director under the Edwards Aquifer Protection Program (30 TAC Chapter 213) is required before construction can begin.

For questions regarding the Edwards Aquifer Protection Program, contact the appropriate TCEQ Regional Office. For projects in Hays, Travis and Williamson Counties: Austin Regional Office, 12100 Park 35 Circle, Austin, TX 78753, 512-339-2929. For Projects in Bexar, Comal, Kinney, Medina and Uvalde Counties: TCEQ San Antonio Regional Office, 14250 Judson Rd., San Antonio, TX 78233-4480, 210-490-3096.

Section 5. NOI CERTIFICATION

Note: Failure to indicate Yes to all of the certification items may result in denial of coverage under the general permit.

a) Certification of Understanding the Terms and Conditions of Construction General Permit (TXR150000)

Provisional coverage under the Construction General Permit (TXR150000) begins 7 days after the completed paper NOI is postmarked for delivery to the TCEQ. Electronic applications submitted through ePermits have immediate provisional coverage. You must obtain a copy and read the Construction General Permit before submitting your application. You may view and print the Construction General Permit for which you are seeking coverage at the TCEQ web site by entering the following link into an internet browser: www.tceq.texas.gov/goto/construction or you may contact the TCEQ Stormwater processing Center at 512-239-3700 for assistance.

b) Certification of Legal Name

The full legal name of the applicant as authorized to do business in Texas is required. The name must be provided exactly as filed with the Texas Secretary of State (SOS), or on other legal documents forming the entity, that is filed in the county where doing business. You may contact the SOS at 512-463 5555, for more information related to filing in Texas.

c) Understanding of Notice of Termination

A permittee shall terminate coverage under the Construction General Permit through the submittal of a NOT when the operator of the facility changes, final stabilization has

been reached, the discharge becomes authorized under an individual permit, or the construction activity never began at this site.

d) Certification of Stormwater Pollution Prevention Plan

The SWP3 identifies the areas and activities that could produce contaminated runoff at your site and then tells how you will ensure that this contamination is mitigated. For example, in describing your mitigation measures, your site's plan might identify the devices that collect and filter stormwater, tell how those devices are to be maintained, and tell how frequently that maintenance is to be carried out. You must develop this plan in accordance with the TCEQ general permit requirements. This plan must be developed and implemented before you complete this NOI. The SWP3 must be available for a TCEQ investigator to review on request.

Section 6. APPLICANT CERTIFICATION SIGNATURE

The certification must bear an original signature of a person meeting the signatory requirements specified under 30 Texas Administrative Code (TAC) §305.44.

If you are a corporation:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(1) (see below). According to this code provision, any corporate representative may sign an NOI or similar form so long as the authority to sign such a document has been delegated to that person in accordance with corporate procedures. By signing the NOI or similar form, you are certifying that such authority has been delegated to you. The TCEQ may request documentation evidencing such authority.

If you are a municipality or other government entity:

The regulation that controls who may sign an NOI or similar form is 30 Texas Administrative Code §305.44(a)(3) (see below). According to this code provision, only a ranking elected official or principal executive officer may sign an NOI or similar form. Persons such as the City Mayor or County Commissioner will be considered ranking elected officials. In order to identify the principal executive officer of your government entity, it may be beneficial to consult your city charter, county or city ordinances, or the Texas statute(s) under which your government entity was formed. An NOI or similar document that is signed by a government official who is not a ranking elected official or principal executive officer does not conform to §305.44(a)(3). The signatory requirement may not be delegated to a government representative other than those identified in the regulation. By signing the NOI or similar form, you are certifying that you are either a ranking elected official or principal executive officer as required by the administrative code. Documentation demonstrating your position as a ranking elected official or principal executive officer may be requested by the TCEQ.

If you have any questions or need additional information concerning the signatory requirements discussed above, please contact the TCEQ's Environmental Law Division at 512-239-0600.

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the

corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding \$25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

(2) For a partnership or sole proprietorship, the application shall be signed by a general partner or the proprietor, respectively.

(3) For a municipality, state, federal, or other public agency, the application shall be signed by either a principal executive officer or a ranking elected official. For purposes of this paragraph, a principal executive officer of a federal agency includes the chief executive officer of the agency, or a senior executive officer having responsibility for the overall operations of a principal geographic unit of the agency (e.g., regional administrator of the EPA).

Texas Commission on Environmental Quality General Permit Payment Submittal Form

Use this form to submit your Application Fee only if you are mailing your payment.

Instructions:

- Complete items 1 through 5 below:
- Staple your check in the space provided at the bottom of this document.
- *Do not mail this form with your NOI form.*
- *Do not mail this form to the same address as your NOI.*

Mail this form and your check to either of the following:

By Regular U.S. Mail

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
P.O. Box 13088
Austin, TX 78711-3088

By Overnight or Express Mail

Texas Commission on Environmental Quality
Financial Administration Division
Cashier's Office, MC-214
12100 Park 35 Circle
Austin, TX 78753

Fee Code: GPA General Permit: TXR150000

1. Check or Money Order No: _____
2. Amount of Check/Money Order: _____
3. Date of Check or Money Order: _____
4. Name on Check or Money Order: _____
5. NOI Information:

If the check is for more than one NOI, list each Project or Site (RE) Name and Physical Address exactly as provided on the NOI. **Do not submit a copy of the NOI with this form, as it could cause duplicate permit application entries!**

If there is not enough space on the form to list all of the projects or sites the authorization will cover, then attach a list of the additional sites.

Project/Site (RE) Name: _____

Project/Site (RE) Physical Address: _____

Staple the check or money order to this form in this space.

Exhibit E

Major Activities Log Form

Exhibit F

Inspection and Maintenance Report Form

INSPECTION FORM A

**INSPECTION AND MAINTENANCE REPORT FORM TO BE
COMPLETED EVERY WEEK (7 CALENDAR DAYS) /OR EVERY 14 CALENDAR DAYS
AND WITHIN 24 HOURS OF RAINFALL EVENT OF 0.5 INCHES OR MORE**

Instructions: Each inspector or group of inspectors must complete this page (FORM A) of the INSPECTION AND MAINTENANCE REPORT. Complete a copy of FORM B for each individual site area as defined by the Storm Water Pollution Prevention Plan (SWPPP). If changes are required to the SWPPP, check the "YES" box at the bottom of the appropriate FORM B and then fill out the CHANGES REQUIRED and REASONS FOR CHANGES section below (FORM A). Use and attach additional sheets of paper if necessary.

Inspector: _____ Date: _____

Inspector's Qualifications:

CHANGES REQUIRED TO THE SWPPP RESULTING FROM THIS INSPECTION, AS DOCUMENTED ON SUBSEQUENT PAGES OF THIS FORM (IF ANY):

REASONS FOR CHANGES:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature: _____ Date: _____

INSPECTION AND MAINTENANCE REPORT FORM

INSPECTION FORM B

Specific Site Area Location: _____ Inspector: _____
 Days Since Last Rainfall: _____ Date: _____
 Last Rainfall Amt. (inches): _____ Gauge Location: _____

Storm Water Pollution Control	Is Control Functioning Properly?	Is There Evidence of Any Problems?	Describe Any Problems	Describe Maintenance or Corrective Action Required [Include Date(s) and Responsible Person(s)]
Revegetation Condition (After Temporary or Permanent Seeding)				
Silt Fences/Hay Bale Dikes				
Rock Berms				
Stabilized Construction Entrance				
Other Controls:				
Waste Disposal				
Offsite Vehicle Tracking				

Changes Required to the Storm Water Pollution Prevention Plan? Yes No

IF YES, SPECIFY CHANGES on FORM A of this set of forms and SIGN BELOW.

Signature: _____

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

I _____ **Brad Andrews** _____
Print Name

_____ **Manager** _____
Title - Owner/President/Other

of _____ **Liberty Hill 29, LLC** _____
Corporation/Partnership/Entity Name

have authorized _____ **Felix Manka** _____
Print Name of Agent/Engineer

of _____ **Burgess & Niple, 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:

[Signature]
Applicant's Signature

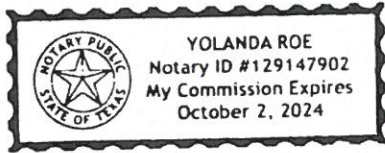
4-11-23
Date

THE STATE OF Tx §
County of Tarrant §

BEFORE ME, the undersigned authority, on this day personally appeared Brad Anderson 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 11th day of April, 2023

[Signature]
NOTARY PUBLIC
Yolanda Roe
Typed or Printed Name of Notary



MY COMMISSION EXPIRES: 10/2/2024

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Heritage Ridge

Regulated Entity Location: 13001 W State Highway 29, Liberty Hill, TX 78642

Name of Customer: Liberty Hill 29, LLC

Contact Person: Felix Manka

Phone: 512-432-1000

Customer Reference Number (if issued): CN _____

Regulated Entity Reference Number (if issued): RN 111096533

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

San Antonio Regional Office

Mailed to: TCEQ - Cashier

Overnight Delivery to: TCEQ - Cashier

Revenues Section

12100 Park 35 Circle

Mail Code 214

Building A, 3rd Floor

P.O. Box 13088

Austin, TX 78753

Austin, TX 78711-3088

(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	2.57 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: 05-25-23

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	\$1,500
	5 < 10	\$3,000
	10 < 40	\$4,000
	40 < 100	\$6,500
	100 < 500	\$8,000
	≥ 500	\$10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1	\$3,000
	1 < 5	\$4,000
	5 < 10	\$5,000
	10 < 40	\$6,500
	40 < 100	\$8,000
	≥ 100	\$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



TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission <i>(If other is checked please describe in space provided.)</i>		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization <i>(Core Data Form should be submitted with the program application.)</i>		
<input type="checkbox"/> Renewal <i>(Core Data Form should be submitted with the renewal form)</i>	<input type="checkbox"/> Other	
2. Customer Reference Number <i>(if issued)</i>	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number <i>(if issued)</i>
CN		RN 111096533

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)			
<i>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).</i>			
6. Customer Legal Name <i>(If an individual, print last name first: eg: Doe, John)</i>		<i>If new Customer, enter previous Customer below:</i>	
Liberty Hill 29, LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number <i>(if applicable)</i>
804341936	32082217566	87-4036439	
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – <i>as it relates to the Regulated Entity listed on this form. Please check one of the following</i>			
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Operator <input type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
15. Mailing Address:	8001 Quaker Avenue		
	Suite K		
	City	Lubbock	State TX ZIP 79424 ZIP + 4
16. Country Mailing Information <i>(if outside USA)</i>		17. E-Mail Address <i>(if applicable)</i>	
		brad@bradandrewsrealty.com	
18. Telephone Number	19. Extension or Code	20. Fax Number <i>(if applicable)</i>	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information <i>(If 'New Regulated Entity' is selected, a new permit application is also required.)</i>									
<input type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information									
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>									
22. Regulated Entity Name <i>(Enter name of the site where the regulated action is taking place.)</i>									
23. Street Address of the Regulated Entity: <i>(No PO Boxes)</i>									
		City		State		ZIP		ZIP + 4	
24. County									

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:		South of Hwy 29 approximatley 1.5 miles east of Hwy 183.							
26. Nearest City				State		Nearest ZIP Code			
Liberty Hill				TX		78642			
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>									
27. Latitude (N) In Decimal:		30.662068		28. Longitude (W) In Decimal:		-97.900205			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds				
30	39	43	97	54	1				
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)			
33. What is the Primary Business of this entity? <i>(Do not repeat the SIC or NAICS description.)</i>									
34. Mailing Address:									
		City		State		ZIP		ZIP + 4	
35. E-Mail Address:									
36. Telephone Number			37. Extension or Code			38. Fax Number <i>(if applicable)</i>			
() -						() -			

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.


<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
		11002213		
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Felix Manka	41. Title:	Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 432-1000		() -	felix.manka@burgessniple.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:	Burgess & Niple, Inc.	Job Title:	Project Engineer
Name (In Print):	Felix Manka	Phone:	(512) 432- 1000
Signature:		Date:	05-25-23

DEVELOPER: PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
626.799.9898

OWNER: LIBERTY HILL 29, LLC.
8001 QUAKER AVE.
SUITE K
LUBBOCK, TEXAS 79424
806.368.6554

ENGINEER: BURGESS & NIPLE, INC.
235 LEDGE STONE DR.
AUSTIN, TEXAS 78737
felix.manka@burgessniple.com
512.432.1000

SURVEYOR: ALAMO SURVEYORS, LLC.
22610 US HWY 281 NORTH
SUITE 204
SAN ANTONIO, TEXAS 78258
210.485.5683

**WATER/
WASTEWATER:** CITY OF LIBERTY HILL
P.O. BOX 1920
LIBERTY HILL, TEXAS 78642
512.778.5449

ELECTRIC: PEDERNALES ELECTRIC
10625 TX-29
LIBERTY HILL, TEXAS 78642
512.778.5470

**TDLR
REVIEW #** XXXXXXXXX



12991 W TX-29, LIBERTY HILL, TX 78642

PROJECT #: XX-XXXXXX

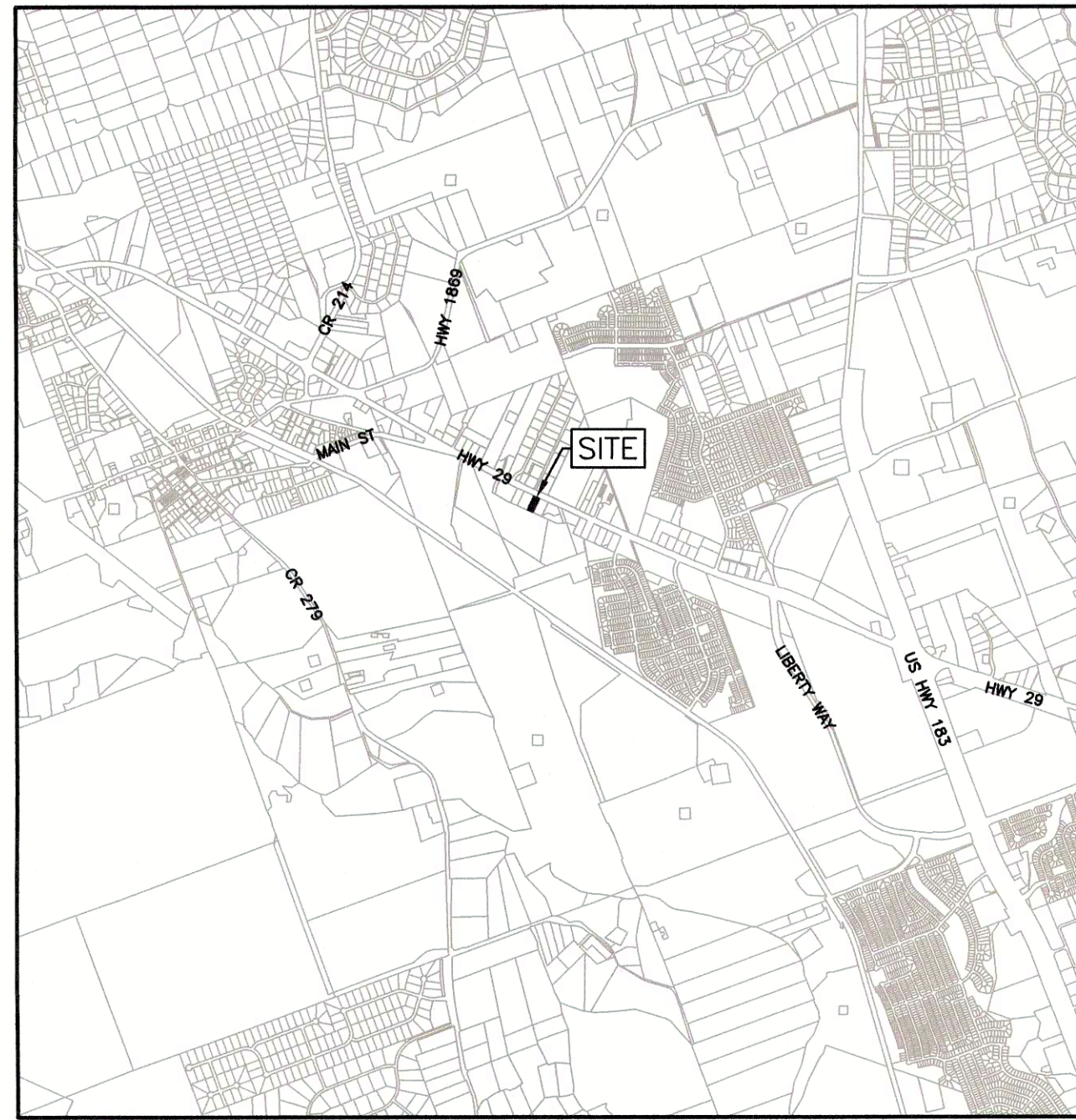
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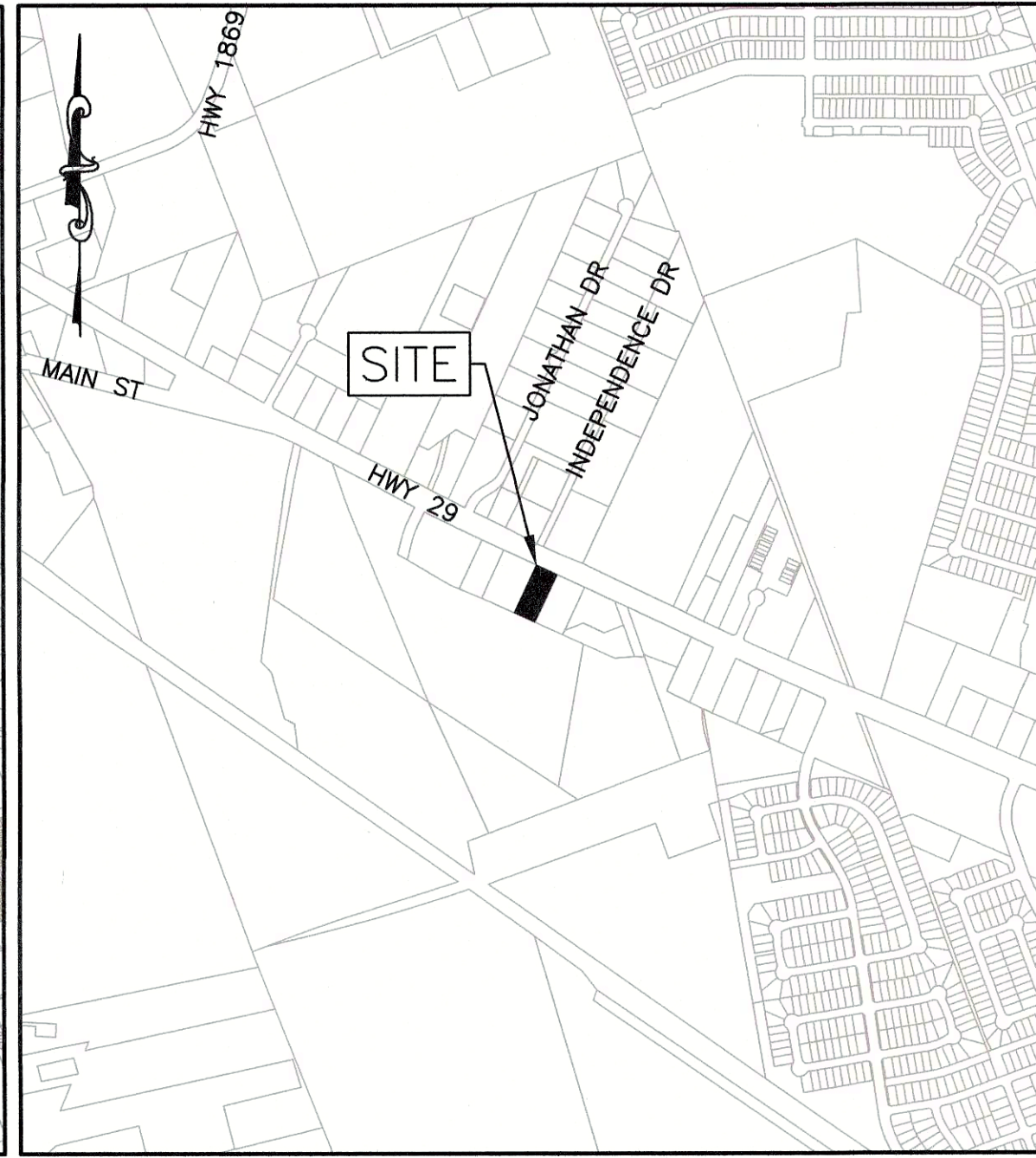
NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF WORK OF THE DESIGN ENGINEER.
- THIS SITE IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF LIBERTY HILL. ALL SPECIFICATION SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARDS, PER THE CITY OF LIBERTY HILL ORDINANCES.
- RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
- THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; BURGESS & NIPLE, INC. AND ITS ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTS OTHER THAN BURGESS & NIPLE, INC. AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
- BURGESS & NIPLE, INC. HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, THEY ARE TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. BURGESS & NIPLE, INC. SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.
- THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. PROJECT CURRENTLY HAS AN APPROVED CONTRIBUTING ZONE PLAN WITH TCEQ. THIS PLAN CONTAINS LESS I.C. THAN THE APPROVED PLAN THAT FALLS WITHIN THE IMPERVIOUS COVER.
- A SEPARATE SIGN PERMIT MAY BE REQUIRED FOR PROPOSED PROJECT SIGNAGE IF ANY. A SIGN PER MASTER SIGN ORDINANCE ARE NOT SHOWN WITH THESE PLANS.
- ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTROLS TO KEEP THE PROJECT IN COMPLIANCE.

TAX ID #: R638696



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

PANDA EXPRESS STANDARDS NOTES:

THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED JULY 26, 2022 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.

CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

THIS SITE IS WITHIN THE EDWARDS' AQUIFER CONTRIBUTING ZONE.

THIS PROPOSED DEVELOPMENT WILL NOT RESULT IN ANY IDENTIFIABLE ADVERSE IMPACT OF OTHER PROPERTIES.

RECORDED FINAL PLAT DOC NO.: 2022118636
METER SERIAL NO.: XXXX
UTILITY BILLING ACCOUNT NO.: XXXXX

SUBMITTED BY:
Felix J. Manka 05-15-23
DATE

FELIX MANKA, P.E.
BURGESS & NIPLE, INC.
235 LEDGE STONE DR.
AUSTIN, TEXAS 78737
512.432.1000



DATE OF SUBMITTAL: 5/15/2023

WATER SERVICE WILL BE PROVIDED BY THE CITY OF LIBERTY HILL

WASTEWATER WILL BE PROVIDED BY THE CITY OF LIBERTY HILL

WATERSHED: **SOUTH FORK OF THE SAN GABRIEL**

TRACT SIZE: 0.990 ACRES

PROPOSED LOT 3B I.C.: 36,762.14 SQFT (0.84435 AC) = 85%

PROPOSED PROJECT I.C.: 48,516.80 SQFT (1.114 AC)

TYPE OF CONSTRUCTION: V-B

RESTAURANT BUILDING: 2,412 SQFT

FIRE DEMAND: 2,250 GPM FOR 2 HOURS

1 HYDRANT PROPOSED, 0 EXISTING

PROPOSED USE: RESTAURANT

CONTRACTOR NOTES:

BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS THEY INTEND TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED DRAWINGS, SPECIFICATIONS, AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR DELIVERING THE PURPOSE INTENDED. THE BIDDER FURTHER WARRANTS THAT TO THE BEST OF THEIR OR THEIR SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.

CONTRACTOR IS TO CONTACT ENGINEER AND OWNER PRIOR TO CONSTRUCTING ANY ITEMS THAT REQUIRE A CONTRACT CHANGE ORDER. THE ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR INFRASTRUCTURE PLACED BASED ON ASSUMPTIONS AND THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY RELOCATIONS.

THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY, FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR RESPONSIBLE FOR CONSTRUCTING THESE PLANS SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY CONTRACTOR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

FLOOD PLAIN NOTE:

THE 100-YEAR FLOODPLAIN BY THE CITY REGULATION, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON, NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FORM PANEL #48491C0245F, AND INCORPORATED AREAS EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

LEGAL DESCRIPTION:

LOT 3B OF REPLAT OF LOT 3, BLOCK 1 HERITAGE RIDGE

APPROVED BY:

BASED ON THE DESIGN ENGINEER'S CERTIFICATION OF COMPLIANCE WITH ALL APPLICABLE CITY, STATE, AND FEDERAL REGULATIONS, THE PLANS AND SPECIFICATIONS CONTAINED HEREIN HAVE BEEN REVIEWED AND ARE FOUND TO BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF LIBERTY HILL.

CURTIS STEGER, P.E.
CITY ENGINEER
DATE

JERRY L. MILLARD, JR.
DIRECTOR OF PLANNING
DATE

LIZ BRANIGAN
MAYOR
DATE



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

CIVIL TCEQ 04.24.23
SITE DEVELOPMENT SET 05.12.23

DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



burgessniple.com
235 LEDGE STONE DR.
AUSTIN, TX 78737
REGISTRATION NO. 10834

PANDA EXPRESS

PANDA EXPRESS
12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

G-001

COVER

SHEET: 1 OF 17
CIVIL

PLOTTED: 5/11/2023 2:52:31 PM

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY HILL'S STANDARD SPECIFICATIONS MANUAL.
- 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.
- 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 AS APPROPRIATE.
- MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
- THE CONTRACTOR SHALL GIVE THE CITY OF LIBERTY HILL 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE 218-5428 (PLANNING AND DEVELOPMENT SERVICES DEPARTMENT).
- 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.
- PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRE-CONSTRUCTION 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.
- 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.
- THE LIBERTY HILL CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
- WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINED 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.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- AVAILABLE BENCHMARKS (CITY OF LIBERTY HILL DATUM) THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

TRENCH SAFETY NOTES:

- 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.
- 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.
- 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 IN DEPTH 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 DESIGN BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF LIBERTY HILL.

STREET AND DRAINAGE NOTES:

- ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR 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 AND TESTING. TELEPHONE 218-5555 (INSPECTIONS).
- 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.
- 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.
- STREET RIGHT-OF-WAYS 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'S ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT.
- 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.
- ALL R.C.P. SHALL BE MINIMUM CLASS III.
- 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.
- WHERE P'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.

WATER AND WASTEWATER NOTES:

- 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).
- PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), 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).
- 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.
- ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
- 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.
- THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR AT 218-5555 TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
- 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.
- 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.
- LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE WATER A WASTEWATER SUPERINTENDENT, TELEPHONE 218-5555.
- 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.
- 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 NO 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 ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT AT 218-5555.
- 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.
- THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
- THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF LIBERTY HILL.
- ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
- 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

SIZE	PERCENT RETAINED BY WEIGHT
1/2"	0%
3/8"	0-2%
#4	40-85%
#10	95-100%

- 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.
- ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, SO TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LIBERTY HILL SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

TRAFFIC MARKING NOTES:

- ANY METHODS, STREET MARKING 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.
- ALL PAVEMENT MARKING, 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 STREET AND HIGHWAYS, LATEST EDITIONS.

EROSION AND SEDIMENTATION NOTES:

- EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY HILL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY APPLIED.
- SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS 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.
- ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL 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.
- ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRASH OR OTHERWISE DEPOSITED ON EXISTING PAVED STREET DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.

P:\P\90799\99\Cadd\Sheet\G-002-003 GENERAL NOTES.dwg 5/11/2023 1:45:15 PM Casey Clark



PANDA EXPRESS, INC. 1683 Walnut Grove Ave. Rosemead, California 91770 Telephone: 626.799.9898 Facsimile: 626.372.8288

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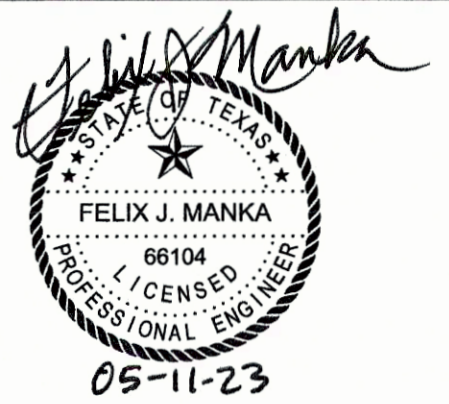
REVISIONS:

ISSUE DATE:

CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX PANDA STORE #: S8-23-D23586 ARCH PROJECT #: 22080-003



B&N burgessniple.com 235 LEDGE STONE DR. AUSTIN, TX 78737 REGISTRATION NO. 10834

PANDA EXPRESS

PANDA EXPRESS 12991 W. STATE HWY. 29 LIBERTY HILL, TX 78642

G-002

GENERAL NOTES 1 OF 2

SHEET: 2 OF 17 CIVIL

PLOTTED: 5/11/2023 2:52:33 PM

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)
CONTRIBUTING ZONE PLAN - GENERAL CONSTRUCTION NOTES:

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.

P:\PR0799\Cadd\Sheets\G-002-003 GENERAL NOTES.dwg 5/11/2023 1:45:15 PM Casey Clark



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

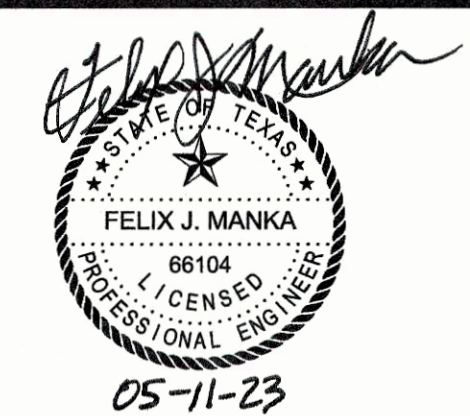
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burgessniple.com
235 LEDGE STONE DR.
AUSTIN, TX 78737
REGISTRATION NO. 10834

PANDA EXPRESS

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12991 W. STATE HWY. 29
LIBERTY HILL, TX 78642

G-003

GENERAL NOTES 2 OF 2

SHEET: 3 OF 17
CIVIL

Doc # 2022118430

REPLAT LOT 3, BLOCK 1 - HERITAGE RIDGE

REPLACING LOT 3, BLOCK 1 - HERITAGE RIDGE
RECORDED IN DOCUMENT NO. 2020143893
OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
John B. Robinson Survey Abstract No 521 Act

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON §

WE, WADE ROWDEN AND BRAD ANDREWS, MANAGERS OF LIBERTY HILL 29, LLC, OWNERS OF LOT 3, BLOCK 1 OF HERITAGE RIDGE CONVEYED FROM HERITAGE RIDGE INVESTMENTS, LLC TO LIBERTY HILL 29, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2022008495 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "REPLAT LOT 3, BLOCK 1 - HERITAGE RIDGE".

Wade Rowden
WADE ROWDEN

Brad Andrews
BRAD ANDREWS

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 22nd DAY OF September 2022, PERSONALLY APPEARED WADE ROWDEN, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Brandi Spiller
BRANDI SPILLER
Notary Public
STATE OF TEXAS
NOTARY ID # 12953002-4
My Comm. Expires 08-20-2025

PRINTED NAME
Brandi Spiller

DATE NOTARY COMMISSION EXPIRES
08-20-2025

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 20th DAY OF September 2022, PERSONALLY APPEARED BRAD ANDREWS, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Brandi Spiller
BRANDI SPILLER
Notary Public
STATE OF TEXAS
NOTARY ID # 12953002-4
My Comm. Expires 08-20-2025

PRINTED NAME
Brandi Spiller

DATE NOTARY COMMISSION EXPIRES
08-20-2025

STATE OF TEXAS
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS

I, FIRSTCAPITAL BANK OF TEXAS, N.A., AS THE LIEN HOLDER OF LOT 3, BLOCK 1 OF HERITAGE RIDGE CONVEYED FROM HERITAGE RIDGE INVESTMENTS, LLC TO LIBERTY HILL 29, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2022008495 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "REPLAT LOT 3, BLOCK 1 - HERITAGE RIDGE".

Trey Saldana
BY: Trey Saldana
FIRSTCAPITAL BANK OF TEXAS, N.A.

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE 22nd DAY OF September 2022, PERSONALLY APPEARED Trey Saldana, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

Brandi Spiller
BRANDI SPILLER
Notary Public
STATE OF TEXAS
NOTARY ID # 12953002-4
My Comm. Expires 08-20-2025

PRINTED NAME
Brandi Spiller

DATE NOTARY COMMISSION EXPIRES
08-20-2025

STATE OF TEXAS
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS

I, BRADLEY L. LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY, THE PROPERTY BOUNDARY CLOSURES AS PER MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS CODE, AS AMENDED, SPECIFICALLY SECTIONS 663.13-663.23 WHICH INCLUDES PROVISIONS REQUIRING 1:10,000 + 0.10' (URBAN) PRECISIONS FOR MONUMENTS FOUND OR SET WITHIN THE CORPORATE LIMITS OF ANY CITY, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROCKDALE, TEXAS THIS THE 20th DAY OF September, 2022.

Bradley L. Lipscomb
BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS

I, NICHOLAS SANDLIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS.

Nicholas Sandlin 9/6/2022 DATE
NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS

CITY APPROVAL

I, JERRY MILLARD, DIRECTOR OF PLANNING, DESIGNEE, OF THE CITY OF LIBERTY HILL, TEXAS, UNDER THE AUTHORITY GRANTED ME IN SECTION 3.09.02 OF THE UNIFIED DEVELOPMENT CODE, IN ACCORDANCE WITH THE TEXAS LOCAL GOVERNMENT CODE, DO HEREBY CERTIFY THIS PLAT AS APPROVED FOR FILING OF RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Jerry Millard 9-28-22 DATE
JERRY MILLARD, DIRECTOR OF PLANNING DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS

I, Nancy E. Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the 13th day of October, 2022 A.D., at 11:00 o'clock, A.M., and duly recorded this the 14th day of October, 2022 A.D., at 11:13 o'clock, A.M., in the Official Public Records of said County in Instrument No. 2022118430.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas, the date last shown above written.

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

BY: Diane Lane, DEPUTY

LEGEND

- - 5/8" IRON ROD FOUND WITH ORANGE CAP MARKED "ACS" UNLESS OTHERWISE NOTED
- - 1/2" IRON ROD SET WITH RED CAP MARKED "TRAD" RPLS 5952

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

SCALE: 1" = 100 FEET

COMPLETION DATE: 6/2/22
DRAWN BY: BL
SCALE: 1" = 100'
SURVEYED BY: LS
PROJECT NO. S22-133
CHECKED BY: BL



PANDA EXPRESS, INC.
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Rosemead, California
91770
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Facsimile: 626.372.8288

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DRAWN BY: JB, CC

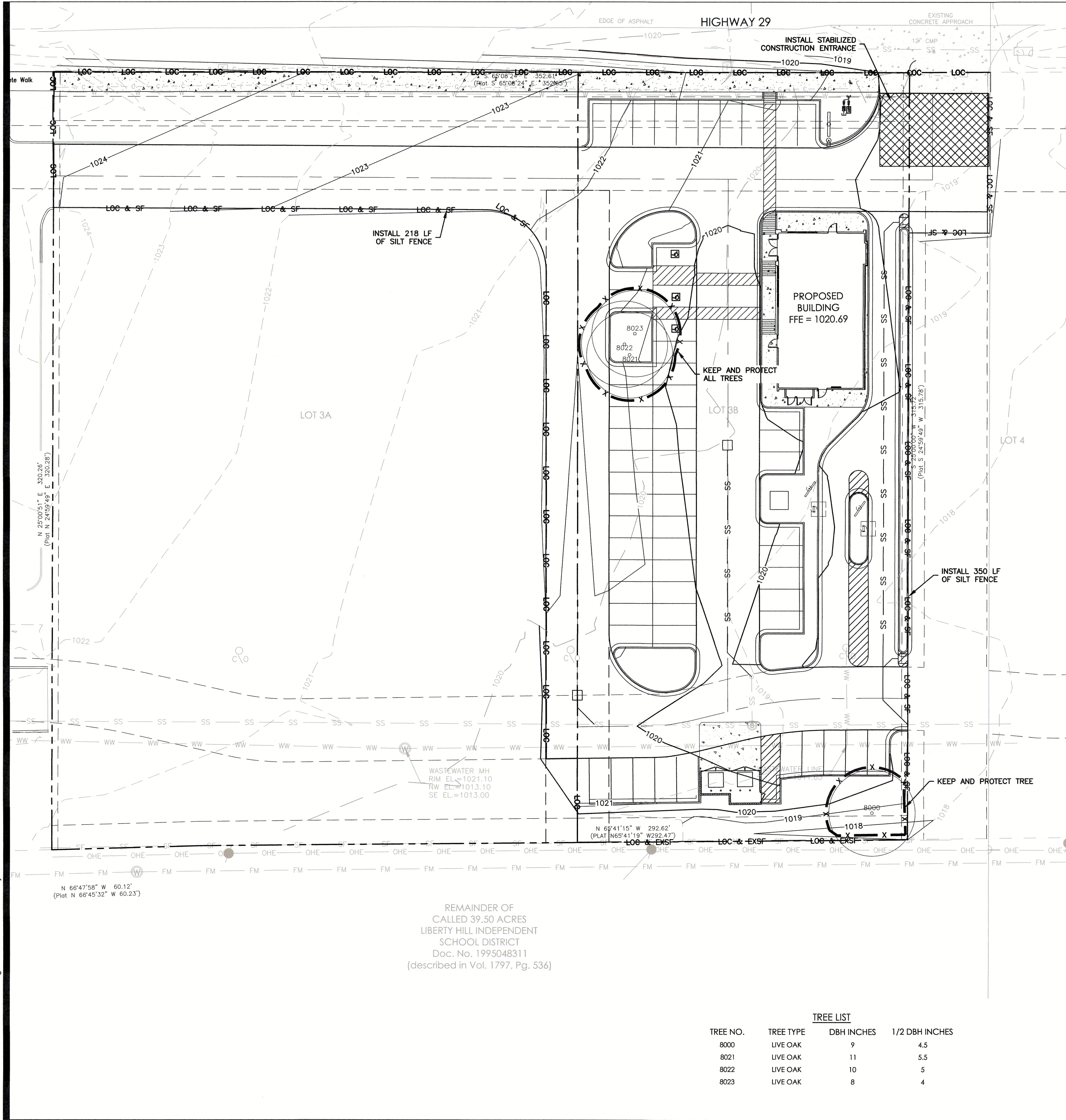
PANDA PROJECT #: DXXXX
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



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LIBERTY HILL, TX 78642

G-004
PLAT
SHEET: 4 OF 17
CIVIL

PANDA 2300 HOME R4



REMAINDER OF
CALLED 39.50 ACRES
LIBERTY HILL INDEPENDENT
SCHOOL DISTRICT
Doc. No. 1995048311
(described in Vol. 1797, Pg. 536)

TREE LIST

TREE NO.	TREE TYPE	DBH INCHES	1/2 DBH INCHES
8000	LIVE OAK	9	4.5
8021	LIVE OAK	11	5.5
8022	LIVE OAK	10	5
8023	LIVE OAK	8	4

- NOTES:**
- LIMITS OF CONSTRUCTION: 1.39 AC
 - EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK EROSION AND SEDIMENTATION CONTROL ORDINANCE.
 - ALL STAGING AND STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
 - IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
 - CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURES DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING, OR AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
 - TEMPORARY STAGING AND STORAGE AREA/TEMPORARY SPOILS AREA IS TO BE USED DURING NORMAL WORK HOURS (7 AM TO 6 PM). ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM AREA AND RESTORE TO ORIGINAL CONDITION OR BETTER.
 - ALL SLOPES SHALL BE SODDED OR NEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
 - 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 INSPECT BY THE CITY OF ROUND ROCK FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
 - 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.
 - 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.
 - ALL DISTURBED AREAS SHALL BE REVEGETATED. ALL WORK HOURS SHALL BE IN ACCORDANCE WITH ROUND ROCK, TEXAS CODE OF ORDINANCES PT. III SEC. 8-114.
 - INSTALL EROSION CONTROLS PER PLAN, WITH THE APPROVAL OF THE ENVIRONMENTAL INSPECTOR, ADJUST AS NEEDED DURING CONSTRUCTION.
 - CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM ALL EXISTING OR NEWLY PAVED SURFACES AT THE END OF CONSTRUCTION.
 - THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF LIBERTY HILL RULES AND REGULATIONS.
 - THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY. [ECM 1.4.D.4]
 - ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
 - IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100 FEET.
 - STABILIZATION OF ALL SLOPES 3:1 OR GREATER, SUITABLE MATTING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE. CHANNEL STABILIZATION WILL USE TYPE II.
 - TREES WITHIN THE LOC SHALL BE PROTECTED PER THIS PLAN.
 - SEE SEPARATE LANDSCAPE PLAN BY OTHERS FOR IRRIGATION AND PLANTINGS ONSITE. CONTRACTOR TO COORDINATE WITH OWNER AND ARCHITECT

LEGEND

— 1175 —	PROPOSED MAJOR CONTOURS
— 1174 —	PROPOSED MINOR CONTOURS
— 1180 —	EXISTING MAJOR CONTOURS
— 1181 —	EXISTING MINOR CONTOURS
— — —	EXISTING EASEMENT
— SS — SS —	PROPOSED STORM SEWER
— LOC — LOC —	LIMITS OF CONSTRUCTION
— LOC & SF —	LIMITS OF CONSTRUCTION & SILT FENCE
— LOC & EXSF —	LIMITS OF CONSTRUCTION & EXIST. SILT FENCE
— SF — SF —	EXISTING SILT FENCE
— X — X — X —	TREE PROTECTION
— OHE — OHE —	EXISTING OVERHEAD ELECTRIC
— FM — FM —	EXISTING FORCE MAIN
— SS — SS —	EXISTING STORM SEWER
— WW — WW —	EXISTING WASTEWATER LINE
— W — W —	EXISTING WATER LINE
— C — C — C — C —	EXISTING UNDERGROUND COMMUNICATIONS
⊙	EXISTING STORM SEWER MANHOLE
⊙	EXISTING WASTEWATER MANHOLE
⊙	EXISTING TELEPHONE POLE
⊙	EXISTING UTILITY POLE
⊙	EXISTING CLEANOUT
⊗	STABILIZED CONSTRUCTION ENTRANCE
⊙	EXISTING TREES (TO REMAIN)



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REVISIONS:

NO.	DESCRIPTION	DATE

ISSUE DATE:

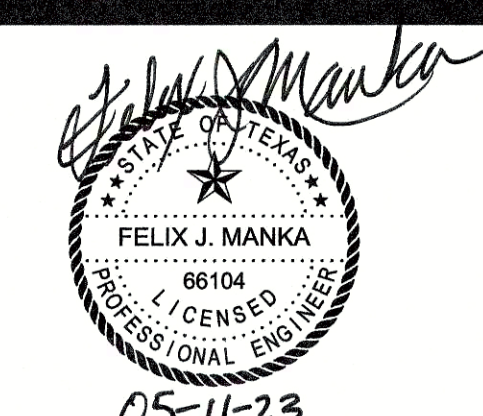
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DRAWN BY: JB, CC

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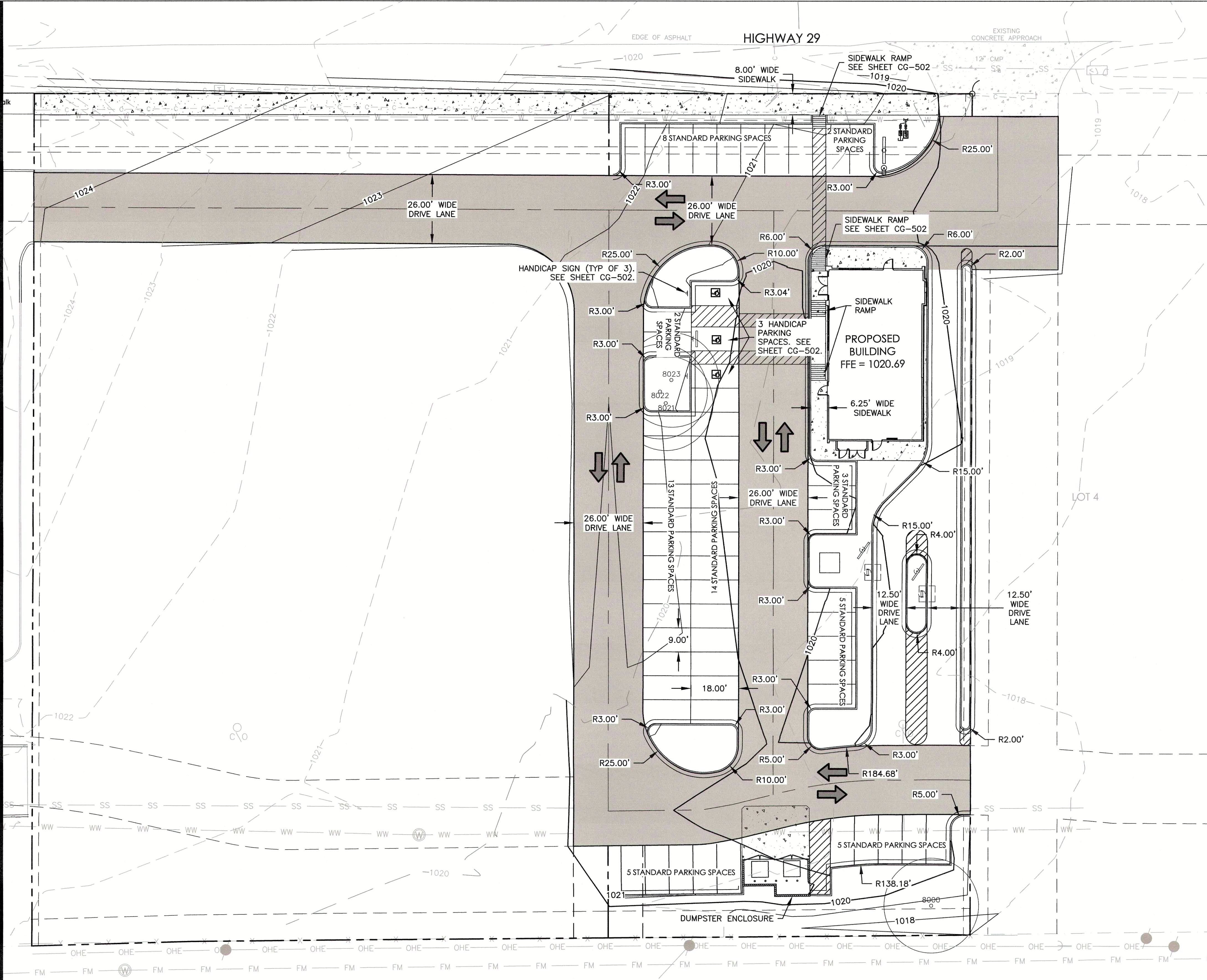


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C-101
EROSION & SEDIMENTATION
CONTROL PLAN
SHEET: 5 OF 17
CIVIL

PLOTTED: 5/11/2023 2:53:04 PM

P:\PR67099\Cadd\Sheets\C-102 DIM CONTROL.dwg 5/11/2023 2:04:28 PM Casey Clark



CAUTION !
 CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

CONTRACTOR SHALL VERIFY CIVIL PLANS MATCH ARCHITECTURAL, STRUCTURAL, MEP, AND FOUNDATION PLANS PRIOR TO STAKING AND CONSTRUCTING BUILDING. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE VARIOUS PLAN SETS. UPON RESOLUTION OF ALL DISCREPANCIES, CONTRACTOR SHALL RESUME CONSTRUCTION. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM UNRESOLVED DISCREPANCIES BETWEEN THE VARIOUS PLAN SETS.

PARKING CALCULATION
 PANDA EXPRESS -
 TOTAL PARKING = 60
 3 ADA SPACES PROVIDED AS SHOWN

ZONING SETBACKS
 ZONE: C3-GENERAL COMM./RETAIL
 MIN. FRONT YARD SETBACK: 25'
 MIN. REAR SETBACK: 15'
 MIN. SIDE SETBACK: 7'
 MAX IMPERVIOUS COVER: 85%

LEGEND

---	PROPERTY BOUNDARY
---	EASEMENTS
---	STREET CENTERLINE
---	PROPOSED SIDEWALK
---	PROPOSED DRIVEWAY
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING FORCE MAIN
---	EXISTING STORM SEWER
---	EXISTING WASTEWATER LINE
---	EXISTING WATER LINE
---	EXISTING UNDERGROUND COMMUNICATIONS
---	EXISTING STORM SEWER MANHOLE
---	EXISTING WASTEWATER MANHOLE
---	EXISTING TELEPHONE POLE
---	EXISTING UTILITY POLE
---	EXISTING CLEANOUT
---	EXISTING TREES



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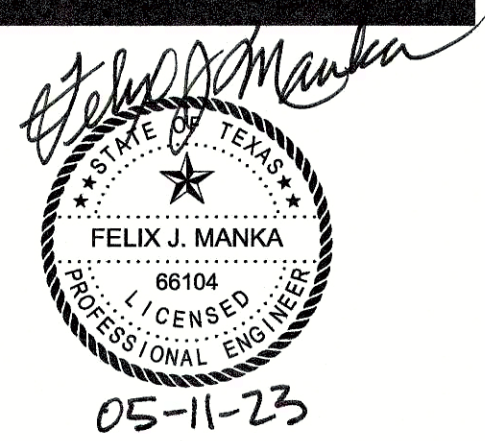
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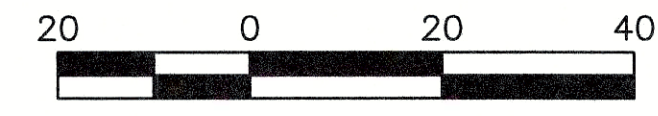
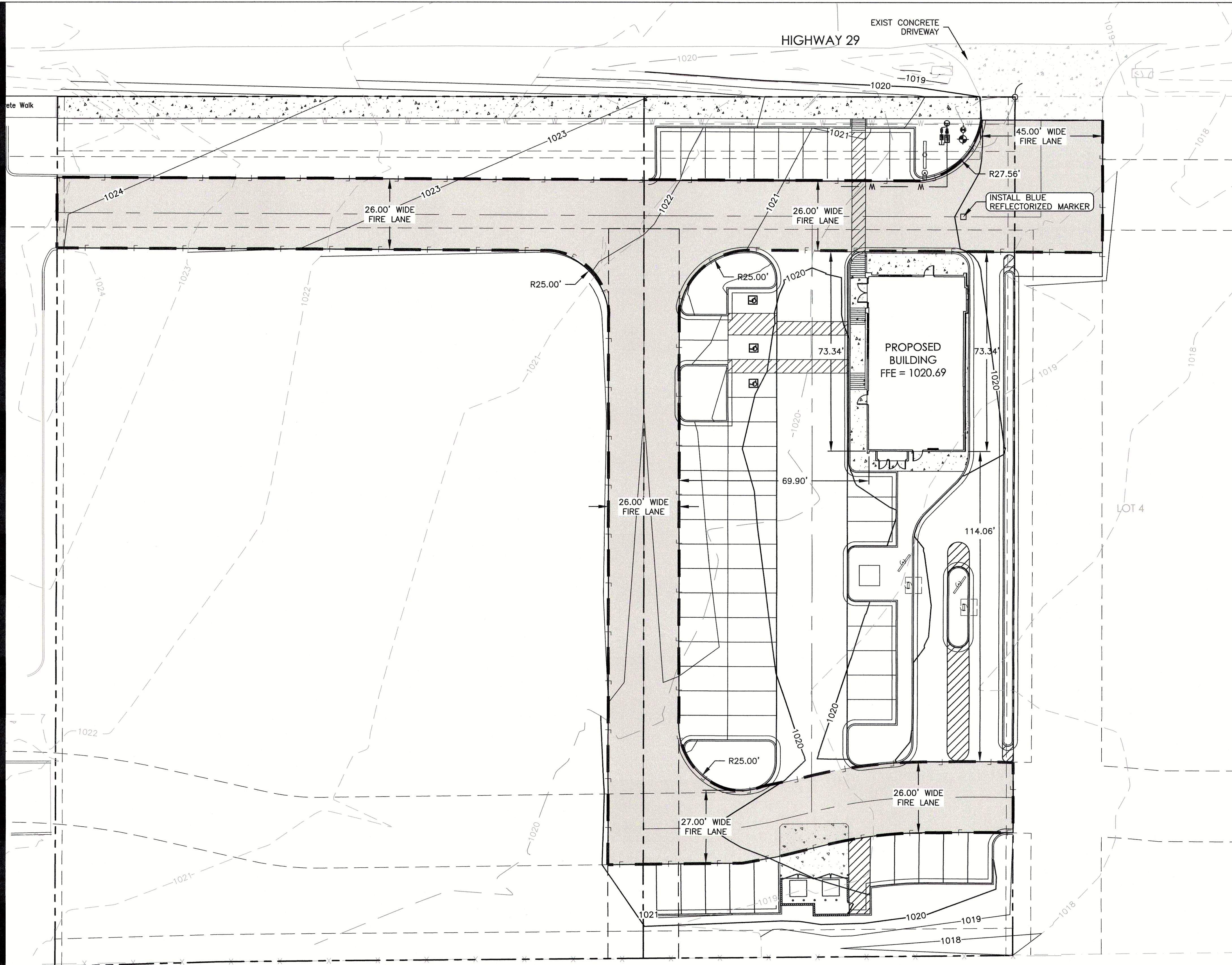


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C-102
 SITE AND DIMENSION
 CONTROL PLAN
 SHEET: 6 OF 17
 CIVIL

PLOTTED: 5/11/2023 2:53:13 PM

P:\PR60799\Cadd\Sheets\C-103 FIRE PROTECTION.dwg 5/11/2023 2:07:18 PM Casey Clark



FIRE NOTES:
 1. SEE DETAIL SHEET CG-503 FOR FIRE LANE STRIPING.

CAUTION !
 CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

CONTRACTOR SHALL VERIFY CIVIL PLANS MATCH ARCHITECTURAL, STRUCTURAL, MEP, AND FOUNDATION PLANS PRIOR TO STAKING AND CONSTRUCTING BUILDING. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE VARIOUS PLAN SETS. UPON RESOLUTION OF ALL DISCREPANCIES, CONTRACTOR SHALL RESUME CONSTRUCTION. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM UNRESOLVED DISCREPANCIES BETWEEN THE VARIOUS PLAN SETS.

LEGEND

- — — — — PROPERTY BOUNDARY
- - - - - EASEMENTS
- — — — — STREET CENTERLINE
- — — — — PROPOSED FIRELANE
- — — — — PROPOSED SIDEWALK
- — — — — EXISTING WATER LINE
- ⊕ — — — — PROPOSED FIRE HYDRANT



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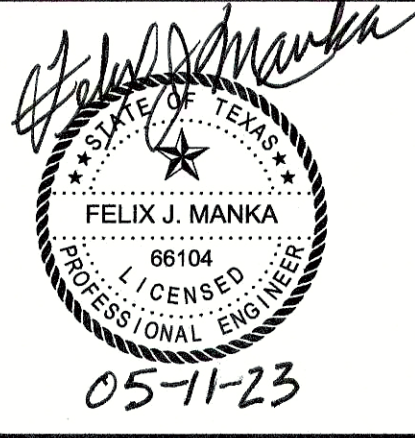
NO.	DESCRIPTION	DATE

ISSUE DATE:

CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX
 PANDA STORE #: S8-23-D23586
 ARCH PROJECT #: 22080-003



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 235 LEDGE STONE DR.
 AUSTIN, TX 78737
 REGISTRATION NO. 10834

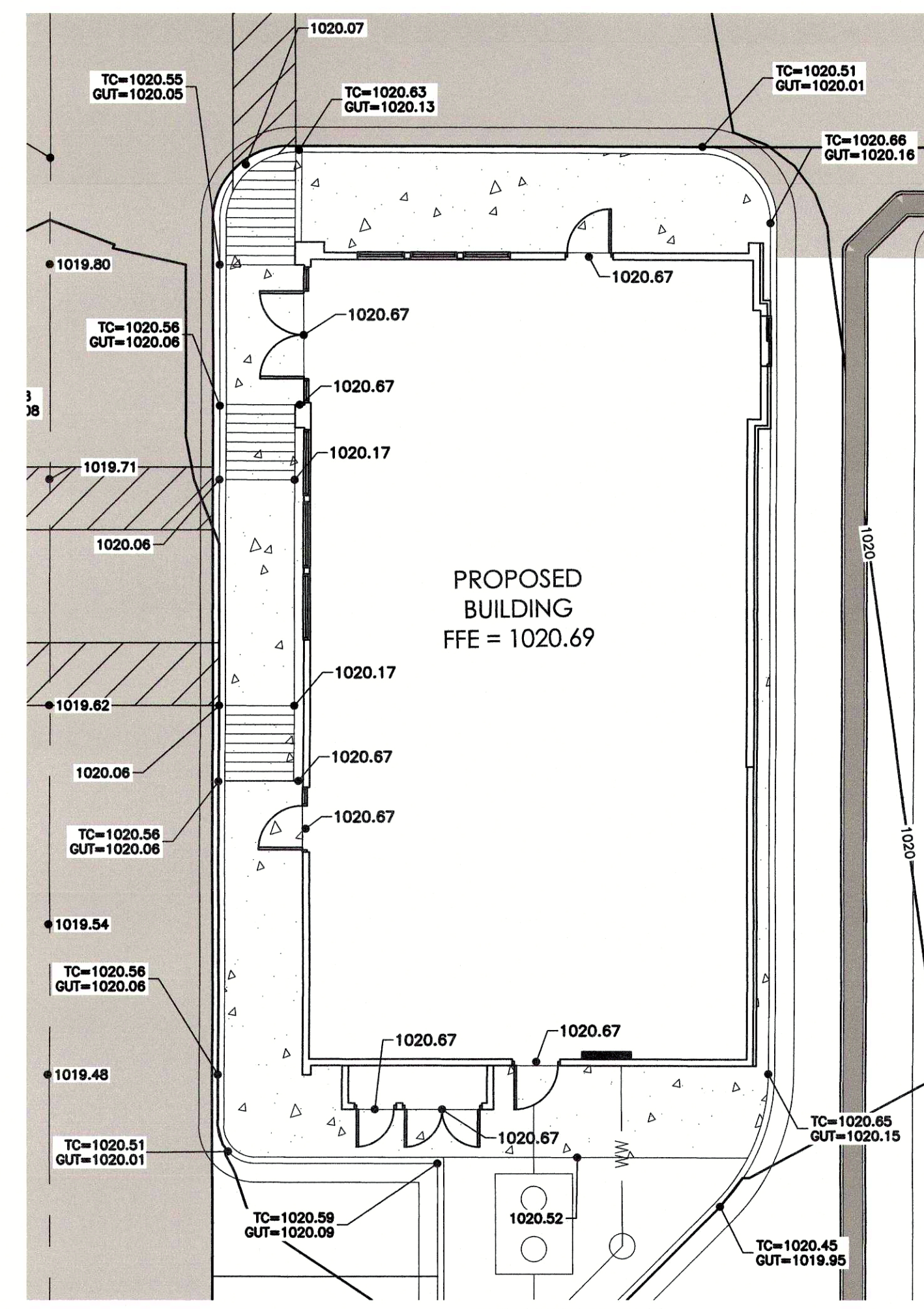
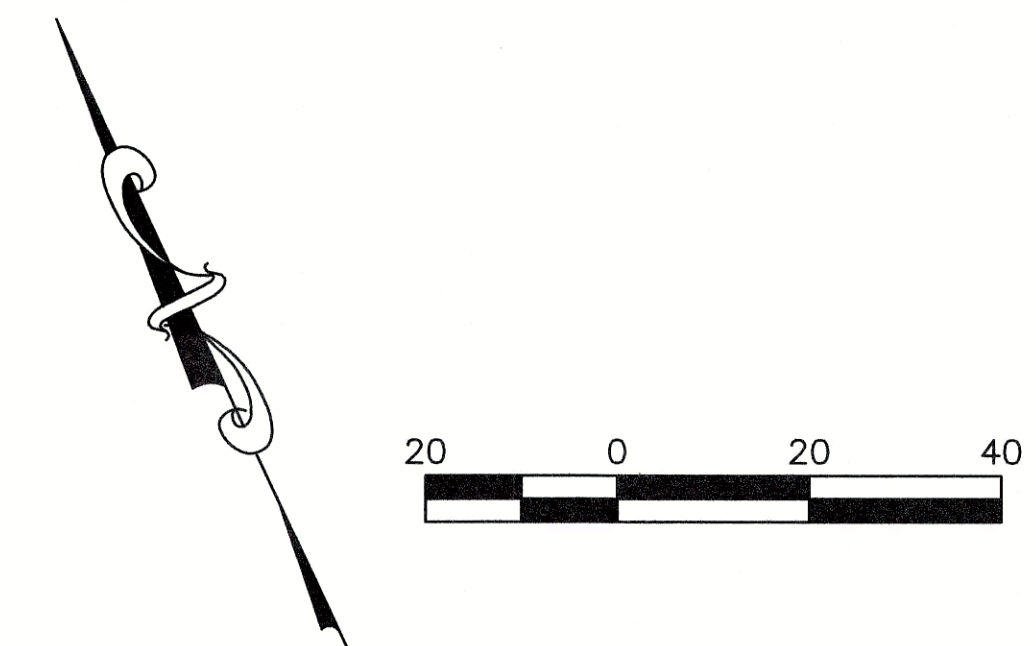
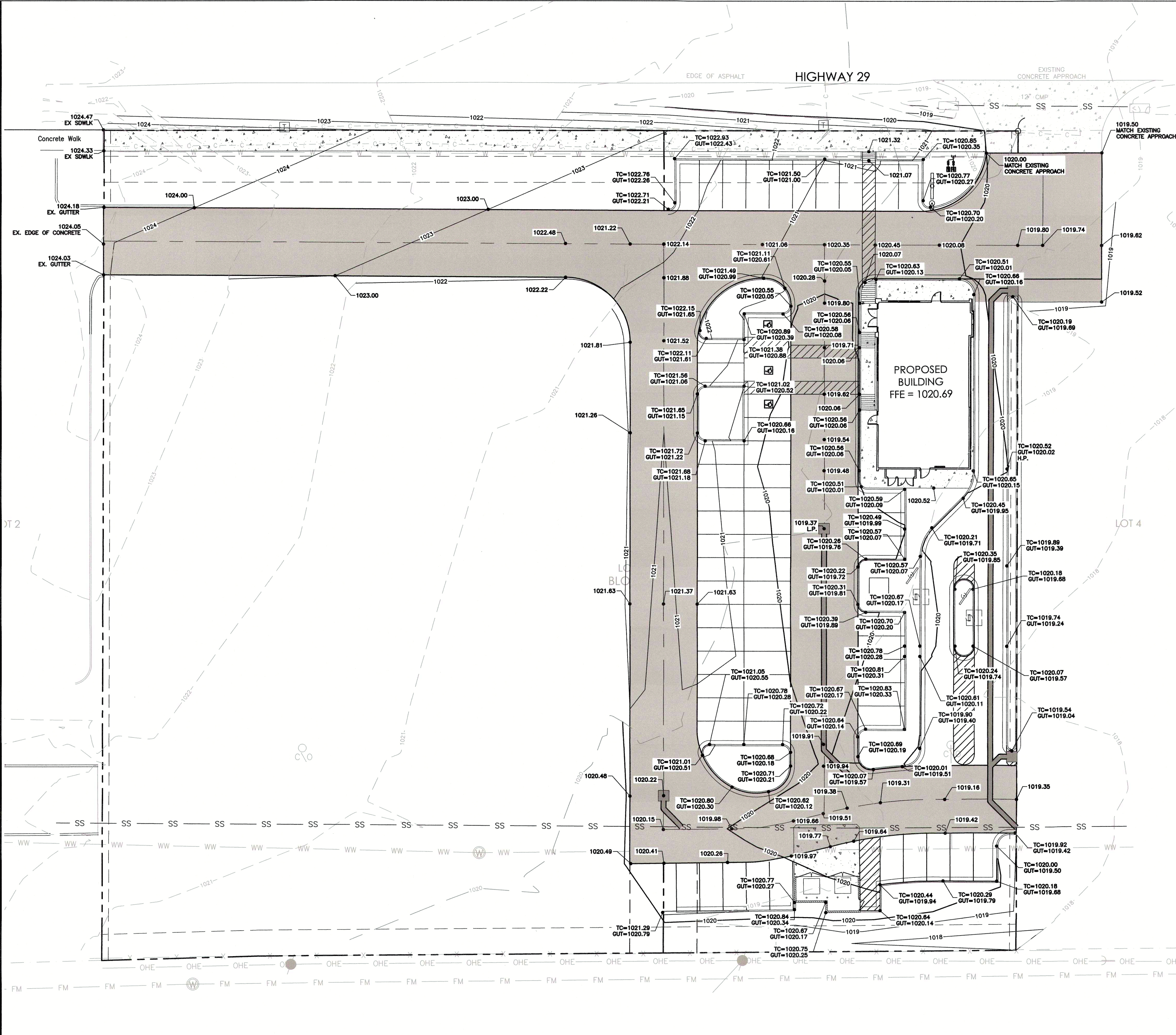
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 LIBERTY HILL, TX 78642

C-103

FIRE PROTECTION PLAN

SHEET: 7 OF 17
 CIVIL

PANDA 2300 HOME R4



LEGEND

	PROPERTY BOUNDARY
	STREET CENTERLINE
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	PROPOSED STORM SEWER
	ACCESSIBLE ROUTE
	EXISTING TREES (TO REMAIN)
	SPOT ELEVATION LABEL/ TC=TOP OF CURB/ GUT=GUTTER
	GRATE INLET

- GRADING NOTES:**
- CIVIL PLANS ARE NOT TO BE USED TO ESTABLISH BUILDING CUT LINES. SEE FOUNDATION PLANS FOR BUILDING CUT LINES.
 - SEE DETAIL SHEETS FOR SIDEWALK CROSS SLOPES.

CAUTION !
CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

CONTRACTOR SHALL VERIFY CIVIL PLANS MATCH ARCHITECTURAL, STRUCTURAL, MEP, AND FOUNDATION PLANS PRIOR TO STAKING AND CONSTRUCTING BUILDING. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE VARIOUS PLAN SETS. UPON RESOLUTION OF ALL DISCREPANCIES, CONTRACTOR SHALL RESUME CONSTRUCTION. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM UNRESOLVED DISCREPANCIES BETWEEN THE VARIOUS PLAN SETS.



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1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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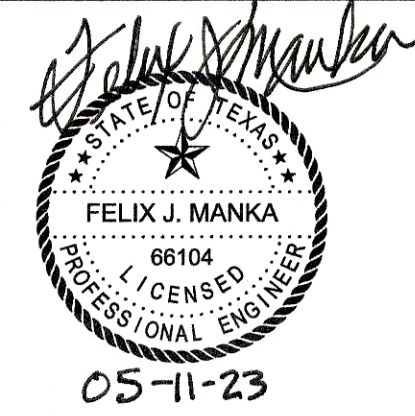
REVISIONS:

ISSUE DATE:

CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

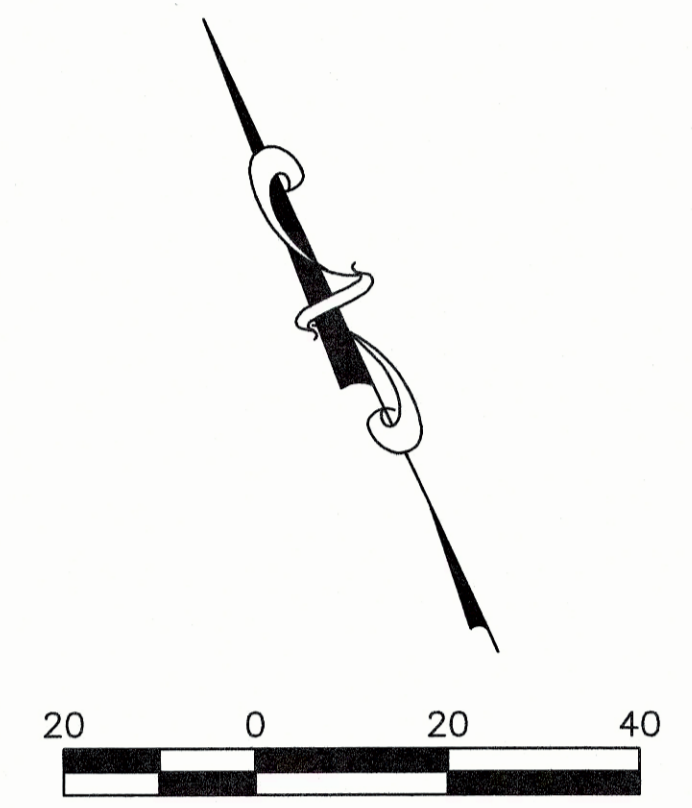
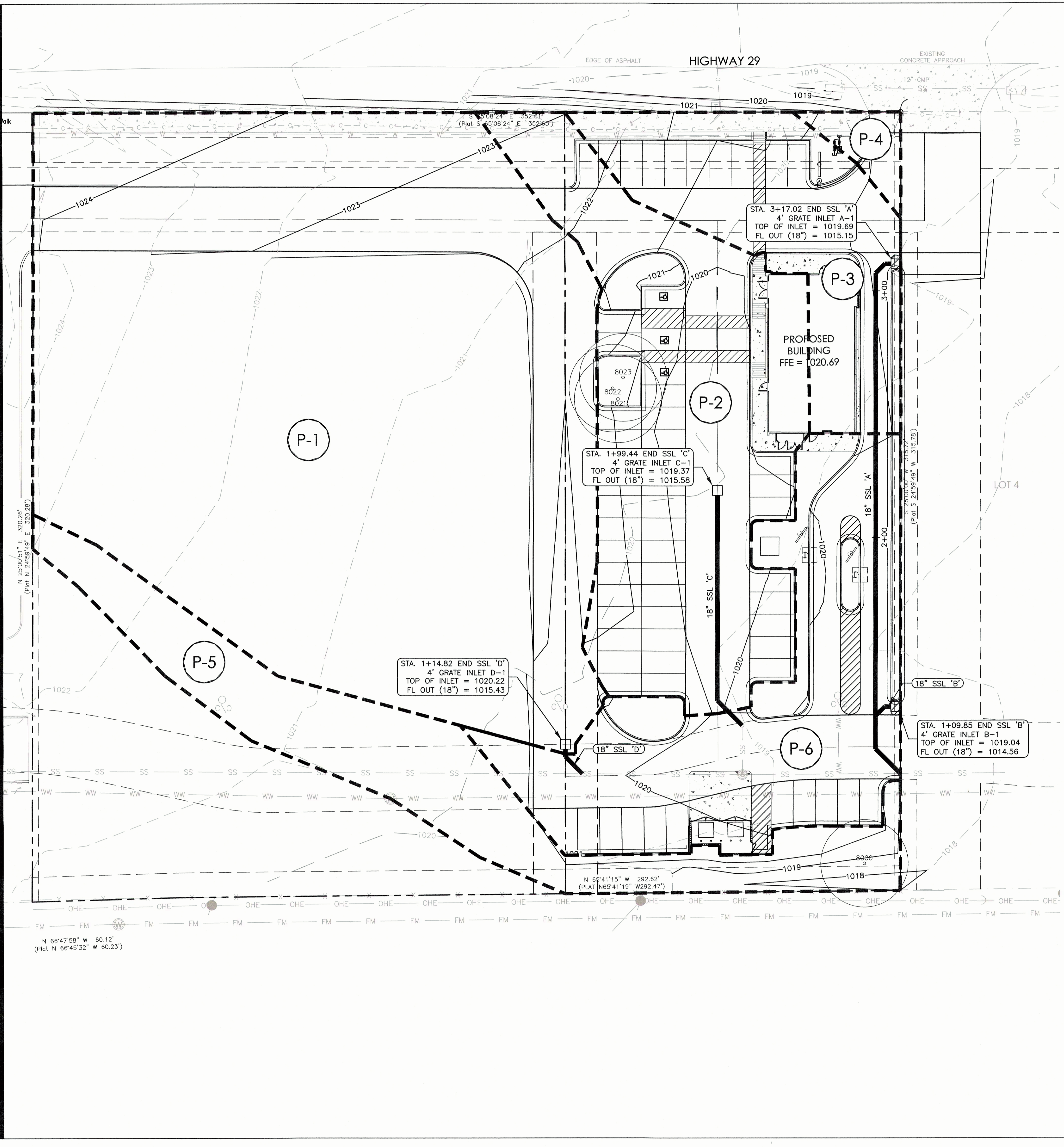


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C-104
GRADING PLAN
SHEET: 8 OF 17
CIVIL

PLOTTED: 5/11/2023 3:21:02 PM

P:\PR0799\Cadd\Sheets\C-105 DRAINAGE PLAN.dwg 5/11/2023 3:20:49 PM Casey Clark



LEGEND

- PROPERTY BOUNDARY
- PROPOSED CONTOURS
- DRAINAGE ARROW
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- DRAINAGE AREA
- DRAINAGE AREA LABEL
- PROPOSED STORMSEWER LINE
- GRATE INLET



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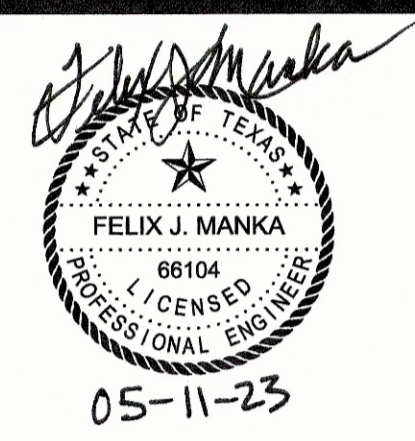
NO.	DESCRIPTION	DATE

ISSUE DATE:

CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX
 PANDA STORE #: S8-23-D23586
 ARCH PROJECT #: 22080-003



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C-105
 DRAINAGE PLAN
 SHEET: 9 OF 17
 CIVIL

C VALUES
Runoff Coefficients
COA DCM - Table 2-3

Table with 5 columns: Surface Type, 2 Yr, 10 Yr, 25 Yr, 100 Yr. Rows include Asphalt, Roof/Conc, Range (0-2%), Range (2-7%), Range > 7%, Grass (0-2%), Grass (2-7%), Grass > 7%.

Liberty Hill Panda Express
C Values - Proposed Conditions

Table with 25 columns: Condition, Basin, Area (sf), Area (ac), ASPHALT, ROOF/CONCRETE, Range >7%, Range (2-7%), Range (0-2%), Grass >7%, Grass (2-7%), Grass (0-2%), COMPOSITE "C", 2 Yr, 10 Yr, 25 Yr, 100 Yr.

Liberty Hill Panda Express
Peak Flow Rate Calculations - Proposed Conditions

Table with 25 columns: Condition, Basin, Area (sf), Area (Ac), Sheet Flow Paved (L, S, Tc), Sheet Flow Unpaved (L, S, Tc), Shallow Conc. Flow (L, S, Tc), Channel Flow (L, V, Tt, TC), TOC, 2-year, 10-year, 25-year, 100-year (C, I, Q).

Liberty Hill Panda Express
Gate Inlets Calculations

Table with 20 columns: Inlet, Inlet Type, Qpass, Qrain, Inlet Length, Street Width, Street Grade, a, ko, ks, k2, yo, a, Qo/La, Ls, L/Ls, a/yo, Q/Qo, Qactual, Qpass, Capacity, clogging factor, Capacity Total, hdesign.

Liberty Hill Panda Express
Storm Sewer Pipe Calculations

Table with 20 columns: Nodes (From, To), Pipe Design (Dia, n, Length, Slope), Pipe Capacity (Q, Depth, Wetted Perimeter, Area, Velocity), Actual 25-yr, Actual 100-yr (Q, Depth, Wetted Perimeter, Area, Velocity), 100 Yr OK.



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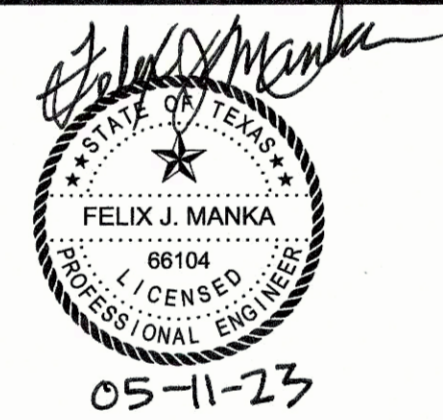
REVISIONS:

ISSUE DATE:

Table with 2 columns: Revision/Issue, Date. Rows: CIVIL TCEQ 04.24.23, SITE DEVELOPMENT SET 05.12.23.

DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003



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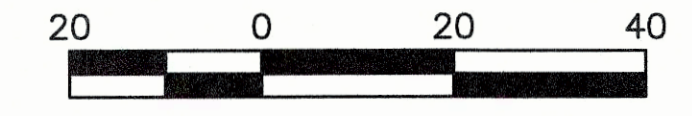
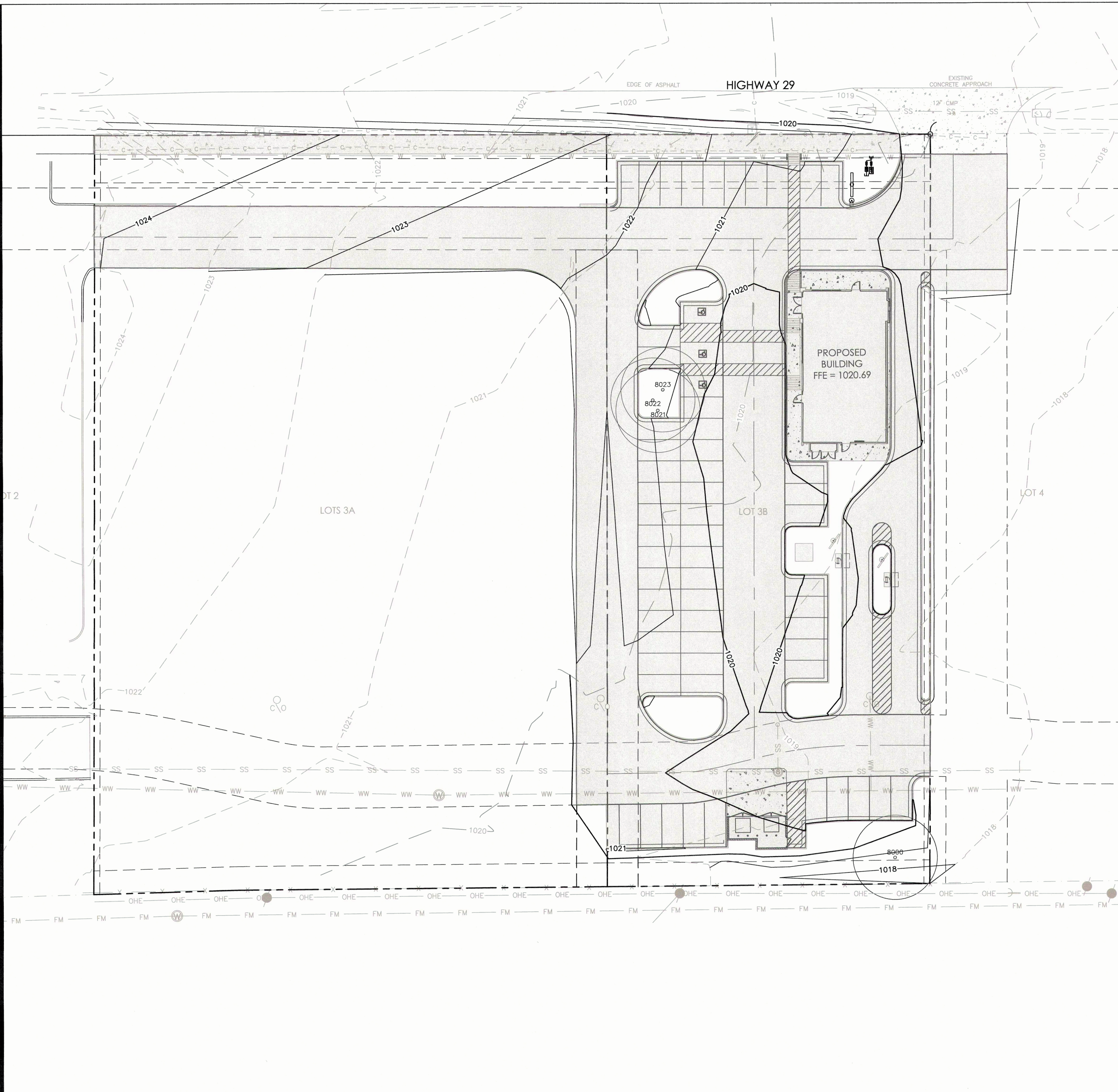
C-106

DRAINAGE CALCULATIONS

SHEET: 10 OF 17
CIVIL

PLOTTED: 5/11/2023 2:59:55 PM

P:\PR60799\Cadd\Sheets\C-107 IMPERVIOUS COVER.dwg 5/11/2023 2:12:28 PM Casey Clark



IMPERVIOUS COVER NOTE:

TOTAL PROPOSED IMPERVIOUS COVER FOR LOT 3B:
36,762.14 SQFT (0.844 AC)

TOTAL PROPOSED IMPERVIOUS COVER FOR LOT 3B
 PERCENTAGE: **85%**

TOTAL PROPOSED IMPERVIOUS COVER IN THIS SITE PLAN:
48,516.80 SQFT (1.114 AC)

LEGEND

- PROPERTY BOUNDARY
- - - EXISTING EASEMENTS
- ▨ PROJECT IMPERVIOUS COVER
- X - X - X - EXISTING FENCE
- OHE - OHE - EXISTING OVERHEAD ELECTRIC
- FM - FM - EXISTING FORCE MAIN
- SS - SS - EXISTING STORM SEWER
- WW - WW - EXISTING WASTEWATER LINE
- W - W - EXISTING WATER LINE
- - - c - c - c - c - EXISTING UNDERGROUND COMMUNICATIONS
- ⊙ EXISTING STORM SEWER MANHOLE
- ⊙ EXISTING WASTEWATER MANHOLE
- ⊙ EXISTING TELEPHONE POLE
- ⊙ EXISTING UTILITY POLE
- ⊙ EXISTING CLEANOUT
- ⊙ EXISTING TREES



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REVISIONS:

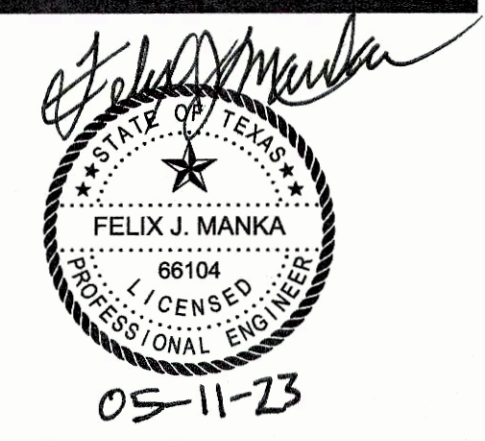
NO.	DESCRIPTION	DATE

ISSUE DATE:

CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX
 PANDA STORE #: S8-23-D23586
 ARCH PROJECT #: 22080-003



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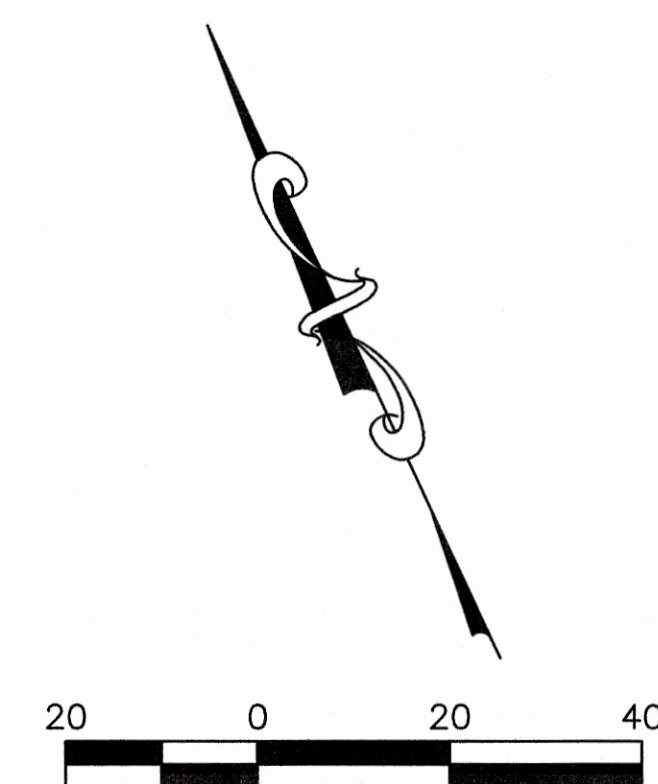
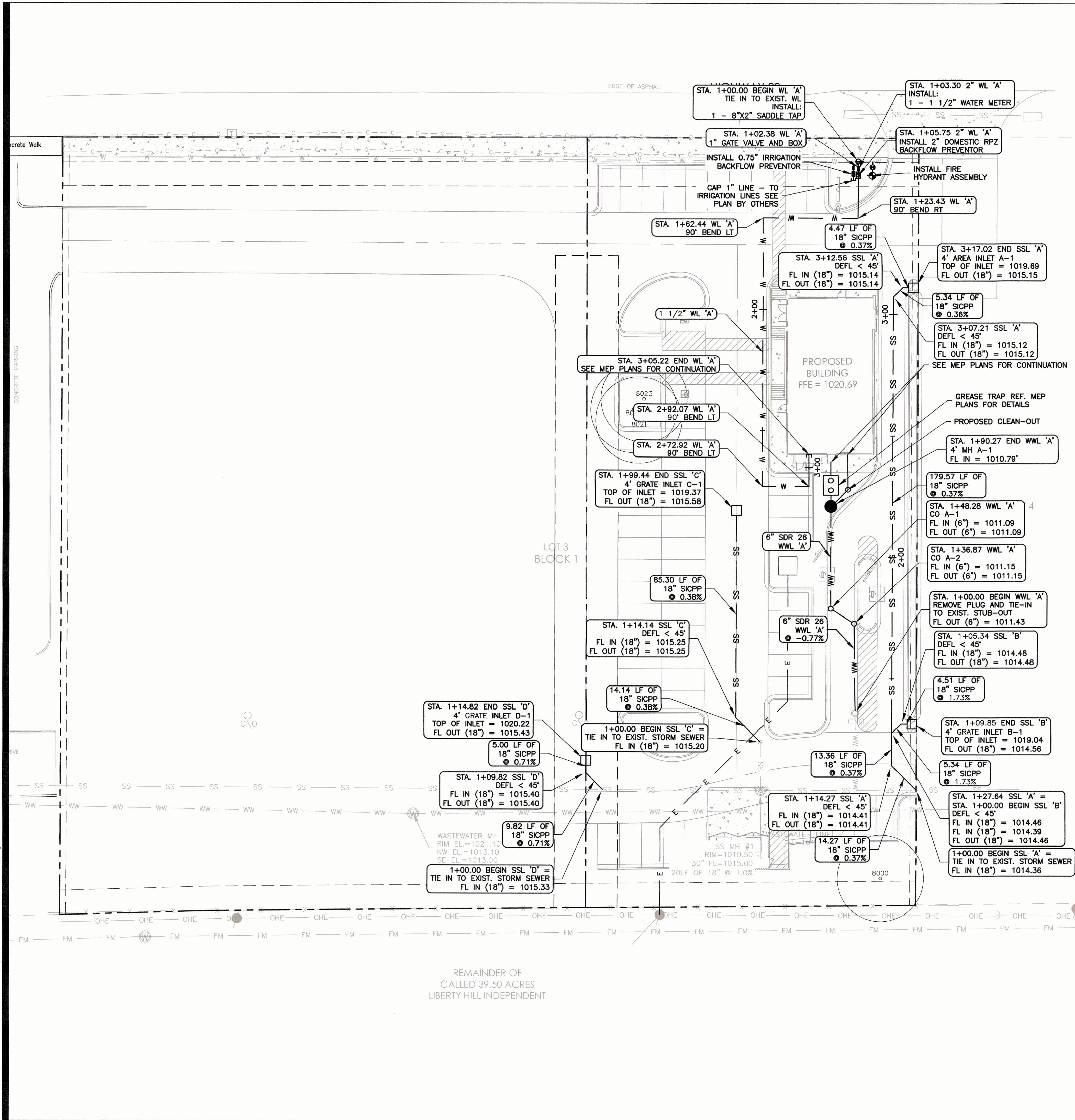
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C-107

IMPERVIOUS COVER

SHEET: 11 OF 17
CIVIL

PANDA 2300 HOME R4



CAUTION!
CONTRACTOR SHALL LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, PRIOR TO ANY SITE WORK BEING DONE. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY UTILITY, OR ANY CONFLICTS THAT MAY ARISE.

CONTRACTOR SHALL VERIFY CIVIL PLANS MATCH ARCHITECTURAL, STRUCTURAL, MEP, AND FOUNDATION PLANS PRIOR TO STAKING AND CONSTRUCTING BUILDING. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES BETWEEN THE VARIOUS PLAN SETS. UPON RESOLUTION OF ALL DISCREPANCIES, CONTRACTOR SHALL RESUME CONSTRUCTION. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES RESULTING FROM UNRESOLVED DISCREPANCIES BETWEEN THE VARIOUS PLAN SETS.

UTILITY NOTES:

ALL NON-CITY INFRASTRUCTURE (INCLUDING BUT NOT LIMITED TO GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS) SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE (INCLUDED BUT NOT LIMITED TO WATERLINES, WASTEWATER LINES, AND STORMWATER LINES) WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18", WHERE NON-CITY INFRASTRUCTURE WOULD HAVE TO BE PLACED AT A DEPTH OF 8' OR GREATER TO MEET THE PRECEDING REQUIREMENT, TRAVERSING ABOVE THE CITY INFRASTRUCTURE MAY BE ALLOWED, SUBJECT TO APPROVAL OF THE DEVELOPMENT SERVICES ENGINEERING REVIEWER, BUT ONLY IN CONFORMANCE WITH CROSS-SECTIONS, PROFILES, AND OR OTHER DETAILED INFORMATION INCORPORATED IN THESE PLANS.

NOTES:

- ON-SITE WASTEWATER AND WATER IMPROVEMENTS ARE PRIVATE. XXX (X) L.U.E. ARE SHOWN WITH THIS PLAN (OF XX L.U.E.).
- PIPE FITTINGS SHALL BE JOINT-RESTRAINED,
- FITTINGS SHALL HAVE THRUST BLOCKING.
- FIRE LEADS SHALL BE DUCTILE IRON AND HAVE NO BENDS.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED.
- TYPE OF CONSTRUCTION: V-B

FIRE DEPARTMENT NOTES:

- ALL THRUST BLOCKS ON FIRE LINES SHALL BE VERIFIED BY THE FIRE CODE OFFICIAL.
- NEW HYDRANTS SHALL BE HYDROSTATIC TESTED AND VERIFIED BY THE FIRE CODE OFFICIAL.
- NO CONSTRUCTION OF COMBUSTIBLE MATERIALS MAY BE PERFORMED UNTIL HYDRANTS ARE INSTALLED AND OPERATIONAL.
- NO OVERHEAD OBSTRUCTION SHALL BE LOCATED LESS THAN 14' HIGH ABOVE A FIRE LANE.
- FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED (MUST HAVE A PERMIT OF THE FIRE MARSHAL'S OFFICE) DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34 050 KG).

LEGEND

---	PROPERTY BOUNDARY
- - - -	PROPOSED MAJOR CONTOURS
- - - -	PROPOSED MINOR CONTOURS
- - - -	EXISTING UTILITY EASEMENT
- - - -	EXISTING MAJOR CONTOURS
- - - -	EXISTING MINOR CONTOURS
SS	PROPOSED STORMSEWER LINE
WW	PROPOSED WASTEWATER LINE
W	PROPOSED WATER LINE
E	PROPOSED ELECTRIC LINE
X	EXISTING FENCE
OHE	EXISTING OVERHEAD ELECTRIC
FM	EXISTING FORCE MAIN
SS	EXISTING STORM SEWER
WW	EXISTING WASTEWATER LINE
W	EXISTING WATER LINE
- - - -	EXISTING UNDERGROUND COMMUNICATIONS
□	PROPOSED GRATE INLET
●	EXISTING STORM SEWER MANHOLE
○	PROPOSED WASTEWATER MANHOLE
○	PROPOSED CLEANOUT
○	EXISTING WASTEWATER MANHOLE
○	EXISTING CLEANOUT
○	PROPOSED GATE VALVE
○	PROPOSED FIRE HYDRANT
○	PROPOSED WATER METER BOX
○	EXISTING UTILITY POLE
○	EXISTING TELEPHONE POLE
○	EXISTING TREES



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REVISIONS:

ISSUE DATE:

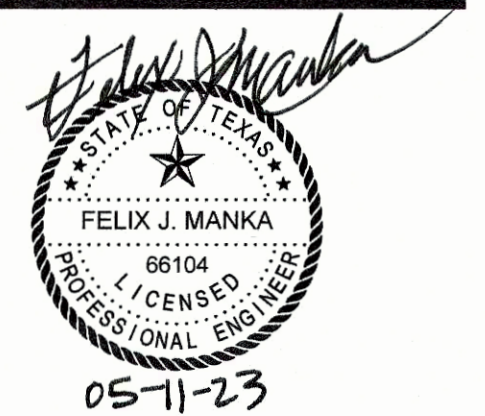
CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX

PANDA STORE #: S8-23-D23586

ARCH PROJECT #: 22800-003



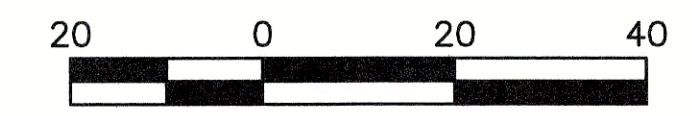
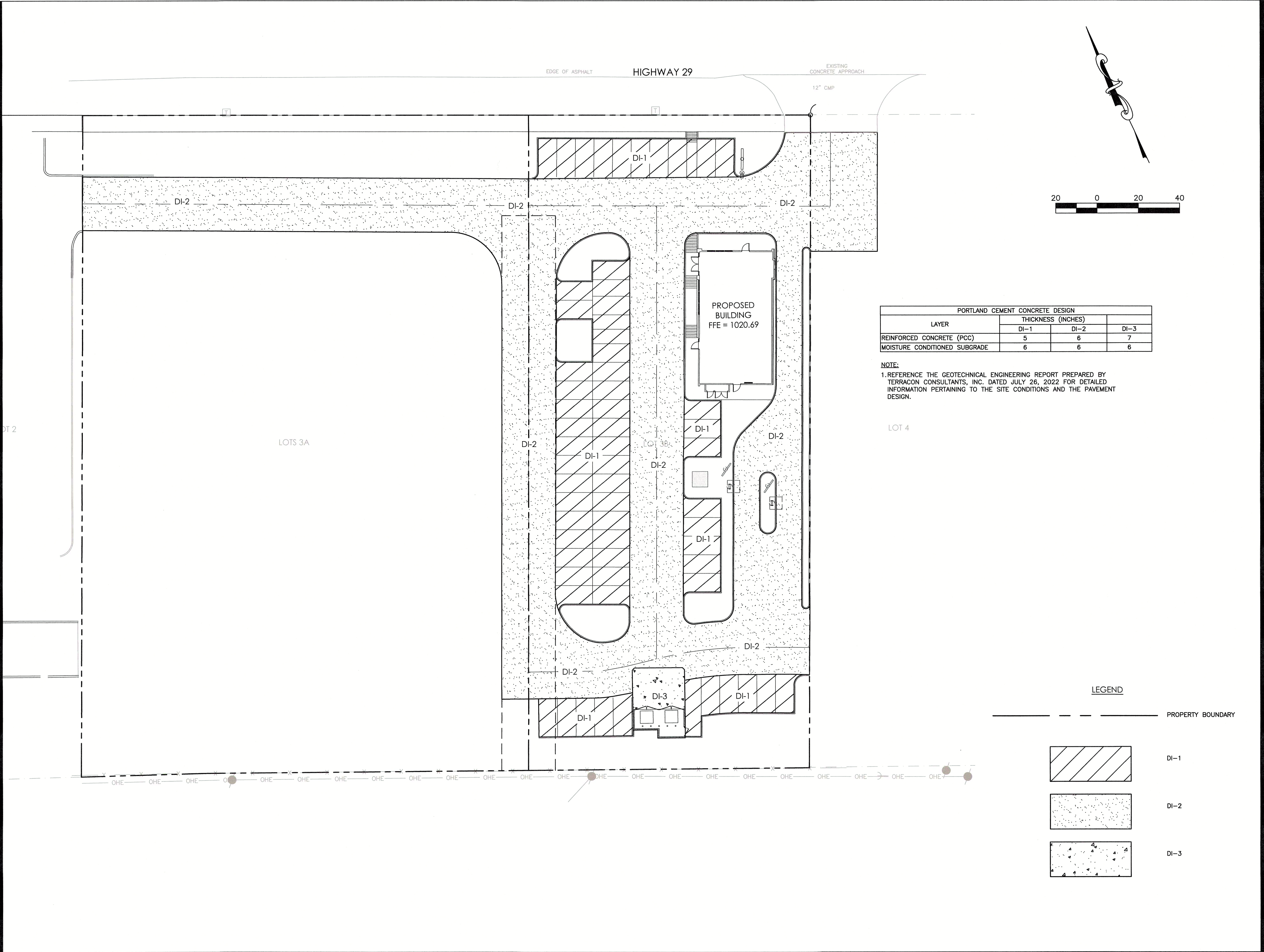
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C-108

UTILITY PLAN

SHEET: 12 OF 17
CIVIL



PORTLAND CEMENT CONCRETE DESIGN			
LAYER	THICKNESS (INCHES)		
	DI-1	DI-2	DI-3
REINFORCED CONCRETE (PCC)	5	6	7
MOISTURE CONDITIONED SUBGRADE	6	6	6

NOTE:
 1. REFERENCE THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED JULY 26, 2022 FOR DETAILED INFORMATION PERTAINING TO THE SITE CONDITIONS AND THE PAVEMENT DESIGN.

LEGEND

- PROPERTY BOUNDARY
- DI-1
- DI-2
- DI-3



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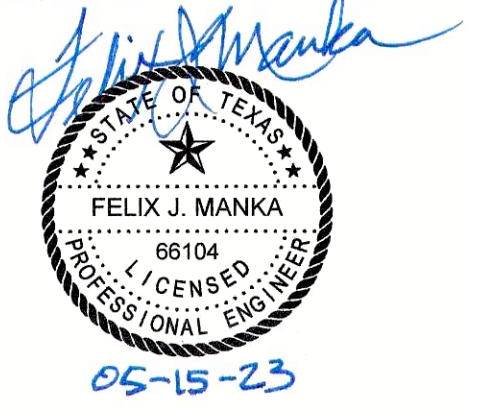
REVISIONS:

ISSUE DATE:

CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

DRAWN BY: JB, CC

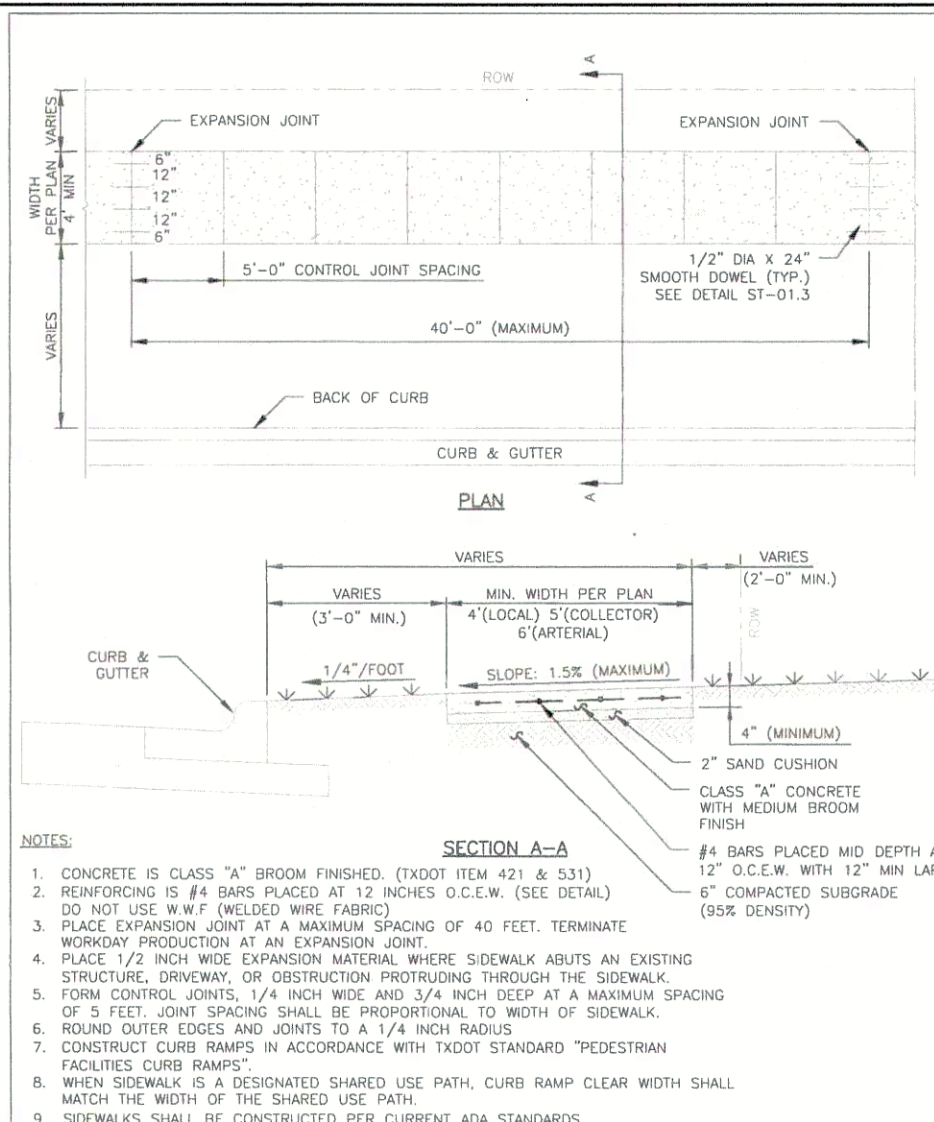
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 PANDA STORE #: S8-23-D23586
 ARCH PROJECT #: 22080-003



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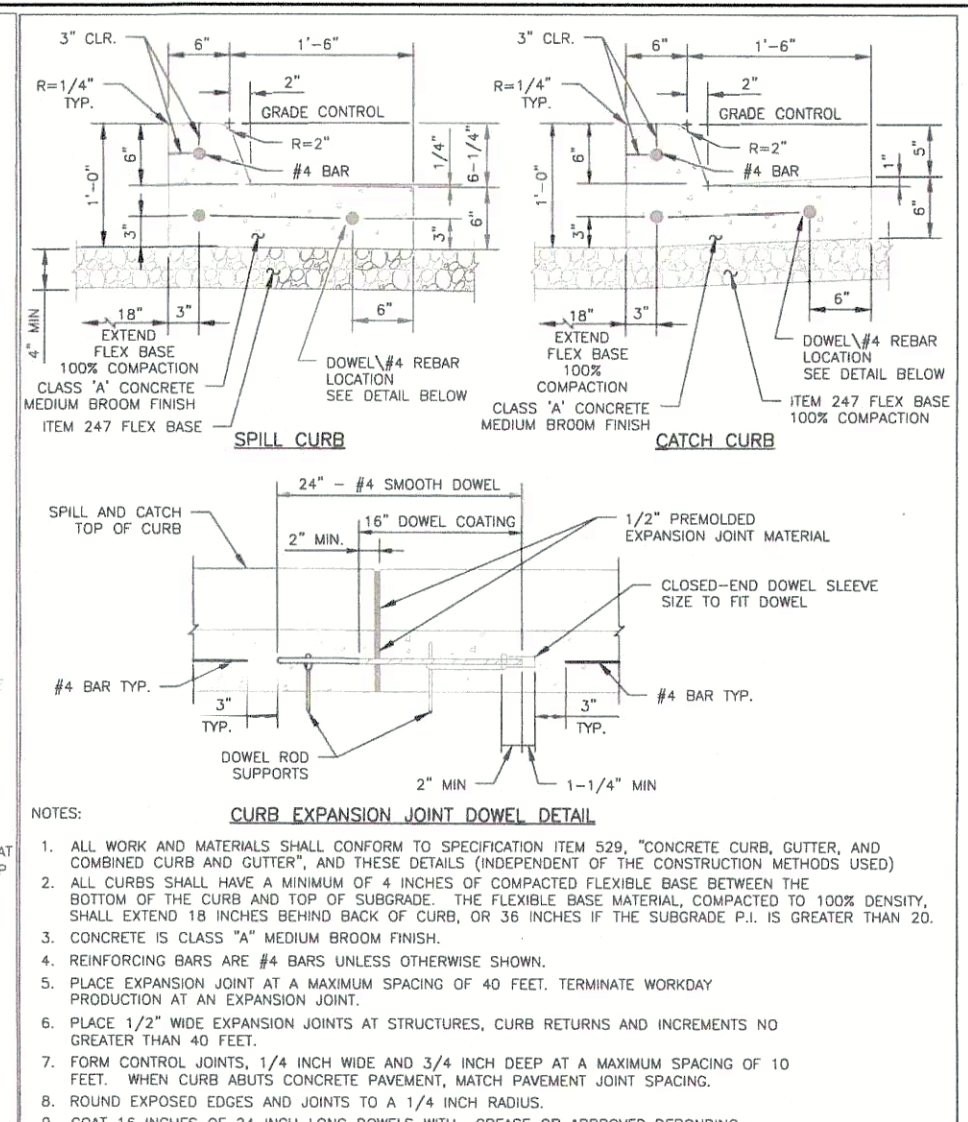
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C-109
 PAVING PLAN
 SHEET 12A OF 17
 CIVIL



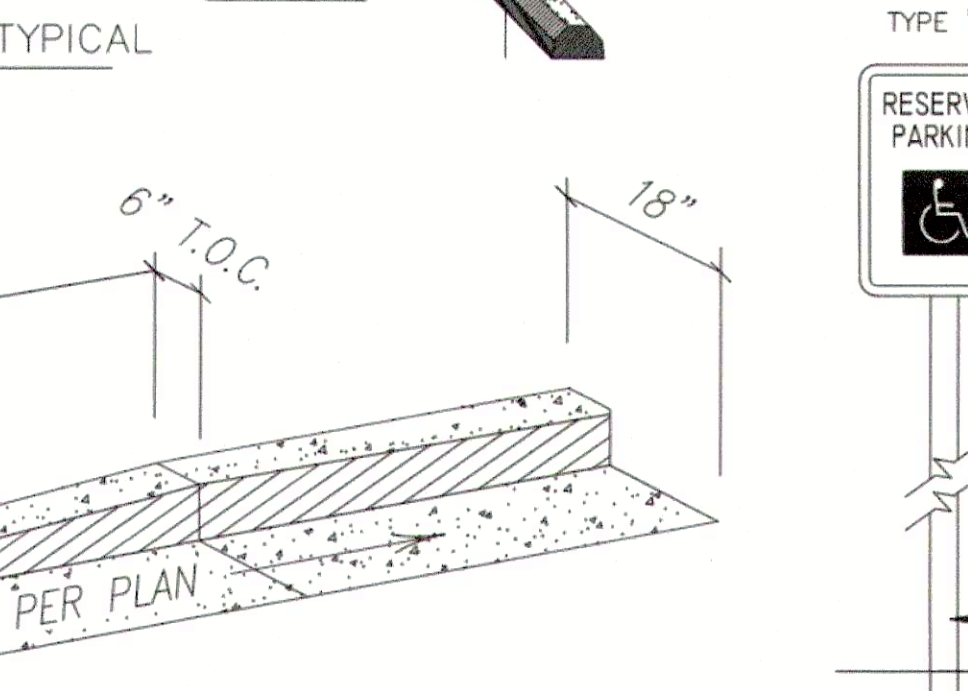
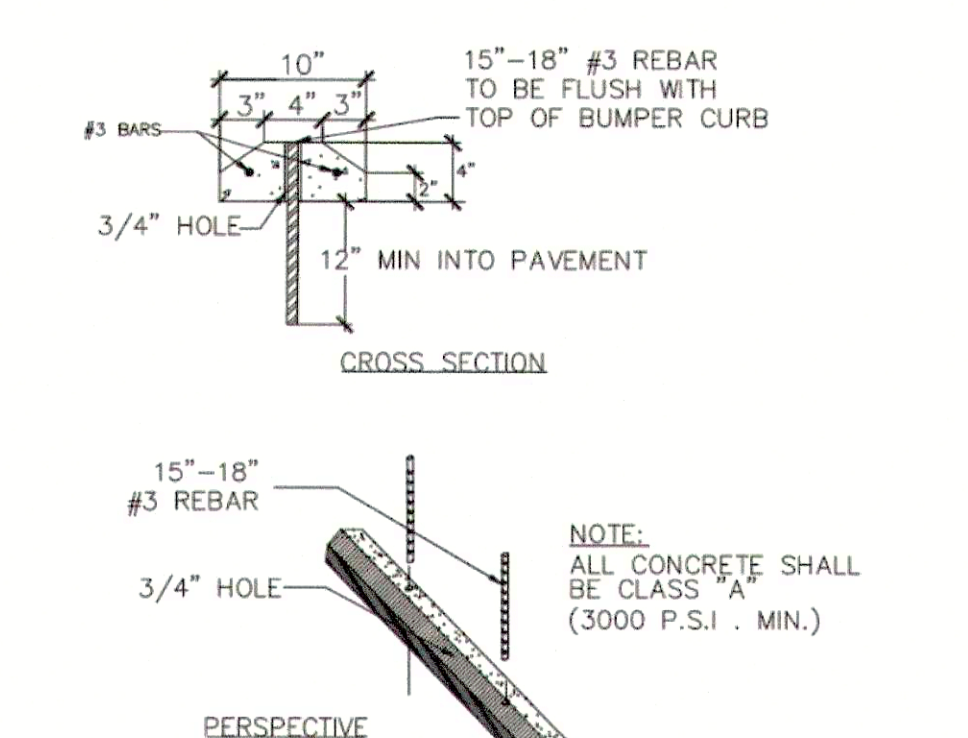
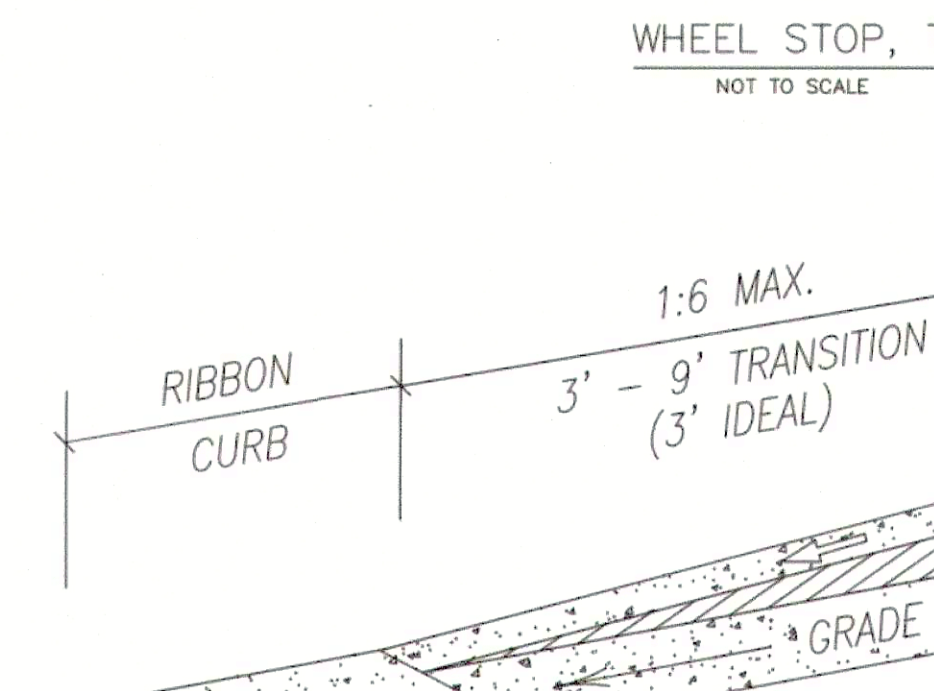
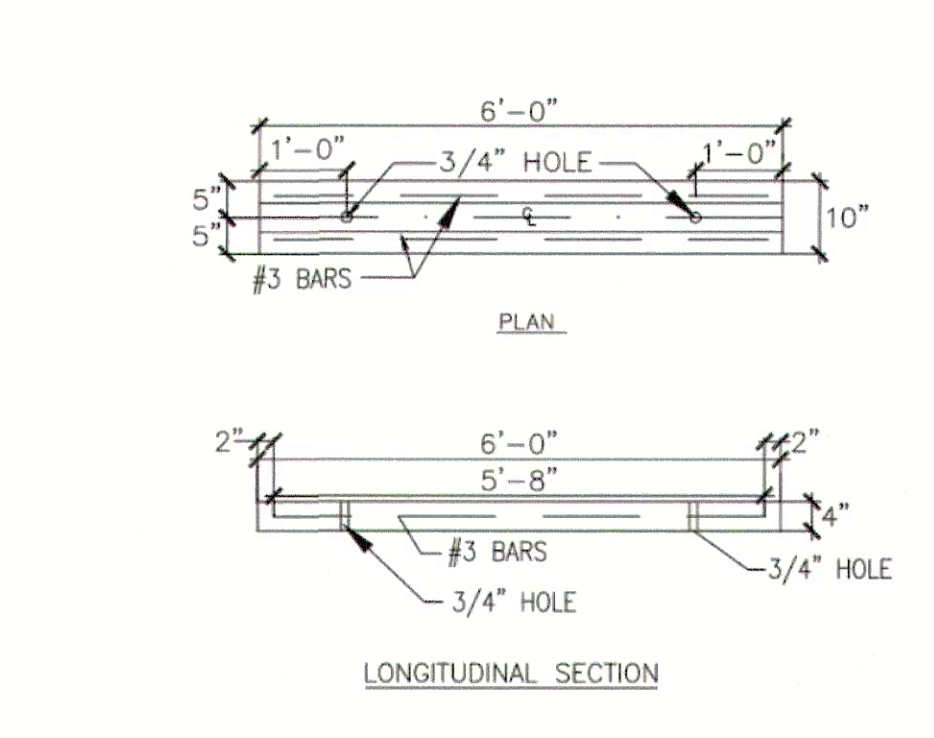
NOTES:
1. CONCRETE IS CLASS "A" BROOM FINISHED (EXCPT ITEM 421 & 531)
2. REINFORCING IS #4 BARS PLACED AT 12 INCHES O.C.E.M. (SEE DETAIL)
DO NOT USE W/W F ENKLEID WIRE FABRIC
3. PLACE EXPANSION JOINT AT A MAXIMUM SPACING OF 40 FEET. TERMINATE WORKDAY PRODUCTION AT AN EXPANSION JOINT
4. PLACE 1/2" HIGH WIDE EXPANSION MATERIAL WHERE SIDEWALK ABUTS AN EXISTING STRUCTURE, DRIVEWAY, OR OBSTRUCTION PROTRUDING THROUGH THE SIDEWALK
5. FORM CONTROL JOINTS, 1/4" HIGH WIDE AND 3/4" HIGH DEEP AT A MAXIMUM SPACING OF 5 FEET. JOINT SPACING SHALL BE PROPORTIONAL TO WIDTH OF SIDEWALK
6. ROUND OUTER EDGES AND JOINTS TO A 1/4" RADIUS
7. CONSTRUCT CURB RAMPS IN ACCORDANCE WITH TxDOT STANDARD "PEDESTRIAN FACILITIES CURB RAMPS"
8. WHEN SIDEWALK IS A DESIGNATED SHARED USE PATH, CURB RAMP CLEAR WIDTH SHALL MATCH THE WIDTH OF THE SHARED USE PATH
9. SIDEWALKS SHALL BE CONSTRUCTED PER CURRENT ADA STANDARDS
10. SIDEWALKS WITHIN 3'-0" OF CURB SHALL BE A MINIMUM OF 5 FEET WIDE

SCALE: NTS
DRAWING NO: ST-01.1
SHEET 1 OF 3
CITY OF ROUND ROCK
APPROVED: [Signature]
DATE: 01-28-21
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.
SIDWALK DETAIL



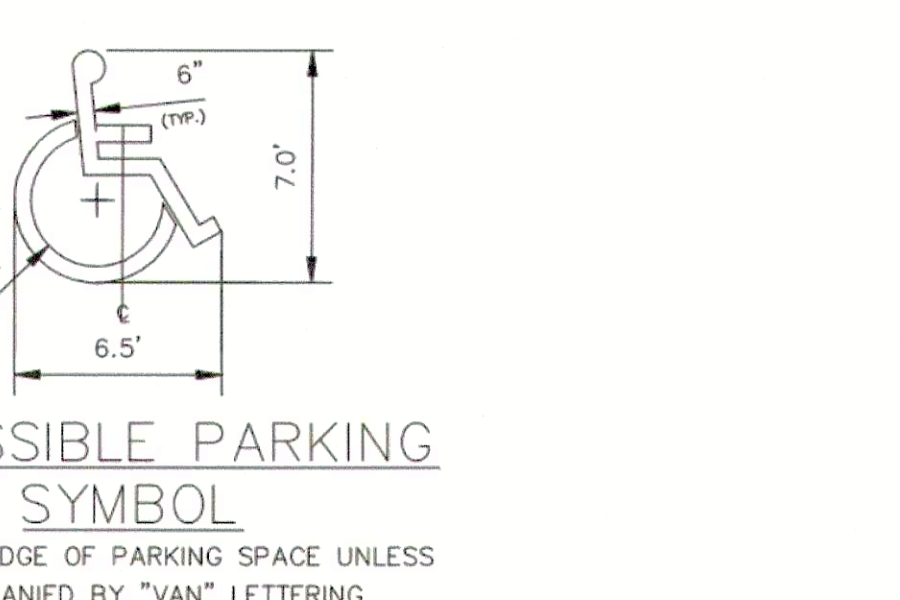
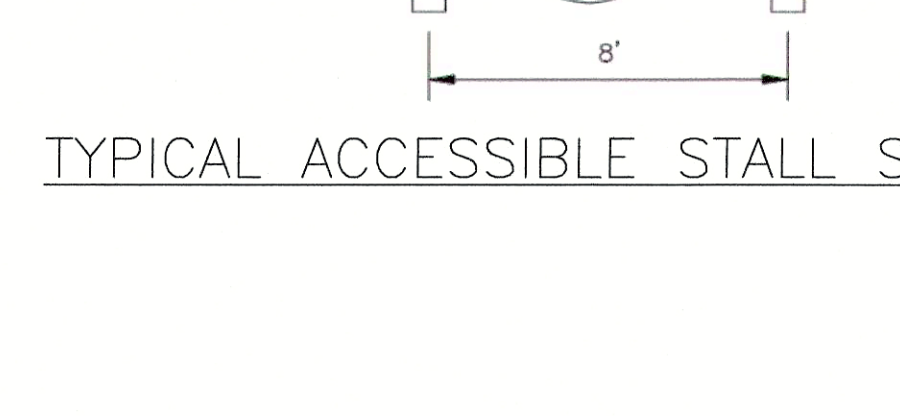
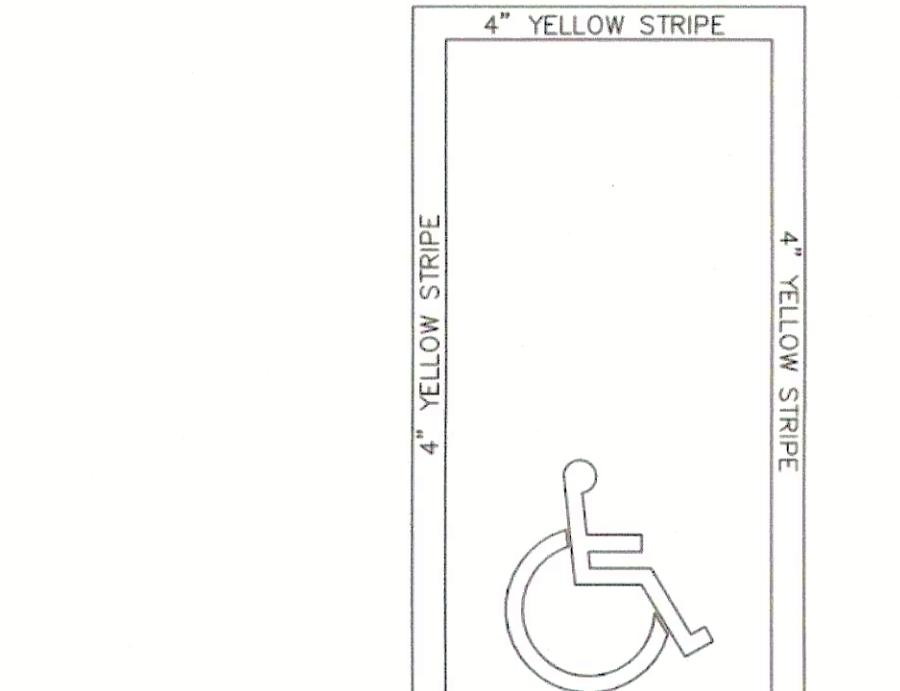
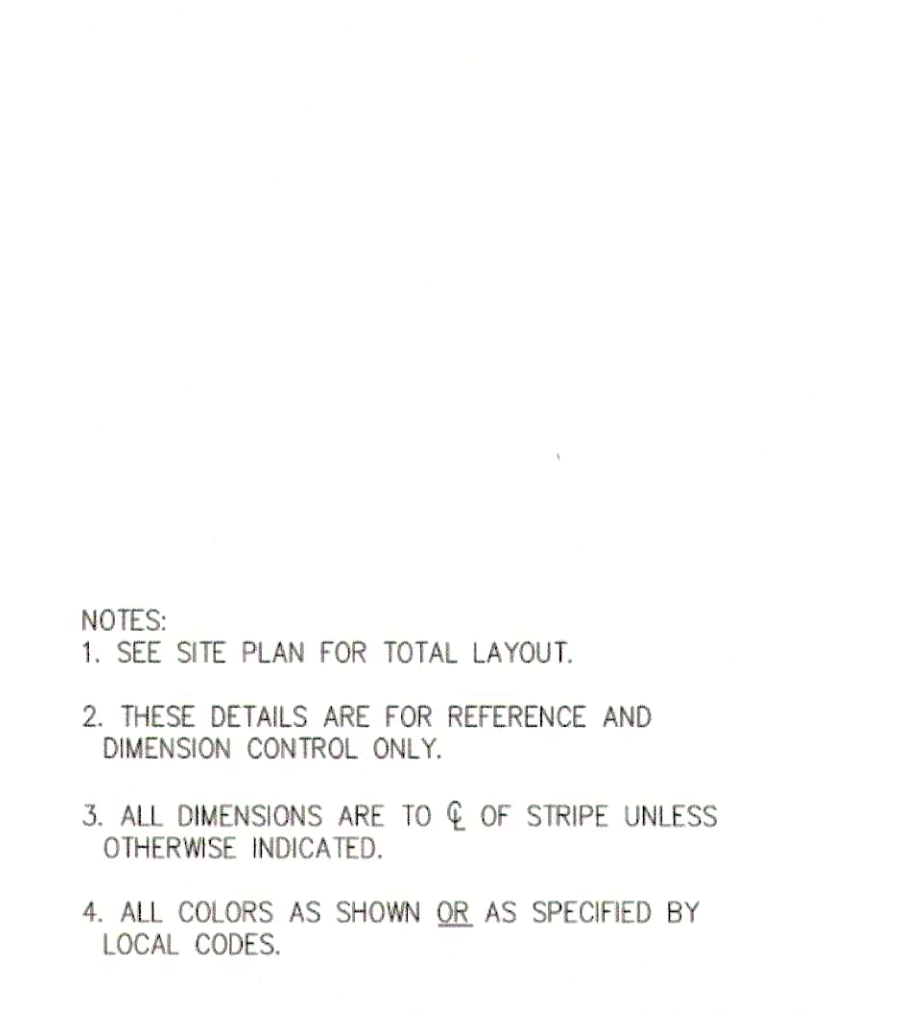
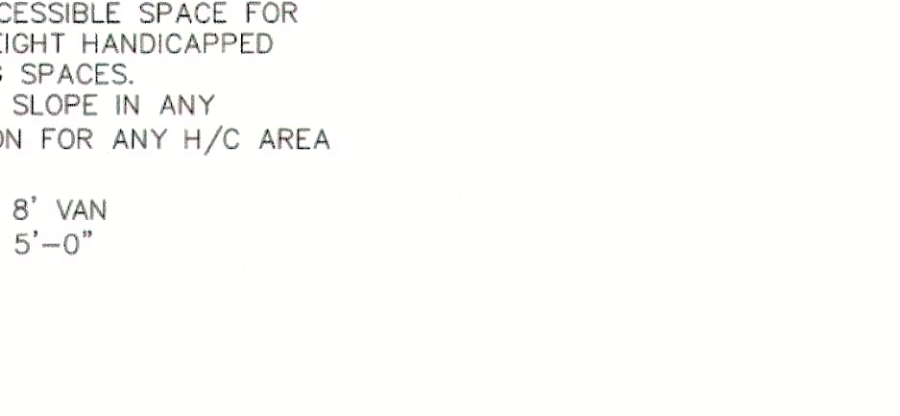
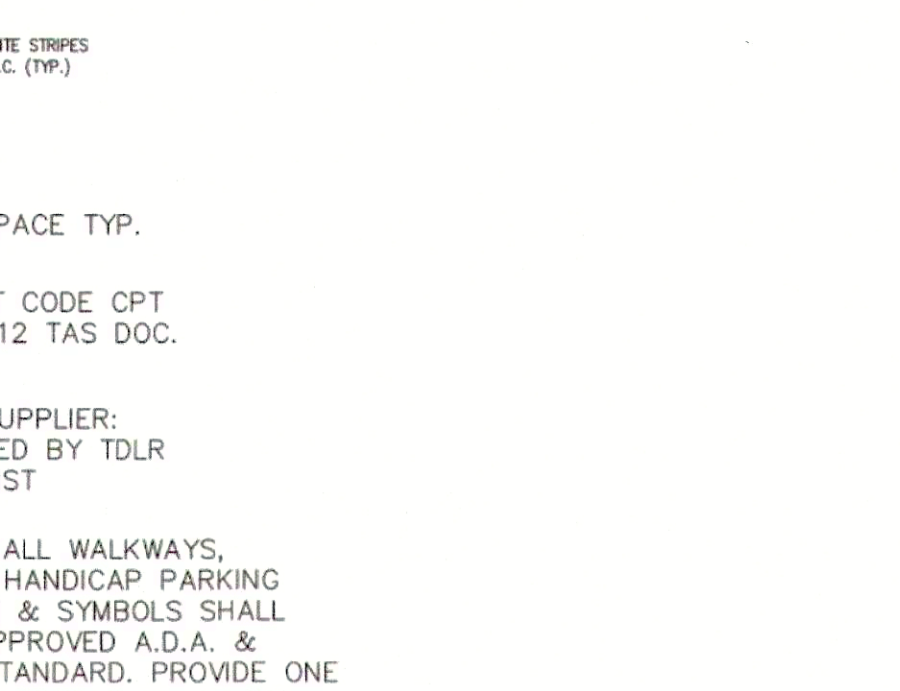
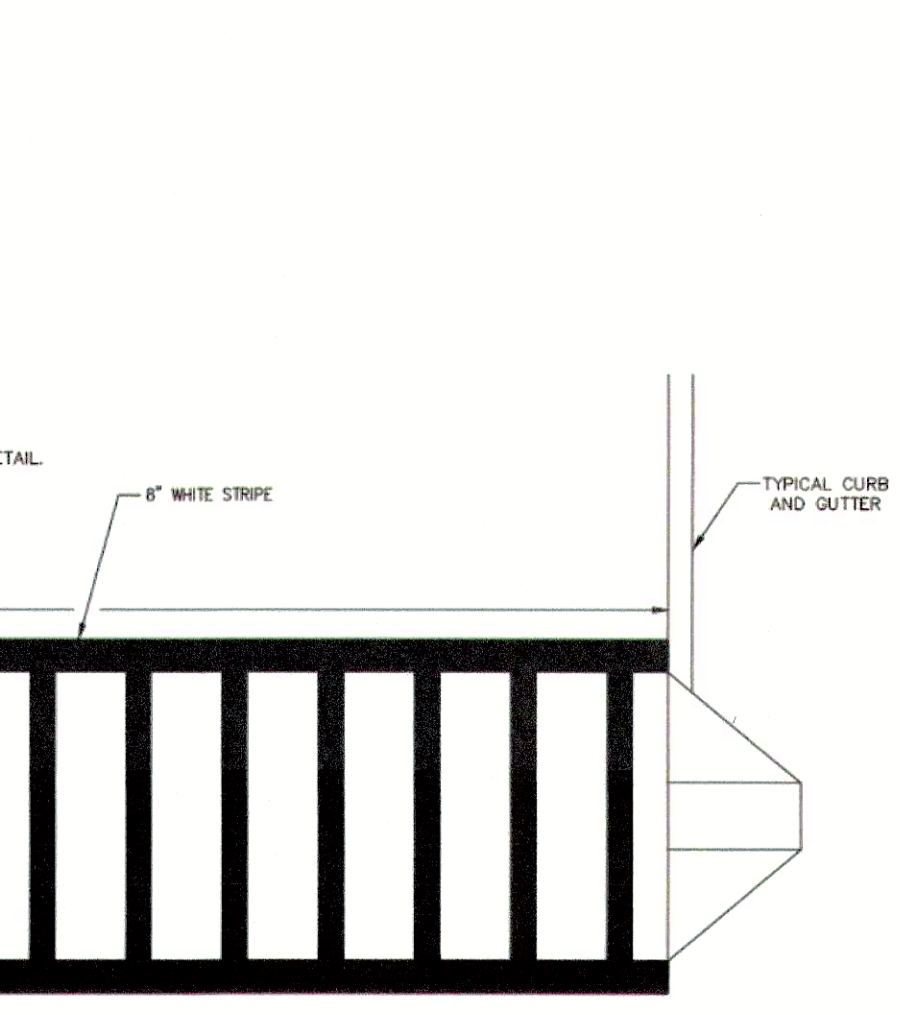
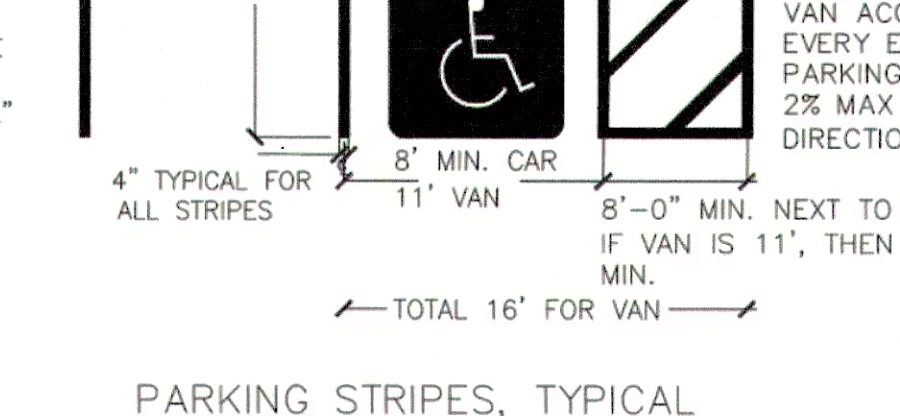
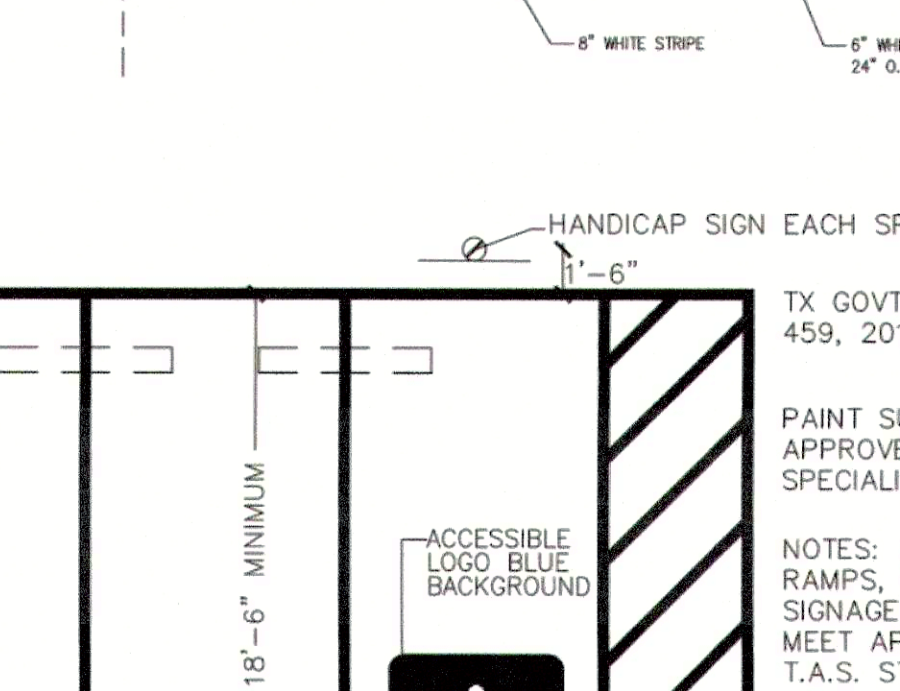
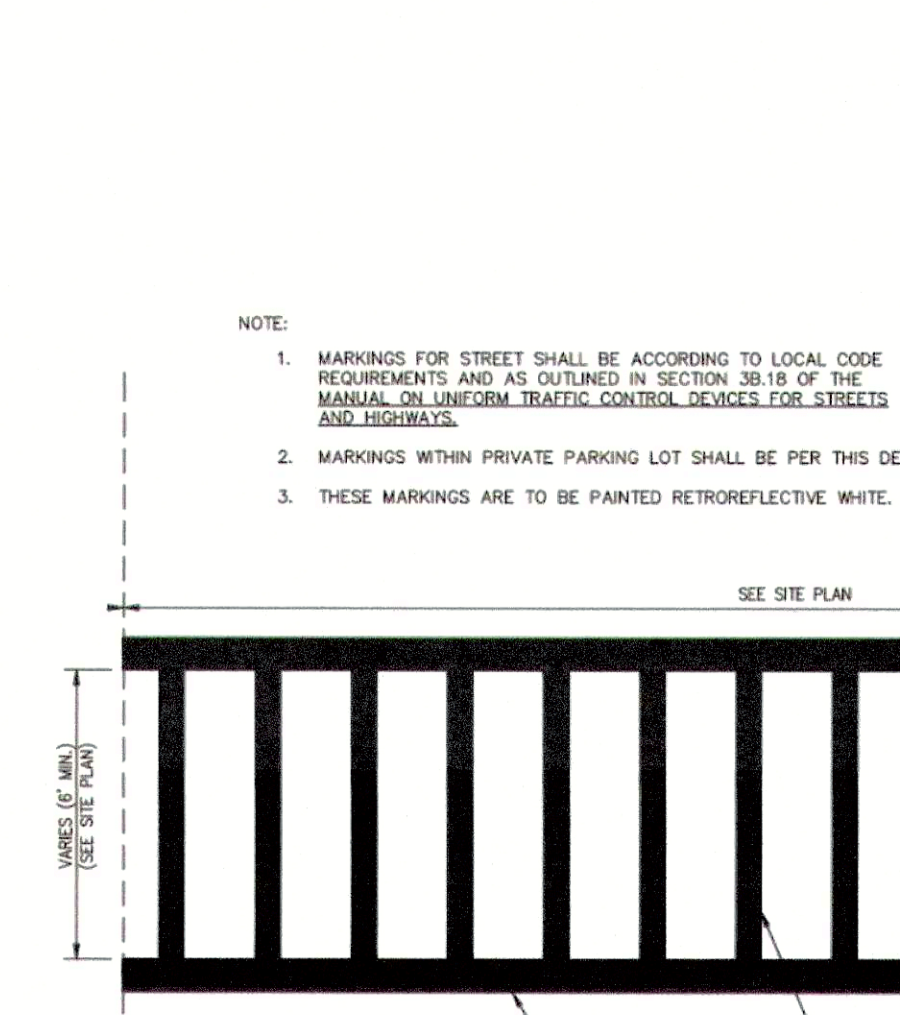
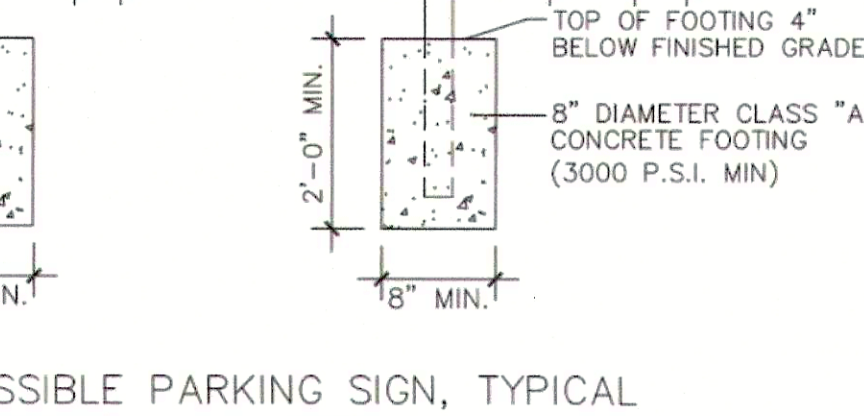
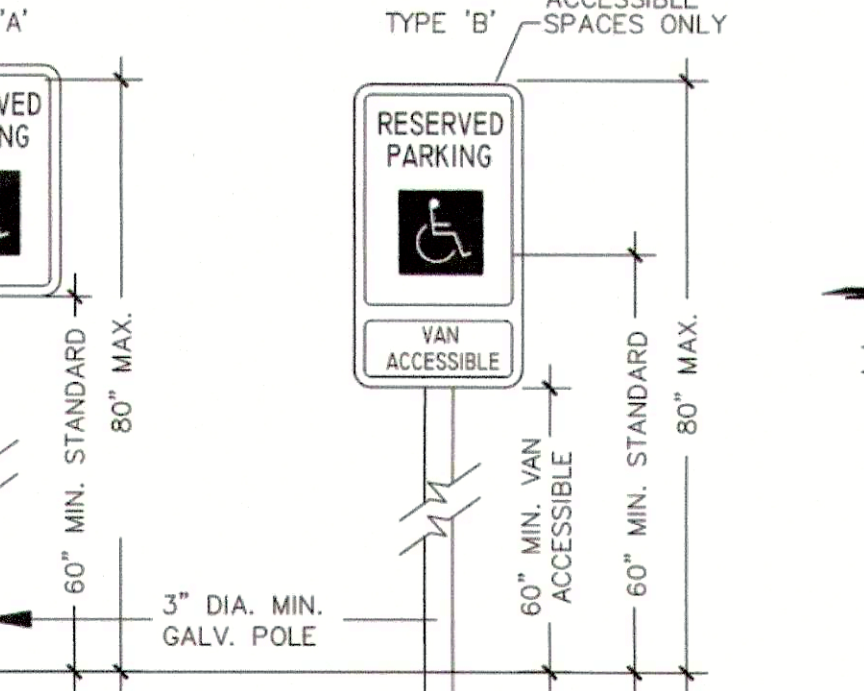
NOTES:
1. ALL WORK AND MATERIALS SHALL CONFORM TO SPECIFICATION ITEM 529, "CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER," AND THESE DETAILS (INDEPENDENT OF THE CONSTRUCTION METHODS USED)
2. ALL CURBS SHALL HAVE A MINIMUM OF 4 INCHES OF COMPACTED FLEXIBLE BASE BETWEEN THE BOTTOM OF THE CURB AND TOP OF SUBGRADE. THE FLEXIBLE BASE MATERIAL, COMPACTED TO 100% DENSITY, SHALL EXTEND 18 INCHES BEHIND BACK OF CURB, OR 36 INCHES IF THE SUBGRADE P.I. IS GREATER THAN 20.
3. CONCRETE IS CLASS "A" MEDIUM BROOM FINISH
4. REINFORCING BARS ARE #4 BARS UNLESS OTHERWISE SHOWN
5. PLACE EXPANSION JOINT AT A MAXIMUM SPACING OF 40 FEET. TERMINATE WORKDAY PRODUCTION AT AN EXPANSION JOINT
6. PLACE 1/2" WIDE EXPANSION JOINTS AT STRUCTURES, CURB RETURNS AND INCREMENTS NO GREATER THAN 40 FEET
7. FORM CONTROL JOINTS, 1/4" HIGH WIDE AND 3/4" HIGH DEEP AT A MAXIMUM SPACING OF 10 FEET. WHEN CURB ABUTS CONCRETE FRAMEWORK, MATCH PAVEMENT JOINT SPACING
8. ROUND EXPOSED EDGES AND JOINTS TO A 1/4" RADIUS
9. COAT 18 INCHES OF 24 INCH LONG DOWELS WITH GREASE OR APPROVED DEBONDING LUBRICANT. INSTALL DOWEL CAP OR SUBSTITUTED END OF THE DOWELS
10. SIDEWALKS WITHIN 3'-0" OF CURB SHALL BE A MINIMUM OF 5 FEET WIDE

SCALE: NTS
DRAWING NO: ST-08
SHEET 1 OF 1
CITY OF ROUND ROCK
APPROVED: [Signature]
DATE: 01-28-21
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.
SPILL AND CATCH CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)



NOTE:
1. ALL WORK AND MATERIALS SHALL CONFORM TO SPECIFICATION ITEM 529, "CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER," AND THESE DETAILS (INDEPENDENT OF THE CONSTRUCTION METHODS USED)
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10. SIDEWALKS WITHIN 3'-0" OF CURB SHALL BE A MINIMUM OF 5 FEET WIDE

SCALE: NTS
DRAWING NO: ST-08
SHEET 1 OF 1
CITY OF ROUND ROCK
APPROVED: [Signature]
DATE: 01-28-21
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.
SPILL AND CATCH CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)



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91770
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Facsimile: 626.372.8288

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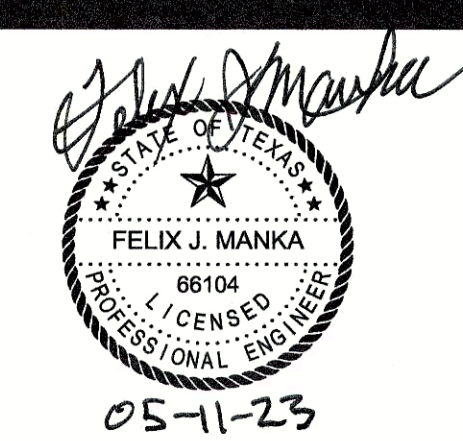
NO.	DESCRIPTION	DATE

ISSUE DATE:

CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

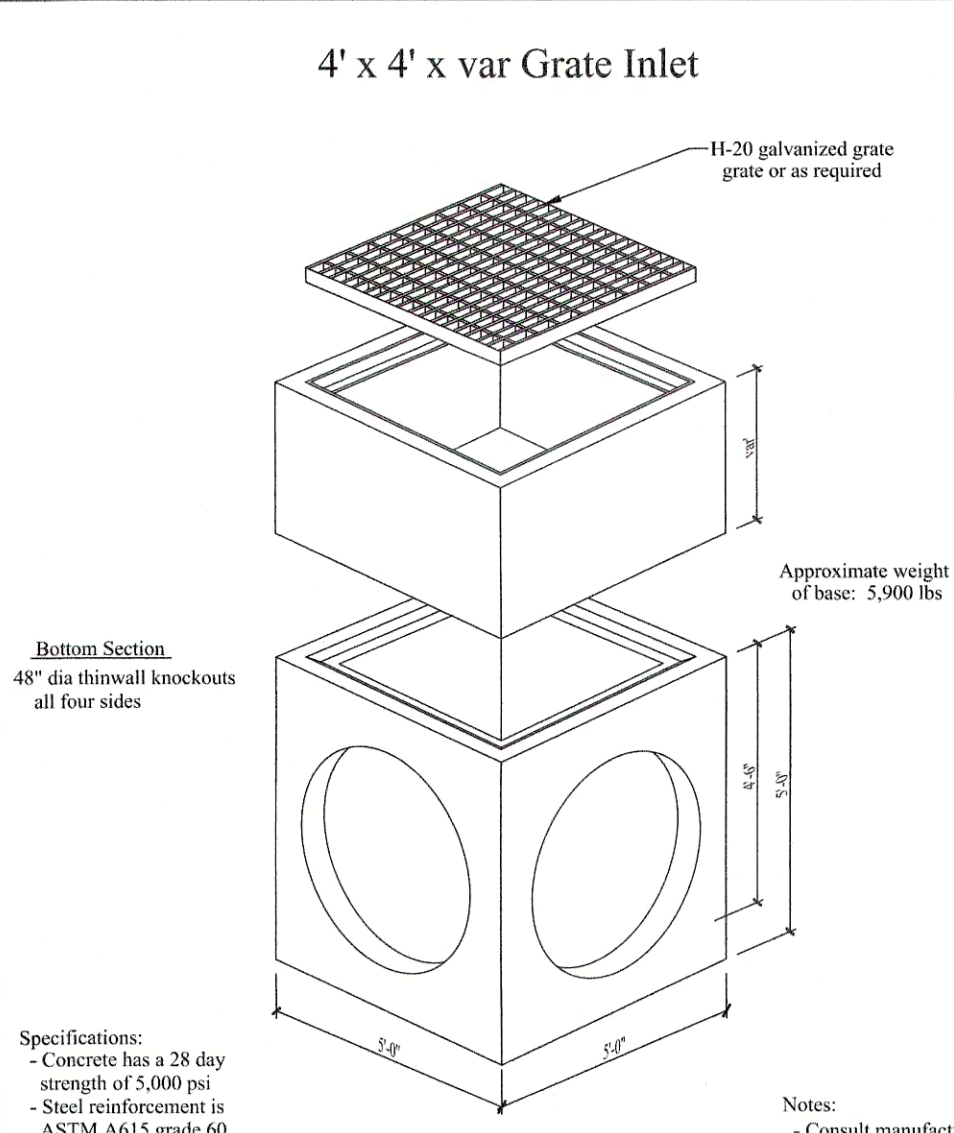
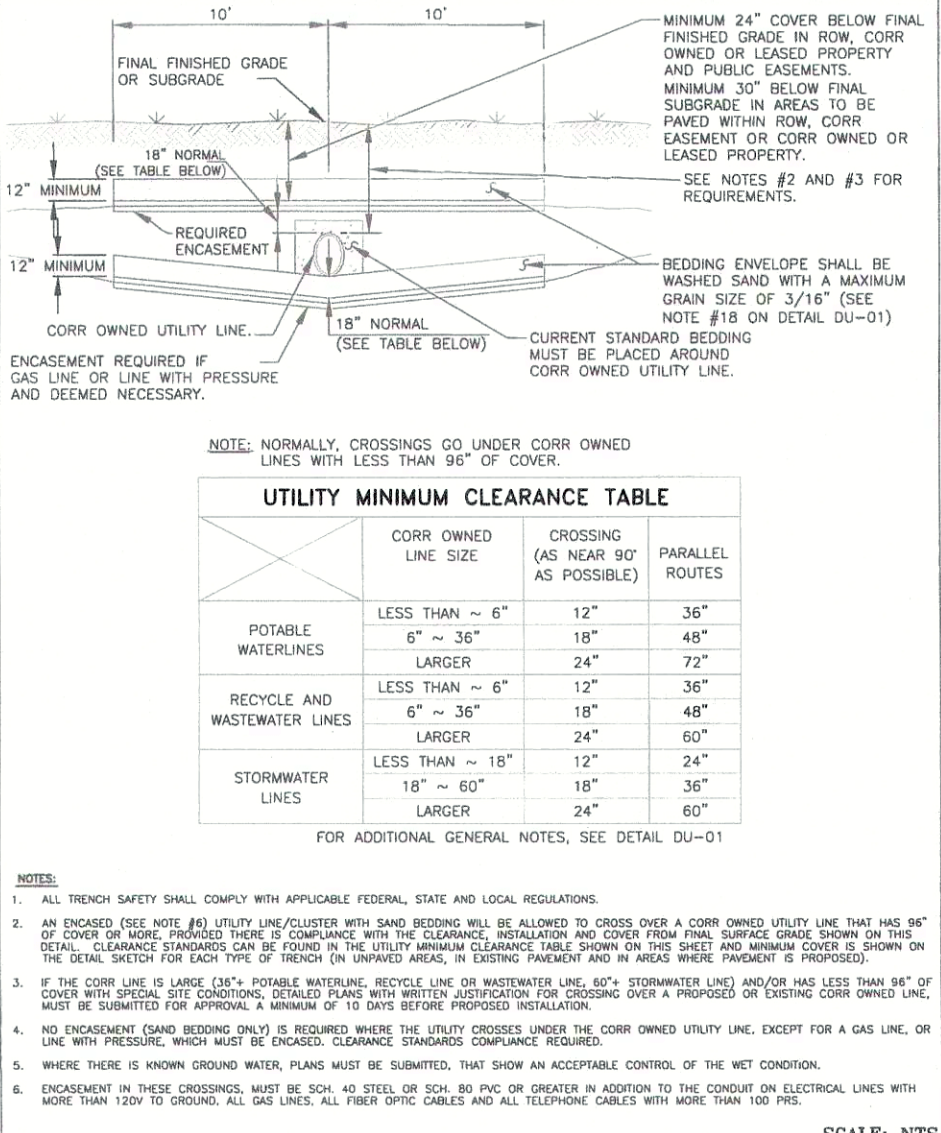
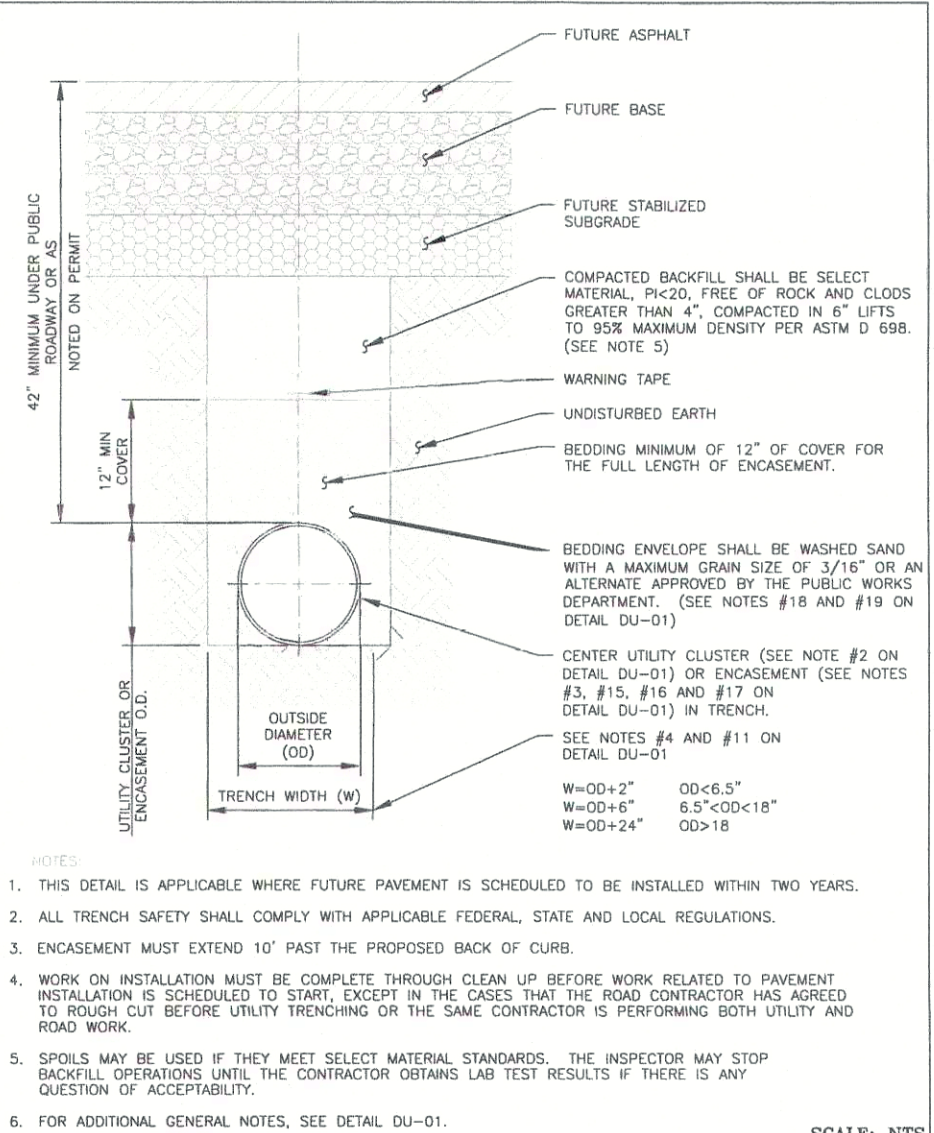
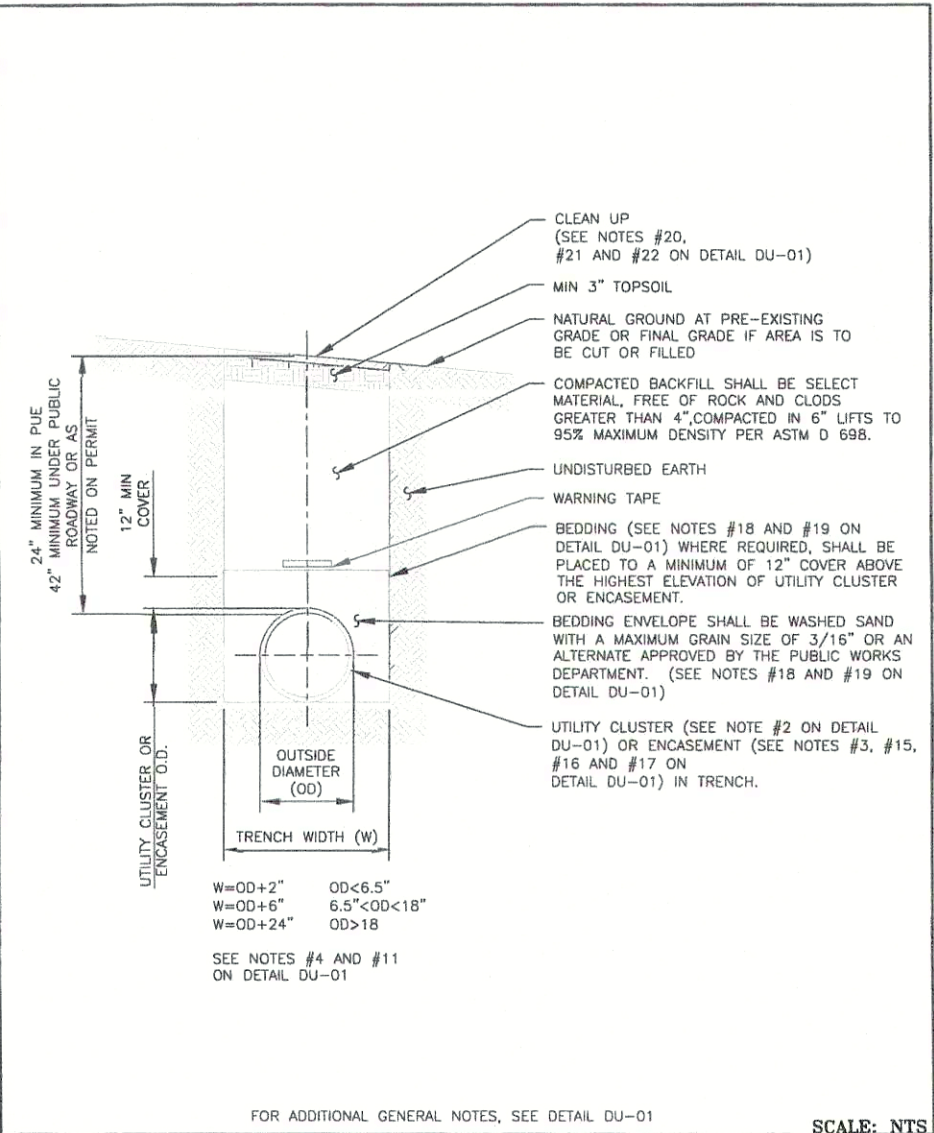
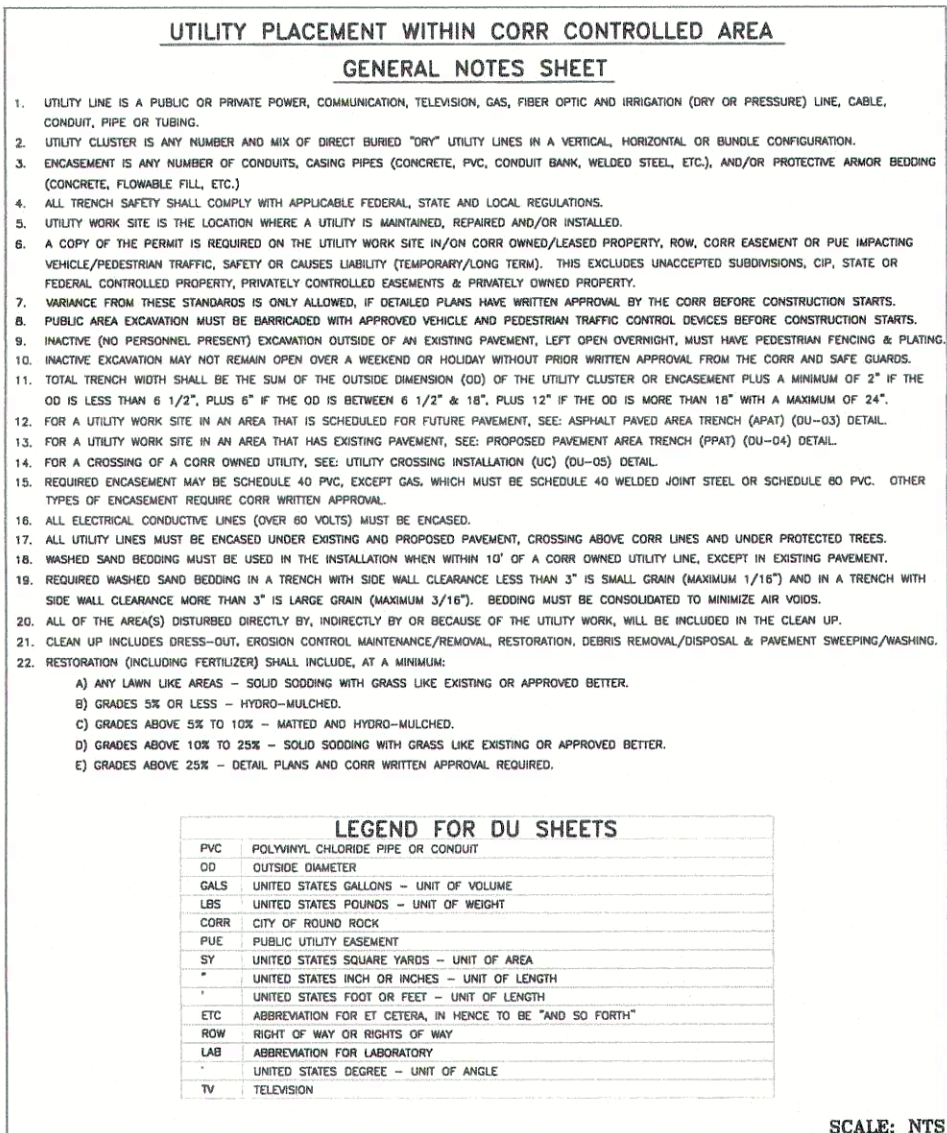


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CG-502

SITE DETAILS 1 OF 2

SHEET: 14 OF 17
CIVIL

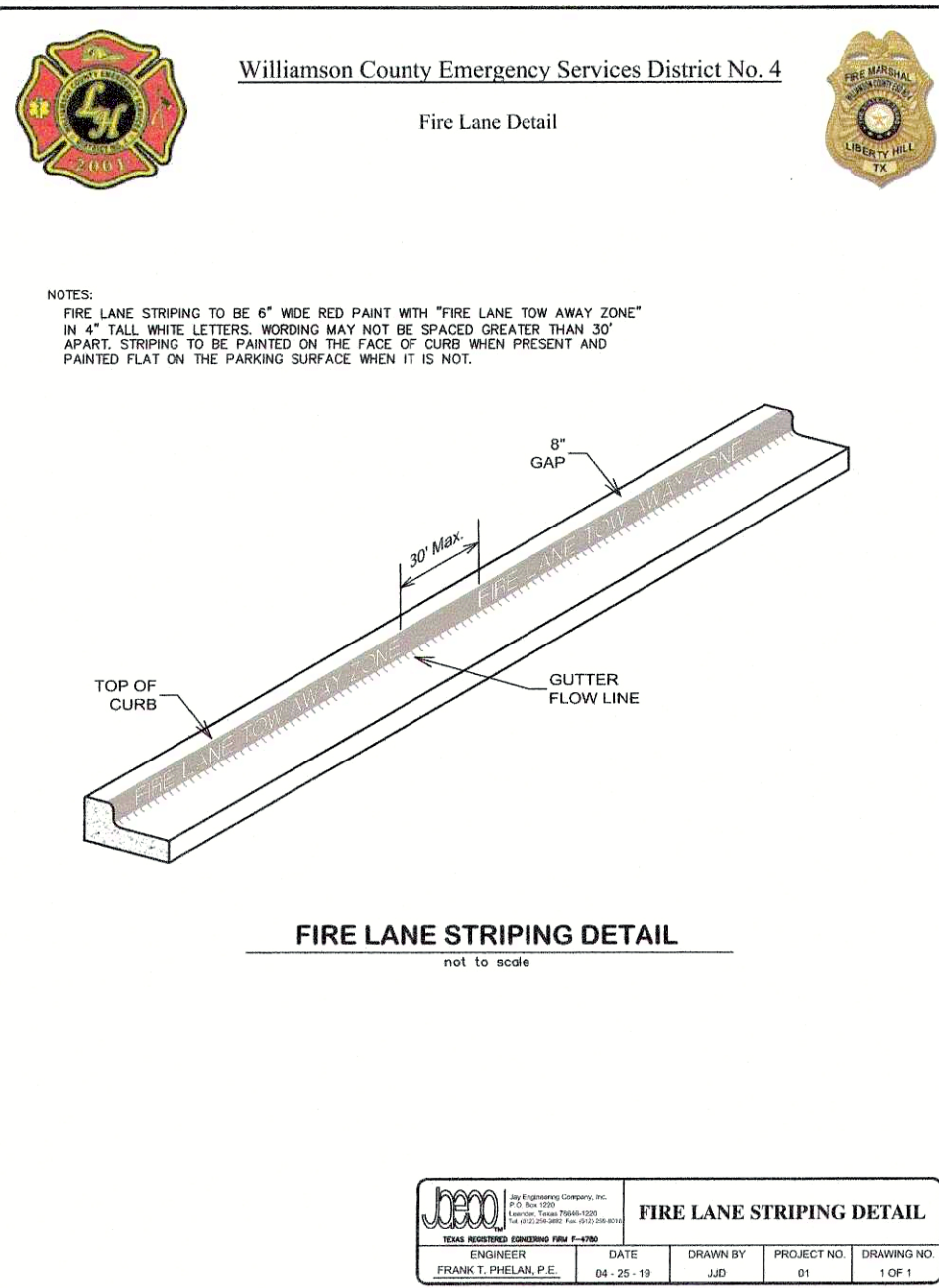


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DATE APPROVED	01-28-21	CITY	DRY UTILITY DETAILS	DATE APPROVED	01-28-21	CITY	GENERAL NOTES SHEET

RECORD SHIPPED COPY ON FILE		CITY OF ROUND ROCK		DRAWING NO: DU-02		SHEET 1 OF 1	
DATE APPROVED	01-28-21	CITY	UNPAVED AREA TRENCH (UAT) DETAIL	DATE APPROVED	01-28-21	CITY	UNPAVED AREA TRENCH (UAT) DETAIL

RECORD SHIPPED COPY ON FILE		CITY OF ROUND ROCK		DRAWING NO: DU-04		SHEET 1 OF 1	
DATE APPROVED	01-28-21	CITY	PROPOSED PAVEMENT AREA TRENCH (PPAT) DETAIL	DATE APPROVED	01-28-21	CITY	PROPOSED PAVEMENT AREA TRENCH (PPAT) DETAIL

RECORD SHIPPED COPY ON FILE		CITY OF ROUND ROCK		DRAWING NO: DU-05		SHEET 1 OF 1	
DATE APPROVED	01-28-21	CITY	UTILITY CROSSING INSTALLATION (UC) DETAIL	DATE APPROVED	01-28-21	CITY	UTILITY CROSSING INSTALLATION (UC) DETAIL



FOR ADDITIONAL GENERAL NOTES, SEE DETAIL DU-01

FOR ADDITIONAL GENERAL NOTES, SEE DETAIL DU-01

FOR ADDITIONAL GENERAL NOTES, SEE DETAIL DU-01

FOR ADDITIONAL GENERAL NOTES, SEE DETAIL DU-01

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SITE DEVELOPMENT SET	05.12.23

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PANDA PROJECT #: DXXX
PANDA STORE #: S8-23-D23586
ARCH PROJECT #: 22080-003

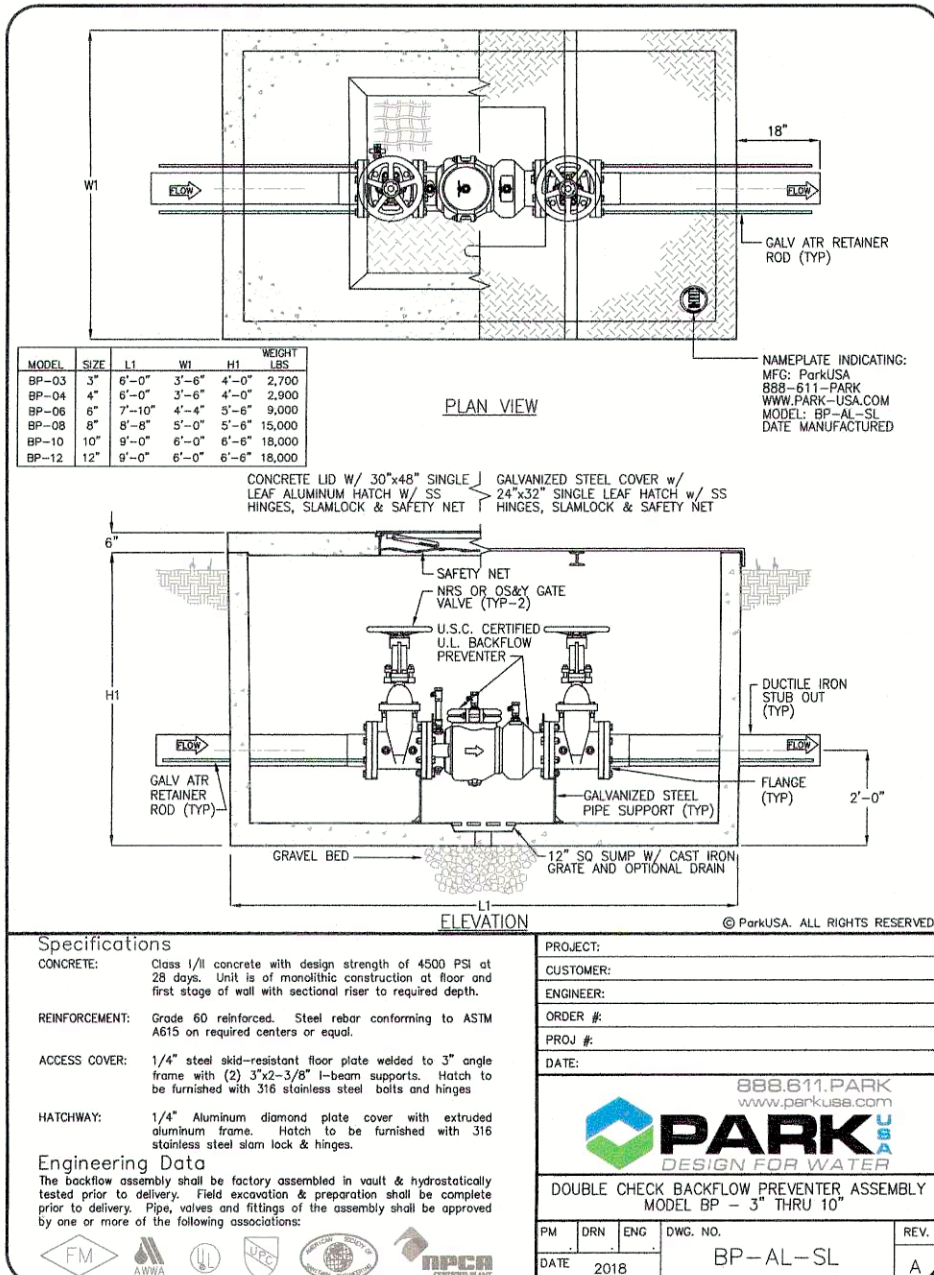
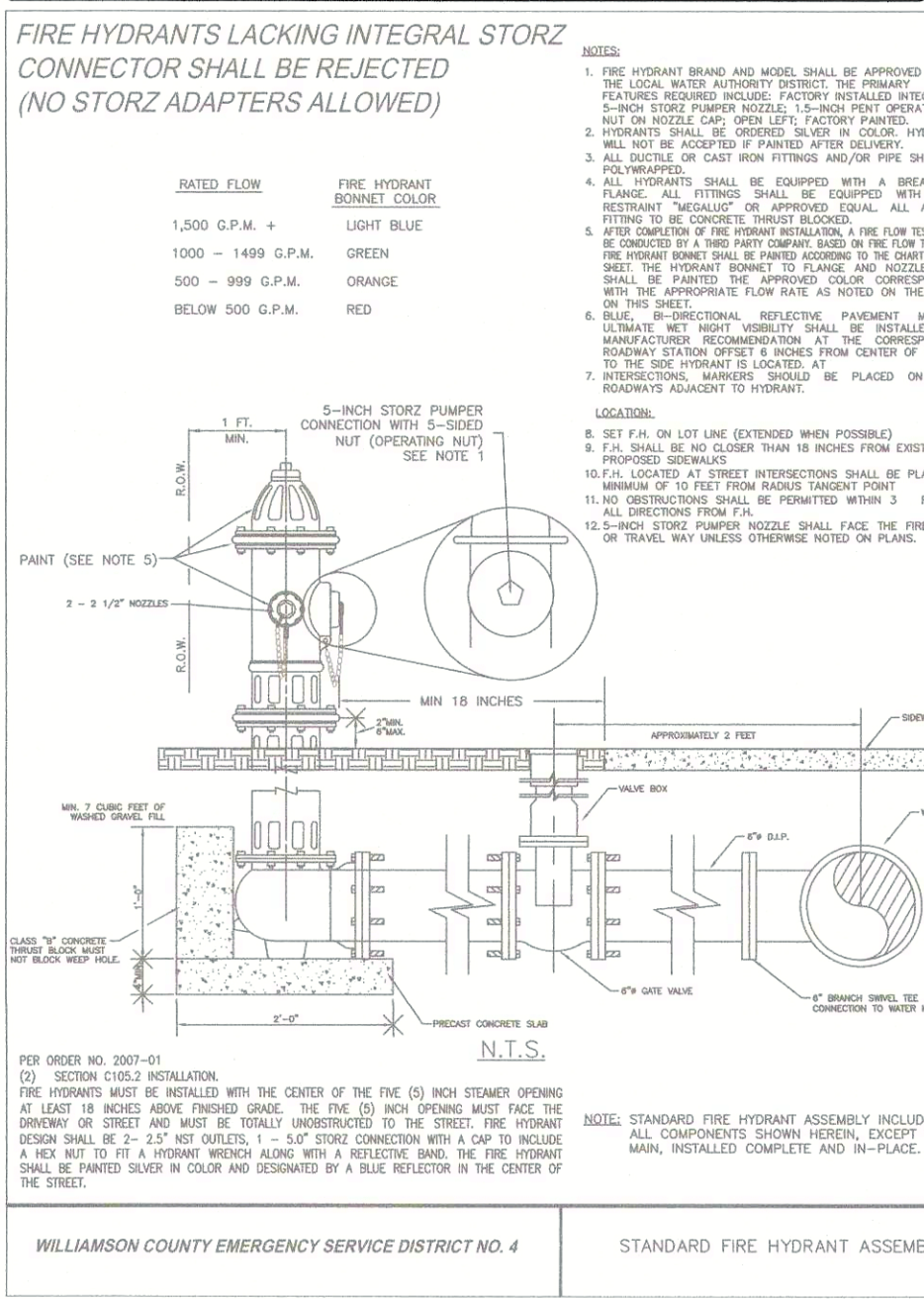
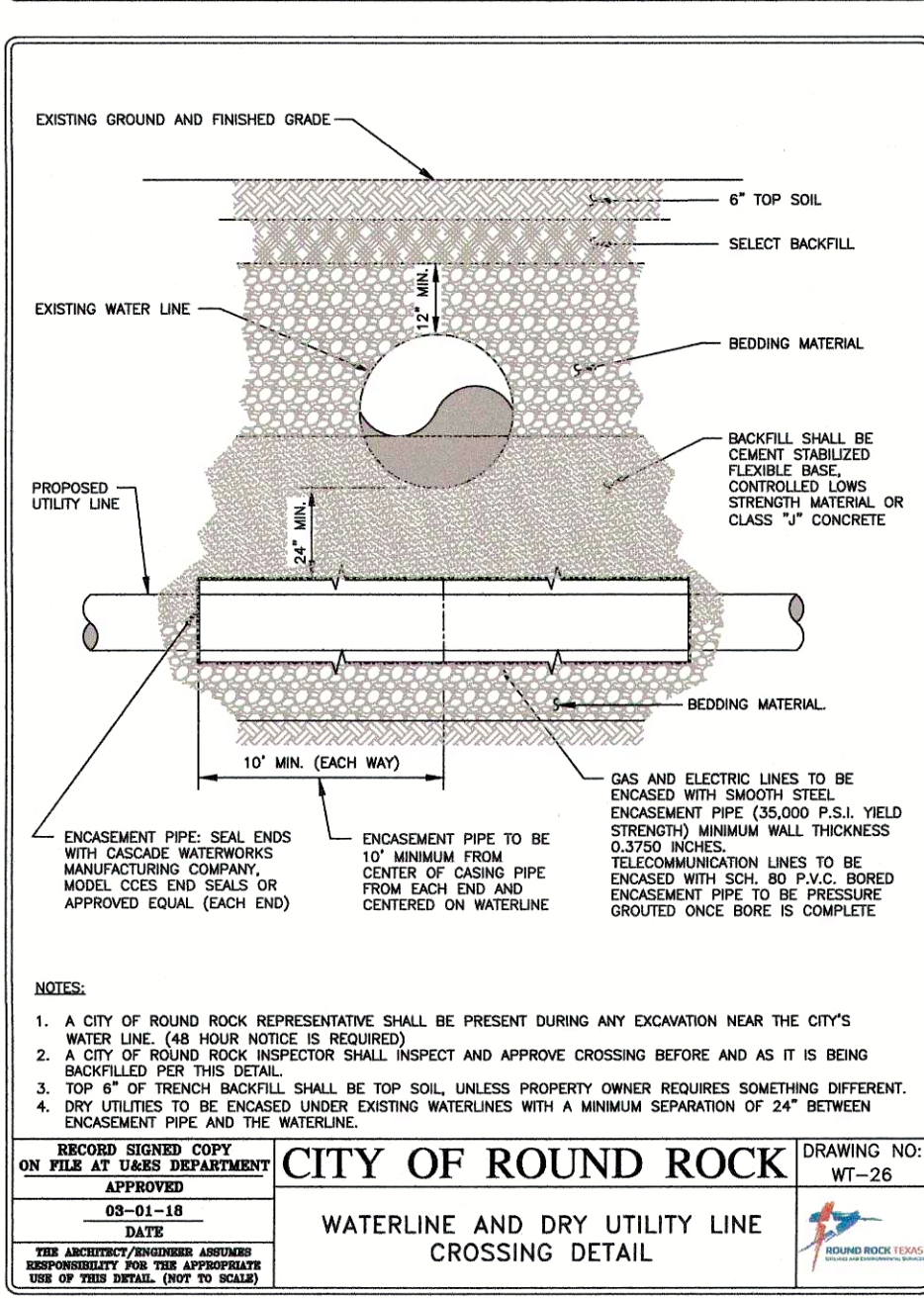
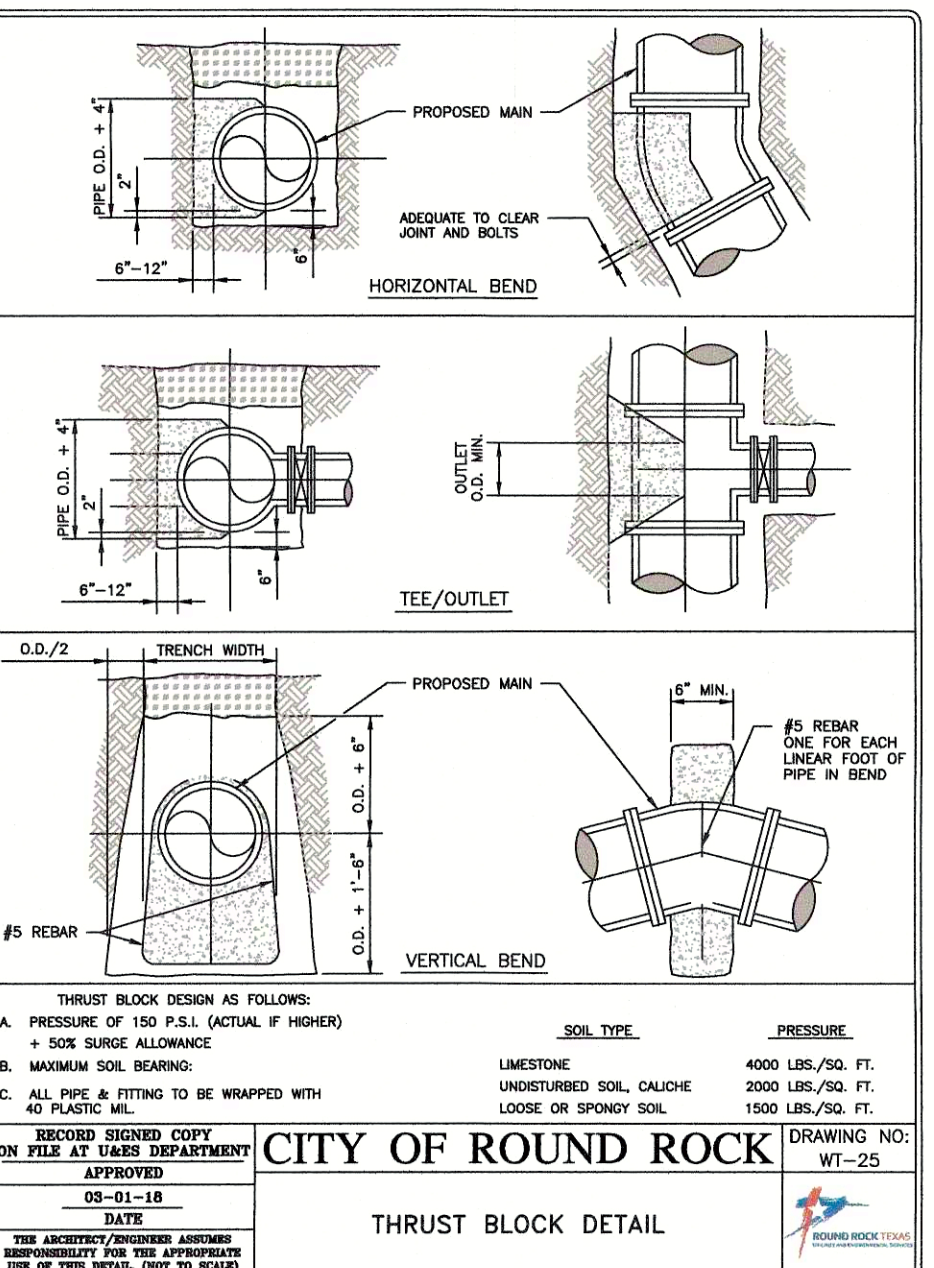
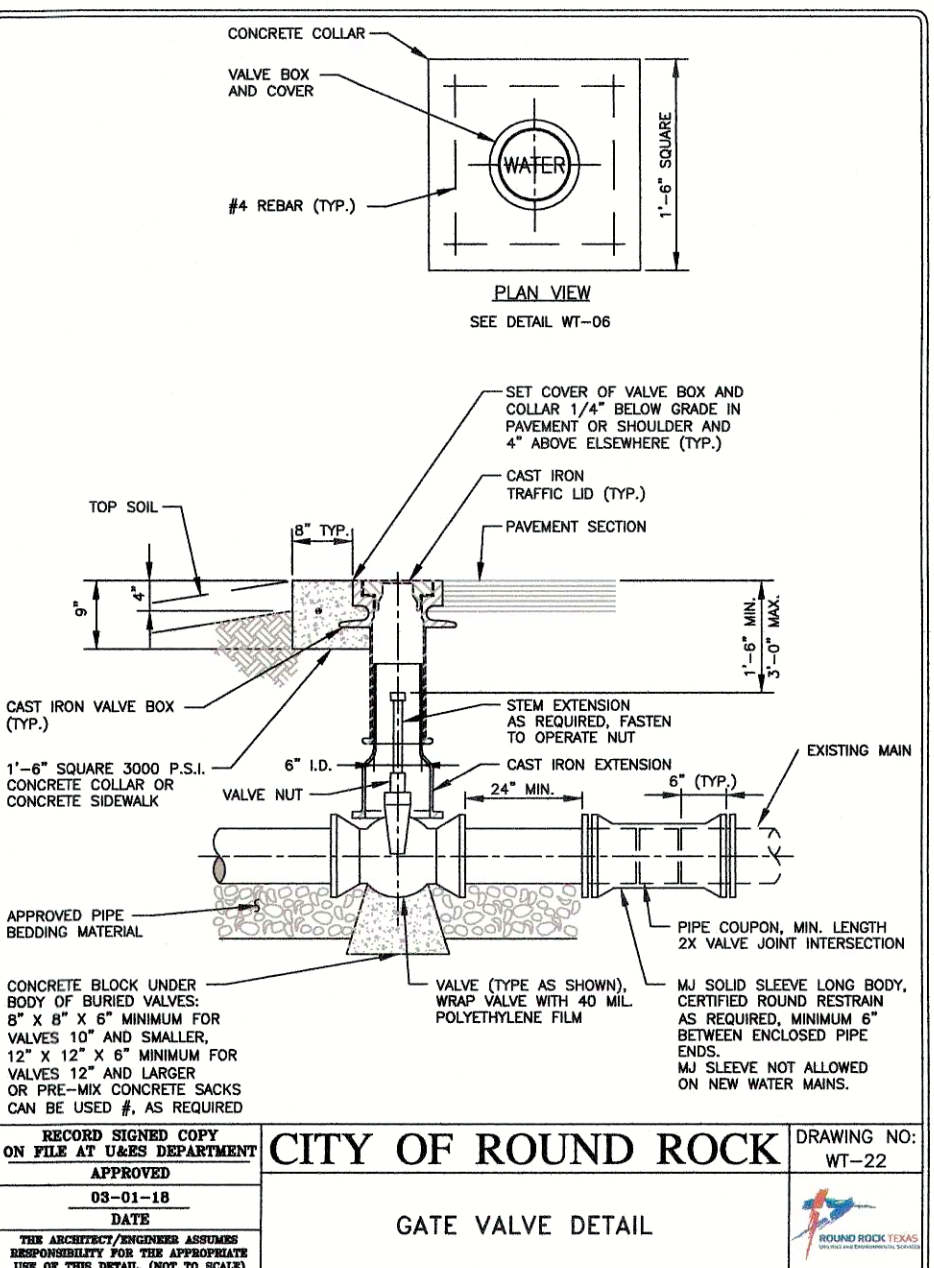
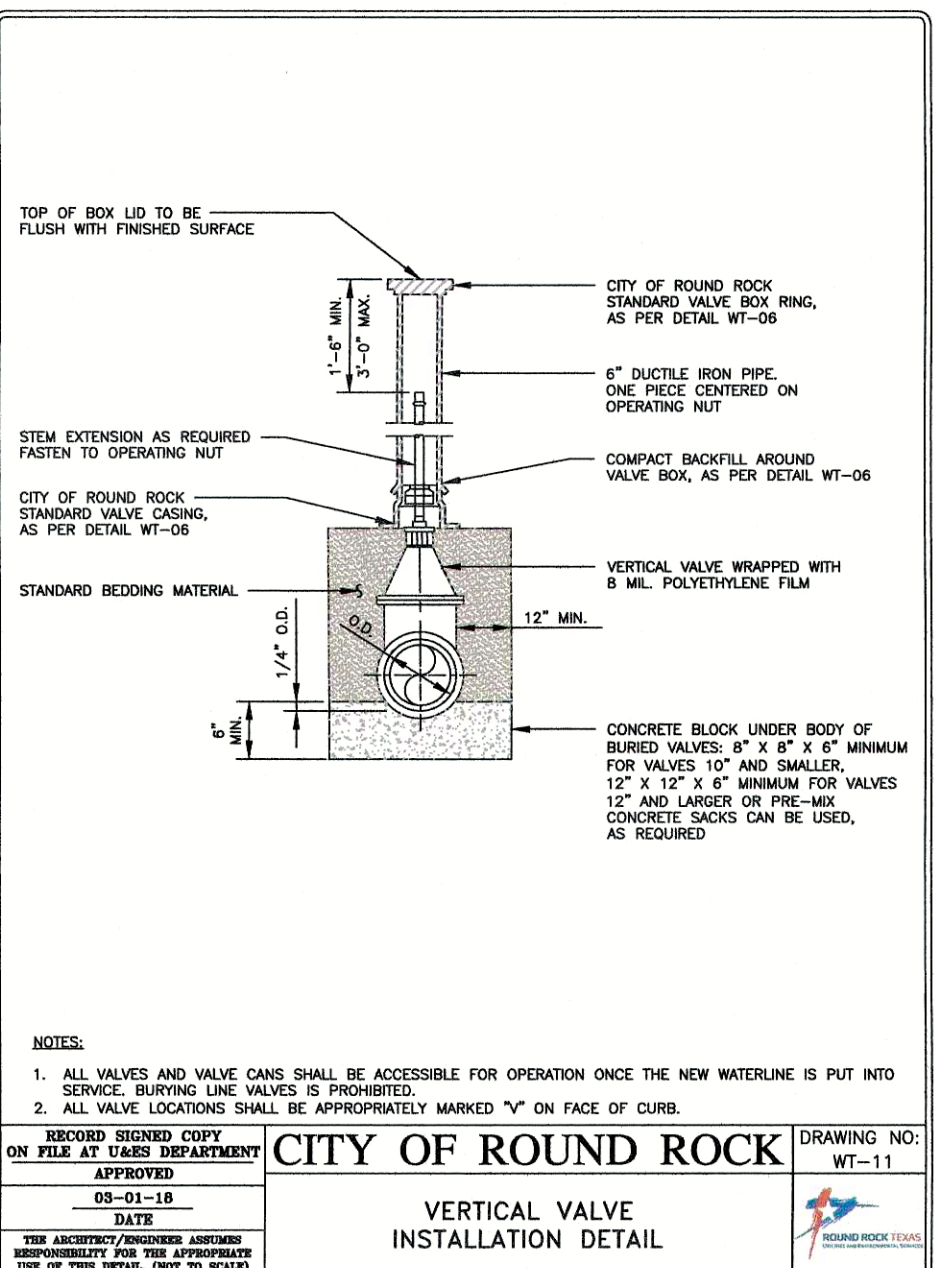
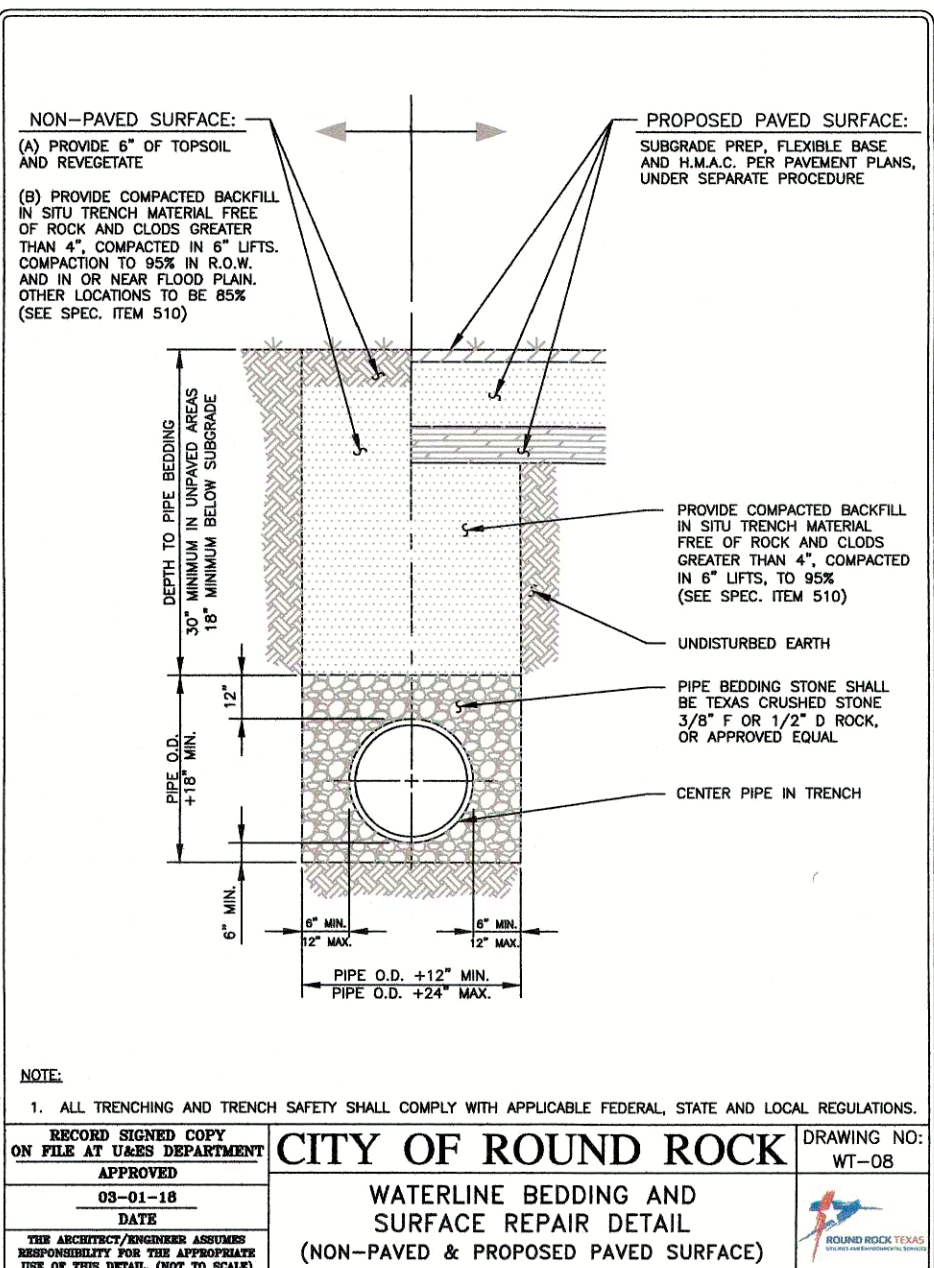
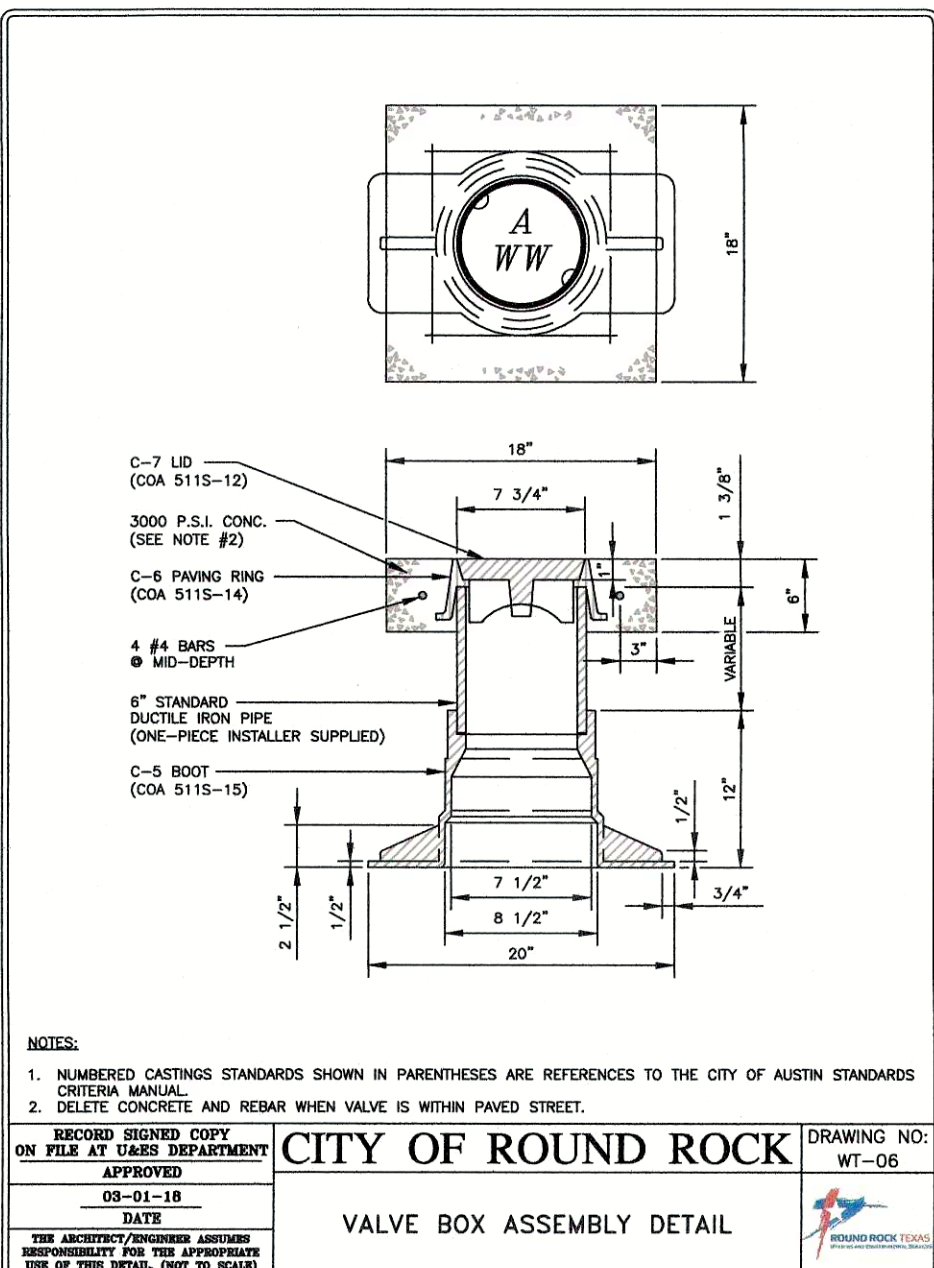
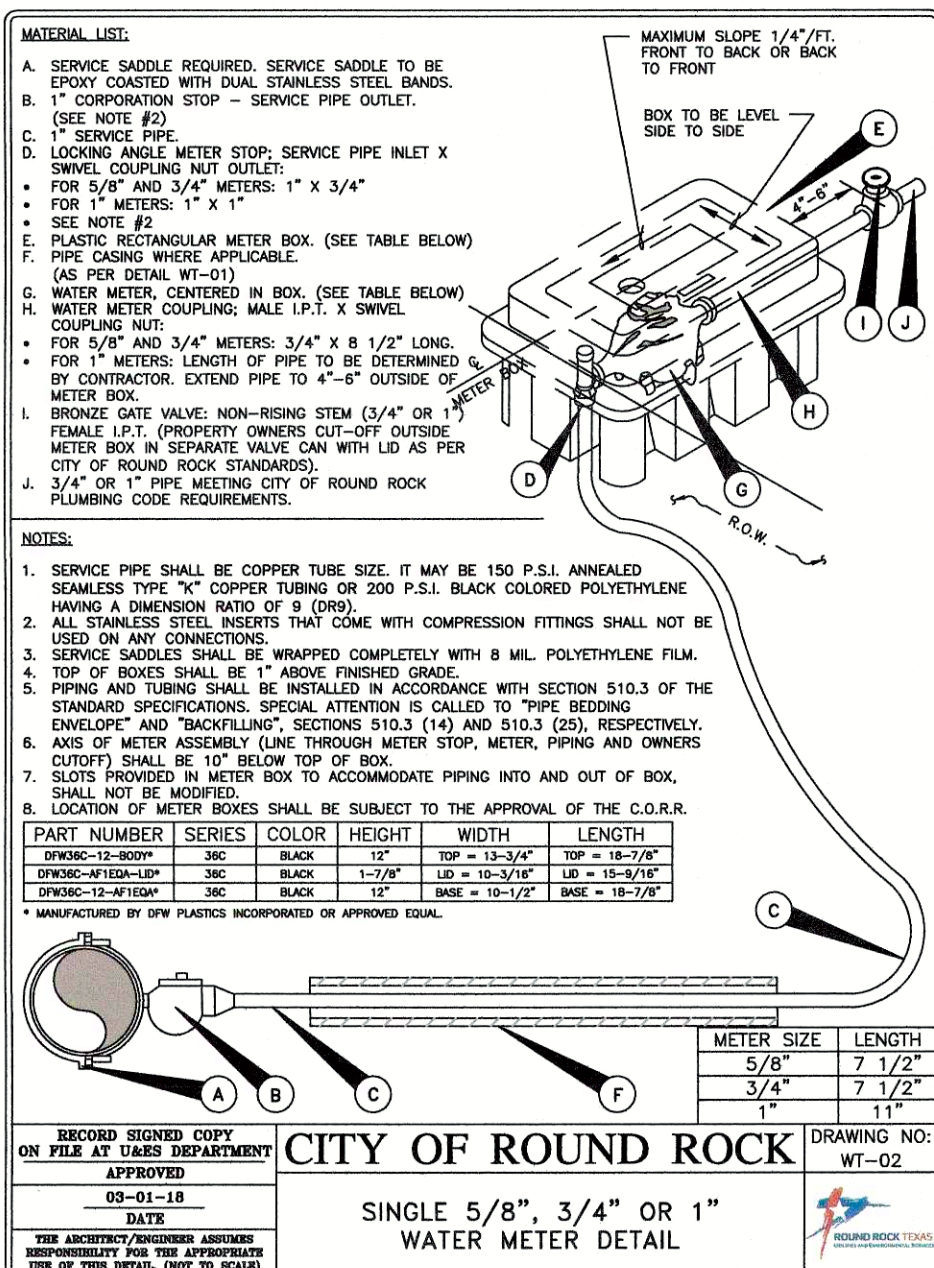
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REGISTRATION NO. 10834

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CG-503
SITE DETAILS 2 OF 2

SHEET: 15 OF 17
CIVIL

PANDA 2300 HOME R4



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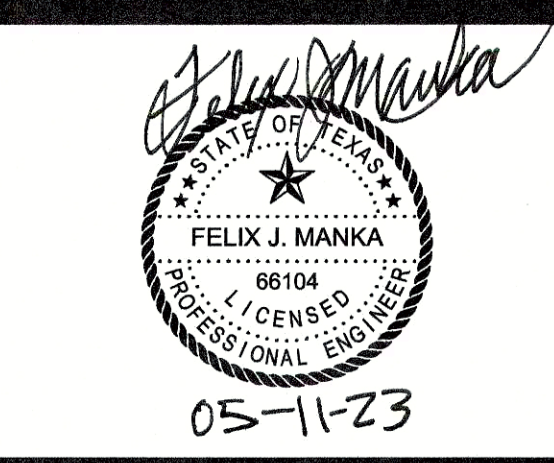
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ISSUE DATE:

DATE	DESCRIPTION
CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

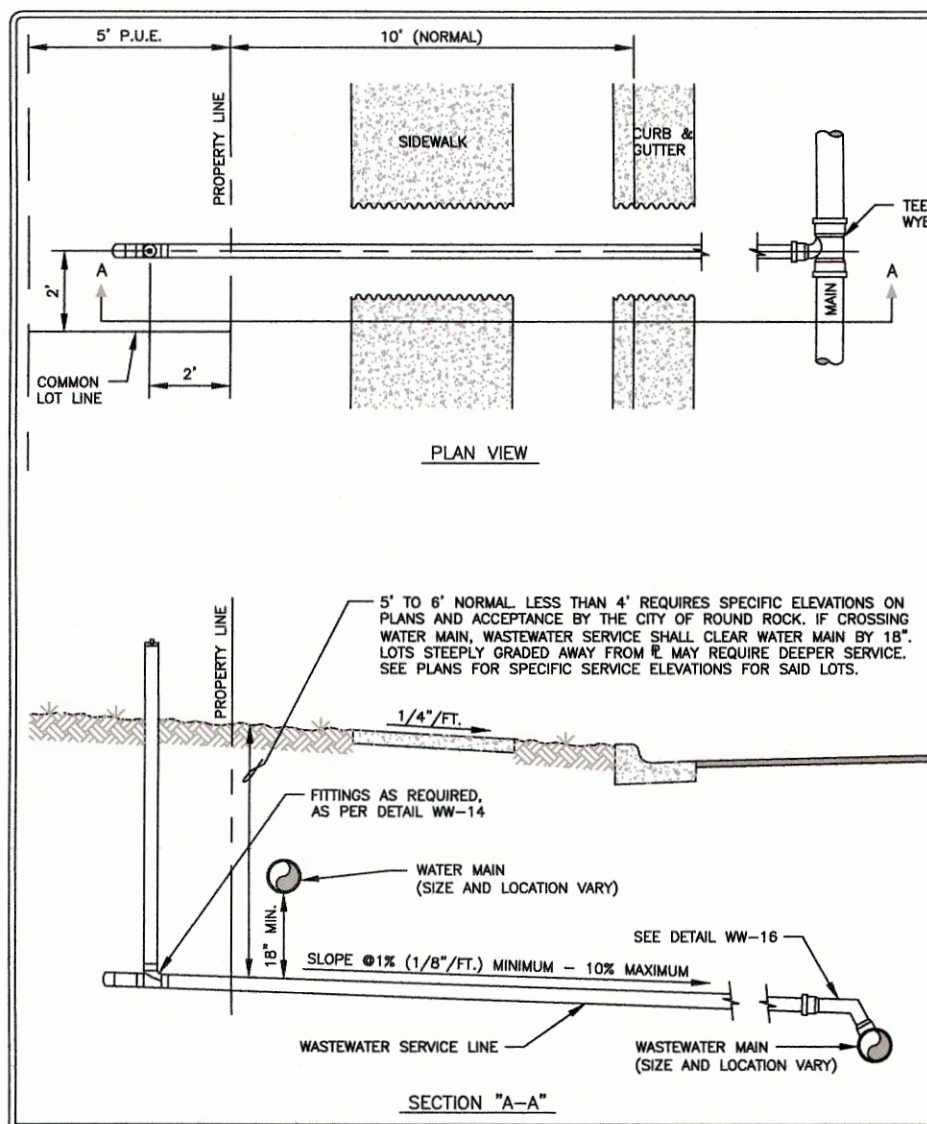
DRAWN BY: JB, CC

PANDA PROJECT #: DXXXX
PANDA STORE #: 58-23-D23586
ARCH PROJECT #: 22080-003

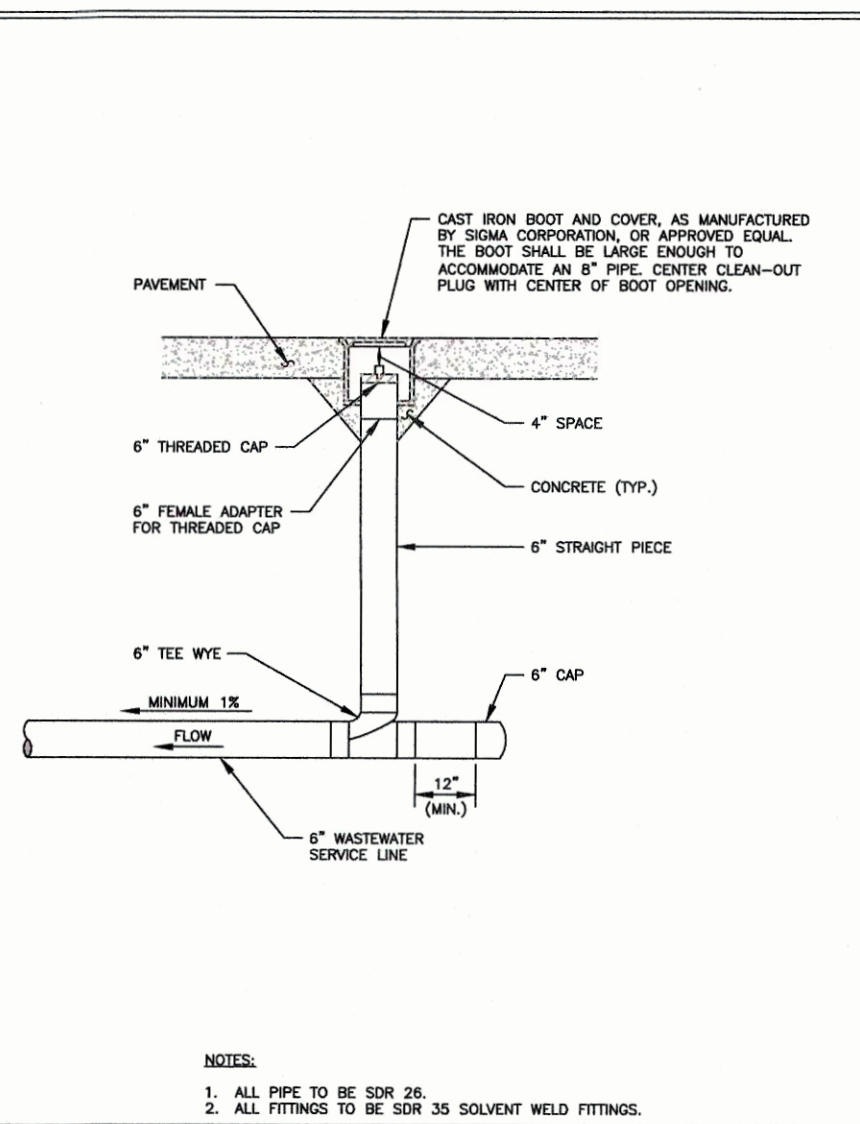


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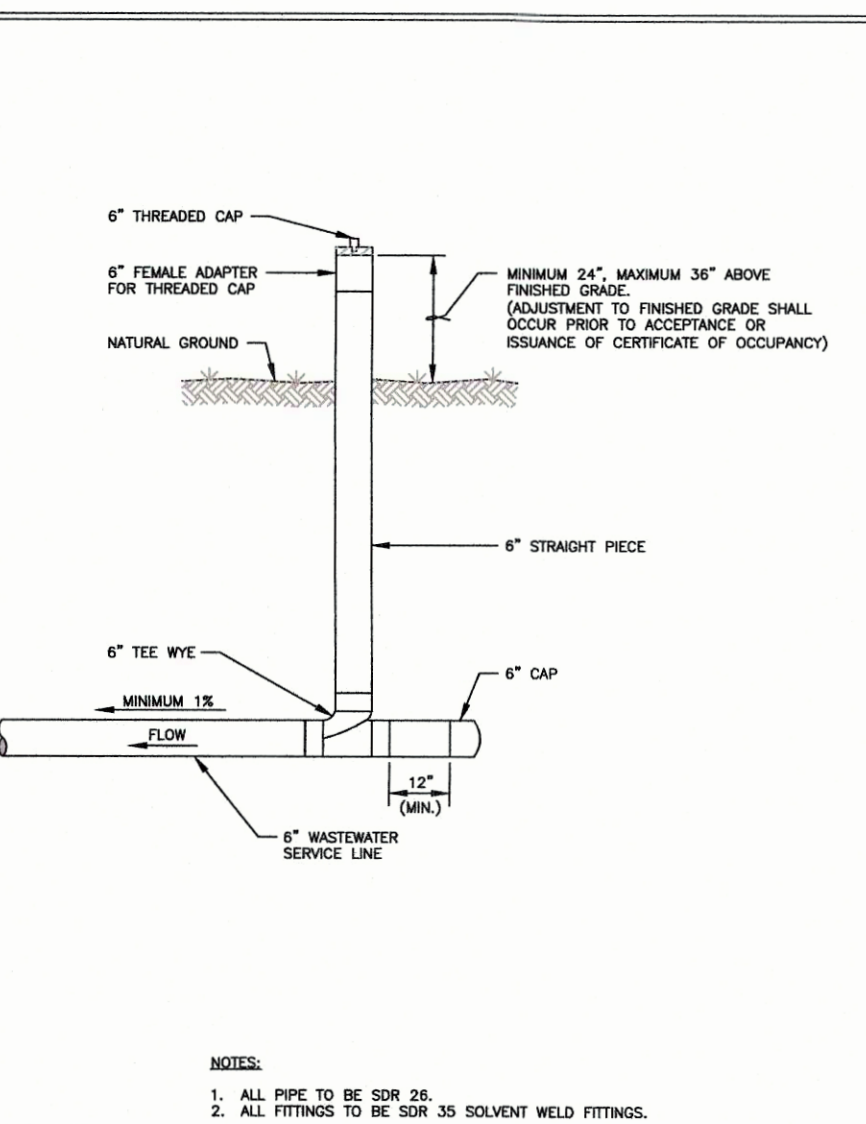
CG-504
UTILITY DETAILS 1 OF 2
SHEET: 16 OF 17
CIVIL
PANDA 2300 HOME R4



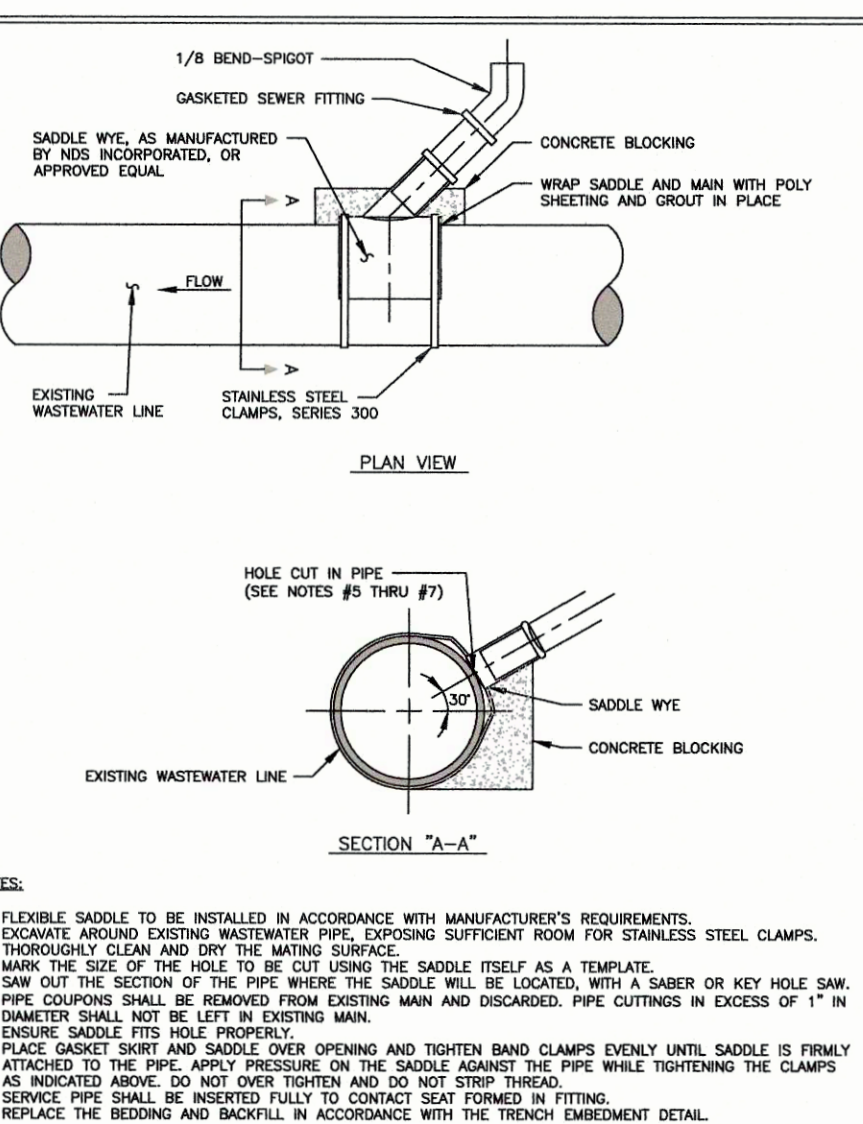
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WASTEWATER SERVICE DETAIL



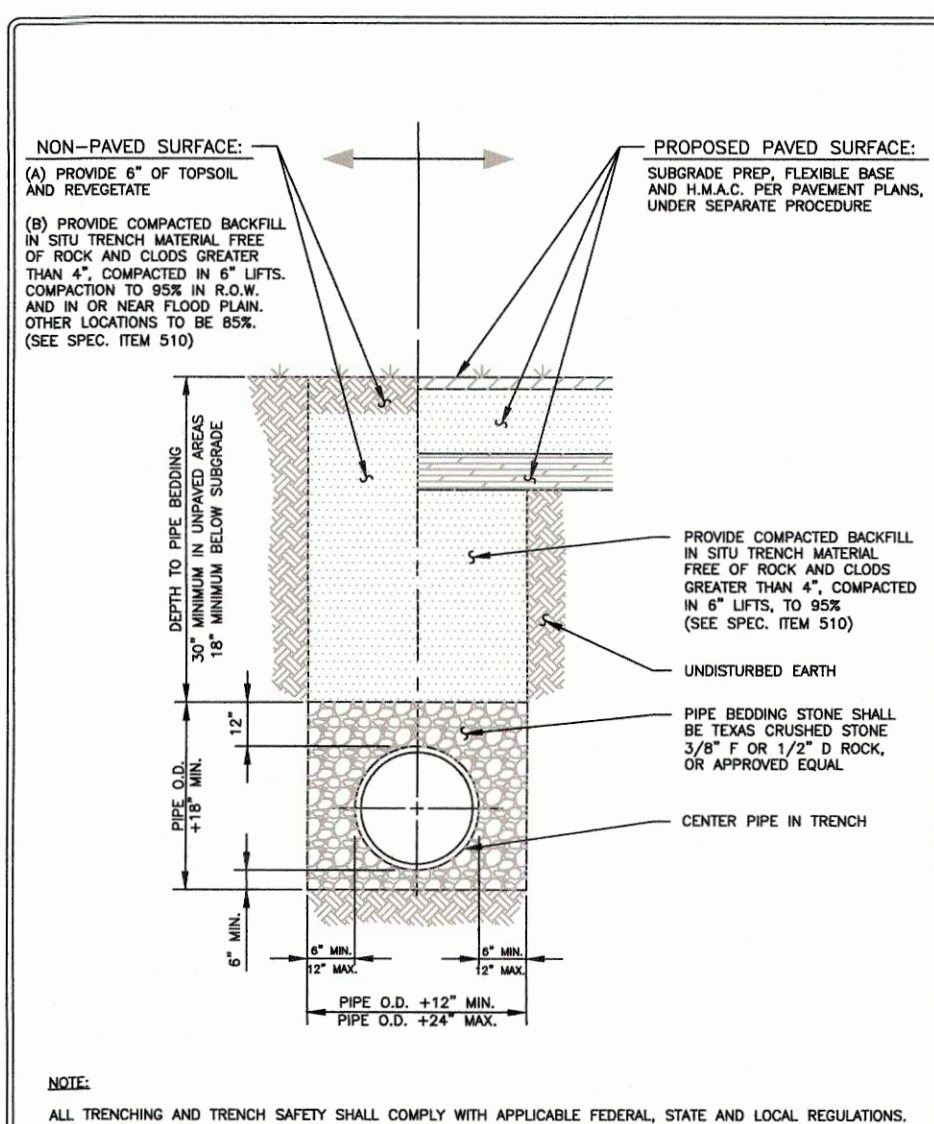
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WASTEWATER SERVICE CLEAN-OUT DETAIL (PAVED SURFACE)



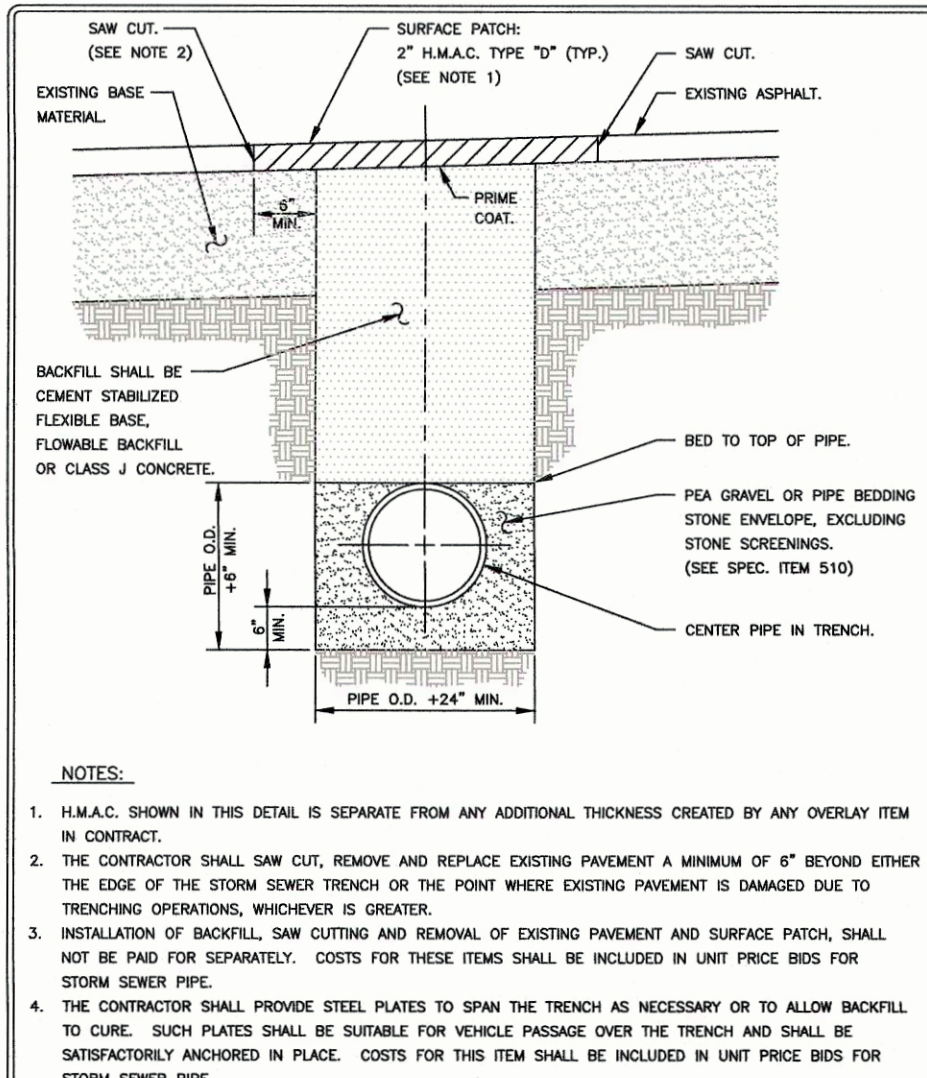
CITY OF ROUND ROCK DRAWING NO. WW-14
WASTEWATER SERVICE CLEAN-OUT DETAIL (NON-PAVED SURFACE)



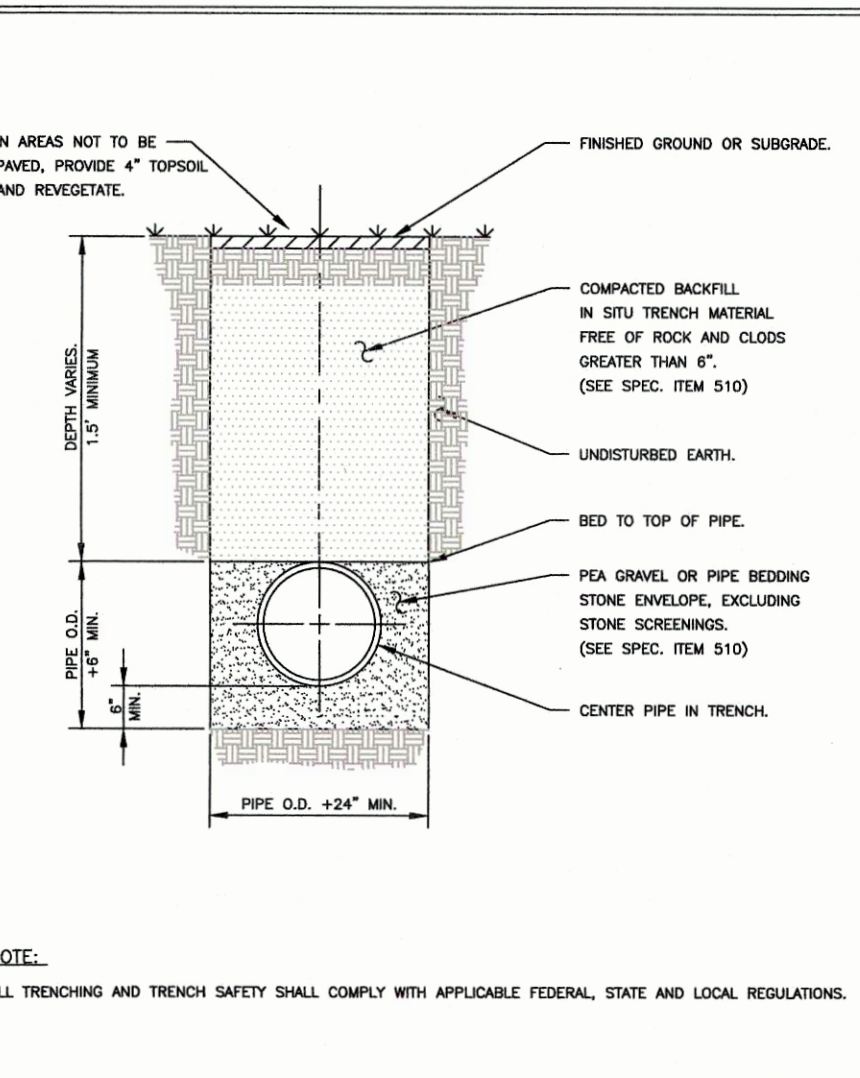
CITY OF ROUND ROCK DRAWING NO. WW-16
WASTEWATER LATERAL CONNECTION TO EXISTING WASTEWATER MAIN DETAIL



CITY OF ROUND ROCK DRAWING NO. WW-18
WASTEWATER LINE BEDDING AND SURFACE REPAIR DETAIL (NON-PAVED & PROPOSED PAVED SURFACE)



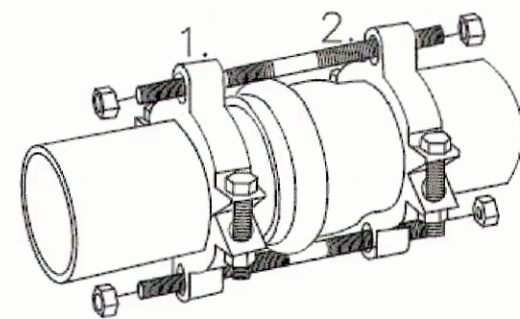
CITY OF ROUND ROCK DRAWING NO. DR-01
STORM SEWER LINE BEDDING DETAIL (EXISTING PAVED SURFACE)



CITY OF ROUND ROCK DRAWING NO. DR-02
STORM SEWER LINE BEDDING DETAIL (NON-PAVED SURFACE)

PVC RESTRAINT PVC BELL JOINTS

NOTE: SEE STANDARD DETAIL 503S-7W FOR CLEANOUT RING AND COVER



- NOTES:
1. DUCTILE IRON PER ASTM A536 GRADE 65-45-12.
 2. THREADED RODS - HIGH STRENGTH, LOW ALLOY STEEL.



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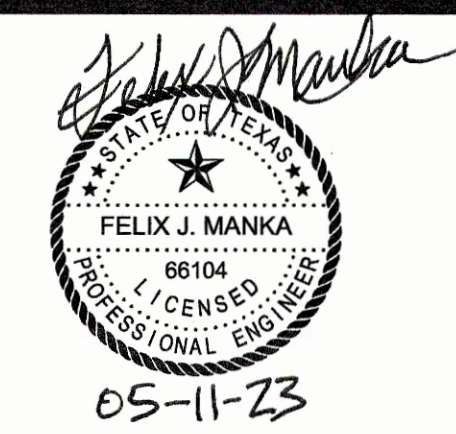
NO.	DESCRIPTION	DATE

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CIVIL TCEQ	04.24.23
SITE DEVELOPMENT SET	05.12.23

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PANDA PROJECT #: DXXXX
 PANDA STORE #: 58-23-D23586
 ARCH PROJECT #: 22080-003



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CG-505

UTILITY DETAILS 2 OF 2

SHEET: 17 OF 17
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