

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: Outback Steakhouse Round Rock				2. Regulated Entity No.: RN104798731					
3. Customer Name: BAEV-LASALLE ROUND ROCK UNIVERSITY BLVD 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):		12.015		
9. Application Fee:				10. Permanent BMP(s):		Wet Basin			
11. SCS (Linear Ft.):				12. AST/UST (No. Tanks):		0			
13. County:	Williamson		14. Watershed:			Brushy Creek			

Application Distribution

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

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

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

Austin Region			
County:	Hays	Travis	Williamson
Original (1 req.)	—	—	—
Region (1 req.)	—	—	—
County(ies)	—	—	—
Groundwater Conservation District(s)	<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 type="checkbox"/> Liberty Hill <input type="checkbox"/> Pflugerville <input checked="" 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.

Devin D. King, P.E.

Print Name of Customer/Authorized Agent

5/2/2023

Signature of Customer/Authorized Agent

Date

****FOR TCEQ INTERNAL USE ONLY****

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

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) 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 **General Information Form** is hereby submitted for TCEQ review. The application was prepared by:

Print Name of Customer/Agent: Devin D. King, PE

Date: 06/05/2023

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Outback Steakhouse Round Rock

2. County: Williamson

3. Stream Basin: _____

4. Groundwater Conservation District (If applicable): _____

5. Edwards Aquifer Zone:

Recharge Zone

Transition Zone

6. Plan Type:

WPAP

SCS

Modification

AST

UST

Exception Request

7. Customer (Applicant):

Contact Person: Stephen Schnur
Entity: Baev-Lasalle Round Rock University Blvd LLC
Mailing Address: 100 E Pratt St, Ste 2030
City, State: Baltimore, MD Zip: 21202
Telephone: 410-878-4800 FAX: N/A
Email Address: N/A

8. Agent/Representative (If any):

Contact Person: Devin D. King, PE
Entity: Kimley-Horn & Associates
Mailing Address: 5301 Southwest Pkwy, Bldg 2, Ste 100
City, State: Austin, TX Zip: 78745
Telephone: +1 737-787-8638 FAX: N/A
Email Address: Devin.King@kimley-horn.com

9. Project Location:

- The project site is located inside the city limits of Round Rock, TX
 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.

10. The location of the project site is described below. The description provides sufficient detail and clarity so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

4145 N IH 35, Round Rock, Texas 78665

11. **Attachment A – Road Map.** A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.

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

- Project site boundaries.
 USGS Quadrangle Name(s).
 Boundaries of the Recharge Zone (and Transition Zone, if applicable).
 Drainage path from the project site to the boundary of the Recharge Zone.

13. **The TCEQ must be able to inspect the project site or the application will be returned.** Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.

Survey staking will be completed by this date: _____

14. **Attachment C – Project Description.** Attached at the end of this form is a detailed narrative description of the proposed project. 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

15. 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/Uncleared)
- Other: _____

Prohibited Activities

16. I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
- (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
- (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
- (4) The use of sewage holding tanks as parts of organized collection systems; and
- (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
- (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.

17. I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:

- (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
- (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

- (3) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41 (b), (c), and (d) of this title.

Administrative Information

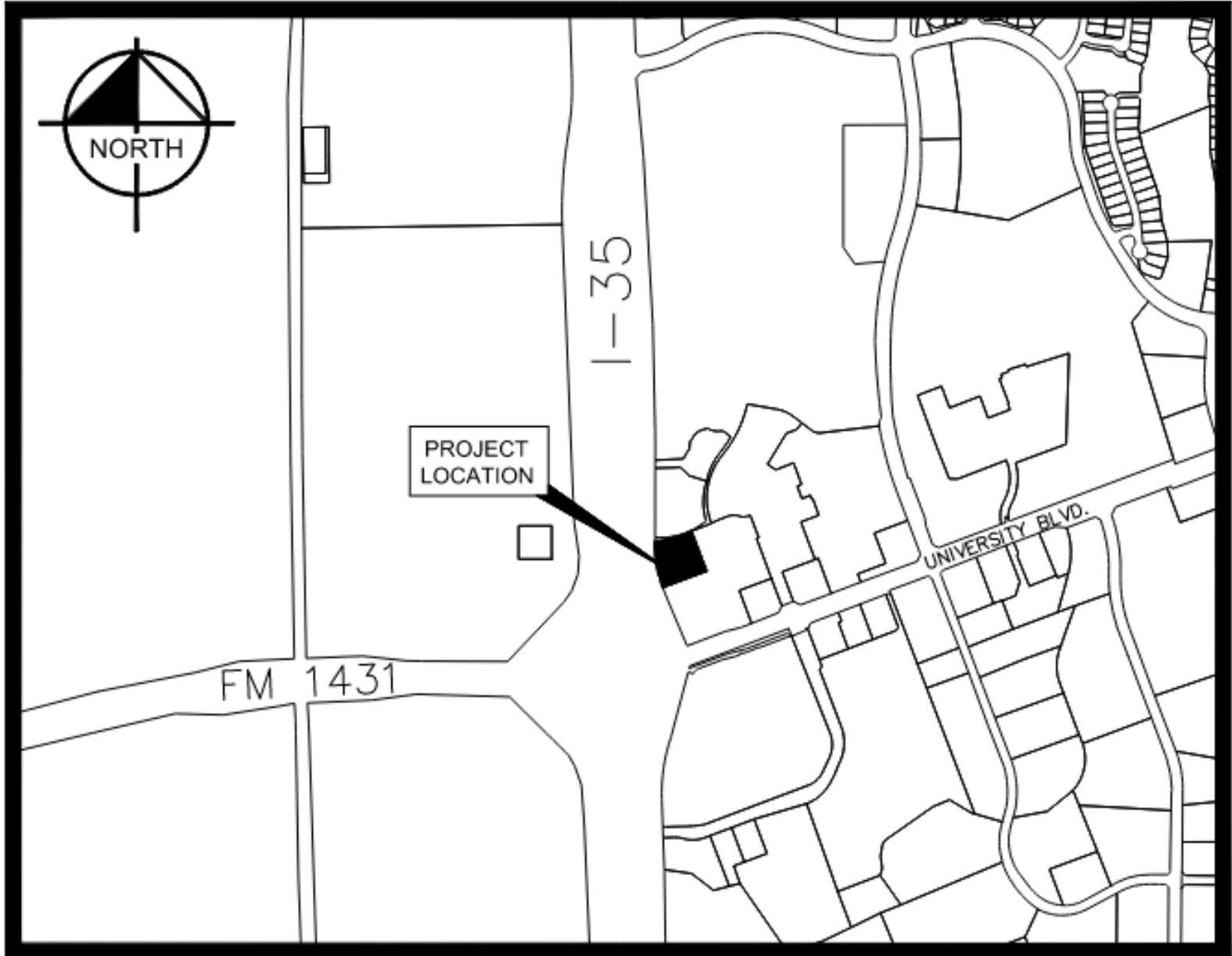
18. The fee for the plan(s) is based on:

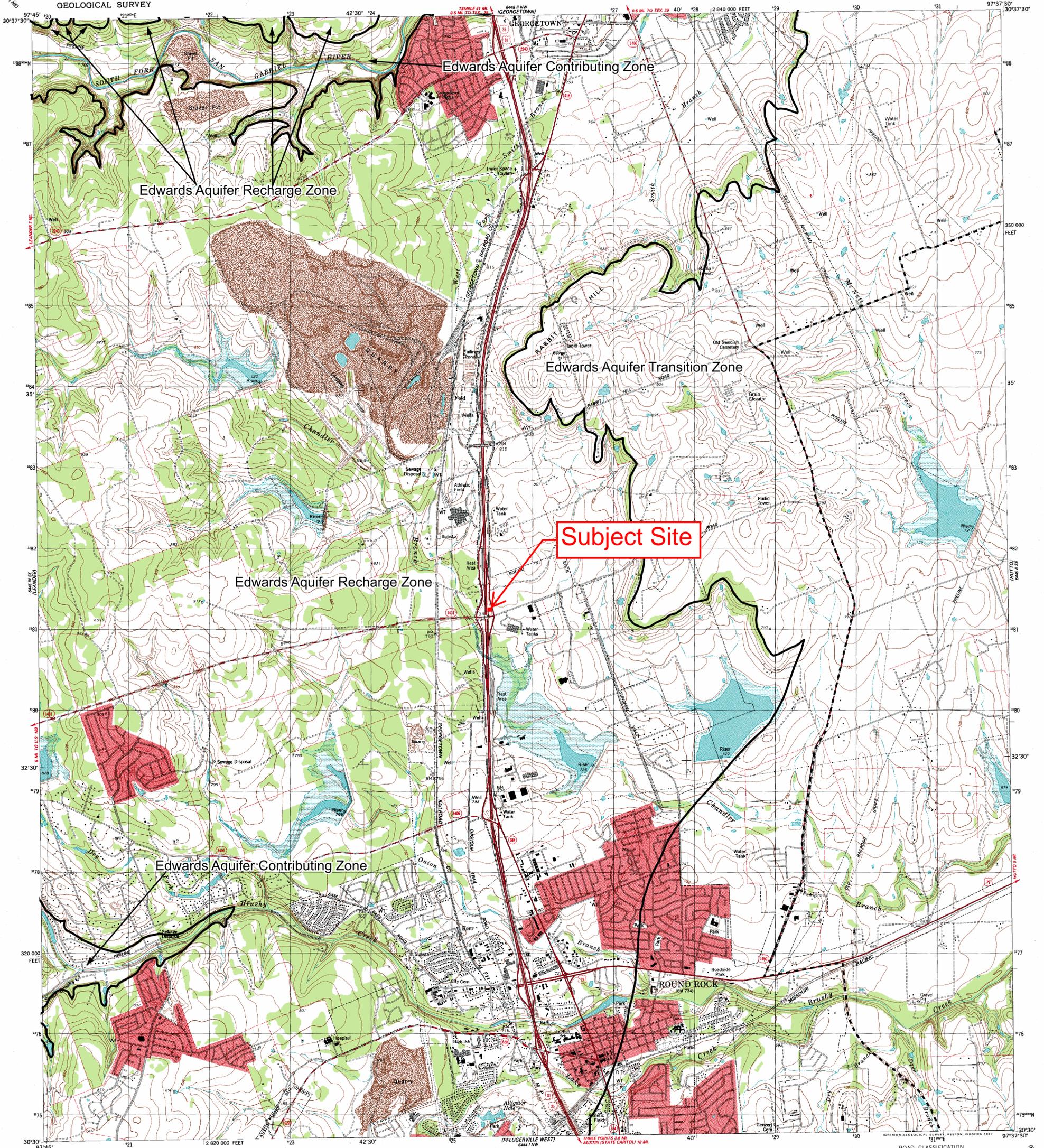
- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - A request for an extension to a previously approved plan.
19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
 - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. 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.
21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

ROAD MAP

4151 N IH 35

ROUND ROCK, TX 78664





Subject Site

Mapped, edited and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1974. Field checked 1975. Revised from aerial photographs taken 1985. Field checked 1986. Map edited 1987
Projection and 10,000-foot grid ticks: Texas coordinate system, central zone (Lambert conformal conic) 1000-meter Universal Transverse Mercator grid, zone 14 1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 17 meters south and 28 meters east as shown by dashed corner ticks
Fine red dashed lines indicate selected fence lines
Red tint indicates areas in which only landmark buildings are shown

UTM GRID AND 1987 MAGNETIC NORTH DECLINATION AT CENTER OF MAP DIAGRAM IS APPROXIMATE
Areas covered by dashed light-blue pattern are subject to controlled inundation

SCALE 1:24,000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Interstate Route
U. S. Route
State Route
Light-duty road, hard or improved surface
Unimproved road
ROAD CLASSIFICATION

QUADRANGLE LOCATION
TEXAS
ROUND ROCK, TEX.
SW/4 ROUND ROCK 15' QUADRANGLE
30097-E6-TF-024
1987
DMA 6445 II SW-SERIES V882



Regulatory Zones
30 TAC Chapter 213- Edwards Aquifer
Effective March 1990

This map was produced by the Groundwater Planning and Assessment Team of the Texas Commission on Environmental Quality to detail the boundaries of the regulatory zones of the Edwards Aquifer Protection Program, as described in Texas Administrative Code Title 30, Part 1, §213.3. No other claims are made to the accuracy or completeness of the data or to its suitability for a particular use. For more information about the Edwards Aquifer Protection Program, please contact the TCEQ Regional Offices in San Antonio or Austin. Printed June 2006.

Outback Steakhouse Round Rock

Project Description

Kimley-Horn and Associates(2023)

The Outback Steakhouse Round Rock project is proposing the demolition of an existing restaurant building to be updated to one new restaurant building. The existing building to be demolished has a footprint of 7,492 square feet, and the proposed restaurant building has a footprint of 4,694 square feet. The project is proposing 50,474 square feet of impervious cover, compared to 52,623 square feet of impervious cover in existing conditions. Best Management Practices (BMPs) for using for erosion and sedimentation control of the runoff during construction are proposed with this site plan. These include silt fencing, inlet protection, a concrete washout, and a stabilized construction entrance. The existing wet basin pond will be used as a permanent BMP to treat stormwater runoff coming from the site.

The proposed site use is commercial/restaurant use, which matches the use of the current site. The site was previously developed under the Chandler Road Retail Project, and a WPAP was submitted to TCEQ on January 10, 2006. The areas to be demolished proposed with this site plan include approximately 2,500 square feet of pavement, and 7,500 square feet of existing building.

Geologic Assessment Section

From: James Slone <james.slone@tceq.texas.gov>
Sent: Friday, January 6, 2023 2:28 PM
To: King, Devin
Subject: RE: 4151 N IH 35 - Existing WPAP
Attachments: 1120_001.pdf; 1121_001.pdf

You don't often get email from james.slone@tceq.texas.gov. [Learn why this is important](#)

Devin,

Attached are the two approval letters I found. I first suggest reaching out to central file room <https://www.tceq.texas.gov/agency/data/records-services> to try and obtain the associated application/plan material. IF you fail, reach out to me and you can see the region's working files. Although, they may not be entirely complete.

They proposed project does not require a Geologic Assessment. Please retain this email for your records.

Have a great weekend,
Bo

James "Bo" Slone, P.G.
Geoscientist
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
(512) 239-5711

From: King, Devin <devin.king@kimley-horn.com>
Sent: Thursday, January 5, 2023 2:09 PM
To: James Slone <james.slone@tceq.texas.gov>
Subject: 4151 N IH 35 - Existing WPAP

Bo:

As discussed over the phone just now, would you be able to you see what you can find on University Commons approved WPAP?

This is for the existing vacant Mimi's Café restaurant located at 4151 N I-35, Round Rock, which is going to be redeveloped as an Outback Steakhouse.

Also, if you wouldn't mind confirming if we can receive a geologic assessment exemption, that would be helpful. Thank you for your assistance.

Devin

Devin D. King, PE (TX, FL) | Associate
Kimley-Horn | 5301 Southwest Parkway, Suite 100, Building 2, Austin, TX 78735
Direct: 737.787.8638 | Mobile: 682.220.3615

Modification of a Previously Approved 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 request for a **Modification of a Previously Approved Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Devin King, P.E.

Date: May 2, 2023

Signature of Customer/Agent:



Project Information

1. Current Regulated Entity Name: Outback Steakhouse Round Rock
Original Regulated Entity Name: Chandler IH 35 Retail, Ltd.
Regulated Entity Number(s) (RN): RN104798731
Edwards Aquifer Protection Program ID Number(s): 11-07071702
 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):
- Physical or operational modification of any water pollution abatement structure(s) including but not limited to ponds, dams, berms, sewage treatment plants, and diversionary structures;
 - Change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan to prevent pollution of the Edwards Aquifer;
 - Development of land previously identified as undeveloped in the original water pollution abatement plan;
 - Physical modification of the approved organized sewage collection system;
 - Physical modification of the approved underground storage tank system;
 - Physical modification of the approved aboveground storage tank system.
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>WPAP Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Acres	<u>12.015</u>	<u>12.015</u>
Type of Development	<u>Commercial</u>	<u>Commercial</u>
Number of Residential Lots	<u>0</u>	<u>0</u>
Impervious Cover (acres)	<u>6.20</u>	<u>6.16</u>
Impervious Cover (%)	<u>51.59%</u>	<u>51.27%</u>
Permanent BMPs	<u>Wet Basin</u>	<u>Wet Basin</u>
Other	<u>N/A</u>	<u>N/A</u>

<i>SCS Modification</i>	<i>Approved Project</i>	<i>Proposed Modification</i>
<i>Summary</i>		
Linear Feet	<u> </u>	<u> </u>
Pipe Diameter	<u> </u>	<u> </u>
Other	<u> </u>	<u> </u>

AST Modification	Approved Project	Proposed Modification
Summary		
Number of ASTs	_____	_____
Volume of ASTs	_____	_____
Other	_____	_____

UST Modification	Approved Project	Proposed Modification
Summary		
Number of USTs	_____	_____
Volume of USTs	_____	_____
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 any 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. The acreage of the approved plan has increased. A Geologic Assessment has been provided for the new acreage.
 - Acreage has not been added to or removed from the approved plan.

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.

Kathleen Hartnett White, *Chairman*
 R. B. "Ralph" Marquez, *Commissioner*
 Larry R. Soward, *Commissioner*
 Glenn Shankle, *Executive Director*



COPY

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 10, 2006

Mr. Milo Burdette, Authorized Signatory
 Barshop & Oles Company, Inc.
 801 Congress Avenue, #300
 Austin, Texas 78701

Re: Edwards Aquifer, Williamson County
 NAME OF PROJECT: Chandler Road Retail; Northeast Corner of IH35 and Chandler Road;
 Round Rock, Texas
 TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30
 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
 Edwards Aquifer Protection Program ID No. 11-05111602

Dear Mr. Burdette:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the WPAP application for the referenced project submitted to the Austin Regional Office by Bury + Partners, Inc. on behalf of Barshop & Oles Company, Inc. on November 16, 2005. Final review of the WPAP submittal was completed after additional material was received on January 6, 2006. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) 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 project will have an area of approximately 9.88 acres. This project will include rough grading and filling portions of the site with approximately 50,000 cubic yards of clean

REPLY TO: REGION 11 • 1921 CEDAR BEND DR., STE. 150 • AUSTIN, TEXAS 78758-5336 • 512/339-2929 • FAX 512/339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tceq.state.tx.us

printed on recycled paper using soy-based ink

Mr. Milo Burdette

Page 2

January 10, 2006

fill. No impervious cover will be constructed on the site. Impervious cover will be 0.0 acres (0 percent). No wastewater will be generated as a result of the proposed project.

PERMANENT POLLUTION ABATEMENT MEASURES

No impervious cover will be constructed on the site. The net increase in impervious cover is 0%, therefore no permanent pollution abatement measures will be constructed to treat stormwater runoff originating on-site and potentially flowing across and off the site after construction.

GEOLOGY

According to the geologic assessment (GA) included with the application, the Edwards Limestone outcrops on the site. No on-site geologic features were identified in the GA. The Austin Regional Office site investigation of January 6, 2006, revealed that the site is generally as described in the GA.

SPECIAL CONDITIONS

- I. Intentional discharges of sediment laden stormwater during construction are not allowed. If dewatering excavated areas and/or areas of accumulated stormwater becomes necessary, the discharge shall be filtered through appropriately selected temporary best management practices. These may include vegetative filter strips, sediment traps, rock berms, silt fence rings, etc.
- II. 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. 4 below.

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.

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be

included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.

3. 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 WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
4. Modification to the activities described in the referenced WPAP 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.
5. 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 date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, 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.
7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or 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 any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
10. No wells exist on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
11. 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 reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. 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.
13. 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.

Mr. Milo Burdette
Page 5
January 10, 2006

After Completion of Construction:

14. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection 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.
15. An Edwards Aquifer protection 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 Edwards Aquifer protection 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.
16. 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.

If you have any questions or require additional information, please contact Mr. Gene Muller of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Glenn Shankle
Executive Director

GS/ghm

Enclosures: Deed Recordation Affidavit, TCEQ-0625

cc: Mr. Carlos Garcia, P.E., Bury + Partners, Inc.
The Honorable John C. Doerfler, County Judge, Williamson County
Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County
& Cities Health District
Mr. Mr. Danny Halden, P.E., City Engineer, City of Round Rock
TCEQ Central Records

Kathleen Hartnett White, *Chairman*
Larry R. Soward, *Commissioner*
H. S. Buddy Garcia, *Commissioner*
Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 13, 2007

Mr. Milo Burdette
Chandler IH 35 Retail, Ltd.
801 Congress Avenue, Suite 300
Austin, Texas 78701

Re: Edwards Aquifer, Williamson County
NAME OF PROJECT: University Commons; Located at the northeast corner of the intersection of IH-35 and University Blvd.; Round Rock, Texas
TYPE OF PLAN: Request for Modification of a Water Pollution Abatement Plan (WPAP); 30 Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program ID No. 11-07071702

Dear Mr. Burdette:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the request for modification of the approved WPAP for the above-referenced project submitted to the Austin Regional Office by Bury+Partners, Inc. on behalf of Chandler IH 35 Retail, Ltd. on July 17, 2007. Final review of the WPAP was completed after additional material was received on September 5 and 13, 2007. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) 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

The proposed project was previously approved as Chandler Road Retail (EAPP ID No. 11-05111602) and included approval for rough grading of 9.88 acres of the site. It included rough grading and filling portions of the site with clean fill. No impervious cover was proposed for the project. A site assessment investigation was conducted by the Austin Region on January 6, 2006 for the 9.88 acre site.

PROJECT DESCRIPTION

The proposed commercial project is located on the Edwards Aquifer Recharge Zone and will have an area of approximately 12.015 acres. It will include development of Lots 1A, 2A, 3A, and 7A of the Chandler

REPLY TO: REGION 11 • 2800 S. INTERSTATE HWY. 35, STE. 100 • AUSTIN, TEXAS 78704-5700 • 512-339-2929 • FAX 512-339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: www.tceq.state.tx.us

printed on recycled paper using soy-based ink

Road Retail Subdivision Section One. The project will include the construction of five commercial buildings, associated parking, drives, water quality pond, and other appurtenances. Impervious cover for the site will be 6.20 acres (51.59%) and will be composed of 0.82 acres of structures and rooftops, 4.62 acres of parking, and 0.75 acres of other paved surfaces. The Project wastewater will be disposed of by conveyance to the existing Brushy Creek Regional Wastewater Treatment Plant.

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 wet basin water quality pond will be constructed to treat stormwater runoff. The basin is sized to receive stormwater runoff from a 29.59 acre drainage area with an estimated 80% impervious cover (23.67 acres) for future development. The 29.59 acre contributing drainage area is composed of Lots 1A, 2A, 3A, 7A (12.015 acres) that are proposed to be developed with this project, and Lot 4A and a portion of Lot 6A to be developed in the future. The wet basin will capture a water quality volume of 105,495 ft³, will have a volume of 132,376 ft³ at the permanent pool elevation, and a volume of 237,871 ft³ at the water quality elevation. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

GEOLOGY

According to the geologic assessment included with the application, the Edwards Limestone outcrops on the site. No geologic features were identified in the geologic assessment. The Austin Regional Office site investigation conducted on September 12, 2007 revealed that the site is generally as described in the geologic assessment.

SPECIAL CONDITIONS

- I. Future development of Lots 4A and 6A will require approval of a modification to the previously approved plan prior to conducting any regulated activity other than the grading and fill that was previously approved under the Chandler Road Retail WPAP (approval letter dated January 10, 2006). Refer also to Standard Condition 4 below.
- II. The holder of the approved Edwards Aquifer WPAP must comply with all provisions of 30 TAC Chapter 213 and all best management practices and measures contained in the application.
- III. This modification is subject to all Special and Standard Conditions listed in the Chandler Road Retail WPAP approval letter dated January 10, 2006.
- IV. All permanent pollution abatement measures shall be operational prior to occupancy of the facility.
- V. Intentional discharges of sediment laden storm 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.
- VI. 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.

- VII. 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 4 below.
- VIII. 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.

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.

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer Protection Plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TCEQ-0625) that you may use to deed record the approved WPAP is enclosed.
3. 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 WPAP and this notice of approval shall be maintained at the project location until all regulated activities are completed.
4. Modification to the activities described in the referenced WPAP 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.
5. 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 date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, 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.

7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or 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 any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.
10. No wells exist on-site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
11. 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 reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. 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.
13. 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.

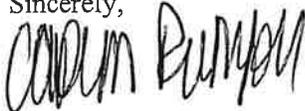
After Completion of Construction:

14. 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. The regulated 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 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 Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection 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. An Edwards Aquifer protection 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 Edwards Aquifer protection 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.

If you have any questions or require additional information, please contact Mr. Zach Lanfear of the Edwards Aquifer Protection Program of the Austin Regional Office at (512) 339-2929.

Sincerely,



Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

GS/zcl

Enclosure: Deed Recordation Affidavit, Form TCEQ-0625
Change in Responsibility for Maintenance of Permanent BMPs, Form TCEQ-10263

cc: Mr. Rustin Roussel, P.E., Bury+Partners, Inc.
The Honorable Dan A. Gattis, County Judge, Williamson County
Mr. Danny Halden, P.E., City Engineer, City of Round Rock
Mr. Paulo C. Pinto, B.S., R.S., Director of Environmental Services, Williamson County
& Cities Health District
Central Records, TCEQ Information Resources Division, Austin

**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

May 2, 2023

Texas Commission on Environmental Quality
Austin Regional Office
12100 Park 35 Circle
Building A, 3rd Floor
Austin, Texas 78753

**RE: *WPAP Modification - Outback Steakhouse Round Rock
4151 N. IH 35, Round Rock, Texas***

To Whom it may concern,

The purpose of this letter is to request a WPAP Modification submittal for the new site plan located at 4151 N. IH 35, Round Rock, Texas 78665.

The Site Plan application for the previous site plan, "Chandler IH 35 Retail, Ltd.", was originally approved by the TCEQ on September 13, 2007. Please see below for a summary of the changes made for this Site Plan.

- One (1) existing restaurant building is being demolished and updated to one (1) new restaurant building.
- The new building will be decreased in footprint versus the previous site plan.
- The utility connections for water and wastewater services will be modified for the new building, but the existing water and wastewater mains that serve the new building will remain in the same location.
- All proposed telecom and electric will be located underground to connect to the proposed building.
- Landscape configuration has been modified and impervious area has been reduced to accommodate the revised building footprint.
- Wet basin pond will maintain its location and footprint and continue to receive the Site Plan's storm runoff.

With these changes, the impervious cover will be reduced from 51.59% to 51.27% for the proposed site plan.

Please contact me at (737) 787-8638 or at devin.king@kimley-horn.com if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Devin D. King, P.E.

CIVIL SITE DEVELOPMENT IMPROVEMENTS FOR **OUTBACK STEAKHOUSE** 4151 N IH 35 CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS 78664

PLAN SUBMITTAL/REVIEW LOG

1ST SDP SUBMITTAL TO CITY	02/08/2023
2ND SDP SUBMITTAL TO CITY	05/09/2023

GENERAL PLAN NOTES:

- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE REGISTERED PROFESSIONAL ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS THE CITY OF ROUND ROCK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. 48491C0487F, WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS (EFFECTIVE DATE DECEMBER 20, 2019).
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF ROUND ROCK. CONDITIONED UPON ALL FEES AND CHARGES ARE PAID.
- THIS SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- THE SUBJECT PROPERTY DOES NOT ENCROACH, AND IT IS NOT ADJACENT TO THE FEMA 100-YEAR FLOODPLAIN OR CITY OF ROUND ROCK ULTIMATE 1% FLOODPLAIN.
- SUBJECT SITE'S STORM RUNOFF DRAINS SOUTH TO AN EXISTING COMMUNAL DETENTION POND IN EXISTING AND PROPOSED CONDITIONS. PROPOSED IMPERVIOUS COVER WILL NOT EXCEED EXISTING IMPERVIOUS COVER.

OWNER NAME AND ADDRESS:
BAEV-LASALLE ROUND ROCK UNIVERSITY BLVD LLC
LASALLE INVESTMENT MGT INC 100 E PRATT ST,
STE 2030 BALTIMORE, MD 21202

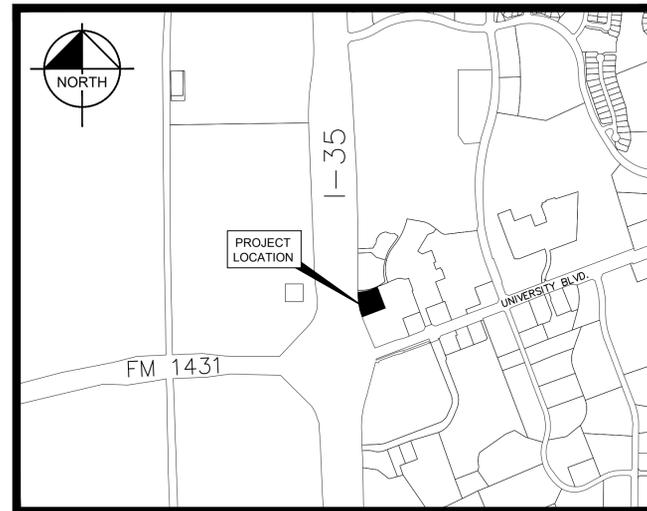
DEVELOPER NAME AND ADDRESS:
BLOOMIN' BRANDS, INC.
STACY MILLER
2202 N. WEST SHORE BLVD SUITE 500
TAMPA, FL 33607
PH: (727) 207- 9270

PREVIOUS RELATED SITE DEVELOPMENT CASE NO.: #07062SNE
ZONING: PUD NO. 59
WATERSHED: BRUSHY CREEK

LEGAL DESCRIPTION
LOT 1A, BLOCK "A", REPLAT OF CHANDLER ROAD RETAIL SUBDIVISION SECTION ONCE, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OF PLAT THEREOF, RECORDED IN CABINET DD, SLIDE(S) 72-73 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

TEXAS DEPARTMENT OF LICENSING AND REGULATION
TLDR REGISTRATION # TABS2023010743

EDWARDS AQUIFER
THE SITE IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE AND HAS AN APPROVED EXISTING WATER POLLUTION ABATEMENT PLAN (WPAP).
EXISTING WPAP RN104798731
EXISTING EAPP ID NO. 11-07071702
WPAP WILL BE MODIFIED WITH THIS PROJECT.
MODIFIED WPAP RN: _____
MODIFIED EAPP NO.: _____



VICINITY MAP
SCALE: 1" = 1,000'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL PLAT (1 OF 2)
3	FINAL PLAT (2 OF 2)
4	GENERAL NOTES
5	KIMLEY-HORN GENERAL NOTES
6	EXISTING CONDITIONS AND DEMOLITION PLAN
7	EROSION CONTROL PLAN
8	SITE PLAN
9	DIMENSION CONTROL PLAN
10	GRADING PLAN
11	PAVING PLAN
12	EXISTING DRAINAGE AREA MAP
13	PROPOSED DRAINAGE AREA MAP
14	INLET DRAINAGE AREA MAP
15	STORM PLAN
16	WATER PLAN
17	WASTEWATER PLAN
18	FIRE PROTECTION PLAN
19	SITE DETAILS
20	STORM DRAIN DETAILS
21	UTILITY DETAILS (SHEET 1 OF 3)
22	UTILITY DETAILS (SHEET 2 OF 3)
23	UTILITY DETAILS (SHEET 3 OF 3)
24	EROSION CONTROL DETAILS
25	TREE PRESERVATION PLAN
26	LANDSCAPE PLAN
27	LANDSCAPE SCHEDULE
28	LANDSCAPE DETAILS
29	LANDSCAPE SPECIFICATIONS
30	PHOTOMETRIC PLAN

SITE DATA TABLE	
ADDRESS	4151 N IH 35
SUBDIVISION	REPLAT OF CHANDLER ROAD RETAIL SECTION 1, BLOCK A, LOT 1A
EXISTING USE:	RESTAURANT
PROPOSED USE:	RESTAURANT
EXISTING ZONING:	PUD 59
PROPERTY SIZE:	1.78 AC
	77,711 SF
EXISTING IMPERVIOUS:	52,623 SF
EXISTING IMPERVIOUS COVER:	67.71%
PROPOSED IMPERVIOUS AREA:	50,474 SF
PROPOSED IMPERVIOUS COVER:	65%
BUILDING DATA	
BUILDING SIZE:	4,694 SF
BUILDING HEIGHT:	24'
CONSTRUCTION TYPE:	VB, SPRINKLERED
BUILDING OCCUPANCY:	A-2
PARKING DATA	
REQUIRED PARKING (1:100 SF)	47
TOTAL PARKING	78
REQUIRED ACCESSIBLE PARKING	4
PROPOSED ACCESSIBLE PARKING	4

BENCHMARKS

- BM #1. SET IRON ROD WITH RED CAP
NORTHING: 10177138.71; EASTING: 3128017.22;
ELEVATION=770.06' (NAVD 88)
- BM #2. SET MAG NAIL
NORTHING: 10177183.66; EASTING: 3128021.17;
ELEVATION= 773.51'
- BM #3. SET MAG NAIL
NORTHING: 10177447.38; EASTING: 3130546.55'
ELEVATION= 767.18'
- BM #4. SET MAG NAIL
NORTHING: 10177425.29; EASTING: 3127896.69'
ELEVATION= 771.18'
- BM #5. SET MAG NAIL
NORTHING: 10177477.65; EASTING: 3128100.75'
ELEVATION= 775.21'
- BM #6. SET MAG NAIL
NORTHING: 10177254.11; EASTING: 3128197.02'
ELEVATION= 774.11'

REVISIONS/CORRECTIONS								
NO.	DESCRIPTION	REVISE (R) VOID (V) ADD (A) SHEET NO.'S	TOTAL NO. SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF ROUND ROCK APPROVAL DATE	DATE IMAGED	CITY OF ROUND ROCK APPROVAL SIGNATURE

DESIGNERS:

ARCHITECT
GPD GROUP
1117 PERIMETER CENTER, W SUITE W306
ATLANTA, GA 30338
PH: (678) 781-5060

LANDSCAPE ARCHITECT
KIMLEY-HORN
5301 SOUTHWEST PARKWAY,
BUILDING 2, SUITE 100
AUSTIN, TX 78735
PH: (512) 418-1771

SURVEYOR
MATKIN HOOVER
8 SPENCER ROAD SUITE 300
BOERNE, TX 78006
PH: (830) 249-0600

LISTS OF CONTACTS:

WATER & SANITARY SEWER
ROUND ROCK UTILITY
221 E MAIN ST, SUITE 221
ROUND ROCK, TX 78664
PH: (512) 218-5460

GAS
ATMOS GAS
MARTIN PEREZ
3110 N INTERSTATE HWY 35
ROUND ROCK, TX 78681
PH: (512) 415-8426

STORM SEWER
ROUND ROCK UTILITY
221 E MAIN ST, SUITE 221
ROUND ROCK, TX 78664
PH: (512) 218-5460

FIRE
ROUND ROCK FIRE DEPT.
203 COMMERCE BLVD.
ROUND ROCK, TX 78664
PH: (512) 218- 5594

ELECTRIC
GEORGETOWN ELECTRIC
RICHARD PAJESTKA
300 INDUSTRIAL AVE.
GEORGETOWN, TX 78626
PH: (512) 930 - 8498

TELEPHONE
AT&T
DAVID A. WILLIAMS
712 EAST HUNTLAND, ROOM 229
AUSTIN, TX 78752
PH: (512) 870-4760

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

ACCEPTED FOR CONSTRUCTION:

CITY OF ROUND ROCK, TEXAS
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, DEVIN D. KING, DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS SHOWN HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE BUILDING REGULATION ORDINANCES AND STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

Devin D. King
DEVIN D. KING, P.E.
ENGINEER OF RECORD

05/09/2023
DATE

THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE, SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:

PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHER WISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.

NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.

PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.



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Kimley»Horn

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
CERTIFICATE OF REGISTRATION #928

Tel. No. (512) 418-1771
Fax No. (512) 418-1791

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-418-1791
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TBPE Firm No. 928



05/24/2023

KHA PROJECT: 064495301
DATE: MAY 24, 2023
SCALE: AS SHOWN
DESIGNED BY: DDK
DRAWN BY: ALPC
CHECKED BY: DDK

COVER SHEET

OUTBACK STEAKHOUSE
4151 N IH 35
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
1 OF 30

REPLAT OF CHANDLER ROAD RETAIL SUBDIVISION SECTION ONE

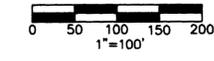
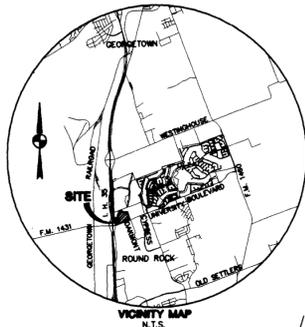
A 35.098 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

CURVE TABLE

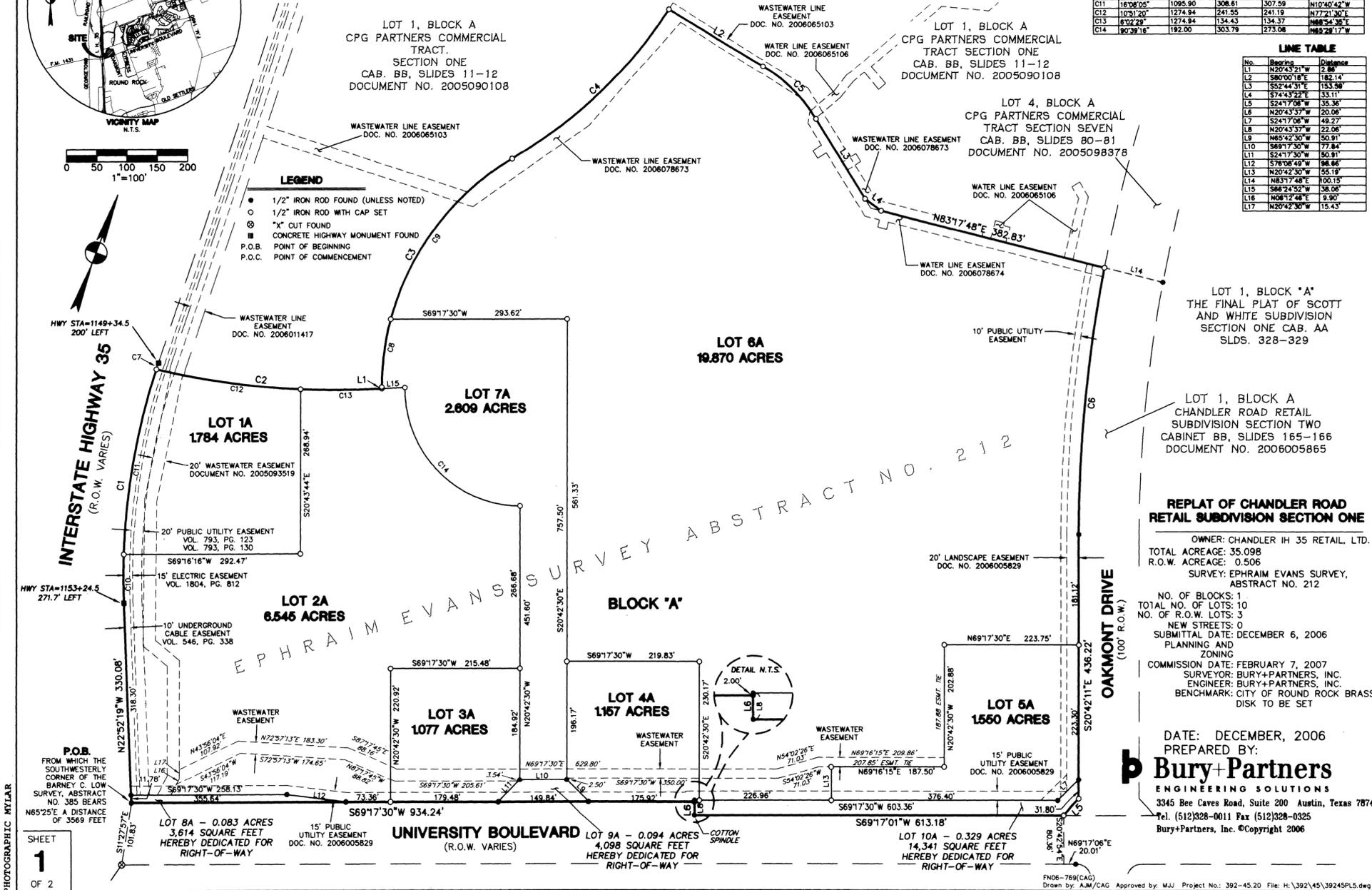
No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	20°18'17"	1095.90	388.37	386.34	N12°45'48"W
C2	18°33'49"	1274.94	375.99	374.62	N17°20'15"E
C3	18°17'28"	430.00	451.98	431.46	N09°23'23"E
C4	28°45'31"	770.00	359.61	356.35	N28°07'22"E
C5	27°15'46"	280.25	123.83	122.67	S86°22'25"E
C6	10°57'28"	2300.00	439.86	439.19	S15°13'28"E
C7	10°13'23"	1095.90	110.64	110.64	N02°19'58"W
C8	14°38'28"	430.00	112.38	112.06	N13°14'07"W
C9	45°15'00"	430.00	339.60	330.84	N16°32'38"E
C10	4°10'12"	1095.90	79.78	79.74	N20°49'50"W
C11	18°38'05"	1095.90	308.61	307.59	N10°40'42"W
C12	10°51'20"	1274.94	241.55	241.19	N77°21'30"E
C13	8°32'28"	1274.94	134.43	134.37	N68°34'36"E
C14	9°39'16"	192.00	303.79	273.08	N69°28'17"W

LINE TABLE

No.	Bearing	Distance
L1	N20°43'21"W	2.88
L2	S80°00'18"E	182.14
L3	S24°44'51"E	153.50
L4	S74°43'22"E	33.11
L5	S24°17'08"W	35.36
L6	N20°43'37"W	20.08
L7	S24°17'08"W	49.27
L8	N20°43'37"W	22.06
L9	N89°42'30"W	50.91
L10	S89°17'30"W	77.84
L11	S24°17'30"W	50.84
L12	S74°18'40"W	66.86
L13	N20°42'30"W	55.19
L14	N83°17'48"E	100.15
L15	S86°24'52"W	58.08
L16	N89°12'48"E	8.90
L17	N20°42'30"W	15.43



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD WITH CAP SET
 - ⊗ "X" CUT FOUND
 - CONCRETE HIGHWAY MONUMENT FOUND
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT



REPLAT OF CHANDLER ROAD RETAIL SUBDIVISION SECTION ONE

OWNER: CHANDLER IH 35 RETAIL, LTD.
 TOTAL ACREAGE: 35.098
 R.O.W. ACREAGE: 0.506
 SURVEY: EPHRAIM EVANS SURVEY, ABSTRACT NO. 212

NO. OF BLOCKS: 1
 TOTAL NO. OF LOTS: 10
 NO. OF R.O.W. LOTS: 3
 NEW STREETS: 0
 SUBMITTAL DATE: DECEMBER 6, 2006
 PLANNING AND ZONING
 COMMISSION DATE: FEBRUARY 7, 2007
 SURVEYOR: BURY+PARTNERS, INC.
 ENGINEER: BURY+PARTNERS, INC.
 BENCHMARK: CITY OF ROUND ROCK BRASS DISK TO BE SET

DATE: DECEMBER, 2006
 PREPARED BY:
Bury+Partners
 ENGINEERING SOLUTIONS
 3345 Bee Caves Road, Suite 200 Austin, Texas 78746
 Tel. (512)328-0011 Fax (512)328-0325
 Bury+Partners, Inc. ©Copyright 2006

BENCHMARKS

- BM #1. SET IRON ROD WITH RED CAP
NORTHING: 10177138.71; EASTING: 3128017.22;
ELEVATION=770.06 (NAVD 88)
- BM #2. SET MAG NAIL
NORTHING: 10177183.66; EASTING: 3128021.17;
ELEVATION=773.51
- BM #3. SET MAG NAIL
NORTHING: 10177447.38; EASTING: 3130546.55;
ELEVATION=767.18
- BM #4. SET MAG NAIL
NORTHING: 10177425.29; EASTING: 3127896.69;
ELEVATION=771.18
- BM #5. SET MAG NAIL
NORTHING: 10177477.65; EASTING: 3128100.75;
ELEVATION=775.21
- BM #6. SET MAG NAIL
NORTHING: 10177254.11; EASTING: 3128197.02;
ELEVATION=774.11



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 AUSTIN, TX 78735
 PHONE: 512-646-2237 FAX: 512-646-418-1791
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 TPE Firm No. 928



05/24/2023

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064485301	MAY 24, 2023	AS SHOWN	DDK	ALPC	DDK

FINAL PLAT (1 OF 2)

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

Plotted By: C. B. Birdie Date: May 24, 2023 10:56:40am File Path: K:\NSAU\Civil\064485301 - Outback Steakhouse Round Rock\Coord\PlanSheets\301 - Final Plat.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CABINET DD

SLIDE 73

REPLAT OF CHANDLER ROAD RETAIL SUBDIVISION SECTION ONE

A 35.098 ACRE TRACT OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS) COUNTY OF WILLIAMSON) KNOW ALL MEN BY THESE PRESENTS) THAT CHANDLER IH 35 RETAIL, LTD., AS OWNER OF THE CERTAIN 35.098 ACRE TRACT OF LAND, SHOWN HEREON, BEING ALL OF LOT 1, LOT 2, LOT 3 AND LOT 4 OF CHANDLER ROAD RETAIL SUBDIVISION SECTION ONE...

CHANDLER IH 35 RETAIL, LTD., A TEXAS LIMITED PARTNERSHIP BY: B&O DEVELOPMENT G.P., L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER BY: C. Patrick Oles, Jr., President DATE 2-20-07

STATE OF TEXAS) COUNTY OF WILLIAMSON) KNOW ALL MEN BY THESE PRESENTS) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF February 2007 BY C. PATRICK OLES, JR., OF B&O DEVELOPMENT G.P., L.L.C.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME: Susan Hall MY COMMISSION EXPIRES: 2-2-2009

LIEN HOLDER STATEMENT STATE OF TEXAS) COUNTY OF WILLIAMSON) THAT JPMORGAN CHASE BANK, N.A., BY BRIAN J. TIERFEL, THE LIEN HOLDER OF THOSE CERTAIN TRACTS OF LAND RECORDED IN DOCUMENT NO. 2007-01482 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CONSENT TO THE SUBDIVISION OF 34.592 ACRES OF LAND SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS...

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME: Susan Hall MY COMMISSION EXPIRES: 2-2-2009

STATE OF TEXAS) COUNTY OF WILLIAMSON) KNOW ALL MEN BY THESE PRESENTS) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 23 DAY OF February 2007 BY BRIAN J. TIERFEL OF JPMORGAN CHASE BANK, N.A.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME: Rebecca L Fuller MY COMMISSION EXPIRES: 9/25/08

FLOODPLAIN NOTE: NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION PANEL NO. 48491C0240C, DATED SEPTEMBER 27, 1991. ALL PORTIONS OF THIS PLAT LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN).

ENGINEER'S CERTIFICATION THE STATE OF TEXAS) COUNTY OF WILLIAMSON) I, JUAN CARLOS GARCIA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME: Juan Carlos Garcia DATE 2/19/07 PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION STATE OF TEXAS) COUNTY OF WILLIAMSON) THAT I, MARK J. JEZISEK, 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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF ROUND ROCK, TEXAS.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME: Mark J Jezisek DATE 2/19/07 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5267

FIELDNOTE DESCRIPTION: OF 35.098 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, SITUATED IN THE CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 1, LOT 2, LOT 3 AND LOT 4, BLOCK "A" CHANDLER ROAD RETAIL SUBDIVISION SECTION ONE, A SUBDIVISION OF RECORD IN CABINET BB, SLIDES 163-164 OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 35.098 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35 (R.O.W. VARIES) AND THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD (R.O.W. VARIES), BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2 AND HEREOF;

- 1) N22°52'19"W, A DISTANCE OF 330.08 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND AT HIGHWAY STATION 1153+24.5, 271.7 FEET LEFT, BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1095.90 FEET, A CENTRAL ANGLE OF 20°18'17", AN ARC DISTANCE OF 388.37 FEET AND A CHORD WHICH BEARS N12°45'48"W, A DISTANCE OF 386.34 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, SAME BEING THE NORTHWESTERLY CORNER OF SAID LOT 1, SAME BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK A CPG PARTNERS COMMERCIAL TRACT, SECTION ONE A SUBDIVISION OF RECORD IN CABINET BB, SLIDES 11-12 OF SAID PLAT RECORDS, FROM WHICH A CONCRETE HIGHWAY MONUMENT FOUND FOR THE END OF SAID CURVE IN THE EASTERLY LINE OF INTERSTATE HIGHWAY 35 AT HIGHWAY STATION 1149+34.5, 200 FEET LEFT BEARS WITH THE ARC OF SAID CURVE N02°19'58"W, A CHORD DISTANCE OF 10.64 FEET;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 35, ALONG THE SOUTHERLY LINE OF LOT 1 OF SAID CPG PARTNERS COMMERCIAL TRACT SECTION ONE, BEING THE NORTHERLY LINE OF LOT 1 OF SAID CHANDLER ROAD RETAIL SUBDIVISION SECTION ONE, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1274.94 FEET, A CENTRAL ANGLE OF 16°53'49", AN ARC LENGTH OF 375.99 FEET AND A CHORD WHICH BEARS N74°20'15"E, A DISTANCE OF 374.62 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE END OF SAID CURVE;
2) N20°43'21"W, A DISTANCE OF 2.86 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
3) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 60°13'28", AN ARC LENGTH OF 451.98 FEET, AND A CHORD WHICH BEARS N09°23'23"E, A DISTANCE OF 431.46 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT;
4) ALONG SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 26°45'31", AN ARC LENGTH OF 358.61 FEET, AND A CHORD WHICH BEARS N26°07'22"E, A DISTANCE OF 356.35 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE END OF SAID CURVE;
5) S80°00'18"E, A DISTANCE OF 182.14 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6) ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 260.25 FEET, A CENTRAL ANGLE OF 27°15'46", AN ARC LENGTH OF 123.83 FEET, AND A CHORD WHICH BEARS S66°22'25"E, A DISTANCE OF 122.87 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF TANGENCY;
7) S52°44'31"E, A DISTANCE OF 153.59 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
8) S74°43'22"E, A DISTANCE OF 33.11 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT;
9) N83°17'48"E, A DISTANCE OF 382.83 FEET TO A 1/2 INCH IRON ROD WITH CAP SET IN THE CURVING WESTERLY RIGHT-OF-WAY LINE OF OAKMONT DRIVE (100' R.O.W.) FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT FOR THE NORTHEASTERLY CORNER OF SAID LOT 1 AND HEREOF, SAME BEING THE NORTHWESTERLY CORNER OF LOT 1, BLOCK A CHANDLER ROAD RETAIL SUBDIVISION SECTION TWO, A SUBDIVISION OF RECORD IN CABINET BB, SLIDES 165-166 OF SAID PLAT RECORDS, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE EASTERLY RIGHT-OF-WAY LINE OF OAKMONT DRIVE FOR THE NORTHEASTERLY CORNER OF LOT 1, BLOCK A OF SAID CHANDLER ROAD RETAIL SUBDIVISION SECTION TWO BEARS N83°17'48"E, A DISTANCE OF 100.15 FEET;

THENCE, ALONG THE WESTERLY LINE OF OAKMONT DRIVE, SAME BEING THE WESTERLY LINE OF LOT 1, BLOCK A OF SAID CHANDLER ROAD RETAIL SUBDIVISION SECTION TWO, BEING THE EASTERLY LINES OF LOT 1 AND LOT 3 OF SAID CHANDLER ROAD RETAIL SECTION ONE FOR THE EASTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2300.00 FEET, A CENTRAL ANGLE OF 10°57'26", AN ARC LENGTH OF 439.86 FEET, AND A CHORD WHICH BEARS S15°13'28"E, A DISTANCE OF 439.19 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE POINT OF TANGENCY;
2) S20°42'11"E, A DISTANCE OF 436.23 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR AN ANGLE POINT IN THE WESTERLY LINE HEREOF, BEING THE SOUTHEASTERLY CORNER OF SAID LOT 3;
3) S24°17'06"W, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH CAP SET FOR THE SOUTHEASTERLY CORNER HEREOF, BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD, FROM WHICH A 1/2 INCH IRON ROD FOUND IN THE SOUTHERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD FOR THE NORTHWESTERLY CORNER OF LOT 1, OAKMONT CENTRE SECTION TWO, A SUBDIVISION OF RECORD IN CABINET F, SLIDE 174 OF SAID PLAT RECORDS BEARS S20°42'54"E, A DISTANCE OF 80.36 FEET AND N69°17'06"E, A DISTANCE OF 20.01 FEET;

THENCE, ALONG THE NORTHERLY LINE OF UNIVERSITY BOULEVARD, BEING IN PART THE SOUTHERLY LINE OF SAID LOT 3, A PORTION OF THE SOUTHERLY LINE OF LOT 1 OF SAID CHANDLER ROAD RETAIL SUBDIVISION SECTION ONE, AND THE SOUTHERLY LINES OF SAID LOTS 2 AND 4 FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S69°17'01"W, A DISTANCE OF 613.18 FEET TO A COTTON GIN SPINDLE FOUND FOR AN ANGLE POINT;
2) N20°43'37"W, A DISTANCE OF 20.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT;
S69°17'30"W, A DISTANCE OF 934.24 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 35.098 ACRES (1,528,877 SQ. FT.) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

GENERAL NOTES

- 1) BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 11, ZONING, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION) OR AS APPROVED BY PUD 59 AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.
2) SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 8, SUBDIVISIONS, CITY OF ROUND ROCK CODE OF ORDINANCES (1995 EDITION), AND WITH THE CITY OF ROUND ROCK DESIGN AND CONSTRUCTION STANDARDS, OR IN ACCORDANCE WITH THE PROVISIONS OF PUD 59 AND SAID DESIGN AND CONSTRUCTION STANDARDS.
3) NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
4) ADDITIONAL EASEMENTS NOT SHOWN ON THIS PLAT WILL BE DETERMINED AT THE TIME OF SITE DEVELOPMENT PERMIT AND DEDICATED BY SEPARATE INSTRUMENT.
5) THIS PLAT CONFORMS TO THE REVISED FINAL PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON FEBRUARY 7, 2007.
6) ALL BEARINGS REFERENCED HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE IN TERMS OF NAD 83/93 DATUM EXPRESSED IN US SURVEY FEET. SURFACE DISTANCES SHOWN HEREON MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999870053. THIS BASIS OF BEARING IS BASED UPON THE SAME SURVEY CONTROL FOR THE TERAVISTA SUBDIVISION DEVELOPMENT.
7) LOTS 1A, 2A, 3A, & 4A SHALL NOT HAVE DIRECT ACCESS TO ANY PUBLIC ROADWAY. JOINT ACCESS AGREEMENTS WILL BE ALLOWED FOR ACCESS BETWEEN LOT 1A, LOT 2A, LOT 3A AND LOT 4A AND THEIR ADJACENT RIGHT-OF-WAY.
8) LOTS 8A, 9A, AND 10A ARE HEREBY DEDICATED AS PUBLIC RIGHT-OF-WAY.
9) A 10 FOOT SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
10) NO PORTION OF THIS TRACT IS ENCRUMBED BY THE ULTIMATE 100 YEAR FLOODPLAIN AS DEFINED BY CURRENT CITY OF ROUND ROCK ORDINANCES.

CITY OF ROUND ROCK CERTIFICATIONS: APPROVED THIS 7th DAY OF February 2007 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

AL KOSIK, CHAIRMAN; PETER DRAPES, VICE CHAIRMAN

PASSED AND APPROVED, ON THE 7th DAY OF February 2007

NYLE MARWELL, MAYOR CITY OF ROUND ROCK, TEXAS

ATTEST: CHRISTINE R. MARTINEZ, CITY SECRETARY CITY OF ROUND ROCK, TEXAS

COUNTY CLERK CERTIFICATION THE STATE OF TEXAS) COUNTY OF WILLIAMSON)

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 9th DAY OF APRIL A.D., 2007 AT 10:20 O'CLOCK A.M. AND DULY RECORDED ON THE 9th DAY OF APRIL A.D., 2007 AT 11:08 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN

CABINET DD, SLIDE(S) 72 AND 73 WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: DEPUTY WILLIAM WELINK



REPLAT OF CHANDLER ROAD RETAIL SUBDIVISION SECTION ONE

DATE: DECEMBER, 2006 PREPARED BY: Bury+Partners ENGINEERING SOLUTIONS 3345 Bee Caves Road, Suite 200 Austin, Texas 78746 Tel. (512)328-0011 Fax (512)328-0325 Bury+Partners, Inc. ©Copyright 2006

FN06-769(CAG) Drawn by: A.M./CAG Approved by: M.J. Project No.: 392-45.20 File: H:\392\45\39245PL5.dwg

BENCHMARKS

- BM #1. SET IRON ROD WITH RED CAP NORTHING: 10177138.71; EASTING: 3128017.22; ELEVATION=770.06 (NAD 83)
BM #2. SET MAG NAIL NORTHING: 10177183.66; EASTING: 3128021.17; ELEVATION= 773.51'
BM #3. SET MAG NAIL NORTHING: 10177425.29; EASTING: 3128046.55; ELEVATION= 767.18'
BM #4. SET MAG NAIL NORTHING: 10177425.29; EASTING: 3127896.69; ELEVATION= 771.18'
BM #5. SET MAG NAIL NORTHING: 10177477.65; EASTING: 3128100.75; ELEVATION= 775.21'
BM #6. SET MAG NAIL NORTHING: 10177254.11; EASTING: 3128197.02; ELEVATION= 774.11'



Know what's below. Call before you dig.



Kimley-Horn & Associates, Inc. 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 AUSTIN, TX 78735 PHONE: 512-686-2237 FAX: 512-686-4488-1791 © 2003 KIMLEY-HORN AND ASSOCIATES, INC. TBE Firm No. 928



Table with columns: KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY. Values include 064495301, MAY 24, 2003, AS SHOWN, DDK, ALPC, DDK.

FINAL PLAT (2 OF 2)

OUTBACK STEAKHOUSE 4151 N IH 35 CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS

SHEET NUMBER 3 OF 30

SDP2211-0004

Plotted By: Copares, Birdie Date: May 24, 2023 10:56:42am File Path: K:\NSAU-Civil\064495302 - Outback-Steakhouse Round Rock\Coat\Plat\Sheets\C - Final Plat.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONSTRUCTION SUMMARY TABLE

Pipe Size	WATER	
	TYPE	LENGTH (LF)
6"	DUCTILE IRON	56

Pipe Size	WASTEWATER	
	TYPE	LENGTH (LF)

Pipe Size	STORM SEWER	
	TYPE	LENGTH (LF)

CURB AND GUTTER	
Total	

WASTEWATER MANHOLES	
Size	Qty

STORM SEWER MANHOLES	
Size	Qty

SIDEWALK	
Total	LF

VALVES	
Size	Total
6"	1

INLETS	
Size	Qty

FIRE HYDRANTS	
Total	Brand
1	TBD

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 DEMOLITION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY ALL 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 ROUND ROCK 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE 512-218-5428 (PLANNING AND DEVELOPMENT SERVICES DEPARTMENT).
- ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS WELL AS THE STANDARD SPECIFICATIONS MANUAL SERIES 600. 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 PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF ROUND ROCK, 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. ANY DEVIATIONS SHALL BE INCORPORATED INTO A REVISION AND CARRIED BY 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 PLANNING AND DEVELOPMENT SERVICES INSPECTOR.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
- AVAILABLE PERMANENT BENCHMARKS WITH HORIZONTAL DATUM, VERTICAL DATUM, AND GRID INFORMATION THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:

- | | |
|--|---|
| 1. SET IRON ROD W/ RED CAP
N: 10177138.7
E: 3128017.2
ELEVATION=770.06' | 4. SET MAG NAIL
N: 10177425.3
E: 3128068.69
ELEVATION=77.18' |
| 2. SET MAG NAIL
N: 10177183.7
E: 3128021.2
ELEVATION=773.51' | 5. SET MAG NAIL
N: 10177477.7
E: 3128100.8
ELEVATION=775.21' |
| 3. SET MAG NAIL
N: 10177447.4
E: 3130546.8
ELEVATION=767.18' | 6. SET MAG NAIL
N: 10177254.1
E: 3128197.0
ELEVATION=774.11' |

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, SHETED, 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. A SITE SPECIFIC ENGINEERED TRENCH SAFETY SYSTEM, ACCEPTED BY PLANNING AND DEVELOPMENT SERVICES, SHALL BE UTILIZED FOR THIS PROJECT.
- 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 TO THE CITY OF ROUND ROCK.

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 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 1/4" 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 ROUND ROCK PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- 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.
- THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY ACCORDANCE WITH THE CURRENT CITY OF ROUND ROCK DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

STREET	STATION	FLEX. BASE THICKNESS	HMAC THICKNESS	LIME STAB. THICKNESS

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.

IN THE EVENT OF CONFLICT, CITY OF ROUND ROCK NOTES SHALL SUPERSEDE.

WATER AND WASTEWATER NOTES:

- PIPE MATERIAL AND ACCESSORIES SHALL BE OF NEW MATERIALS ONLY. WATER MAINS SHALL BE DUCTILE IRON (AWWA C-110, C-104 AND ANSI/AWWA C-153/A21.53-84, MIN. PRESSURE CLASS 200) OR PVC (AWWA C-900/C-905, ASTM F477 AND D3139, MIN. PRESSURE CLASS 200), OR HDPE (AWWA C-906, ASTM F714, NSF 61 AND PE 3408 BY ASTM 3359) WITH A MINIMUM 11 DIMENSION RATIO AND (DR) DUCTILE IRON PIPE SIZE (DR) SERVICE PIPING SHALL BE COPPER SEAMLESS TYPE K OR POLYETHYLENE (BLACK, 200 PSI, DR9) AS ACCEPTED BY THE CITY.
- PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE SDR 26 HIGHER PRESSURE RATED (150+ PSI), 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 OF ROUND ROCK CIVIL 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 (DR) SERVICE PIPING SHALL 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 CITY OF ROUND ROCK CIVIL INSPECTOR.
- 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 ROUND ROCK PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF ROUND ROCK 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 ROUND ROCK.
- 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 ROUND ROCK NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF ROUND ROCK, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF ROUND ROCK FEE AMOUNTS MAY BE OBTAINED BY CALLING THE CITY OF ROUND ROCK CIVIL INSPECTOR.
- 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 16 LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF ROUND ROCK 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 ROUND ROCK.
- ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
- ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED (THROUGH CHISELING AND PAINTING) AS FOLLOWS:

WATER SERVICE	"W" ON TOP OF CURB
WASTEWATER SERVICE	"S" ON TOP OF CURB
VALVE	"V" ON FACE OF CURB

TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE LOCATION AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF ROUND ROCK.

- CONTACT CITY OF ROUND ROCK ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT AT 218-5555 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
- THE CITY OF ROUND ROCK 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:

SIEVE 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 OPEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M. ANY WATER SHUTDOWN OR TIE-IN MUST BE SCHEDULED TEN (10) DAYS IN ADVANCE.
- ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213, 217 AND 280, AS APPLICABLE. WHENEVER TCEQ AND CITY OF ROUND ROCK SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

TRAFFIC MARKING NOTES:

- ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
- ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

EROSION AND SEDIMENTATION CONTROL NOTES:

- EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK EROSION AND SEDIMENTATION CONTROL ORDINANCE.
- ALL SLOPES SHALL BE SODDED OR SEEDDED 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 INSPECTED 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.
- ONCE REVEGETATION REQUIREMENTS HAVE BEEN MET, ALL TEMPORARY SEDIMENT CONTROLS (E.G. SILT FENCE, ROCK BERMS, INLET PROTECTION, ETC.) SHALL BE REMOVED FROM THE SITE AND DISPOSED. ANY DISTURBED AREAS SHALL BE CLEANED OF DIRT AND DEBRIS AND PROPERLY RAKED AND GRADED.

NO.	REVISIONS	DATE	BY

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 TBP# Firm No. 928



KHA PROJECT 064498301	DATE MAY 24, 2023	SCALE: AS SHOWN	DESIGNED BY: DDK	CHECKED BY: DDK
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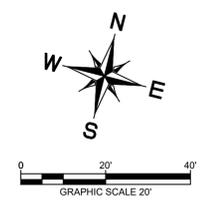
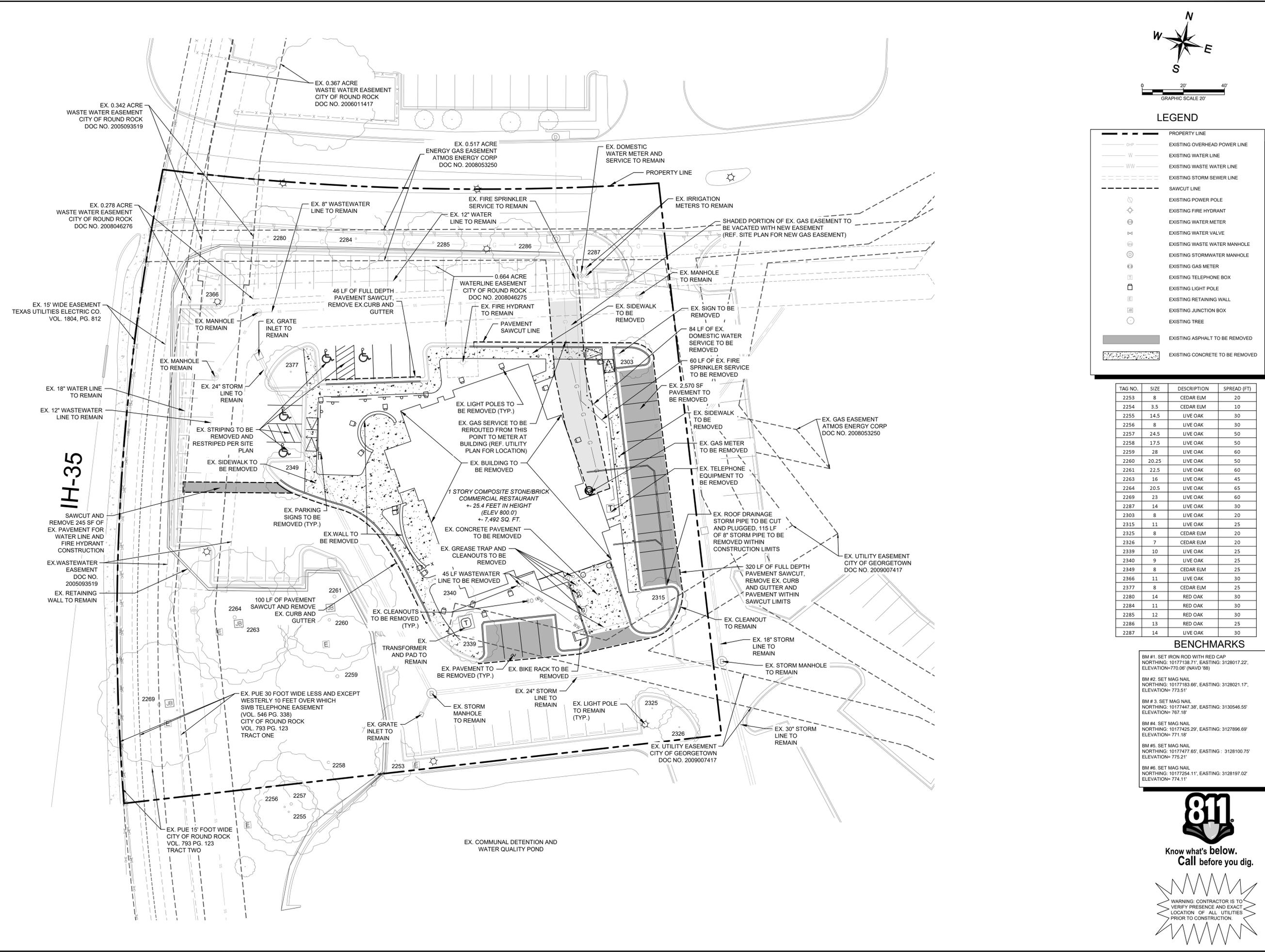
GENERAL NOTES

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
4 OF 30

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 Date: May 24, 2023 10:56:49am

Plotted By: C. Cozart, Birdie - Date: May 24, 2023, 10:56:57am - File Path: K:\SAU\Civil\0644495302 - Outback Steakhouse Round Rock\Coord\PlanSheets\3 - Existing Conditions and Demo Plan.dwg
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LEGEND

	PROPERTY LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTE WATER LINE
	EXISTING STORM SEWER LINE
	SAWCUT LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING WASTE WATER MANHOLE
	EXISTING STORMWATER MANHOLE
	EXISTING GAS METER
	EXISTING TELEPHONE BOX
	EXISTING RETAINING WALL
	EXISTING JUNCTION BOX
	EXISTING TREE
	EXISTING ASPHALT TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED

TAG NO.	SIZE	DESCRIPTION	SPREAD (FT)
2253	8	CEDAR ELM	20
2254	3.5	CEDAR ELM	10
2255	14.5	LIVE OAK	30
2256	8	LIVE OAK	30
2257	24.5	LIVE OAK	50
2258	17.5	LIVE OAK	50
2259	28	LIVE OAK	60
2260	20.25	LIVE OAK	50
2261	22.5	LIVE OAK	60
2263	16	LIVE OAK	45
2264	20.5	LIVE OAK	65
2269	23	LIVE OAK	60
2287	14	LIVE OAK	30
2303	8	LIVE OAK	20
2315	11	LIVE OAK	25
2325	8	CEDAR ELM	20
2326	7	CEDAR ELM	20
2339	10	LIVE OAK	25
2340	9	LIVE OAK	25
2349	8	CEDAR ELM	25
2366	11	LIVE OAK	30
2377	8	CEDAR ELM	25
2280	14	RED OAK	30
2284	11	RED OAK	30
2285	12	RED OAK	30
2286	13	RED OAK	25
2287	14	LIVE OAK	30

BENCHMARKS

- BM #1. SET IRON ROD WITH RED CAP
NORTHING: 10177138.71; EASTING: 3128017.22;
ELEVATION=770.06' (NAVD 88)
- BM #2. SET MAG NAIL
NORTHING: 10177183.66; EASTING: 3128021.17;
ELEVATION= 773.51'
- BM #3. SET MAG NAIL
NORTHING: 10177447.38; EASTING: 3130546.55'
ELEVATION= 767.18'
- BM #4. SET MAG NAIL
NORTHING: 10177425.29; EASTING: 3127896.69'
ELEVATION= 771.18'
- BM #5. SET MAG NAIL
NORTHING: 10177477.65; EASTING: 3128100.75'
ELEVATION= 775.21'
- BM #6. SET MAG NAIL
NORTHING: 10177254.11; EASTING: 3128197.02'
ELEVATION= 774.11'



Know what's below.
Call before you dig.



NO.	REVISIONS	DATE	BY

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 TBPE Firm No. 928



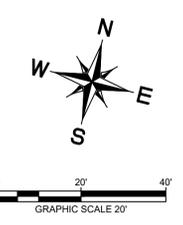
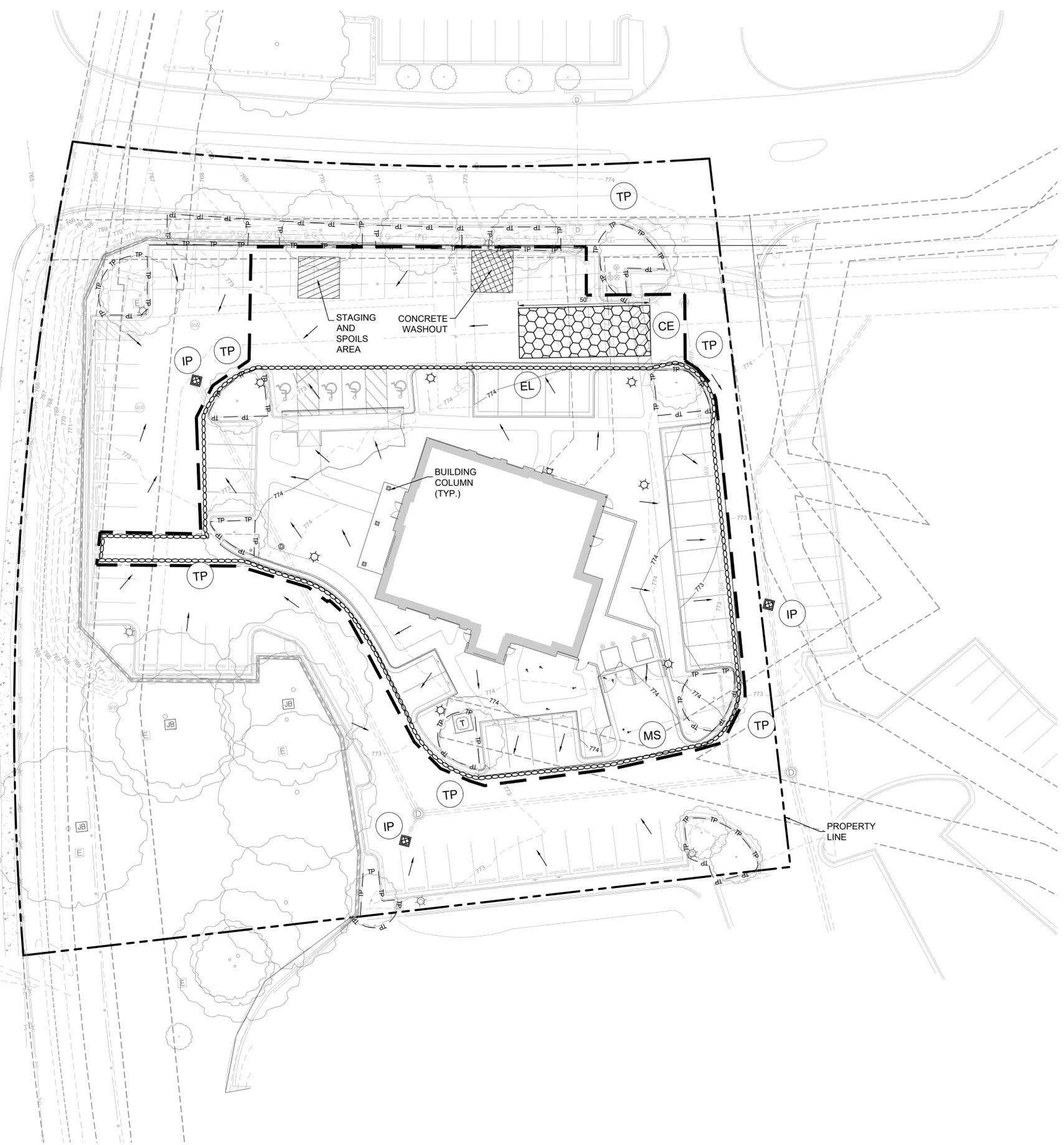
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
064495301	MAY 24, 2023	AS SHOWN	DDK	ALPC	DDK

EXISTING CONDITIONS AND DEMOLITION PLAN

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

Plotted By: C. Cozart, Birdie - Date: May 24, 2023 - 10:57:11am - File Path: K:\SAU-Civil\064495302 - Outback Steakhouse Round Rock\064495302 - Erosion Control Plan.dwg
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IH-35



LEGEND

	(SF)	SILT FENCE
	(TP)	TREE PROTECTION
	(IP)	PROPOSED INLET PROTECTION
	(CE)	CONSTRUCTION ENTRANCE
	(EL)	EROSION CONTROL LOG
	450	EXISTING CONTOURS
	450	PROPOSED CONTOURS
		LIMITS OF CONSTRUCTION AREA
		STORM WATER RUNOFF FLOW DIRECTION

NOTES:

- CONTRACTOR IS SOLELY RESPONSIBLE FOR IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL SWPPP CONTROLS - CONTROLS SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY.
- CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT ON ORIGINAL SWPPP OR NOT) DIRECTLY ON THE SITE MAP.
- 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 CEDAR PARK RULES AND REGULATIONS
- CONTRACTOR SHALL UTILIZE DUST CONTROL MEASURE DURING SITE CONSTRUCTION SUCH AS IRRIGATION TRUCKS AND MULCHING AS DIRECTED BY THE ENVIRONMENTAL INSPECTOR.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- ADDITIONAL EROSION AND SEDIMENTATION CONTROLS MAY BE REQUIRED BY THE CITY DURING CONSTRUCTION.
- REFERENCE EROSION CONTROL NOTES AND DETAILS ON SHEET 21.
- 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. THE CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
- ALL DISTURBED AREAS TO BE RE-VEGETATED PER CITY OF ROUND ROCK STANDARDS.
- ANY DIRT, MUD, ROCKS, DEBRIS, ETC. THAT IS SPILLED, TRACKED, OR OTHERWISE DEPOSITED ON ANY EXISTING PAVED STREETS SHALL BE CLEANED UP IMMEDIATELY.

AREA OF DISTURBANCE: 0.57 ACRES

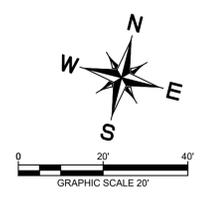
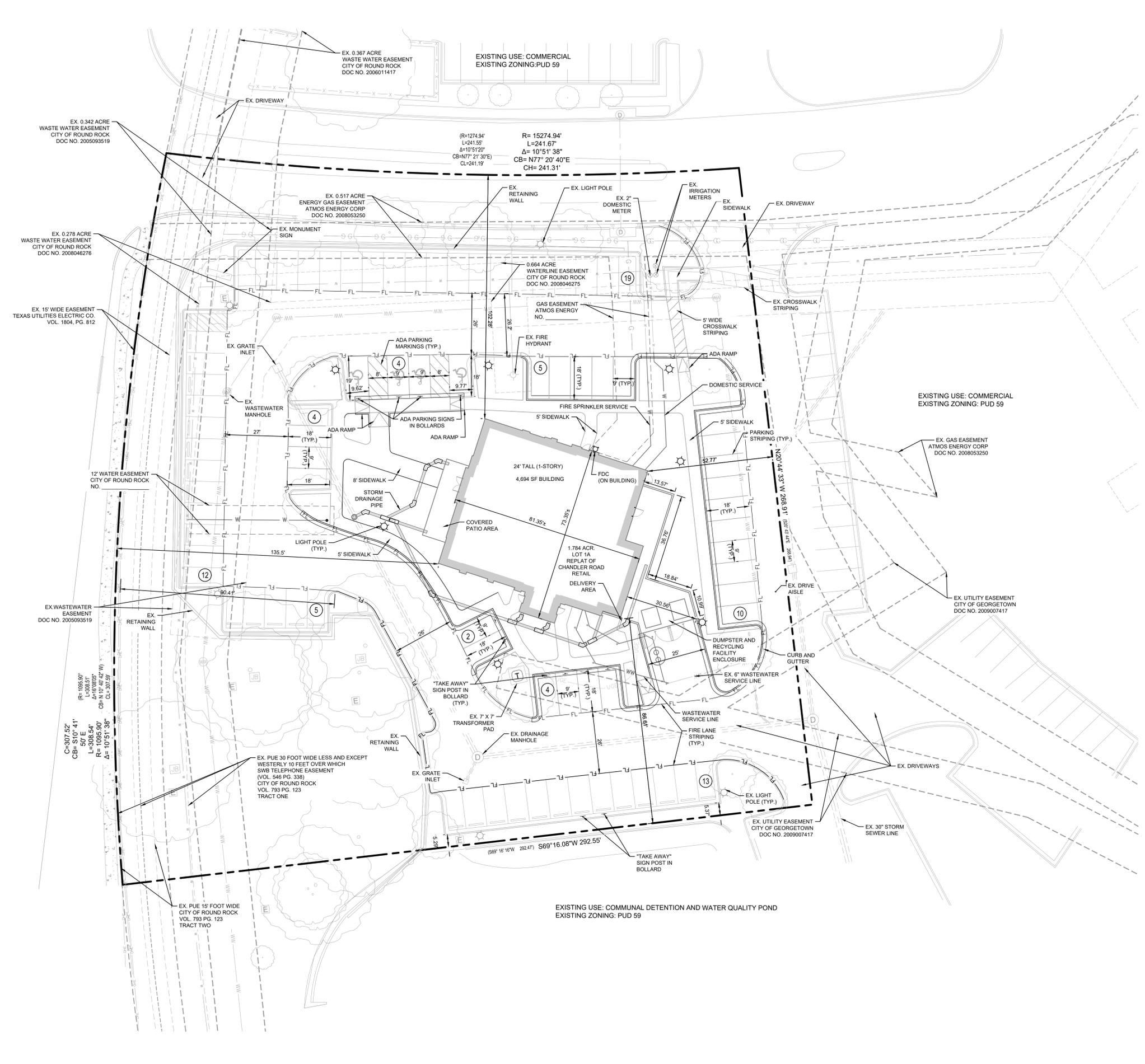
BENCHMARKS

BM #1. SET IRON ROD WITH RED CAP NORTHING: 10177138.71; EASTING: 3128017.22; ELEVATION=770.06' (NAVD '88)
BM #2. SET MAG NAIL NORTHING: 10177183.66; EASTING: 3128021.17; ELEVATION= 773.51'
BM #3. SET MAG NAIL NORTHING: 10177447.38; EASTING: 3130546.55; ELEVATION= 767.18'
BM #4. SET MAG NAIL NORTHING: 10177425.29; EASTING: 3127896.69; ELEVATION= 771.18'
BM #5. SET MAG NAIL NORTHING: 10177477.65; EASTING: 3128100.75; ELEVATION= 775.21'
BM #6. SET MAG NAIL NORTHING: 10177254.11; EASTING: 3128197.02; ELEVATION= 774.11'



 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 AUSTIN, TX 78735 PHONE: 512-646-2237 FAX: 512-612-418-1791 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	 05/24/2023
KHA PROJECT: 064495301 DATE: MAY 24, 2023 SCALE: AS SHOWN DESIGNED BY: DDK DRAWN BY: ALPC CHECKED BY: DDK	EROSION CONTROL PLAN
OUTBACK STEAKHOUSE 4151 N IH 35 CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS	SHEET NUMBER 7 OF 30
REVISIONS No. _____ BY _____ DATE _____	

Plotted: E:\Caddres\Bridle - Date: May 24, 2023 - 10:57:22am - File Path: K:\SAU\Civil\064495302 - Outback Steakhouse Round Rock\064495302.dwg - Overall: Site Plan.dwg
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LEGEND

---	PROPERTY LINE
FL FL	FIRE LANE STRIPING
ww	PROPOSED WASTEWATER LINE
---	PROPOSED WATER LINE
⊙	PROPOSED WASTEWATER MANHOLE
⊙	PROPOSED WASTEWATER CLEANOUT
⊙	PROPOSED FIRE HYDRANT
⊙	PROPOSED TAPPING SLEEVE & VALVE
⊙	PROPOSED LIGHT POLE
---	EXISTING OVERHEAD POWER LINE
W	EXISTING WATER LINE
WW	EXISTING WASTEWATER LINE
---	EXISTING STORM SEWER LINE
⊙	EXISTING POWER POLE
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER METER
⊙	EXISTING WASTEWATER MANHOLE

- NOTES:**
- TREES AND TOPOGRAPHY BASED UPON SURVEY BY JOSHUA C. NAUMANN OF MATKIN-HOOVER ENGINEERING & SURVEYING, ON AUGUST 24, 2022. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADI TO BE 3' UNLESS OTHERWISE NOTED.
 - SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
 - THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN.
 - ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
 - GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
 - ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS.
 - RUNOFF FROM OFF-SITE IS BEING CONVEYED TO EX. COMMUNAL DETENTION POND.
 - SEE ARCHITECT PLANS FOR DETAILED BUILDING DIMENSIONS.
 - ALL WEATHER ACCESS ROADS MADE OF (CONCRETE OR ASPHALT) SHALL BE IN PLACE BEFORE BRINGING COMBUSTIBLE MATERIALS ON THE JOBSITE. FIRE ACCESS ROAD MUST SUPPORT 80,000 LBS. SITE HYDRANTS SHALL ALSO BE IN-SERVICE.
 - THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN > 7% PERCENT, AND THE GRADE BREAKS NOT GREATER > 3% PERCENT, 2015 IFC INTERNATIONAL FIRE CODE SEC 503.2.7 & 503.2.8 DETERMINED BY THE FIRE CODE OFFICIAL OR AHJ.
 - EXISTING LIMITS OF PAVED DRIVE AISLE ON SITE TO BE RESEALD.

PARKING SUMMARY

REQUIRED PARKING	47
EXISTING PARKING TO REMAIN	53
PROPOSED PARKING	25
REQUIRED ACCESSIBLE PARKING	4
PROPOSED ACCESSIBLE PARKING	4
TOTAL	78

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 TBPE Firm No. 928

DEVIN D. KING
 107462
 LICENSED PROFESSIONAL ENGINEER

05/24/2023

KHA PROJECT	064495301
DATE	MAY 24, 2023
SCALE	AS SHOWN
DESIGNED BY	DDK
DRAWN BY	ALPC
CHECKED BY	DDK

SITE PLAN

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

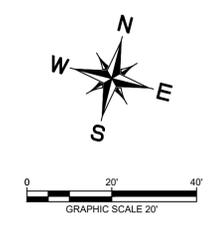
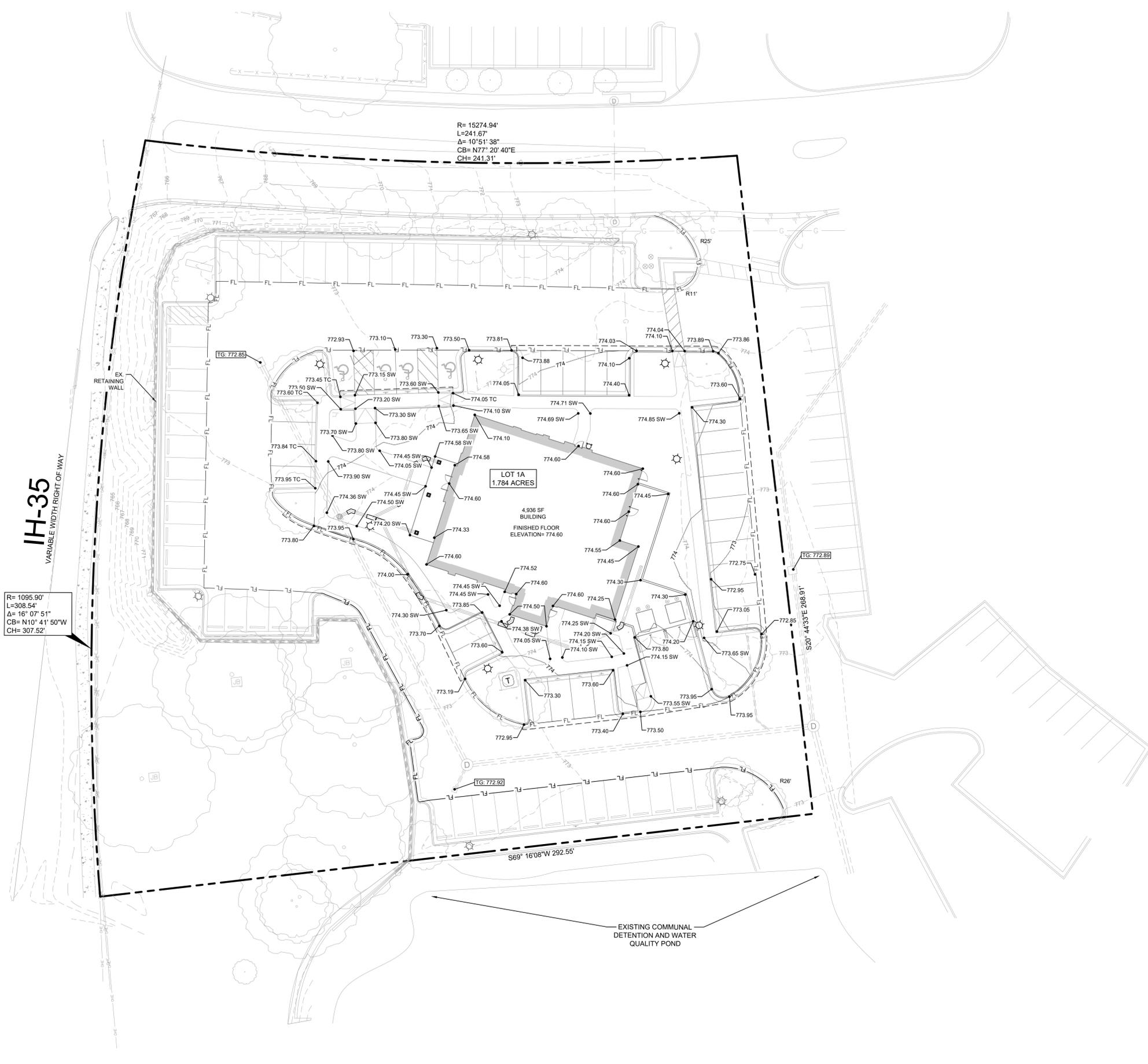
811
 Know what's below.
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WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

SHEET NUMBER
8 OF 30

SDP2211-0004

Plotted By: Capozas, Birdie Date: May 24, 2023 10:57:36am File Path: K:\SAU\Civil\064495302 - Outback Steakhouse Round Rock\Coord\PlanSheets\3 - Grading\Plan.dwg
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LEGEND

---	PROPERTY LINE
FF=XXX.XX	PROPOSED FINISHED FLOOR ELEVATION
XXX.X	PROPOSED TOP OF PAVEMENT ELEVATION
EX XXX.X	EXISTING TOP OF PAVEMENT ELEVATION
TG XXX.X	PROPOSED TOP OF GRATE
XXX.XX TC	PROPOSED GRADE AT TOP OF CURB
XXX.XX SW	PROPOSED GRADE AT SIDEWALK
---<---<---<---	PROPOSED SWALE
HP	HIGH POINT
555	PROPOSED CONTOUR
555	EXISTING CONTOUR

- NOTES:**
- ALL PROPOSED ELEVATIONS ARE TOP OF PAVEMENT OR NATURAL GROUND UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY A.D.A. COMPLIANCE FOR GRADES IN ALL SIDEWALK ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. STANDARDS; NOT EXCEED 5.0% ALONG TRAVEL PATH WITH NOT MORE THAN 2.0% CROSS SLOPE AND NOT EXCEED 2.0% IN ANY DIRECTION IN ACCESSIBLE PARKING AREAS.
 - MAINTAIN EXISTING GRADE IN TREE WELLS. CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO AREA INLETS.
 - THE GRADE THROUGH THE FIRE LANE ACCESS SHALL NOT BE GREATER THAN > 7% PERCENT, AND THE GRADE BREAKS NOT GREATER > 3% PERCENT. 2015 IFC INTERNATIONAL FIRE CODE SEC 503.2.7 & 503.2.8 DETERMINED BY THE FIRE CODE OFFICIAL OR AHJ.

BENCHMARKS

- BM #1. SET IRON ROD WITH RED CAP
NORTHING: 10177138.71; EASTING: 3128017.22;
ELEVATION=770.06' (NAVD 88)
- BM #2. SET MAG NAIL
NORTHING: 10177183.66; EASTING: 3128021.17;
ELEVATION= 773.51'
- BM #3. SET MAG NAIL
NORTHING: 10177447.38; EASTING: 3130546.55;
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- BM #6. SET MAG NAIL
NORTHING: 10177254.11; EASTING: 3128197.02;
ELEVATION= 774.11'



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY

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 TBPE Firm No. 928

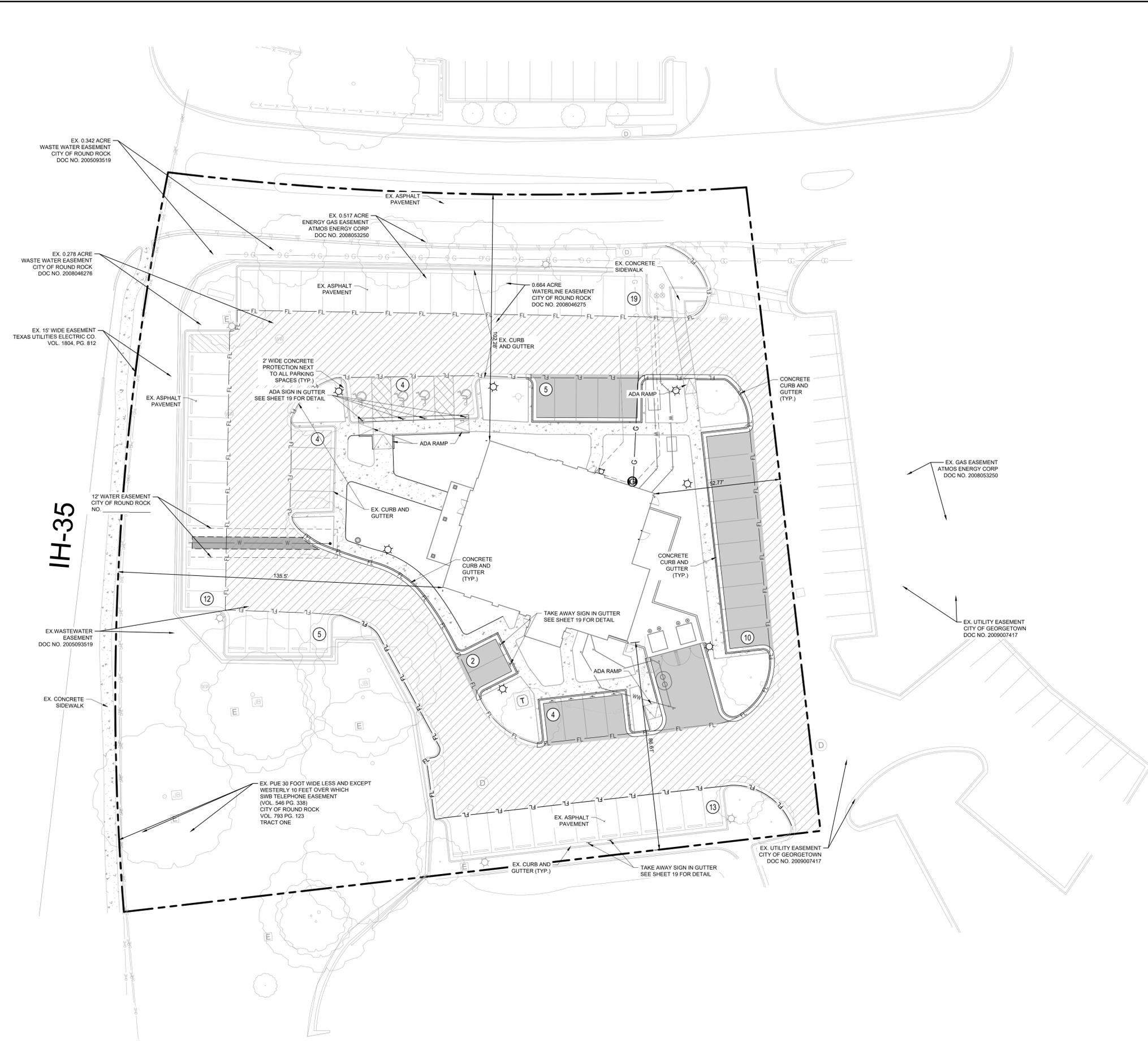


KHA PROJECT	064495301
DATE	MAY 24, 2023
SCALE	AS SHOWN
DESIGNED BY	DDK
DRAWN BY	ALPC
CHECKED BY	DDK

GRADING PLAN

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

Plotted By: Copares, Birdie Date: May 24, 2023 10:57:46am File Path: K:\SAU\Civil\064495302 - Outback Steakhouse Round Rock\Cad\PlanSheets\NC - Overall_Site_Plan.dwg
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LEGEND

	PROPERTY LINE
	FIRE LANE
	ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT TO BE SEALED
	CONCRETE SIDEWALK

NOTES

- 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 FROM THE FIRE MARSHAL'S OFFICE) DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34,060 KG). AN ALL-WEATHER DRIVING SURFACE SHALL BE IN PLACE AND ALL FIRE HYDRANTS SHALL BE ACTIVE PRIOR TO BRINGING COMBUSTIBLES ON SITE.

No.	REVISIONS	DATE	BY

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KHA PROJECT	064495301
DATE	MAY 24, 2023
SCALE	AS SHOWN
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DRAWN BY	ALPC
CHECKED BY	DDK

PAVING PLAN

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

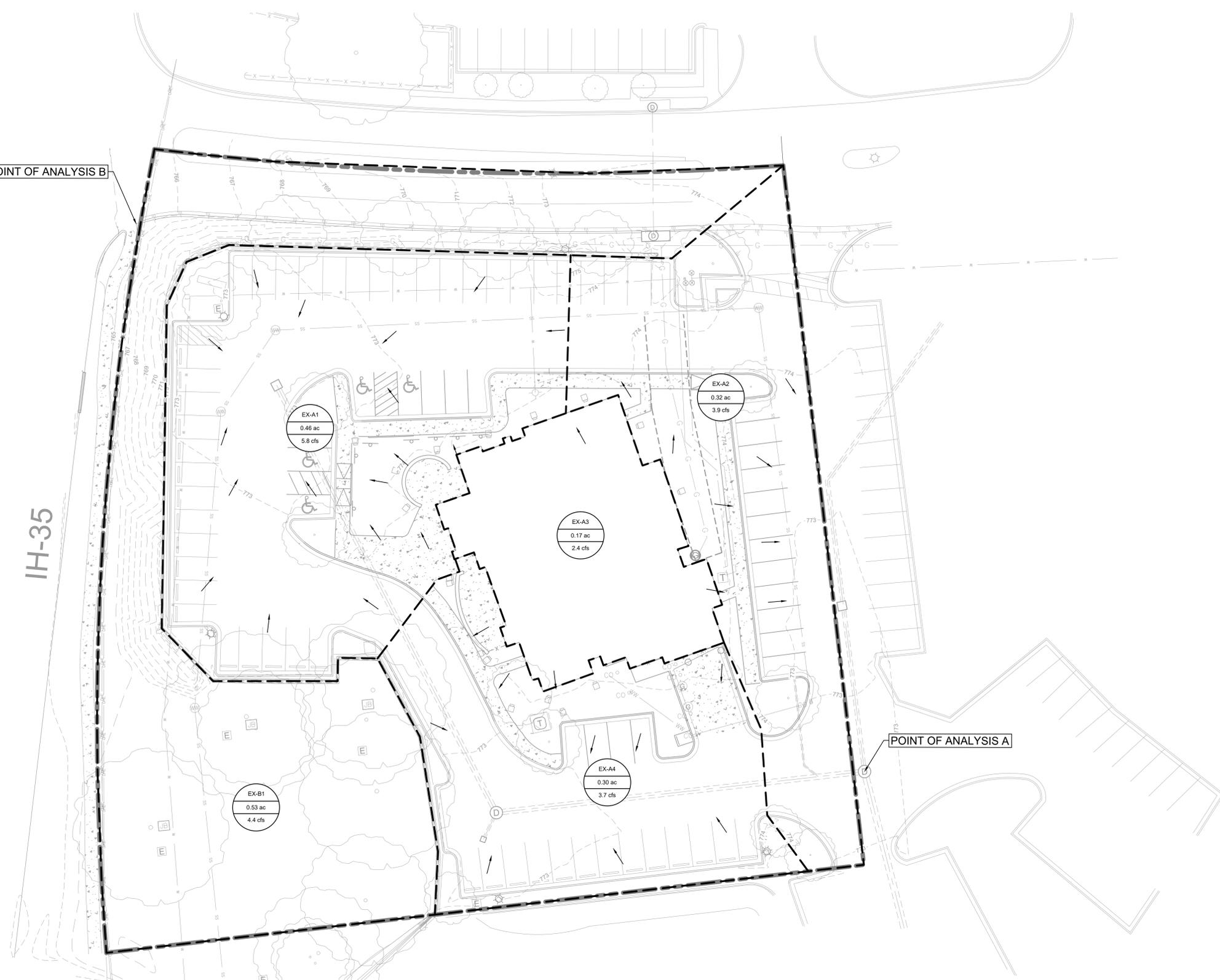


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Plotted By: C. B. Birdie - Date: May 24, 2023 - 10:57:56am - File Path: K:\SAU-Civil\064495302 - Outback Steakhouse Round Rock\Coord\PlanSheets\AC - Existing Drainage Area Map.dwg
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POINT OF ANALYSIS B

IH-35



LEGEND

	AREA DESIGNATOR
	AREA IN ACRES
	Q100 FLOW IN CFS
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR
	EXISTING SIDEWALK

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DATE	MAY 24, 2023
SCALE	AS SHOWN
DESIGNED BY	DDK
DRAWN BY	ALPC
CHECKED BY	DDK

EXISTING DRAINAGE AREA MAP

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

BENCHMARKS

- BM #1. SET IRON ROD WITH RED CAP
 NORTHING: 10177138.71; EASTING: 3128017.22;
 ELEVATION=770.06' (NAD 83)
- BM #2. SET MAG NAIL
 NORTHING: 10177183.66; EASTING: 3128021.17;
 ELEVATION= 773.51'
- BM #3. SET MAG NAIL
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 ELEVATION= 775.21'
- BM #6. SET MAG NAIL
 NORTHING: 10177254.11; EASTING: 3128197.02'
 ELEVATION= 774.11'



INLET PEAK FACTOR CALCULATIONS - RATIONAL METHOD
 References: Roundrock RAI and Roundrock Determination of Storm

Formulas:

Q=CIA
Q=Peak Factor Runoff
C=Weighted Runoff Coefficient
i=Rainfall Intensity
A=Drainage Area

Hydrologic Runoff Coefficients (Table 2-1 Roundrock Determination of Storm Runoff)

	2yr	10yr	25yr	100yr
Impervious C (Concrete)	0.75	0.83	0.88	0.97
Pervious C (Good, Average)	0.29	0.35	0.39	0.46

Composite C Factor Table

Area to System (SF)	2yr C*A	10yr	25yr	100yr
Impervious	46,728	35,046	38,785	41,121
Pervious	26,921	7,807	9,422	10,499
Total	73,649	42,853	48,207	51,620
Composite C	0.58	0.65	0.70	0.78

Peak Flow Calculation - Rational

DRAINAGE AREA	AREA (ACRES)	Pervious Cover (ACRES)	Impervious Cover (ACRES)	Impervious Cover %	RUNOFF COEFFICIENT (C)				TIME OF CONCENTRATION (Tc)	RAINFALL INTENSITY (I)				RUNOFF (Q)				
					C	C	C	C		I	I	I	I	Q	Q	Q	Q	
					2-YEAR	10-YEAR	25-YEAR	100-YEAR		2-YEAR	10-YEAR	25-YEAR	100-YEAR	2-YEAR	10-YEAR	25-YEAR	100-YEAR	
EX-A1	0.46	0.08	0.39	84%	0.68	0.75	0.80	0.89	5	6.24	9.13	11.10	14.20	1.95	3.18	4.11	5.83	
EX-A2	0.32	0.06	0.26	81%	0.66	0.74	0.79	0.87	5	6.24	9.13	11.10	14.20	1.32	2.16	2.79	3.96	
EX-A3	0.17	0.00	0.17	100%	0.75	0.83	0.88	0.97	5	6.24	9.13	11.10	14.20	0.80	1.30	1.68	2.37	
EX-A4	0.30	0.05	0.25	83%	0.67	0.75	0.79	0.88	5	6.24	9.13	11.10	14.20	1.24	2.03	2.63	3.73	
EX-B1	0.53	0.41	0.13	23%	0.40	0.46	0.51	0.58	5	6.24	9.13	11.10	14.20	1.33	2.26	3.00	4.40	
										POA A	5.32	8.67	11.21	15.89				
										POA B	1.33	2.26	3.00	4.40				

FLOWES CALCULATED USING ATLAS 14 VALUES FROM THE CITY OF ROUND ROCK RAIN DOCUMENT

Plotted By: Copares, Birdie Date: May 24, 2023 10:58:08am File Path: K:\SAU\Civil\064495302 - Outback Steakhouse Round Rock\Coord\PlanSheets\C - Proposed Drainage Area Map.dwg
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POINT OF ANALYSIS B

IH-35



LEGEND

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Is Developed < Existing?
A	2	5.32	5.18	YES
	10	8.67	8.45	YES
	25	11.21	10.94	YES
B	2	1.33	1.33	YES
	10	2.26	2.26	YES
	25	3.00	3.00	YES
	100	4.40	4.40	YES

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05/24/2023
 KHA PROJECT: 064495301
 DATE: MAY 24, 2023
 SCALE: AS SHOWN
 DESIGNED BY: DDK
 DRAWN BY: ALPC
 CHECKED BY: DDK

PROPOSED DRAINAGE AREA MAP

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

BENCHMARKS

- BM #1. SET IRON ROD WITH RED CAP
NORTHING: 10177138.71; EASTING: 3128017.22;
ELEVATION=770.06' (NAD 83)
- BM #2. SET MAG NAIL
NORTHING: 10177183.66; EASTING: 3128021.17;
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Know what's below.
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INLET PEAK FACTOR CALCULATIONS - RATIONAL METHOD
 References: Roundrock RAI and Roundrock Determination of Storm

Formulas:

Q=CIA
Q=Peak Factor Runoff
C=Weighted Runoff Coefficient
I=Rainfall Intensity
A=Drainage Area

Hydrologic Runoff Coefficients (Table 2-1 Roundrock Determination of Storm Runoff)

	2yr	10yr	25yr	100yr
Impervious C (Concrete)	0.75	0.83	0.88	0.97
Pervious C (Good, Average)	0.29	0.35	0.39	0.46

Composite C Factor Table

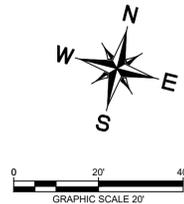
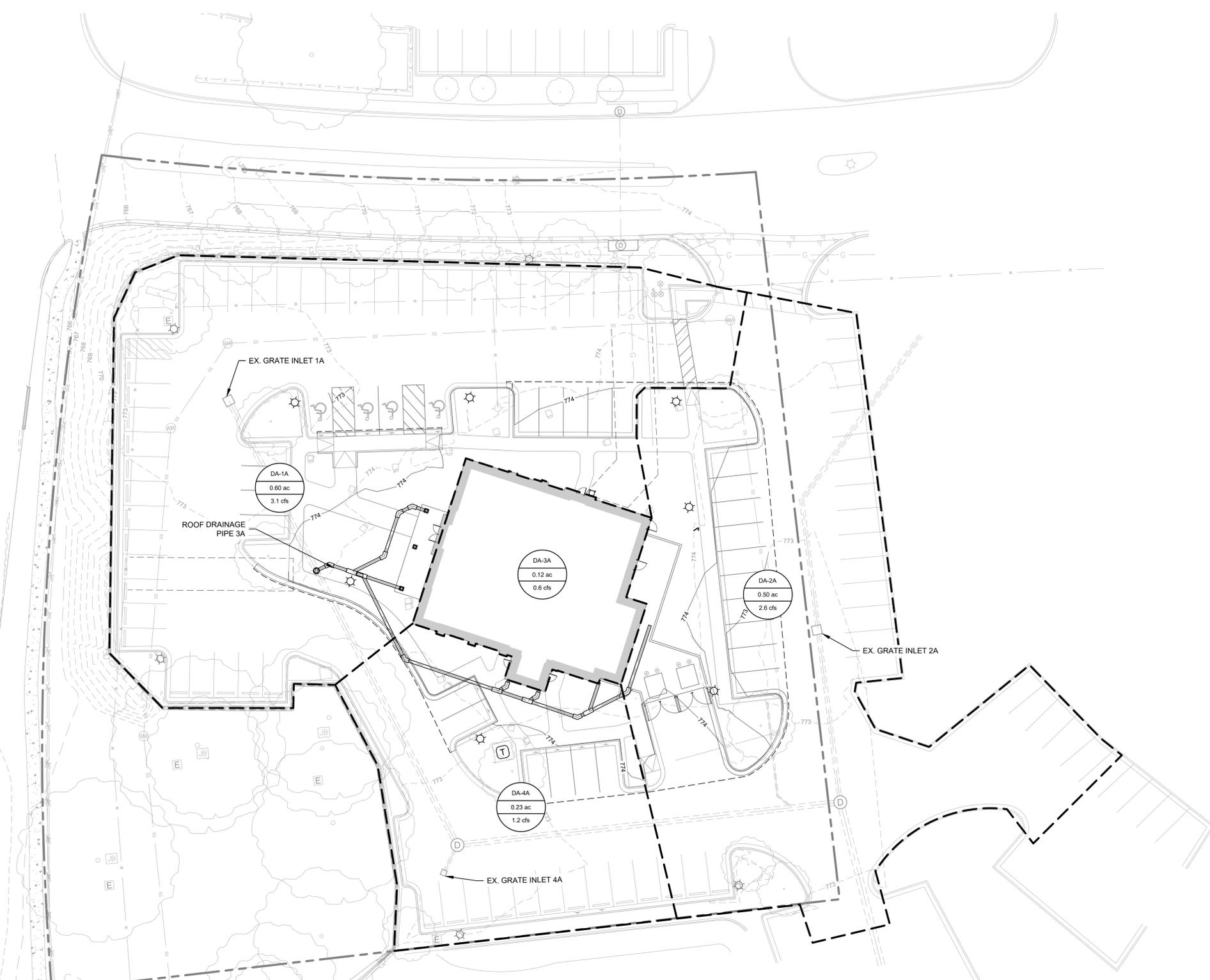
Area to System (SF)	2yr C*A	10yr	25yr	100yr
Impervious	46,728	35,046	38,785	41,121
Pervious	23,200	6,728	8,120	9,048
Total	69,928	41,774	46,905	50,169
Composite C	0.60	0.67	0.72	0.80

DRAINAGE AREA	AREA (ACRES)	Pervious Cover (ACRES)	Impervious Cover (ACRES)	Impervious Cover %	RUNOFF COEFFICIENT (C)				TIME OF CONCENTRATION (Tc)	RAINFALL INTENSITY (I)				RUNOFF (Q)			
					C	C	C	C		I	I	I	I	Q	Q	Q	Q
					2-YEAR	10-YEAR	25-YEAR	100-YEAR		2-YEAR	10-YEAR	25-YEAR	100-YEAR	2-YEAR	10-YEAR	25-YEAR	100-YEAR
DA-A1	0.46	0.09	0.38	81%	0.66	0.74	0.79	0.87	5	6.24	9.13	11.10	14.20	1.91	3.12	4.04	5.74
DA-A2	0.40	0.09	0.31	78%	0.65	0.72	0.77	0.86	5	6.24	9.13	11.10	14.20	1.63	2.67	3.46	4.92
DA-A3	0.12	0.00	0.12	100%	0.75	0.83	0.88	0.97	5	6.24	9.13	11.10	14.20	0.54	0.88	1.13	1.59
DA-A4	0.27	0.06	0.21	78%	0.65	0.72	0.77	0.86	5	6.24	9.13	11.10	14.20	1.09	1.78	2.31	3.28
DA-B1	0.53	0.41	0.13	23%	0.40	0.46	0.51	0.58	5	6.24	9.13	11.10	14.20	1.33	2.26	3.00	4.40
										POA A				5.18	8.45	10.94	15.52
										POA B				1.33	2.26	3.00	4.40

FLows CALCULATED USING ATLAS 14 VALUES FROM THE CITY OF ROUND ROCK RAIN DOCUMENT

Plotted By: C. B. Birdie Date: May 24, 2023 10:58:22am File Path: K:\SAU-Civil\064495302 - Outback Steakhouse Round Rock\Coord\PlanSheets\3-C - Inlet Drainage Area Map.dwg
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IH-35



LEGEND

- X-1 AREA DESIGNATOR
- 9.9 ac AREA IN ACRES
- 5.5 cfs Q100 FLOW IN CFS
- A-1 INLET NUMBER
- — — — — PROPERTY LINE
- — — — — PROPOSED STORM DRAIN LINE
- — — — — EXISTING STORM DRAIN LINE
- - - - - PROPOSED DRAINAGE DIVIDE
- □ PROPOSED STORM DRAIN INLET
- □ PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN HEADWALL
- PROPOSED FLOW DIRECTION
- 555 — PROPOSED CONTOUR
- - - 555 - - - EXISTING CONTOUR

Kimley»Horn
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 AUSTIN, TX 78735
 PHONE: 512-646-2237 FAX: 512-646-418-1791
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 TBPE Firm No. 928



05/24/2023
 KHA PROJECT: 064495301
 DATE: MAY 24, 2023
 SCALE: AS SHOWN
 DESIGNED BY: DDK
 DRAWN BY: ALPC
 CHECKED BY: DDK

INLET DRAINAGE AREA MAP

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

BENCHMARKS

BM #1. SET IRON ROD WITH RED CAP
 NORTHING: 10177138.71; EASTING: 3128017.22;
 ELEVATION=770.06' (NAVD '88)

BM #2. SET MAG NAIL
 NORTHING: 10177183.66; EASTING: 3128021.17;
 ELEVATION= 773.51'

BM #3. SET MAG NAIL
 NORTHING: 10177447.38; EASTING: 3130546.55'
 ELEVATION= 767.18'

BM #4. SET MAG NAIL
 NORTHING: 10177425.29; EASTING: 3127896.69'
 ELEVATION= 771.18'

BM #5. SET MAG NAIL
 NORTHING: 10177477.65; EASTING: 3128100.75'
 ELEVATION= 775.21'

BM #6. SET MAG NAIL
 NORTHING: 10177254.11; EASTING: 3128197.02'
 ELEVATION= 774.11'



Know what's below.
 Call before you dig.



Peak Flow Calculation - Rational		RUNOFF COEFFICIENT (C)				Time of Concentration (Tc)				RAINFALL INTENSITY (I)							
DRAINAGE AREA	AREA (ACRES)	Pervious Cover (ACRES)	Impervious Cover (ACRES)	Impervious Cover %	C 2-YEAR	C 10-YEAR	C 25-YEAR	C 100-YEAR	Tc (min)	I 2-YEAR	I 10-YEAR	I 25-YEAR	I 100-YEAR	Q 2-YEAR	Q 10-YEAR	Q 25-YEAR	Q 100-YEAR
DA-1A	0.60	0.11	0.49	82%	0.67	0.74	0.79	0.88	5	6.24	9.13	11.10	14.20	2.49	4.06	5.26	7.47
DA-2A	0.50	0.07	0.43	86%	0.69	0.76	0.81	0.90	5	6.24	9.13	11.10	14.20	2.14	3.48	4.50	6.38
DA-3A	0.12	0.00	0.12	100%	0.75	0.83	0.88	0.97	5	6.24	9.13	11.10	14.20	0.56	0.91	1.17	1.65
DA-4A	0.23	0.05	0.18	77%	0.65	0.72	0.77	0.85	5	6.24	9.13	11.10	14.20	0.93	1.51	1.96	2.79

Equations: Orifice (Submerged) Q = 4.82A ^{0.5}				Clogging Factor = 10% (paved) 50% (landscaped)			
Inlet # or Area #	Q100 (cfs)	Required Q to Pass (w/ 10% clogging factor)	INLET (FT)	Available Area (sq. ft.)	Required Min. 'h' (ft.)	Provided 'h' (ft.)	Provided Capacity (cfs)
DA-1A	7.5 cfs	8.3 cfs	3.0 X 3.0	4.5'	0.72'	0.50'	13.9 cfs
DA-2A	6.4 cfs	7.1 cfs	3.0 X 3.0	4.5'	0.65'	0.50'	13.9 cfs
DA-4A	2.8 cfs	3.1 cfs	2.0 X 2.0	2.2'	0.61'	0.50'	6.7 cfs

Plotted By: C. Caporaso, Birdie - Date: May 24, 2023 - 10:58:26am - File Path: K:\SAU-Civil\064495302 - Outback Steakhouse Round Rock\CD\PlanSheets\C - Overall Storm Plan.dwg
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IH-35



LEGEND

	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WASTEWATER MANHOLE

- CONTRACTOR TO FIELD VERIFY LOCATION AND THE FLOWLINES OF ALL EXISTING UTILITIES.
- WATER & WASTEWATER SERVICE TO BE PROVIDED BY CITY OF ROUND ROCK.
- CONTRACTOR TO RESTORE EXISTING ROADS AND SIDEWALKS TO ORIGINAL CONDITION.
- CONTRACTOR TO USE JOINT DEFLECTION TO AVOID ALL STORM WATER CURB INLETS WITHIN PIPE MANUFACTURER'S REQUIREMENTS.
- ALL DEFLECTIONS SHALL ADHERE TO CITY AND MANUFACTURER STANDARDS.
- ALL STORM SEWER WYES, BENDS, FITTINGS AND PIPE SIZE TRANSITIONS SHALL BE PREFABRICATED AND FREE FROM DEFECTS. (TYP)
- CITY OF ROUND ROCK STANDARD DETAIL ASSUMES THE USE OF RCP. IF USING HDPE FOR STORM PIPE, PIPE BEDDING SHALL BE 1" ABOVE THE TOP OF THE PIPE OR PER MANUFACTURER'S SPECIFICATION.

BENCHMARKS

- BM #1. SET IRON ROD WITH RED CAP
NORTHING: 10177138.71; EASTING: 3128017.22;
ELEVATION=770.06' (NAVD 88)
- BM #2. SET MAG NAIL
NORTHING: 10177183.66; EASTING: 3128021.17;
ELEVATION= 773.51'
- BM #3. SET MAG NAIL
NORTHING: 10177447.38; EASTING: 3130546.55;
ELEVATION= 767.18'
- BM #4. SET MAG NAIL
NORTHING: 10177425.29; EASTING: 3127896.69;
ELEVATION= 771.18'
- BM #5. SET MAG NAIL
NORTHING: 10177477.65; EASTING: 3128100.75;
ELEVATION= 775.21'
- BM #6. SET MAG NAIL
NORTHING: 10177254.11; EASTING: 3128197.02;
ELEVATION= 774.11'



Know what's below.
Call before you dig.



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 AUSTIN, TX 78735
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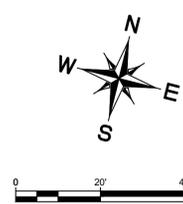
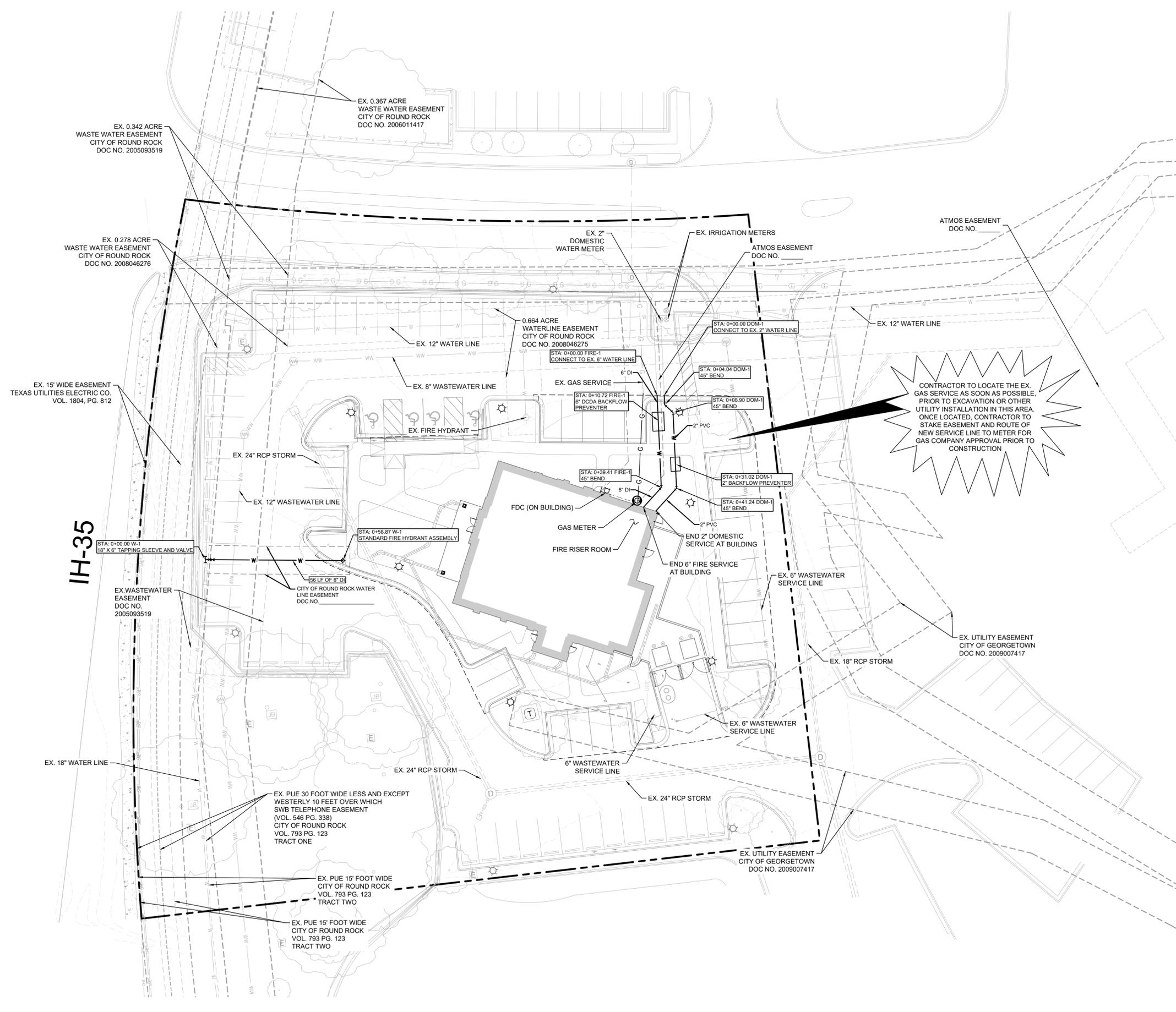


KHA PROJECT	064495301
DATE	MAY 24, 2023
SCALE	AS SHOWN
DESIGNED BY	DDK
DRAWN BY	ALPC
CHECKED BY	DDK

STORM PLAN

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

Plotted By: C. B. Birdie, Date: May 24, 2023, 10:58:37am File Path: K:\SAU\Civil\0644495302 - Outback Steakhouse Round Rock\0644495302 - Water Plan.dwg
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LEGEND

	PROPERTY LINE
	PROPOSED WASTEWATER LINE
	PROPOSED WATER LINE
	PROPOSED WASTEWATER MANHOLE
	PROPOSED WASTEWATER CLEANOUT
	WASTEWATER FLOW DIRECTION
	PROPOSED FIRE HYDRANT
	PROPOSED TAPPING SLEEVE & VALVE
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAIN INLET
	EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE
	EXISTING WASTEWATER LINE
	EXISTING STORM SEWER LINE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	EXISTING WASTEWATER MANHOLE

CONTRACTOR TO LOCATE THE EX. GAS SERVICE AS SOON AS POSSIBLE, PRIOR TO EXCAVATION OR OTHER UTILITY INSTALLATION IN THIS AREA. ONCE LOCATED, CONTRACTOR TO STAKE EASEMENT AND ROUTE OF NEW SERVICE LINE TO METER FOR GAS COMPANY APPROVAL PRIOR TO CONSTRUCTION

- CONTRACTOR TO FIELD VERIFY LOCATION AND THE FLOW LINES OF ALL EXISTING UTILITIES.
- WATER & WASTEWATER SERVICE TO BE PROVIDED BY CITY OF ROUND ROCK.
- CONTRACTOR TO RESTORE EXISTING ROADS AND SIDEWALKS TO ORIGINAL CONDITION.
- 4 FOOT MIN COVER FROM FINISHED GROUND ON ALL WATER AND WASTEWATER MAINS.
- CONTRACTOR TO USE JOINT DEFLECTION TO AVOID ALL STORM WATER CURB INLETS WITHIN PIPE MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR TO RAISE VALVES, HYDRANTS, ETC. TO FINISHED GRADE UPON COMPLETION OF PAVING.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITIES TO FINAL GRADE.
- ALL FIRE SERVICE PIPE FITTINGS SHALL COMPLY WITH NFPA 24, TABLE 10.1.1. (2012 IFC SECTION 507.2.1)
- UNDERGROUND MAINS FEEDING NFPA 13 SPRINKLER SYSTEMS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH NFPA 13 AND THE FIRE CODE BY A LICENSED SPRINKLER CONTRACTOR WITH A PLUMBING PERMIT. UNDERGROUND MAINS FEEDING PRIVATE FIRE HYDRANTS MUST BE INSTALLED AND TESTED IN ACCORDANCE WITH THE FIRE CODE AND NFPA 24 BY A LICENSED CONTRACTOR WITH A PLUMBING PERMIT. THE ENTIRE MAIN MUST BE TESTED AT ONE TIME, UNLESS ISOLATION VALVES ARE PROVIDED BETWEEN TESTED SECTIONS.
- CONTRACTOR TO ENSURE NO METER BOXES ARE INSTALLED WITHIN THE LIMITS OF THE SIDEWALK.
- ALL DEFLECTIONS SHALL ADHERE TO CITY AND MANUFACTURER STANDARDS.
- ALL NON-CITY INFRASTRUCTURE INCLUDING GAS, ELECTRIC, CABLE, AND TELECOMMUNICATIONS SHALL TRAVERSE UNDERNEATH CITY INFRASTRUCTURE. THIS INCLUDES, BUT IS NOT LIMITED TO WATER LINES, WASTEWATER LINES, AND STORM SEWER, WITH A MINIMUM OUTSIDE-TO-OUTSIDE CLEARANCE OF 18".
- ALL PIPE FITTINGS SHALL BE JOINT RESTRAINED. ALL SEGMENTS OF PIPE LOCATED IN EASEMENT SHALL BE FULLY RESTRAINED.
- ALL FITTINGS SHALL HAVE THRUST BLOCKING PER CITY OF ROUND ROCK DETAIL WT-25.
- ALL VALVES SHOWN ARE _____ BRAND.
- ALL FIRE SERVICE LEADS SHALL BE DUCTILE IRON.
- ALL PVC WATER MAINS SHALL BE CONSTRUCTED OF C-900 DR-14.
- FRANCHISE (DRY) UTILITIES ALIGNMENTS SHOWN ARE CONSIDERED PRELIMINARY AND SHOWN FOR REFERENCE. PERMIT MUST BE REVISED ONCE DRY ALIGNMENTS ARE APPROVED BY THE FRANCHISED UTILITY TO REMOVE THE PRELIMINARY STATUS IN THE PSD PERMIT BEFORE FRY UTILITY INSTALLATION MAY COMMENCE.

BENCHMARKS

BM #1. SET IRON ROD WITH RED CAP NORTHING: 10177183.71; EASTING: 3128017.22; ELEVATION=770.06' (NAVD 88)
BM #2. SET MAG NAIL NORTHING: 10177183.66; EASTING: 3128021.17; ELEVATION= 773.51'
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BM #6. SET MAG NAIL NORTHING: 10177254.11; EASTING: 3128197.02; ELEVATION= 774.11'



Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY

Kimley-Horn
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 AUSTIN, TX 78735
 PHONE: 512-646-2237 FAX: 512-646-418-1791
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KHA PROJECT	064495301
DATE	MAY 24, 2023
SCALE	AS SHOWN
DESIGNED BY	DDK
DRAWN BY	ALPC
CHECKED BY	DDK

WATER PLAN

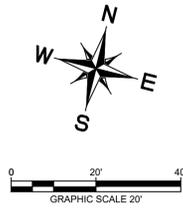
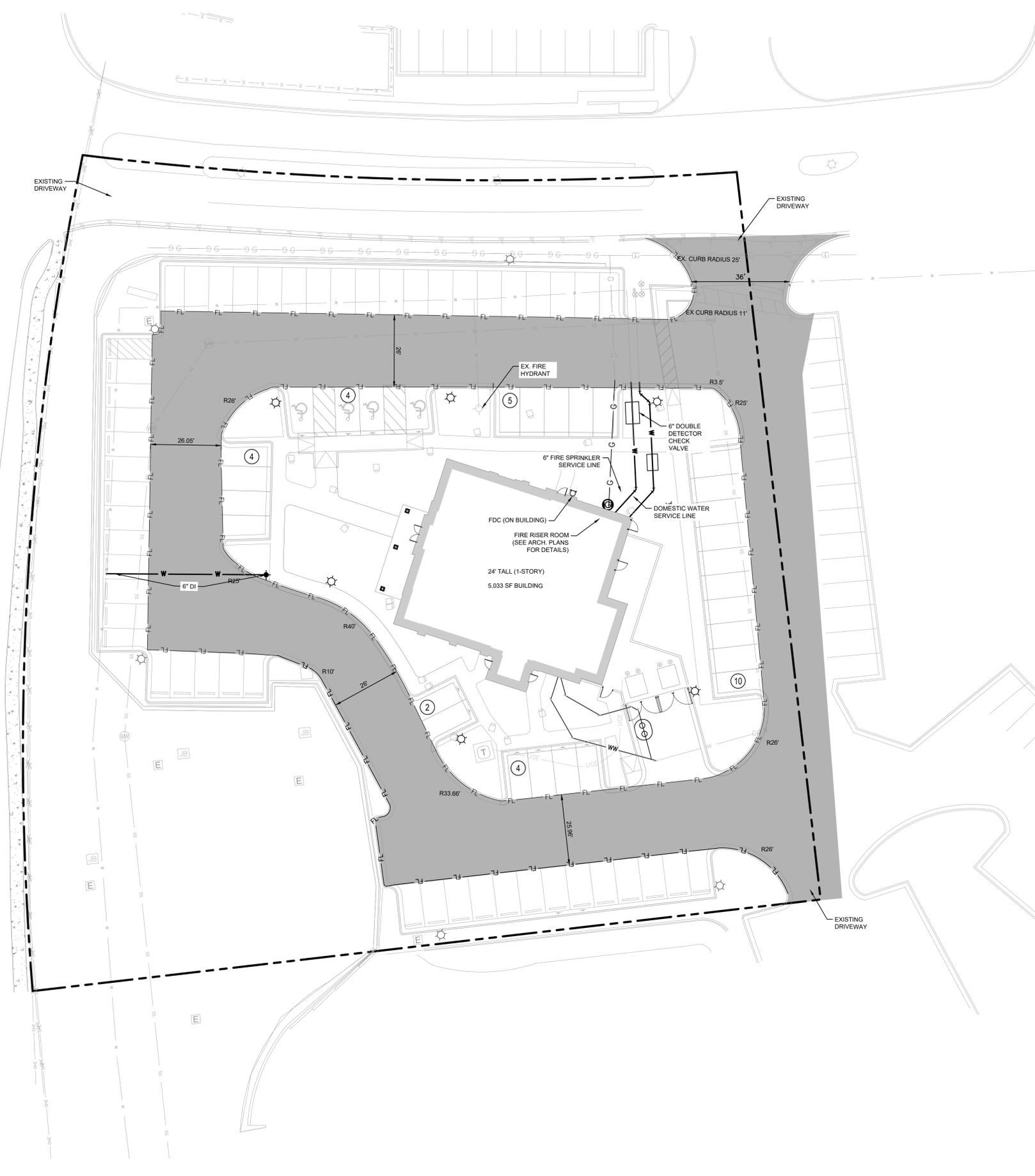
OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
16 OF 30

SDP2211-0004

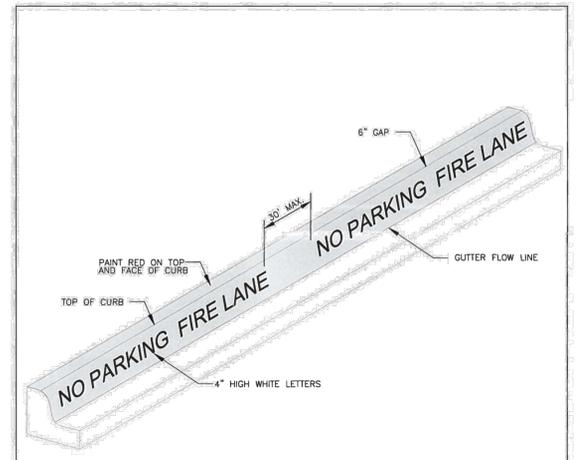
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IH-35



LEGEND

— W —	EXISTING WATER LINE
+	FIRE HYDRANT
— W —	PROPOSED WATER LINE
— FL — FL —	PROPOSED FIRE LANE STRIPING
█	FIRE LANE



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

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO. ST-16
APPROVED 01-28-21		SHEET 1 of 1
DATE	FIRE LANE MARKING DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

SCALE: NTS

BENCHMARKS

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No.	REVISIONS	DATE	BY

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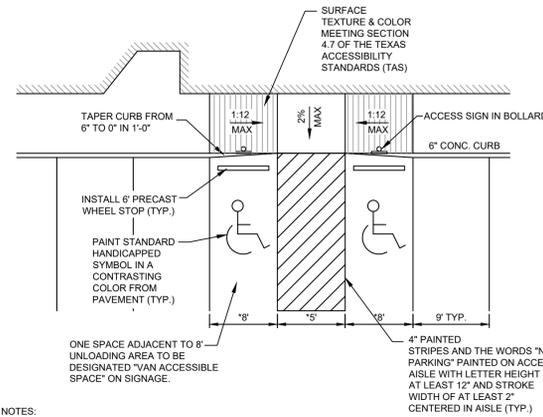


KHA PROJECT 064495301	DATE MAY 24, 2023	SCALE: AS SHOWN	DESIGNED BY: DDK	DRAWN BY: ALPC	CHECKED BY: DDK
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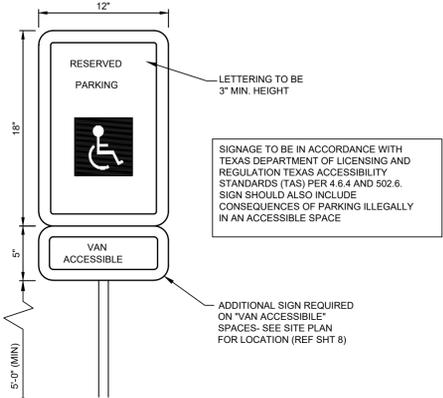
FIRE PROTECTION PLAN

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

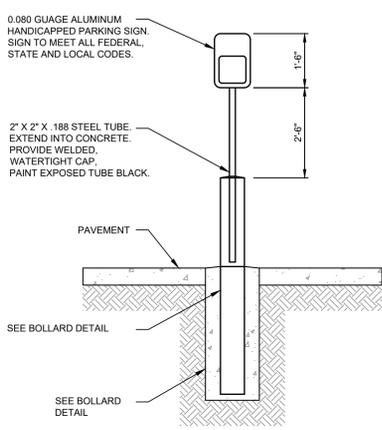
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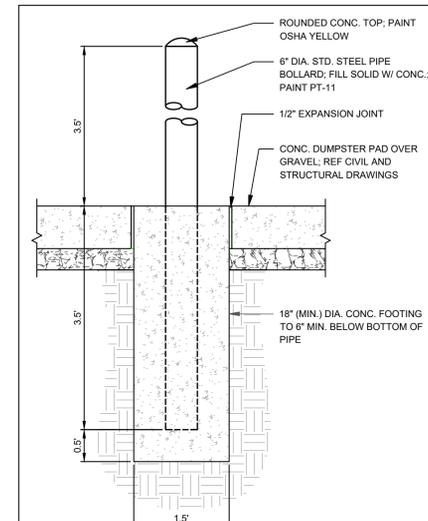
ACCESSIBLE PARKING DETAIL
N.T.S.



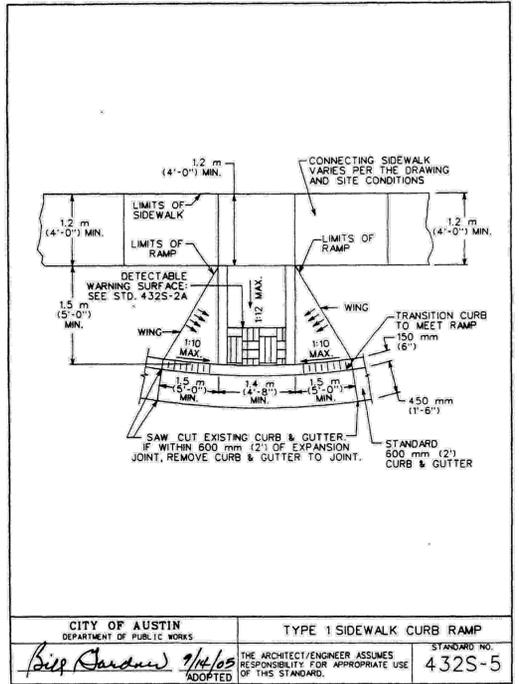
ACCESSIBLE SIGN DETAIL
N.T.S.



"ACCESSIBLE PARKING" SIGN POST DETAIL
N.T.S.



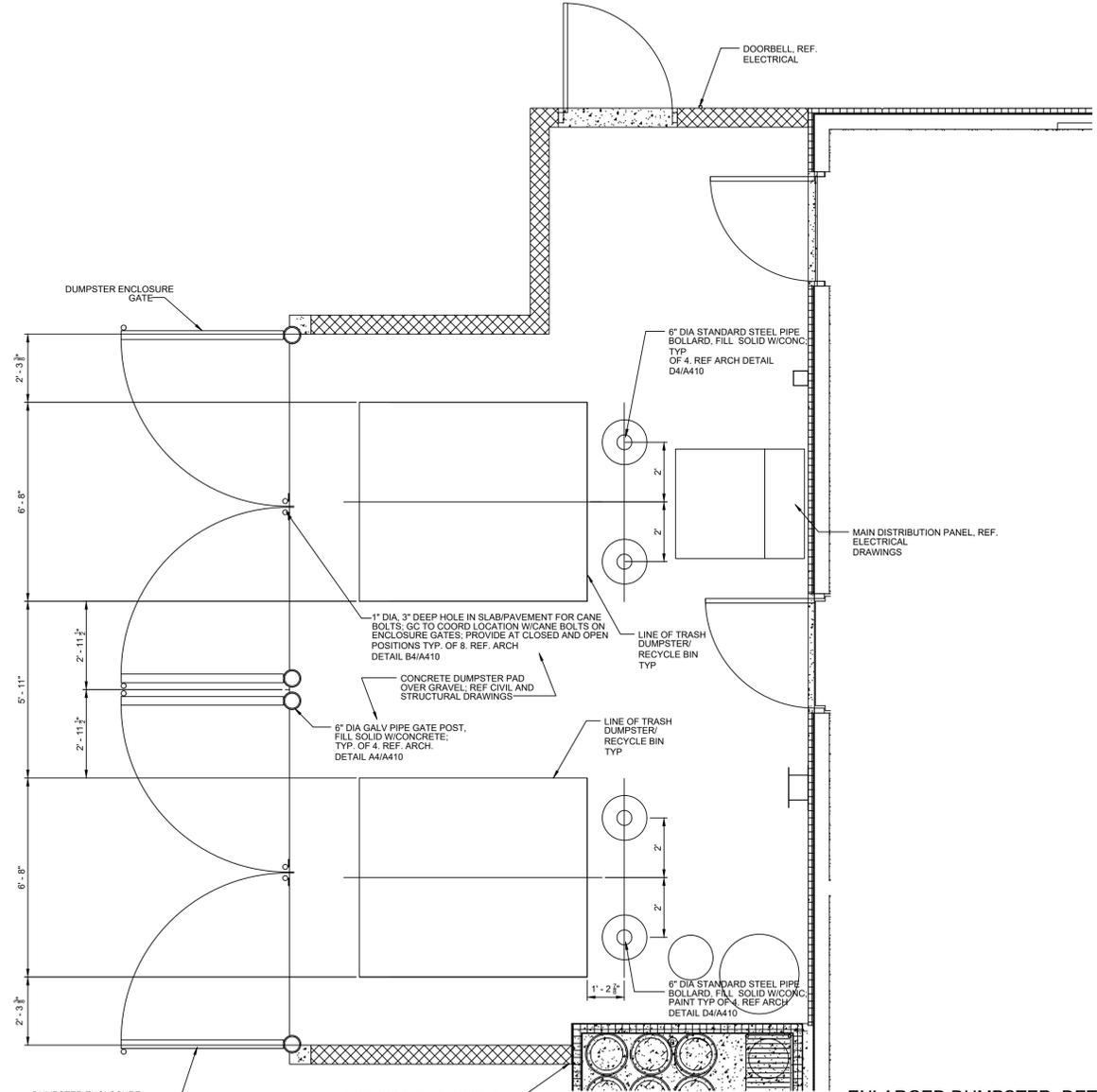
BOLLARD DETAIL
N.T.S.



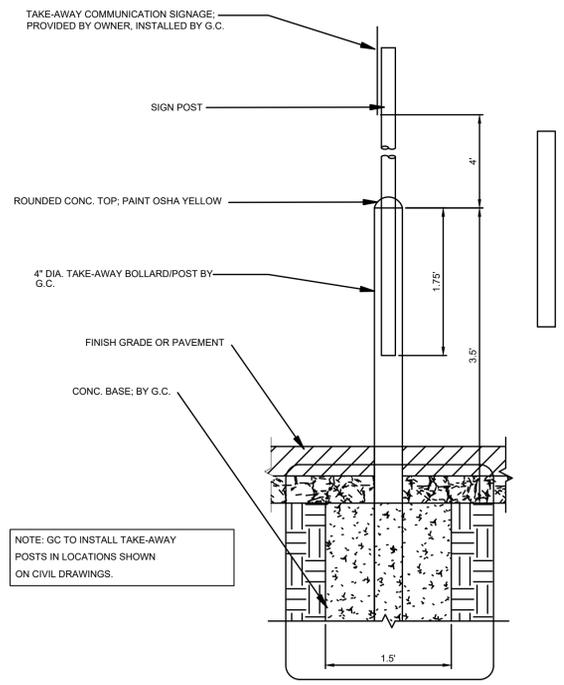
CITY OF AUSTIN
DEPARTMENT OF PUBLIC WORKS
Beep Jordan 1/16/23
ADAPTED

TYPE 1 SIDEWALK CURB RAMP
STANDARD NO. 432S-5

THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



ENLARGED DUMPSTER DETAIL
N.T.S.



TAKE AWAY POST DETAIL
N.T.S.

BENCHMARKS

BM #1. SET IRON ROD WITH RED CAP NORTHING: 10177138.71; EASTING: 3128017.22; ELEVATION=770.06' (NAVD 88)
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BM #6. SET MAG NAIL NORTHING: 10177254.11; EASTING: 3128197.02' ELEVATION= 774.11'

811
Know what's below.
Call before you dig.

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NO.	REVISIONS	DATE	BY

Kimley-Horn
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AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-646-2238
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TBPE Firm No. 928

05/24/2023

DEVIN D. KING
107462
LICENSED PROFESSIONAL ENGINEER

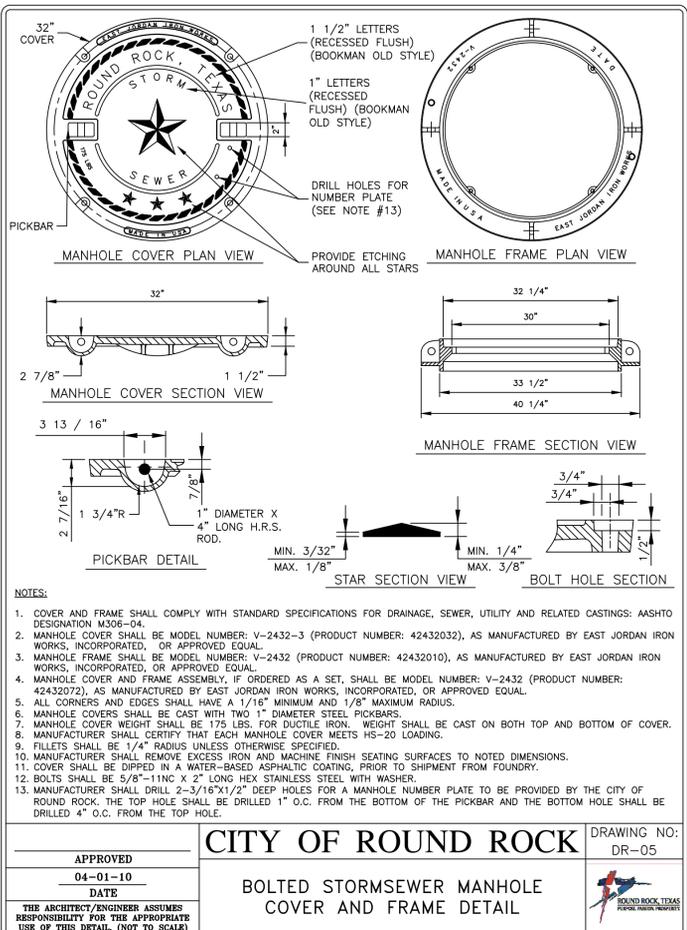
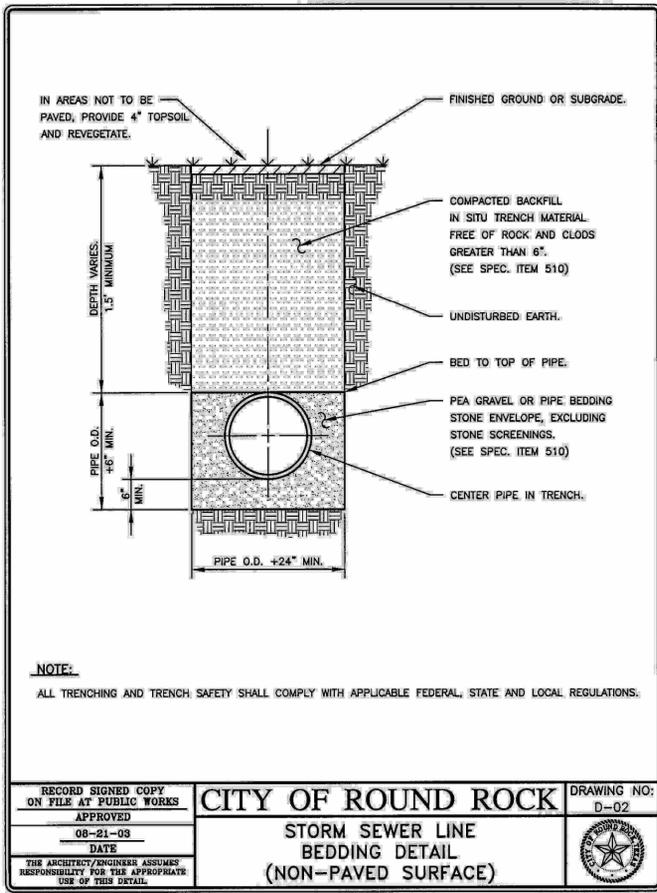
KHA PROJECT: 064495301
DATE: MAY 24, 2023
SCALE: AS SHOWN
DESIGNED BY: DDK
DRAWN BY: ALPC
CHECKED BY: DDK

SITE DETAILS

OUTBACK STEAKHOUSE
4151 N IH 35
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
19 OF 30

Plotted By: C. Cozart, Date: May 24, 2023, 10:59:17am, File Path: \\NSAU-Civil\0644495302 - Outback Steakhouse Round Rock\Coord\PlanSheets\302 - Storm Drain Details.dwg
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- NOTES:**
- COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
 - MANHOLE COVER SHALL BE MODEL NUMBER: V-2432-3 (PRODUCT NUMBER: 42432032), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
 - MANHOLE FRAME SHALL BE MODEL NUMBER: V-2432 (PRODUCT NUMBER: 42432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
 - MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-2432 (PRODUCT NUMBER: 42432072), AS MANUFACTURED BY EAST JORDAN IRON WORKS, INCORPORATED, OR APPROVED EQUAL.
 - ALL CORNERS AND EDGES SHALL HAVE A 1/16\"/>

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

APPROVED	CITY OF ROUND ROCK	DRAWING NO: DR-05
DATE		
THIS ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	BOLTED STORMSEWER MANHOLE COVER AND FRAME DETAIL	

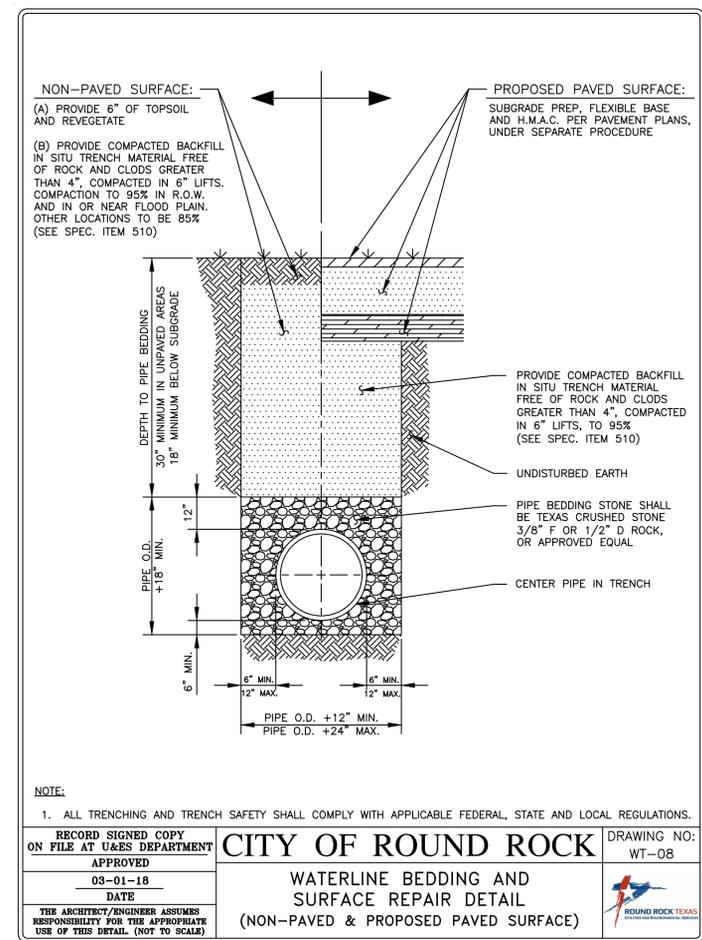
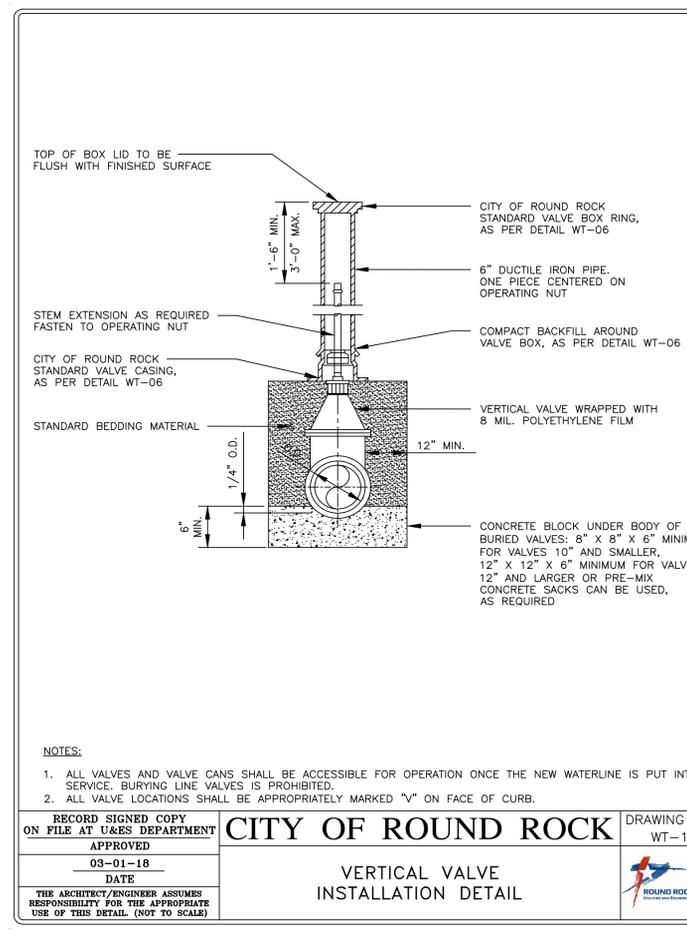
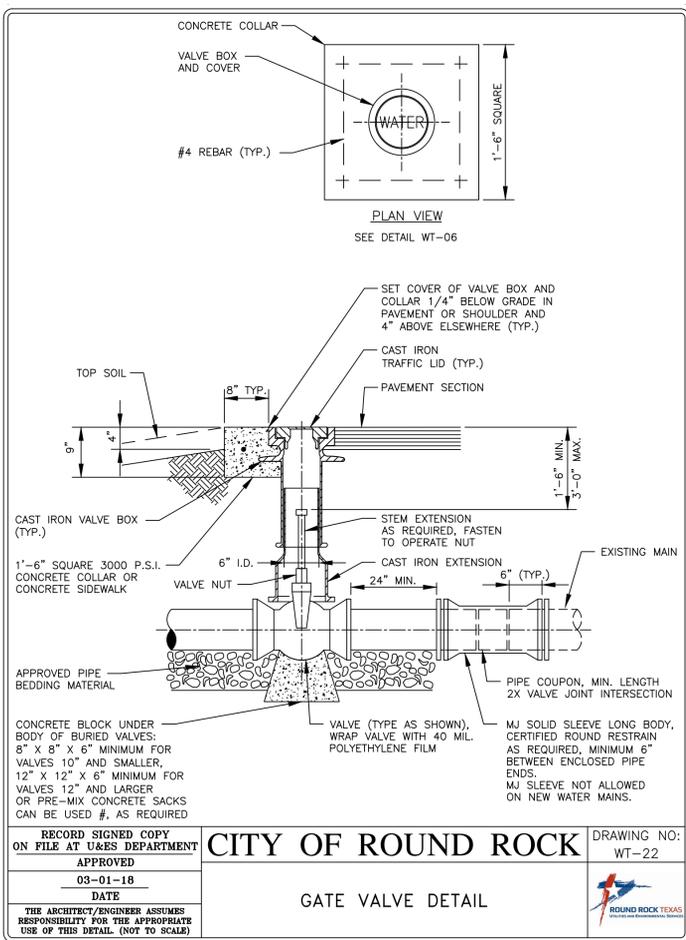
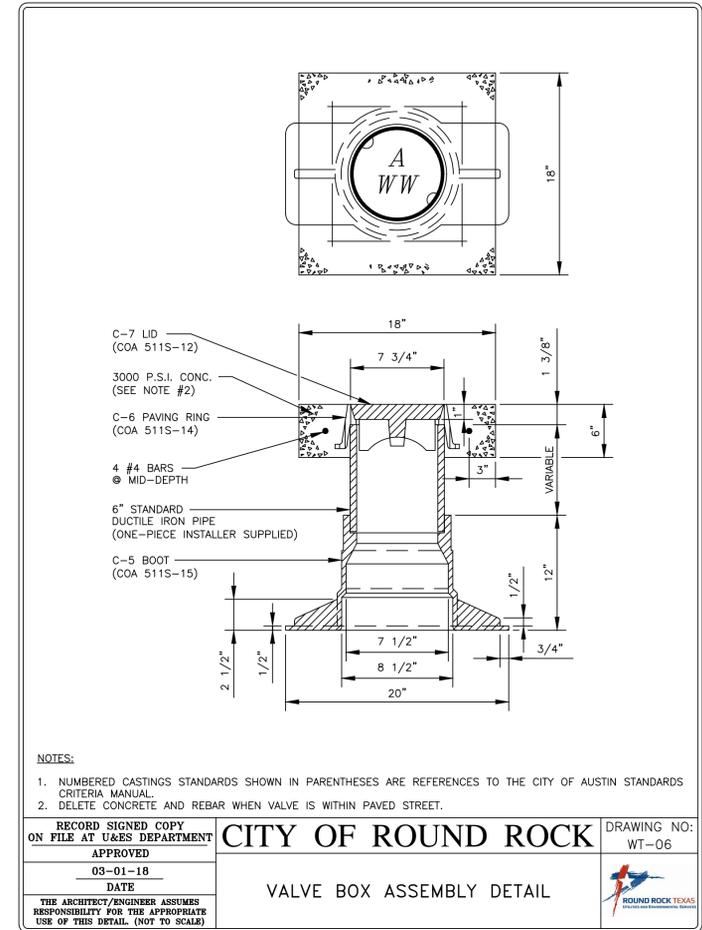
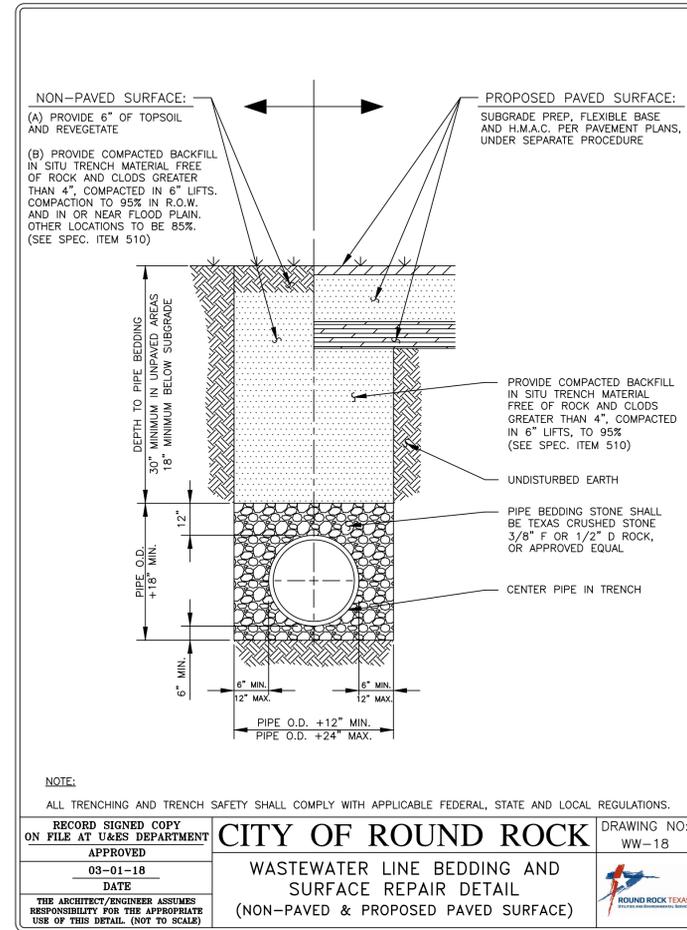
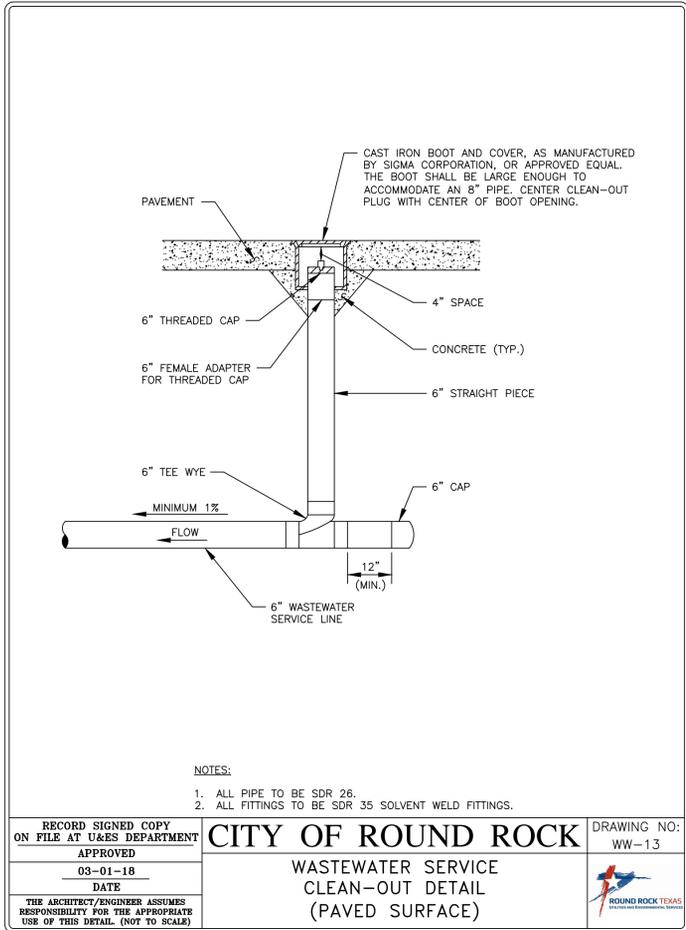
BENCHMARKS

BM #1. SET IRON ROD WITH RED CAP NORTHING: 10177138.71; EASTING: 3128017.22; ELEVATION=770.06' (NAVD 88)
BM #2. SET MAG NAIL NORTHING: 10177183.66; EASTING: 3128021.17; ELEVATION= 773.51'
BM #3. SET MAG NAIL NORTHING: 10177447.38; EASTING: 3130546.55; ELEVATION= 767.18'
BM #4. SET MAG NAIL NORTHING: 10177425.29; EASTING: 3127896.69; ELEVATION= 771.18'
BM #5. SET MAG NAIL NORTHING: 10177477.65; EASTING: 3128100.75; ELEVATION= 775.21'
BM #6. SET MAG NAIL NORTHING: 10177254.11; EASTING: 3128197.02; ELEVATION= 774.11'

WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100 AUSTIN, TX 78735 PHONE: 512-646-7237 FAX: 512-646-7238 © 2023 KIMLEY-HORN AND ASSOCIATES, INC. TBPE Firm No. 928	STATE OF TEXAS DEVIN D. KING 107462 LICENSED PROFESSIONAL ENGINEER EXPIRES 05/24/2023
	KHA PROJECT: 064495301 DATE: MAY 24, 2023 SCALE: AS SHOWN DESIGNED BY: DDK DRAWN BY: ALPC CHECKED BY: DDK
STORM DRAIN DETAILS	
OUTBACK STEAKHOUSE 4151 N IH 35 CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS	
SHEET NUMBER 20 OF 30	

Plotted By: C:\Users\Bridle\Documents\2023\10-15-2023\10-15-2023 - Outback Steakhouse Round Rock\CD\PlanSheets\3-C - Utility Details.dwg
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BENCHMARKS

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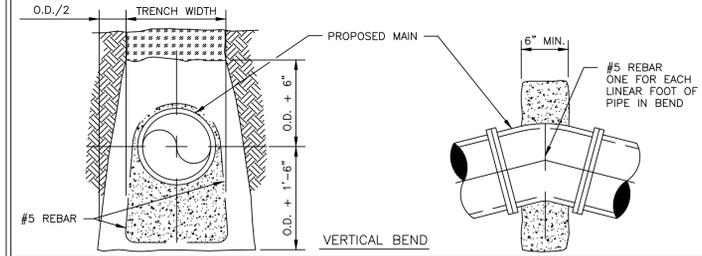
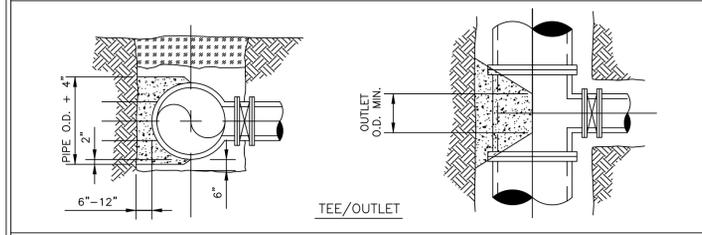
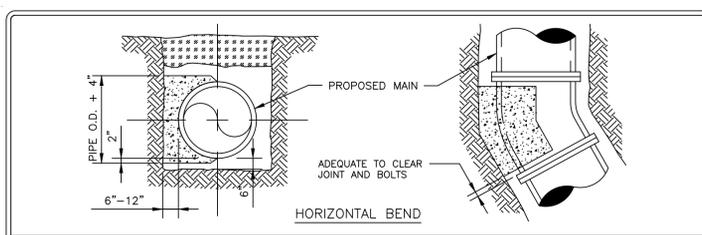
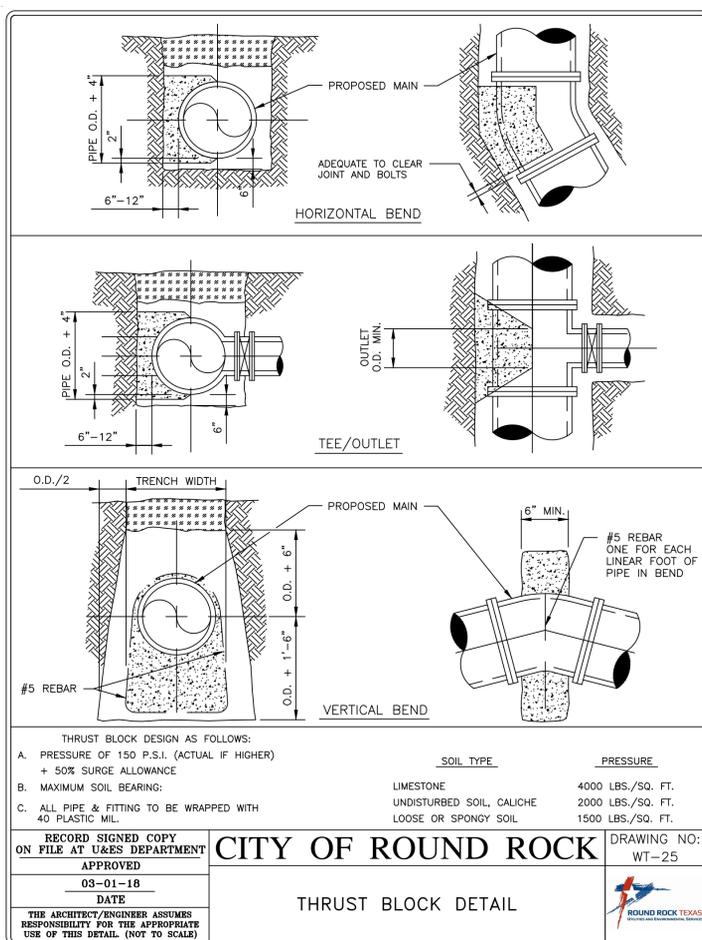
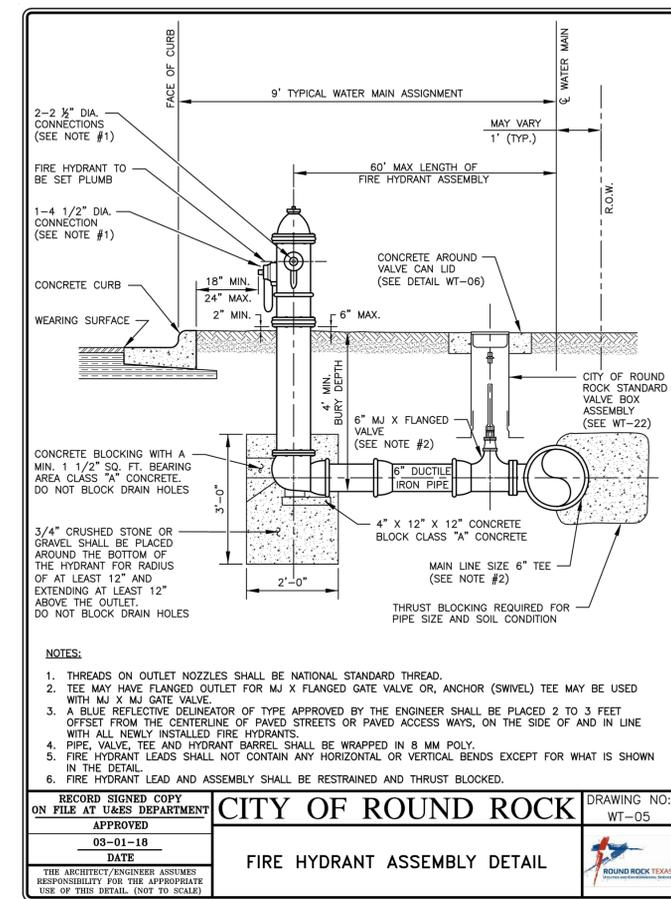
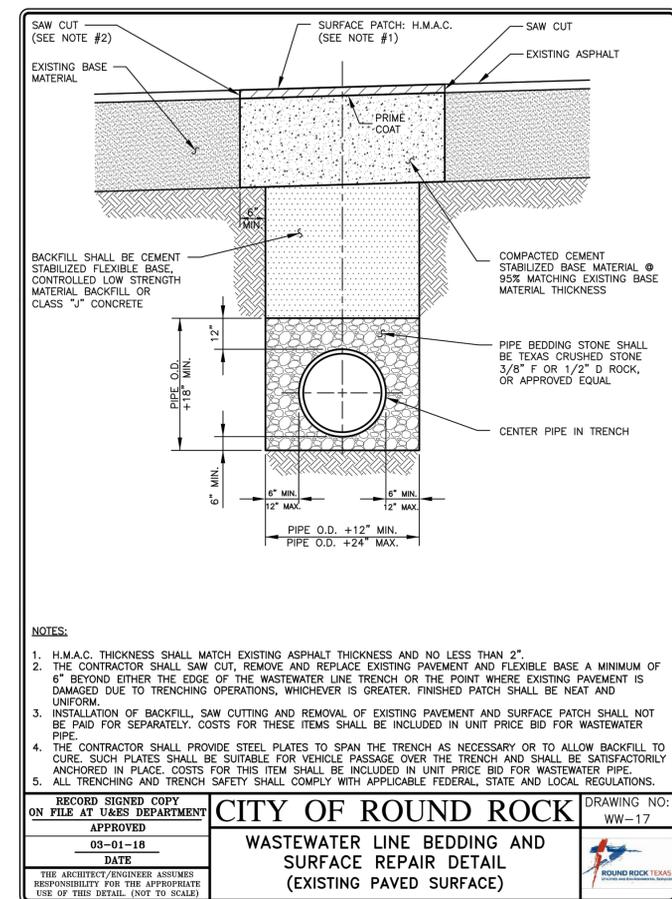
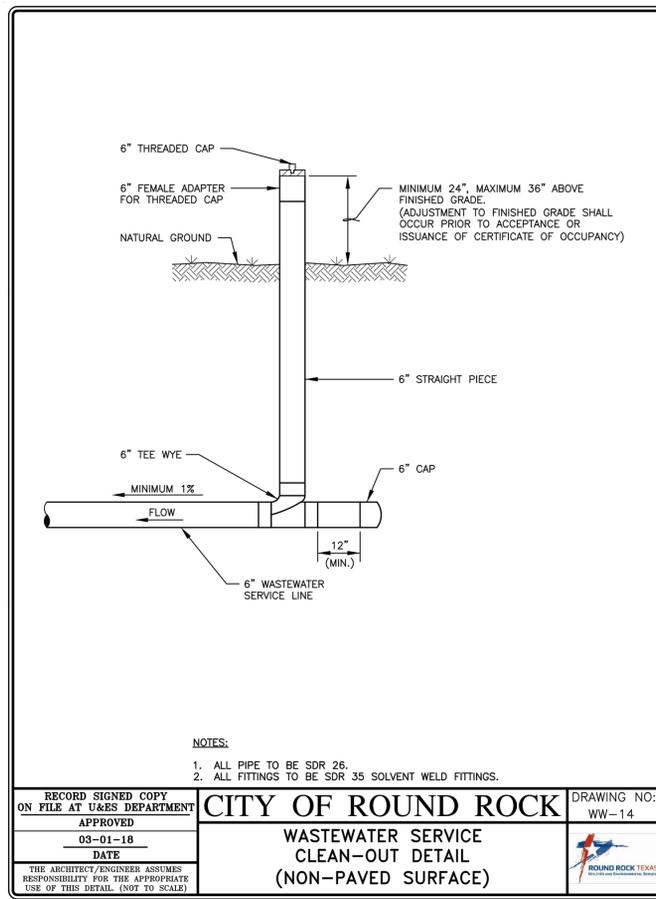
811

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	DEVIN D. KING 107462 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS 05/24/2023
KHA PROJECT 064495301 DATE MAY 24, 2023 SCALE: AS SHOWN DESIGNED BY: DDK DRAWN BY: ALPC CHECKED BY: DDK	UTILITY DETAILS (SHEET 1 OF 3)
OUTBACK STEAKHOUSE 4151 N IH 35 CITY OF ROUND ROCK WILLIAMSON COUNTY, TEXAS	SHEET NUMBER 21 OF 30
SDP2211-0004	DATE _____

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BENCHMARKS

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REVISIONS: [Table with columns for No., Description, Date]

5/24/2023

KHA PROJECT: 064485301
 DATE: MAY 24, 2023
 SCALE: AS SHOWN
 DESIGNED BY: DDK
 DRAWN BY: ALPC
 CHECKED BY: DDK

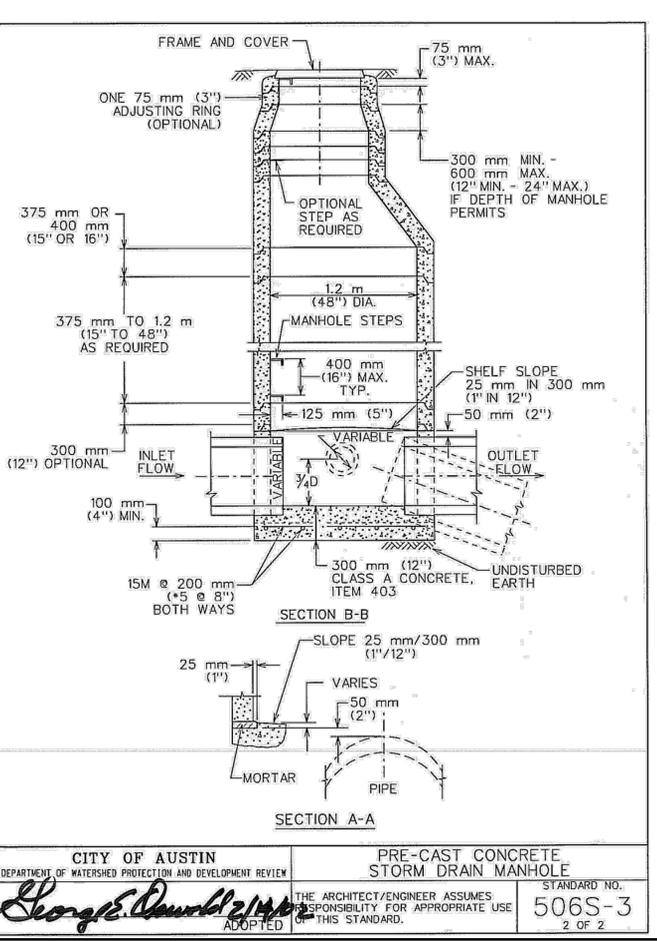
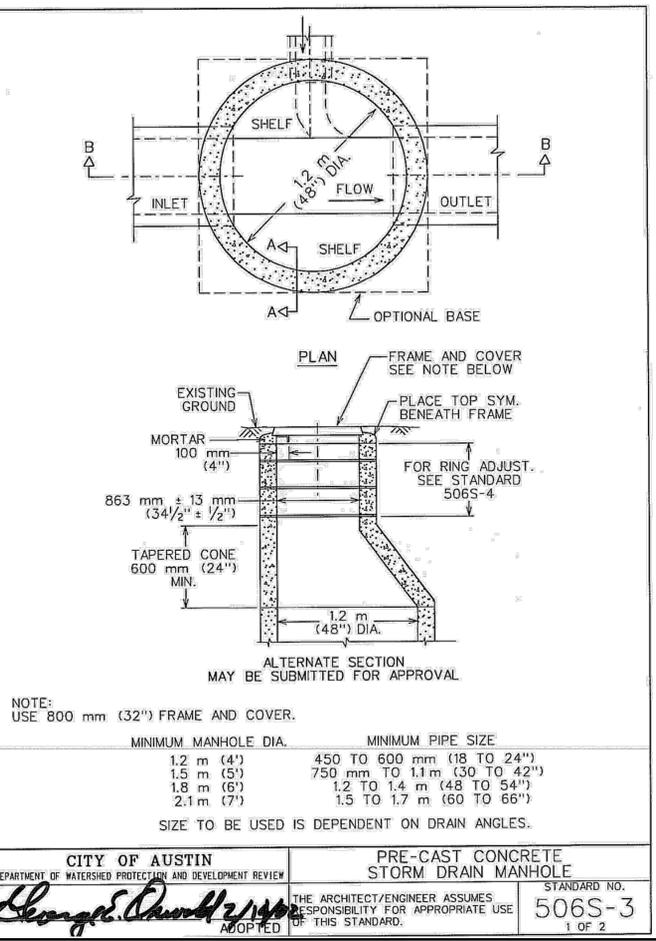
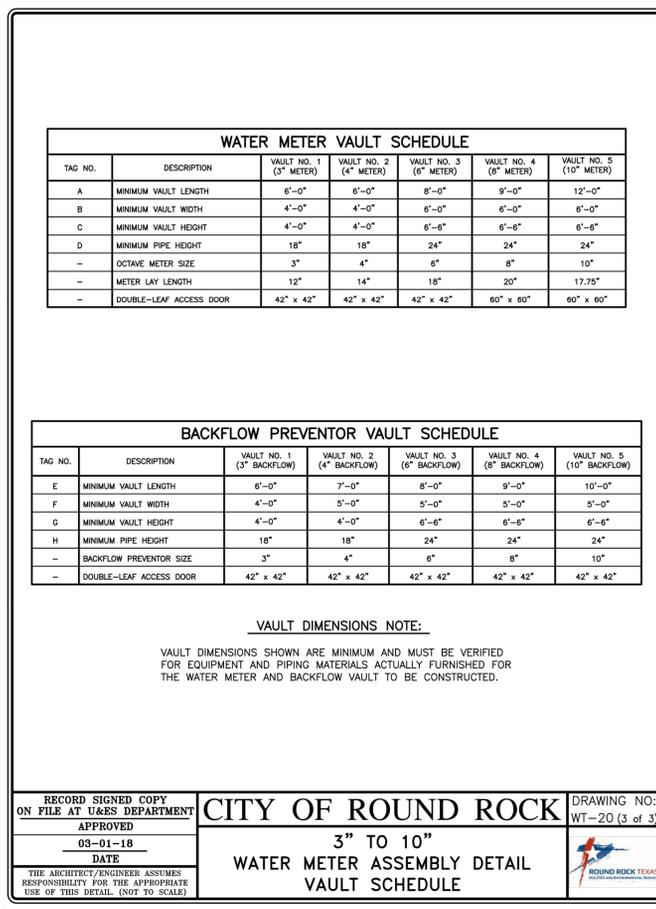
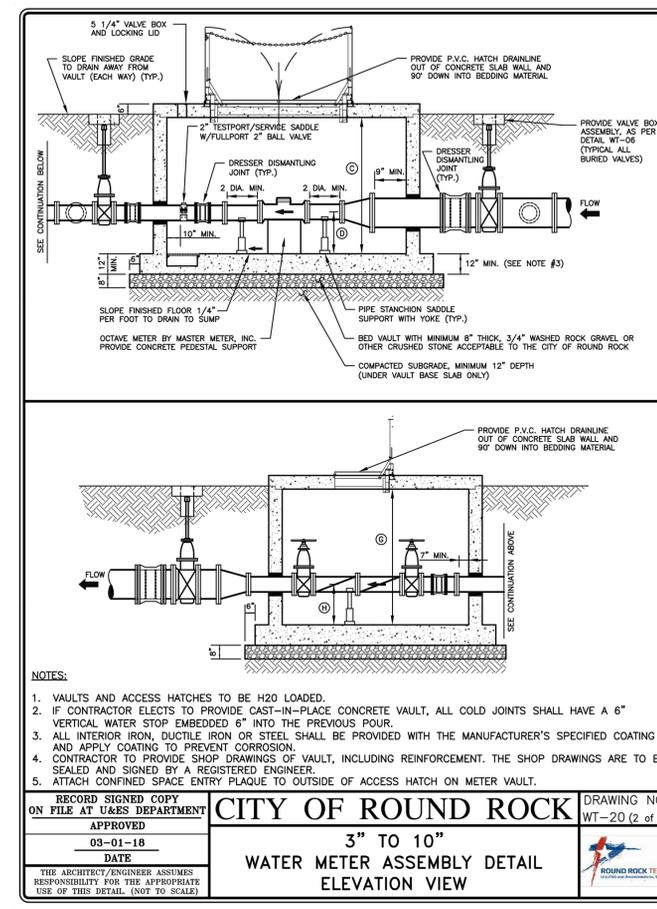
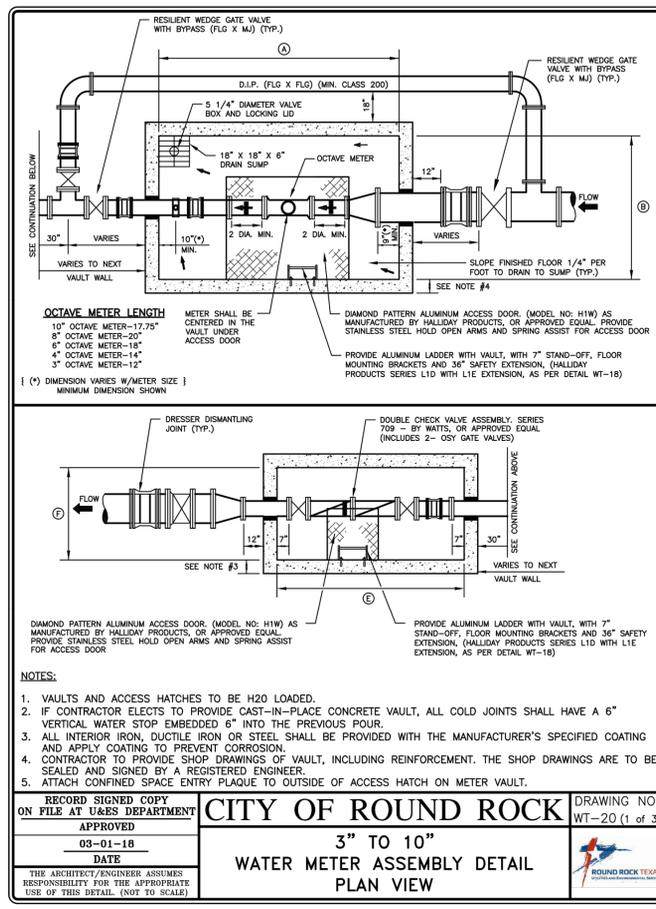
UTILITY DETAILS (SHEET 2 OF 3)

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER: 22 OF 30

SDP2211-0004

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BENCHMARKS

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DATE: _____
 REVISIONS: _____
 No. _____

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05/24/2023
 KHA PROJECT: 064485301
 DATE: MAY 24, 2023
 SCALE: AS SHOWN
 DESIGNED BY: DDK
 DRAWN BY: ALPC
 CHECKED BY: DDK

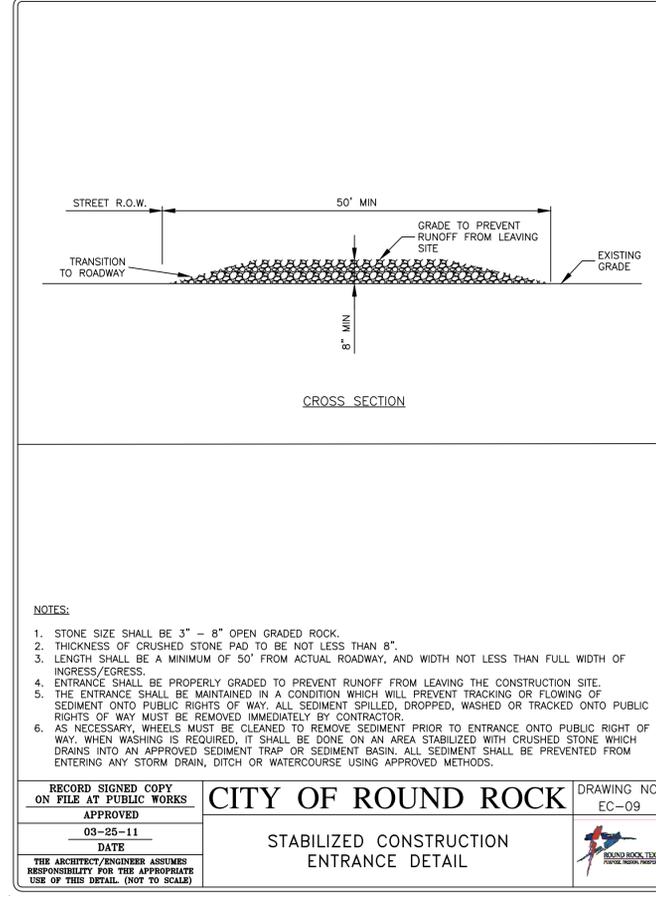
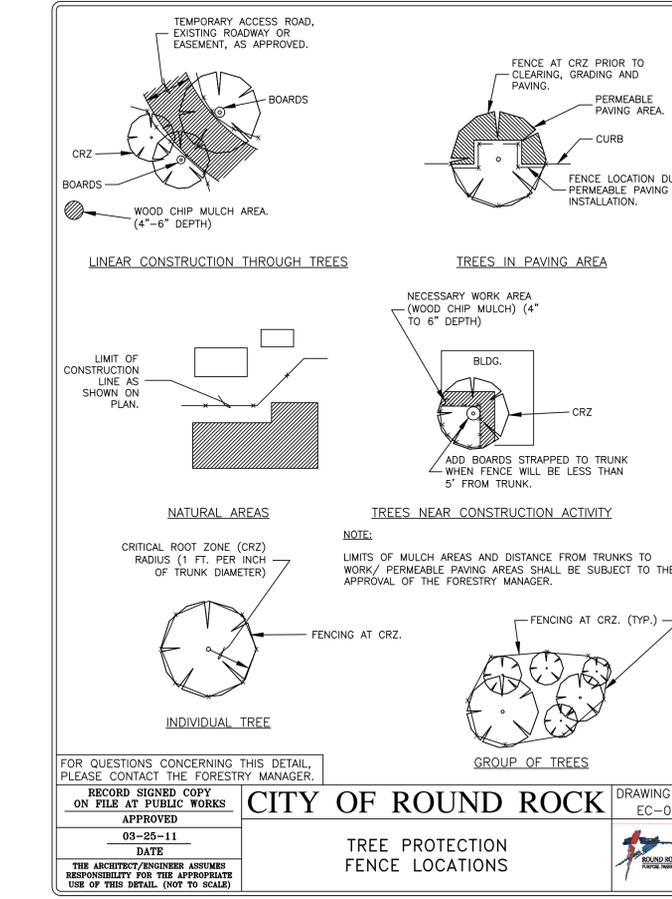
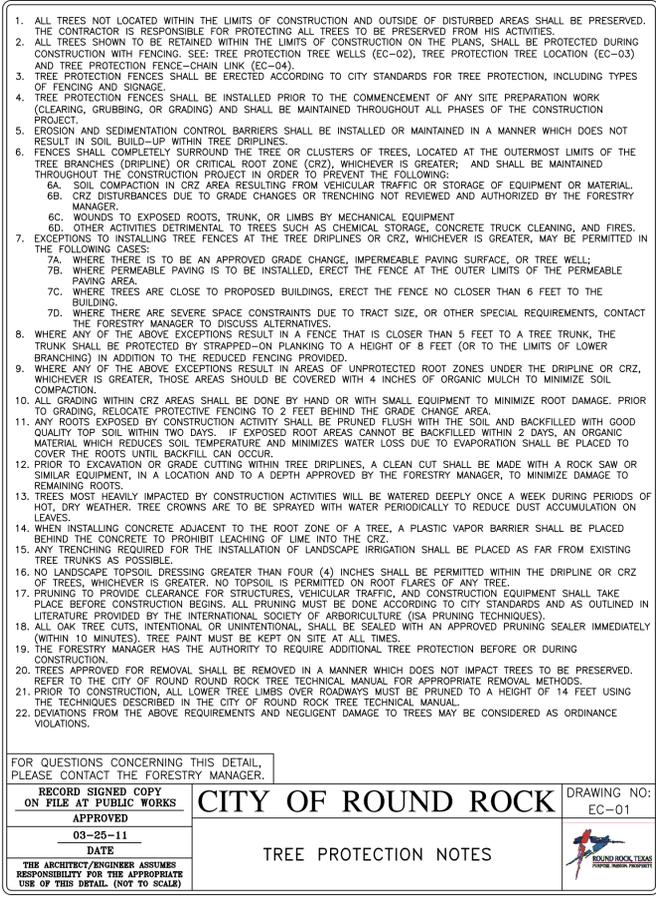
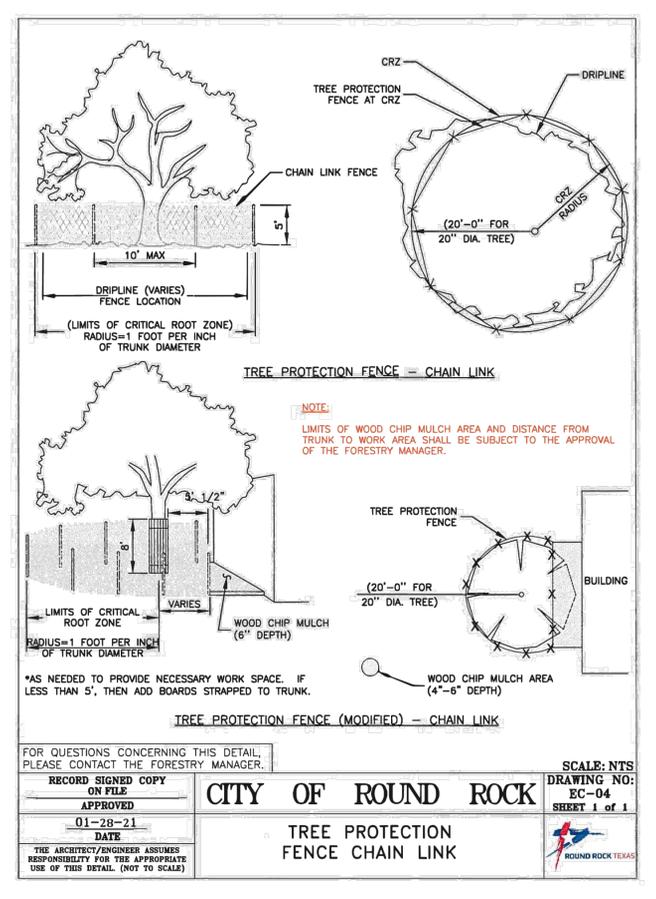
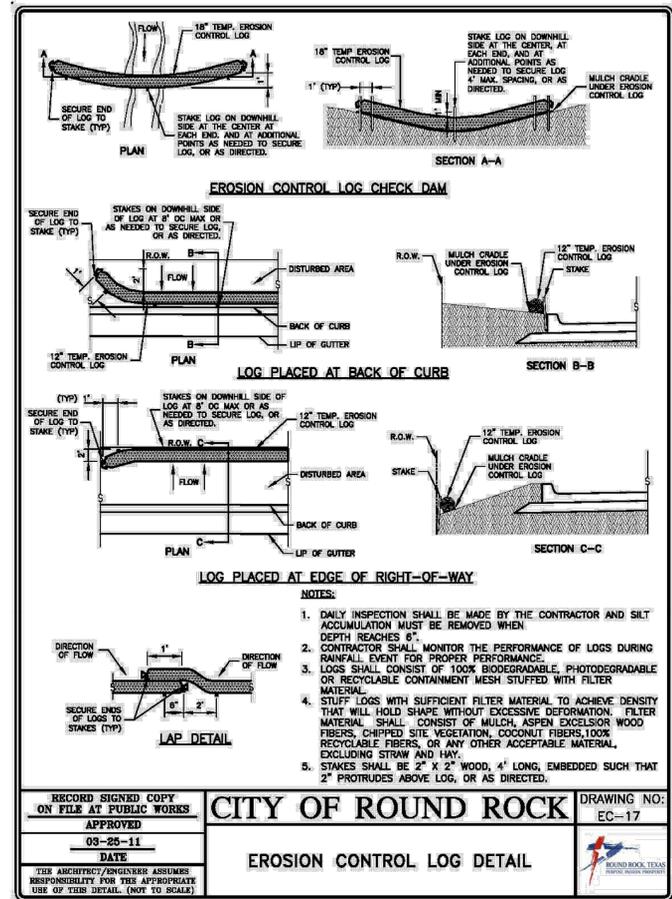
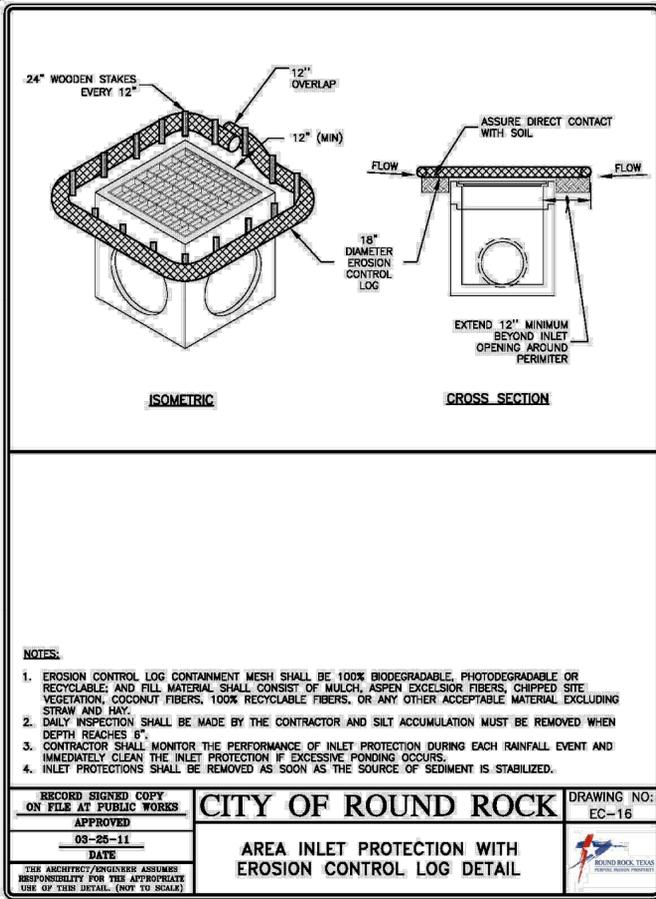
UTILITY DETAILS
 (SHEET 3 OF 3)

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
23 OF 30

SDP2211-0004

Plotted By: C. B. Birdie, Date: May 24, 2023, 10:59:41am, File Path: K:\SAU-Civil\064495302 - Outback Steakhouse Round Rock\Coat of Arms\064495302.dwg - Erosion Control Details.dwg
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BENCHMARKS

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811

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WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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STATE OF TEXAS
DEVIN D. KING
107462
LICENSED PROFESSIONAL ENGINEER
CIVIL

05/24/2023

KHA PROJECT: 064495301
DATE: MAY 24, 2023
SCALE: AS SHOWN
DESIGNED BY: DDK
DRAWN BY: ALPC
CHECKED BY: DDK

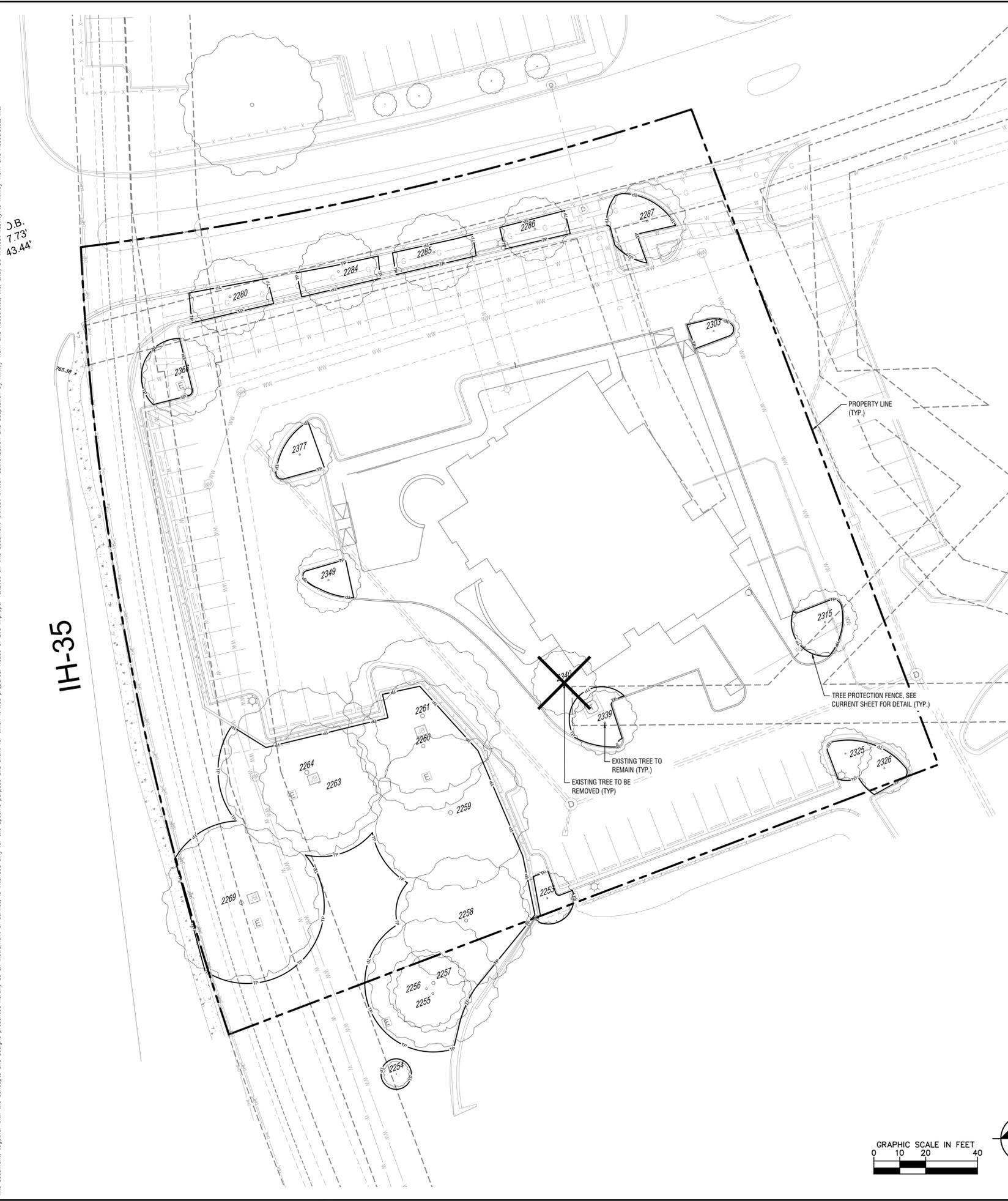
OUTBACK STEAKHOUSE
4151 N IH 35
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

EROSION CONTROL DETAILS

SHEET NUMBER
24 OF 30

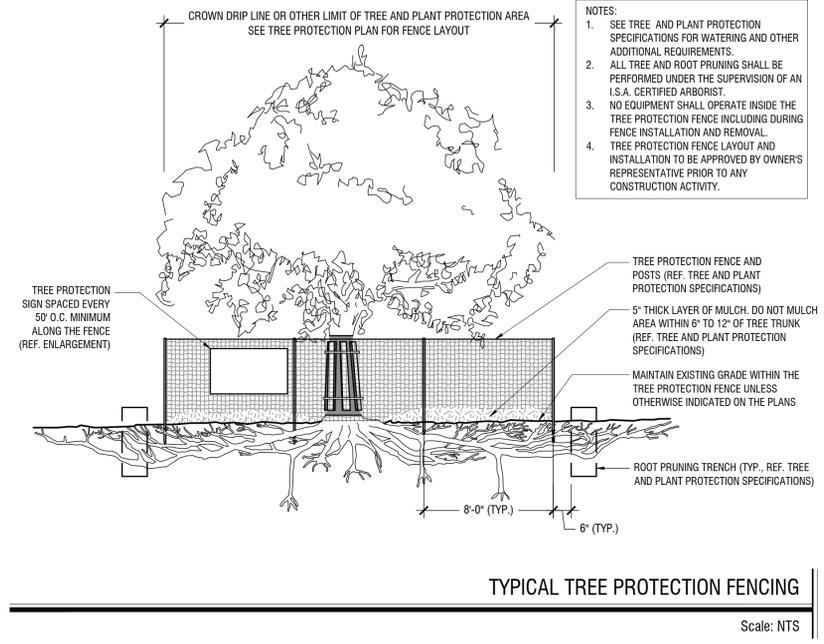
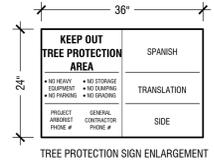
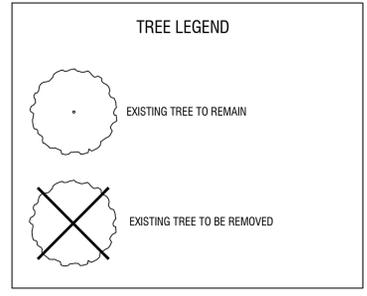
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Plotted By: C. B. Birdie Date: May 09, 2023 04:46:24pm File Path: K:\new_civil\064495302 - outback steakhouse round rock\cd\plantings\landscapes\TP - TREE PRESERVATION.dwg
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IH-35

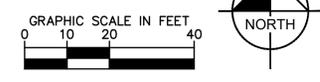
C.B.
 7.73'
 43.44'



TREE MITIGATION							
TAG #	DBH	COMMON NAME	SCIENTIFIC NAME	DESIGNATION	CONDITION	STATUS	MITIGATION INCHES
2253	8.0	CEDAR ELM	ULMUS CRASSIFOLIA	PROTECTED	N/A	REMAIN	0
2254	3.5	CEDAR ELM	ULMUS CRASSIFOLIA	NOT PROTECTED	N/A	REMAIN	0
2255	14.5	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0
2256	8.0	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0
2257	24.5	LIVE OAK	QUERCUS VIRGINIANA	SIGNATURE	N/A	REMAIN	0
2258	17.5	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0
2259	28.0	LIVE OAK	QUERCUS VIRGINIANA	SIGNATURE	N/A	REMAIN	0
2260	20.3	LIVE OAK	QUERCUS VIRGINIANA	SIGNATURE	N/A	REMAIN	0
2261	22.5	LIVE OAK	QUERCUS VIRGINIANA	SIGNATURE	N/A	REMAIN	0
2263	16.0	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0
2264	20.5	LIVE OAK	QUERCUS VIRGINIANA	SIGNATURE	N/A	REMAIN	0
2269	23.0	LIVE OAK	QUERCUS VIRGINIANA	SIGNATURE	N/A	REMAIN	0
2287	14.0	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0
2303	8.0	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0
2315	11.0	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0
2325	8.0	CEDAR ELM	ULMUS CRASSIFOLIA	PROTECTED	N/A	REMAIN	0
2326	7.0	CEDAR ELM	ULMUS CRASSIFOLIA	NOT PROTECTED	N/A	REMAIN	0
2339	10.0	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0
2340	9.0	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMOVE	9
2349	8.0	CEDAR ELM	ULMUS CRASSIFOLIA	PROTECTED	N/A	REMAIN	0
2366	11.0	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0
2377	8.0	CEDAR ELM	ULMUS CRASSIFOLIA	PROTECTED	N/A	REMAIN	0
2280	14.0	RED OAK	QUERCUS RUBRA	PROTECTED	N/A	REMAIN	0
2284	11.0	RED OAK	QUERCUS RUBRA	PROTECTED	N/A	REMAIN	0
2285	12.0	RED OAK	QUERCUS RUBRA	PROTECTED	N/A	REMAIN	0
2286	13.0	RED OAK	QUERCUS RUBRA	PROTECTED	N/A	REMAIN	0
2287	14.0	LIVE OAK	QUERCUS VIRGINIANA	PROTECTED	N/A	REMAIN	0

BENCHMARKS	
BM #1. SET IRON ROD WITH RED CAP	NORTHING: 10177138.71; EASTING: 3128017.22; ELEVATION=770.06' (NAD 83)
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BM #6. SET MAG NAIL	NORTHING: 10177254.11; EASTING: 3128197.02; ELEVATION=774.11'

MITIGATION SUMMARY							
CATEGORY	TOTAL INCHES	REMOVED INCHES	MITIGATION RATIO	MITIGATION REQUIRED	TOTAL INCHES REMOVED	30% OF INCHES REMOVED DO NOT NEED TO BE MITIGATED	TOTAL MITIGATION INCHES
8" - 19.99"	215.0	9	1	9			
20" TO MONARCH	138.8	0	2	0			
MONARCH	0.0	0	0	0	9 INCHES	UP TO 106.14 INCHES	0 INCHES



NO.
REVISIONS
DATE

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 AUSTIN, TX 78735
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04/21/2023

KHA PROJECT	064495302
DATE	APRIL 2023
SCALE	AS SHOWN
DESIGNED BY	BDD
DRAWN BY	BDD
CHECKED BY	MKD

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

TREE PRESERVATION
 PLAN

SHEET NUMBER
TP 1.00

Plotted By: C. Cozart, Birdie - Date: May 09, 2023, 04:46:46pm - File Path: K:\vau-0311\064495302 - outback steakhouse round rock\plan\landscape\landscape_LP - LANDSCAPE PLAN.dwg
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IH-35

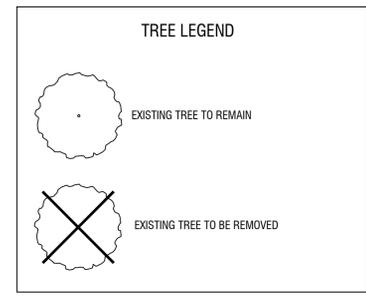


PLANT SCHEDULE

SHRUBS	CODE	COMMON NAME
	AA	CENTURY PLANT
	IN	DWARF YAUPON HOLLY
	MC	PINK MUHLY GRASS
	ML	LINDHEIMER'S MUHLY
	NP	PONY TAILS MEXICAN FEATHER GRASS

GROUND COVERS	CODE	COMMON NAME
	CP	LEADWORT PLUMBAGO
	GL	EMERALD GODDESS LIRIOPE
	ROCK	RIVER ROCK
	SOD	BERMUDA GRASS TIFTUF 419
	TC	CREEPING GERMANDER

NOTE: REF. LP 0.01 FOR FULL PLANT SCHEDULE AND CODE TABLE

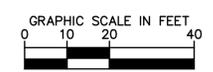


BENCHMARKS

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NO.	REVISIONS	DATE	BY

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 TBPE Firm No. 928



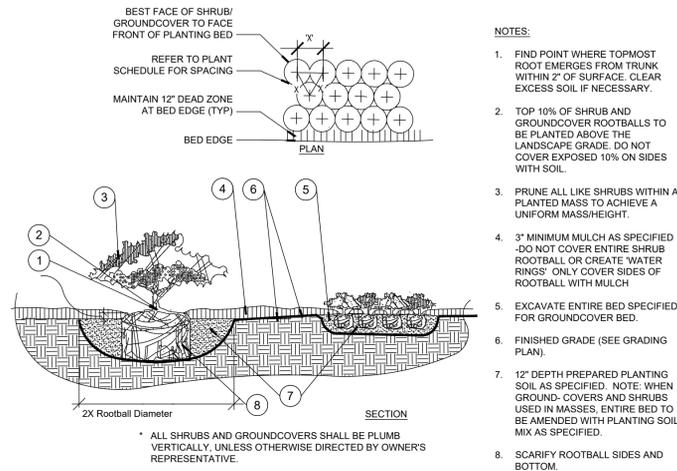
KHA PROJECT	064495302
DATE	APRIL 2023
SCALE	AS SHOWN
DESIGNED BY	BDD
DRAWN BY	BDD
CHECKED BY	MKD

LANDSCAPE PLAN

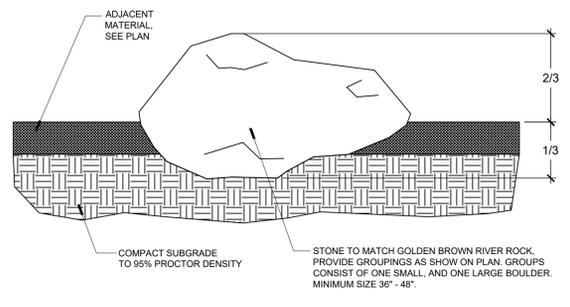
OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
LP 1.00

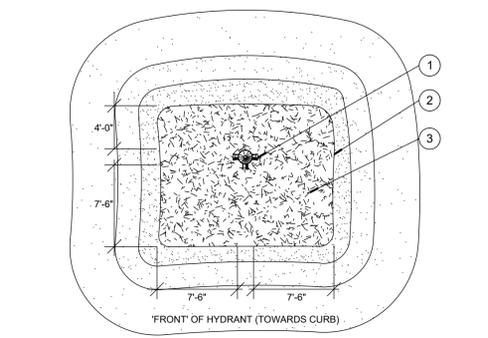
Plotted By: Cazares, Birdie Date: May 09, 2023 04:46:53pm File Path: K:\you=chil\064495302 - outback steakhouse round rock\cd\plantings\landscape\LP - LANDSCAPE DETAILS.dwg
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A Shrub / Groundcover Planting
PLAN / SECTION N.T.S.

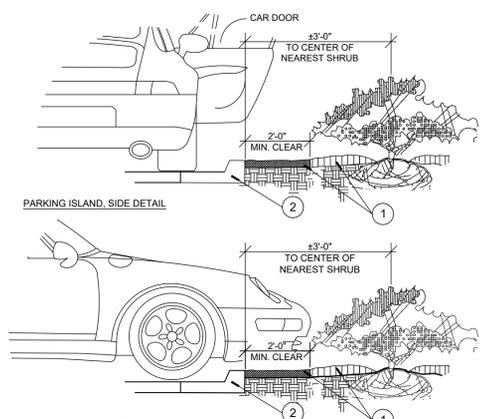


E Landscape Boulders
SECTION N.T.S.



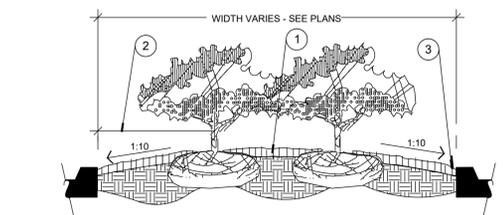
B Fire Hydrant Clear Zone
PLAN N.T.S.

- FIRE HYDRANT
- NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
- PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.



C Parking Space / Curb Planting
SECTION N.T.S.

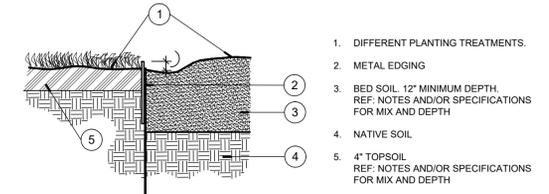
- INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP.
- NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- CURB OR PARKING LOT EDGE, BY OTHERS.
- CONTRACTOR TO PROVIDE ALTERNATE BID TO PROVIDE DECOMPOSED GRANITE BED IN LIEU OF MULCH FOR REVIEW OF OWNER.



D Planting Parking Lot Islands / Medians
SECTION N.T.S.

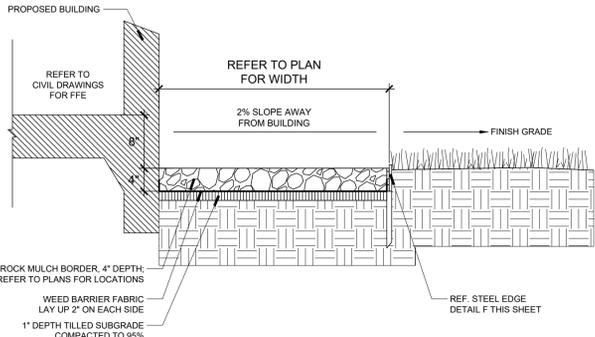
PLANTER ISLAND NOTES:

- CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
- CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF. SEE PLANS. SEE DETAIL I FOR PLANTER MEDIANS ADJACENT TO PARKING SPACES.
- 1" MIN. VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.
- WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND AND BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.)
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WITH PERCOLATION RATES ARE 2" PER HOUR OR LESS.



F Steel Edging
SECTION N.T.S.

- DIFFERENT PLANTING TREATMENTS.
- METAL EDGING
- BED SOIL: 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECIFICATIONS FOR MIX AND DEPTH
- NATIVE SOIL
- 4" TOPSOIL. REF: NOTES AND/OR SPECIFICATIONS FOR MIX AND DEPTH



G RIVER ROCK AT BUILDING DETAIL
NOT TO SCALE N.T.S.

NO.	REVISIONS	DATE	BY

Kimley & Horn

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
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TBPE Firm No. 928



KHA PROJECT	064495302
DATE	APRIL 2023
SCALE	AS SHOWN
DESIGNED BY:	BDD
DRAWN BY:	BDD
CHECKED BY:	MKD

LANDSCAPE DETAILS

OUTBACK STEAKHOUSE
4151 N IH 35
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
LP 2.00

Plotted By: Cozars, Birdie Date: May 09, 2023, 04:46:53pm File Path: K:\nou-chil\064495302 - outback steakhouse round rock\cd\plantmat\landscap\LP - LANDSCAPE DETAILS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
- 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DETERIORATIVE MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISHPANEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/PRODUCT DATA/TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

STAKING/GUYING FOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

- 2.a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- 2.b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- 2.c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- 1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).
- 2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.
- 3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.
- 4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.
- 5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.
- 6. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.
- 7. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- 8. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12". PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24". AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL, (E.5) AND APPROVED PLANTING SOIL (E.1-4).

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE OBTAINED ON THE SITE, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS,

ETC.. ALL COSTS FOR WATER SUPPLY AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
- 2. BALLED AND BURLAPPED PLANTS (88B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
- 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MIN. OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MIN. OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
- 5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.

J. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- 3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

- 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
- 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS

CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE TOP PLANTING.

- 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

- 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

- 10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2" ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

- 11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.

- 12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

- 13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

- 14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12". REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

- 15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

- 16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

- 17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/SEEDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, AND SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E.
- 4. SODDING:

- 4.a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

- 4.b. THE SOD SHALL BE CERTIFIED TO MEET AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

- 4.c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

- 4.d. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.

- 4.e. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.

- 4.f. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. LAWN MAINTENANCE:

- 5.a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADED IF NECESSARY).

- 5.b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATER/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

- 5.c. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 90 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
- 4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

No.	REVISIONS	DATE	BY

Kimley»Horn
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TX 78735
PHONE: 512-646-2237 FAX: 512-612-4418-418-1791
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TBE Firm No. 928



04/21/2023

KHA PROJECT	064495302
DATE	APRIL 2023
SCALE:	AS SHOWN
DESIGNED BY:	BDD
DRAWN BY:	BDD
CHECKED BY:	MKD

LANDSCAPE SPECIFICATIONS

OUTBACK STEAKHOUSE
4151 N IH 35
CITY OF ROUND ROCK
WILLIAMSON COUNTY, TEXAS

SHEET NUMBER
LP 3.00

Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), 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 **Water Pollution Abatement Plan Application Form** is hereby submitted for TCEQ review and Executive Director approval. The form was prepared by:

Print Name of Customer/Agent: Devin D. King, PE

Date: 06/05/2023

Signature of Customer/Agent:



Regulated Entity Name: Outback Steakhouse Round Rock

Regulated Entity Information

1. The type of project is:

- Residential: Number of Lots: _____
- Residential: Number of Living Unit Equivalents: _____
- Commercial
- Industrial
- Other: _____

2. Total site acreage (size of property): 12.015

3. Estimated projected population: N/A

4. The amount and type of impervious cover expected after construction are shown below:

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	4,694	÷ 43,560 =	0.11
Parking	201,247	÷ 43,560 =	4.62
Other paved surfaces	64,033	÷ 43,560 =	1.43
Total Impervious Cover	270,072	÷ 43,560 =	6.16

Total Impervious Cover 6.16 ÷ **Total Acreage** 12.02 X 100 = 51.25 % **Impervious Cover**

5. **Attachment A - Factors Affecting Surface Water Quality.** A detailed description of all factors that could affect surface water and groundwater quality that addresses ultimate land use is attached.
6. Only inert materials as defined by 30 TAC §330.2 will be used as fill material.

For Road Projects Only

Complete questions 7 - 12 if this application is exclusively for a road project.

7. 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.

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

9. Length of Right of Way (R.O.W.): _____ feet.

Width of R.O.W.: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

L x W = _____ Ft² ÷ 43,560 Ft²/Acre = _____ acres.

Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

11. A rest stop will be included in this project.
- A rest stop will not be included in this project.

12. 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

13. **Attachment B - 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 the 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

14. The character and volume of wastewater is shown below:

<u>100</u> % Domestic	<u>N/A</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>N/A</u>	

15. Wastewater will be disposed of by:

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

Attachment C - 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):

Private service laterals from the wastewater generating facilities will be connected to an existing SCS.

Private service laterals from the wastewater generating facilities will be connected to a proposed SCS.

The SCS was previously submitted on _____.

The SCS was submitted with this application.

The SCS will be submitted at a later date. The owner is aware that the SCS may not be installed prior to Executive Director approval.

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

Existing.

Proposed.

16. All private service laterals will be inspected as required in 30 TAC §213.5.

Site Plan Requirements

Items 17 – 28 must be included on the Site Plan.

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

Site Plan Scale: 1" = 20' .

18. 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 FIRM Map 48491C04875 (12/20/2019)

19. 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, open space, etc. are shown on the plan.

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

20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):

There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

The wells are not in use and have been properly abandoned.

The wells are not in use and will be properly abandoned.

The wells are in use and comply with 16 TAC §76.

There are no wells or test holes of any kind known to exist on the project site.

21. Geologic or manmade features which are on the site:

All sensitive geologic or manmade features identified in the Geologic Assessment are shown and labeled.

No sensitive geologic or manmade features were identified in the Geologic Assessment.

Attachment D - Exception to the Required Geologic Assessment. A request and justification for an exception to a portion of the Geologic Assessment is attached.

- 22. The drainage patterns and approximate slopes anticipated after major grading activities.
- 23. Areas of soil disturbance and areas which will not be disturbed.
- 24. Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 25. Locations where soil stabilization practices are expected to occur.
- 26. Surface waters (including wetlands).
 N/A
- 27. Locations where stormwater discharges to surface water or sensitive features are to occur.
 There will be no discharges to surface water or sensitive features.
- 28. Legal boundaries of the site are shown.

Administrative Information

- 29. 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.
- 30. Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Factors Affecting Water Quality

Materials that are anticipated to be used on site that could be a potential source of contamination include the following:

During Construction:

1. Petroleum drippings from vehicle movement
2. Integrated Pest Management
3. Asphalt and/or Concrete Products
4. Soil/Stock Pile
5. Concrete and Masonry Materials
6. Wood, plastic, and metal Materials
7. Tar and hydrocarbons from paving operations
8. Oil, Grease, fuel, and hydraulic fluid from construction equipment and vehicle drippings
9. Fertilizers, Herbicides, and Pesticides
10. Cleaning solutions and detergents
11. Miscellaneous construction trash and debris
12. Soil erosion and sedimentation due to construction activity

Ultimate Use:

1. Pollutants generated from vehicles utilizing the site
2. Fertilizers, Herbicides, and pesticides used to maintain landscaping
3. Miscellaneous trash and debris generated from the public

(This is not intended to be an all-inclusive list)

All practical management practices will be used to reduce the risk of spills and other exposure of any contaminant to surface or groundwater

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Volume and Character of Storm Water

Existing Drainage Conditions

The 1.78-acre subject site has existing drainage areas that divide the site into five(5) sections. The existing drainage areas and flows are as follows. Existing drainage area EX-A1, EX-A2, EX-A3, EX-A4, and EX-B1 are 0.46 acres, 0.32 acres, 0.17 acres, 0.30 acres, and 0.53 acres, respectively. All five drainage areas drain into the existing storm sewer system for the Outback Steakhouse. Drainage areas EX-A1, EX-A2, EX-A3, EX-A4, and EX-B1 have existing impervious cover which are 0.39 acres, 0.26 acres, 0.17 acres, 0.25 acres, and 0.13 acres, respectively. Drainage areas EX-A1, EX-A2, EX-A3, and EX-A4 converge at POA A. EX-B1 is conveyed to POA B. The 2, 10, 25, and 100-year peak storm flows at each POA are as follows:

Point of Analysis	Total Drainage Area (acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (mins)	Storm Event	Existing Runoff (cfs)
A	1.25	1.07	85.60%	5	2	5.32
					10	8.67
				5	25	11.21
					100	15.89
B	0.53	0.13	24.50%	5	2	1.33
					10	2.26
				5	25	3.00
					100	4.40

Proposed Drainage Conditions

The proposed 1.78-acre subject site includes has proposed drainage areas that divide the site into five (5) sections. The proposed drainage areas and flows are as follows. Drainage areas DA-A1, DA-A2, DA-A3, DA-A4, and DA-B1 are 0.46 acres, 0.40 acres, 0.12 acres, 0.26 acres, and 0.53 acres, respectively. All five drainage areas flow into the proposed storm sewer system. Drainage areas DA-A1, DA-A2, DA-A3, DA-A4, and DA-B1 have impervious covers 0.38 acres, 0.31 acres, 0.12 acres, 0.21 acres, and 0.13 acres, respectively. Drainage area DA-A1, DA-A2, DA-A3, and DA-A4 are conveyed to POA A. Drainage area DA-B1 is conveyed to POA B. The proposed 2, 10, 25, and 100-year storm peak flows at each POA are as follows:

Point of Analysis	Total Drainage Area (acres)	Total Impervious Cover Area (acres)	Impervious Area (%)	Time of Concentration (mins)	Storm Event	Existing Runoff (cfs)
A	1.25	1.02	81.60%	5	2	5.18
					10	8.45
				5	25	10.94
					100	15.52
B	0.53	0.13	24.53%	5	2	1.33
					10	2.26
				5	25	3.00
					100	4.40

The existing and proposed drainage calculations for the site are shown on the drainage area maps of the Site Development Permit plan set and are included as Attachment G for the Temporary Stormwater Section.

Storm Water Detention and Water Quality

Existing regional water quality controls and detention at the Wet Basin Pond will be used, as the existing infrastructure was designed to treat and detain developed capacity up to 90% impervious cover from the proposed project site.

Suitability Letter From Authorized Agent

Attachment C is not applicable for this project. An on-site sewage facility will not be implemented for this development. A sewage collection system is proposed and an SCS Application will be submitted to TCEQ at a later date.

Exception to the Required Geologic Assessment

Per coordination with TCEQ, a Geologic Assessment is not required for this project. Please refer to Page 12 of this document for documentation of correspondence with TCEQ verifying that this project is waived from the Geologic Assessment requirement

Cherry, John

From: James Slone <james.slone@tceq.texas.gov>
Sent: Friday, January 6, 2023 2:28 PM
To: King, Devin
Subject: RE: 4151 N IH 35 - Existing WPAP
Attachments: 1120_001.pdf; 1121_001.pdf

You don't often get email from james.slone@tceq.texas.gov. [Learn why this is important](#)

Devin,

Attached are the two approval letters I found. I first suggest reaching out to central file room <https://www.tceq.texas.gov/agency/data/records-services> to try and obtain the associated application/plan material. IF you fail, reach out to me and you can see the region's working files. Although, they may not be entirely complete.

They proposed project does not require a Geologic Assessment. Please retain this email for your records.

Have a great weekend,

Bo

James "Bo" Slone, P.G.
Geoscientist
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality
(512) 239-5711

From: King, Devin <devin.king@kimley-horn.com>
Sent: Thursday, January 5, 2023 2:09 PM
To: James Slone <james.slone@tceq.texas.gov>
Subject: 4151 N IH 35 - Existing WPAP

Bo:

As discussed over the phone just now, would you be able to you see what you can find on University Commons approved WPAP?

This is for the existing vacant Mimi's Café restaurant located at 4151 N I-35, Round Rock, which is going to be redeveloped as an Outback Steakhouse.

Also, if you wouldn't mind confirming if we can receive a geologic assessment exemption, that would be helpful. Thank you for your assistance.

Devin

Devin D. King, PE (TX, FL) | Associate
Kimley-Horn | 5301 Southwest Parkway, Suite 100, Building 2, Austin, TX 78735
Direct: 737.787.8638 | Mobile: 682.220.3615

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Devin D. King, PE

Date: 06/06/2023

Signature of Customer/Agent:



Regulated Entity Name: Outback Steakhouse Round Rock

Project Information

Potential Sources of Contamination

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

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

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

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

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

- Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.
- Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.
- Fuels and hazardous substances will not be stored on the site.
- 2. **Attachment A - Spill Response Actions.** A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.
- 3. Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.
- 4. **Attachment B - Potential Sources of Contamination.** A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

- 5. **Attachment C - Sequence of Major Activities.** A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.
 - For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.
 - For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.
- 6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: _____

Temporary Best Management Practices (TBMPs)

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

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

- A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.
 - A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
 - A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
 - A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
- Attachment E - Request to Temporarily Seal a Feature.** A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
9. **Attachment F - Structural Practices.** A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
10. **Attachment G - Drainage Area Map.** A drainage area map supporting the following requirements is attached:
- For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.
 - There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

- There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.
11. **Attachment H - Temporary Sediment Pond(s) Plans and Calculations.** Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
- N/A
12. **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
14. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
16. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

18. Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
19. Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.
21. If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.
22. Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Spill Response Actions

If there is an accidental spill on site, the contractor shall respond with appropriate action. The contractor will be required to contact the owner and in turn the owner will contact the TCEQ in the event of a spill on site. In addition to the following guidance, reference the latest version of TCEQ's Technical Guidance Manual (TGM) RG-348 Section 1.4.16.

Cleanup and Good House Keeping

- Clean up leaks and spills immediately.
- Neat and orderly storage of any chemicals, pesticides, fertilizers, fuels, etc. that are being stored on site.
- Regular garbage, rubbish, construction waste and sanitary waste disposal.
- Cleanup of sediments that have been tracked by vehicles or have been transported by wind or storm water about the site or onto nearby roads.
- Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
- Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of properly. See the waste management BMPs in this section for specific information.

Minor Spills

- Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
- Use absorbent materials on small spills rather than hosing down or burying the spill.
- Absorbent materials should be promptly removed and disposed of properly.
- Follow the practice below for a minor spill:
 - Contain the spread of the spill.
 - Recover spilled materials.
 - Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

Manufacturer's recommended methods of spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and the cleanup supplies. Spills should be cleaned up immediately:

- Contain spread of the spill.
- Notify the project foreman immediately.
- If the spill occurs on paved or impermeable surfaces, clean up using "dry" methods (absorbent materials, cat litter and/or rags). Contain the spill by encircling with absorbent materials and do not let the spill spread widely.
- If the spill occurs in dirt areas, immediately contain the spill by constructing an earthen dike. Dig up and properly dispose of contaminated soil.
- If the spill occurs during rain, cover spill with tarps or other material to prevent contaminating runoff.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at (512)339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,119, and 302, the contractor should notify the National Response Center at (800) 424-8802.
- Notification should first be made by telephone and followed up with a written report.
- The services of a spills contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staffs have arrived at the job site.
- Other agencies which may need to be consulted include, but not limited to, the City Police Department, County Sheriff Office, Fire Departments, etc. The local emergency authority, as necessary, will implement its emergency management plans, which may include notifying and evacuating affected personnel. In the absence of a local emergency authority, the contractor shall take reasonable measure to notify potentially affected persons of the imminent health threat.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Potential Sources of Contamination

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping. Any spills shall be handled according to the Spill Response Actions in *Attachment A*.

Preventative Measures: Vehicle maintenance will be performed within the construction staging area or a local maintenance shop.

Potential Source: Asphalt wash -off after unexpected rain.

Preventative Measures: After placement of asphalt, emulsion, or coatings, the applicant will be responsible for immediate cleanup should an unexpected rain occur. During the entirety of the asphalt curing time, the applicant should maintain standby personnel and equipment to contain any asphalt wash-off.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings.

Preventative Measures: Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site.

Preventative Measures: Contractor will install all temporary best management practices, described in *Attachment D*, prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets and to prevent the discharge of sediment to the San Gabriel River.

Potential Source: Construction Debris.

Preventative Measures: Construction debris will be monitored daily by contractor. Debris will be collected weekly and placed in disposal bins. Situations requiring immediate attention will be addressed on a case by case basis.

Potential Source: Soil and Mud from Construction Vehicle tires as they leave the site.

Preventative Measures: A stabilized construction exit shall be utilized as vehicles leave the site. Any soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel and excavated materials stock piled on site.

Preventative Measures: Silt fence shall be installed on the down gradient side of the stock piled materials.

Potential Source: Portable toilet spill.

Preventative Measures: Toilets on the site will be emptied on a regular basis by the contracted toilet company.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Sequence of Major Activities

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage to be disturbed is listed in parentheses next to each activity. The location of the temporary erosion control measures are shown on the Erosion & Sedimentation Control Sheets.

Intended Schedule or Sequence of Major Activities:

Site Construction:

1. Construct Access (0.022 acres)
2. Installation of Temporary BMPs (754 LF silt fence, 4 EA inlet protection)
3. Initiate Grubbing and Topsoil Stripping of Site (0.75 acres onsite)
4. Rough Subgrade Preparation (earthwork, grading, street and drainage excavation and embankment) (0.75 acres onsite)
5. Wet and Dry Utility Construction (0.75 acres)
6. Final Subgrade Preparation (0.75 acres)
7. Installation of Base Materials (0.75 acres)
8. Concrete (foundations, curbs, flatwork) (0.09 acres)
9. Building Construction (0.11 acres)
10. Paving Activities (0.42 acres)
11. Topsoil, Irrigation and Landscaping (0.75 acres)
12. Site cleanup and Removal of Temporary BMPs (754 LF silt fence, 4 EA inlet protection)

Complete any necessary final dress up of areas. Conduct a final inspection and complete all punch list items.

Temporary Best Management Practices and Measures

- A. There is no storm water that originates up gradient from the site that will flow across the site.
- B. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed on site to reduce vehicle “tracking” onto adjoining streets. A concrete washout pit will be used to collect all excess concrete during construction. Inlet protection will be placed over all existing and proposed inlets to stop the discharge of sediments into the sewer system. Please reference the attached copy of the Erosion and Sedimentation Control Plans for specific locations and details of all controls.

BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil, and other contaminants, which may mobilize in storm water flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.

Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees and vegetation, and other similar measures.

The contractor is expected to inspect the controls weekly and after significant rainfalls to ensure proper function.

- C. There are no sensitive features or surface streams within the boundaries of the project. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down-gradient of the site.

Request to Temporarily Seal a Feature

Naturally-occurring features will not be sealed on the site; therefore this section is not applicable.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Structural Practices

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMP's are shown on the erosion control plan sheet and details and specifications are provided on the erosion control details sheet which can be found at the end of this report under Section 9.

Description of Temporary BMPs

Stabilized Construction Entrance/Exit

The purpose of a temporary gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance 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 of a stabilized construction entrance is to reduce or eliminate the tracking or flowing of sediment onto public rights-of-way. This practice should be used at all points of construction ingress and egress.

Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected were access is not necessary. A rock stabilized construction entrance should be used at all designated access points.

Silt Fence

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. This 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.

Silt fencing within the site may be temporarily moved during the day to allow construction activity provided it is replaced and properly anchored to the ground at the end of the day. Silt fences on the perimeter of the site or around drainage ways should not be moved at any time.

Concrete Washout Area

The purpose of concrete washout areas is to prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing onsite washout in a designated area, and training employees and subcontractors.

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:

OUTBACK STEAKHOUSE ROUND ROCK WATER POLLUTION ABATEMENT PLAN

- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.

Below grade concrete washout facilities are typical. These consist of a lined excavation sufficiently large to hold expected volume of washout material. Above grade facilities are used if excavation is not practical. Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this section, with sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations. Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Inlet Protection

In developments for which drainage is to be conveyed by underground storm sewers (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



LEGEND

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	EXISTING STORM DRAIN LINE
	EXISTING DRAINAGE DIVIDE
	EXISTING STORM DRAIN INLET
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN HEADWALL
	EXISTING FLOW DIRECTION
	EXISTING CONTOUR
	EXISTING SIDEWALK

POINT OF ANALYSIS B

IH-35

POINT OF ANALYSIS A



BENCHMARKS

- BM #1. SET IRON ROD WITH RED CAP
NORTHING: 10177138.71; EASTING: 3128017.22;
ELEVATION=770.06' (NAVD '88)
- BM #2. SET MAG NAIL
NORTHING: 10177183.66; EASTING: 3128021.17;
ELEVATION= 773.51'
- BM #3. SET MAG NAIL
NORTHING: 10177447.38; EASTING: 3130546.55'
ELEVATION= 767.18'
- BM #4. SET MAG NAIL
NORTHING: 10177425.29; EASTING: 3127896.69'
ELEVATION= 771.18'
- BM #5. SET MAG NAIL
NORTHING: 10177477.65; EASTING : 3128100.75'
ELEVATION= 775.21'
- BM #6. SET MAG NAIL
NORTHING: 10177254.11; EASTING: 3128197.02'
ELEVATION= 774.11'



Know what's below.
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WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

INLET PEAK FACTOR CALCULATIONS - RATIONAL METHOD

References: Roundrock RAI and Roundrock Determination of Storm

Formulas:

Q=CIA
Q=Peak Factor Runoff
C=Weighted Runoff Coefficient
i=Rainfall Intensity
A=Drainage Area

Hydrologic Runoff Coefficients (Table 2-1 Roundrock Determination of Storm Runoff)					
	Impervious C (Concrete)	2yr C*A			
		10yr	25yr	100yr	
	0.75	0.83	0.88	0.97	
	Pervious C (Good, Average)	0.29	0.35	0.39	0.46

Composite C Factor Table					
Area to System (SF)	2yr C*A				
	10yr	25yr	100yr		
Impervious	46,728	35,046	38,785	41,121	45,327
Pervious	26,921	7,807	9,422	10,499	12,384
Total	73,649	42,853	48,207	51,620	57,710
Composite C	0.58	0.65	0.70	0.78	

Peak Flow Calculation - Rational

DRAINAGE AREA	AREA (ACRES)	Pervious Cover (ACRES)	Impervious Cover (ACRES)	Impervious Cover %	RUNOFF COEFFICIENT (C)				TIME OF CONCENTRATION (Tc)	RAINFALL INTENSITY (I)				RUNOFF (Q)			
					C	C	C	C		I	I	I	I	Q	Q	Q	Q
					2-YEAR	10-YEAR	25-YEAR	100-YEAR		2-YEAR	10-YEAR	25-YEAR	100-YEAR	2-YEAR	10-YEAR	25-YEAR	100-YEAR
EX-A1	0.46	0.08	0.39	84%	0.68	0.75	0.80	0.89	5	6.24	9.13	11.10	14.20	1.95	3.18	4.11	5.83
EX-A2	0.32	0.06	0.26	81%	0.66	0.74	0.79	0.87	5	6.24	9.13	11.10	14.20	1.32	2.16	2.79	3.96
EX-A3	0.17	0.00	0.17	100%	0.75	0.83	0.88	0.97	5	6.24	9.13	11.10	14.20	0.80	1.30	1.68	2.37
EX-A4	0.30	0.05	0.25	83%	0.67	0.75	0.79	0.88	5	6.24	9.13	11.10	14.20	1.24	2.03	2.63	3.73
EX-B1	0.53	0.41	0.13	23%	0.40	0.46	0.51	0.58	5	6.24	9.13	11.10	14.20	1.33	2.26	3.00	4.40

FLOWES CALCULATED USING ATLAS 14 VALUES FROM THE CITY OF ROUND ROCK RAIN DOCUMENT

POA A	5.32	8.67	11.21	15.89
POA B	1.33	2.26	3.00	4.40

Plotted By: C. B. Birdie - Date: May 24, 2023 - 10:57:56am - File Path: K:\SAU-Civil\064495302 - Outback Steakhouse Round Rock\Coord\PlanSheets\AC - Existing Drainage Area Map.dwg
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KHA PROJECT	064495301
DATE	MAY 24, 2023
SCALE	AS SHOWN
DESIGNED BY	DDK
DRAWN BY	ALPC
CHECKED BY	DDK

EXISTING DRAINAGE AREA MAP

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

Plotted By: Copares, Birdie Date: May 24, 2023 10:58:08am File Path: K:\SAU\Civil\064495302 - Outback Steakhouse Round Rock\Coord\PlanSheets\C - Proposed Drainage Area Map.dwg
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POINT OF ANALYSIS B

IH-35



LEGEND

	AREA DESIGNATOR AREA IN ACRES Q100 FLOW IN CFS
	PROPERTY LINE
	PROPOSED STORM DRAIN LINE
	EXISTING STORM DRAIN LINE
	PROPOSED DRAINAGE DIVIDE
	PROPOSED STORM DRAIN INLET
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN HEADWALL
	PROPOSED FLOW DIRECTION
	PROPOSED CONTOUR
	EXISTING CONTOUR

Point of Analysis	Storm Event	Existing Runoff (cfs)	Developed Runoff (cfs)	Is Developed < Existing?
A	2	5.32	5.18	YES
	10	8.67	8.45	YES
	25	11.21	10.94	YES
B	2	1.33	1.33	YES
	10	2.26	2.26	YES
	25	3.00	3.00	YES

BENCHMARKS

BM #1. SET IRON ROD WITH RED CAP
 NORTHING: 10177138.71; EASTING: 3128017.22;
 ELEVATION=770.06' (NAD 83)
 BM #2. SET MAG NAIL
 NORTHING: 10177183.66; EASTING: 3128021.17;
 ELEVATION= 773.51'
 BM #3. SET MAG NAIL
 NORTHING: 10177447.38; EASTING: 3130546.55'
 ELEVATION= 767.18'
 BM #4. SET MAG NAIL
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References: Roundrock RAI and Roundrock Determination of Storm

Formulas:

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 Q=Peak Factor Runoff
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 I=Rainfall Intensity
 A=Drainage Area

Hydrologic Runoff Coefficients (Table 2-1 Roundrock Determination of Storm Runoff)

	2yr	10yr	25yr	100yr
Impervious C (Concrete)	0.75	0.83	0.88	0.97
Pervious C (Good, Average)	0.29	0.35	0.39	0.46

Composite C Factor Table

Area to System (SF)	2yr C*A	10yr	25yr	100yr
Impervious	46,728	35,046	38,785	41,121
Pervious	23,200	6,728	8,120	9,048
Total	69,928	41,774	46,905	50,169
Composite C	0.60	0.67	0.72	0.80

DRAINAGE AREA	AREA (ACRES)	Pervious Cover (ACRES)	Impervious Cover (ACRES)	Impervious Cover %	RUNOFF COEFFICIENT (C)				TIME OF CONCENTRATION (Tc)	RAINFALL INTENSITY (I)				RUNOFF (Q)			
					C	C	C	C		I	I	I	I	Q	Q	Q	Q
					2-YEAR	10-YEAR	25-YEAR	100-YEAR		2-YEAR	10-YEAR	25-YEAR	100-YEAR	2-YEAR	10-YEAR	25-YEAR	100-YEAR
DA-A1	0.46	0.09	0.38	81%	0.66	0.74	0.79	0.87	5	6.24	9.13	11.10	14.20	1.91	3.12	4.04	5.74
DA-A2	0.40	0.09	0.31	78%	0.65	0.72	0.77	0.86	5	6.24	9.13	11.10	14.20	1.63	2.67	3.46	4.92
DA-A3	0.12	0.00	0.12	100%	0.75	0.83	0.88	0.97	5	6.24	9.13	11.10	14.20	0.54	0.88	1.13	1.59
DA-A4	0.27	0.06	0.21	78%	0.65	0.72	0.77	0.86	5	6.24	9.13	11.10	14.20	1.09	1.78	2.31	3.28
DA-B1	0.53	0.41	0.13	23%	0.40	0.46	0.51	0.58	5	6.24	9.13	11.10	14.20	1.33	2.26	3.00	4.40
POA A										5.18	8.45	10.94	15.52				
POA B										1.33	2.26	3.00	4.40				

FLows CALCULATED USING ATLAS 14 VALUES FROM THE CITY OF ROUND ROCK RAIN DOCUMENT

Kimley-Horn
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
 AUSTIN, TX 78735
 PHONE: 512-646-2237 FAX: 512-646-418-1791
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.
 TBPE Firm No. 928



KHA PROJECT	064495301
DATE	MAY 24, 2023
SCALE	AS SHOWN
DESIGNED BY	DDK
DRAWN BY	ALPC
CHECKED BY	DDK

PROPOSED DRAINAGE AREA MAP

OUTBACK STEAKHOUSE
 4151 N IH 35
 CITY OF ROUND ROCK
 WILLIAMSON COUNTY, TEXAS

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Temporary Sediment Pond(s) Plans and Calculations

The proposed development will not disturb areas over 10 acres. Therefore, a temporary sediment pond is not required.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Inspection and Maintenance for BMPs

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Guidelines for BMPs

The following sections address inspection and maintenance taken from the TNRCC Manual, "Complying with Edwards Aquifer Rules: Technical Guidance on Best Management Practices."

Silt Fence:

1. Inspection shall be made weekly and after each rainfall event, in accordance with Section 1.4.3 of RG-348.
2. Torn fabric shall be replaced or a second line of fencing parallel to the torn section shall be implemented as needed.
3. Accumulated silt shall be removed when it reaches a depth of six (6) inches. The silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.
4. Silt fence shall be removed when the site is completely stabilized so as not to block or impede storm flow or drainage.

Inlet Protection:

1. Daily inspection shall be made by the contractor and silt accumulation must be removed when depth reaches 50 millimeters (two (2) inches).
2. Contractor shall monitor the performance of inlet protection during each rainfall event and immediately remove the inlet protections if the stormwater begins to overtop the curb.
3. Inlet protections shall be removed as soon as the source of sediment is stabilized.

Stabilized Construction Entrance:

1. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public roadway. This may require periodic top dressing with additional stone as conditions demand. As well as repair and clean out of any measure device used to trap sediment. All sediments that are spilled, dropped, washed or tracked onto a public roadway must be removed immediately.
2. Entrance shall be properly graded to prevent run-off from leaving the construction site.

Concrete Washout Area:

1. Routine inspection in accordance with Section 1.4.18 of RG-348 of the area to ensure that sufficient quantity and volume remain to contain all liquid and concrete waste generated by washout operations.
2. Plastic lining material should be a minimum of 10 millimeters in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
3. When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and disposed of. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and disposed of. Holes, depressions, or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Inspection Schedule

The primary operator is required to complete inspections as specified above for all temporary stormwater controls not specifically listed.

- Inspection must be completed once every seven calendar days (weekly) and after each rainfall event.

OUTBACK STEAKHOUSE ROUND ROCK WATER POLLUTION ABATEMENT PLAN

The inspections may occur on either schedule provided that documentation reflects the current schedule and that any changes to the schedule are conducted in accordance with the following provisions: the schedule may be changed a maximum of one time each month, the schedule change must be implemented at the beginning of a calendar month, and the reason for the schedule change must be documented (e.g., end of “dry” season and beginning of “wet” season).

For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permittee must inspect:

- disturbed areas of the construction site that have not been finally stabilized;
- areas used for storage of materials that are exposed to precipitation;
- structural controls (for evidence of, or the potential for, pollutants entering the drainage system);
- sediment and erosion control measures identified in the SWP3 (to ensure they are operating correctly); and
- locations where vehicles enter or exit the site (for evidence of off-site sediment tracking).

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g. site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

In the event of flooding or other uncontrollable situations which prohibit access to the inspection sites, inspections must be conducted as soon as access is practicable.

Inspection Report Forms

Use the Inspection Report Forms given as a checklist to ensure that all required areas of the construction site are addressed. There is space to document the inspector’s name as well as when the inspections regularly take place. The tables will document that the required area was inspected. (If there were any areas of concern, briefly describe them in this space with a more detailed description in the narrative section. Use the last table to document any discharges found during the inspections).

Describe how effective the installed BMPs are performing. Describe any BMP failures that were noted during the investigation and describe any maintenance required due to the failure. If new BMPs are needed as the construction site changes, the inspector can use the space at the bottom of the section to list BMPs to be implemented before the next inspection.

Describe the inspector’s qualifications, how the inspection was conducted, and describe any areas of non-compliance in detail. If an inspection report does not identify any incidents of non-compliance, then it must contain a certifying signature stating that the facility or site is in compliance. The report must be signed by a person and in a manner required by 30 TAC 305.128. There is space at the end of the form to allow for this certifying signature.

Whenever an inspection shows that BMP modifications are needed to better control pollutants in runoff, the changes must be completed within seven calendar days following the inspection. If existing BMPs are modified or if additional BMPs are needed, you must describe your implementation schedule, and wherever possible, make the required BMP changes before the next storm event.

The Inspection Report Form functions as the required report and must be signed in accordance with TCEQ rules at 30 TAC 305.128.

Corrective Action

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

Personnel Responsible for Corrective Actions

Both Primary and Secondary Operators are responsible for maintaining all necessary Corrective Actions. If an individual is specifically identified as the responsible party for modifying the contact information for that individual should be documented in the attached Inspector Qualifications Log.

Corrective Action Forms

The Temporary BMPs must be modified based on the results of inspections, as necessary, to better control pollutants in runoff. Revisions must be completed within seven (7) calendar days following the inspection. If existing BMPs are modified or if additional BMPs are necessary, an implementation schedule must be described in the attached forms and wherever possible those changes implemented before the next storm event. If implementation before the next anticipated storm event is impracticable, these changes must be implemented as soon as practicable. Actions taken as a result of inspections must be properly documented by completing the corrective action forms given.

Schedule of Interim and Permanent Soil Stabilization

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site. Existing vegetation shall be maintained and left in place until it is necessary to disturb for construction activity. For this project the following stabilization practices will be implemented:

1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization. For areas that are not to be sodded as per the project landscaping plan, a minimum of 85% vegetative cover will be established to provide permanent stabilization.
2. Sodding and Wood Mulch: As per the project landscaping plan, Sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

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

Stabilization measures must be initiated as soon as practical in portions of the site where construction activities have temporarily or permanently ceased, and except as provided in the following, must be initiated no more that fourteen (14) days after the construction activity in that portion of the site has temporarily or permanently ceased:

Where the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceased is precluded by snow cover or frozen ground conditions, stabilization measures must be initiated as soon as practical.

Where construction activity on a portion of the site is temporarily ceased and earth disturbing activities will be resumed within twenty-one (21) days, temporary stabilization measures do not have to be initiated on that portion of the site.

In arid areas (areas with an average rainfall of 0-10 inches), semiarid areas (areas with an average annual rainfall of 10 to 20 inches), and areas experiencing droughts where the initiation of stabilization measures by the 14th day after construction activity has temporarily or permanently ceased is precluded by seasonably arid conditions, stabilization measures must be initiated as soon as practical.

Maintenance

Below are some maintenance practices to be used to maintain erosion and sediment controls:

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN**

- All measures will be maintained in good working order. The operator should correct any damage or deficiencies as soon as practicable after the inspection, but in no case later than seven (7) calendar days after the inspection.
- BMP Maintenance (as applicable)
- Sediment must be removed from sediment traps and sedimentation ponds no later than the time that design capacity has been reduced by 50%. For perimeter controls such as silt fences, berms, etc., the trapped sediment must be removed before it reaches 50% of the above-ground height.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Drainage swale will be inspected and repaired as necessary.
- Inlet control will be inspected and repaired as necessary.
- Check dam will be inspected and repaired as necessary.
- Straw bale dike will be inspected and repaired as necessary.
- Diversion dike will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- If sediment escapes the site, accumulations must be removed at a frequency that minimizes off-site impacts, and prior to the next rain event, if feasible. If the permittee does not own or operate the off-site conveyance, then the permittee must work with the owner or operator of the property to remove the sediment.
- Locations where vehicles enter or exit the site must be inspected for evidence of off-site sediment tracking.

To maintain the above practices, the following will be performed:

- Maintenance and repairs will be conducted before the next anticipated storm event or as necessary to maintain the continued effectiveness of storm water controls. Following an inspection, deficiencies should be corrected no later than seven (7) calendar days after the inspection.

Inspector Qualifications Log*

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

Inspector Name: _____
Qualifications (Check as appropriate and provide description):
 Training Course _____
 Supervised Experience _____
 Other _____

* The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. The contractor is to provide an inspector with a CPESC, CESSWI, or CISEC certification.

General Information					
Name of Project		Tracking No.		Inspection Date	
Inspector Name, Title & Contact Information					
Present Phase of Construction					
Inspection Location (if multiple inspections are required, specify location where this inspection is being conducted)					
Inspection Frequency Standard Frequency: <input type="checkbox"/> Weekly <input type="checkbox"/> Every 14 days and within 24 hours of a 0.25" rain Increased Frequency: <input type="checkbox"/> Every 7 days and within 24 hours of a 0.25" rain Reduced Frequency: - <input type="checkbox"/> Once per month (for stabilized areas) - <input type="checkbox"/> Once per month and within 24 hours of a 0.25" rain (for arid, semi-arid, or drought-stricken areas during seasonally dry periods or during drought) - <input type="checkbox"/> Once per month (for frozen conditions where earth-disturbing activities are being conducted)					
Was this inspection triggered by a 0.25" storm event? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how did you determined whether a 0.25" storm event has occurred? <input type="checkbox"/> Rain gauge on site <input type="checkbox"/> Weather station representative of site. Specify weather station source: Total rainfall amount that triggered the inspection (in inches):					
Unsafe Conditions for Inspection Did you determine that any portion of your site was unsafe for inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If "yes", complete the following: - Describe the conditions that prevented you from conducting the inspection in this location: - Location(s) where conditions were found:					

Condition and Effectiveness of Erosion and Sediment (E&S) Controls				
Type/Location of E&S Control	Repairs or Other Maintenance Needed?	Corrective Action Required?	Date on Which Maintenance or Corrective Action First Identified?	Notes
1.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Condition and Effectiveness of Pollution Prevention (P2) Practices				
Type/Location of P2 Practices	Repairs or Other Maintenance Needed?	Corrective Action Required?	Identification Date	Notes
1.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
2.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
3.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
4.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
5.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
6.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
7.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
8.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
9.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		
10.	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No		

Stabilization of Exposed Soil			
Stabilization Area	Stabilization Method	Have You Initiated Stabilization?	Notes
1.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
2.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
3.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
4.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
5.		<input type="checkbox"/> YES <input type="checkbox"/> NO If yes, provide date:	
Description of Discharges			
Was a stormwater discharge or other discharge occurring from any part of your site at the time of the inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If “yes”, provide the following information for each point of discharge:			
Discharge Location	Observations		
1.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:		
2.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:		
3.	Describe the discharge: At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and/or sediment accumulation that can be attributed to your discharge? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:		

Contractor or Subcontractor Certification and Signature

“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 of Contractor or Subcontractor: _____ **Date:** _____

Printed Name and Affiliation: _____

Certification and Signature by Permittee

“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 of Permittee or
“Duly Authorized Representative”:** _____ **Date:** _____

Printed Name and Affiliation: _____

Section A – Initial Report				
(Complete this section <u>within 24 hours</u> of discovering the condition that triggered corrective action)				
Name of Project		Tracking No.		Today's Date
Date Problem First Discovered			Time Problem First Discovered	
Name and Contact Information of Individual Completing this Form				
<p>What site conditions triggered the requirement to conduct corrective action:</p> <input type="checkbox"/> A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3 <input type="checkbox"/> The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards <input type="checkbox"/> A prohibited discharge has occurred or is occurring				
Provide a description of the problem:				
Deadline for completing corrective action (<i>Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day</i>):				
If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:				
Section B – Corrective Action Progress				
(Complete this section <u>no later than 7 calendar days</u> after discovering the condition that triggered corrective action)				
Section B.1 – Why the Problem Occurred				
Cause(s) of Problem (Add an additional sheet if necessary)			How This Was Determined and the Date You Determined the Cause	
1.			1.	
2.			2.	
3.			3.	
Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem				
List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes	
1.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:		
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:		
3.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:		

Section A – Initial Report				
(Complete this section within 24 hours of discovering the condition that triggered corrective action)				
Name of Project		Tracking No.		Today's Date
Date Problem First Discovered			Time Problem First Discovered	
Name and Contact Information of Individual Completing this Form				
<p>What site conditions triggered the requirement to conduct corrective action:</p> <input type="checkbox"/> A required stormwater control was never installed, was installed incorrectly, or not in accordance with the requirements in Part 2 and/or 3 <input type="checkbox"/> The stormwater controls that have been installed and maintained are not effective enough for the discharge to meet applicable water quality standards <input type="checkbox"/> A prohibited discharge has occurred or is occurring				
Provide a description of the problem:				
Deadline for completing corrective action (<i>Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7th day</i>):				
If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:				
Section B – Corrective Action Progress				
(Complete this section no later than 7 calendar days after discovering the condition that triggered corrective action)				
Section B.1 – Why the Problem Occurred				
Cause(s) of Problem (Add an additional sheet if necessary)			How This Was Determined and the Date You Determined the Cause	
1.			1.	
2.			2.	
3.			3.	
Section B.2 – Stormwater Control Modifications to be Implemented to Correct the Problem				
List of Stormwater Control Modification(s) Needed to Correct Problem (Add an additional sheet if necessary)	Completion Date	SWPPP Update Necessary?	Notes	
1.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:		
2.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:		
3.		<input type="checkbox"/> Yes <input type="checkbox"/> No Date:		

Contractor or Subcontractor Certification and Signature

“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 of Contractor or Subcontractor: _____ **Date:** _____

Printed Name and Affiliation: _____

Certification and Signature by Permittee

“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 of Permittee or
“Duly Authorized Representative”:** _____ **Date:** _____

Printed Name and Affiliation: _____

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(li), (E), and (5), 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 **Permanent Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Devin D. King, PE

Date: 06/06/2023

Signature of Customer/Agent



Regulated Entity Name: Outback Steakhouse Round Rock

Permanent Best Management Practices (BMPs)

Permanent best management practices and measures that will be used during and after construction is completed.

- Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.
 N/A
- 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

3. 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

4. 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.

5. 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 A - 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.

6. **Attachment B - 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.
7. **Attachment C - 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.
8. **Attachment D - BMPs for Surface Streams.** A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
- N/A
9. The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
- The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed.
- Attachment E - Request to Seal Features.** A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. **Attachment F - Construction Plans.** All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
- Design calculations (TSS removal calculations)
- TCEQ construction notes
- All geologic features
- All proposed structural BMP(s) plans and specifications
- N/A

11. **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- Prepared and certified by the engineer designing the permanent BMPs and measures
 - Signed by the owner or responsible party
 - Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
 - A discussion of record keeping procedures
- N/A
12. **Attachment H - 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
13. **Attachment I -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 results in water quality degradation.
- N/A

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after construction is complete.

14. 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.
- N/A
15. 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.
- N/A

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN MODIFICATION**

20% or Less Impervious Cover Waiver

The site will be used for small commercial purposes only, but proposes greater than 20% impervious cover. Therefore, a waiver will not be submitted for this project, and this section is not applicable.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN MODIFICATION**

BMPs for UP-GRADIENT STORMWATER

Up-gradient storm water does exist based on current topography maps and field observations. No additional impervious cover is proposed for the upgradient stormwater area because the area is offsite. Please refer to the Proposed Drainage Area Map that is provided.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN MODIFICATION**

BMPs for On-Site Stormwater

Revegetation of the site will be utilized as a permanent best management practice on this site. Revegetation is to include:

- A minimum of four (4) inches of topsoil placed in all drainage channels (except rock) and between the curb and right-of-way line.
- Seeding must be provided for all permanent erosion control measures, to include broadcast seeding and hydraulic seeding.
- Planted areas shall be irrigated or sprinkled in a manner that will not erode the topsoil but will sufficiently soak the soil to a depth of 6 inches.
- Restoration shall be acceptable when the grass has grown at least one and a half (1 ½) inches high with 95% coverage, provided no bare spots larger than 16 square feet exist.
- Native grass seeding shall comply with the requirements of the Williamson County.

Wet Basin Pond will be utilized as a permanent best management practice for this site. The proposed, permanent water quality pond is a wet pond with a TSS reduction efficiency of 93%. The total project area draining to the existing water quality wet pond is 1.78 acres. 1.16 acres of the total area is designated as post-development impervious cover.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN MODIFICATION**

BMPs for Surface Streams

There are no existing surface streams or sensitive features on the subject site. Therefore, this section is not applicable.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN MODIFICATION**

Request to Seal a Feature

The permanent sealing of or diversion of flow from a naturally-occurring “sensitive” or “possibly sensitive” feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed for any naturally-occurring “sensitive” or “possibly sensitive” features on this site; and therefore, this section is not applicable.

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN MODIFICATION**

Construction Plans

Calculations and plans for the existing Wet Basin Pond, designed by Bury & Partners, are included in this section. The plans are signed and sealed by a licensed engineer in The State of Texas. The load removal requirements are derived from the equations from the technical guidance manual based upon project area and increase in impervious cover. All storm water runoff from impervious areas will be treated by the proposed and existing permanent BMP's to provide the overall required removal of at least 80% of the increase in Total Suspended Solids. Provided within the calculations is a summary of the amount of pollutant load required to be removed from the drainage areas and the amount of removal provided by the permanent BMP's.

Texas Commission on Environmental Quality

TSS Removal Calculations 08-15-2006

Project Name: University Commons 392-45
Date Prepared: 9/4/2007

Text shown in magenta provide instructions for the use of this spreadsheet.
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 are calculated fields. Changes to these fields may remove equations used in the spreadsheet.

1. The Required Load Reduction from the total project: Calculations from RG-348 Pages 3-27 to 3-30

Page 3-29 Equation 3.3: $L_{M} = 27.2(A_{M} \times P)$

where:
 L_{M} TOTAL PROJECT = Required TSS removal resulting from the proposed development = 80% of increased load
 A_{M} = 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 = 28.69 acres
 Predevelopment impervious area within the limits of the plan = 0.00 acres
 Total post-development impervious area within the limits of the plan = 23.67 acres
 Total post-development impervious cover fraction = 0.80
 P = 32 inches
 L_{M} TOTAL PROJECT = 20602 lbs. Required load removal from the site.

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

Number of drainage basins / outfalls areas leaving the plan area = 1

If the drainage from the total project is directed to one BMP, enter the load in cell C27 into cell C92.
Then enter the proposed BMP type in Cell C53 and go to Section 6 to proceed with the sizing of the proposed BMP.

If more than one drainage basin/outfalls exist within the project, calculations for each drainage basin/outfall should be prepared for each. The calculations must include Sections 2 through 6 and the Section for the appropriate BMP proposed.
A summation of the load removal calculations should include justifications indicating that the project meets the requirements of the Edwards Aquifer Rules. The permanent BMP calculations and summary must be signed, sealed, and dated by the P.E. and submitted with the Edwards Aquifer Protection Plan Application.

2. Drainage Basin Parameters:

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area = 28.69 acres
 Predevelopment impervious area within drainage basin/outfall area = 0.00 acres
 Post-development impervious area within drainage basin/outfall area = 23.67 acres
 Post-development impervious fraction within drainage basin/outfall area = 0.80
 L_{M} THIS BASIN = 20602 lbs. Required load removal from this basin.

3. Indicate the Drainage Basin and Select the desired BMP Code for this Section.

BMP Code: BMP Type:
 Proposed BMP = wb abbreviation AC Aqualogic™ Cartridge Filter
 Removal efficiency = 93 percent BR Bioretention
 CS Constructed Storm Filter
 CW Constructed Wetland
 ED Extended Detention
 GS Grassy Swale
 RI Retention / Irrigation
 SF Sand Filter
 VF Vegetative Filter Strip
 WB Wet Basin
 WV Wet Vault

4. Calculate TSS Load Removed (L_{R}) from this Drainage Basin by the Proposed BMP Type.

RC-348 Page 3-33 Equation 3.7: $L_{R} = (BMP \text{ efficiency}) \times P \times (A_{C} \times 34.6 + A_{P} \times 0.54)$

where:
 A_{C} = Total On-Site drainage area in the BMP catchment area
 A_{P} = Impervious area proposed in the BMP catchment area
 A_{R} = PerVIOUS area remaining in the BMP catchment area
 L_{R} = TSS Load removed from this catchment area by the proposed BMP

A_{C} = 28.69 acres
 A_{P} = 23.67 acres
 A_{R} = 5.92 acres
 L_{R} = 24468 lbs

Maximum load available from this drainage basin configuration (Drainage basin area & Drainage basin impervious cover)
 Not the load removed from the basin.
 To remove the load indicated in Cell C78, the BMP must be sized for a rainfall depth of 4.00 inches.

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

Possible Project Configuration #1: There is only one drainage basin/outfall area and one BMP will receive the runoff from the whole project.
 Enter the Load calculated in cell C49 (L_{M} REMOVAL REQUIRED FROM THIS BASIN) into cell C92 (L_{M} TO BE REMOVED BY THIS BASIN) and proceed with the sizing of the BMP.

Possible Project Configuration #2: There is more than one drainage basin/outfall area and a BMP is proposed for each basin.
 Enter the Load calculated in cell C49 (L_{M} REMOVAL REQUIRED FROM THIS BASIN) into cell C92 (L_{M} TO BE REMOVED BY THIS BASIN) and proceed with the sizing of the BMP for each basin

Possible Project Configuration #3: There is more than one drainage basin/outfall area and a BMP is not proposed for each basin.
 Enter the Load calculated in cell C27 (L_{M} REMOVAL REQUIRED FROM TOTAL SITE) into cell C92 (L_{M} TO BE REMOVED BY THIS BASIN) and proceed with the sizing of the BMP for the basin.

L_{M} THIS BASIN = 20602 lbs. Proposed load removal from this basin.
 F = 0.84

If the calculated "Fraction of Annual Runoff" (F) required to remove the load entered into C94 is greater than 1, the BMP will not remove the proposed Load.
 This drainage basin or proposed BMP will not provide the required/proposed load removal (Cell C92). A BMP with a higher efficiency or an additional BMP must be proposed.
 The Load entered into cell C92 must be reduced until F=1.00 or less.

When the proposed load results in a value for F=1.00 or less, the BMP must be sized for the Required Capture Volume calculated in cell C128 to remove the load entered into cell C92 and the design/sizing of the BMP may continue.

If the Load enter into cell C92 is less than the required Load removal for the project (cell C27), a different BMP with a higher efficiency or additional BMPs in this or in another drainage basin/outfall area must be provided to meet the required Load removal in cell C27.

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 = 1.26 inches
 Post Development Runoff Coefficient = 0.62 IC = Drainage Area to BMP / drainage Area to BMP
 On-site Water Quality Volume = 84417 cubic feet

Offsite drainage should be conveyed around or through the drainage basin/outfall area without entering the BMP.
 If no offsite drainage flows across the drainage basin / outfall area or is bypassed through the site, enter 0 in cells C121 & C122.
 If the offsite drainage is directed to the drainage basin, enter offsite area draining to BMP & offsite impervious cover draining to BMP in cells C121 & C122.

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 = 0.02
 Off-site Water Quality Volume = 0 cubic feet

Storage for Sediment = 16883
 Total Capture Volume (required water quality volume(s) x 1.20) = 101301 cubic feet

11. Wet Basins Calculations from RG-348 Pages 3-66 to 3-71

Required capacity of Permanent Pool = 101301 cubic feet Permanent Pool Capacity is 1.20 times the WQV
 Required capacity at WQV Elevation = 186718 cubic feet Total Capacity should be the Permanent Pool Capacity plus a second WQV (WQV + 1.20 times the WQV).

Elevation (ft)	Area (Sq. ft.)	Area (Acres)	Avg. Area (Acres)	Delta Volume (Acres-Feet)	Total Volume (Acres-Feet)	Storage (cf)	Q_{inlet} (cfs)	Q_{inlet2} (cfs)	Q_{weir} (cfs)	Q_{outlet} (cfs)	Total (cfs)
759.00	37689	0.57	0.43	0.00	0.00	0	0.000	0.000	0.000	0.000	0.000
760.00	56676	1.30	1.08	1.08	1.08	47,183	1.372	0.000	0.000	0.000	1.372
761.00	59950	1.38	1.34	1.34	2.42	105,498	2.169	0.000	0.000	0.000	2.169
762.00	63291	1.45	1.41	1.41	3.84	167,116	2.743	4.252	0.000	0.000	6.995
763.00	66700	1.53	1.49	1.49	5.33	232,112	3.217	9.508	0.000	0.000	12.725
764.00	73387	1.68	1.61	1.61	6.94	302,155	3.629	12.757	0.000	0.000	16.386
765.00	74098	1.70	1.69	1.69	8.63	375,898	3.999	15.332	0.000	2.121	21.462
766.00	74800	1.72	1.71	1.71	10.34	450,347	4.337	17.532	0.000	11.023	32.893
767.00	75492	1.73	1.73	1.73	12.06	525,493	4.651	19.486	0.000	23.717	47.855
767.10	75560	1.73	1.73	0.17	12.24	533,045	4.662	19.671	0.000	25.154	49.507
768.00	76176	1.75	1.74	1.74	13.80	601,327	4.945	21.261	328.434	39.287	393.528
769.00	76176	1.75	1.75	1.75	15.55	677,503	5.223	22.959	1108.464	57.276	1193.861

WET POND NOTES

- THE WET/DETENTION POND IS INTENDED TO HOLD WATER AT ALL TIMES AND SHOULD BE WATER TIGHT BY MEANS OF PROVIDING A CLAY LINER.
- THE CLAY LINER SHOULD BE INSTALLED PRIOR TO THE CONSTRUCTION OF ANY HEADWALLS OR OTHER STRUCTURES SO THAT THE STRUCTURES DO NOT PENETRATE THE CLAY LINER OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL PENETRATIONS OF THE CLAY LINER SHALL BE DONE IN SUCH A MANNER THAT IT DOES NOT LEAK. REFER TO GEOTECHNICAL SPECIFICATIONS FOR THE CLAY LINER PENETRATION.
- A WATER STOP SHALL BE PROVIDED WHERE THE STORM SEWER TRENCHES ENTER THE WET POND SO THAT THE POND REMAINS WATER TIGHT. REFER TO GEOTECHNICAL SPECIFICATIONS FOR THE MEANS OF PROVIDING A WATER STOP WHERE THE UTILITY TRENCHES ENTER THE POND.
- ALL PIPES WITHIN THE WET POND SHALL EITHER BE INSTALLED ABOVE THE CLAY LINER OR SHALL BE BACK FILLED WITH CLAY AS DIRECTED BY THE GEOTECHNICAL ENGINEER TO MAINTAIN A WATER TIGHT SEAL.
- ALL STORM SEWER PIPES AND MANHOLES BELOW ELEVATION 753.0 SHALL HAVE WATER TIGHT JOINTS BY MEANS OF RUBBER GASKETS OR OTHER APPROVED METHODS.
- THE SPECIFICATIONS PROVIDED HEREON FOR THE CLAY LINER ARE MINIMUM SPECIFICATIONS PROVIDED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. THE SPECIFICATIONS FOR THE CLAY LINER PROVIDED BY THE GEOTECHNICAL ENGINEER SHALL GOVERN THE INSTALLATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST GEOTECHNICAL SPECIFICATIONS PRIOR TO BEGINNING CONSTRUCTION.

DRAINAGE POND 1A

STORM EVENT (YEAR)	EXISTING DISCHARGE (CFS)	PROPOSED DISCHARGE (CFS)
2	12.69	11.52
10	27.64	20.25
25	37.08	30.42
100	50.87	49.08

- NOTE:**
- ALL PIPES WITHIN THE LIMITS OF THE ROAD TO HAVE WATER TIGHT JOINTS.
 - THE SPECIFICATIONS PROVIDED HEREON FOR THE CLAY LINER ARE MINIMUM SPECIFICATIONS PROVIDED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. THE SPECIFICATIONS FOR THE CLAY LINER PROVIDED BY THE GEOTECHNICAL ENGINEER SHALL GOVERN THE INSTALLATION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST GEOTECHNICAL SPECIFICATIONS PRIOR TO BEGINNING CONSTRUCTION.

Water Quality Pond Volumes

Elevation (ft)	Area (Sq. ft.)	Area (Acres)	Avg. Area (Acres)	Delta Volume (Acres-Feet)	Total Volume (Acres-Feet)	Storage (cf)
754.00	1131	0.03	0.00	0.00	0.00	0
755.00	4066	0.09	0.06	0.06	0.06	2,599
756.00	4931	0.11	0.10	0.10	0.16	7,097
757.00	5862	0.13	0.12	0.12	0.29	12,484
758.00	6873	0.16	0.15	0.15	0.43	18,861

Forebay

Elevation (ft)	Area (Sq. ft.)	Area (Acres)	Avg. Area (Acres)	Delta Volume (Acres-Feet)	Total Volume (Acres-Feet)	Storage (cf)
753.00	4123	0.09	0.00	0.00	0.00	0
754.00	10604	0.25	0.17	0.17	0.17	7,484
755.00	16805	0.39	0.32	0.32	0.49	21,268
756.00	18509	0.42	0.41	0.41	0.89	38,925
757.00	20302	0.47	0.45	0.45	1.34	58,331
758.00	22187	0.51	0.49	0.49	1.83	79,575

Main Pool

Elevation (ft)	Area (Sq. ft.)	Area (Acres)	Avg. Area (Acres)	Delta Volume (Acres-Feet)	Total Volume (Acres-Feet)	Storage (cf)
753.00	4123	0.09	0.00	0.00	0.00	0
754.00	11935	0.27	0.18	0.18	0.18	8,029
755.00	20371	0.48	0.38	0.38	0.56	24,432
756.00	23440	0.54	0.51	0.51	1.07	46,588
757.00	28164	0.60	0.57	0.57	1.64	71,390
758.00	29060	0.67	0.63	0.63	2.27	99,002
759.00	37689	0.87	0.77	0.77	3.04	132,378
760.00	56676	1.30	1.08	1.08	4.12	179,558
761.00	59950	1.38	1.34	1.34	5.46	237,871
762.00	63291	1.45	1.38	2.75	6.88	299,525
763.00	66700	1.53	1.45	2.91	8.37	364,521
764.00	73387	1.68	1.57	3.14	10.01	436,203
765.00	74098	1.70	1.62	3.23	11.60	505,319
766.00	74800	1.72	1.70	3.40	13.42	584,390
767.00	75492	1.73	1.72	3.43	15.03	654,909
768.00	76176	1.75	1.73	3.47	16.88	735,366
769.00	81891	1.88	1.81	3.61	18.65	812,292

Main Pool + forebay

Elevation (ft)	Area (Sq. ft.)	Area (Acres)	Avg. Area (Acres)	Delta Volume (Acres-Feet)	Total Volume (Acres-Feet)	Storage (cf)
753.00	4123	0.09	0.00	0.00	0.00	0
754.00	11935	0.27	0.18	0.18	0.18	8,029
755.00	20371	0.48	0.38	0.38	0.56	24,432
756.00	23440	0.54	0.51	0.51	1.07	46,588
757.00	28164	0.60	0.57	0.57	1.64	71,390
758.00	29060	0.67	0.63	0.63	2.27	99,002
759.00	37689	0.87	0.77	0.77	3.04	132,378
760.00	56676	1.30	1.08	1.08	4.12	179,558
761.00	59950	1.38	1.34	1.34	5.46	237,871
762.00	63291	1.45	1.38	2.75	6.88	299,525
763.00	66700	1.53	1.45	2.91	8.37	364,521
764.00	73387	1.68	1.57	3.14	10.01	436,203
765.00	74098	1.70	1.62	3.23	11.60	505,319
766.00	74800	1.72	1.70	3.40	13.42	584,390
767.00	75492	1.73	1.72	3.43	15.03	654,909
768.00	76176	1.75	1.73	3.47	16.88	735,366
769.00	81891	1.88	1.81	3.61	18.65	812,292

TABLE 3.6 EDWARDS AQUIFER RULES: TECHNICAL GUIDANCE ON BEST MANAGEMENT PRACTICES GEOTEXTILE FABRIC SPECIFICATIONS

PROPERTY	TEST METHOD	UNIT	SPECS.
MATERIAL			NONWOVEN GEOTEXTILE
UNIT WEIGHT		OZ/SQ.YD.	8 (MIN.)
FILTRATION RATE		IN./SEC	0.08 (MIN.)
PUNCTURE STRENGTH	ASTM D-751 (MODIFIED)	LB.	125 (MIN.)
MULLEN BURST STRENGTH	ASTM D-751	PSI	400 (MIN.)
TENSILE STRENGTH	ASTM D-1682	LB.	200 (MIN.)
EQUIV. OPENING SIZE	U.S. STANDARD SIEVE	NO.	80 (MIN.)

TABLE 3.5 EDWARDS AQUIFER RULES: TECHNICAL GUIDANCE ON BEST MANAGEMENT PRACTICES CLAY LINER SPECIFICATION*

PROPERTY	TEST METHOD	UNIT	SPECS.
PERMEABILITY	ASTM D-2434	Cm/Sec	1×10^{-8}
PLASTICITY INDEX OF CLAY	ASTM D-423 & D-424	%	NOT LESS THAN 30
LIQUID LIMIT OF CLAY	ASTM D-2216	%	NOT LESS THAN 50.
CLAY PARTICLES PASSING CLAY COMPACTION	ASTM D-422	%	NOT LESS THAN 80
	ASTM D-2216	%	95% OF STANDARD
(95% OF ASTM D698 MAX DRY DENSITY AT A BETWEEN OPTIMUM AND +4% OF OPTIMUM MOISTURE CONTENT)			

THE CLAY LINER SHALL HAVE A MINIMUM THICKNESS OF 18 INCHES.

IF A GEOMEMBRANE LINER IS USED IT SHALL HAVE A MINIMUM THICKNESS OF 30 MILS AND BE ULTRAVIOLET RESISTANT.

THE GEOTEXTILE FABRIC (FOR PROTECTION OF GEOMEMBRANE) SHALL MEET THE FOLLOWING SPECIFICATIONS:

* AS AMENDED BY FUGRO "GEOTECHNICAL INVESTIGATION: SUNRISE APARTMENTS; ROUND ROCK, TEXAS" DATED _____ FUGRO PROJECT NUMBER _____ PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

TABLE 1-9 (CITY OF AUSTIN ECOM 1.6.5) DRAINAGE MATTING SPECIFICATIONS

PROPERTY	TEST METHOD	UNIT	SPECS.
MATERIAL			NONWOVEN GEOTEXTILE
UNIT WEIGHT		OZ/SQ.YD.	20
FLOW RATE (FABRIC)		GPM/FT ²	180 (MIN.)
PERMEABILITY		CM/SEC	12.4×10^{-2}
GRAB STRENGTH (FABRIC)	ASTM D-1682	LB.	DRY LG 90 DRY WD: 70
PUNCTURE STRENGTH	COE CII-02215	LB.	WET LG 95 WET WD: 70
MULLEN BURST STRENGTH	ASTM D-1117	PSI	140 (MIN.)
EQUIV. OPENING SIZE	US STANDARD SIEVE	NO.	100 (70-120)
FLOW RATE (DRAINAGE CORE)	DREXEL UNIV. TEST METHOD	GPM/FT. WIDTH	14

TCEQ POND LINER SPECIFICATIONS

N.T.S.

Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel. (512)392-0011 Fax (512)392-0825
Bury+Partners, Inc. © Copyright 2007

UNIVERSITY COMMONS PERMIT 1
100 AND 200 UNIVERSITY BOULEVARD
CHANDLER IH-35 RETAIL, LTD.

PLOTTING SCALE: 1" = 1'
DATE PLOTTED: 10/17/07
FILE: C:\392\45\39245PND02.dwg
DRAWN BY: JGS/DBK
DESIGNED BY: JM
REVIEWED BY: JM
PROJECT NO.: 392-45.30

SHEET
21
OF 33

**OUTBACK STEAKHOUSE ROUND ROCK
WATER POLLUTION ABATEMENT PLAN MODIFICATION**

Pilot-Scale Field Testing Plan

The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site; therefore pilot-scale field testing is not required for this project.

Measures for Minimizing Surface Stream Contamination

All flows generated onsite due to this development are conveyed through a combination of sheet flow and storm sewer systems.

The TSS removal calculations for the existing pond at the Wet Basin Pond have been attached.

Surface streams do not exist on site. Therefore, 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 because of the construction and development is not provided at the end of this form. All disturbed areas will be re-vegetated as soon as practical.

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

I Steven Schnur,
Print Name

Vice President,
Title - Owner/President/Other

of BAEV-LASALLE ROUND ROCK UNIVERSITY LLC,
Corporation/Partnership/Entity Name

have authorized Devin D. King, PE,
Print Name of Agent/Engineer

of Kimley-Horn & Associates, 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:

Steven Schnur
Applicant's Signature
Steven Schnur

5/20/23
Date

THE STATE OF MD §

County of BALTIMORE §

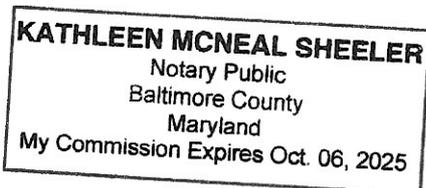
BEFORE ME, the undersigned authority, on this day personally appeared STEVEN SCHNUR known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 20 day of MAY, 2023

Kathleen McNeal Sheeler
NOTARY PUBLIC

KATHLEEN MCNEAL SHEELER
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10/6/25



Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: BAEV-LASALLE ROUND ROCK UNIVERSITY BLVD LLC

Regulated Entity Location: 4151 N. IH 35

Name of Customer: Bloomin' Brands, Inc.

Contact Person: Stacy Miller

Phone: +1 737-787-8638

Customer Reference Number (if issued):CN _____

Regulated Entity Reference Number (if issued):RN 104798731

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

Mail Code 214

P.O. Box 13088

Austin, TX 78711-3088

12100 Park 35 Circle

Building A, 3rd Floor

Austin, TX 78753

(512)239-0357

Site Location (Check All That Apply):

Recharge Zone

Contributing Zone

Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
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	12.015 Acres	\$ 6,500
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: 5/16/2023

Application Fee Schedule

Texas Commission on Environmental Quality

Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

<i>Project</i>	<i>Project Area in Acres</i>	<i>Fee</i>
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

<i>Project</i>	<i>Cost per Linear Foot</i>	<i>Minimum Fee- Maximum Fee</i>
Sewage Collection Systems	\$0.50	\$650 - \$6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

<i>Project</i>	<i>Cost per Tank or Piping System</i>	<i>Minimum Fee- Maximum Fee</i>
Underground and Aboveground Storage Tank Facility	\$650	\$650 - \$6,500

Exception Requests

<i>Project</i>	<i>Fee</i>
Exception Request	\$500

Extension of Time Requests

<i>Project</i>	<i>Fee</i>
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 (If other is checked please describe in space provided.)		
<input type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input checked="" type="checkbox"/> Other Modification to an approved WPAP
2. Customer Reference Number (if Issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN		RN 104798731

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)		7/24/2014	
<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)					
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).					
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)				If new Customer, enter previous Customer below:	
BAEV-LASALLE ROUND ROCK UNIVERSITY BLVD LLC				Chandler IH 35 Retail Ltd	
7. TX SOS/CPA Filing Number		8. TX State Tax ID (11 digits)		9. Federal Tax ID	10. DUNS Number (if applicable)
0802048049		32054926145		(9 digits)	
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
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		Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Customer Role (Proposed or Actual) -- as it relates to the Regulated Entity listed on this form. Please check one of the following					
<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:	100 East Pratt Street, Floor 20				
	Suite 2030				
	City	Baltimore	State	MD	ZIP 21202 ZIP + 4
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				steven.schnur@lasalle.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	

<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
<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:	Devin D. King, P.E.		41. Title:	Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address	
(737) 787-8638		() -	devin.king@kimley-horn.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:	BAEV-LaSalle Round Rock University Boulevard, LLC	Job Title:	Vice President	
Name (In Print):	Steven Schnur		Phone:	(410) 878- 4800
Signature:			Date:	5/19/2023



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

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2. Customer Reference Number (If Issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (If Issued)
CN		RN 104798731

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<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)					
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0802048049		32054926145		(9 digits)	
11. Type of Customer:		<input checked="" type="checkbox"/> Corporation		<input type="checkbox"/> Individual	
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		Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
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<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:		100 East Pratt Street, Floor 20			
		Suite 2030			
City		Baltimore	State	MD	ZIP
				21202	ZIP + 4
16. Country Mailing Information (if outside USA)				17. E-Mail Address (if applicable)	
				steven.schnur@lasalle.com	
18. Telephone Number		19. Extension or Code		20. Fax Number (if applicable)	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If "New Regulated Entity" is selected, a new permit application is also required.)

New Regulated Entity Update to Regulated Entity Name Update to Regulated Entity Information

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

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

Outback Steakhouse Round Rock

23. Street Address of the Regulated Entity:

4151 N IH 35

(No PO Boxes)

City	Round Rock	State	TX	ZIP	78664	ZIP + 4	
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24. County

Willlamson

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

25. Description to Physical Location:

26. Nearest City

State

Nearest ZIP Code

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).

27. Latitude (N) in Decimal:

28. Longitude (W) in Decimal:

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
---------	---------	---------	---------	---------	---------

29. Primary SIC Code

30. Secondary SIC Code

31. Primary NAICS Code

32. Secondary NAICS Code

(4 digits)

(4 digits)

(5 or 6 digits)

(5 or 6 digits)

5812

722511

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

Restaurant (Commercial)

34. Mailing

4151 N. IH 35

Address:

City	Round Rock	State	TX	ZIP	78664	ZIP + 4	
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35. E-Mail Address:

stacymiller@bloominbrands.com

36. Telephone Number

37. Extension or Code

38. Fax Number (if applicable)

(727) 207-9270

() -

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.

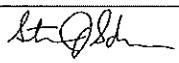
<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source 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:

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40. Name:	Devin D. King, P.E.	41. Title:	Project Manager
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(737) 787-8638		() -	devin.king@kimley-horn.com

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Company:	BAEV-LaSalle Round Rock University Boulevard, LLC	Job Title:	Vice President
Name (In Print):	Steven Schnur	Phone:	(410) 878- 4800
Signature:		Date:	5/19/2023