MODIFICATION TO A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN

FOR

O2B KIDS! Liberty Hill

110 Stonewall Parkway
Liberty Hill, TX 78642

Prepared for:
Concept Development, Inc.
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

For Review by:

Texas Commission on Environmental Quality

Prepared by:

Doucet & Associates, Inc.
Victor Ostiguin Silva, P.E.
829 St. Joseph St.
Gonzales, Texas 78629
TBPELS Firm #F-3937
TBPELS Firm #10194551

11/16/23

Engineer's Certification:
To the best of my knowledge, this application and all attachments accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer and were prepared in compliance with the rules of TAC Title 30, Part 1, Chapter 213, Subchapter B.

Victor Ostiguin Silva, P.E.

November 2023
D&A Project No. 2553-001

Modification of a Previously Approved Contributing Zone Plan

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SECTION 1

EDWARDS AQUIFER APPLICATION COVER PAGE

Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

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

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

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

Technical Review

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

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

<table>
<tr><td colspan="5">1. Regulated Entity Name: O2B Kids! Liberty Hill</td><td colspan="4">2. Regulated Entity No.:</td></tr>
<tr><td colspan="5">3. Customer Name: Concept Development, Inc.</td><td colspan="4">4. Customer No.:</td></tr>
<tr><td>5. Project Type:
(Please circle/check one)</td><td colspan="2">New</td><td colspan="3">Modification</td><td>Extension</td><td colspan="2">Exception</td><td></td></tr>
<tr><td>6. Plan Type:
(Please circle/check one)</td><td>WPAP</td><td><u>CZP</u></td><td>SCS</td><td>UST</td><td>AST</td><td>EXP</td><td>EXT</td><td>Technical Clarification</td><td>Optional Enhanced Measures</td></tr>
<tr><td>7. Land Use:
(Please circle/check one)</td><td colspan="2">Residential</td><td colspan="3">Non-residential</td><td colspan="2">8. Site (acres):</td><td>2.055 ac.</td></tr>
<tr><td>9. Application Fee:</td><td colspan="2">$4,000</td><td colspan="3">10. Permanent BMP(s):</td><td colspan="3">Batch detention</td></tr>
<tr><td>11. SCS (Linear Ft.):</td><td colspan="2"></td><td colspan="3">12. AST/UST (No. Tanks):</td><td colspan="3"></td></tr>
<tr><td>13. County:</td><td colspan="2">Williamson</td><td colspan="3">14. Watershed:</td><td colspan="3">South Fork San Gabriel River</td></tr>
</table>

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Victor Ostiguin Silva, P.E. (Doucet & Associates, Inc.)
Print Name of Customer/Authorized Agent
Signature of Customer/Authorized Agent Date: 11/16/23

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):	

SECTION 2

MODIFICATION OF A PREVIOUSLY APPROVED CONTRIBUTING ZONE PLAN (TCEQ-10259)

Modification of a Previously Approved Contributing Zone Plan

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Transition Zone and Relating to 30 TAC 213.4(j), Effective June 1, 1999

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

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

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Modification of a Previously Approved Contributing Zone Plan** is hereby submitted for TCEQ review and executive director approval. The request was prepared by:

Print Name of Customer/Agent: Victor Ostigun Silva, P.E. (Agent)

Date: November 15, 2023

Signature of Customer/Agent:

Project Information

1. Current Regulated Entity Name: O2B Kids! Liberty Hill
   Original Regulated Entity Name: Stonewall Ranch Commercial, JV
   Assigned Regulated Entity Number(s) (RN): RN111152708
   Edwards Aquifer Protection Program ID Number(s): 11002327
   ☐ The applicant has not changed and the Customer Number (CN) is: _____
   ☒ The applicant or Regulated Entity has changed. A new Core Data Form has been provided.

2. ☒ **Attachment A: Original Approval Letter and Approved Modification Letters**. A copy of the original approval letter and copies of any modification approval letters are attached.

3. A modification of a previously approved plan is requested for (check all that apply):

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

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

CZP Modification Summary	***Approved Project***	***Proposed Modification***
Acres	11.85	2.055
Type of Development	Subdivision/Roadway	Daycare Facility
Number of Residential Lots	0	0
Impervious Cover (acres)	7.78	0.91
Impervious Cover (%)	65.65	44
Permanent BMPs	WQ Pond	Same WQ Pond
Other	N/A	N/A

AST Modification Summary	***Approved Project***	***Proposed Modification***
Number of ASTs	0	0
Other	N/A	N/A

UST Modification Summary	***Approved Project***	***Proposed Modification***
Number of USTs	0	0
Other	N/A	N/A

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

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

6. ☒ **Attachment C: Current Site Plan of the Approved Projec**t. A current site plan showing the existing site development (i.e., current site layout) at the time this application for modification is attached. A site plan detailing the changes proposed in the submitted modification is required elsewhere.
   - ☐ The approved construction has not commenced. The original approval letter and any subsequent modification approval letters are included as Attachment A to document that the approval has not expired.
   - ☒ The approved construction has commenced and has been completed. Attachment C illustrates that the site was constructed as approved.
   - ☐ The approved construction has commenced and has been completed. Attachment C illustrates that the site was **not** constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was constructed as approved.
   - ☐ The approved construction has commenced and has **not** been completed. Attachment C illustrates that, thus far, the site was **not** constructed as approved.

7. ☒ Acreage has not been added to or removed from the approved plan.
   ☐ Acreage has been added to or removed from the approved plan and is discussed in *Attachment B: Narrative of Proposed Modification*.

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

ATTACHMENT A

ORIGINAL APPROVAL LETTERS

MODIFICATION TO APPROVED CONTRIBUTING ZONE PLAN (TCEQ-10259)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 25, 2021

Mr. Michael Ross
Stonewall Ranch Commercial, JV
3200 Southwest Freeway, Ste 3000
Houston, Texas 77027

Re: Edwards Aquifer, Williamson County

NAME OF PROJECT: Stonewall Commercial East; Located NE of Stonewall Pkwy and SH 29; Liberty Hill, Texas

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

Regulated Entity No. RN111152708; Additional ID No. 11002327

Dear Mr. Ross:

The Texas Commission on Environmental Quality (TCEQ) has completed its review of the CZP Application for the above-referenced project submitted to the Austin Regional Office by Doucet & Associates, Inc. on behalf of Stonewall Ranch Commercial, JV on December 18, 2020. Final review of the CZP was completed after additional material was received on March 8, 2021 and March 23, 2021. As presented to the TCEQ, the Temporary and Permanent Best Management Practices (BMPs) were selected and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer Protection Plan. A motion for reconsideration must be filed no later than 23 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested.*

PROJECT DESCRIPTION

The proposed commercial project will have an area of approximately 11.85 acres. It will include the construction of six buildings, a turn lane within the State Highway 29 right-of-way, a modified onsite channel, two water quality ponds, and associated parking and drives. The impervious cover will be 7.78 acres (65.65 percent). Project wastewater will be disposed of by conveyance to the existing Liberty Hill Regional Wastewater Treatment Plant owned by the City of Liberty Hill.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, two batch detention basins, designed using the TCEQ technical guidance document, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005), will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 6,772 pounds of TSS generated from the 7.78 acres of impervious cover. The approved measures meet the required 80 percent removal of the increased load in TSS caused by the project.

SPECIAL CONDITIONS

I. All permanent pollution abatement measures shall be operational prior to first occupancy of the facilities within their respective drainage areas.

II. All sediment and/or media removed from the water quality basins during maintenance activities shall be properly disposed of according to 30 TAC 330 or 30 TAC 335, as applicable.

STANDARD CONDITIONS

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

Prior to Commencement of Construction:

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

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

During Construction:

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

After Completion of Construction:

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

regulated activity by the executive director is required prior to commencement of the new regulated activity.

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

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

Sincerely,

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

RCS/jv

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

cc: Mr. Christopher Reid, P.E., Doucet & Associates, Inc.

ATTACHMENT B

NARRATIVE OF PROPOSED MODIFICATION

MODIFICATION TO APPROVED CONTRIBUTING ZONE PLAN (TCEQ-10259)

ATTACHMENT B

NARRATIVE OF PROPOSED MODIFICATION

O2B Kids! Liberty Hill is part of a previously approved CZP for *Stonewall Commercial East* located at 11730 W. SH 29 in Liberty Hill, Williamson County, Texas. The previously approved CZP consisting of 11.85 acres was recently subdivided and the development of one of those tracts is the subject of this modification.

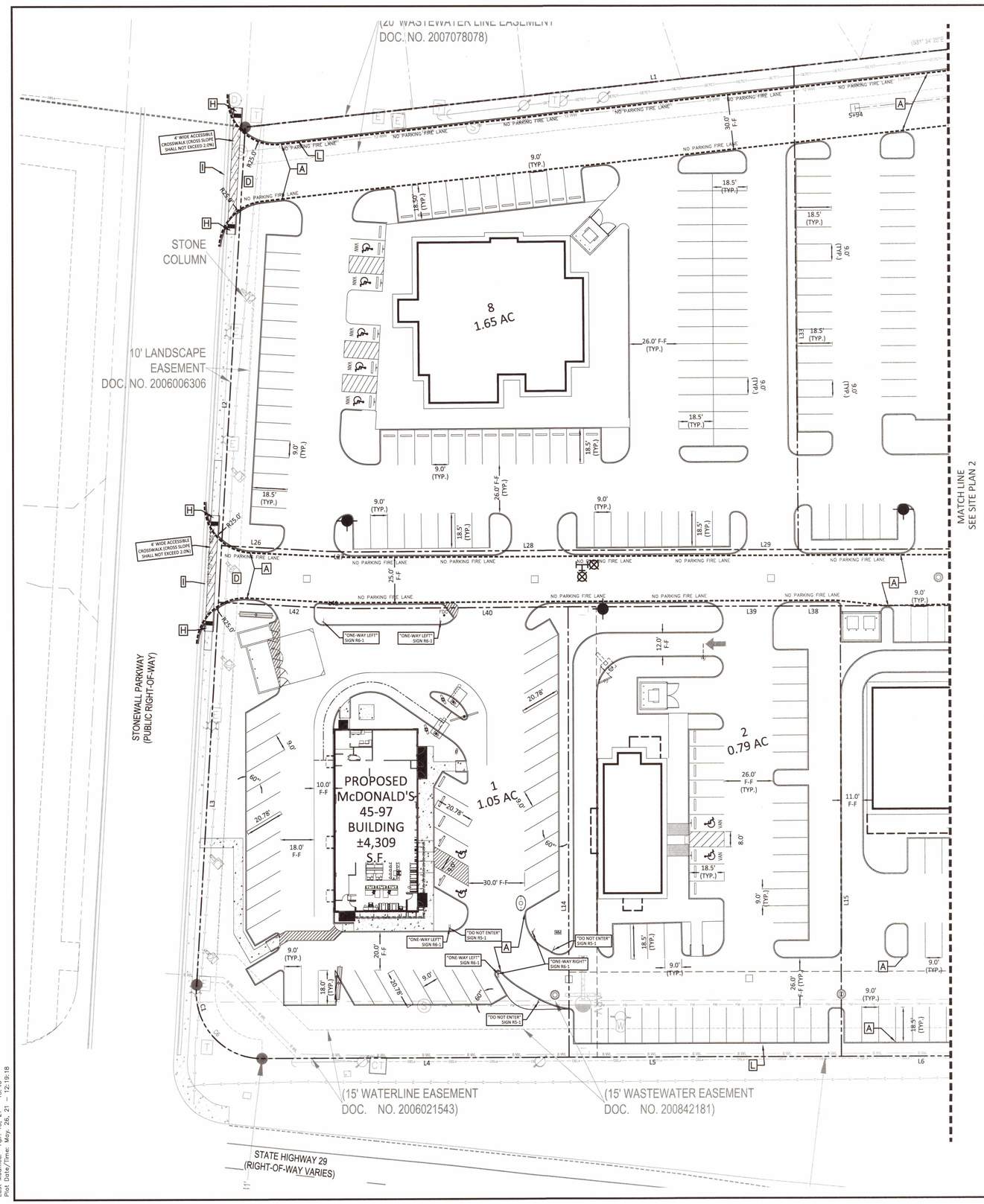
The proposed undeveloped tract is 2.055 acres and is proposed to be developed into a daycare facility. The daycare facility will consist of an 11,602 SF building with associated parking, utility improvements and landscaping. In addition, stormsewer will be constructed to direct stormwater to the previously approved batch detention pond. Impervious cover will be 0.91 acres (44%). Project wastewater will be disposed of by conveyance to the existing City of Liberty Hill Regional Wastewater Treatment Plan.

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, an existing water quality pond was constructed in accordance with the previously approved Contributing Zone Plan. The approved pond was designed for 11.85 acres drainage basin with 7.8 acres (65.65%) of imperious cover. No improvements to the existing pond or additional BMPs will be necessary as part of this development.

ATTACHMENT C

CURRENT SITE PLAN OF APPROVED PROJECT

MODIFICATION OF APPROVED CONTRIBUTING ZONE PLAN (TCEQ-10259)



SITE LEGEND

- A STANDARD CITY OF ROUND ROCK 6" CURB. ALL CURBS WILL BE "SPILL" CURBS UNLESS OTHERWISED NOTED. SEE DETAIL S-05.
- B STANDARD CITY OF ROUND ROCK LAYDOWN AND RIBBON CURB. SEE DETAIL S-04.
- C MIN. 4' WIDE PRIVATE PEDESTRIAN SIDEWALK.
- D STANDARD CITY OF ROUND ROCK COMMERCIAL CONCRETE DRIVEWAY. SEE DETAIL S-03.
- E STANDARD CITY OF ROUND ROCK CONCRETE SIDEWALK. SEE DETAIL ST-01.
- F CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- G HANDICAP SPACE AND SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP. SEE TXDOT DETAIL PED-18.
- I STANDARD CITY OF ROUND ROCK CONCRETE VALLEY GUTTER. SEE DETAIL S-06.
- J SWSL/4" (SINGLE WHITE SOLID LINE /4" WIDE), TYPICAL.
- K DUMPSTER ENCLOSURE. SEE DETAIL SHEET.
- L STRUCTURAL CONCRETE RETAINING WALL. SEE DETAIL SHEET.

SITE NOTES

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF LIBERTY HILL.
2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THAT PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
3. ALL UTILITIES TO BE UNDERGROUND
4. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD THE FRONT WALL OF THE BUILDING.
5. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
6. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF LIBERTY HILL RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. PEC WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
7. WATER, WASTEWATER, DRAINAGE AND ANY OTHER UTILITY IMPROVEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO SPECIFIC PLAN SHEETS FOR CONSTRUCTION.
8. REFER TO LANDSCAPE DRAWINGS FOR PLACEMENT OF ALL FINAL VEGETATION AND PLANTINGS.
9. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 84" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
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15 0 7.5 15 30
(IN FEET)
GRAPHIC SCALE 1"=30'

LEGEND

- IRON ROD FOUND (SIZE NOTED)
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- BENCHMARK FOUND
- CALCULATED POINT
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- ACCESSIBLE ROUTE- PEDESTRIAN ACCESS
- EASEMENTS
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OE OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- 12 PROPOSED PARKING SPACES SYSL/4"
- TRAFFIC DIRECTION

PAVEMENT STRIPING LEGEND

FIRE LANE — STANDARD CITY OF ROUND ROCK FIRE LANE MARKING. SEE DETAIL ST-13.

PARKING

LOT 1: RESTAURANT BUILDING = 4,309 SF
LOT 2: RESTAURANT BUILDING = 2,845 SF
LOT 3: REST./RETAIL BLDG = 11,200 SF
LOT 4: RESTAURANT BUILDING = 2,845 SF
LOT 5: RESTAURANT BUILDING = 1,500 SF
LOT 8: RESTAURANT BUILDING = 8,000 SF
LOT 7: HOTEL BUILDING (4-STORY) = 82,351 SF
TOTAL ROOMS = 127

TOTAL BUILDING AREA = 113,050 SF

PARKING REQUIREMENTS:
RESTAURANT = 1 PER 100 SF
RETAIL = 1 PER 250 SF
HOTEL = 1 PER ROOM

NINE (9) HANDICAP SPACES AND
SIX (17) VAN SPACE PROVIDED AS SHOWN

TOTAL PARKING SPACES REQUIRED = 434
TOTAL PARKING SPACES PROVIDED = 458

SITE ANALYSIS TABLE

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PROPOSED IMPERVIOUS COVER	438,832 S.F.
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CITY OF LIBERTY HILL PLANNING DEPARTMENT

DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

PLAN OF RECORD
SITE PLAN 1 OF 3

STONEWALL RANCH COMMERCIAL, JV
STONEWALL COMMERCIAL EAST
11730 W. SH 29
LIBERTY HILL, TX

STATE OF TEXAS
CHRISTOPHER A. REID
81546
LICENSED
PROFESSIONAL ENGINEER
4/25/21

Designed:	SC & RP
Drawn:	SC & RP
Reviewed:	CR
Date:	4/12/2021

SHEET
10

Project No.:
1516-002

Drawing: C:\pw_working\richard.pham\dms16217\1516002-CD-SP.dwg
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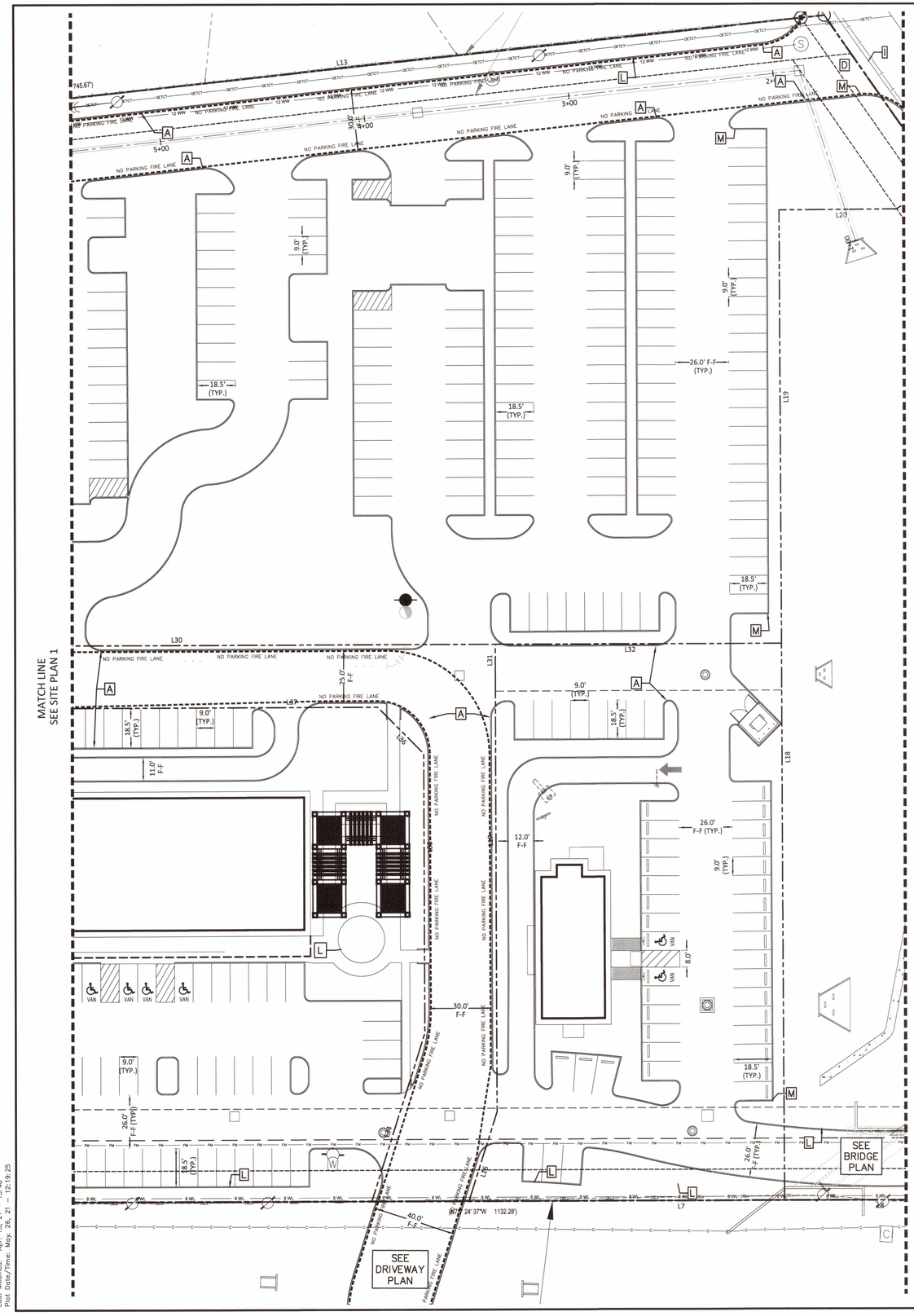

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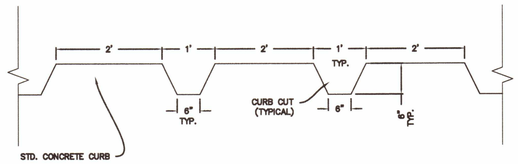

CASTELLATED CURB DETAIL

N.T.S.

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OCTOBER 18, 2021
DATE

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PAVEMENT STRIPING LEGEND

FIRE LANE — STANDARD CITY OF ROUND ROCK FIRE LANE MARKING. SEE DETAIL ST-13.

SITE ANALYSIS TABLE

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%IMPERVIOUS COVER	85.0%
FINISHED FLOOR ELEVATION *SEE GRADING PLAN	*
BUILDING- # STORIES	1-4 STORIES
BUILDING HEIGHT	MAX. 45 FT

CITY OF LIBERTY HILL — PLANNING DEPARTMENT

GRAPHIC SCALE 1"=30' (IN FEET): 15 0 7.5 15 30

LEGEND

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- IRON PIPE FOUND (SIZE NOTED)
- BENCHMARK FOUND
- CALCULATED POINT
- COTTON SPINDLE FOUND
- NAIL FOUND
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- E — ELECTRIC METER
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- E — ELECTRIC MANHOLE
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- HANDICAP PARKING
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DOUCET & ASSOCIATES
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7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

SITE PLAN 2 OF 3

STONEWALL RANCH COMMERCIAL, JV
STONEWALL COMMERCIAL EAST
11730 W. SH 29
LIBERTY HILL, TX

STATE OF TEXAS — CHRISTOPHER A ROD — 81546 — LICENSED PROFESSIONAL ENGINEER — 5/25/21

Designed:	SC & RP
Drawn:	SC & RP
Reviewed:	CR
Date:	4/12/2021

SHEET 11

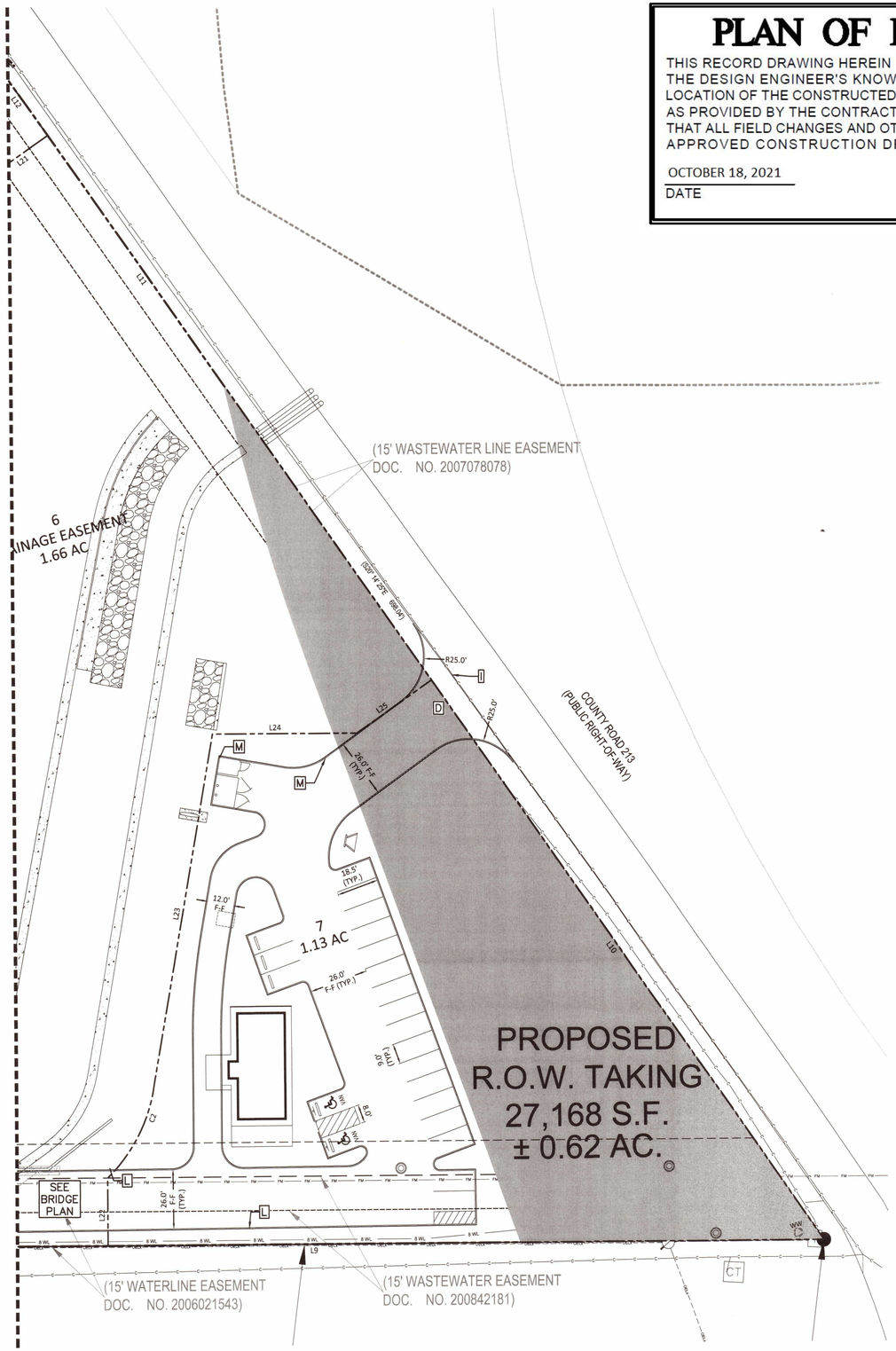
Project No.: 1516-002

Drawing: C:\pw_working\richard.pham\dms16217\1516002-CD-SP.dwg
User: RPHAM
Last Modified: Apr. 13, 21 - 15:46
Plot Date/Time: May. 26, 21 - 12:19:25

PLAN OF RECORD

THIS RECORD DRAWING HEREIN REFLECTS TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE THE APPROXIMATE LOCATION OF THE CONSTRUCTED WORK USING INFORMATION AS PROVIDED BY THE CONTRACTOR(S), WHO REPRESENTED THAT ALL FIELD CHANGES AND OTHER DEVIATIONS FROM THE APPROVED CONSTRUCTION DRAWINGS ARE INCLUDED.

OCTOBER 18, 2021
DATE



SITE LEGEND

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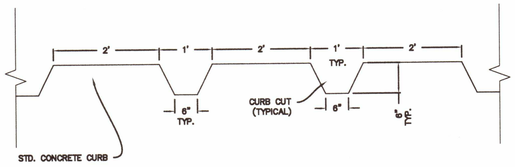

CASTELLATED CURB DETAIL

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22. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
23. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
24. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.

15 0 7.5 15 30
(IN FEET)
GRAPHIC SCALE 1"=30'

LEGEND

- IRON ROD FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- BENCHMARK FOUND
- CALCULATED POINT
- COTTON SPINDLE FOUND
- NAIL FOUND
- FENCE POST OCCUPIES PROPERTY CORNER
- MONUMENT FOUND
- CONCRETE MARKER FOUND
- CO — CLEAN OUT
- BOLLARD (SIZE NOTED)
- ELECTRIC PULL BOX
- E — ELECTRIC METER
- ET — ELECTRIC TRANSFORMER
- E — ELECTRIC MANHOLE
- FIRE HYDRANT
- G — GAS METER
- GV — GATE VALVE
- HANDICAP PARKING
- LIGHT POLE
- MAILBOX
- T — TELEPHONE MANHOLE
- TELEPHONE SERVICE BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- VALVE
- WATER VALVE
- W — WATER METER
- S — STORM SEWER MANHOLE
- WW — WASTEWATER MANHOLE
- W — WATER MANHOLE
- SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT.
- PROPOSED BUILDING
- PROPERTY LINE
- PROPOSED 6" VERTICAL CURB
- ACCESSIBLE ROUTE- PEDESTRIAN ACCESS
- EASEMENTS
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OE — OE — OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- (12) PROPOSED PARKING SPACES SYSL/4"
- TRAFFIC DIRECTION

PAVEMENT STRIPING LEGEND

FIRE LANE — STANDARD CITY OF ROUND ROCK FIRE LANE MARKING. SEE DETAIL ST-13.

PARKING

LOT 1: RESTAURANT BUILDING = 4,309 SF
LOT 2: RESTAURANT BUILDING = 2,845 SF
LOT 3: REST./RETAIL BLDG = 11,200 SF
LOT 4: RESTAURANT BUILDING = 2,845 SF
LOT 5: RESTAURANT BUILDING = 1,500 SF
LOT 8: RESTAURANT BUILDING = 8,000 SF
LOT 7: HOTEL BUILDING (4-STORY) = 82,351 SF
TOTAL ROOMS = 127

TOTAL BUILDING AREA = 113,050 SF

PARKING REQUIREMENTS:
RESTAURANT = 1 PER 100 SF
RETAIL = 1 PER 250 SF
HOTEL = 1 PER ROOM

NINE (6) HANDICAP SPACES AND
SIX (17) VAN SPACE PROVIDED AS SHOWN

TOTAL PARKING SPACES REQUIRED = 434
TOTAL PARKING SPACES PROVIDED = 458

SITE ANALYSIS TABLE

TOTAL SITE	11.852 Acres
ALLOWABLE IMPERVIOUS COVER	85%
PROPOSED IMPERVIOUS COVER	438,832 S.F.
%IMPERVIOUS COVER	85.0%
FINISHED FLOOR ELEVATION *SEE GRADING PLAN	*
BUILDING- # STORIES	1- 4 STORIES
BUILDING HEIGHT	MAX. 45 FT

CITY OF LIBERTY HILL — PLANNING DEPARTMENT

D&A DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

SITE PLAN 3 OF 3

STONEWALL RANCH
COMMERCIAL, JV
STONEWALL COMMERCIAL EAST
11730 W. SH 29
LIBERTY HILL, TX

STATE OF TEXAS
CHRISTOPHER A. REID
81546
LICENSED
PROFESSIONAL ENGINEER
5/25/21

Designed:	SC & RP
Drawn:	SC & RP
Reviewed:	CR
Date:	4/12/2021

SHEET
12

Project No.:
1516-002

Drawing: C:\pw_working\richard.phan\dms16217\1516002 - CD - SP.dwg
User: RPHAN
Last Modified: Apr. 13, 21 – 15:46
Plot Date/Time: May. 21, 21 – 11:36:33

SECTION 3

CONTRIBUTING ZONE PLAN
(TCEQ-10257)

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Victor Ostiguin Silva, P.E. (Agent)

Date: November 15, 2023

Signature of Customer/Agent:

Regulated Entity Name: O2B Kids! Liberty Hill

Project Information

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

   Contact Person: Seth Lane
   Entity: Concept Development, Inc.
   Mailing Address: 1449 SW 74th Drive, Suite 200
   City, State: Gainesville, FL Zip: 32607
   Telephone: (352) 333-3233 Fax: N/A
   Email Address: slane@conceptcompanies.net

5. Agent/Representative (If any):

Contact Person: Victor Ostiguin Silva, P.E.
Entity: Doucet & Associates, Inc.
Mailing Address: 829 St. Joseph St.
City, State: Gonzales, TX Zip: 78629
Telephone: 512-566-4076 Fax: _____
Email Address: vostiguin@kleinfelder.com

6. Project Location:

☒ The project site is located inside the city limits of Liberty Hill, 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.

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

110 Stonewall Parkway., Liberty Hill, TX 78642: 300 FT N of Stonewall Pkwy and SH 29

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

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

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

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

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

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site
☐ Existing residential site

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

12. The type of project is:

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

13. Total project area (size of site): 2.055 Acres

Total disturbed area: 2.1 Acres

14. Estimated projected population: 0

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	11,602	÷ 43,560 =	0.27
Parking	28,037	÷ 43,560 =	0.64
Other paved surfaces	0	÷ 43,560 =	0.0
Total Impervious Cover	39,639	÷ 43,560 =	0.91

Total Impervious Cover 0.91 **÷ Total Acreage** 2.055 **X 100 =** 44**% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☐ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

☒ Existing.
☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = 20'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48491C0245F with an effective date of December 20, 2019.

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

☐ N/A

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

☒ N/A

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

☐ N/A

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

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

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

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

Administrative Information

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

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

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

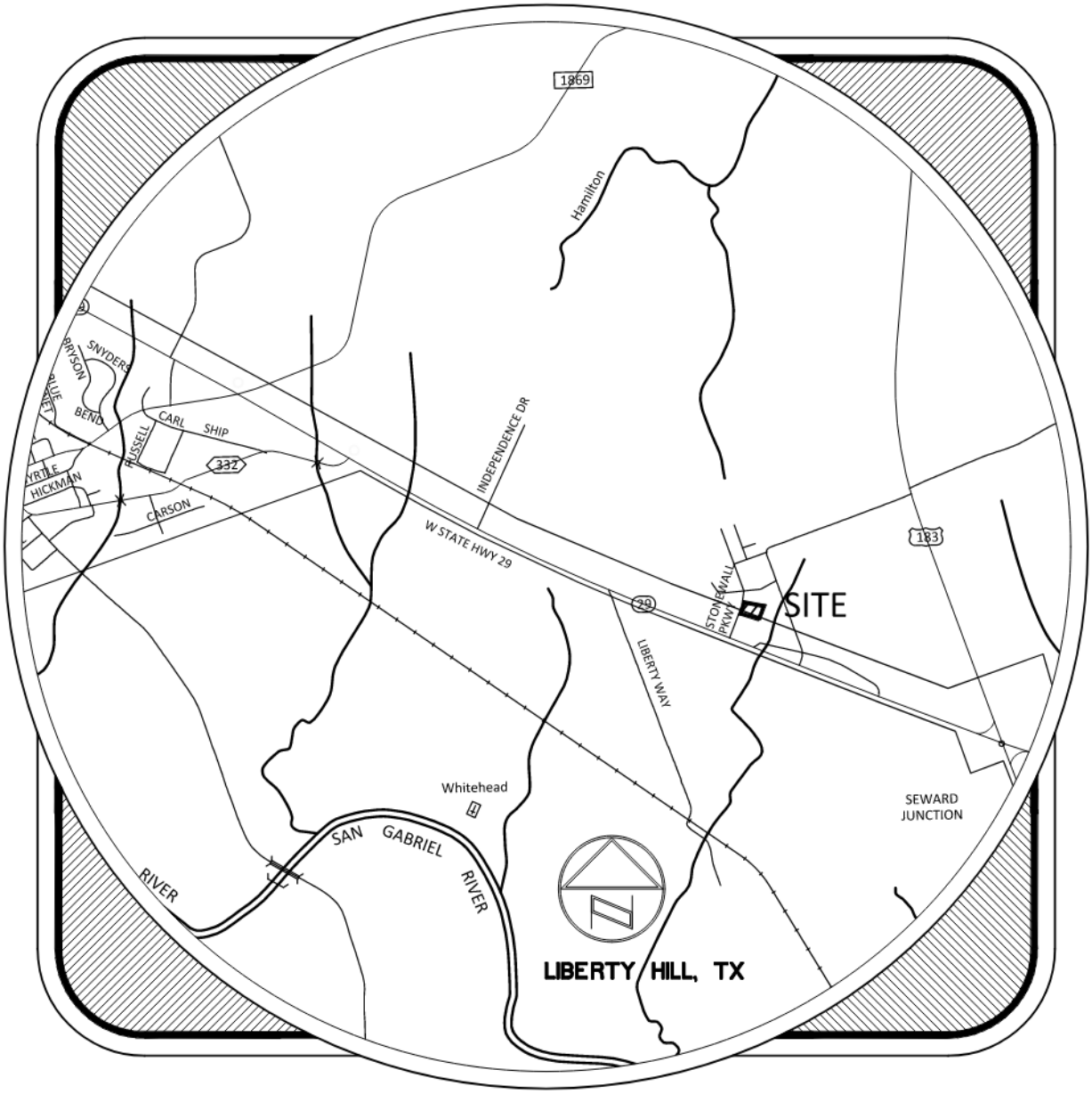
☐ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

ATTACHMENT A

ROAD MAP

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT A
ROAD MAP



ATTACHMENT B

USGS MAP

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

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

The National Map US Topo

LIBERTY HILL QUADRANGLE
TEXAS
7.5-MINUTE SERIES

SITE

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 14R
10 000-foot ticks: Texas Coordinate System of 1983 (central zone)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, July 2014
Roads..... U.S. Census Bureau, 2014 - 2015
Names.....GNIS, 2015
Hydrography.....National Hydrography Dataset, 2014
Contours.....National Elevation Dataset, 2004
Boundaries.....Multiple sources; see metadata file 1972 - 2015

Wetlands.....FWS National Wetlands Inventory 1977 - 2014

UTM GRID AND 2016 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID
NV PV
NU PU
Grid Zone Designation
14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1
MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000
FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.19

QUADRANGLE LOCATION

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

ADJOINING QUADRANGLES
1 Joppa
2 Mahomet
3 Florence
4 Bertram
5 Leander NE
6 Travis Peak
7 Nameless
8 Leander

LIBERTY HILL, TX
2016

NSN. 7643016397012
NGA REF NO. USGSX24K25631

ATTACHMENT C

PROJECT NARRATIVE

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT C

PROJECT NARRATIVE

The Contributing Zone Plan application consists of 2.055 acres for the proposed O2B Kids! Liberty Hill with 0.91 acres impervious cover. This development will be located approximately 300 ft north of Stonewall Pkwy and SH 29 and is currently undeveloped land.

The daycare facility will consist of an 11,602 SF building with associated parking, utility improvements and landscaping. In addition, stormsewer will be constructed to direct stormwater to the previously approved batch detention pond. The proposed site will utilize the existing water quality pond constructed in accordance with the previously approved Contributing Zone Plan. The approved pond was designed for 11.85 acres drainage basin with 7.78 acres (65.65%) of imperious cover.

This new construction of the daycare facility is part of the overall planned development of the site. The approved batch detention pond was sized for development of all subdivided tracts at 85% impervious cover. Our site will only contribute 44%. No improvements to the existing pond or additional BMPs will be necessary as part of this development.

ATTACHMENT D

FACTORS AFFECTING SURFACE WATER QUALITY

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT D

FACTORS AFFECTING SURFACE WATER QUALITY

Surface water quality can be affected by disturbance during construction and by development after construction. Soil disturbance from clearing and grubbing and cut and fill operations can lead to discharge of sediment unless adequate temporary erosion control measures are in place. For this project, the use of silt fence and rock berms will prevent sediment from leaving the site. The existing batch detention will also serve as a sedimentation pond during construction. Siltation collected by the control measures will be cleaned from trap, fences, berms, etc. on a routine schedule as outlined in the SWPPP and contract specifications. A comprehensive list of potential site pollutants is shown on the attached 'Table 1. Potential Construction Site Pollutants'.

During construction, surface water quality may also be affected by a spill of hydrocarbons or other hazardous substances used in construction. The most likely instances of a spill of hydrocarbons or hazardous substances are:

1. Refueling construction equipment.
2. Performing operator-level maintenance, including adding petroleum, oils, or lubricants.
3. Unscheduled or emergency repairs, such as hydraulic fluid leaks.

Every effort will be taken to be cautious and prevent spills. In the event of a fuel or hazardous substance spill as defined by the Reportable Quantities Table (30 TAC 327 and printed from TCEQ website), the contractor is required to clean up the spill and notify the TCEQ as required in 30 TAC 327. During business hours report spills to the TCEQ's Austin Regional Office at (512) 339-2929, after business hours call 1-800-832-8224, the State Emergency Response Center.

After construction is complete, impervious cover of the 2.055-acre tract is the major reason for degradation of water quality. Impervious cover will include buildings, parking lot pavement and concrete sidewalks. Oil and fuel discharge from vehicles are anticipated. A batch detention system is proposed to mitigate these pollutants by treating the runoff. A total of 2.055 acres of the site will be treated with 44% impervious cover.

Table 1. Potential Construction Site Pollutants

Material/Chemical	Physical Description	Stormwater Pollutants	Location or related Construction Activity
Sediment	Various colored soil particles, turbid water (dissolved sediments)	Turbidity, suspended sediment, metals and nutrients attached to sediment particles	Clearing and grubbing operations, grading and site excavation operations, vehicle tracking, topsoil stripping and stockpiling, landscaping operations
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Various colored to colorless liquid, powder, pellets, or grains	Chlorinated hydrocarbons, organophosphates, carbamates, arsenic	Herbicides used for noxious weed control
Fertilizer	Liquid or solid grains	Nitrogen, phosphorous	Newly seeded areas
Plaster	White granules or powder	Calcium sulphate, calcium carbonate, sulfuric acid	Wall construction
Cleaning solvents	Colorless, blue, or yellow-green liquid	Perchloroethylene, methylene chloride, trichloroethylene, petroleum distillates	No equipment cleaning allowed in project limits
Asphalt	Black solid	Oil, petroleum distillates	Streets and roofing
Concrete	White solid/grey liquid	Limestone, sand, pH, chromium	Curb and gutter, building construction
Glue, adhesives	White or yellow liquid	Polymers, epoxies	General construction
Paints	Various colored liquid	Metal oxides, stoddard solvent, talc, calcium carbonate, arsenic	General construction
Curing compounds	Creamy white liquid	Naphtha	Curb and gutter
Wood preservatives	Clear amber or dark brown liquid	Stoddard solvent, petroleum distillates, arsenic, copper, chromium	General construction
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil	Leaks or broken hoses from equipment
Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, ethyl benzene, toluene, xylene, MTBE	Secondary containment/staging area, vehicle leaks
Diesel Fuel	Clear, blue-green to yellow liquid	Petroleum distillate, oil & grease, naphthalene, xylenes	Secondary containment/staging area, vehicle leaks
Kerosene	Pale yellow liquid petroleum hydrocarbon	Coal oil, petroleum distillates	Secondary containment/staging area

Spills: Reportable Quantities

The RQ depends on the substance released and where released. Use this table to determine whether you must report and under what rule.

In Texas, upon determining that a reportable discharge or spill has occurred, the responsible person must notify the state. The threshold quantity that triggers the requirement to report a spill is called the **reportable quantity (RQ).** The reportable quantity depends on the type of substance released and where released (e.g. into water vs. on land); different kinds of spills are subject to different provisions of state and federal rules.

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in 40 CFR 302.4 (PDF) Exit...	30 TAC 327 Exit...
	into water	"Final RQ" or 100 lbs, whichever is **less**	
Any oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office Exit...
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	30 TAC 327 Exit...
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	30 TAC 327 Exit...
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of	as required by the Railroad Commission of Texas	Railroad Commission of Texas Exit...

	Texas		
Industrial solid waste or other substances	into water	100 lbs	30 TAC 327 Exit...
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	30 TAC 334.75-81 Exit...
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under 40 CFR 302 Exit...	30 TAC 327 Exit...
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	30 TAC 327

ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT E

VOLUME AND CHARACTER OF STORMWATER

A 11,602 sf O2B Kids! Liberty Hill daycare facility and associated parking lot is planned on Lot 7 with a stormsewer connection to the batch detention pond on Lot 6. The 2.055 acre disturbed will have 0.91 acres of impervious cover (44%). The remaining pervious portion of the site will consist of landscaped areas. For all areas, stormwater will travel as sheet or shallow concentrated flow across both pervious and impervious areas to a stormsewer system. The stormsewer flow will be routed to the batch detention pond in Lot 6.

This first flush of run-off will contain small amounts of oil, gas, and suspended solids, which will be captured by the water quality pond. Flows up to the first 1.5 inch of depth will be contained by the batch detention pond. Flows greater than the first 1.5 inch of rainfall are assumed to not be carrying the pollutant load that is found in the first flush of run-off. After passing through the detention pond, flows will convey to the existing channel offsite, and then leaving the site.

The batch detention pond will hold the water quality volume until it surpasses the water quality elevation. Then, stormwater above the water quality elevation will be released to the existing channel. Since proposed flow is lower than existing conditions, detention is not required.

For details of the water quality pond and all calculations, see the Existing and Proposed Drainage Area Plans, Water Quality Plan, and Water Quality Details in Section 3, Attachment M.

ATTACHMENT F

SUITABILITY LETTER FROM AUTHORIZED AGENT
(Not applicable)

CONTRIBUTING ZONE PLAN APPLICATION
(TCEQ-10257)

(NOT APPLICABLE)

ATTACHMENT G

ALTERNATIVE SECONDARY CONTAINMENT METHODS

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

(NOT APPLICABLE)

ATTACHMENT H

AST CONTAINMENT STRUCTURE DRAWINGS (IF AST)

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

(NOT APPLICABLE)

ATTACHMENT I

20% OR LESS IMPERVIOUS COVER WAIVER

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

(NOT APPLICABLE)

ATTACHMENT J

BMPs FOR UPGRADIENT STORMWATER

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT J

BMPs FOR UPGRADIENT STORMWATER

The drainage areas upstream of the developed site will drain onto our property, be captured and conveyed through the proposed stormsewer system into the existing batch detention pond. The existing BMP is sized to include this upgradient stormwater and treats the minimum requirement for sediment removal.

ATTACHMENT K

BMPs FOR ON-SITE STORMWATER

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT K

BMPs FOR ON-SITE STORMWATER

Run-off from the developed area will be conveyed to a batch detention pond that is designed to detain the required water quality volume as specified in the TCEQ Edwards Aquifer Technical Guidelines Manual.

Per TCEQ TSS Spreadsheet, the required water quality capture volume is 49,400 cf. The proposed batch detention pond captures a water quality volume of 57,000 cf. For the first pond, the bottom of pond elevation is at 1,015.25 ft and water quality elevation is at 1,019 ft for a water quality capture volume of approximately 54,500 cf. The second pond has a bottom of pond elevation at 1,016.3 ft and water quality elevation at 1,018.75 ft for a water q uality capture volume of approximately 2,570 cf. A total of 2.055 acres of the site will be treated at 44% impervious cover.

Stormwater passing the water quality elevation will convey to the existing ditch. In addition, a controller will retain the water quality volume for 12 hours before draining the water quality volume offsite.

ATTACHMENT L

BMPs FOR SURFACE STREAMS

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT L

BMPs FOR SURFACE STREAMS

Stormwater will be routed through a batch detention pond prior to being released into the surface stream or ditch. The peak flows and velocities are much lower than the peak flows that will be seen when the flow from further upstream finally arrives, so erosion will not be increased.

ATTACHMENT M

CONSTRUCTION PLANS

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT M

CONSTRUCTION PLANS

Pertinent construction plans as well as TCEQ's TSS Calculations are included in this attachment.

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Stonewall Commercial 11 ac
Date Prepared: 3/16/2021

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.
Characters shown in red are data entry fields.
Characters shown in black (Bold) are calculated fields. Changes to these fields will remove the equations used in the spreadsheet.

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

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

where:

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

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

County =	Williamson	
Total project area included in plan * =	11.85	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	7.78	acres
Total post-development impervious cover fraction * =	0.66	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	6772	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

3/19/21

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

Drainage Basin/Outfall Area No. = 1

Total drainage basin/outfall area =	11.13	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	7.26	acres
Post-development impervious fraction within drainage basin/outfall area =	0.65	
$L_{M\ THIS\ BASIN}$ =	6323	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

where:

A_C = Total On-Site drainage area in the BMP catchment area
A_I = Impervious area proposed in the BMP catchment area
A_P = Pervious area remaining in the BMP catchment area
L_R = TSS Load removed from this catchment area by the proposed BMP

A_C =	10.95	acres
A_I =	7.08	acres
A_P =	3.87	acres
L_R =	7199	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 6323 lbs.

F = 0.88

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 =	1.50	inches
Post Development Runoff Coefficient =	0.46	
On-site Water Quality Volume =	27246	cubic feet

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

Off-site area draining to BMP =	2.28	acres
Off-site Impervious cover draining to BMP =	1.14	acres
Impervious fraction of off-site area =	0.50	
Off-site Runoff Coefficient =	0.36	
Off-site Water Quality Volume =	4429	cubic feet
Storage for Sediment =	6335	
Total Capture Volume (required water quality volume(s) x 1.20) =	38011	cubic feet

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009

Project Name: Stonewall Commercial 11 ac
Date Prepared: 3/16/2021

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell.
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where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the proposed development = 80% of increased load
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	11.85	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan * =	7.78	acres
Total post-development impervious cover fraction * =	0.66	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	6772	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 2

3/19/21

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

Drainage Basin/Outfall Area No. = 2

Total drainage basin/outfall area =	0.72	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.52	acres
Post-development impervious fraction within drainage basin/outfall area =	0.72	
$L_{M\ THIS\ BASIN}$ =	448	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP = Batch Detention
Removal efficiency = 91 percent

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

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

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

A_C =	0.72	acres
A_I =	0.52	acres
A_P =	0.20	acres
L_R =	522	lbs

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

Desired $L_{M\ THIS\ BASIN}$ = 448 lbs.

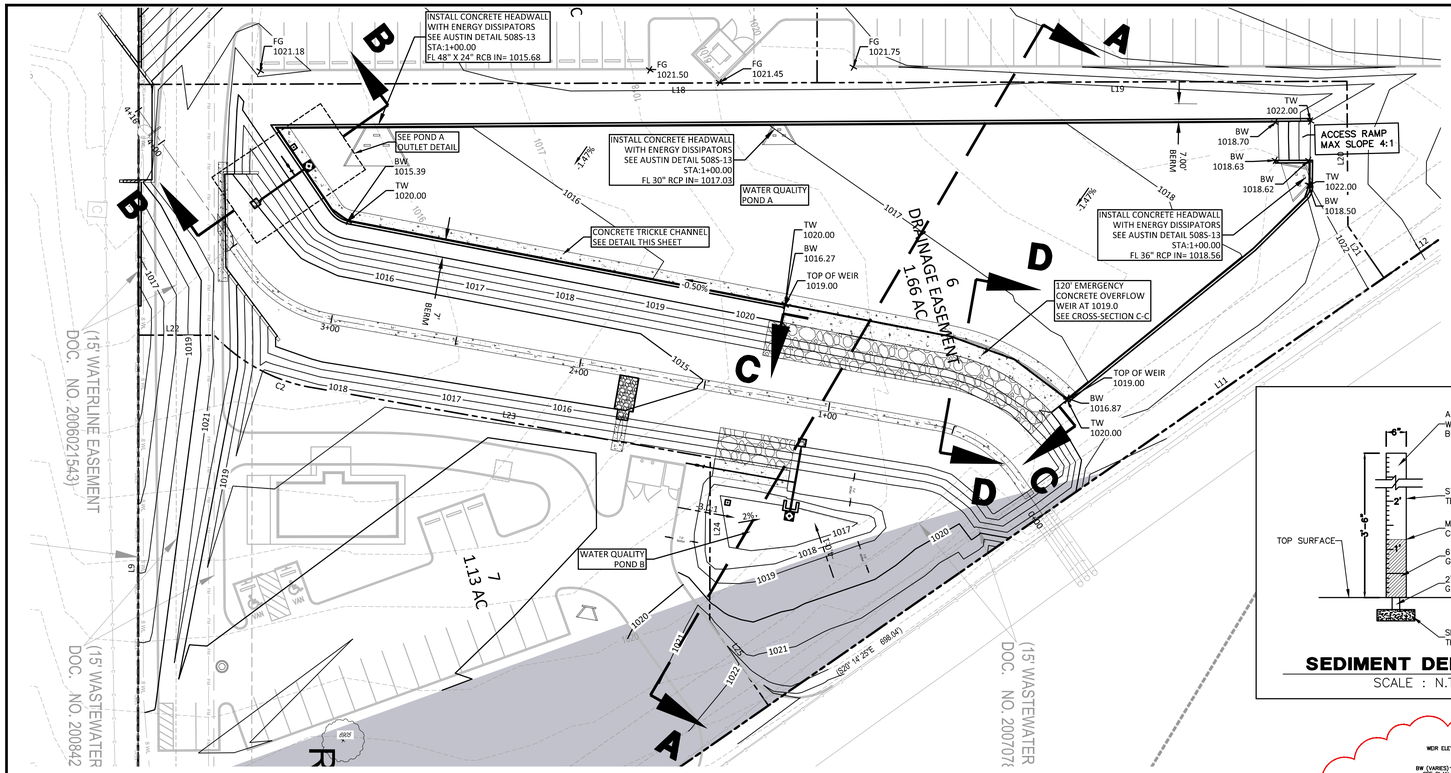
F = 0.86

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 =	1.38	inches
Post Development Runoff Coefficient =	0.52	
On-site Water Quality Volume =	1885	cubic feet

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

Off-site area draining to BMP =	0.00	acres
Off-site Impervious cover draining to BMP =	0.00	acres
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0.00	
Off-site Water Quality Volume =	0	cubic feet
Storage for Sediment =	377	
Total Capture Volume (required water quality volume(s) x 1.20) =	2262	cubic feet



WATER QUALITY POND A DRAWDOWN CALCULATIONS

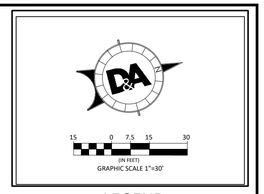
Stage Storage Table

Stage	Area (Square Feet)	Incr. Volume (Cubic Feet)	Storage (Cubic Feet)
1015.37	0	0	0
1016.00	4,617	1,454	1,454
1017.00	14,429	9,523	10,977
1018.00	23,221	18,825	29,802
1019.00	26,179	24,700	54,501

Circular Diameter (in)	4.00
Orifice FL	1015.00
Draw time req. (hr)	48.00
Area (ft^2)	0.087
Outflow Coefficient	0.60
Critical Elevation	1015.17

Outlet Rating Curve

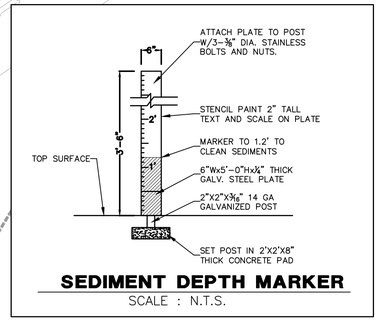
WSEL	Flowrate	Avg Flowrate	Incr. Draw time	Cum. Draw time
1015.37	0.19	0.19	0.00	0.00
1016.00	0.38	0.14	2.82	2.82
1017.00	0.57	0.36	7.43	10.25
1018.00	0.71	0.53	9.83	20.08
1019.00	0.82	0.68	10.13	30.21



LEGEND

TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
FG	FINISHED GRADE ELEVATION
TP	TOP OF PAVEMENT
FL	FLOWLINE

1 WEIR CROSS-SECTION



SEDIMENT DEPTH MARKER
SCALE : N.T.S.

OVERFLOW WEIR DESIGN

	25-yr	100-yr
Weir coefficient	3.0	
Width of weir (ft)	120	
Flow (cfs)	121.8	178.2
Depth of flow (ft)	0.49	0.63
Provided Overflow Elevation	1019.00	
Max WSE	1019.49	1019.63
Top of Weir Elevation	1020.00	

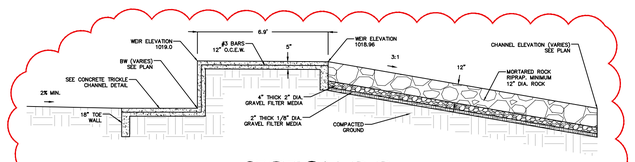
Batch Detention Pond A

Contributing Drainage Area =	PR-1A	
Total Drainage Area =	11.85	acre
Pre-Development I.C. =	0.00	acre
Post-Development I.C. =	7.78	acre
Post-Development I.C. Fraction =	0.66	
$L_{M\ TOTAL\ PROJECT}$ =	6,772	lbs
A_C =	**10.95**	acre
A_I =	**7.08**	acre
A_P =	**3.87**	acre
L_R =	**7,199**	lbs
Fraction of Annual Runoff (F) =	0.88	
Rainfall Depth =	1.50	inch
Post Development Runoff Coefficient =	0.46	
On-site Water Quality Volume =	27,246	cubic ft
Off-site area draining to BMP =	2.28	acre
Off-site Impervious cover draining to BMP =	1.14	acre
Impervious fraction of off-site area =	0.50	
Off-site Runoff Coefficient =	0.36	
Off-site Water Quality Volume =	4,429	cubic ft
Storage for Sediment =	6,335	cubic ft
Total Capture Volume Required =	38,011	cubic ft
Total Capture Volume Provided =	54,501	cubic ft

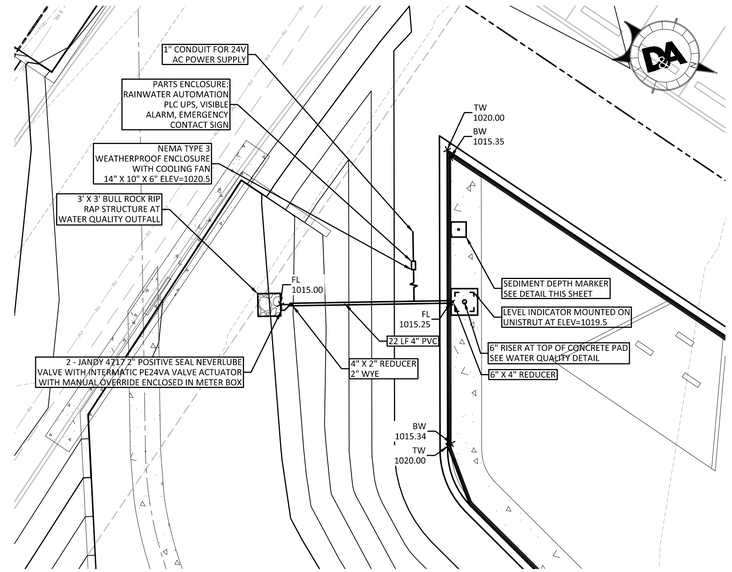
WATER QUALITY POND A STAGE-STORAGE

Stage (ft msl)	Area (sf)	Area (acres)	Storage Incremental (cf)	Storage Cummulative (cf)	Storage Cummulative (ac-ft)
1015.37	0	0.00	0	0	0.00
1016.00	4,617	0.11	1,454	1,454	0.03
1017.00	14,429	0.33	9,523	10,977	0.25
1018.00	23,221	0.53	18,825	29,802	0.68
1019.00	26,179	0.60	24,700	54,501	1.25

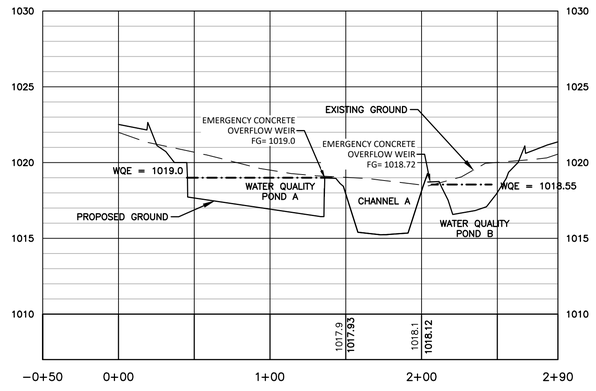
1



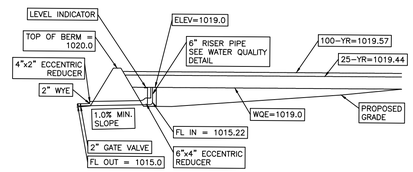
SECTION D-D
TYPICAL OVERFLOW WEIR CROSS-SECTION
SCALE: NONE



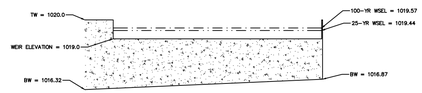
POND A
OUTLET DETAIL
SCALE: 1" = 10'



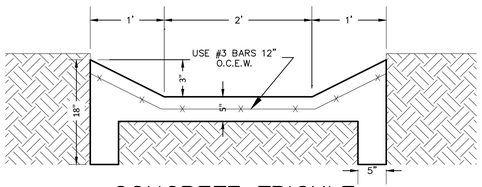
SECTION A-A
CROSS-SECTION
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



SECTION B-B
POND A OUTLET CROSS-SECTION
SCALE: NONE



SECTION C-C
OVERFLOW WEIR CROSS-SECTION
SCALE:
HORIZONTAL: 1" = 40', VERTICAL: 1" = 4'



NOTE:
THE 3" INVERT IN THE TRICKLE CHANNEL SHALL TRANSITION 3" TO 0" IN THE LAST 25' BEFORE INTERSECTING THE OUTLET STRUCTURE.

CONCRETE TRICKLE CHANNEL
NOT TO SCALE

D&A DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

PLAN OF RECORD
WATER QUALITY POND A PLAN

STONEWALL RANCH COMMERCIAL, JV
STONEWALL COMMERCIAL EAST
11730 W. SH 29
LIBERTY HILL, TX

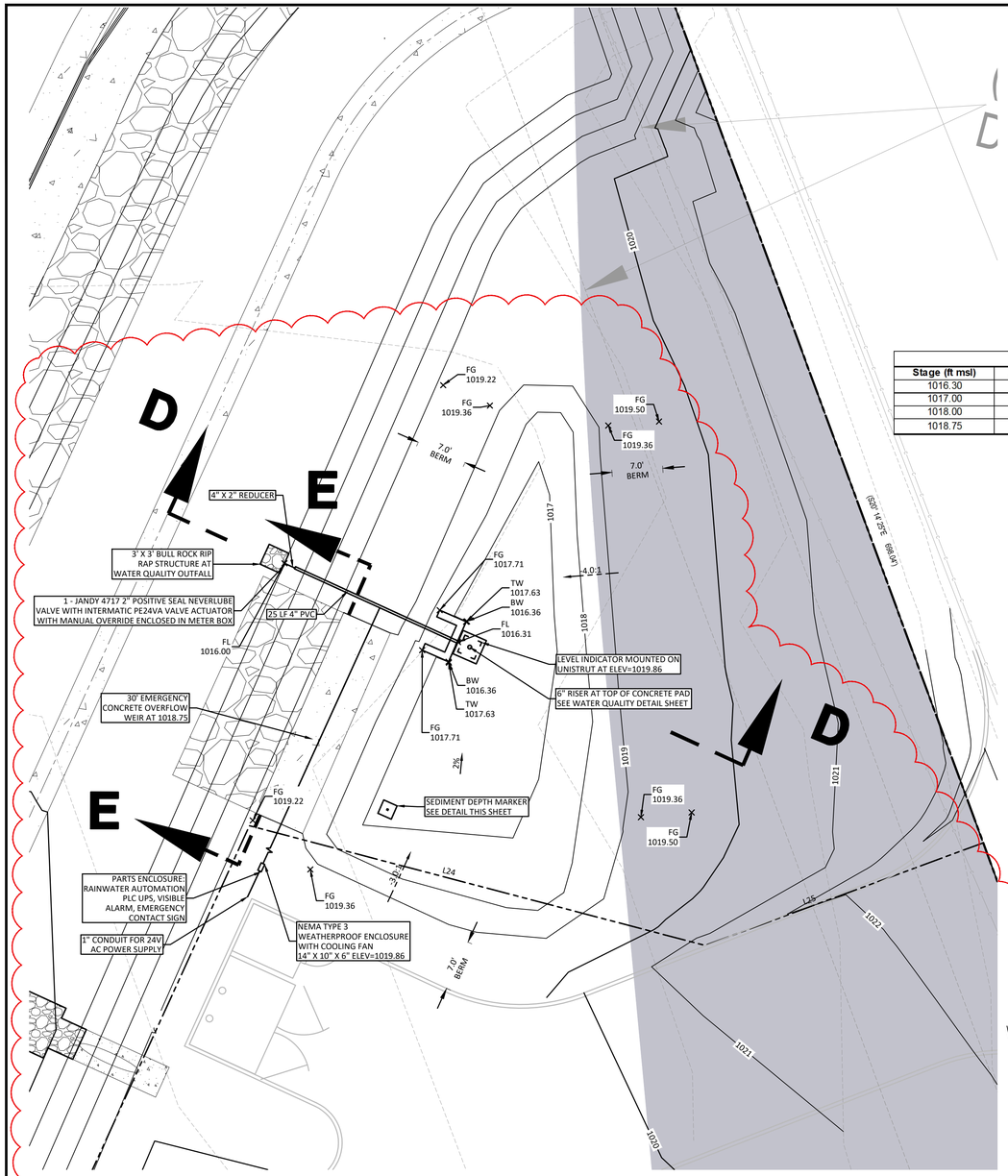
STATE OF TEXAS
CHRISTOPHER A REID
81546
LICENSED PROFESSIONAL ENGINEER
7/15/21

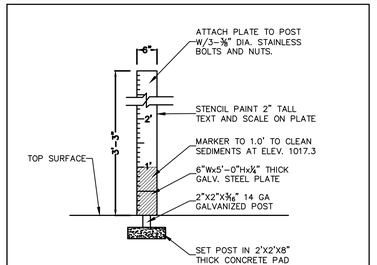
Designed:	SC & RP
Drawn:	SC & RP
Reviewed:	CR
Date:	7/14/2021

SHEET
21

Project No.:
1516-002

Drawing: C:\pw_working\rjohard.phom\dms16217\1516002-CD-WQ.dwg
User: RPHAM
Last Modified: Jul. 14, 21 - 16:37
Plot Date/Time: Jul. 14, 21 - 16:38:25





SEDIMENT DEPTH MARKER

SCALE : N.T.S.

WATER QUALITY POND B STAGE-STORAGE

Stage (ft msl)	Area (sf)	Area (acres)	Storage Incremental (cf)	Storage Cummulative (cf)	Storage Cummulative (ac-ft)
1016.30	0	0.00	0	0	0.00
1017.00	794	0.02	278	278	0.01
1018.00	1,425	0.03	1,110	1,387	0.03
1018.75	1,724	0.04	1,181	2,568	0.06

WATER QUALITY POND B DRAWDOWN CALCULATIONS

Stage Storage Table

Stage	Area (Square Feet)	Incr. Volume (Cubic Feet)	Storage (Cubic Feet)
1016.30	0	0	0
1017.00	794	278	278
1018.00	1,425	1,110	1,387
1018.75	1,724	1,181	2,568

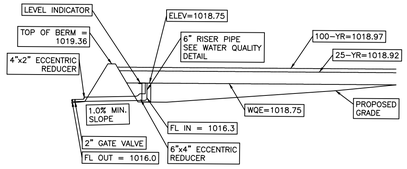
Circular Diameter (in)	2.00
Orifice FL	1016.00
Draw time req. (hr)	48.00
Area (ft^2)	0.022
Outflow Coefficient	0.60
Critical Elevation	1016.08

Outlet Rating Curve

WSEL	Flowrate	Avg Flowrate	Incr. Draw time	Cum. Draw time
1016.30	0.05	0.05	0.00	0.00
1017.00	0.10	0.04	2.07	2.07
1018.00	0.15	0.09	3.37	5.44
1018.75	0.17	0.13	2.50	7.93

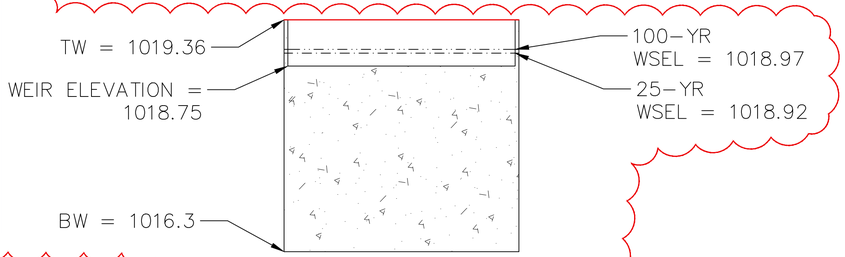
OVERFLOW WEIR DESIGN

	25-yr	100-yr
Weir coefficient	3.0	
Width of weir (ft)	30	
Flow (cfs)	6.37	9.3
Depth of flow (ft)	0.17	0.22
Provided Overflow Elevation	1018.75	
Max WSE	1018.92	1018.97
Top of Weir Elevation	1019.36	



SECTION D-D
POND B OUTLET CROSS-SECTION

SCALE: NONE

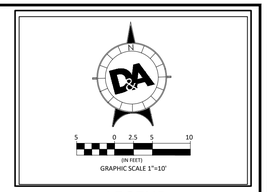


SECTION E-E
OVERFLOW WEIR CROSS-SECTION

SCALE:
HORIZONTAL: 1" = 10', VERTICAL: 1" = 1'

Batch Detention Pond B

Contributing Drainage Area =	PR-1B	
Total Drainage Area =	11.85	acre
Pre-Development I.C. =	0.00	acre
Post-Development I.C. =	7.78	acre
Post-Development I.C. Fraction =	0.66	
$L_{M\ TOTAL\ PROJECT}$ =	6,772	lbs
A_C =	**0.72**	acre
A_I =	**0.52**	acre
A_P =	**0.20**	acre
L_R =	**522**	lbs
Fraction of Annual Runoff (F) =	0.86	
Rainfall Depth =	1.38	inch
Post Development Runoff Coefficient =	0.52	
On-site Water Quality Volume =	1,885	cubic ft
Off-site area draining to BMP =	0	acre
Off-site Impervious cover draining to BMP =	0	acre
Impervious fraction of off-site area =	0	
Off-site Runoff Coefficient =	0	
Off-site Water Quality Volume =	0	cubic ft
Storage for Sediment =	377	cubic ft
Total Capture Volume Required =	2,262	cubic ft
Total Capture Volume Provided =	2,568	cubic ft



LEGEND

TW	TOP OF WALL ELEVATION
BW	BOTTOM OF WALL ELEVATION
FG	FINISHED GRADE ELEVATION
TP	TOP OF PAVEMENT
FL	FLOWLINE

1 SHIFTED POND TO THE EAST

PLAN OF RECORD

THIS RECORD DRAWING HEREIN REFLECTS TO THE BEST OF THE DESIGN ENGINEER'S KNOWLEDGE THE APPROXIMATE LOCATION OF THE CONSTRUCTED WORK USING INFORMATION AS PROVIDED BY THE CONTRACTOR(S), WHO REPRESENTED THAT ALL FIELD CHANGES AND OTHER DEVIATIONS FROM THE APPROVED CONSTRUCTION DRAWINGS ARE INCLUDED.

OCTOBER 18, 2021
DATE

D&A DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W. Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

WATER QUALITY POND B PLAN

STONEWALL RANCH COMMERCIAL, JV
STONEWALL COMMERCIAL EAST
11730 W. SH 29
LIBERTY HILL, TX

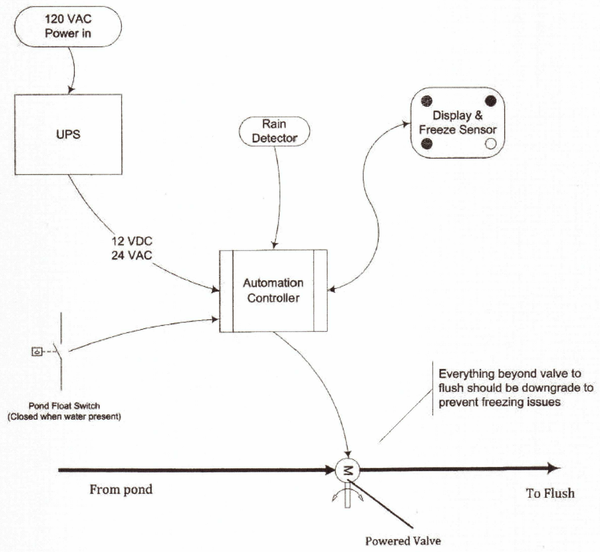
STATE OF TEXAS
CHRISTOPHER A REID
81546
LICENSED PROFESSIONAL ENGINEER
7/15/21

Designed:	SC & RP
Drawn:	SC & RP
Reviewed:	CR
Date:	7/14/2021

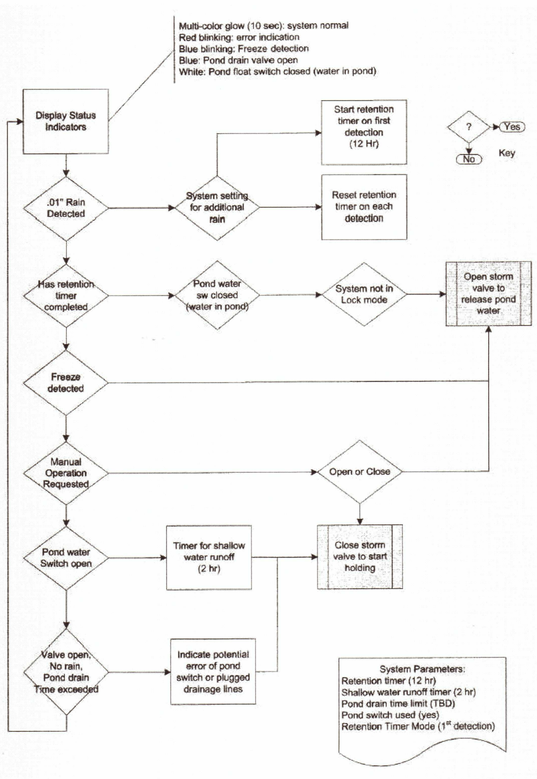
SHEET
22

Project No.:
1516-002

Drawing: C:\pw_working\richard.pham\dms16217\1516002-CD-WQ.dwg
User: RPHAM
Last Modified: Jul. 14, 21 - 15:03
Plot Date/Time: Jul. 14, 21 - 15:11:39



BATCH DETENTION POND LOGIC



PROGRAMIBLE LOGIC FLOW CHART

REVISIONS			
REV	DESCRIPTION	DATE	APPROVED
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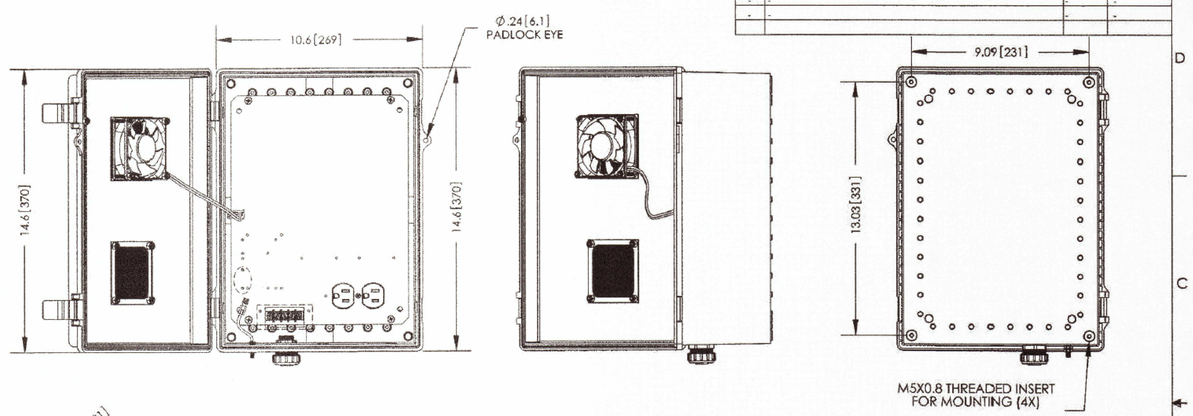
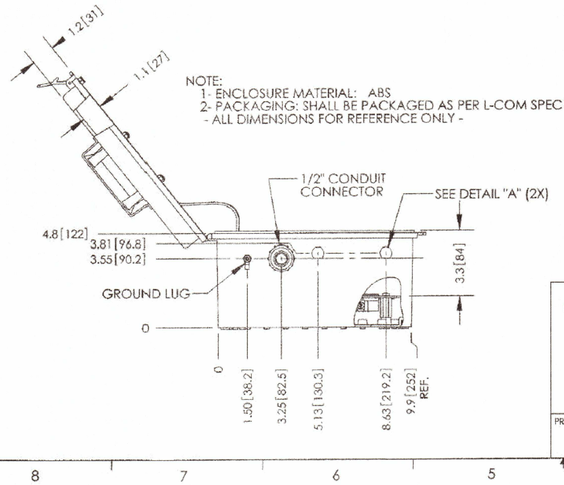
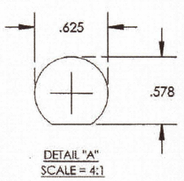
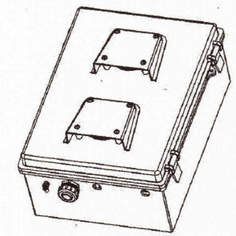
-	-	-	-
-	-	-	-



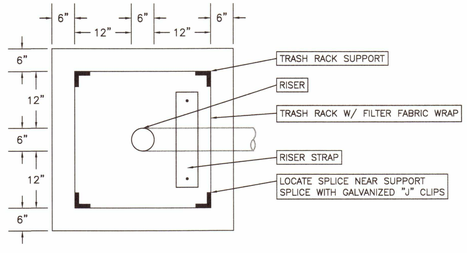






RoHS Compliant ✔

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES [mm] DIMENSIONAL TOLERANCES: X = ±.1 .XX = ±.01 .XXX = ±.005 ANGULAR TOLERANCES: ALL = ± 1° PROJECTION	APPROVALS	DATE	L-COM Global Connectivity 45 BEECHWOOD DRIVE NORTH ANDOVER, MA 01845
	DRAWN BY B.PUCHASKI	01/28/13	CATEGORY: ENCLOSURE
	CHECKED BY P.PESA	01/28/13	
	APPROVED BY P.PESA	01/28/13	PRODUCT DESCRIPTION: NEMA ENCLOSURE 14 x 10 x 6 WEATHERPROOF 120VAC W/FAN
	CONFIGURATION DETAILS OF UNDIMENSIONED FEATURES MAY VARY		SIZE A | FSCM NO. 43321 | DWG. NO. NBE141006-10F | REV. A
	COLOR VARIATIONS MAY OCCUR		SCALE: NONE | CAD FILE: NBE141006-10F.SLDDRW | SHEET 1 OF 1

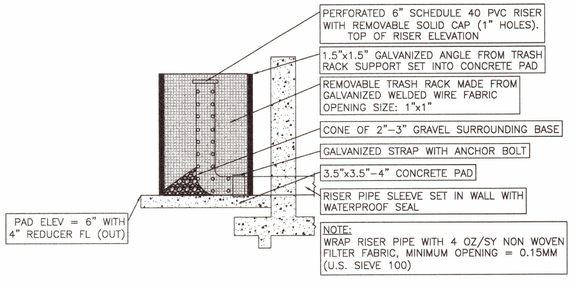


BATCH DETENTION POND RISER PIPE

N.T.S.

NOTES:

1. NO BASIN LINER DUE TO LOCATION OF THE POND IN THE CONTRIBUTING ZONE.
2. POST THE FOLLOWING SIGN UNDER THE VISIBLE ALARM FOR EMERGENCY CONTACT:
   EMERGENCY CONTACT: TCEQ
   OWNER: LONE STAR TANGIBLE ASSETS, LP
   TCEQ: 512-339-2929
3. POND BOTTOM SHALL BE VEGETATED PER THE SEEDING SPECIFICATION ON THE EROSION CONTROL PLAN SHEET.



CITY OF LIBERTY HILL PLANNING DEPARTMENT

DOUCET & ASSOCIATES
Civil Engineering - Entitlements - Surveying/Mapping
7401 B. Highway 71 W, Suite 160
Austin, TX 78735, Tel: (512)-583-2600
www.doucetengineers.com
Firm Registration Number: 3937

PLAN OF RECORD
WATER QUALITY DETAILS

STONEWALL RANCH
COMMERCIAL, JV
STONEWALL COMMERCIAL EAST
11730 W. SH 29
LIBERTY HILL, TX

STATE OF TEXAS
CHRISTOPHER A. REID
81546
LICENSED PROFESSIONAL ENGINEER
5/25/21

Designed:	SC & RP
Drawn:	SC & RP
Reviewed:	CR
Date:	4/12/2021

SHEET
23

Project No.:
1516-002

Drawing: C:\pw_working\richard.pham\dms16217\1516002-CD-WQ.dwg
User: RPHAM
Last Modified: May. 17, 21 - 10:58
Plot Date/Time: May. 21, 21 - 11:38:41

ATTACHMENT N

INSPECTION, MAINTENANCE, REPAIR & RETROFIT PLAN

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT N

INSPECTION, MAINTENANCE, REPAIR & RETROFIT PLAN

The following guidelines should be used for the maintenance plan for the batch detention pond systems being utilized to treat runoff from the Stonewall Commercial East project for water quality.

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

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

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

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

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

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

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

Record Keeping:

Maintenance and inspection records should be kept on file by the Owner of the permanent BMP's for a period of at least three (3) years. Repair and retrofit records should be kept on file by the Owner of the permanent BMP's for a period of at least five (5) years. The attached Operation and Maintenance Checklist shall be completed for each inspection performed.

MICHAEL P. ROSS
Print Name

PRESIDENT
Title

Stonewall Ranch Commercial, JV
Entity Name

Signature

12.16.2020
Date

Prepared and Certified by Engineer:

Christopher A. Reid, PE

12/8/20
Date

ATTACHMENT O

PILOT-SCALE FIELD TESTING PLAN

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

(NOT APPLICABLE)

ATTACHMENT P

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

CONTRIBUTING ZONE PLAN APPLICATION (TCEQ-10257)

ATTACHMENT P

MEASURES FOR MINIMIZING SURFACE STREAM CONTAMINATION

During construction, standard erosion measures will be used as shown in the construction plans. The entire construction site will be contained by a silt fence until construction is complete. Entry and exit from the site will be through a stabilized construction entrance. The existing batch detention pond will serve as a sedimentation pond.

After completion of the project, temporary erosion and sedimentation measures (silt fence and rock berm) will remain in place until vegetative cover is established. Details concerning the erosion/sedimentation protection plan can be found on the Erosion & Sedimentation Control Plans of the construction drawings.

SECTION 4

STORM WATER POLLUTION PREVENTION PLAN

(SWPPP)

STORMWATER POLLUTION PREVENTION PLAN

TABLE OF CONTENTS

ATTACHMENTS

APPENDICES

Certification Page

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

Sign as required by 30 TAC 305.128

Signature of Primary Operator:

Signed: _____ Date: _____ TPDES#: _____

Name: Seth Lane

Company: Concept Development, Inc. Date NOI was submitted to MS4: _____

If plan is shared by more than one entity (other Operators):

Signed: _____ Date: _____ TPDES#: _____

Company: _____ Date NOI was submitted to MS4: _____

STORMWATER POLLUTION PREVENTION PLAN

I. EXECUTIVE SUMMARY

The general contractor, and all subcontractors involved with a construction activity that disturbs site soil or who implement a pollutant control measure identified in the Storm Water Pollution Prevention Plan (SWPPP) must comply with the following requirements of the Texas Pollution Discharge Elimination Systems (TPDES) General Permit, as transferred to TCEQ, and any local governing agency having jurisdiction concerning erosion and sedimentation control:

A. The contractor shall notify the following agencies 48 hours prior to construction and shall have a pre-construction meeting prior to start of construction. The Contractor shall notify the **City of Liberty Hill, TCEQ and Doucet & Associates, Inc**. at least 48 hours prior to the pre-construction meeting. The contractor shall have erosion control plans and copy of approved Contributing Zone Plan available for review and discussion. A representative from each of the following agencies or companies, but not limited to the following, shall be present at the pre-construction meeting.

City of Liberty Hill	**(512) 778-5449**
TCEQ	**(512) 339-2929**
Doucet & Associates, Inc.	**(512) 583-2600**

B. The **O2B Kids! Liberty Hill** site is located in the Contributing Zone to the Edwards Aquifer which is regulated by the Texas Commission on Environmental Quality. Contractor must adhere to the approved Contributing Zone Plan (hard copy kept on site) and TCEQ General Construction Notes listed on **sheet 2** of the approved **site development plans**.

C. A copy of the Site Notice or NOI and a description of the project must be posted in a prominent place for public viewing at the construction site.

D. The contractor must mail a copy of the Site Notice to the MS4 Operator – the **City of Liberty Hill**.

E. Complete copy of the SWPPP, including copies of all inspection reports, plan revisions, etc., must be retained at the project site at all times during working hours and kept in the permanent project records for at least three years following completion of construction.

F. As described previously, regular inspections must be made to determine effectiveness of the SWPPP. It shall be modified as needed to prevent pollutants from discharging from the site. The inspector must be a person familiar with the site, the nature of the major construction activities, and qualified to evaluate both overall system performance and individual component performance. Additionally, the inspector must either be someone empowered to implement modifications to this SWPPP and the pollutant control devices, if needed, in order to increase effectiveness to an acceptable level, or someone with the authority to cause such things to happen.

G. Oil and hazardous substances releases are to be reported per TCEQ and Federal requirements. For the TCEQ, it's 55 gallons, and EPA depends on the type of substance

according to the codified Reportable Quantity.

H. This SWPPP intends to control water-borne and liquid pollutant discharges by some combination of interception, filtration, and containment. The general contractor and subcontractors implementing this SWPPP must remain alert to the need to periodically refine and update the SWPPP in order to accomplish the intended goals.

I. This SWPPP must be amended as necessary during the course of construction in order to keep it current with the pollutant control measures utilized at the site. Amending the SWPPP does not mean that it has to be reprinted. It is acceptable to add addenda, sketches, and/or revised drawings.

J. A record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated must be maintained until final site stabilization is achieved. A log for keeping such records is included in the Appendices. A different form for the log may be substituted if it is found to be more useful.

II. INTRODUCTION

This SWPPP has been prepared for major activities associated with construction of the **O2B Kids! Liberty Hill** development **located at 110 Stonewall Parkway, approximately 300 ft north of Stonewall Pkwy and SH 29 in Liberty Hill, Texas**. This SWPPP includes the elements necessary to comply with the TPDES General Permit for construction activities formerly administered by the U.S. Environmental Protection Agency (EPA) under the Texas Pollutant Discharge Elimination System (TPDES) program, as transferred to TCEQ, and all local governing agency requirements. This SWPPP must be implemented before the start of construction.

Construction phase pollutant sources anticipated at the site are disturbed (bare) soil, vehicle fuels and lubricants, chemicals associated with pavement construction, and pavement materials. Without adequate control there is the potential for each type of pollutant to be transported by storm water.

Project construction will consist primarily of site grading, paving, storm drainage, water supply, sewage collection, and building construction.

A. Purpose

A major goal of pollution prevention efforts during project construction is to control soil and pollutants that originate on the site and prevent them from flowing to surface waters. The purpose of this SWPPP is to provide guidelines for achieving that goal. A successful pollution prevention program also relies upon careful inspection and adjustments during the construction process in order to enhance its effectiveness.

B. Scope

This SWPPP must be implemented before construction begins on the site. It primarily addresses the impact of storm rainfall and runoff on areas of the ground surface disturbed during the construction process. In addition, there are recommendations for controlling

other sources of pollution that could accompany the major construction activities. This SWPPP will terminate when disturbed areas are stabilized, construction activities covered herein have ceased.

Particular forms are included which are necessary for implementing the SWPPP.

The TPDES General Permit, see Appendix E, for Storm Water Discharges from Construction Activities, as transferred to TCEQ, prohibits most non-storm water discharges during the construction phase. Allowable non-storm water discharges that could occur during construction on this project, which would therefore be covered by the General Permit, include:

1. Discharges from firefighting activities;
2. Fire hydrant flushing;
3. Water used to wash vehicles or control dust;
4. Water flowing from potable sources and water line flushing;
5. Irrigation drainage;
6. External building wash down which does not use detergents;
7. Runoff from pavement wash down where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents have not been used;
8. Air conditioning condensate;
9. Springs and uncontaminated groundwater; and
10. Foundation or footing drains where flows are not contaminated with process materials such as solvents.
11. The techniques described in this SWPPP focus on providing control of pollutant discharges with practical approaches that utilize readily available expertise, materials, and equipment. The Owner referred to in this SWPPP is **Concept Development, Inc**. The general contractor will construct the new building and site while working under contract with the owner.

PROJECT DESCRIPTION

A. Described below are the major construction activities that are the subject of this SWPPP. They are presented in the order (or sequence) they are expected to begin, but each activity will not necessarily be completed before the next begins. Also, these activities could occur in a different order, if necessary, to maintain adequate erosion and sedimentation control:

1. Install temporary silt fence, tree protection and stabilized construction

entrance according to the construction plans prior to clearing, grading, excavation, etc. Contractor shall inspect and repair temporary erosion controls on a regular basis and remove accumulated sediment when six (6) inches of sediment has been trapped.

2. Install tree protection and initiate tree mitigation measures where applicable.
3. The contractor shall contact **City of Liberty Hill** at least 72 hours prior to any construction to arrange a Pre-Construction Meeting.
4. Pre-Construction Meeting onsite.
5. Evaluate temporary erosion control installation.
6. Begin site clearing/demolition.
7. Establish sub-grade for parking, building pad, detention and water quality pond.
8. Installation of utilities (trenching).
9. Construction of building and paved areas.
10. Complete testing requirements.
11. Complete construction and install landscaping.
12. Clean site and revegetate all disturbed areas in accordance with restoration requirements shown on the construction plans.
13. Project engineer inspects job and writes concurrence letter to the City. Final inspection is scheduled upon receipt of the letter.
14. Receive operating permit and City clearance for occupancy.
15. Remove temporary erosion control measures and tree protection after all disturbed areas are completely restored and revegetated.

The actual schedule for implementing pollutant control measures will be determined by project construction progress. Down slope protective measures must always be in place before soil is disturbed.

III. SITE DESCRIPTION

Included as part of this SWPPP are the project construction drawings. Refer to them for detailed site information.

A. **Site Location** – The 2.055-acre site is located 300 ft north of Stonewall Pkwy and W. SH 29 in Liberty Hill, Texas. The O2B Kids! Liberty Hill site proposes to connect with the City of Liberty Hill water supply by connecting to an existing 8” waterline and 12” wastewater line along the north property line.

B. **Site Topography** – The site slopes from the northwest to the southeast. The slope will keep that general trend, with storm sewer conveyance via underground piping system to the batch detention pond.

C. **Rainfall Information** – The typical yearly rainfall pattern for the Liberty Hill area is approximately 35 inches per year.

D. **Site Soils** – Per the USDA Web Soil Survey, soils within this site consist of Doss silty clay (DoC) with 1 to 5 percent slopes, and Eckrant cobbly clay (EaD) with 1 to 8 percent slopes.

E. **Total Area and Disturbed Area** - The total project area is 2.055 acres. Approximately 2.1 acres will be disturbed for the commercial buildings, parking, drive aisle and landscaping.

F. **Quality Receiving Surface Waters and Wetlands Waters and Wetlands** – Discharge from the site will be into a tributary to the South Fork of San Gabriel River and ultimately to the South Fork San Gabriel River after leaving the site by an existing channel.

G. Erosion Control Plan – An erosion control plan is included in the site development plans.

IV. STORM WATER POLLUTION PREVENTION MEASURES AND CONTROLS

A variety of storm water pollutant controls are recommended for this project. Some controls are intended to function temporarily and will be used as needed for pollutant control during the construction period. These include temporary sediment barriers and a temporary sediment basin. For most disturbed areas, permanent stabilization will be accomplished by covering the soil with pavement, or vegetation.

A. Erosion and Sediment Controls

1. Soil Stabilization - The purpose of soil stabilization is to prevent soil from leaving the site. In the natural condition, soil is stabilized by native vegetation. The primary technique to be used at this project for stabilizing site soil will be to provide a protective cover of grass, pavement, or building.

   (a) Temporary Seeding - Within 14 days after construction activity ceases on any particular area, all disturbed ground where there will not be construction for longer than 21 days must be seeded with fast-germinating temporary seed and protected with mulch.

   (b) Permanent Seeding - All areas at final grade must be seeded within 14 days after completion of the major construction activity

   (c) Structural Controls – The stormwater runoff from the site will be routed through underground storm sewer lines to one of the two batch detention ponds.

B. Other Pollutant Controls

Control of sediments has been described previously. Other aspects of this SWPPP are listed below:

1. Dust Control - Construction traffic must enter and exit the site at the stabilized construction entrance. The purpose is to trap dust and mud that would otherwise be carried off-site by construction traffic.

   Water trucks will be used as needed during construction to reduce dust generated on the site. Dust control must be provided by the general contractor to a degree that is acceptable to the Construction Manager, and in compliance with applicable local and state dust control regulations. After construction, the site will be

stabilized (as described elsewhere), which will reduce the potential for dust generation.

2. Solid Waste Disposal - No solid materials, including building materials, are allowed to be discharged from the site with storm water. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

   Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.

3. Sanitary Facilities - All personnel involved with construction activities must comply with state and local sanitary or septic system regulations. Temporary sanitary facilities will be provided at the site throughout the construction phase. They must be utilized by all construction personnel and will be serviced by a commercial operator.

4. Long-Term Pollutant Controls - Storm water pollutant control measures installed during construction, that will also provide benefits after construction, include permanent detention ponds, grass lined channels, rip-rapped outfalls, grass coverage, etc. Those sediment barriers that do not interfere with normal operations and appear to provide long-term benefits can be left in place after construction is completed.

C. Construction Phase "Best Management Practices"

During the construction phase, the general contractor will implement the following measures:

1. Material resulting from the clearing and grubbing operation will be stockpiled up slope from adequate sedimentation controls.

2. Use of detergents for large scale washing is prohibited (i.e., vehicles, pavement surfaces, etc.)

3. Chemicals, paints, solvents, fertilizers, and other toxic material must be stored in waterproof containers. Except during application, the contents must be kept in trucks or within storage facilities. Runoff containing such material must be collected, removed from the site, treated, and disposed at an approved solid waste or chemical disposal facility.

V. LOCAL PLANS

In addition to this SWPPP, construction activities associated with this project must comply with any guidelines set forth by local regulatory agencies.

VI. INSPECTIONS AND SYSTEM MAINTENANCE

The general contractor may choose to use a third party to install erosion controls, conduct inspections and maintain the inspections log.

A. Temporary Erosion Control BMPs Inspection and Maintenance Guidelines
   1. Outlet Stabilization
      a) Inspect riprap outlet structures after heavy rains to see if any erosion around or below the riprap has taken place or if stones have been dislodged. Immediately make all needed repairs to prevent further damage.

   2. Hydraulic Mulch
      a) Mulched areas should be inspected weekly and after each rain event to locate and repair any damage.
      b) Areas damaged by storms or normal construction activities should be regraded and hydraulic mulch reapplied as soon as practical.

   3. Sod
      a) Sod should be inspected weekly and after each rain event to locate and repair any damage.
      b) Damage from storms or normal construction activities such as tire ruts or disturbance of swale stabilization should be repaired as soon as practical.

   4. Dust Control
      a) When dust is evident during dry weather, reapply dust control BMPs.

B. Temporary Sediment Control BMPs Inspection and Maintenance Guidelines
   1. Temporary Construction Entrance/Exit
      a) The entrance should be maintained in a condition, which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment.
      b) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.
      c) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-of-way.
      d) When washing is required, it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
      e) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

   2. Silt Fence
      a) Inspect all fencing weekly, and after any rainfall.
         i. Remove sediment when buildup reaches 6 inches.

b) Replace any torn fabric or install a second line of fencing parallel to the torn section.
c) Replace or repair any sections crushed or collapsed in the course of construction activity. If a section of fence is obstructing vehicular access, consider relocating it to a spot where it will provide equal protection, but will not obstruct vehicles. A triangular filter dike may be preferable to a silt fence at common vehicle access points.
d) When construction is complete, the sediment should be disposed of in a manner that will not cause additional siltation and the prior location of the silt fence should be revegetated. The fence itself should be disposed of in an approved landfill.

3. Rock Berms
   a) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.
   b) Remove sediment and other debris when buildup reaches 6 inches and dispose of the accumulated silt in an approved manner that will not cause any additional siltation.
   c) Repair any loose wire sheathing.
   d) The berm should be reshaped as needed during inspection.
   e) The berm should be replaced when the structure ceases to function as intended due to silt accumulation among the rocks, washout, construction traffic damage, etc.
   f) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

4. Inlet Protection
   a) Inspection should be made weekly and after each rainfall. Repair or replacement should be made promptly as needed by the contractor.
   b) Remove sediment when buildup reaches a depth of 3 inches. Removed sediment should be deposited in a suitable area and in such a manner that it will not erode.
   c) Check placement of device to prevent gaps between device and curb.
   d) Inspect filter fabric and patch or replace if torn or missing.
   e) Structures should be removed, and the area stabilized only after the remaining drainage area has been properly stabilized.

Between the time this SWPPP is implemented and final site stabilization is achieved, all disturbed areas and pollutant controls must be inspected every seven calendar days. The purpose of site inspections is to assess performance of pollutant controls. The general contractor's designated representative will conduct the inspections. Based on these inspections, the general contractor will decide whether it is necessary to modify this SWPPP, add or relocate sediment barriers, or whatever else may be needed in order to prevent pollutants from leaving the site via storm water runoff. The general contractor has the duty to cause pollutant control measures to be repaired, modified, maintained, supplemented, or whatever else is necessary in order to achieve effective pollutant control.

Examples of particular items to evaluate during site inspections are listed below. This list is not intended to be comprehensive. During each inspection the inspector must evaluate overall pollutant control system performance as well as particular details of individual system components. Additional factors should be considered as appropriate to the circumstances.

A. Locations where vehicles enter and exit the site must be inspected for evidence of off-site sediment tracking. A stabilized construction entrance will be constructed where vehicles enter and exit. This entrance will be maintained or supplemented as necessary to prevent sediment from leaving the site on vehicles.

B. Sediment barriers must be inspected and, if necessary, they must be enlarged or cleaned in order to provide additional capacity. All material excavated from behind sediment barriers will be stockpiled on the up-slope side. Additional sediment barriers must be constructed as needed.

C. Inspections will evaluate disturbed areas and areas used for storing materials that are exposed to rainfall for evidence of, or the potential for, pollutants entering the drainage system. If necessary, the materials must be covered, or original covers must be repaired or supplemented. Also, protective berms must be constructed, if needed, in order to contain runoff from material storage areas.

D. Grassed areas will be inspected to confirm that a healthy stand of grass is maintained. The site has achieved final stabilization once all areas are covered with building foundation or pavement or have a stand of grass with at least 70 percent density. The density of 70 percent or greater must be maintained to be considered as stabilized. Areas must be watered, fertilized, and reseeded as needed to achieve this goal.

E. All discharge points must be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters.

Based on inspection results, any modification necessary to increase effectiveness of this SWPPP to an acceptable level must be made within seven calendar days of the inspection. The inspection reports must be completed entirely, and additional remarks should be included if needed to fully describe a situation. An important aspect of the inspection report is the description of additional measures that need to be taken to enhance plan effectiveness. The inspection report must identify whether the site was in compliance with the SWPPP at the time of inspection and specifically identify all incidents of non-compliance.

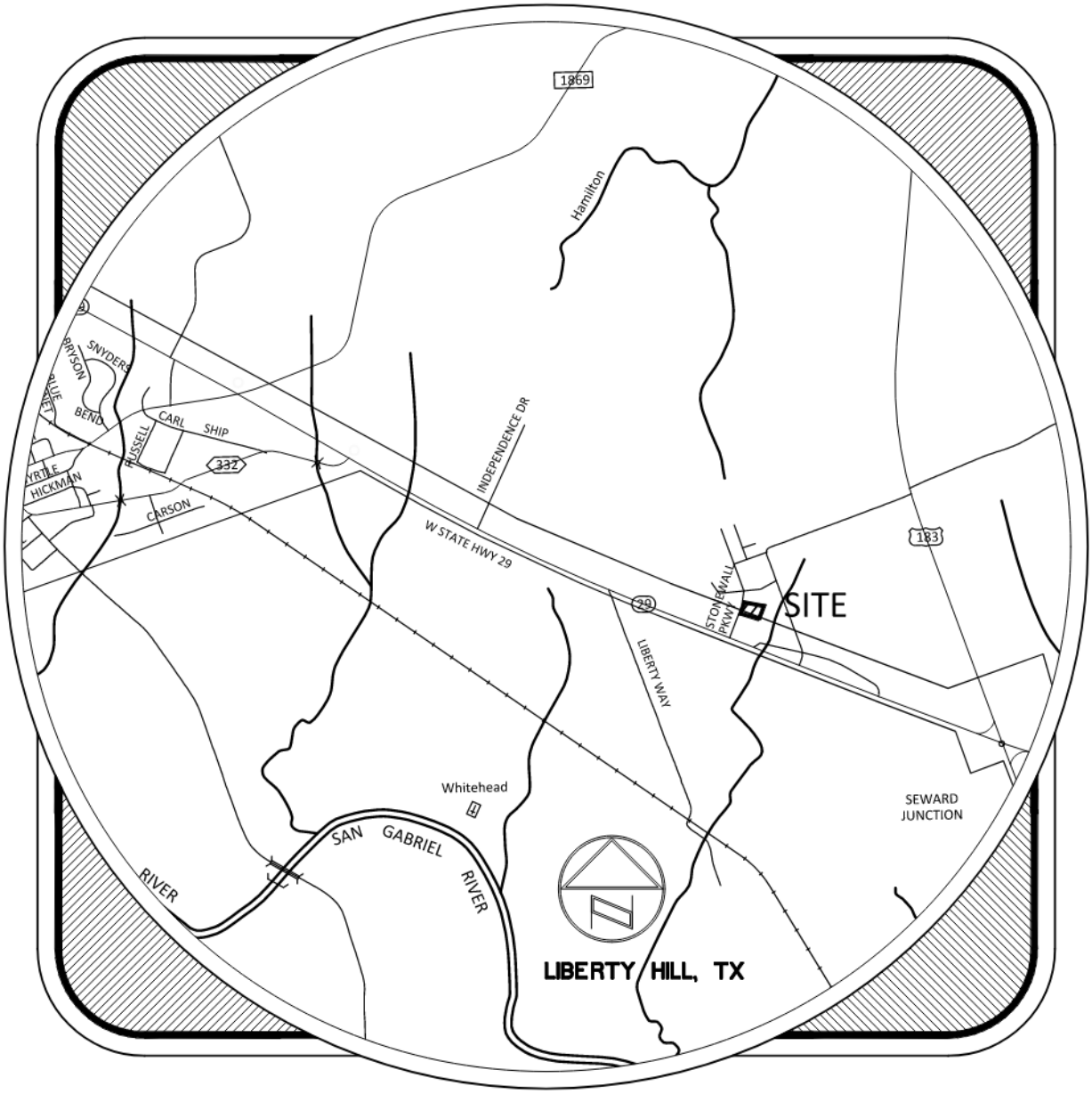
The general contractor as an integral part of this SWPPP must keep inspection reports on file for at least three years from the date of completion of the project.

Ultimately, it is the responsibility of the general contractor to assure the adequacy of site pollutant discharge controls. Actual physical site conditions or contractor practices could make it necessary to install more structural controls than are shown on the plans. (For example, localized concentrations of runoff could make it necessary to install additional sediment barriers.) Assessing the need for additional controls and implementing them or adjusting existing controls will be a continuing aspect of this SWPPP until the site achieves final stabilization.

ATTACHMENT A

LOCATION MAP

ATTACHMENT A
LOCATION MAP



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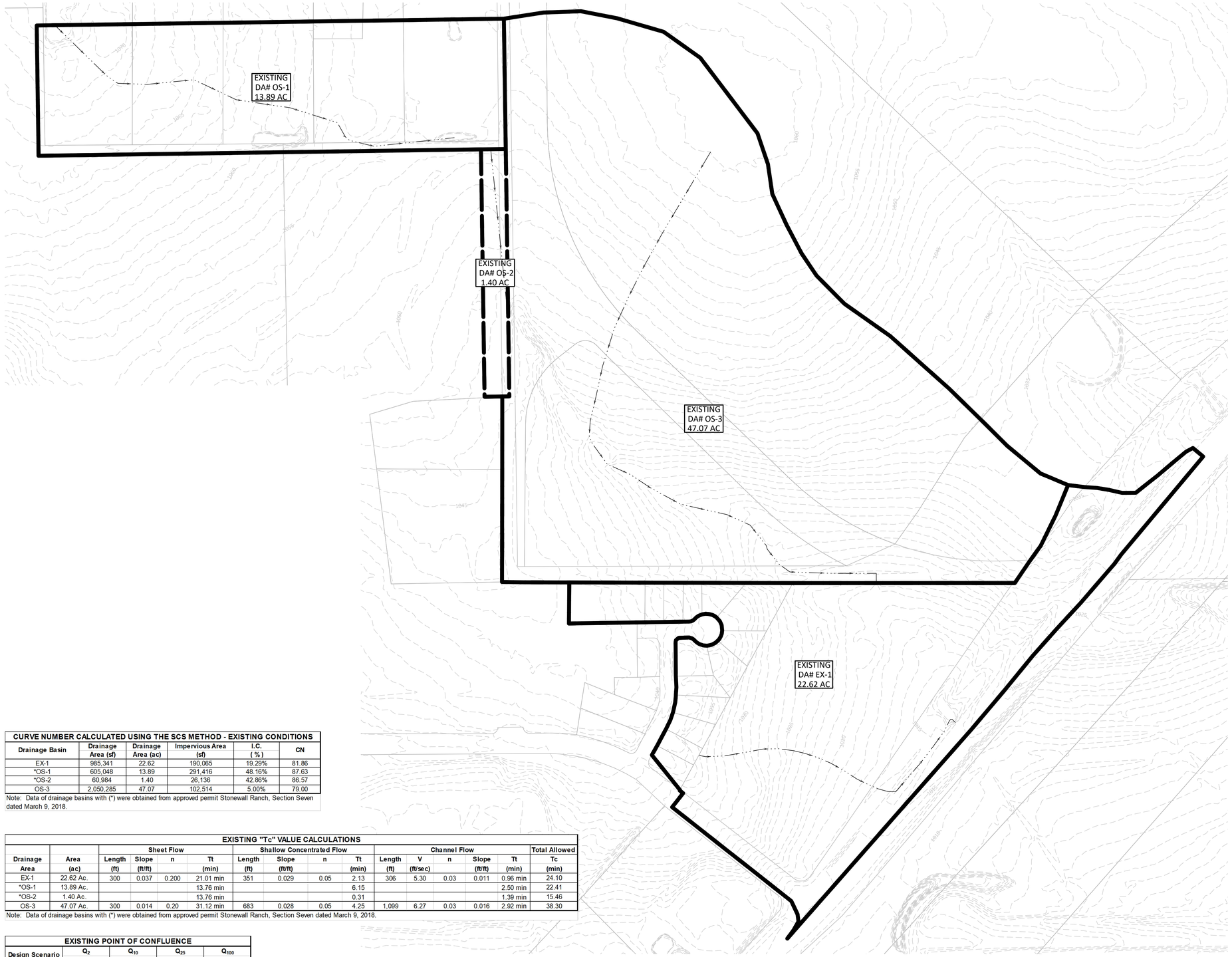
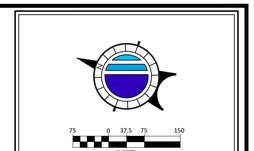
A Kleinfelder Company

ATTACHMENT B

DRAINAGE AREA MAPS (EXISTING & PROPOSED)





NOTES:
1. THE DRAINAGE CALCULATIONS WERE PERFORMED USING HEC-HMS WITH NOAA ATLAS 14 RAINFALL DATA.

CURVE NUMBER CALCULATED USING THE SCS METHOD - EXISTING CONDITIONS

Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	I.C. (%)	CN
EX-1	985,341	22.62	190,065	19.29%	81.86
*OS-1	605,048	13.89	291,416	48.16%	87.63
*OS-2	60,984	1.40	26,136	42.86%	86.57
OS-3	2,050,285	47.07	102,514	5.00%	79.00

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018.

EXISTING "Tc" VALUE CALCULATIONS

		Sheet Flow				Shallow Concentrated Flow				Channel Flow					Total Allowed
Drainage Area	Area (ac)	Length (ft)	Slope (ft/ft)	n	Tt (min)	Length (ft)	Slope (ft/ft)	n	Tt (min)	Length (ft)	V (ft/sec)	n	Slope (ft/ft)	Tt (min)	Tc (min)
EX-1	22.62 Ac.	300	0.037	0.200	21.01 min	351	0.029	0.05	2.13	306	5.30	0.03	0.011	0.96 min	24.10
*OS-1	13.89 Ac.				13.76 min				6.15					2.50 min	22.41
*OS-2	1.40 Ac.				13.76 min				0.31					1.39 min	15.46
OS-3	47.07 Ac.	300	0.014	0.20	31.12 min	683	0.028	0.05	4.25	1,099	6.27	0.03	0.016	2.92 min	38.30

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018.

EXISTING POINT OF CONFLUENCE

Design Scenario	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX-1	34.59	68.49	93.79	140.64
*OS-1	26.96	49.06	65.13	94.48
*OS-2	2.98	5.48	7.31	10.63
OS-3	52.3	109.17	152.17	231.86
POC	106.64	215.79	297.73	450.47

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018. Design storms included in the approved permit are for the 25- and 100-year storm events.
Point of Confluence (POC) flows for each storm event were determined using Modified Puls Routing Method in PondPack by Doucet & Associates.

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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TBPELS Firm Number: 10105800

EXISITNG DRAINAGE PLAN (FOR REFERENCE)

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED
PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
8
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-DR-EX.dwg
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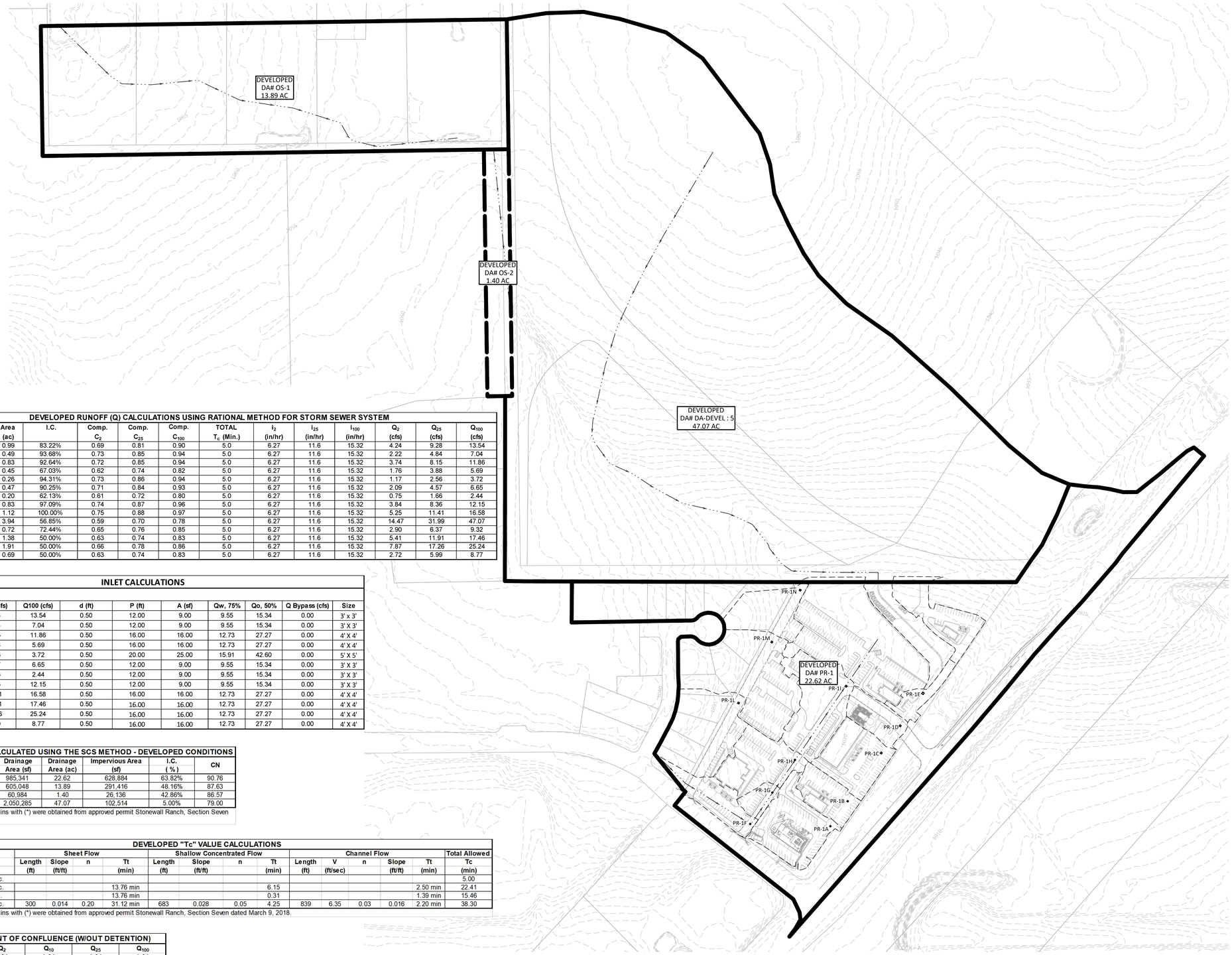

75 0 37.5 75 150
FEET
GRAPHIC SCALE 1"=150'

LEGEND

- SLOPE DIRECTION
- DRAINAGE AREA
- FLOW PATH

NOTES:
1. THE DRAINAGE CALCULATIONS WERE PERFORMED USING HEC-HMS WITH NOAA ATLAS 14 RAINFALL DATA.

DEVELOPED RUNOFF (Q) CALCULATIONS USING RATIONAL METHOD FOR STORM SEWER SYSTEM

Drainage Basin	Area (ac)	I.C.	Comp. C_2	Comp. C_{25}	Comp. C_{100}	TOTAL T_c (Min.)	I_2 (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	Q_2 (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
PR-1A	0.99	83.22%	0.69	0.81	0.90	5.0	6.27	11.6	15.32	4.24	9.28	13.54
PR-1B	0.49	93.68%	0.73	0.85	0.94	5.0	6.27	11.6	15.32	2.22	4.84	7.04
PR-1C	0.83	92.64%	0.72	0.85	0.94	5.0	6.27	11.6	15.32	3.74	8.15	11.86
PR-1D	0.45	67.03%	0.62	0.74	0.82	5.0	6.27	11.6	15.32	1.76	3.88	5.69
PR-1E	0.26	94.31%	0.73	0.86	0.94	5.0	6.27	11.6	15.32	1.17	2.56	3.72
PR-1F	0.47	90.25%	0.71	0.84	0.93	5.0	6.27	11.6	15.32	2.09	4.57	6.65
PR-1G	0.20	62.13%	0.61	0.72	0.80	5.0	6.27	11.6	15.32	0.75	1.66	2.44
PR-1H	0.83	97.09%	0.74	0.87	0.96	5.0	6.27	11.6	15.32	3.84	8.36	12.15
PR-1I	1.12	100.00%	0.75	0.88	0.97	5.0	6.27	11.6	15.32	5.25	11.41	16.58
PR-1J	3.94	56.85%	0.59	0.70	0.78	5.0	6.27	11.6	15.32	14.47	31.99	47.07
PR-1K	0.72	72.44%	0.65	0.76	0.85	5.0	6.27	11.6	15.32	2.90	6.37	9.32
PR-1L	1.38	50.00%	0.63	0.74	0.83	5.0	6.27	11.6	15.32	5.41	11.91	17.46
PR-1M	1.91	50.00%	0.66	0.78	0.86	5.0	6.27	11.6	15.32	7.87	17.26	25.24
PR-1N	0.69	50.00%	0.63	0.74	0.83	5.0	6.27	11.6	15.32	2.72	5.99	8.77

INLET CALCULATIONS

Grate Inlet in Sump

DA	Q25 (cfs)	Q100 (cfs)	d (ft)	P (ft)	A (sf)	Qw, 75%	Qo, 50%	Q Bypass (cfs)	Size
PR-1A	9.28	13.54	0.50	12.00	9.00	9.55	15.34	0.00	3' x 3'
PR-1B	4.84	7.04	0.50	12.00	9.00	9.55	15.34	0.00	3' X 3'
PR-1C	8.15	11.86	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1D	3.88	5.69	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1E	2.56	3.72	0.50	20.00	25.00	15.91	42.60	0.00	5' X 5'
PR-1F	4.57	6.65	0.50	12.00	9.00	9.55	15.34	0.00	3' X 3'
PR-1G	1.66	2.44	0.50	12.00	9.00	9.55	15.34	0.00	3' X 3'
PR-1H	8.36	12.15	0.50	12.00	9.00	9.55	15.34	0.00	3' X 3'
PR-1I	11.41	16.58	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1L	11.91	17.46	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1M	17.26	25.24	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1N	5.99	8.77	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'

CURVE NUMBER CALCULATED USING THE SCS METHOD - DEVELOPED CONDITIONS

Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	I.C. (%)	CN
PR-1	985,341	22.62	628,884	63.82%	90.76
*OS-1	605,048	13.89	291,416	48.16%	87.63
*OS-2	60,984	1.40	26,136	42.86%	86.57
OS-3	2,050,285	47.07	102,514	5.00%	79.00

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018.

DEVELOPED "Tc" VALUE CALCULATIONS

Drainage Area	Area (ac)	Sheet Flow Length (ft)	Sheet Flow Slope (ft/ft)	Sheet Flow n	Sheet Flow Tt (min)	Shallow Concentrated Flow Length (ft)	Shallow Concentrated Flow Slope (ft/ft)	Shallow Concentrated Flow n	Shallow Concentrated Flow Tt (min)	Channel Flow Length (ft)	Channel Flow V (ft/sec)	Channel Flow n	Channel Flow Slope (ft/ft)	Channel Flow Tt (min)	Total Allowed Tc (min)
PR-1	22.62 Ac.														5.00
*OS-1	13.89 Ac.				13.76 min				6.15					2.50 min	22.41
*OS-2	1.40 Ac.				13.76 min				0.31					1.39 min	15.46
OS-3	47.07 Ac.	300	0.014	0.20	31.12 min	683	0.028	0.05	4.25	839	6.35	0.03	0.016	2.20 min	38.30

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018.

DEVELOPED POINT OF CONFLUENCE (W/OUT DETENTION)

Design Scenario	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
PR-1	67.04	115.7	150.87	215.16
*OS-1	26.96	49.06	65.13	94.48
*OS-2	2.98	5.48	7.31	10.63
OS-3	52.3	109.17	152.17	231.86
POC	96.72	191.78	263.41	395.87

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018. Design storms included in the approved permit are for the 25- and 100-year storm events.
Point of Confluence (POC) flows for each storm event were determined using Modified Puls Routing Method in PondPack by Doucet & Associates.

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PROPOSED DRAINAGE PLAN (FOR REFERENCE)

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
9
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\I2553001-CD-DR-PR.dwg
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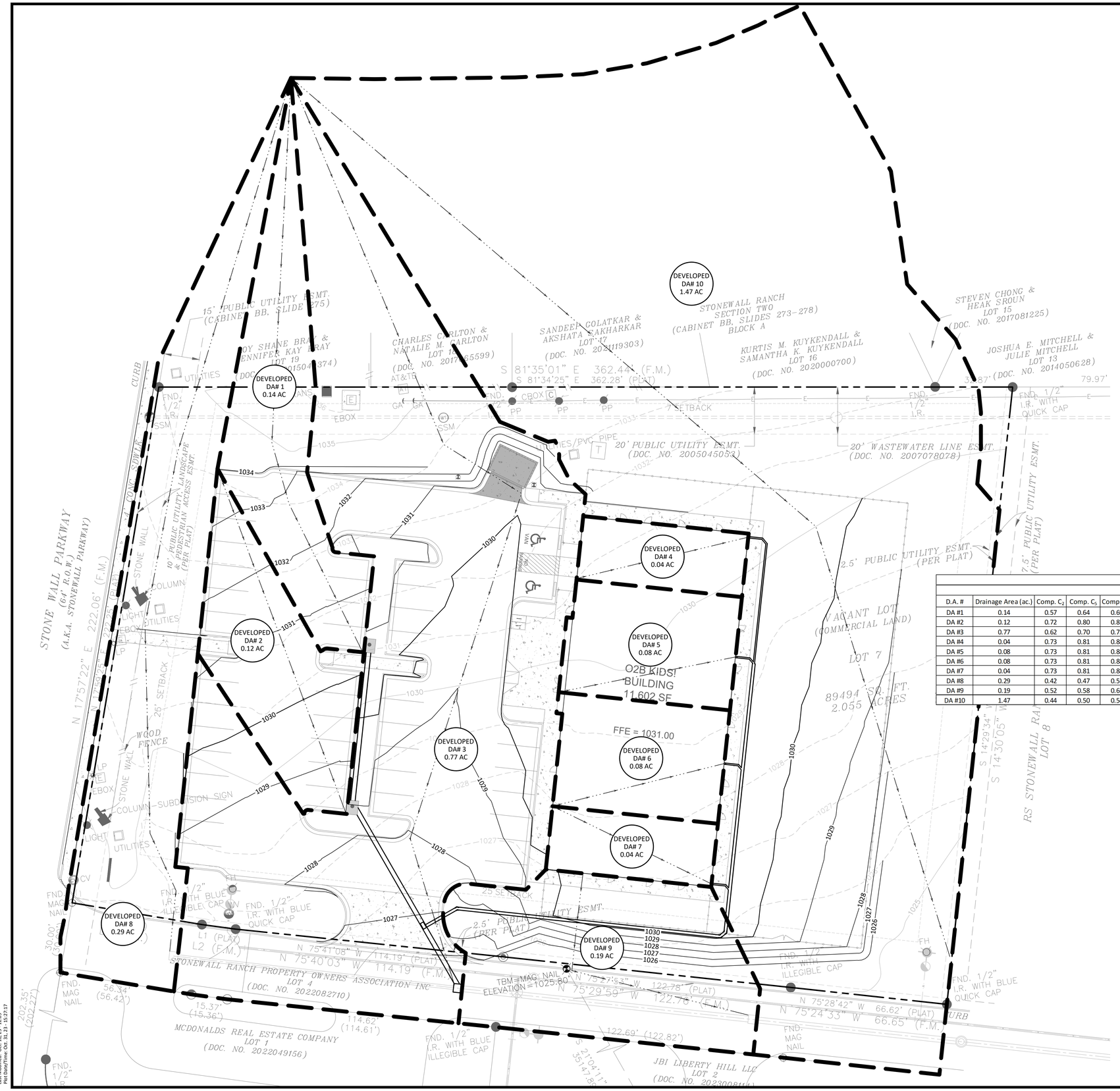

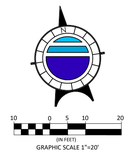

LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- EASEMENTS
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- DRAINAGE AREA

RATIONAL METHOD "C" VALUE CALCULATIONS (SLOPES 2-7%)								
D.A. #	Drainage Area (sf)	Drainage Area (ac.)	I.C. (sf)	I.C. (%)	Comp. C_2	Comp. C_5	Comp. C_{25}	Comp. C_{100}
DA #1	6098	0.14	3730	61.16%	0.57	0.64	0.69	0.78
DA #2	5227	0.12	5147	98.47%	0.72	0.80	0.87	0.96
DA #3	33541	0.77	24789	73.91%	0.62	0.70	0.75	0.84
DA #4	1742	0.04	1742	100.00%	0.73	0.81	0.88	0.97
DA #5	3485	0.08	3485	100.00%	0.73	0.81	0.88	0.97
DA #6	3485	0.08	3485	100.00%	0.73	0.81	0.88	0.97
DA #7	1742	0.04	1742	100.00%	0.73	0.81	0.88	0.97
DA #8	12632	0.29	2976	23.56%	0.42	0.47	0.51	0.59
DA #9	8276	0.19	4039	48.80%	0.52	0.58	0.63	0.71
DA #10	64033	1.47	18981	29.64%	0.44	0.50	0.54	0.62

RATIONAL METHOD RUNOFF (Q) CALCULATIONS														
D.A. #	Drainage Area (ac.)	Comp. C_2	Comp. C_5	Comp. C_{25}	Comp. C_{100}	Total T_c (min)	i_2 (in/hr)	i_5 (in/hr)	i_{25} (in/hr)	i_{100} (in/hr)	Q_2 (cfs)	Q_5 (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
DA #1	0.14	0.57	0.64	0.69	0.78	10	4.51	7.17	8.73	11.23	0.36	0.64	0.85	1.22
DA #2	0.12	0.72	0.80	0.87	0.96	10	4.51	7.17	8.73	11.23	0.39	0.69	0.91	1.30
DA #3	0.77	0.62	0.70	0.75	0.84	10	4.51	7.17	8.73	11.23	2.16	3.84	5.07	7.26
DA #4	0.04	0.73	0.81	0.88	0.97	10	4.51	7.17	8.73	11.23	0.13	0.23	0.31	0.44
DA #5	0.08	0.73	0.81	0.88	0.97	10	4.51	7.17	8.73	11.23	0.26	0.46	0.61	0.87
DA #6	0.08	0.73	0.81	0.88	0.97	10	4.51	7.17	8.73	11.23	0.26	0.46	0.61	0.87
DA #7	0.04	0.73	0.81	0.88	0.97	10	4.51	7.17	8.73	11.23	0.13	0.23	0.31	0.44
DA #8	0.29	0.42	0.47	0.51	0.59	10	4.51	7.17	8.73	11.23	0.54	0.98	1.30	1.91
DA #9	0.19	0.52	0.58	0.63	0.71	10	4.51	7.17	8.73	11.23	0.45	0.80	1.05	1.52
DA #10	1.47	0.44	0.50	0.54	0.62	10	4.47	7.11	8.66	11.15	2.90	5.23	6.90	10.13

O2B Kids! - Liberty Hill
2553-001

25-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Q_{25} cfs	RF %	Length ft	Area ft^2	Q_{weir} cfs	Q_{orif} ft
C1	DEV DA1	0.85	10	5	2.5	10.37	-
C2	DEV DA2	0.91	10	5	2.5	10.37	-
G1	DEV DA3	5.07	50	12	9	-	15.32

O2B Kids! - Liberty Hill
2553-001

100-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Q_{100} cfs	RF %	Length ft	Area ft^2	Q_{weir} cfs	Q_{orif} ft
C1	DEV DA1	1.22	10	5	2.5	10.37	-
C2	DEV DA2	1.30	10	5	2.5	10.37	-
G1	DEV DA3	7.26	50	12	9	-	15.32

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DEVELOPED DRAINAGE AREA MAP

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

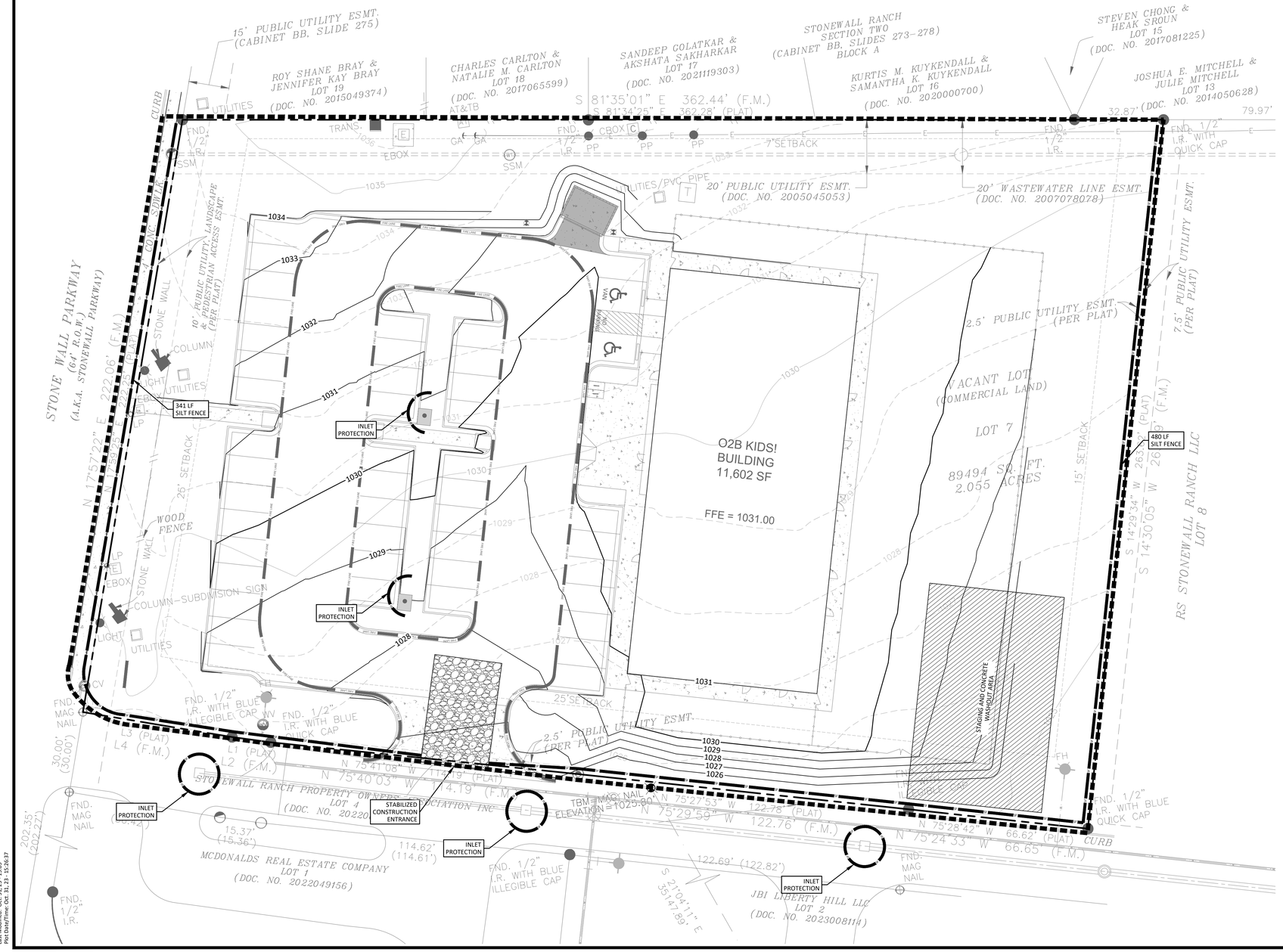
SHEET
10
OF 25

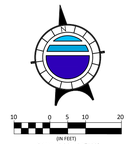
Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-DA-DEV.dwg
User: VOSTIGUIN
Last Modified: Oct. 10, 23 - 12:05
Plot Date/Time: Oct. 31, 23 - 15:27:17

ATTACHMENT C

EROSION & SEDIMENTATION CONTROL PLAN





LEGEND

- SITE FEATURES
- BOUNDARY LINE
- OVERALL LIMITS OF DISTURBANCE
- OVERLAND SHEET FLOW
- EROSION DETAILS
- SCE — TEMPORARY STONE CONSTRUCTION EXIT SEE DETAIL SHEET
- SILT FENCE SEE DETAIL SHEET
- INLET PROTECTION SEE DETAIL SHEET

NOTES:

1. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA MAP NO. 48491C0245F DATED DECEMBER 20, 2019 ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS SPECIFIED OR SHOWN OTHERWISE.
2. UNDER NO CIRCUMSTANCES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY OF SITE CONSTRUCTION IN COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TDLR OR ANY OTHER REGULATORY AGENCY. SEE NOTES SHEET AND COVER SHEET FOR ADDITIONAL INFORMATION.
3. THE OVER-HEAD CLEARANCE ALONG ALL FIRE LANES SHALL BE 14' MINIMUM. PRUNE TREES AS NECESSARY. NO TREE, SIGN, OR STRUCTURE MAY OBSTRUCT 14' CLEARANCE ABOVE ANY FIRE LANE.
4. ANY TEMPORARY SPOILS PILE OR MATERIAL STAGING AREA MUST HAVE SILT FENCE INCORPORATED ON THE IMMEDIATE DOWNSTREAM SIDE.
5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
6. ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
7. ANY DIRT, MUD, ROCKS OR OTHER DEBRIS CARRIED ONTO EXISTING ROADS SHALL BE REMOVED IMMEDIATELY AND THE ROAD RESTORED TO A DRIVABLE CONDITION, FREE FROM OBSTRUCTIONS.
8. AT THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS, THE CONTRACTOR SHALL RE-VEGETATE THE AREAS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH THE CONDITIONS LISTED ON THE GENERAL NOTES SHEET.

O2B Kids! Liberty Hill		
Erosion Control		
Silt Fence	821	LF
Rock Berm	0	LF
Staging Area	1	EA
Construction Entrance	1	EA
Concrete Washout	1	EA
Inlet Protection	5	EA
Limits of Construction	2.1	AC

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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

DOUCET
Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78629 Tel: (512)-851-1740
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

EROSION & SEDEMINTATION CONTROL PLAN

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

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STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

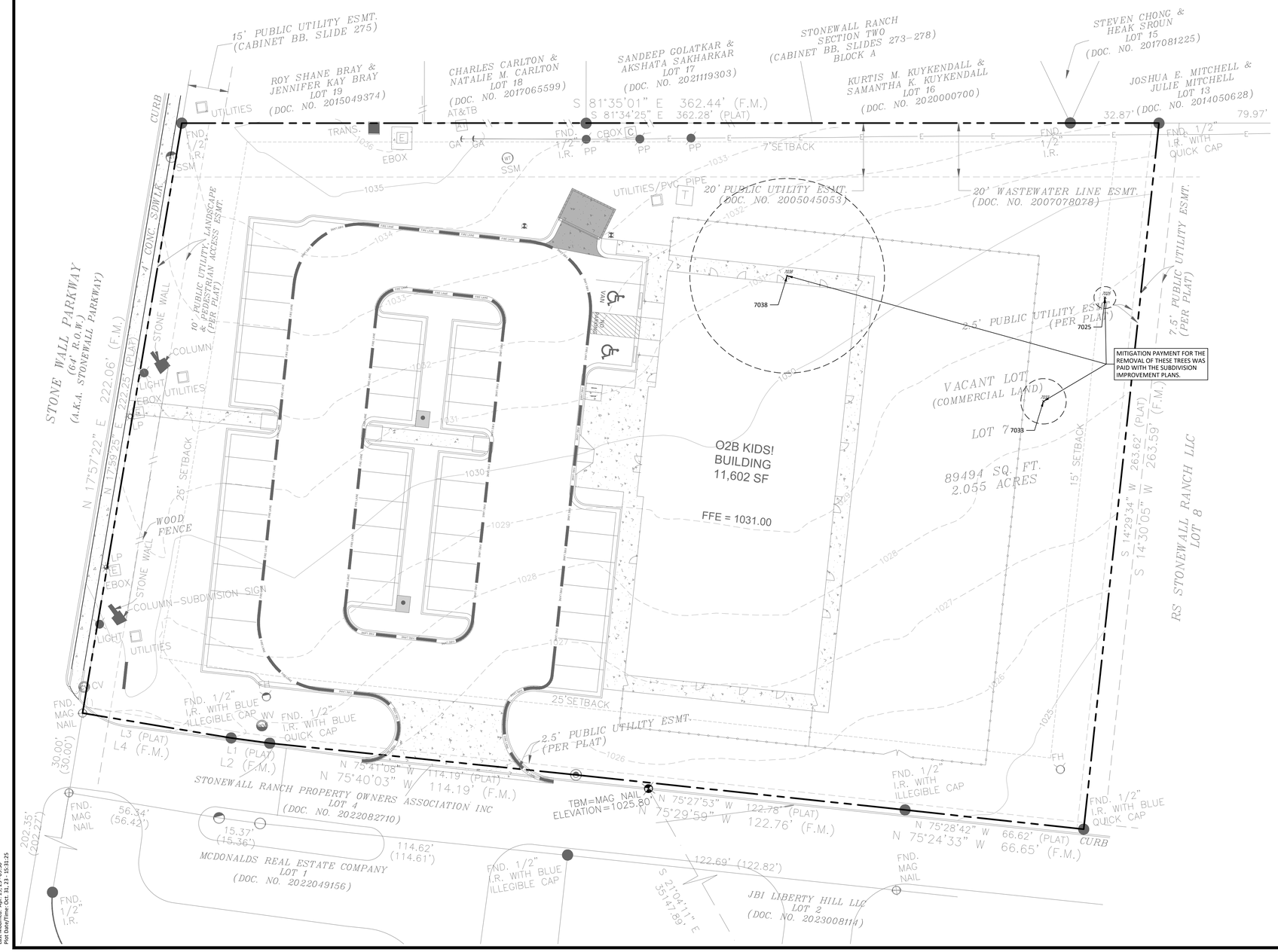
SHEET
6
OF 25

Project No.:
2553-001
23-017SDP

Drawing: C:\pw_working\victor.ostiguin\d0174092\25538001-C0-ES.dwg
User: VOSTIGUIN
Last Modified: Oct. 31, 23 - 15:05
Ref. Date/Time: Oct. 31, 23 - 15:58:37

ATTACHMENT D

TREE PRESERVATION PLAN



10 0 5 10 20
(IN FEET)
GRAPHIC SCALE 1"=20'

LEGEND

TREE TO REMAIN WITH TREE PROTECTION

TREE TO BE REMOVED

NOTES: (***) INDICATES TREE TO BE REMOVED

***7025 TREE TO BE REMOVED
PER CONSTRUCTION PLANS FOR STONEWALL COMMERCIAL EAST, CITY OF LIBERTY HILL PLANNING DEPARTMENT (DATED 6-9-21).

***7033 TREE TO BE REMOVED
PER CONSTRUCTION PLANS FOR STONEWALL COMMERCIAL EAST, CITY OF LIBERTY HILL PLANNING DEPARTMENT (DATED 6-9-21).

*** 7038 TREE TO BE REMOVED -DECAYING
PER CONSTRUCTION PLANS FOR STONEWALL COMMERCIAL EAST, CITY OF LIBERTY HILL PLANNING DEPARTMENT (DATED 6-9-21).

WARNING !!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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TREE PRESERVATION PLAN

O2B KIDS! LIBERTY HILL

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Scale:	As Noted
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SHEET
7
OF 25

Project No.:
2553-001
23-017SDP

Drawing: C:\pw_working\victor.ostiguin\d0174092\2553001-CD-TP.dwg
User: VOSTIGUIN
Last Modified: Apr. 19, 23 - 09:36
Plot Date/Time: Oct. 31, 23 - 10:11:25

APPENDIX A

PRE-CONSTRUCTION FORMS

Responsible Party Form Schedule
Responsible Party Form Certification

O2B Kids! Liberty Hill
110 Stonewall Parkway
Liberty Hill, TX 78642

Responsible Party Form Schedule

Prevention Pollution Measure	**Responsible Party Company Name**											
BEST MANAGEMENT PRACTICES												
Silt fences												
Rock berms												
Drain inlet protection												
Gravel filter bags												
Vehicle exits (offsite tracking)												
Concrete washout pit (leaks, failure)												
Temporary vegetation												
Permanent vegetation												
Sediment control basin												
Other structural controls												
Material storage areas (leakage)												
Equipment areas (leaks, spills)												
Construction debris												
General site cleanliness												
Trash receptacles												
Natural vegetation buffer strips												
Inspections												
SWP3 Modification & Records												
POTENTIAL EROSION SOURCES												
Clearing												
Grading												
Excavation												
Drainage Construction												
Utility Construction												
Roadway or Parking Lot Construction												
Foundation Construction												
Building Construction												
Landscaping Activities												

Identify responsible parties and indicate responsible party for each pollution prevention item listed above by marking an X under the Responsible Party Name.

O2B Kids! Liberty Hill
110 Stonewall Parkway
Liberty Hill, TX 78642

Responsible Party Form Certifications

"I certify under penalty of law that I understand the terms and conditions of the general Texas Pollutant Discharge Elimination System (TPDES) permit that authorizes the storm water discharges associated with construction activity from the construction site identified as part of this certification."

Company:		Phone:	
Name:		Responsible for:	General Contractor
Signed:		Date:	

Company:		Phone:	
Name:		Responsible for:	Earthwork
Signed:		Date:	

Company:		Phone:	
Name:		Responsible for:	Plumbing
Signed:		Date:	

Company:		Phone:	
Name:		Responsible for:	Paving
Signed:		Date:	

Company:		Phone:	
Name:		Responsible for:	Electrical
Signed:		Date:	

Company:		Phone:	
Name:		Responsible for:	
Signed:		Date:	

(Note: Use additional sheets if necessary)

O2B Kids! Liberty Hill
110 Stonewall Parkway
Liberty Hill, TX 78642

Responsible Party Form Certifications

"I certify under penalty of law that I understand the terms and conditions of the general Texas Pollutant Discharge Elimination System (TPDES) permit that authorizes the storm water discharges associated with construction activity from the construction site identified as part of this certification."

Company: ______________________ Phone: ______________________
Name: ______________________ Responsible for: ______________________
Signed: ______________________ Date: ______________________

Company: ______________________ Phone: ______________________
Name: ______________________ Responsible for: ______________________
Signed: ______________________ Date: ______________________

Company: ______________________ Phone: ______________________
Name: ______________________ Responsible for: ______________________
Signed: ______________________ Date: ______________________

Company: ______________________ Phone: ______________________
Name: ______________________ Responsible for: ______________________
Signed: ______________________ Date: ______________________

Company: ______________________ Phone: ______________________
Name: ______________________ Responsible for: ______________________
Signed: ______________________ Date: ______________________

Company: ______________________ Phone: ______________________
Name: ______________________ Responsible for: ______________________
Signed: ______________________ Date: ______________________

(Note: Use additional sheets if necessary)

APPENDIX B

INSPECTION REPORT (SAMPLE FORM)

Prevention Pollution Measure	Inspected in Compliance (Y/N)	Corrective Action Required: Description (use additional sheet if necessary)	Corrective Action Required: Date Completed
BEST MANAGEMENT PRACTICES			
Silt fences			
Rock berms			
Drain inlet protection			
Gravel filter bags			
Vehicle exits (offsite tracking)			
Concrete washout pit (leaks, failure)			
Temporary vegetation			
Permanent vegetation			
Sediment control basin			
Other structural controls			
Material storage areas (leakage)			
Equipment areas (leaks, spills)			
Construction debris			
General site cleanliness			
Trash receptacles			
Natural vegetation buffer strips			
EVIDENCE OF EROSION			
Site preparation			
Roadway or Parking Lot Construction			
Utility Construction			
Drainage Construction			
Building Construction			
MAJOR OBSERVATIONS			
Sediment discharges from site			
BMPs requiring maintenance			
BMPs requiring modification			
Additional BMPs required			

Certification Statement

"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.

Inspector's Name (Superintendent)	Inspector's Signature	Date
Name of Owner/Operator (Firm)	Authorized Signature	Date

APPENDIX C

DELEGATION OF SIGNATORIES TO REPORTS

Executive Director
Texas Commission on Environmental Quality
Stormwater Team (MC-148)
P.O. Box 13087
Austin, TX 78711-3087

Subject: Delegation of Signatories to Reports

Facility/Company/Site Name: O2B Kids! Liberty Hill
TPDES Authorization Number: _____

Dear Executive Director:

This letter serves to designate the following people or positions as authorized personnel for signing reports, stormwater pollution prevention plans, certifications or other information requested by the Executive Director or required by the general permit, as set forth by 30 TAC §305.128 (see page 2).

Name or Position	
Name or Position	
Name or Position	
Name or Position	

I understand that this authorization does not extend to the signing of a Notice of Intent for obtaining coverage under a stormwater general permit.

By signing this authorization, I confirm that I meet the requirements to make such a designation as set forth in 30 TAC §305.44 (see page 2).

Sincerely,

_____ Executive VP Real Estate and Development _____
Signature Title Date

Seth Lane _____ (352) 333 - 3233 _____
Printed Name Contact Number

RELEVANT PROVISIONS

305.128(a) All reports requested by permits and other information requested by the executive director shall be signed by a person described in §305.44(a) of this title (relating to Signatories to Applications) or by a duly authorized representative of that person. A person is a duly authorized representative only if:

(1) the authorization is made in writing by a person described in §305.44(a) of this title (relating to Signatories to Applications);

(2) the authorization specifies either an individual or a position having responsibility for the overall operation of the regulated facility or activity or for environmental matters for the applicant, such as the position of plant manager, operator of a well or well field, environmental manager, or a position of equivalent responsibility. (A duly authorized representative may thus be either a named individual or any individual occupying a named position); and

(3) the written authorization is submitted to the executive director.

(b) If an authorization under this section is no longer accurate because of a change in individuals or position, a new authorization satisfying the requirements of this section must be submitted to the executive director prior to or together with any reports, information, or applications to be signed by an authorized representative.

(c) Any person signing a report required by a permit shall make the certification set forth in §305.44(b) of this title (relating to Signatories to Applications).

305.44(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

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

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

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

APPENDIX D

RECORD OF STABILIZATION AND CONSTRUCTION ACTIVITY DATES

SITE STABILIZATION and CONSTRUCTION

ACTIVITY DATES

A record of dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be maintained until final site stabilization is achieved. The dates can be entered in the following form, or on a different form.

MAJOR GRADING ACTIVITIES

Description of Activity: ____
Begin (date): ______________________ Site Contractor: ___________________________
Location: ________________________ End (date): ___________________________

Description of Activity: ____
Begin (date): ______________________ Site Contractor: ___________________________
Location: ________________________ End (date): ___________________________

Description of Activity: ____
Begin (date): ______________________ Site Contractor: ___________________________
Location: ________________________ End (date): ___________________________

Description of Activity: ____
Begin (date): ______________________ Site Contractor: ___________________________
Location: ________________________ End (date): ___________________________

Description of Activity: ____
Begin (date): ______________________ Site Contractor: ___________________________
Location: ________________________ End (date): ___________________________

Description of Activity: ____
Begin (date): ______________________ Site Contractor: ___________________________
Location: ________________________ End (date): ___________________________

Description of Activity: ____
Begin (date): ______________________ Site Contractor: ___________________________
Location: ________________________ End (date): ___________________________

Description of Activity: ____
Begin (date): ______________________ Site Contractor: ___________________________
Location: ________________________ End (date): ___________________________

Description of Activity: ____
Begin (date): ______________________ Site Contractor: ___________________________
Location: ________________________ End (date): ___________________________

APPENDIX E

TPDES GENERAL CONSTRUCTION PERMIT NO. TXR150000
EFFECTIVE DATE MARCH 5, 2023

APPENDIX F

PERMIT FORMS

NOTICE OF INTENT
CONSTRUCTION SITE NOTICE (LARGE)
TCEQ CZP APPROVAL LETTER

Texas Commission on Environmental Quality

Site Information (Regulated Entity)

What is the name of the site to be authorized?	O2B Kids! Liberty Hill
Does the site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	110 Stonewall Parkway, 300 FT N of Stonewall Pkwy and SH 29
City	Liberty Hill
State	TX
ZIP	78642
County	WILLIAMSON
Latitude (N) (##.######)	30.658998
Longitude (W) (-###.######)	-97.887637
Primary SIC Code	8351
Secondary SIC Code	
Primary NAICS Code	624410
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	O2B Kids! Liberty Hill
Does the RE site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	110 Stonewall Parkway, 300 FT N of Stonewall Pkwy and SH 29
City	Liberty Hill
State	TX
ZIP	78642
County	WILLIAMSON
Latitude (N) (##.######)	30.658998
Longitude (W) (-###.######)	-97.887637
Facility NAICS Code	624410
What is the primary business of this entity?	child day care center

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	
Type of Customer	Corporation
Full legal name of the applicant:	

Legal Name	Concept Development, Inc.
Texas SOS Filing Number	805268561
Federal Tax ID	
State Franchise Tax ID	32092097719
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Concept Development, Inc.
Prefix	
First	Sarah
Middle	
Last	Ebling
Suffix	
Credentials	
Title	Development Project Manager

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	1449 SW 74TH DR
Routing (such as Mail Code, Dept., or Attn:)	Suite 200
City	GAINESVILLE
State	FL
ZIP	32607
Phone (###-###-####)	3523394170
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	sebling@conceptcompanies.net

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	Doucet & Associates Inc
Prefix	

First	Victor
Middle	
Last	Ostiguin Silva
Suffix	
Credentials	PE
Title	Project Engineer
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	829 N SAINT JOSEPH ST
Routing (such as Mail Code, Dept., or Attn:)	
City	GONZALES
State	TX
ZIP	78629
Phone (###-###-####)	5125664076
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	vostiguin@kleinfelder.com

CNOI General Characteristics

1) Is the project or site located on Indian Country Lands?	No
2) Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3) Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	8351
5) If applicable, what is the Secondary SIC Code(s)?	
6) What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	2.1
7) What is the construction project or site type?	Commercial
8) Is the project part of a larger common plan of development or sale?	Yes
9) What is the estimated start date of the project?	01/01/2024
10) What is the estimated end date of the project?	06/30/2024
11) Will concrete truck washout be performed at the site?	Yes
12) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	South Fork San Gabriel River

13) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1250
14) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
14.1) What is the name of the MS4 Operator?	City of Liberty Hill
15) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	Yes
15.1) I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented.	Yes
16) I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

LARGE CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Stormwater Program

TPDES GENERAL PERMIT TXR150000

"PRIMARY OPERATOR" NOTICE

This notice applies to construction sites operating under Part II.E.3. of the TPDES General Permit Number TXR150000 for discharges of stormwater runoff from construction sites equal to or greater than five acres, including the larger common plan of development. The information on this notice is required in Part III.D.2. of the general permit. Additional information regarding the TCEQ stormwater permit program may be found on the internet at:

http://www.tceq.state.tx.us/nav/permits/wq_construction.html

Site-Specific TPDES Authorization Number:	
Operator Name:	Concept Development, Inc.
Contact Name and Phone Number:	Sarah Ebling - 521-333-3233
Project Description: *Physical address or description of the site's location, and estimated start date and projected end date, or date that disturbed soils will be stabilized.*	110 Stonewall Parkway Liberty Hill, TX 78642 Start: 2/01/2024 Finish: 08/31/2024
Location of Stormwater Pollution Prevention Plan:	Job site trailer

APPENDIX G

POST-CONSTRUCTION FORMS

NOTICE OF TERMINATION

TCEQ Office Use Only
Permit No:
CN:
RN:
Region:

Notice of Termination (NOT) for Authorizations under TPDES General Permit TXR150000

IMPORTANT INFORMATION:

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

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

ePermits: This form is available on our online permitting system.
Sign up for online permitting at: https://www3.tceq.texas.gov/steers/

What is the permit number to be terminated?

TXR15 Enter permit number here **TXRCW** Enter permit number here

Section 1. OPERATOR (Permittee)

a) What is the Customer Number (CN) issued to this entity?

CN Enter customer number here

b) What is the Legal Name of the current permittee?

Enter legal name of current permittee here

c) Provide the contact information for the Operator (Responsible Authority).

Prefix (Mr. Ms. or Miss): Enter prefix here

First and Last Name: Enter first and last name here Suffix: Enter suffix here

Title: Enter title here Credentials: Enter credentials

Phone Number: Enter phone number here Fax Number: Enter fax number here

Email: Enter email address here

Mailing Address: Enter mailing street number and name here

City, State, and Zip Code: Enter city, state, and zip code here

Country Mailing Information, if outside USA: Enter country mailing info here

Section 2. APPLICATION CONTACT

This is the person TCEQ will contact if additional information is needed regarding this application.

Is the application contact the same as the permittee identified above?

☐ Yes, go to Section 3.

☐ No, complete section below

Prefix (Mr. Ms. or Miss): enter prefix here

First and Last Name: enter first and last name here Suffix: enter suffix here

Title: enter title here Credentials: enter credentials here

Phone Number: enter phone number here Fax Number: enter fax number here

Email: enter email address here

Mailing Address: enter mailing street number and name here

City, State, and Zip Code: enter city, state, and zip code here

Country Mailing Information, if outside USA: enter country mailing info here

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

a) TCEQ issued RE Reference Number (RN): RN enter regulated entity number here

b) Name of project or site as known by the local community: enter site name here

c) County, or counties if more than 1: enter counties where site is located here

d) Latitude: enter latitude here Longitude: enter longitude here

e) Site Address/Location:

If the site has a physical address such as 12100 Park 35 Circle, Austin, TX 78753, complete Section 3A.

If the site does not have a physical address, provide a location description in Section 3B. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1.

Section 3A: Physical Address of Project or Site:

Street Number and Name: enter street number and name here

City, State, and Zip Code: enter city, state, and zip code here

Section 3B: Site Location Description:

Location description: enter location description here. Example: located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1

City where the site is located or, if not in a city, what is the nearest city: enter city here

Zip Code where the site is located: enter zip code here

Section 4. REASON FOR TERMINATION

Check the reason for termination:

☐ Final stabilization has been achieved on all portions of the site that are the responsibility of the Operator and all silt fences and other temporary erosion controls have been removed, or scheduled for removal as defined in the SWP3.

☐ Another permitted Operator has assumed control over all areas of the site that have not been finally stabilized, and temporary erosion controls that have been identified in the SWP3 have been transferred to the new Operator.

☐ The discharge is now authorized under an alternate TPDES permit.

☐ The activity never began at this site that is regulated under the general permit.

Section 5. CERTIFICATION

Signatory Name: enter signatory name here

Signatory Title: enter signatory title here

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

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

Signature (use blue ink): _____Date: _____

Instructions for Notice of Termination (NOT) for Authorizations under TPDES General Permit TXR150000

GENERAL INFORMATION

Where to Send the Notice of Termination (NOT):

BY REGULAR U.S. MAIL:
Texas Commission on Environmental Quality
Stormwater Processing Center (MC-228)
P.O. Box 13087
Austin, Texas 78711-3087

BY OVERNIGHT/EXPRESS MAIL:
Texas Commission on Environmental Quality
Stormwater Processing Center (MC-228)
12100 Park 35 Circle
Austin, TX 78753

TCEQ Contact List:

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

Notice of Termination Process:

A Notice of Termination is **effective on the date postmarked for delivery to TCEQ.**

When your NOT is received by the program, the form will be processed as follows:

1) Administrative Review: The form will be reviewed to confirm the following:
   - the permit number is provided;
   - the permit is active and has been approved;
   - the entity terminating the permit is the current permittee;
   - the site information matches the original permit record; and
   - the form has the required original signature with title and date.

2) Notice of Deficiency: If an item is incomplete or not verifiable as indicated above, a phone call will be made to the applicant to clear the deficiency. A letter will not be sent to the permittee if unable to process the form.

3) Confirmation of Termination: A Notice of Termination Confirmation letter will be mailed to the operator.

Change in Operator:

An authorization under the general permit is not transferable. If the operator of the regulated entity changes, the present permittee must submit a Notice of Termination and the new operator must submit a Notice of Intent. The NOT and NOI must be submitted not later than 10 days prior to the change in Operator status.

INSTRUCTIONS FOR FILLING OUT THE FORM

The majority of permit information related to the current operator and regulated entity are available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

Section 1. Operator (Current Permittee):

a) Customer Number (CN)
TCEQ's Central Registry assigns each customer a number that begins with CN, followed by nine digits. This is not a permit number, registration number, or license number. The Customer Number, for the current permittee, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

b) Legal Name of Operator
The operator must be the same entity as previously submitted on the original Notice of Intent for the permit number provided. The current operator name, as provided on the current authorization, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

c) Contact Information for the Operator (Responsible Authority)
Provide information for person signing the NOT application in the Certification section. This person is also referred to as the Responsible Authority.

Provide a complete mailing address for receiving mail from the TCEQ. Update the address if different than previously submitted for the Notice of Intent or Notice of Change. The mailing address must be recognized by the US Postal Service. You may verify the address on the following website: https://tools.usps.com/go/ZipLookupAction!input.action.

The phone number should provide contact to the operator.

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

Section 2. Application Contact:

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

Section 3. Regulated Entity (RE) Information on Project or Site:

a) Regulated Entity Reference Number (RN)
A number issued by TCEQ's Central Registry to sites where an activity regulated by TCEQ. This is not a permit number, registration number, or license number. The Regulated Entity Reference Number is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

b) Name of the Project or Site
Provide the name of the site as known by the public in the area where the site is located.

c) County
Identify the county or counties in which the regulated entity is located.

d) Latitude and Longitude
Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. The latitude and longitude as provided on the current authorization is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

e) Site/Project (RE) Physical Address/Location Information
The physical address/location information, as provided on the current authorization, is available at the following website: http://www2.tceq.texas.gov/wq_dpa/index.cfm.

Section 3A. If a site has an address that includes a street number and street name, enter the complete address for the site. If the physical address is not recognized as a USPS delivery address, you may need to validate the address with your local police (911 service) or through an online map site used to locate the site. Please confirm this to be a complete and valid address. Do not use a rural route or post office box for a site location.

Section 3B. If a site does not have an address that includes a street number and street name, provide a complete written location description. For example: "The site is located on the north side of FM 123, 2 miles west of the intersection of FM 123 and Highway 1."

Provide the city (or nearest city) and Zip Code of the facility location.

Section 4. Reason for Termination:

The Notice of Termination form is only for use to terminate the authorization (permit). The Permittee must indicate the specific reason for terminating by checking one of the options. If the reason is not listed then provide an attachment that explains the reason for termination.

Please read your general permit carefully to determine when to terminate your permit. Permits will not be reactivated after submitting a termination form. The termination is effective on the date postmarked for delivery to TCEQ.

Section 5. Certification:

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

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

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

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

30 Texas Administrative Code §305.44. Signatories to Applications

(a) All applications shall be signed as follows.

(1) For a corporation, the application shall be signed by a responsible corporate officer. For purposes of this paragraph, a responsible corporate officer means a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or the manager of one or more manufacturing, production, or operating facilities employing more than 250 persons or having gross annual sales or expenditures exceeding $25 million (in second-quarter 1980 dollars), if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures. Corporate procedures governing authority to sign permit or post-closure order applications may provide for assignment or delegation to applicable corporate positions rather than to specific individuals.

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

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

APPENDIX H

TEMPORARY STORMWATER SECTION

SEQUENCE OF MAJOR ACTIVITIES
TEMPORARY SEDIMENT POND(S) AND CALCULATIONS
INSPECTION AND MAINTENANCE FOR BMPs

TEMPORARY STORMWATER SECTION

Sequence of Major Activities:

1. Install and maintain Erosion Control per the approved plans and specifications prior to any clearing and grubbing, grading, excavating, etc. Notify Construction Inspection Division when installed.

2. Prior to beginning construction, the owner or his representative shall hold a Pre-Construction Conference between TCEQ, City of Leander, Contractor, and any other affected parties. Notify TCEQ at least 48 hours prior to the time of the conference and 48 hours prior to beginning construction. Prior to Pre-Construction Conference.

3. Hold Pre-Construction Conference with contractor, TCEQ, EV Inspector, Engineer, and owner or his representative.

4. Clearing & Grubbing for roadway, storm sewer excavation, building and pond. (Estimate of disturbed area=2.1 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity.

5. Rough grade roadway (Estimate of disturbed area=1.50 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity.

6. Begin installation of wastewater lines (Estimate of disturbed area=1.50 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity. Upon completion, restore as much disturbed areas as possible.

7. Begin installation of water (Estimate of disturbed area=1.50 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity. Upon completion, restore as much disturbed areas as possible.

8. Begin installation of storm sewer (Estimate of disturbed area=1.50 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity. Upon completion, restore as much disturbed areas as possible, particularly channels and large open areas.

9. Regrade streets to subgrade (Estimate of disturbed area=1.50 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity.

10. Ensure that all underground utility crossings are completed. Lay first course base material on all streets. (Estimate of disturbed area=1.50 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity.

11. Install curb and gutter (Estimate of disturbed area 1.50 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity.

12. Place concrete for building and sidewalks (Estimate of disturbed area 2.99 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity.

13. Lay final base course on all streets (Estimate of disturbed area=1.50 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity.

14. Lay asphalt (Estimate of disturbed area=1.50 ac) – Ensure all silt fence and rock berms are properly installed and maintained per the approved erosion control plans prior to beginning activity.

15. Clean site and revegetate all disturbed area according to the plans and specifications – Stabilization measures should include seeding and/or mulching.

16. Complete permanent erosion control and restoration of site vegetation.

17. Project Engineer to provide a written concurrence letter, and scheduling final inspection with EV Inspector, prior to the removal of erosion controls.

18. Remove and dispose of temporary erosion/sedimentation control measures.

19. Complete any necessary final dress up of areas disturbed by Item 12.

20. Conduct a final inspection and complete all punch list items.

Note: Clearing and grubbing under a development permit, solely for the purpose of surveying and soil exploration, shall be a hand-cutting or blade-up operation.

TEMPORARY STORMWATER SECTION

Temporary Sediment Pond(s) and Calculations:

No temporary sediment pond(s) are proposed for the O2B Kids! Liberty Hill development.

TEMPORARY STORMWATER SECTION

Inspection & Maintenance for BMPs:

The Temporary BMP's will be inspected on a weekly basis for their compliance with TCEQ criteria. Inspection of silt fence will occur weekly, and after any rainfall. Sediment shall be removed from silt fence when buildup reaches 6-inches and torn fabric must be replaced or a second line of fencing parallel to the torn section shall be provided. The contractor will be responsible for maintenance of these items. If cited by TCEQ or the City of Liberty Hill, the contractor will have 24 hours to bring the delinquent items up to standard. The contractor will keep a record of these items on site in the construction trailer. A Stormwater Pollution Prevention Plan will be filed prior to commencement of construction. The written SWPPP will include additional requirements regarding BMP monitoring, inspection, and maintenance.

SECTION 5

COPY OF NOTICE OF INTENT

(NOI)

Texas Commission on Environmental Quality

Site Information (Regulated Entity)

What is the name of the site to be authorized?	O2B Kids! Liberty Hill
Does the site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	110 Stonewall Parkway, 300 FT N of Stonewall Pkwy and SH 29
City	Liberty Hill
State	TX
ZIP	78642
County	WILLIAMSON
Latitude (N) (##.######)	30.658998
Longitude (W) (-###.######)	-97.887637
Primary SIC Code	8351
Secondary SIC Code	
Primary NAICS Code	624410
Secondary NAICS Code	
Regulated Entity Site Information	
What is the Regulated Entity's Number (RN)?	
What is the name of the Regulated Entity (RE)?	O2B Kids! Liberty Hill
Does the RE site have a physical address?	No
Physical Address	
Because there is no physical address, describe how to locate this site:	110 Stonewall Parkway, 300 FT N of Stonewall Pkwy and SH 29
City	Liberty Hill
State	TX
ZIP	78642
County	WILLIAMSON
Latitude (N) (##.######)	30.658998
Longitude (W) (-###.######)	-97.887637
Facility NAICS Code	624410
What is the primary business of this entity?	child day care center

Customer (Applicant) Information

How is this applicant associated with this site?	Operator
What is the applicant's Customer Number (CN)?	
Type of Customer	Corporation
Full legal name of the applicant:	

Legal Name	Concept Development, Inc.
Texas SOS Filing Number	805268561
Federal Tax ID	
State Franchise Tax ID	32092097719
State Sales Tax ID	
Local Tax ID	
DUNS Number	
Number of Employees	
Independently Owned and Operated?	
I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas.	Yes

Responsible Authority Contact

Organization Name	Concept Development, Inc.
Prefix	
First	Sarah
Middle	
Last	Ebling
Suffix	
Credentials	
Title	Development Project Manager

Responsible Authority Mailing Address

Enter new address or copy one from list:	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	1449 SW 74TH DR
Routing (such as Mail Code, Dept., or Attn:)	Suite 200
City	GAINESVILLE
State	FL
ZIP	32607
Phone (###-###-####)	3523394170
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	sebling@conceptcompanies.net

Application Contact

Person TCEQ should contact for questions about this application:

Same as another contact?	
Organization Name	Doucet & Associates Inc
Prefix	

First	Victor
Middle	
Last	Ostiguin Silva
Suffix	
Credentials	PE
Title	Project Engineer
Enter new address or copy one from list:	
Mailing Address	
Address Type	Domestic
Mailing Address (include Suite or Bldg. here, if applicable)	829 N SAINT JOSEPH ST
Routing (such as Mail Code, Dept., or Attn:)	
City	GONZALES
State	TX
ZIP	78629
Phone (###-###-####)	5125664076
Extension	
Alternate Phone (###-###-####)	
Fax (###-###-####)	
E-mail	vostiguin@kleinfelder.com

CNOI General Characteristics

1) Is the project or site located on Indian Country Lands?	No
2) Is the project or site associated to a facility that is licensed for the storage of high-level radioactive waste by the United States Nuclear Regulatory Commission under 10 CFR Part 72?	No
3) Is your construction activity associated with an oil and gas exploration, production, processing, or treatment, or transmission facility?	No
4) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site?	8351
5) If applicable, what is the Secondary SIC Code(s)?	
6) What is the total number of acres that the construction project or site will disturb under the control of the primary operator?	2.1
7) What is the construction project or site type?	Commercial
8) Is the project part of a larger common plan of development or sale?	Yes
9) What is the estimated start date of the project?	02/01/2024
10) What is the estimated end date of the project?	08/31/2024
11) Will concrete truck washout be performed at the site?	Yes
12) What is the name of the first water body(s) to receive the stormwater runoff or potential runoff from the site?	South Fork San Gabriel River

13) What is the segment number(s) of the classified water body(s) that the discharge will eventually reach?	1250
14) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?	Yes
14.1) What is the name of the MS4 Operator?	City of Liberty Hill
15) Is the discharge or potential discharge within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?	Yes
15.1) I certify that the copy of the TCEQ-approved Plan required by the Edwards Aquifer Rule (30 TAC Chapter 213) that is included or referenced in the Stormwater Pollution Prevention Plan will be implemented.	Yes
16) I certify that a stormwater pollution prevention plan (SWP3) has been developed, will be implemented prior to construction, and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the general permit TXR150000. Note: For multiple operators who prepare a shared SWP3, the confirmation of an operator may be limited to its obligations under the SWP3 provided all obligations are confirmed by at least one operator.	Yes
17) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000).	Yes
18) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed.	Yes

SECTION 6

AGENT AUTHORIZATION FORM

(TCEQ-0599)

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

I Seth Lane,
Print Name

Executive Vice President of Real Estate and Development,
Title - Owner/President/Other

of Concept Development, Inc.,
Corporation/Partnership/Entity Name

have authorized Victor Ostiguin Silva, P.E.
Print Name of Agent/Engineer

of Doucet & 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.

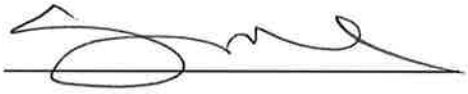
3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

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:

Seth Lane



Applicant's Signature

8/4/23 Date

THE STATE OF Florida §

County of St. Johns §

BEFORE ME, the undersigned authority, on this day personally appeared Seth Lane 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 4th day of August, 2023

S. Burch

NOTARY PUBLIC

STEPHANIE BURCH

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

SECTION 7

APPLICATION FEE FORM

(TCEQ-0574)

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: O2B Kids! Liberty Hill
Regulated Entity Location: 110 Stonewall Pkwy., Liberty Hill, TX 78642
Name of Customer: Concept Development, Inc.
Contact Person: Victor Ostiguin Silva, PE Phone: 512-566-4076
Customer Reference Number (if issued):CN _____
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	2.055 Acres	$ 4,000
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 11/16/23

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

SECTION 8

COPY OF CHECK PAYABLE TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

OMITTED FOR PRIVACY

SECTION 9

CORE DATA FORM

(TCEQ-10400)

TCEQ Use Only

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.*)

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

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

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

SECTION II: Customer Information

4. General Customer Information	**5. Effective Date for Customer Information Updates** (mm/dd/yyyy)	10/11/2023

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

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

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

7. TX SOS/CPA Filing Number	**8. TX State Tax ID** (11 digits)	**9. Federal Tax ID** (9 digits)	**10. DUNS Number** *(if applicable)*
805268561	32092097719		

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

12. Number of Employees	**13. Independently Owned and Operated?**
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher	☐ **Yes** ☐ **No**

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

☐ Owner ☐ Operator ☒ Owner & Operator
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant ☐ Other:

15. Mailing Address:	1449 SW 74th Drive, Suite 200						
	City	Gainesville	**State**	FL	**ZIP**	32607	**ZIP + 4**

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	sebling@conceptcompanies.net

18. Telephone Number	**19. Extension or Code**	**20. Fax Number** *(if applicable)*

(352) 339-4170		( ) -

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.)*

O2B Kids! Liberty Hill

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

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

25. Description to Physical Location:	300 FT N of Stonewall Pkwy and SH 29				
26. Nearest City			**State**	**Nearest ZIP Code**	
Liberty Hill			TX	78642	

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:	30.658998°		**28. Longitude (W) In Decimal:**	-97.887637°	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	39	32.3928	-97	53	15.4926

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
8351		624410	

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

child day care center

34. Mailing Address:	**110 Stonewall Parkway**							
	City	**Liberty Hill**	**State**	**TX**	**ZIP**	**78642**	**ZIP + 4**	
35. E-Mail Address:	**sebling@conceptcompanies.net**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(352) 339-4170		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Victor Ostiguin Silva, P.E.	**41. Title:**	Project Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(512 **)** 566-4076		**(** 800 **)** 587-2817	vostiguin@kleinfelder.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:	Doucet & Associates, Inc.	**Job Title:**	Project Engineer	
Name *(In Print):*	Victor Ostiguin Silva, P.E.		**Phone:**	**(** 512 **)** 566- **4076**
Signature:			**Date:**	10/11/2023

SECTION 10

CONSTRUCTION PLANS

1 PDF of Full-size Plan Set uploaded to TCEQ FTP

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	FINAL PLAT 1 OF 2
4	FINAL PLAT 2 OF 2
5	SURVEY
6	EROSION & SEDEMINTATION CONTROL PLAN
~~7~~	~~TREE PRESERVATION PLAN~~
8	EXISITNG DRAINAGE PLAN
9	PROPOSED DRAINAGE PLAN
10	DEVELOPED DRAINAGE AREA MAP
11	SITE PLAN
12	GRADING PLAN
13	UTILITY PLAN
14	EROSION CONTROL DETAILS
15	SITE DETAILS 1 OF 4
16	SITE DETAILS 2 OF 4
17	SITE DETAILS 3 OF 4
18	SITE DETAILS 4 OF 4
19	DRAINAGE DETAILS
20	DRY UTILITY DETAILS
21	WATER DETAILS
22	WASTEWATER DETAILS
~~23~~	~~LANDSCAPE PLAN 1 OF 2~~
~~24~~	~~LANDSCAPE PLAN 2 OF 2~~
25	LIGHTING PLAN

CONSTRUCTION PLANS
FOR
O2B KIDS LIBERTY HILL

110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

#23-017SDP

OWNER/DEVELOPER
CONCEPT COMPANIES
MS. ERICA SAMPLES
1449 SW 74TH DRIVE. SUITE 200
GAINESVILLE, FL 32607
(306)-336-6698 TELEPHONE
EMAIL: ESAMPLES@CONCEPTCOMPANIES.NET

ENGINEER
VICTOR OSTIGUIN SILVA, PE #145784
DOUCET
FIRM REGISTRATION #3937
7401 B HIGHWAY 71 WEST
STE. 160, AUSTIN, TX 78735
(512) 566-4076 TELEPHONE

SURVEYOR
AMERISURVEYORS
PO. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210)-572-1995

NOTES:

1. 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.
2. THIS SITE IS LOCATED WITHIN THE CITY OF LIBERTY HILL.
3. THIS SITE LIES WITHIN THE SOUTH FORK SAN GABRIEL WATERSHED. LIBERTY HILL REVIEWS THE SOUTH FORK SAN GABRIEL WATERSHED ORDINANCE COMPLIANCE AS SHOWN IN THESE PLANS.
4. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
5. ALL POTABLE WATER SYSTEMS COMPONENTS INSTALLED AFTER JANUARY 4, 2014, SHALL BE ESSENTIALLY "LEAD FREE" ACCORDING TO THE US SAFE DRINKING WATER ACT. EXAMPLES ARE VALVES (CORPORATION STOP, CURB STOP AND PRESSURE REDUCING), NIPPLES, BUSHINGS, PIPE, FITTING AND BACKFLOW PREVENTERS. FIRE HYDRANTS, TAPPING SADDLES AND 2 INCH AND LARGER GATE VALVES ARE THE ONLY COMPONENTS EXEMPT FROM THIS REQUIREMENT. COMPONENTS THAT ARE NOT CLEARLY IDENTIFIED BY THE MANUFACTURER AS MEETING THIS REQUIREMENT EITHER BY MARKINGS ON THE COMPONENTS OR ON THE PACKAGING SHALL NOT BE INSTALLED.
6. THIS SITE, ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48491C0245F DATED DECEMBER 20, 2019. LIES WITHIN ZONE X AREAS DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN.
7. IN THE EVENT THE CONTRACTOR OR SURVEYOR OBTAINS A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENT; DOUCET AND ASSOCIATES, TAKES NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN DOUCET AND ASSOCIATES AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S RPLS.
8. DOUCET AND ASSOCIATES HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS, HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENT COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES AN DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. DOUCET AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.
9. BY THE ACT OF SUBMITTING A BID FOR THIS PROPOSED CONTRACT, THE BIDDER WARRANTS THAT THE BIDDER, AND ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS HE INTENDS TO USE, HAVE CAREFULLY AND THOROUGHLY REVIEWED THE DRAWINGS, SPECIFICATIONS, AND ALL OTHER CONTRACT DOCUMENTS AND HAVE FOUND THEM COMPLETE AND FREE FROM ANY AMBIGUITIES AND SUFFICIENT FOR THE PURPOSE INTENDED. THE BIDDERS FURTHER WARRANTS THAT TO THE BEST OF HIS OR HER SUBCONTRACTORS AND MATERIAL SUPPLIERS KNOWLEDGE, ALL MATERIAL AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
10. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS HAS BEEN BASED UPON RECORD INFORMATION ONLY AND MAY NOT MATCH LOCATIONS AND/OR DEPTHS AS CONSTRUCTED. THE CONTRACTOR SHALL CONTACT THE AUSTIN AREA "ONE CALL" SYSTEM 1-800-245-4545, OR THE OWNER OF EACH INDIVIDUAL UTILITY FOR ASSISTANCE IN DETERMINING EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITY CROSSING PRIOR TO BEGINNING ANY CONSTRUCTION

UTILITY SERVICE INFORMATION:

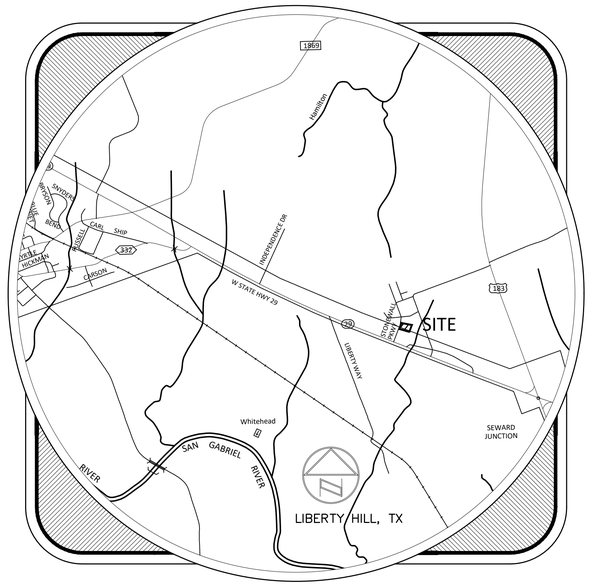
WATER/SANITARY SEWER SERVICE
CITY OF LIBERTY HILL
926 LOOP 332
LIBERTY HILL, TX 78642
PHONE: 512-778-5449 FAX: 512-778-5418

ELECTRIC SERVICE
PEDERNALES ELECTRIC COOPERATIVE
P.O. BOX 100
KYLE, TX 78640
PHONE: 830-868-4978
diana.gonzales@pec.com
http://www.pec.coop

TELEPHONE SERVICE
AT&T
1-800-288-2020

CABLE TV SERVICE
TIME WARNER CABLE
1-800-892-4357

GAS SERVICE
ATMOS ENERGY
1-888-286-6700



VICINITY MAP
SCALE: 1" = 2000'

DOUCET
Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78629, Tel: (512)-851-1740
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

Electronic Files

AT THE BIDDER'S/CONTRACTOR'S REQUEST, DOUCET WILL FURNISH ELECTRONIC FILES AS SUPPORT DOCUMENTS FOR THE APPROVED CONSTRUCTION DOCUMENTS. THE ELECTRONIC FILES ARE PROVIDED AS A SERVICE AND ARE SUBORDINATE TO THE APPROVED CONTRACT DOCUMENTS. IN THE EVENT THE APPROVED CONTRACT DOCUMENTS ARE MODIFIED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPARE THE ELECTRONIC DOCUMENTS TO THE MODIFIED CONTRACT DOCUMENTS PRIOR TO RELEASE OF THE ELECTRONIC FILES, AN ELECTRONIC FILE RELEASE AGREEMENT WITH DOUCET AND ASSOCIATES MUST BE SIGNED BY THE CONTRACTOR.

Sheet List Table

SUBMITTAL DATE: JULY 19, 2023

WATERSHED: SOUTH FORK SAN GABRIEL WATERSHED

FEMA PANEL: 48491C0245F DATED DECEMBER 20, 2019

TRACT SIZE: 2.055 ACRES

ZONING: GENERAL COMMERCIAL/RETAIL (C3)

LEGAL DESCRIPTION
LOT 7, FINAL PLAT OF STONE WALL COMMERCIAL EAST, PHASE 1, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORDED IN DOCUMENT NO. 2022004878, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

BENCHMARK: FND/MAG/SET/TBM
ELEVATION = 1025.80
N 3065508, E 10211743

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

_____ DATE
CURTIS STEGER, P.E.
CITY ENGINEER
CITY OF LIBERTY HILL, TEXAS

_____ DATE
JERRY L. MILLARD, JR.
DIRECTOR OF PLANNING
CITY OF LIBERTY HILL, TEXAS

_____ DATE
LIZ BRANIGAN
MAYOR
CITY OF LIBERTY HILL, TEXAS

_____ DATE
ELAINE SIMPSON
CITY SECRETARY
CITY OF LIBERTY HILL, TEXAS

REVISIONS / CORRECTIONS:

NO.	DESCRIPTION	REVISE (R)/ADD (A) SHEET NO'S	TOTAL # SHEET IN PLAN SET	NET CHANGE IMP. COVER	SITE IMP. COVER	% SITE IMP. COVER	APPROVED DATE

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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

DOUCET
Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78629 Tel: (512) 851-1740
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

COVER SHEET

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
1
OF 25

Project No.:
2553-001
23-017SDP

Drawing: C:\pw_working\victor.ostiguin\d0174092\2553001-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Sep. 21, 23 - 09:15
Plot Date/Time: Oct. 31, 23 - 15:51

SEQUENCE OF CONSTRUCTION NOTES:

1. INSTALL TEMPORARY SILT FENCE, TREE PROTECTION AND STABILIZED CONSTRUCTION ENTRANCE ACCORDING TO THE CONSTRUCTION PLANS PRIOR TO CLEARING, GRADING, EXCAVATION, ETC. CONTRACTOR SHALL INSPECT AND REPAIR TEMPORARY EROSION CONTROLS ON A REGULAR BASIS AND REMOVE ACCUMULATED SEDIMENT WHEN SIX (6) INCHES OF SEDIMENT HAS BEEN TRAPPED.
2. INSTALL TREE PROTECTION AND INITIATE TREE MITIGATION MEASURES WHERE APPLICABLE
3. THE CONTRACTOR SHALL CONTACT CITY OF LIBERTY HILL AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING.
4. PRE-CONSTRUCTION MEETING ONSITE
5. EVALUATE TEMPORARY EROSION CONTROL INSTALLATION.
6. BEGIN SITE CLEARING/DEMOLITION
7. ESTABLISH SUB-GRADE FOR PARKING, BUILDING PAD, DETENTION AND WATER QUALITY POND.
8. INSTALLATION OF UTILITIES (TRENCHING).
9. CONSTRUCTION OF BUILDING AND PAVED AREAS.
10. COMPLETE TESTING REQUIREMENTS
11. COMPLETE CONSTRUCTION AND INSTALL LANDSCAPING
12. CLEAN SITE AND REVEGETATE ALL DISTURBED AREAS IN ACCORDANCE WITH RESTORATION REQUIREMENTS SHOWN ON THE CONSTRUCTION PLANS.
13. PROJECT ENGINEER INSPECTS JOB AND WRITES CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF THE LETTER.
14. RECEIVE OPERATING PERMIT AND CITY CLEARANCE FOR OCCUPANCY
15. REMOVE TEMPORARY EROSION CONTROL MEASURES AND TREE PROTECTION AFTER ALL DISTURBED AREAS ARE COMPLETELY RESTORED AND REVEGETAGED.

CONSTRUCTION PLANS NOTES
CITY OF LIBERTY HILL:

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY HILL STANDARD SPECIFICATIONS MANUAL.
2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT HIS EXPENSE.
3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS ARE APPROPRIATE.
4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
5. THE CONTRACTOR SHALL GIVE THE CITY OF LIBERTY HILL 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE 218-5555 (ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT).
6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF LIBERTY HILL, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.
8. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LIBERTY HILL ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS- BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
9. THE LIBERTY HILL CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
10. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE HIS WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER.
11. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
12. AVAILABLE BENCHMARKS (CITY OF LIBERTY HILL DATUM) THAT MAY BE UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS: SEE SURVEY ON SHEET 5.

TRENCH SAFETY NOTES:
1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT (WILL BE PROVIDED BY THE CONTRACTOR; ARE ON SHEET ___N/A___ ETC.).
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF LIBERTY HILL.

STREET AND DRAINAGE NOTES:
1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING. TELEPHONE 218-5555 (INSPECTIONS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
4. STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/4" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF LIBERTY HILL ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT.
5. BARRICADES BUILT TO CITY OF LIBERTY HILL STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
6. ALL R.C.P. SHALL BE MINIMUM CLASS III.
7. THE SUBGRADE MATERIAL FOR THE STREETS SHOWN HEREIN WAS TESTED BY _____N/A_____ AND THE PAVING SECTIONS DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF LIBERTY HILL DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS FOLLOWS:

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.

8. WHERE PI'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE CITY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.

WATER AND WASTEWATER NOTES:
1. PIPE MATERIAL FOR WATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 200), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). WATER SERVICES (2" OR LESS) SHALL BE POLYETHYLENE TUBING (BLACK, 200 PSI, DR 9).
2. PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE PVC (AWWA C-900, MIN. CLASS 150), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26). DUCTILE IRON (AWWA C-100, MIN. CLASS 200).
3. UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER, DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42" MIN., AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MIN. OF 30" BELOW SUBGRADE.
4. ALL FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PIPE (AWWA C-100, MIN. CLASS 200).
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8-MIL POLYETHYLENE AND SEALED WITH DUCT TAPE OR EQUAL ACCEPTED BY THE CITY ENGINEER.
6. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR AT 218-5555 TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING TO EXISTING LINES.
7. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
8. THE CONTRACTOR MUST OBTAIN A BULK WATER PERMIT OR PURCHASE AND INSTALL A WATER METER FOR ALL WATER USED DURING CONSTRUCTION. A COPY OF THIS PERMIT MUST BE CARRIED AT ALL TIMES BY ALL WHO USE WATER.
9. LINE FLUSHING OR ANY ACTIVITY USING A LARGE QUANTITY OF WATER MUST BE SCHEDULED WITH THE WATER & WASTEWATER SUPERINTENDENT, TELEPHONE 218-5555.
10. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM STERILIZATION OF ALL POTABLE WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING TEST GAUGES), SUPPLIES (INCLUDING CONCENTRATED CHLORINE DISINFECTING MATERIAL), AND NECESSARY LABOR REQUIRED FOR THE STERILIZATION PROCEDURE. THE STERILIZATION PROCEDURE SHALL BE MONITORED BY CITY OF LIBERTY HILL PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF LIBERTY HILL TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF LIBERTY HILL.
11. SAMPLING TAPS SHALL BE BROUGHT UP TO 3 FEET ABOVE GRADE AND SHALL BE EASILY ACCESSIBLE FOR CITY PERSONNEL. AT THE CONTRACTOR'S REQUEST, AND IN HIS PRESENCE,SAMPLES FOR BACTERIOLOGICAL TESTING WILL BE COLLECTED BY THE CITY OF LIBERTY HILL NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF LIBERTY HILL, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF LIBERTY HILL FEE AMOUNTS MAY BE OBTAINED BY CALLING THE ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT AT 218-5555.
12. THE CONTRACTOR, AT HIS EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL WATER LINES CONSTRUCTED AND SHALL PROVIDE ALL EQUIPMENT (INCLUDING PUMPS AND GAUGES), SUPPLIES AND LABOR NECESSARY TO PERFORM THE TESTS. QUALITY AND PRESSURE TESTING SHALL BE MONITORED BY CITY OF LIBERTY HILL PERSONNEL.
13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING OR PRESSURE TESTING.
14. THE CONTRACTOR SHALL NOT OPEN OR CLOSE ANY VALVES UNLESS AUTHORIZED BY THE CITY OF LIBERTY HILL.
15. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON.
16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED AS FOLLOWS:
    - WATER SERVICE "W" ON TOP OF CURB
    - WASTEWATER SERVICE "S" ON TOP OF CURB
    - VALVE "V" ON FACE OF CURB

    TOOLS FOR MARKING THE CURB SHALL BE PROVIDED BY THE CONTRACTOR. OTHER APPROPRIATE MEANS OF MARKING SERVICE AND VALVE LOCATIONS SHALL BE PROVIDED IN AREAS WITHOUT CURBS. SUCH MEANS OF MARKING SHALL BE AS SPECIFIED BY THE ENGINEER AND ACCEPTED BY THE CITY OF LIBERTY HILL.
17. CONTACT CITY OF LIBERTY HILL ENGINEERING AND DEVELOPMENT SERVICES DEPARTMENT AT 218-5555 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.
18. THE CITY OF LIBERTY HILL FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE FIRE DEPARTMENT MAY MONITOR SUCH TESTING.
19. SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

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

20. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTING TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12 A.M. AND 6 A.M.
21. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LIBERTY HILL SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.

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

EROSION AND SEDIMENTATION CONTROL NOTES:
1. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY HILL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF LIBERTY HILL FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
5. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES
TCEQ-0592A (REV. 07/15/2015)

1. A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY GROUND DISTURBANCE OR CONSTRUCTION ACTIVITIES. THIS NOTICE MUST INCLUDE THE NAME OF THE APPROVED PROJECT, THE ACTIVITY START DATE, AND THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
2. ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT SHOULD BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED CONTRIBUTING ZONE PLAN (CZP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTOR(S) SHOULD KEEP COPIES OF THE APPROVED PLAN AND APPROVAL LETTER ON-SITE.
3. NO HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
4. PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (E&S) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED..
5. ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE HE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
6. SEDIMENT MUST BE REMOVED FROM SEDIMENT TRAPS OR SEDIMENTATION BASINS WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
7. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
8. ALL EXCAVATED MATERIAL THAT WILL BE STORED ON-SITE MUST HAVE PROPER E&S CONTROLS.
9. IF PORTION OF THE SITE WILL HAVE A CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
10. THE FOLLOWING RECORDS SHOULD BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST: THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
11. THE HOLDER OF ANY APPROVED CONTRIBUTING ZONE PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
    - A. ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY BEST MANAGEMENT PRACTICES (BMP) OR STRUCTURE(S), INCLUDING BUT NOT LIMITED TO TEMPORARY OR PERMANENT PONDS, DAMS, BERMS, SILT FENCES AND DIVERSIONARY STRUCTURES.
    - B. ANY CHANGE IN THE NATURE OR CHARACTER OF THE REGULATED ACTIVITY FROM THAT WHICH WAS ORIGINALLY APPROVED.
    - C. ANY CHANGE THAT WOULD SIGNIFICANTLY IMPACT THE ABILITY TO PREVENT POLLUTION OF THE EDWARDS AQUIFER; OR
    - D. ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED IN A CONTRIBUTING ZONE PLAN AS UNDEVELOPED.

AUSTIN REGIONAL OFFICE	SAN ANTONIO REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A AUSTIN, TEXAS 78753-1808 PHONE (512) 339-2929 FAX (512) 339-3795	14250 JUDSON ROAD SAN ANTONIO, TEXAS 78233-4480 PHONE (210) 490-3096 FAX (210) 545-4329

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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

DOUCET
Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78629 Tel: (512) 851-1740
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

GENERAL NOTES

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

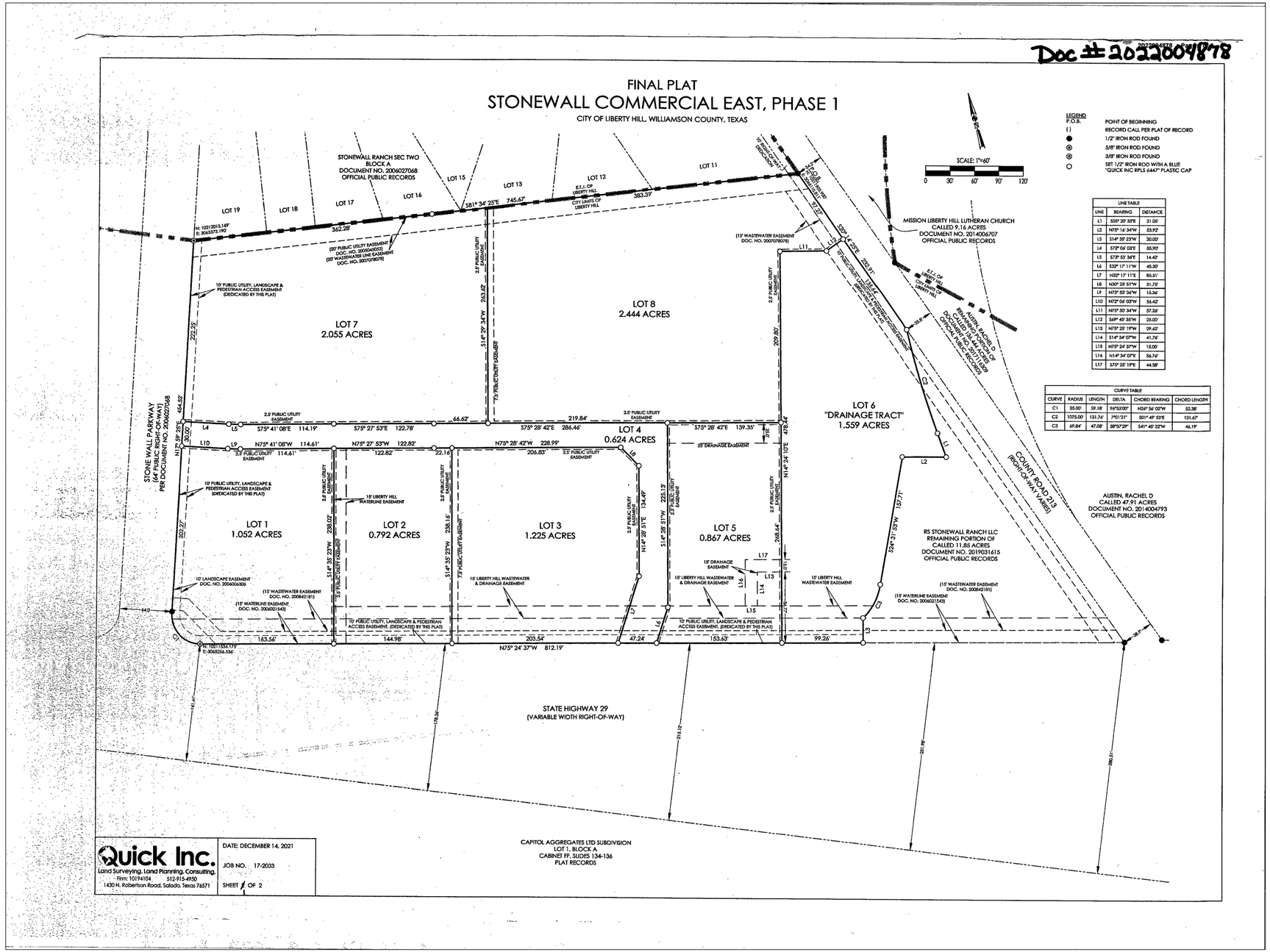
SHEET
2
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174097\2553001-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Sep. 21, 23 09:15
Plotted/Printed: Oct. 31, 23 13:56:08

Doc #2022004878

FINAL PLAT
STONEWALL COMMERCIAL EAST, PHASE 1
CITY OF LIBERTY HILL, WILLIAMSON COUNTY, TEXAS



LEGEND

P.O.B.	POINT OF BEGINNING
( )	RECORD CALL PER PLAT OF RECORD
●	1/2" IRON ROD FOUND
⊙	5/8" IRON ROD FOUND
◎	3/8" IRON ROD FOUND
○	SET 1/2" IRON ROD WITH A BLUE "QUICK INC RPLS 6447" PLASTIC CAP

LINE TABLE

LINE	BEARING	DISTANCE
L1	S05° 20' 33"E	31.05'
L2	N75° 16' 34"W	53.92'
L3	S14° 35' 23"W	30.00'
L4	S72° 06' 03"E	55.90'
L5	S73° 53' 56"E	14.42'
L6	S32° 17' 11"W	45.30'
L7	N50° 17' 11"E	85.31'
L8	N30° 23' 51"W	31.75'
L9	N75° 53' 36"W	15.36'
L10	N72° 06' 03"W	56.42'
L11	N75° 50' 34"W	57.26'
L12	S69° 43' 36"W	25.00'
L13	N75° 25' 19"W	29.65'
L14	S14° 34' 07"W	41.76'
L15	N75° 24' 37"W	15.00'
L16	N14° 34' 07"E	56.76'
L17	S75° 25' 19"E	44.58'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	35.00'	59.18'	96°53'00"	N50° 56' 02"W	52.38'
C2	1075.00'	131.76'	7°01'21"	S01° 49' 53"E	131.67'
C3	69.84'	47.08'	38°37'29"	S41° 40' 22"W	46.19'

Quick Inc.
Land Surveying, Land Planning, Consulting.
Firm: 10194104 512-915-4930
1430 N. Robertson Road, Salado, Texas 76571

DATE: DECEMBER 14, 2021
JOB NO. 17-2033
SHEET 1 OF 2

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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TBPE Firm Number: 3937
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FINAL PLAT 1 OF 2

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED
PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
3
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Sep. 21, 23 - 09:15
Plot Modified: Oct. 31, 23 - 15:16:13

Doc#2022004878

FINAL PLAT
STONEWALL COMMERCIAL EAST, PHASE 1

CITY OF LIBERTY HILL, WILLIAMSON COUNTY, TEXAS

BEING AN 10.619 ACRE TRACT OF LAND, LOCATED IN THE JOHN B ROBINSON SURVEY, ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS, SAID 10.619 ACRE TRACT, BEING A PORTION OF THAT CERTAIN 11.852 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021014426, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

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

I, RS STONEWALL RANCH, LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CALLED 11.852 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2021014426, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "FINAL PLAT OF STONEWALL COMMERCIAL EAST, PHASE 1".

BY:
FOR: RS STONEWALL RANCH, LLC
JAMES A. MCALISTER

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED James A. McAlister IV KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20 DAY OF December 2021

NOTARY PUBLIC STATE OF TEXAS
PRINTED NAME: Olga Luna
MY COMMISSION EXPIRES ON: September 22, 2025

OLGA LUNA
Notary ID #129541959
My Commission Expires
September 22, 2025

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON)(

I, TRAVIS L. QUICKSALL , REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT LIBERTY HILL, TEXAS THIS THE 14 DAY OF Dec., 2021

TRAVIS L. QUICKSALL, R.P.L.S. NO. 6447
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
TRAVIS L. QUICKSALL
6447
PROFESSIONAL
LAND SURVEYOR

ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THIS PLAT AS FOUND ON THE TITLE POLICY PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THIS PROPERTY, PER G.F. NUMBER FTH-18-FAH2100782?HC, ISSUED DATE OF JUNE 1, 2021, EFFECTIVE DATE OF MAY 23, 2021.

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON)(

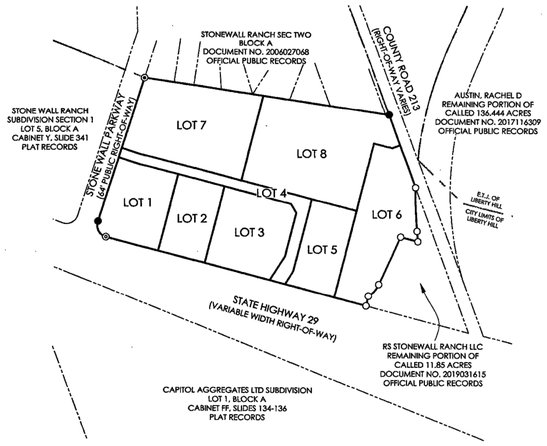
THAT I, CHRISTOPHER REID, DO HEREBY CERTIFY THAT THE INFORMATION ON THIS PLAT COMPLIES WITH CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS.

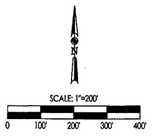
CHRISTOPHER REID, PE #81546 — DATE 12/14/21

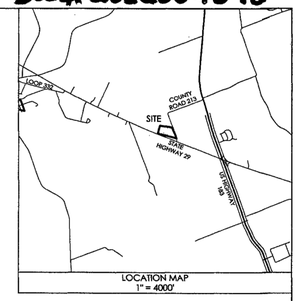
STATE OF TEXAS
CHRISTOPHER A REID
81546
LICENSED
PROFESSIONAL ENGINEER

Quick Inc.
Land Surveying, Land Planning, Consulting.
firm: 10194104 512-915-4950
1430 N. Robertson Road, Salado, Texas 76571

DATE: DECEMBER 14, 2021
JOB NO. 17-2033
SHEET 1 OF 2







- ACREAGE: 10.619
- PATENT SURVEY: JOHN B ROBINSON SURVEY, ABSTRACT NO. 521
- SURVEYOR: QUICK INC. LAND SURVEYING
- NUMBER OF BLOCKS: 1
- NUMBER OF LOTS: 8
- SUBMITTAL DATE: AUGUST 24, 2021

ZONING NOTES:
SOURCE OF INFORMATION:
WWW.LIBERTYHILLTX.GOV

ZONED "C-3" GENERAL
COMMERCIAL/RETAIL DISTRICT SETBACKS:
FRONT YARD: 25'
SIDE YARD: 7'
REAR YARD: 15'
MAX. BUILDING HEIGHT: 45'
MINIMUM LOT AREA: N/A
MAXIMUM FLOOR AREA RATIO: N/A

ENGINEER:
DOUCET & ASSOCIATES
TBPE F-3937
PHONE: 512-583-7645
10800 PECAN PARK BLVD, SUITE 140
AUSTIN, TEXAS 78750

DEVELOPER:
RS STONEWALL RANCH, LLC
3200 SOUTHWEST FWY, SUITE 3000
HOUSTON, TEXAS 77027

UTILITY SERVICE INFORMATION:

WATER/SANITARY SEWER SERVICE
CITY OF LIBERTY HILL
926 LOOP 332
LIBERTY HILL, TX 78642
PHONE: 512-778-5449 FAX: 512-778-5418

ELECTRIC SERVICE
PEDERNALES ELECTRIC COOPERATIVE
P.O. BOX 100
KYLE, TX 78640
PHONE: 830-868-4978
diana.gonzales@pec.com
http://www.pec.coop

TELEPHONE SERVICE
AT&T
1-800-288-2020

CABLE TV SERVICE
TIME WARNER CABLE
1-800-892-4357

GAS SERVICE
ATMOS ENERGY
1-888-286-6700

NOTES:
1) FIELD WORK PERFORMED ON: MARCH 9, 2021
2) OWNER: STONEWALL RANCH COMMERCIAL, LV.
3) ADDRESS: 11730 HWY 29, LIBERTY HILL, TEXAS
4) BASIS OF BEARING: TEXAS STATE PLANE, CENTRAL ZONE, NAD83
5) THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF LIBERTY HILL.

THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, G.F. NUMBER FTH-18-FAH2100782?HC, ISSUED DATE OF JUNE 1, 2021, EFFECTIVE DATE OF MAY 23, 2021 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN.THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.

RESTRICTIONS:
CABINET Y, SLIDES 341, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS, DOCUMENT NO. 2016065340, DOCUMENT NO. 2018070869, AND DOCUMENT NO. 2018083971 (PLAT), OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

SCHEDULE B EXCEPTIONS:
10i. EASEMENT TO CHISHOLM TRAIL WATER SUPPLY CORP. - RECORDED IN VOLUME 1122, PAGE 919, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (10' WIDE WATER LINE EASEMENT CENTERED ON INSTALLED LINES)
10j. EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. - RECORDED IN VOLUME 571, PAGE 200, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.
10k. EASEMENT TO CHISHOLM TRAIL WATER SUPPLY CORP. - RECORDED IN VOLUME 1155, PAGE 252, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (15' WIDE WATER LINE EASEMENT CENTERED ON INSTALLED LINES)
10l. EASEMENT TO PEDERNALES ELECTRIC COOPERATIVE, INC. - RECORDED IN DOCUMENT NO. 2005043695, AND RE-RECORDED IN DOCUMENT NO. 2005045055, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN ON SURVEY)
10m. EASEMENT TO LENNAR BUFFINGTON STONEWALL RANCH, L.P. - RECORDED IN DOCUMENT NO. 2006006306, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS. (SHOWN ON SURVEY)
10n. DECLARATION OF EASEMENTS AND RESTRICTIONS - RECORDED IN DOCUMENT NO. 2016065340, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
10o. DECLARATION OF EASEMENTS AND RESTRICTIONS - RECORDED IN DOCUMENT NO. 2018070869, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:
1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LIBERTY HILL, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LIBERTY HILL PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
4. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS & PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY THE CITY OF LIBERTY HILL PUBLIC WORKS DEPARTMENT.
6. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF LIBERTY HILL.
7. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
8. IN ADDITION TO THE EASEMENT SHOWN HEREON, A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAY AND A TWO AND A HALF (2.5) FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.
9. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL #48491C0245F FOR WILLIAMSON CO., EFFECTIVE DECEMBER 20, 2019.
10. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 4, ZONING AND LOT DESIGN STANDARDS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.
11. ALL UTILITY LINES MUST BE LOCATED UNDERGROUND.

SPECIAL USE OF LOTS:
1. LOT 4 IS TO BE USED FOR ACCESS & UTILITIES, PROVIDING A SHARED ACCESS DRIVE FOR LOTS 1, 2, 3, 5, 7 & 8.
2. LOT 6 IS TO BE USED FOR DRAINAGE PURPOSES ONLY.

CITY APPROVAL

APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY HILL, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

JOHN BYRUM, DIRECTOR OF PLANNING — DATE 1-6-2022

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

LIZ BRANIGAN, MAYOR — DATE 1-6-2022

STATE OF TEXAS)(
)(KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON)(

I, NANCY E. RISTER , CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF January 2022 A.D., AT 3:49 O'CLOCK P.M., AND DULY RECORDED THIS THE 11th DAY OF January 2022 A.D. AT 4:29 O'CLOCK P.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. 2022004878

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

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS
BY: Brenda McKenzie DEPUTY
Brenda McKenzie

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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

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Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78629 Tel: (512)-851-1740
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

FINAL PLAT 2 OF 2

O2B KIDS! LIBERTY HILL

110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

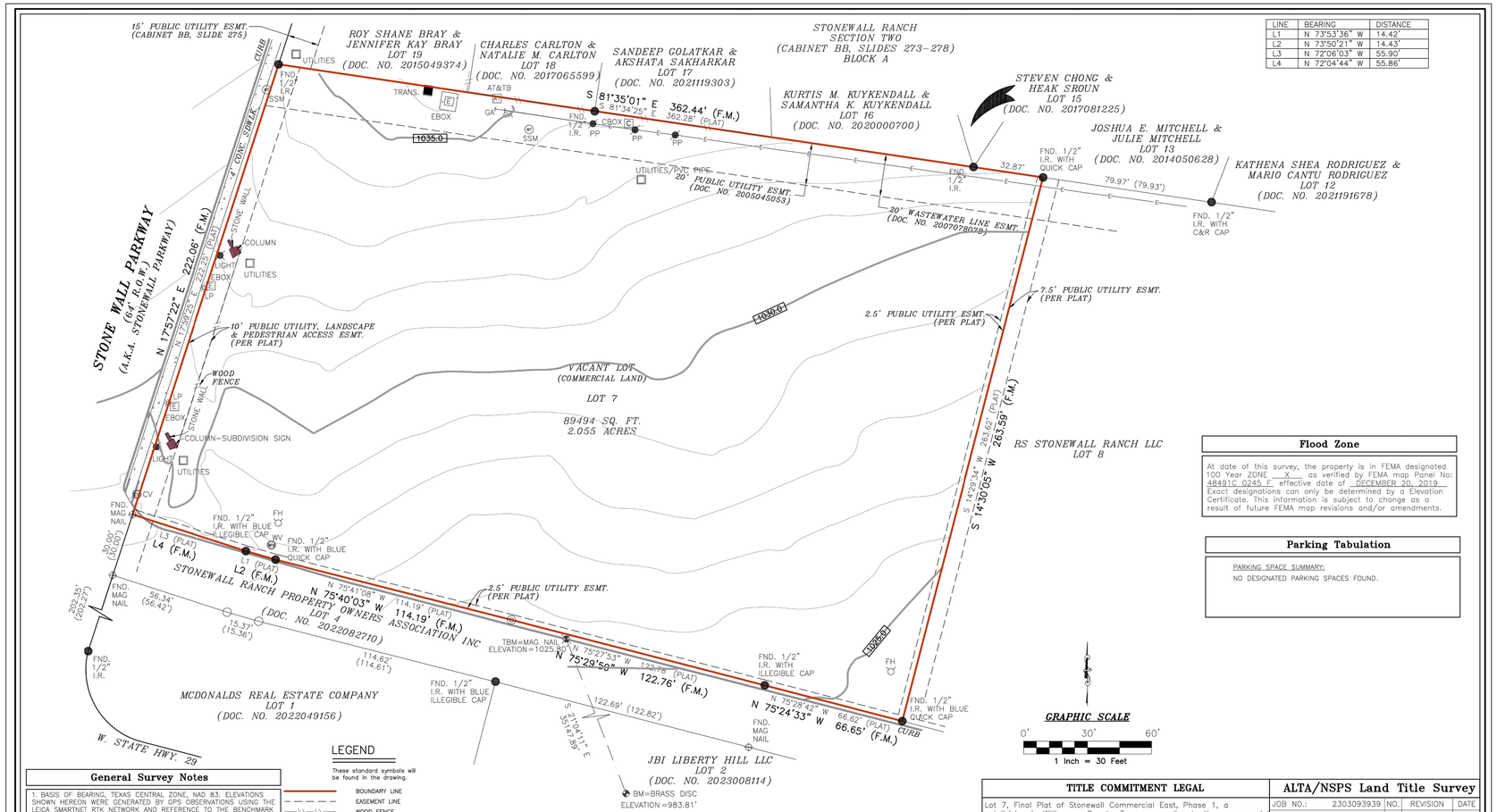
STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED
PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
4
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Sep 21, 21 - 09:15
Plotted/Printed: Oct 31, 23 - 13:30:20



LINE	BEARING	DISTANCE
L1	N 73°53'36" W	14.42'
L2	N 73°50'21" W	14.43'
L3	N 72°06'03" W	55.90'
L4	N 72°04'44" W	55.86'

Flood Zone

At date of this survey, the property is in FEMA designated 100 Year ZONE __X__ as verified by FEMA map Panel No: 48491C 0245 F effective date of DECEMBER 20, 2019
Exact designations can only be determined by a Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

Parking Tabulation

PARKING SPACE SUMMARY:
NO DESIGNATED PARKING SPACES FOUND.

GRAPHIC SCALE
0' 30' 60'
1 Inch = 30 Feet

General Survey Notes

1. BASIS OF BEARING, TEXAS CENTRAL ZONE, NAD 83. ELEVATIONS SHOWN HEREON WERE GENERATED BY GPS OBSERVATIONS USING THE LEICA SMARTNET RTK NETWORK AND REFERENCE TO THE BENCHMARK SHOWN HEREON. VERTICLE DATUM: NAVD88
2. WILLIAMSON COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: R624731
3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
4. THERE IS DIRECT ACCESS POINT TO THE SUBJECT PROPERTY VIA STONE WALL PARKWAY, A 64' WIDE PUBLIC RIGHT-OF-WAY.
5. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
7. ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8). THIS SURVEY IS PRODUCED WITHOUT THE ADDITION OF RESEARCH FROM A TITLE OR A TITLE ABSTRACT COMPANY. THEREFORE, ADDITIONAL DEED OR REAL PROPERTY RESTRICTIONS, SUCH AS EASEMENTS OR SETBACKS, MAY APPLY THAT ARE NOT GRAPHICALLY OR OTHERWISE SHOWN, AND/OR LISTED ON THIS SURVEY. THE RESTRICTIONS, ADDRESSED HEREON, ARE AS ALREADY KNOWN TO THE UNDERSIGNED, TO AFFECT THIS SUBDIVISION. THEIR DEPICTIONS ARE NOT MEANT TO REPRESENT ALL POSSIBLE ESMTS. AND SETBACKS THAT MAY APPLY TO THIS LOT.

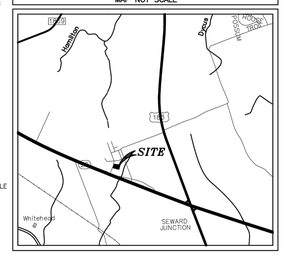
LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- WOOD FENCE
- OVERHEAD ELECTRIC
- INDEX CONTOUR LINES
- NORMAL CONTOUR LINES
- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- TRANSFORMER
- POWER POLE
- LIGHT POLE
- WATER VALVE
- ELECTRIC BOX
- LIGHT
- UTILITIES
- CABLE TV BOX
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- AT & T BOX
- CONTROL VALVE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED

Vicinity Map

MAP NOT SCALE



TITLE COMMITMENT LEGAL

Lot 7, Final Plat of Stonewall Commercial East, Phase 1, a subdivision in Williamson County, Texas, according to the map or plat recorded in Document No. 2022004878, Official Public Records of Williamson County, Texas.

ALTA/NSPS Land Title Survey

		NO.	REVISION	DATE
JOB NO.:	230309.39.19			
DATE:	03/05/23			
DRAWN BY:	JD/SDK/AM			
APPROVED BY:	AMR			

SURVEYOR'S CERTIFICATION

I, AARON MICAH REYNOLDS, a Registered Professional Land Surveyor in the State of Texas, do hereby certify To Borrower RS STONEWALL RANCH, LLC. Lender: ____ Title company: ____

that this map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on March 05, 2023.

RS STONEWALL RANCH, LLC.
HWY 29 W.,
LIBERTY HILL, TX 78642,
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS REGISTERED AARON MICAH REYNOLDS 6644 PROFESSIONAL LAND SURVEYOR

AARON MICAH REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6644

AMERISURVEYORS EXCELLENCE IN LAND SURVEYING
P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572 - 1995
WEB: WWW.AMERISURVEYORS.COM

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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SURVEY

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

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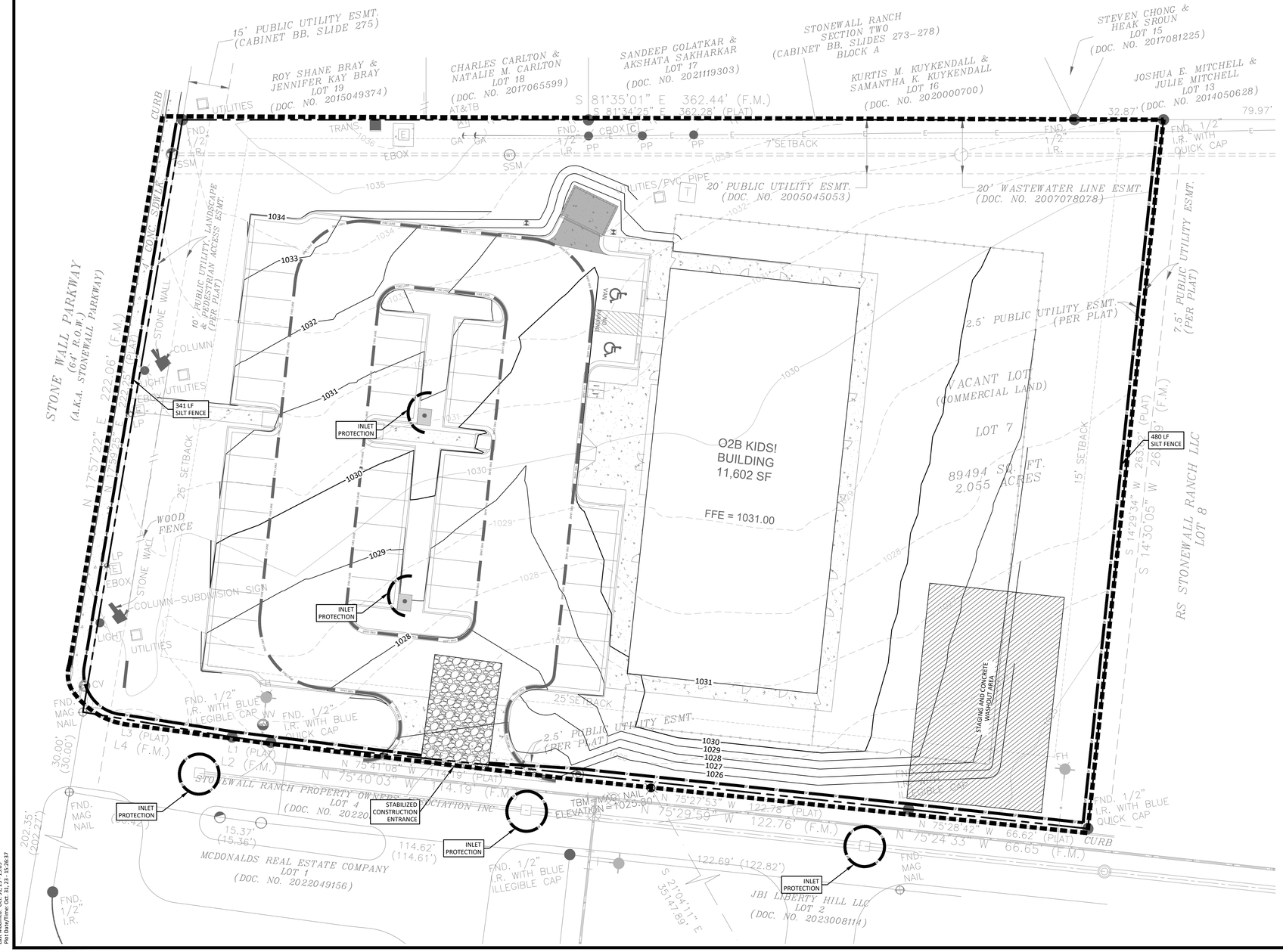
STATE OF TEXAS VICTOR OSTIGUIN SILVA 145784 LICENSED PROFESSIONAL ENGINEER
10/31/23

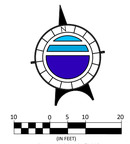
Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET 5 OF 25

Project No.: 2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-CV.dwg
User: VOSTIGUIN
Last Modified: Sep. 21, 23 - 09:15
Plot Date/Time: Oct. 31, 23 - 15:26:04





LEGEND

- SITE FEATURES
- BOUNDARY LINE
- OVERALL LIMITS OF DISTURBANCE
- OVERLAND SHEET FLOW
- EROSION DETAILS
- SCE — TEMPORARY STONE CONSTRUCTION EXIT SEE DETAIL SHEET
- SILT FENCE SEE DETAIL SHEET
- INLET PROTECTION SEE DETAIL SHEET

NOTES:

1. THIS SITE IS NOT WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA MAP NO. 48491C0245F DATED DECEMBER 20, 2019 ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS SPECIFIED OR SHOWN OTHERWISE.
2. UNDER NO CIRCUMSTANCES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY OF SITE CONSTRUCTION IN COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, TDLR OR ANY OTHER REGULATORY AGENCY. SEE NOTES SHEET AND COVER SHEET FOR ADDITIONAL INFORMATION.
3. THE OVER-HEAD CLEARANCE ALONG ALL FIRE LANES SHALL BE 14' MINIMUM. PRUNE TREES AS NECESSARY. NO TREE, SIGN, OR STRUCTURE MAY OBSTRUCT 14' CLEARANCE ABOVE ANY FIRE LANE.
4. ANY TEMPORARY SPOILS PILE OR MATERIAL STAGING AREA MUST HAVE SILT FENCE INCORPORATED ON THE IMMEDIATE DOWNSTREAM SIDE.
5. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
6. ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
7. ANY DIRT, MUD, ROCKS OR OTHER DEBRIS CARRIED ONTO EXISTING ROADS SHALL BE REMOVED IMMEDIATELY AND THE ROAD RESTORED TO A DRIVABLE CONDITION, FREE FROM OBSTRUCTIONS.
8. AT THE COMPLETION OF STREET AND UTILITY IMPROVEMENTS, THE CONTRACTOR SHALL RE-VEGETATE THE AREAS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH THE CONDITIONS LISTED ON THE GENERAL NOTES SHEET.

O2B Kids! Liberty Hill		
Erosion Control		
Silt Fence	821	LF
Rock Berm	0	LF
Staging Area	1	EA
Construction Entrance	1	EA
Concrete Washout	1	EA
Inlet Protection	5	EA
Limits of Construction	2.1	AC

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TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

EROSION & SEDEMINTATION CONTROL PLAN

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

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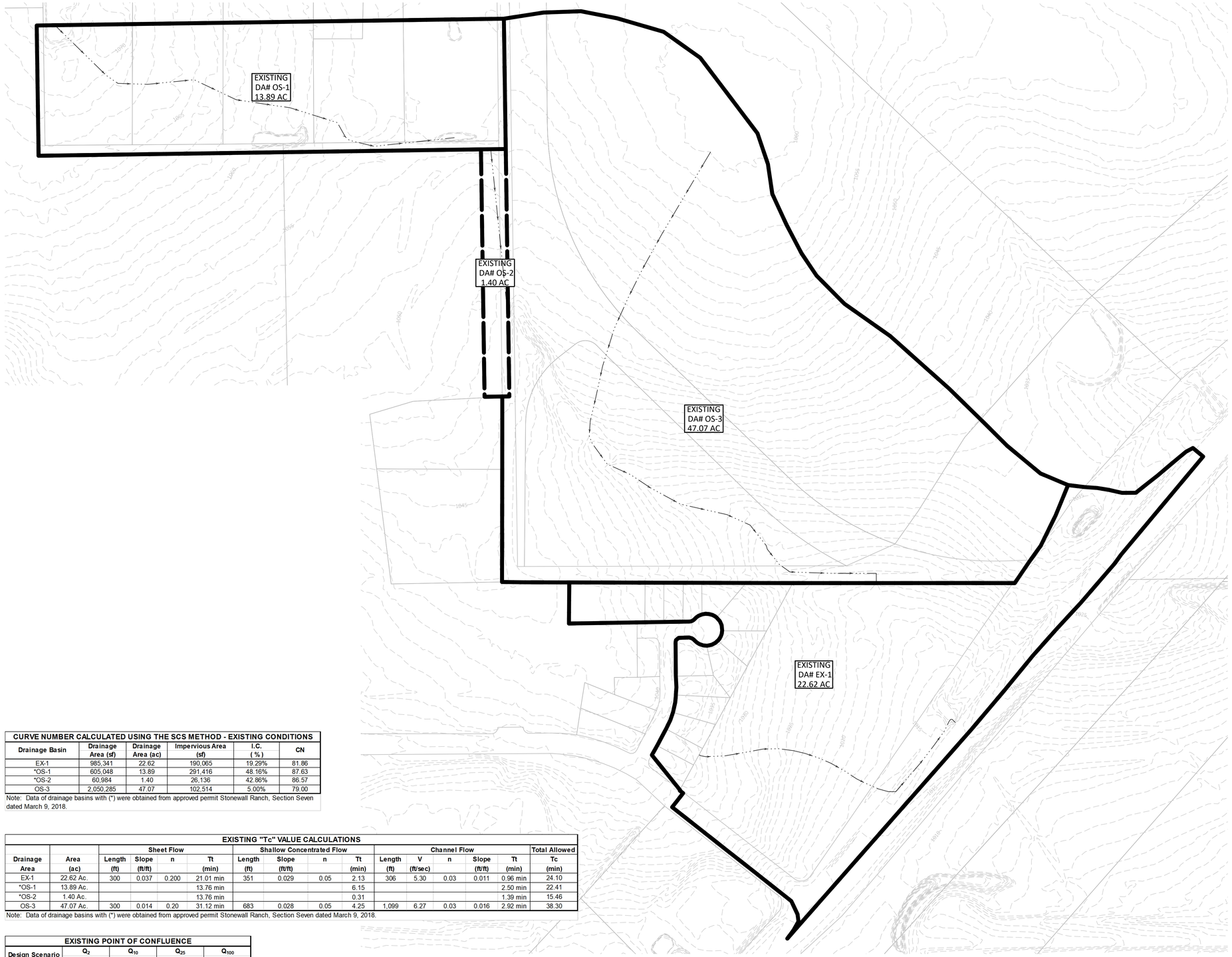
STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

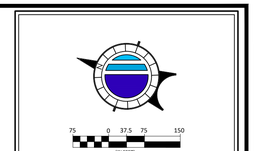
Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
6
OF 25

Project No.:
2553-001
23-017SDP

Drawing: C:\pw_working\victor.ostiguin\d0174092\25538001-C0-ES.dwg
User: VOSTIGUIN
Last Modified: Oct. 31, 23 - 15:05
Ref. Date/Time: Oct. 31, 23 - 15:58:37





NOTES:
1. THE DRAINAGE CALCULATIONS WERE PERFORMED USING HEC-HMS WITH NOAA ATLAS 14 RAINFALL DATA.

CURVE NUMBER CALCULATED USING THE SCS METHOD - EXISTING CONDITIONS

Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	I.C. (%)	CN
EX-1	985,341	22.62	190,065	19.29%	81.86
*OS-1	605,048	13.89	291,416	48.16%	87.63
*OS-2	60,984	1.40	26,136	42.86%	86.57
OS-3	2,050,285	47.07	102,514	5.00%	79.00

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018.

EXISTING "Tc" VALUE CALCULATIONS

		Sheet Flow				Shallow Concentrated Flow				Channel Flow					Total Allowed
Drainage Area	Area (ac)	Length (ft)	Slope (ft/ft)	n	Tt (min)	Length (ft)	Slope (ft/ft)	n	Tt (min)	Length (ft)	V (ft/sec)	n	Slope (ft/ft)	Tt (min)	Tc (min)
EX-1	22.62 Ac.	300	0.037	0.200	21.01 min	351	0.029	0.05	2.13	306	5.30	0.03	0.011	0.96 min	24.10
*OS-1	13.89 Ac.				13.76 min				6.15					2.50 min	22.41
*OS-2	1.40 Ac.				13.76 min				0.31					1.39 min	15.46
OS-3	47.07 Ac.	300	0.014	0.20	31.12 min	683	0.028	0.05	4.25	1,099	6.27	0.03	0.016	2.92 min	38.30

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018.

EXISTING POINT OF CONFLUENCE

Design Scenario	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
EX-1	34.59	68.49	93.79	140.64
*OS-1	26.96	49.06	65.13	94.48
*OS-2	2.98	5.48	7.31	10.63
OS-3	52.3	109.17	152.17	231.86
POC	106.64	215.79	297.73	450.47

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018. Design storms included in the approved permit are for the 25- and 100-year storm events.
Point of Confluence (POC) flows for each storm event were determined using Modified Puls Routing Method in PondPack by Doucet & Associates.

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EXISITNG DRAINAGE PLAN (FOR REFERENCE)

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

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STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED
PROFESSIONAL ENGINEER
10/31/23

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8
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Project No.:
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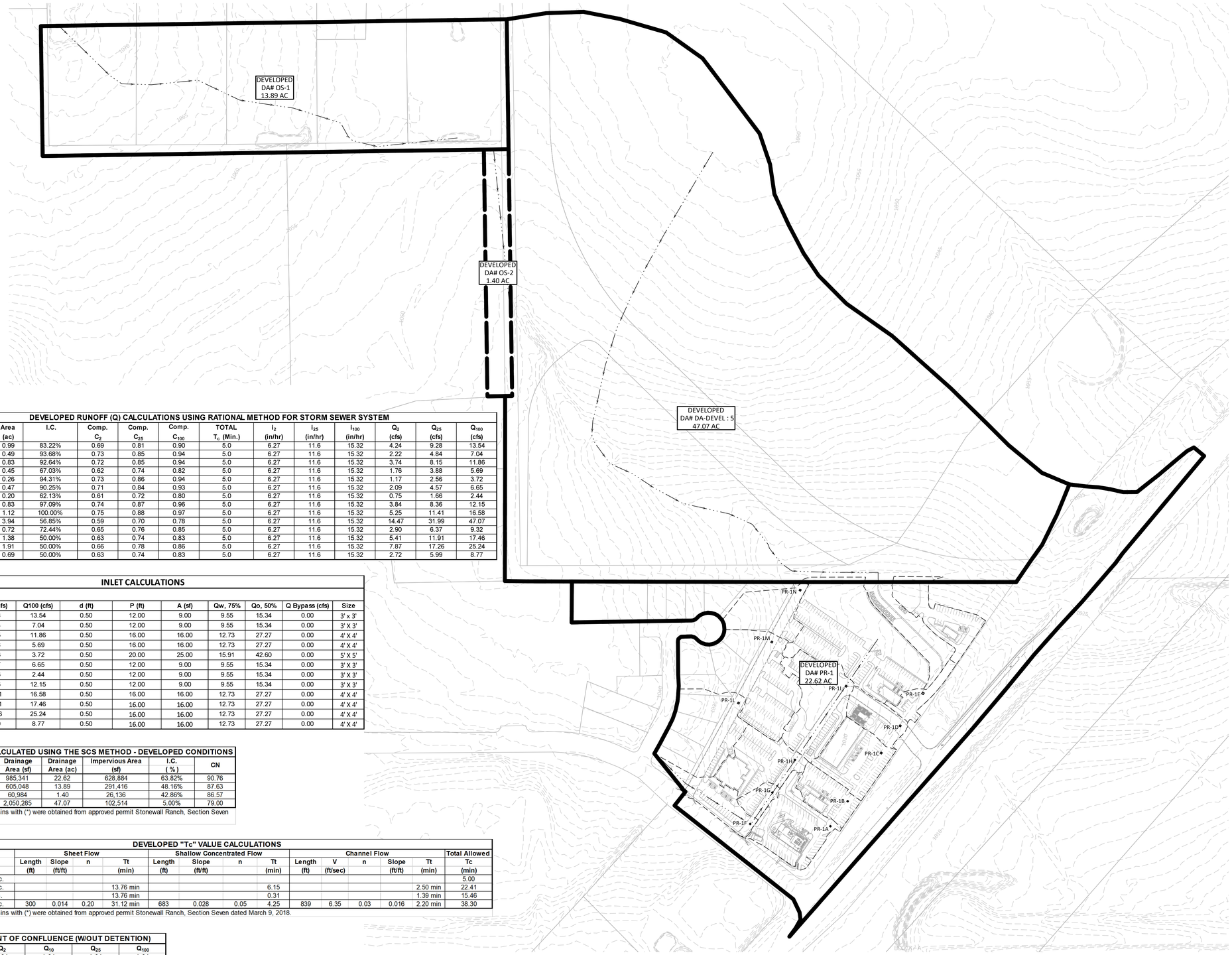

75 0 37.5 75 150
FEET
GRAPHIC SCALE 1"=150'

LEGEND

- SLOPE DIRECTION
- DRAINAGE AREA
- FLOW PATH

NOTES:
1. THE DRAINAGE CALCULATIONS WERE PERFORMED USING HEC-HMS WITH NOAA ATLAS 14 RAINFALL DATA.

DEVELOPED RUNOFF (Q) CALCULATIONS USING RATIONAL METHOD FOR STORM SEWER SYSTEM

Drainage Basin	Area (ac)	I.C.	Comp. C_2	Comp. C_{25}	Comp. C_{100}	TOTAL T_c (Min.)	I_2 (in/hr)	I_{25} (in/hr)	I_{100} (in/hr)	Q_2 (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
PR-1A	0.99	83.22%	0.69	0.81	0.90	5.0	6.27	11.6	15.32	4.24	9.28	13.54
PR-1B	0.49	93.68%	0.73	0.85	0.94	5.0	6.27	11.6	15.32	2.22	4.84	7.04
PR-1C	0.83	92.64%	0.72	0.85	0.94	5.0	6.27	11.6	15.32	3.74	8.15	11.86
PR-1D	0.45	67.03%	0.62	0.74	0.82	5.0	6.27	11.6	15.32	1.76	3.88	5.69
PR-1E	0.26	94.31%	0.73	0.86	0.94	5.0	6.27	11.6	15.32	1.17	2.56	3.72
PR-1F	0.47	90.25%	0.71	0.84	0.93	5.0	6.27	11.6	15.32	2.09	4.57	6.65
PR-1G	0.20	62.13%	0.61	0.72	0.80	5.0	6.27	11.6	15.32	0.75	1.66	2.44
PR-1H	0.83	97.09%	0.74	0.87	0.96	5.0	6.27	11.6	15.32	3.84	8.36	12.15
PR-1I	1.12	100.00%	0.75	0.88	0.97	5.0	6.27	11.6	15.32	5.25	11.41	16.58
PR-1J	3.94	56.85%	0.59	0.70	0.78	5.0	6.27	11.6	15.32	14.47	31.99	47.07
PR-1K	0.72	72.44%	0.65	0.76	0.85	5.0	6.27	11.6	15.32	2.90	6.37	9.32
PR-1L	1.38	50.00%	0.63	0.74	0.83	5.0	6.27	11.6	15.32	5.41	11.91	17.46
PR-1M	1.91	50.00%	0.66	0.78	0.86	5.0	6.27	11.6	15.32	7.87	17.26	25.24
PR-1N	0.69	50.00%	0.63	0.74	0.83	5.0	6.27	11.6	15.32	2.72	5.99	8.77

INLET CALCULATIONS

Grate Inlet in Sump

DA	Q25 (cfs)	Q100 (cfs)	d (ft)	P (ft)	A (sf)	Qw, 75%	Qo, 50%	Q Bypass (cfs)	Size
PR-1A	9.28	13.54	0.50	12.00	9.00	9.55	15.34	0.00	3' x 3'
PR-1B	4.84	7.04	0.50	12.00	9.00	9.55	15.34	0.00	3' X 3'
PR-1C	8.15	11.86	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1D	3.88	5.69	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1E	2.56	3.72	0.50	20.00	25.00	15.91	42.60	0.00	5' X 5'
PR-1F	4.57	6.65	0.50	12.00	9.00	9.55	15.34	0.00	3' X 3'
PR-1G	1.66	2.44	0.50	12.00	9.00	9.55	15.34	0.00	3' X 3'
PR-1H	8.36	12.15	0.50	12.00	9.00	9.55	15.34	0.00	3' X 3'
PR-1I	11.41	16.58	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1L	11.91	17.46	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1M	17.26	25.24	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'
PR-1N	5.99	8.77	0.50	16.00	16.00	12.73	27.27	0.00	4' X 4'

CURVE NUMBER CALCULATED USING THE SCS METHOD - DEVELOPED CONDITIONS

Drainage Basin	Drainage Area (sf)	Drainage Area (ac)	Impervious Area (sf)	I.C. (%)	CN
PR-1	985,341	22.62	628,884	63.82%	90.76
*OS-1	605,048	13.89	291,416	48.16%	87.63
*OS-2	60,984	1.40	26,136	42.86%	86.57
OS-3	2,050,285	47.07	102,514	5.00%	79.00

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018.

DEVELOPED "Tc" VALUE CALCULATIONS

Drainage Area	Area (ac)	Sheet Flow Length (ft)	Sheet Flow Slope (ft/ft)	Sheet Flow n	Sheet Flow Tt (min)	Shallow Concentrated Flow Length (ft)	Shallow Concentrated Flow Slope (ft/ft)	Shallow Concentrated Flow n	Shallow Concentrated Flow Tt (min)	Channel Flow Length (ft)	Channel Flow V (ft/sec)	Channel Flow n	Channel Flow Slope (ft/ft)	Channel Flow Tt (min)	Total Allowed Tc (min)
PR-1	22.62 Ac.														5.00
*OS-1	13.89 Ac.				13.76 min				6.15					2.50 min	22.41
*OS-2	1.40 Ac.				13.76 min				0.31					1.39 min	15.46
OS-3	47.07 Ac.	300	0.014	0.20	31.12 min	683	0.028	0.05	4.25	839	6.35	0.03	0.016	2.20 min	38.30

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018.

DEVELOPED POINT OF CONFLUENCE (W/OUT DETENTION)

Design Scenario	Q_2 (cfs)	Q_{10} (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
PR-1	67.04	115.7	150.87	215.16
*OS-1	26.96	49.06	65.13	94.48
*OS-2	2.98	5.48	7.31	10.63
OS-3	52.3	109.17	152.17	231.86
POC	96.72	191.78	263.41	395.87

Note: Data of drainage basins with (*) were obtained from approved permit Stonewall Ranch, Section Seven dated March 9, 2018. Design storms included in the approved permit are for the 25- and 100-year storm events.
Point of Confluence (POC) flows for each storm event were determined using Modified Puls Routing Method in PondPack by Doucet & Associates.

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TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

PROPOSED DRAINAGE PLAN (FOR REFERENCE)

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

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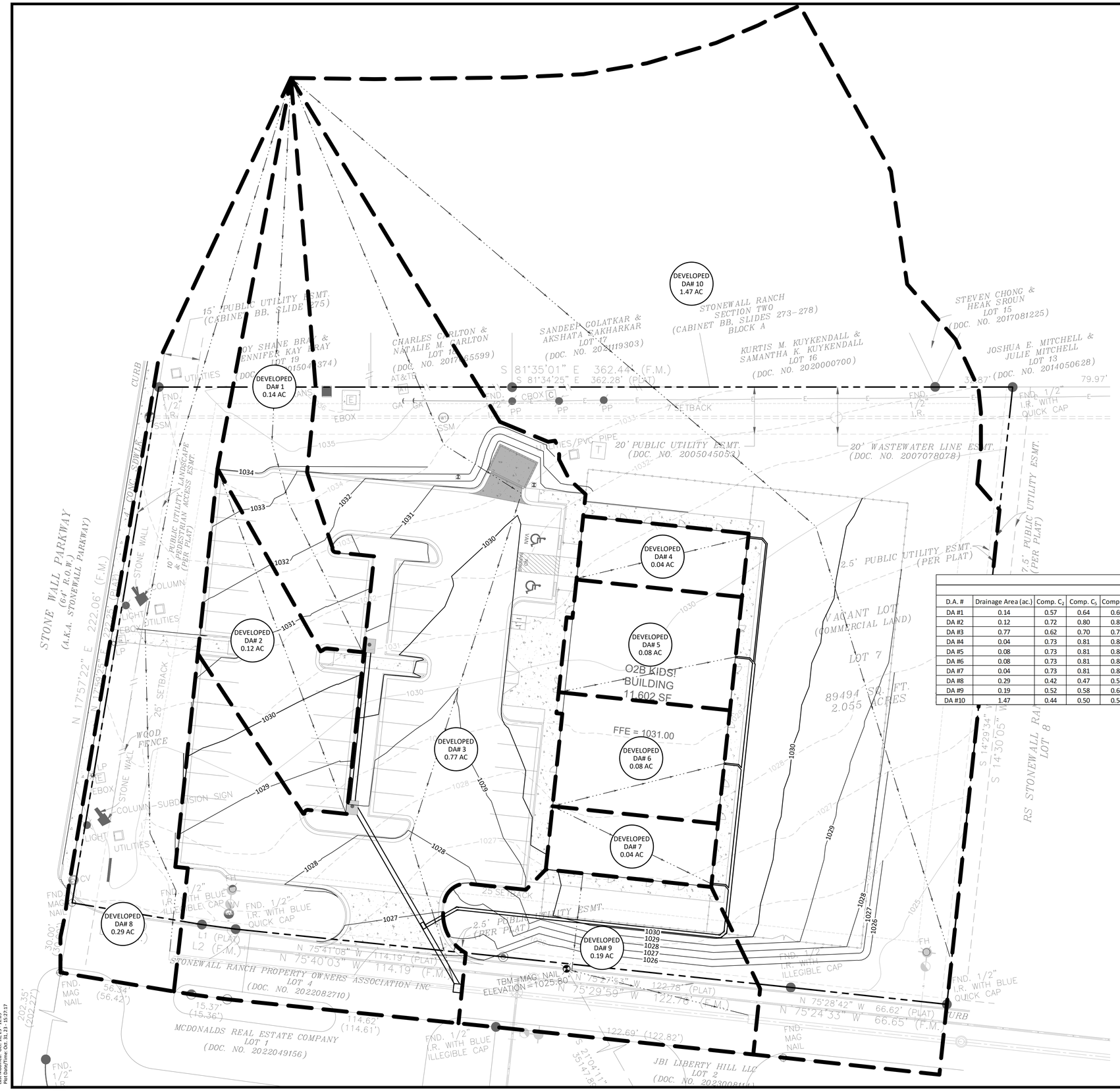
STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

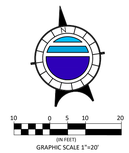
Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
9
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\I2553001-CD-DR-PR.dwg
User: VOSTIGUIN
Last Modified: Oct. 10, 23 - 13:19
Plot Date/Time: Oct. 31, 23 - 15:27:04





LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- EASEMENTS
- WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- EDGE OF EXISTING ASPHALT
- DRAINAGE AREA

RATIONAL METHOD "C" VALUE CALCULATIONS (SLOPES 2-7%)								
D.A. #	Drainage Area (sf)	Drainage Area (ac.)	I.C. (sf)	I.C. (%)	Comp. C_2	Comp. C_5	Comp. C_{25}	Comp. C_{100}
DA #1	6098	0.14	3730	61.16%	0.57	0.64	0.69	0.78
DA #2	5227	0.12	5147	98.47%	0.72	0.80	0.87	0.96
DA #3	33541	0.77	24789	73.91%	0.62	0.70	0.75	0.84
DA #4	1742	0.04	1742	100.00%	0.73	0.81	0.88	0.97
DA #5	3485	0.08	3485	100.00%	0.73	0.81	0.88	0.97
DA #6	3485	0.08	3485	100.00%	0.73	0.81	0.88	0.97
DA #7	1742	0.04	1742	100.00%	0.73	0.81	0.88	0.97
DA #8	12632	0.29	2976	23.56%	0.42	0.47	0.51	0.59
DA #9	8276	0.19	4039	48.80%	0.52	0.58	0.63	0.71
DA #10	64033	1.47	18981	29.64%	0.44	0.50	0.54	0.62

RATIONAL METHOD RUNOFF (Q) CALCULATIONS														
D.A. #	Drainage Area (ac.)	Comp. C_2	Comp. C_5	Comp. C_{25}	Comp. C_{100}	Total T_c (min)	i_2 (in/hr)	i_5 (in/hr)	i_{25} (in/hr)	i_{100} (in/hr)	Q_2 (cfs)	Q_5 (cfs)	Q_{25} (cfs)	Q_{100} (cfs)
DA #1	0.14	0.57	0.64	0.69	0.78	10	4.51	7.17	8.73	11.23	0.36	0.64	0.85	1.22
DA #2	0.12	0.72	0.80	0.87	0.96	10	4.51	7.17	8.73	11.23	0.39	0.69	0.91	1.30
DA #3	0.77	0.62	0.70	0.75	0.84	10	4.51	7.17	8.73	11.23	2.16	3.84	5.07	7.26
DA #4	0.04	0.73	0.81	0.88	0.97	10	4.51	7.17	8.73	11.23	0.13	0.23	0.31	0.44
DA #5	0.08	0.73	0.81	0.88	0.97	10	4.51	7.17	8.73	11.23	0.26	0.46	0.61	0.87
DA #6	0.08	0.73	0.81	0.88	0.97	10	4.51	7.17	8.73	11.23	0.26	0.46	0.61	0.87
DA #7	0.04	0.73	0.81	0.88	0.97	10	4.51	7.17	8.73	11.23	0.13	0.23	0.31	0.44
DA #8	0.29	0.42	0.47	0.51	0.59	10	4.51	7.17	8.73	11.23	0.54	0.98	1.30	1.91
DA #9	0.19	0.52	0.58	0.63	0.71	10	4.51	7.17	8.73	11.23	0.45	0.80	1.05	1.52
DA #10	1.47	0.44	0.50	0.54	0.62	10	4.47	7.11	8.66	11.15	2.90	5.23	6.90	10.13

O2B Kids! - Liberty Hill
2553-001

25-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Q_{25} cfs	RF %	Length ft	Area ft^2	Q_{weir} cfs	Q_{orif} ft
C1	DEV DA1	0.85	10	5	2.5	10.37	-
C2	DEV DA2	0.91	10	5	2.5	10.37	-
G1	DEV DA3	5.07	50	12	9	-	15.32

O2B Kids! - Liberty Hill
2553-001

100-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Q_{100} cfs	RF %	Length ft	Area ft^2	Q_{weir} cfs	Q_{orif} ft
C1	DEV DA1	1.22	10	5	2.5	10.37	-
C2	DEV DA2	1.30	10	5	2.5	10.37	-
G1	DEV DA3	7.26	50	12	9	-	15.32

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DEVELOPED DRAINAGE AREA MAP

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SHEET
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Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-DA-DEV.dwg
User: VOSTIGUIN
Last Modified: Oct. 10, 23 - 12:05
Plot Date/Time: Oct. 31, 23 - 15:27:17

SITE ANALYSIS TABLE

TOTAL SITE	2.055 Acres
ALLOWABLE IMPERVIOUS COVER	85%
PROPOSED IMPERVIOUS COVER	39,639 S.F.
%IMPERVIOUS COVER	44 %
FINISHED FLOOR ELEVATION *SEE GRADING PLAN	1031.00
BUILDING-# STORIES	1 STORY
BUILDING HEIGHT	MAX. 45 FT

PARKING

LOT 7: DAYCARE = 11,060 SF

PARKING REQUIREMENTS:
DAYCARE
3.5 PER 1000 SF

39 REQUIRED PARKING SPACES
2 HANDICAP SPACE

TOTAL PARKING SPACES REQUIRED = 39
TOTAL PARKING SPACES PROVIDED = 46

SITE LEGEND

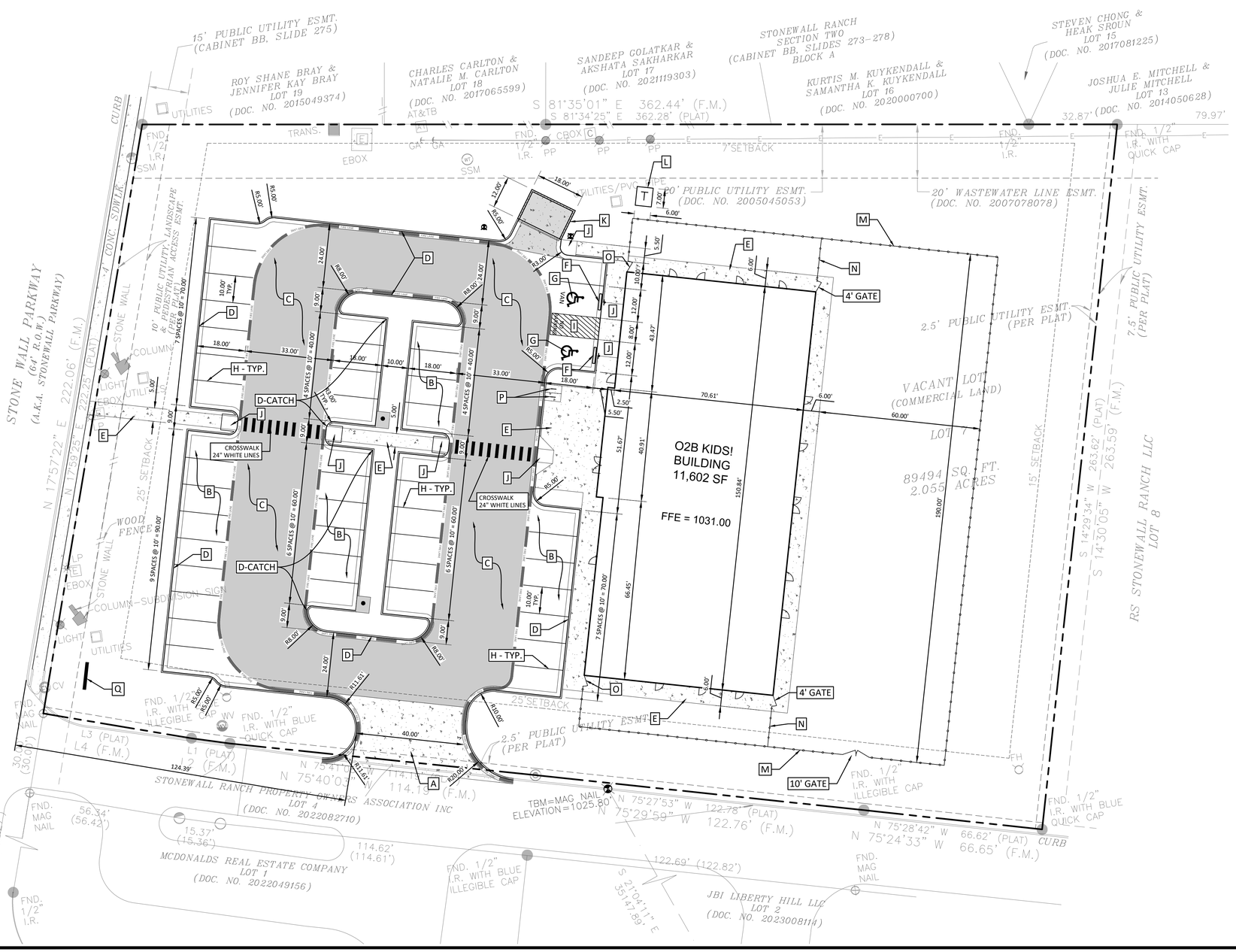
- A INSTALL CONCRETE COMMERCIAL DRIVEWAY PER CITY OF ROUND ROCK DETAIL S-03 ON SHEET 15.
- B LIGHT DUTY ASPHALT PAVEMENT FOR PARKING & DRIVE LANES. SEE PAVING DETAIL SHEET 15.
- C HEAVY DUTY ASPHALT PAVEMENT FOR DRIVES & LOADING AREAS. SEE PAVING DETAIL SHEET 15.
- D STANDARD CITY OF ROUND ROCK 6" CURB. ALL CURBS WILL BE "SPILL" CURBS UNLESS OTHERWISED NOTED. SEE DETAIL S-05 SHEET 15.
- E STANDARD CITY OF ROUND ROCK CONCRETE SIDEWALK. SEE DETAIL ST-01 15.
- F CONCRETE WHEEL STOP. SEE DETAIL SHEET 16.
- G HANDICAP SPACE AND SIGN. SEE DETAIL SHEET 16.
- H SWSL/4" (SINGLE WHITE SOLID LINE /4" WIDE), TYPICAL.
- I DIAGONAL STRIPING. SEE DETAIL SHEET 16.
- J PEDESTRIAN CURB RAMP. SEE DETAIL SHEET 15.
- K DUMPSTER PAD. SEE DETAIL SHEET 17.
- L 6" TRANSFORMER PAD. COORDINATE WITH UTILITY PROVIDER.
- M 6' ALUMINUM PICKET FENCE. SEE DETAIL ON SHEET 18.
- N 4' CHAINLINK FENCE. SEE DETAIL ON SHEET 18.
- O 4' WIDE GATE WITH PANIC HARDWARE AND BATTERY OPERATED ALARM. MATCH FENCING. REFER TO ARCH FOR DETAILS.
- P BIKE RACK. SEE DETAIL SHEET 16.
- Q MONUMENT SIGN. REFERENCE ARCHITECTURAL.

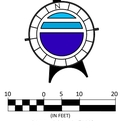
PAVEMENT STRIPING LEGEND

FIRE LANE — STANDARD WCESD #4 FIRE LANE MARKING. SEE DETAIL ON SHEET 15.

SITE NOTES

1. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF LIBERTY HILL.
2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR USES AT THAT PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
3. ALL UTILITIES TO BE UNDERGROUND.
4. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
5. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF LIBERTY HILL RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. PEC WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
6. WATER, WASTEWATER, DRAINAGE AND ANY OTHER UTILITY IMPROVEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. REFER TO SPECIFIC PLAN SHEETS FOR CONSTRUCTION.
7. REFER TO LANDSCAPE DRAWINGS FOR PLACEMENT OF ALL FINAL VEGETATION AND PLANTINGS.
8. EVERY ACCESSIBLE PARKING SPACE MUST BE IDENTIFIED BY A SIGN, CENTERED AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED OR EQUIVALENT LANGUAGE, CHARACTERS AND SYMBOLS ON SUCH SIGNS MUST BE LOCATED 84" MINIMUM ABOVE THE GROUND SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.
9. CONTRACTOR IS RESPONSIBLE FOR REPAIRS AND DAMAGE TO ANY EXISTING IMPROVEMENT DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
10. ALL PAVEMENT REMOVED SHALL BE DONE SUCH THAT THE REMAINING PAVEMENT IS LEFT WITH A CLEAN SMOOTH SAWCUT STRAIGHT EDGE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS.
12. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
13. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
14. ALL EASEMENTS OF RECORD AS INDICATED BY THE MOST RECENT TITLE RUN DATED: DECEMBER 16, 2022, CONDUCTED BY QUICK INC. FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.
15. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPROMISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE OF THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
16. IF 90 GALLON ROLL OUT CONTAINERS ARE STORED OUTSIDE, THEY ARE REQUIRED TO BE ENCLOSED BY A PRIVACY FENCE.
17. NO OUTSIDE STORAGE OR DISPLAY IS PROPOSED.
18. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE RELEASED SITE PLAN. ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE SITE PLAN AMENDMENT AND APPROVAL OF THE CITY OF LIBERTY HILL.
19. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL NOR BUILDING PERMIT APPROVAL.
20. APPROVAL OF THESE PLANS BY THE CITY OF LIBERTY HILL INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
21. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP.
22. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50.
23. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50.
24. FIRE LANE SHALL BE CONSTRUCTED OF CONCRETE OR ASPHALT ABLE TO WITHSTAND AN IMPOSED LOAD OF 75,000 POUNDS.
25. THERE SHALL BE NO OVERHEAD OBSTRUCTIONS ABOVE THE FIRE LANE OF LESS THAN 13'-6".
26. ANY BEND IN THE FIRE LINE TO BE SUPPORTED BY THRUST BLOCKING TO BE VERIFIED BY THE FIRE CODE OFFICIAL.
27. FIRE LINES AND HYDRANTS ARE REQUIRED TO BE HYDROSTATIC TESTED AND TO BE VERIFIED BY THE FIRE CODE OFFICIAL.
28. EACH REQUIRED OFF-STREET PARKING SPACE AND OFF-STREET PARKING AREA SHALL BE IDENTIFIED BY SURFACE MARKINGS AT LEAST FOUR (4) INCHES IN WIDTH. MARKINGS SHALL BE VISIBLE AT ALL TIMES. SUCH MARKINGS SHALL BE ARRANGED TO PROVIDE FOR ORDERLY AND SAFE LOADING, UNLOADING, PARKING, AND STORAGE OF VEHICLES.
29. ALL OFF-STREET PARKING AREAS, DRIVE AISLES, INTERNAL ROADWAYS, AND LOADING AREAS SHALL BE KEPT CLEAR OF DIRT, REFUSE, AND DEBRIS AT ALL TIMES.
30. ALL OFF-STREET PARKING AREAS, DRIVE AISLES, INTERNAL ROADWAYS, AND LOADING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED INTERNATIONAL PROPERTY MAINTENANCE CODE. (LIBERTY HILL UDC SECTION 6.10, LIBERTY HILL OFF-STREET PARKING AND LOADING ORDINANCE)





LEGEND

- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- WOOD FENCE (EXISTING)
- TRANSFORMER (EXISTING)
- POWER POLE (EXISTING)
- LIGHT POLE (EXISTING)
- WV WATER VALVE (EXISTING)
- E ELECTRIC BOX (EXISTING)
- LIGHT (EXISTING)
- UTILITIES (EXISTING)
- C CABLE TV BOX (EXISTING)
- GUY ANCHOR (EXISTING)
- MH SANITARY SEWER MANHOLE (EX.)
- FIRE HYDRANT (EXISTING)
- A GUY ANCHOR (EXISTING)
- W GUY ANCHOR (EXISTING)
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BFP BACKFLOW PREVENTER
- STORM DRAIN GRATE
- HANDICAP PARKING
- WW WASTEWATER MANHOLE
- SIGN (AS NOTED)
- T TRANSFORMER PAD
- WW CLEANOUT
- WW DOUBLE CLEANOUT
- GT GREASE TRAP
- PROPERTY LINE
- EASEMENTS
- SETBACK
- EDGE OF EXISTING ASPHALT
- ELECTRIC (OVERHEAD)
- COMMUNICATION
- DOMESTIC SERVICE LINE
- FIRE SERVICE LINE
- WASTEWATER LINE
- STORM SEWER LINE
- ELECTRIC LINE (UNDERGROUND)
- TELEPHONE LINE
- 1000 EXISTING CONTOURS
- 1000 PROPOSED CONTOURS

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SITE PLAN

O2B KIDS! LIBERTY HILL

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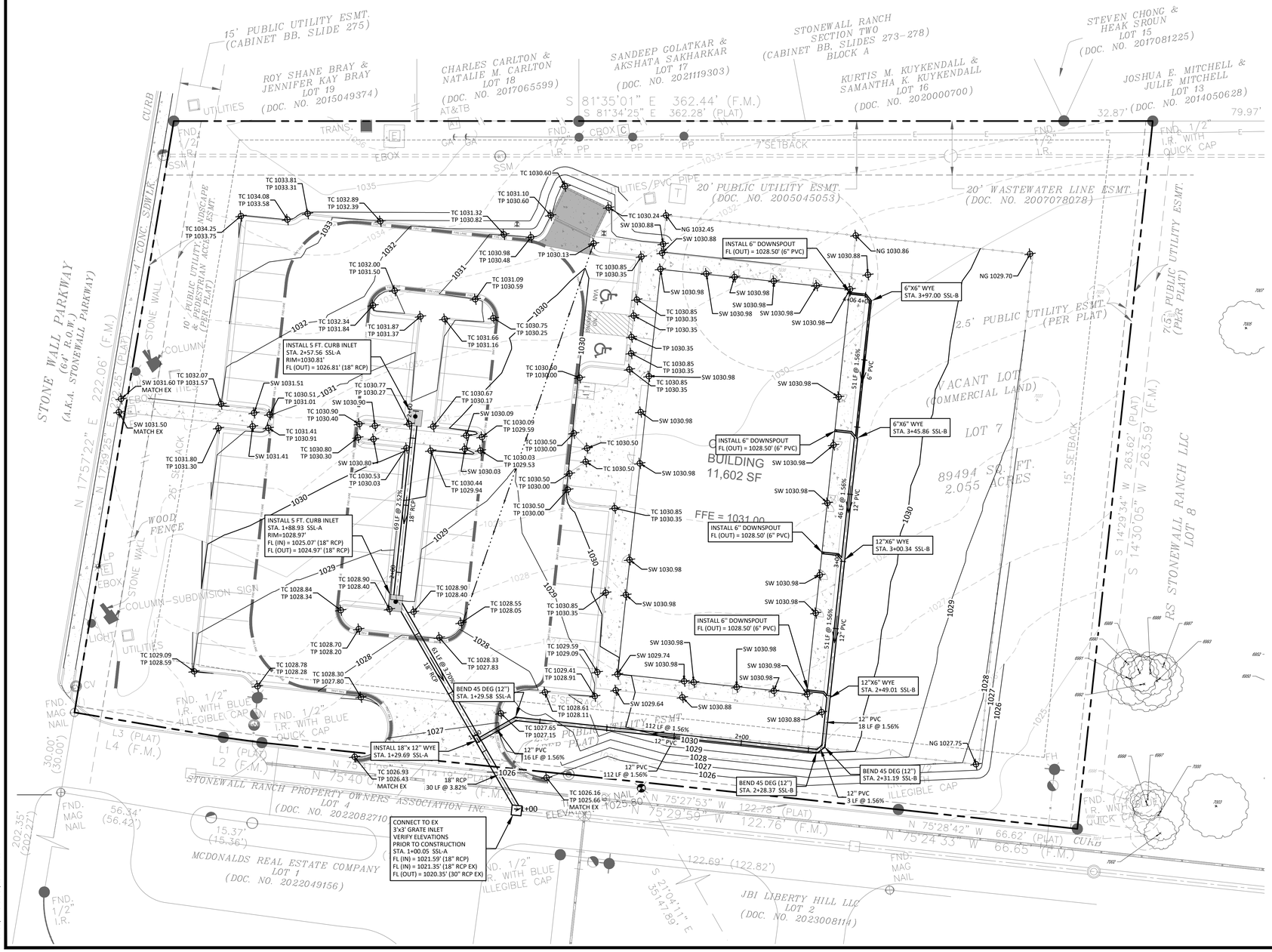

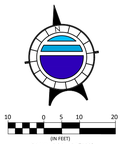

LEGEND

NG	NATURAL GROUND ELEVATION
TP	TOP OF PAVEMENT
SW	TOP OF SIDEWALK
TC	TOP OF CURB
BC	BOTTOM OF CURB
FL	FLOWLINE
FFE	FINISHED FLOOR ELEVATION

GRADING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES WITHIN THE LIMITS OF THE PROPOSED IMPROVEMENTS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
4. STORM PIPE SHALL BE RCP IN R.O.W. UNLESS OTHERWISE NOTED.
5. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
6. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, INCLUDING IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY AND/OR EASEMENTS, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
10. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS FOR ALL NATURAL AND PAVED AREAS.

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

GRADING PLAN

O2B KIDS! LIBERTY HILL

110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

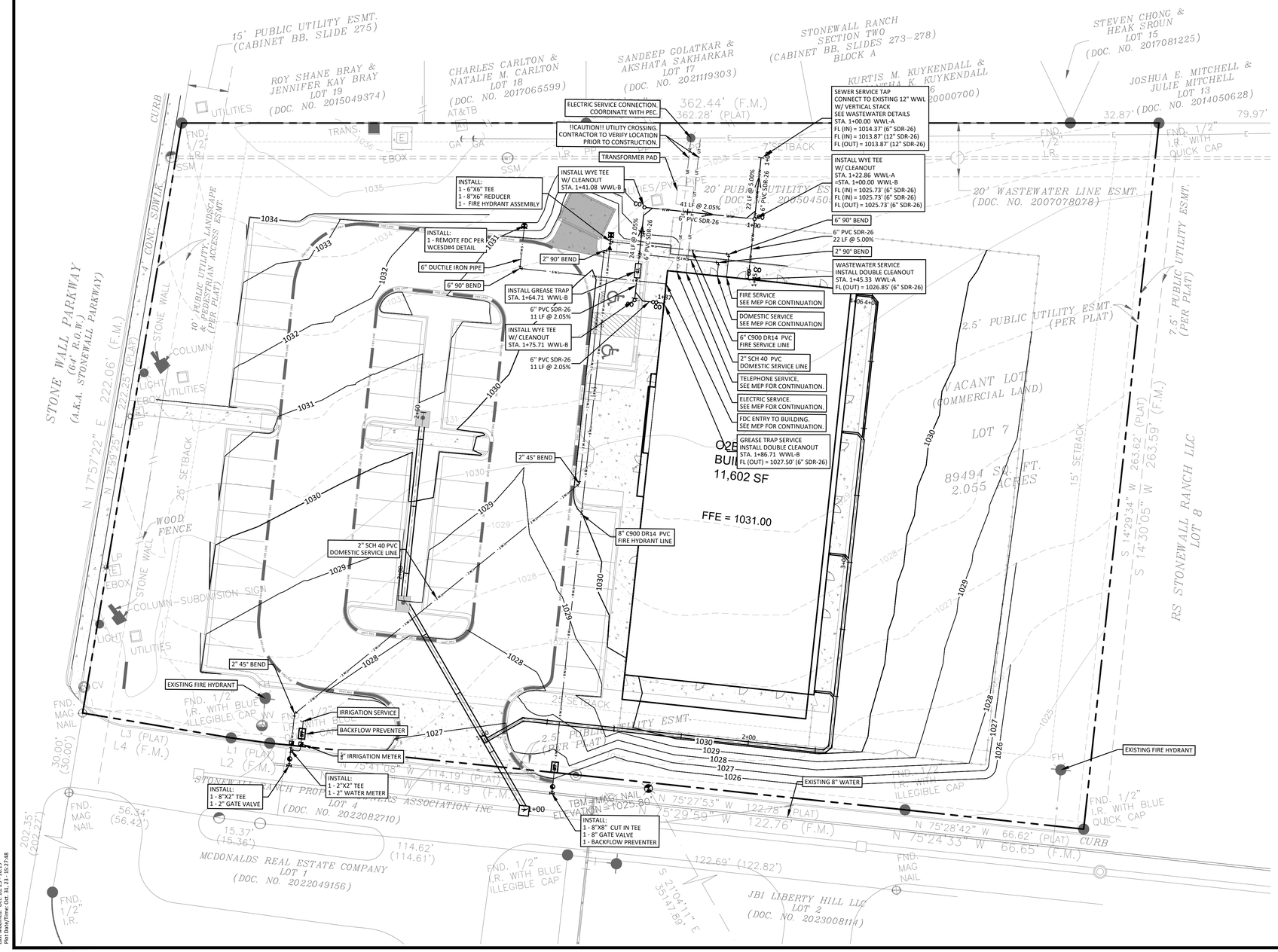
STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED
PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
12
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\5553001-CD-GR.dwg
User: VOSTIGUIN
Last Modified: Oct. 31, 23 - 14:58
Plotted/Time: Oct. 31, 23 - 15:27:28



10 0 5 10 20
(IN FEET)
GRAPHIC SCALE 1"=20'

LEGEND

- SET IRON ROD
- CALCULATED POINT
- FOUND IRON ROD
- FOUND MAG NAIL
- BENCHMARK
- TEMPORARY BENCHMARK
- WOOD FENCE (EXISTING)
- TRANSFORMER (EXISTING)
- POWER POLE (EXISTING)
- LIGHT POLE (EXISTING)
- WATER VALVE (EXISTING)
- ELECTRIC BOX (EXISTING)
- LIGHT (EXISTING)
- UTILITIES (EXISTING)
- CABLE TV BOX (EXISTING)
- GUY ANCHOR (EXISTING)
- SANITARY SEWER MANHOLE (EX.)
- FIRE HYDRANT (EXISTING)
- GUY ANCHOR (EXISTING)
- GUY ANCHOR (EXISTING)
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- STORM DRAIN GRATE
- HANDICAP PARKING
- WASTEWATER MANHOLE
- SIGN (AS NOTED)
- TRANSFORMER PAD
- WW CLEANOUT
- WW DOUBLE CLEANOUT
- GREASE TRAP
- PROPERTY LINE
- EASEMENTS
- EDGE OF EXISTING ASPHALT
- ELECTRIC (OVERHEAD)
- COMMUNICATION
- DOMESTIC SERVICE LINE
- FIRE SERVICE LINE
- WASTEWATER LINE
- STORM SEWER LINE
- ELECTRIC LINE (UNDERGROUND)
- TELEPHONE LINE
- 1000 EXISTING CONTOURS
- 1000 PROPOSED CONTOURS

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UTILITY PLAN

O2B KIDS! LIBERTY HILL
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LIBERTY HILL, TX 78642

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10/31/23

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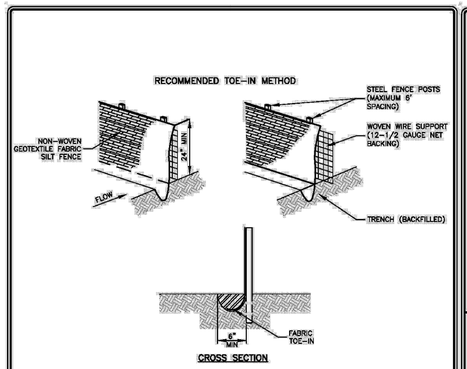
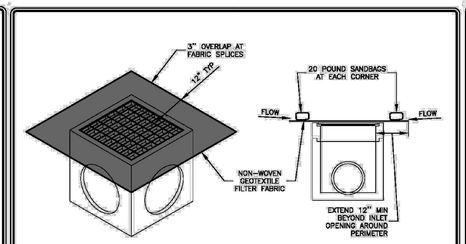
Last Modified: Oct. 10, 23 - 16:13
Plot Date/Time: Oct. 31, 23 - 15:12:48



NOTES:

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

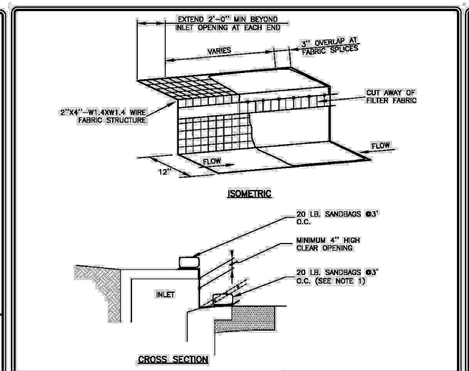
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-10
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	SILT FENCE DETAIL	



NOTES:

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

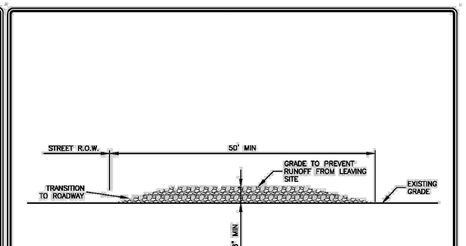
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE	CITY OF ROUND ROCK	DRAWING NO: EC-15
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)	AREA INLET PROTECTION DETAIL	



NOTES:

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

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



NOTES:

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

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

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EROSION CONTROL DETAILS

O2B KIDS! LIBERTY HILL

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Last Modified: Oct. 20, 23 - 10:05
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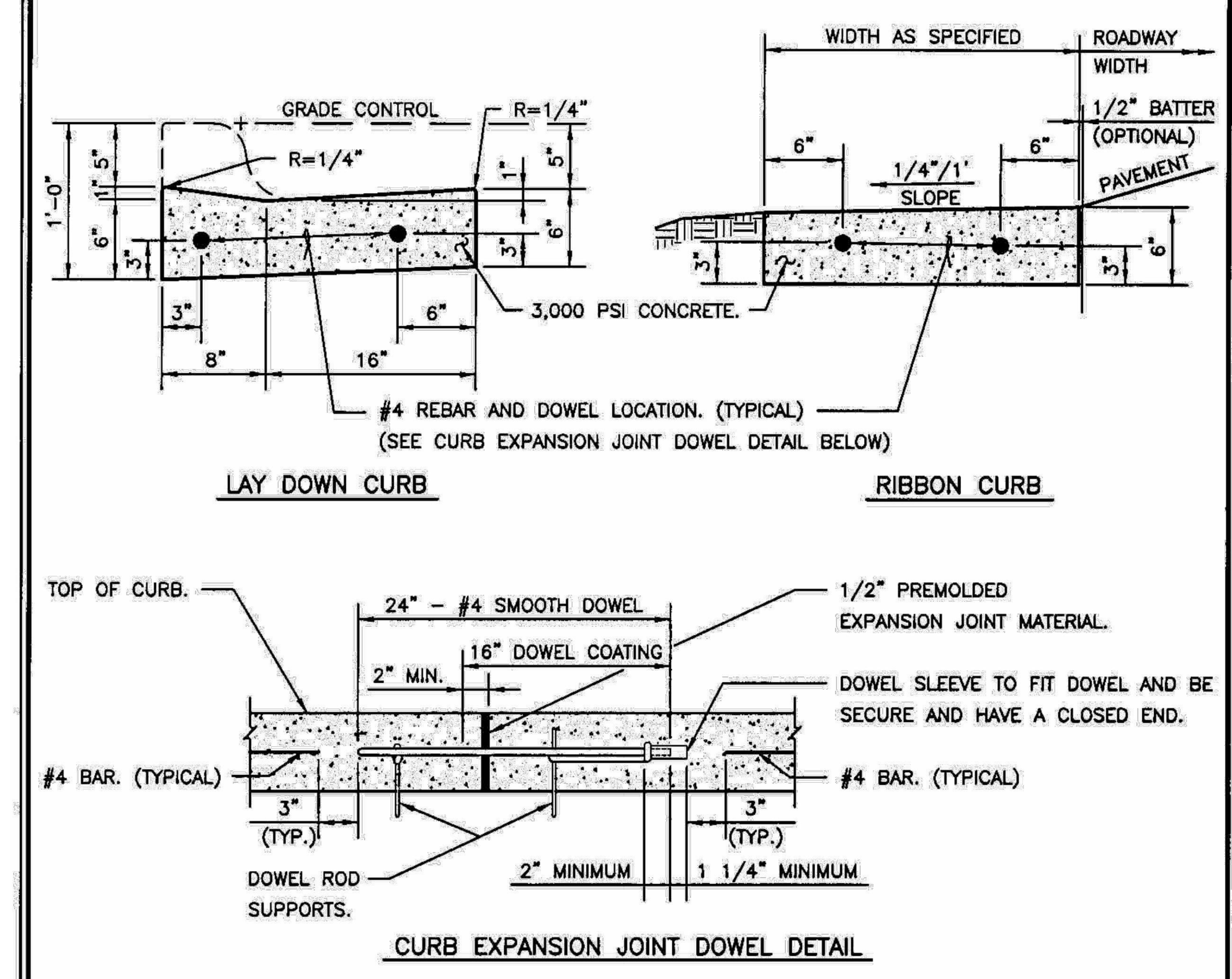


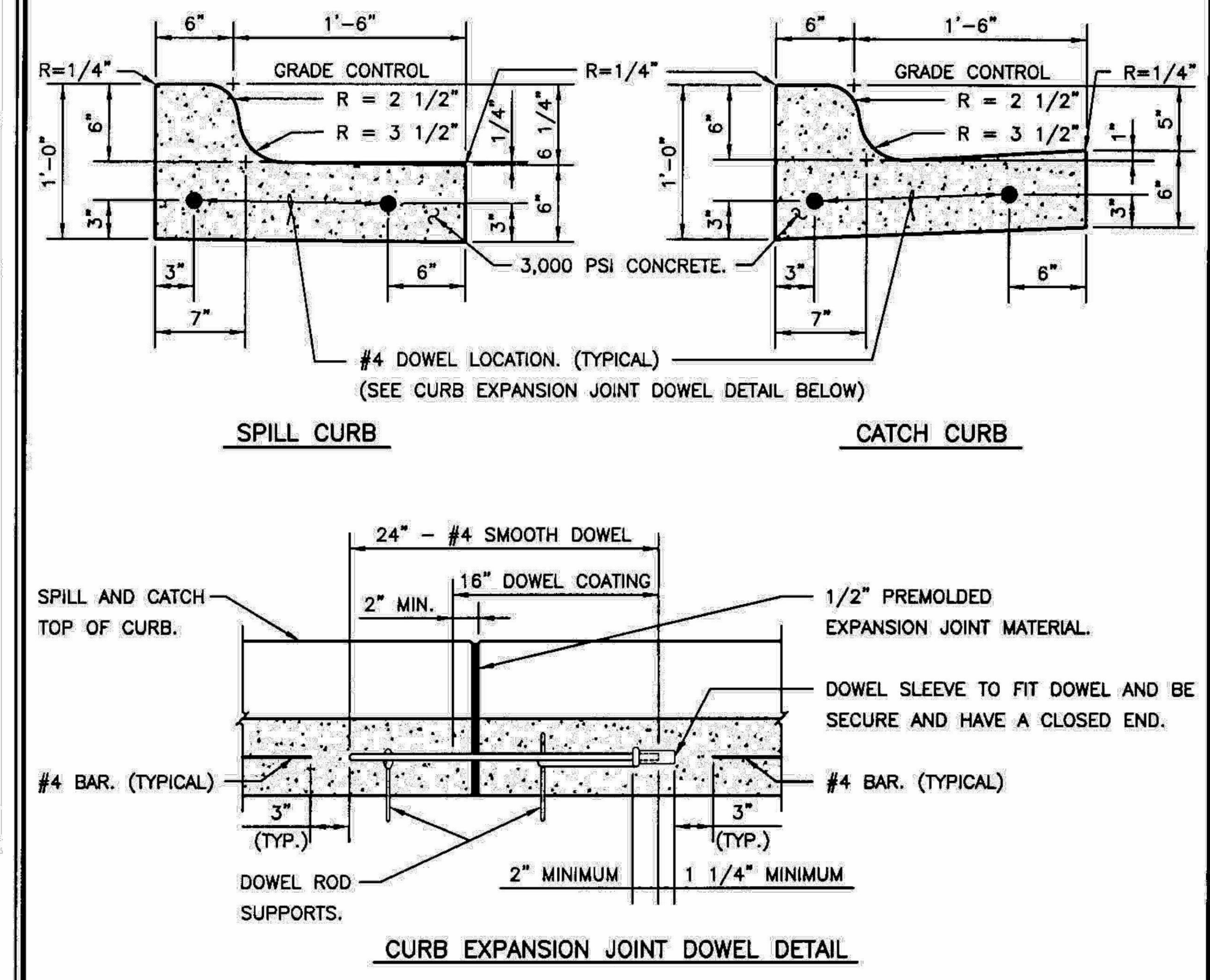
NOTES:

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

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS
APPROVED 08–21–03 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

CITY OF ROUND ROCK — DRAWING NO: S–04

LAYDOWN AND RIBBON CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)



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5. ALL CURBS SHALL HAVE A MINIMUM OF 4" OF COMPACTED FLEXIBLE BASE BETWEEN BOTTOM OF CURB AND TOP SUBGRADE THAT SHALL EXTEND A MINIMUM OF 18" BEHIND BACK OF CURB. TOTAL DEPTH OF FLEXIBLE BASE UNDER AND BEHIND CURB SHALL BE: (TOTAL DEPTH OF FLEXIBLE BASE) LESS (6–INCHES).
6. ALL CURBS SHALL CONFORM TO THESE DETAILS INDEPENDANT OF THE CONSTRUCTION METHODS USED.

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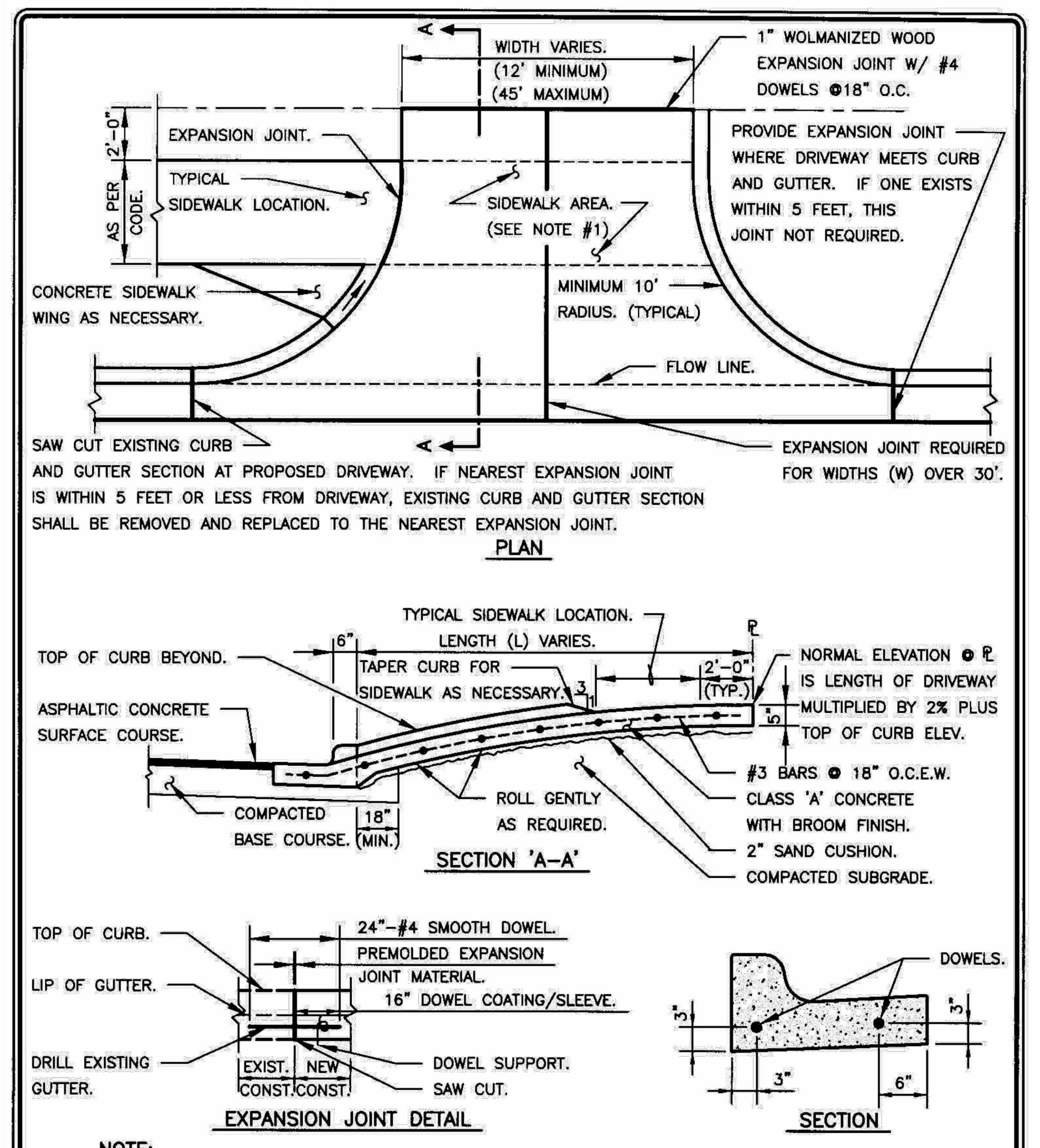
CITY OF ROUND ROCK — DRAWING NO: S–05

SPILL AND CATCH CURB DETAIL (WITH CURB EXPANSION JOINT DOWEL DETAIL)



NOTE:

1. THE SIDEWALK AREA OF THE DRIVEWAY SHALL SLOPE TOWARD THE STREET PAVING AT NO MORE THAN 2%.

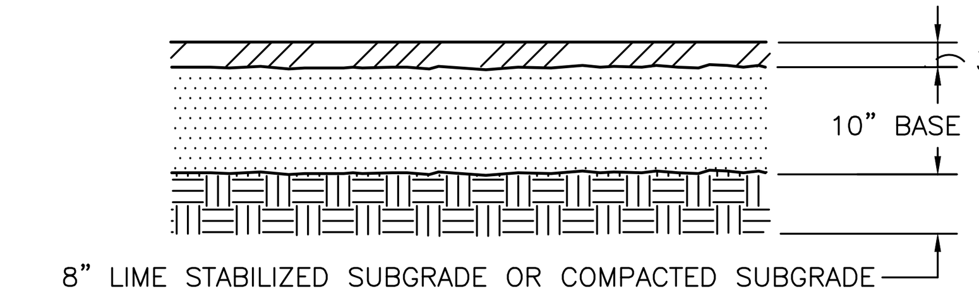
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS
APPROVED 11–08–01 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

CITY OF ROUND ROCK — DRAWING NO: S–03

CONCRETE DRIVEWAY DETAIL (COMMERCIAL OR MULTI–FAMILY)

Table 4.2: Flexible Pavement Section Options

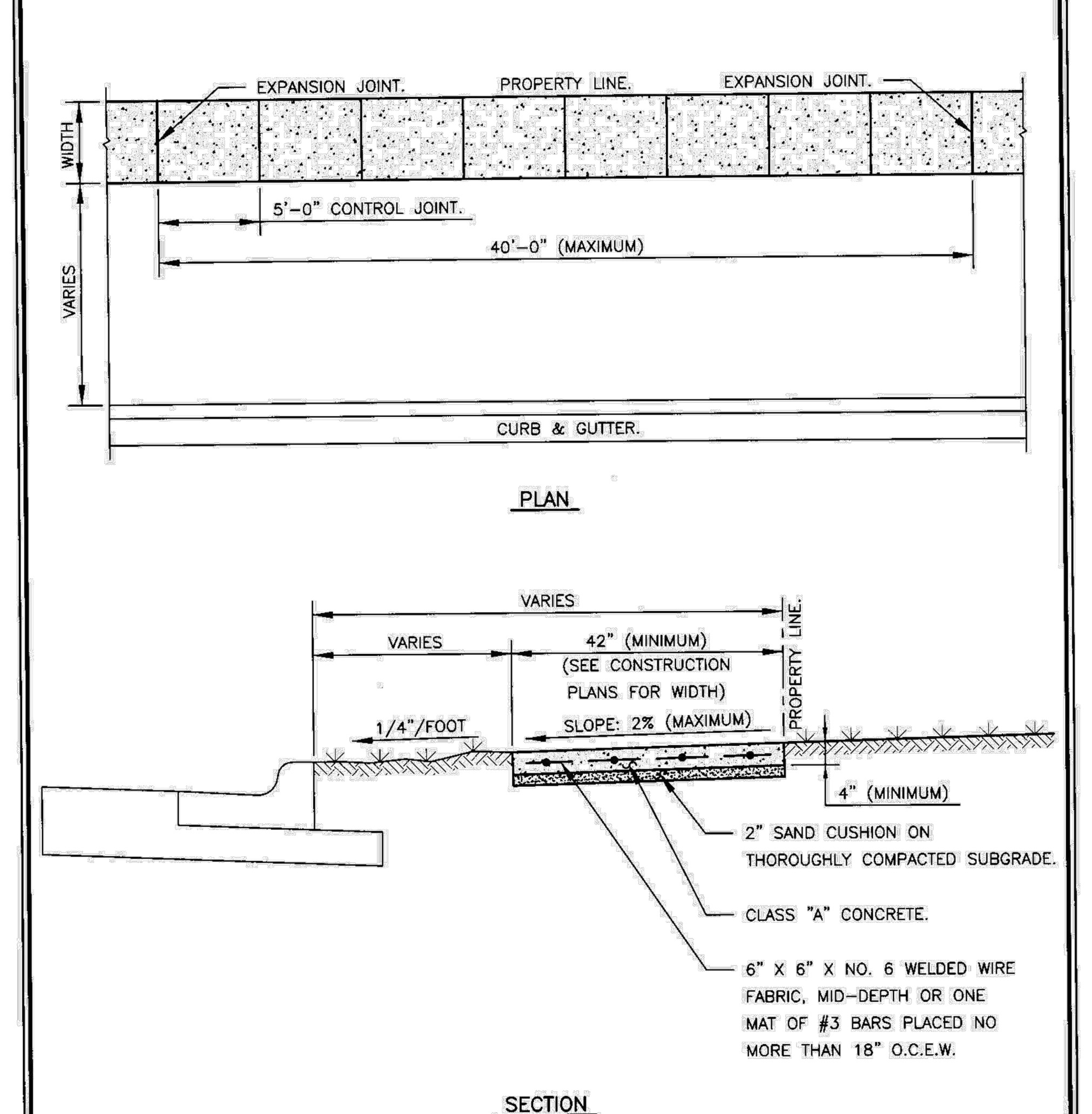
Material	Option 1		Option 2	
Traffic Type	Light	Heavy	Light	Heavy
Hot Mix Asphaltic Concrete	2"	3"	2"	3"
Import Flexible Base	7"	10"	7"	10"
Lime Stabilized Subgrade	8"		No	
Geogrid	No		Yes	
Compacted Subgrade	—		8"	



REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY INTERTEK PSI DATED MAY 2, 2023.

ASPHALT PAVEMENT DETAIL

NOT TO SCALE



RECORD SIGNED COPY ON FILE AT PUBLIC WORKS
APPROVED 07–11–06 DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.

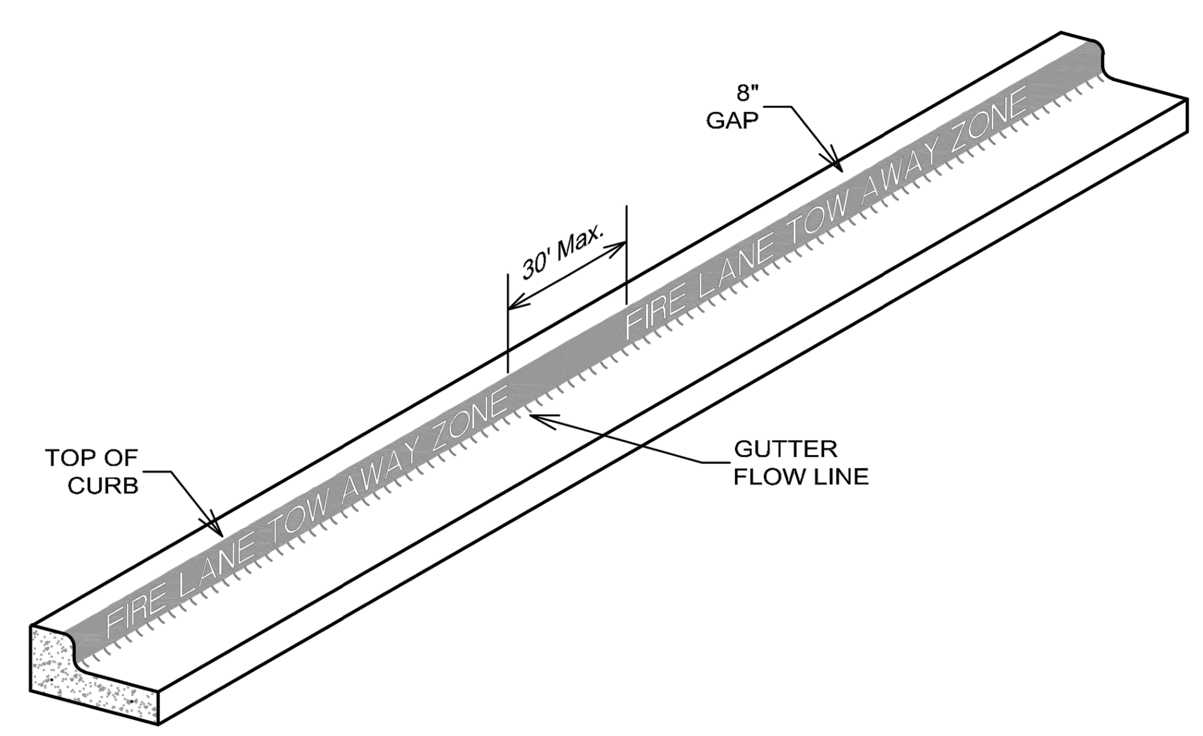
CITY OF ROUND ROCK — DRAWING NO: ST–01

SIDEWALK DETAIL

Williamson County Emergency Services District No. 4

Fire Lane Detail

NOTES:
FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE TOW AWAY ZONE" 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.



FIRE LANE STRIPING DETAIL

not to scale

FIRE LANE STRIPING DETAIL				
ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	04 - 25 - 19	JJD	01	1 OF 1

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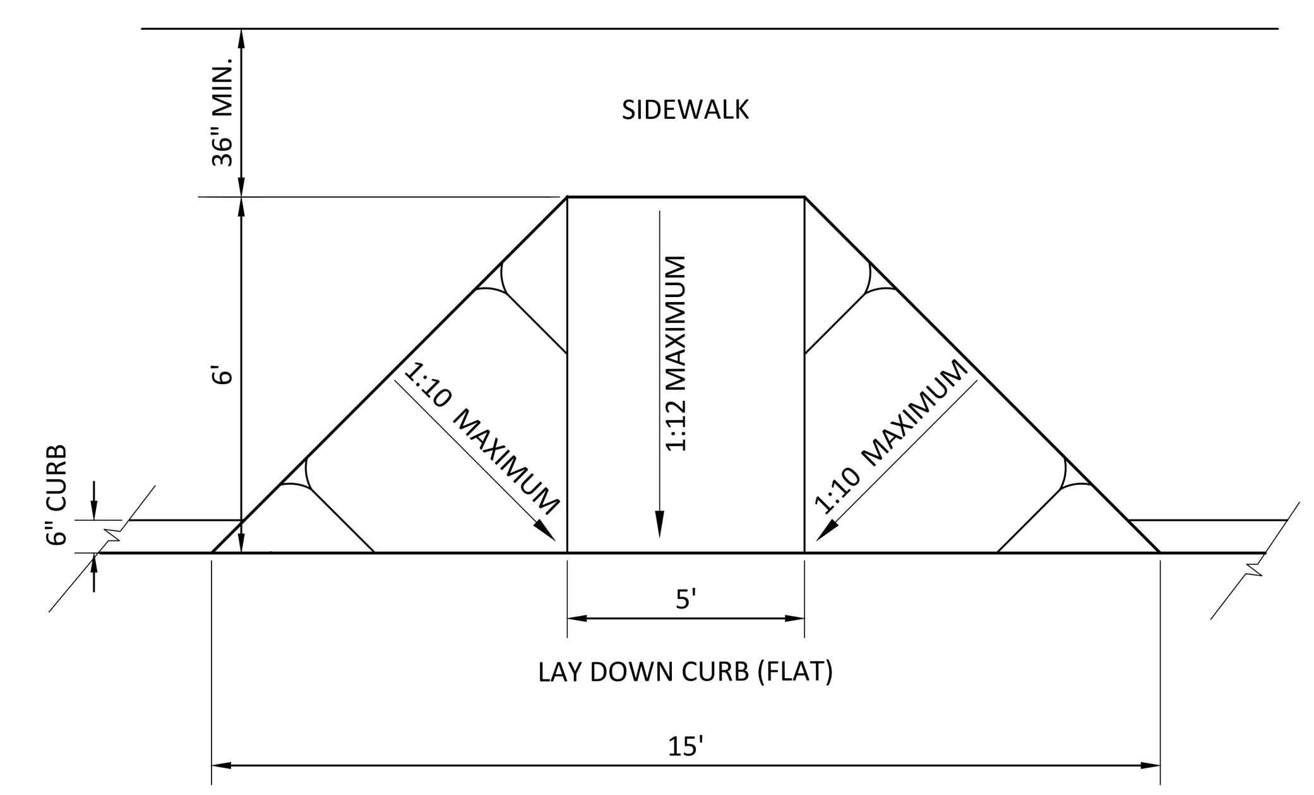
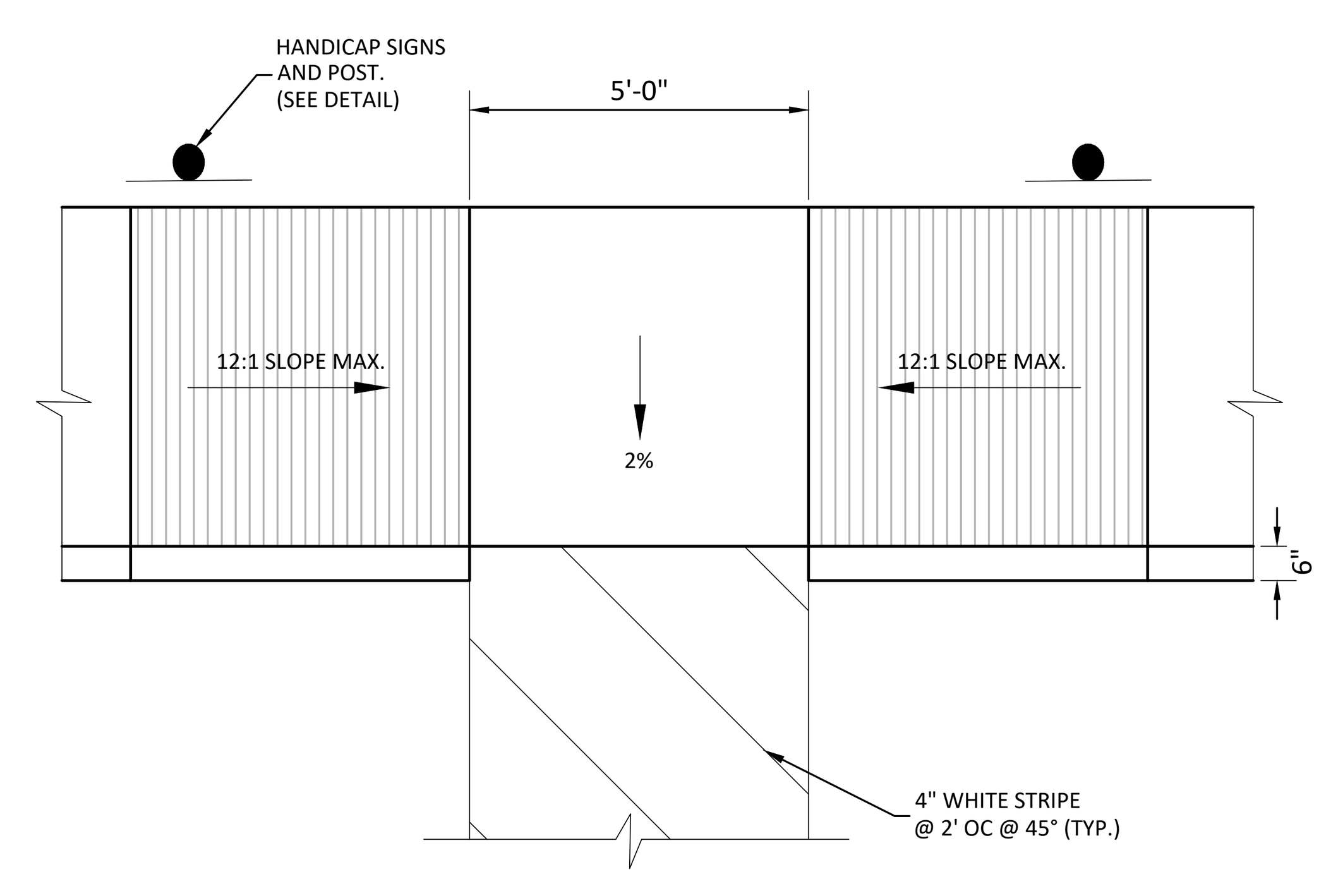


PEDESTRIAN RAMP

SCALE: NONE



PLAN VIEW

CROSS SECTION

PEDESTRIAN/HANDICAP RAMP

SCALE: NONE

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SITE DETAILS 1 OF 4

O2B KIDS! LIBERTY HILL
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STATE OF TEXAS — VICTOR OSTIGUIN SILVA — 145784 — LICENSED PROFESSIONAL ENGINEER — 10/31/23

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SHEET 15 OF 25

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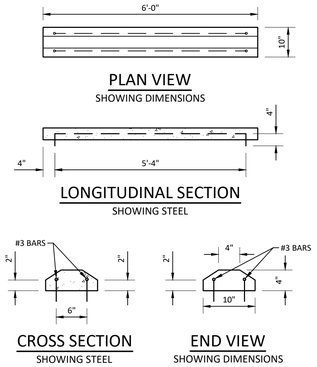
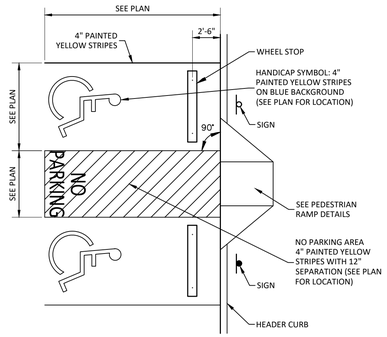


ALL CONCRETE SHALL BE CLASS "A"

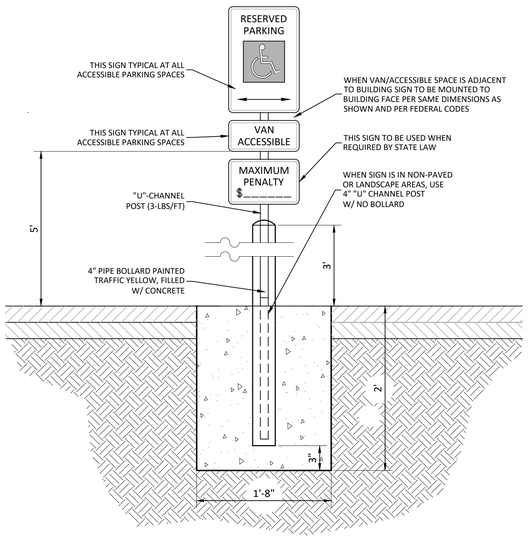
PARKING LOT BUMPER CURB

SCALE: NONE



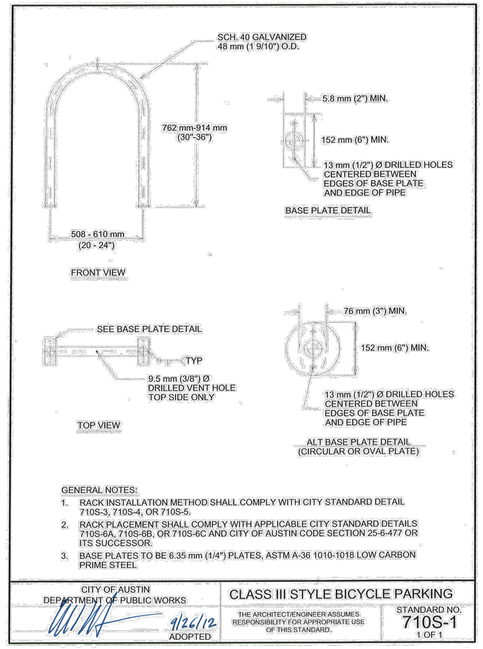
ADA PARKING STALL DETAIL

SCALE: NONE



ACCESSIBLE PARKING AND VAN ACCESSIBLE PARKING SIGN

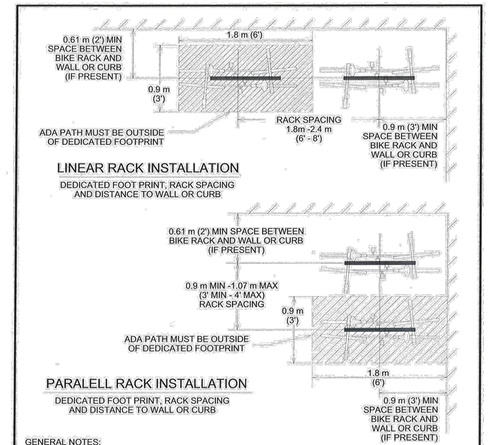
SCALE: NONE



GENERAL NOTES:

1. RACK INSTALLATION METHOD SHALL COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
2. RACK PLACEMENT SHALL COMPLY WITH APPLICABLE CITY STANDARD DETAILS 710S-6A, 710S-6B, OR 710S-6C AND CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
3. BASE PLATES TO BE 6.35 mm (1/4") PLATES, ASTM A-36 1010-1018 LOW CARBON PRIME STEEL

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	CLASS III STYLE BICYCLE PARKING	
9/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-1 1 OF 1



GENERAL NOTES:

1. RACK MUST COMPLY WITH CITY STANDARD DETAIL 710S-1 OR 710S-2.
2. RACK INSTALLATION MUST COMPLY WITH CITY STANDARD DETAIL 710S-3, 710S-4, OR 710S-5.
3. BIKE RACKS MUST BE PLACED IN COMPLIANCE WITH CITY OF AUSTIN CODE SECTION 25-6-477 OR ITS SUCCESSOR.
4. BIKE RACKS MUST BE LOCATED WITHIN 7.32m (24') OF EITHER THE MAIN BUILDING ENTRY OR THE ENTRY TO THE PRIMARY LOCAL USE.
5. BIKE RACKS MUST BE PLACED PERPENDICULAR TO THE CURB WITH THE CENTERLINE OF THE RACK IN LINE WITH ANY ADJACENT TREES OR LIGHT POLES.
6. THE MINIMUM CLEARANCE BETWEEN BICYCLE RACK AND ANY PUBLIC OR PRIVATE UTILITY APPURTENANCE MUST BE 0.9m (3').
7. BIKE RACKS MAY NOT BE MOUNTED ON TOP OF VAULTS OR STORM DRAIN INLETS.

CITY OF AUSTIN DEPARTMENT OF PUBLIC WORKS	FURNISHING LOCATION IN 12' WIDE OR LESS SIDEWALKS - BICYCLE RACK SITTING	
9/26/12 ADOPTED	THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.	STANDARD NO. 710S-6C 1 OF 1

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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

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Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78629 Tel: (512)-851-1740
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

SITE DETAILS 2 OF 4

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

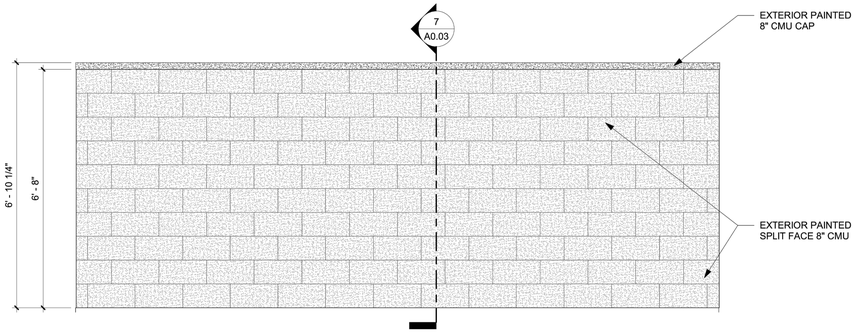
STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED
PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
16
OF 25

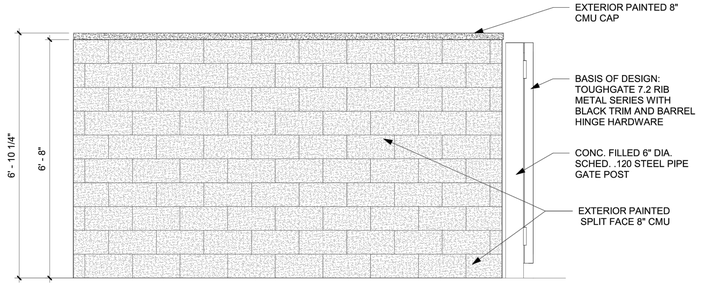
Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-DT.dwg
User: VOSTIGUIN
Last Modified: Oct. 20, 23 - 10:06
Plot Date/Time: Oct. 31, 23 - 11:58:03



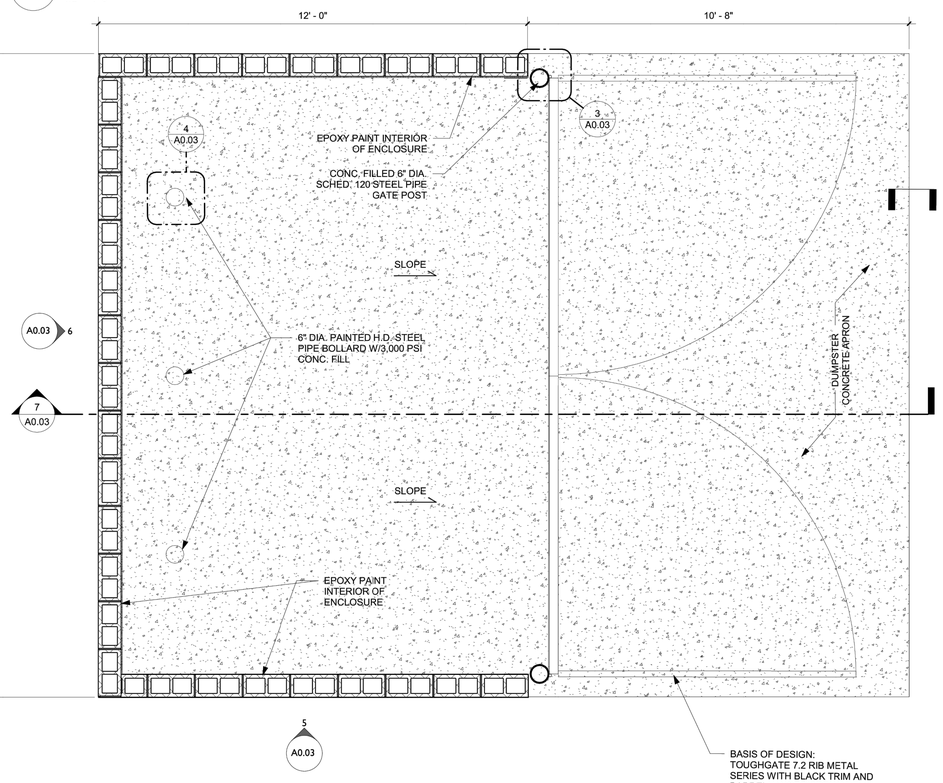
6 DUMPSTER ELEVATION

1/2" = 1'-0"



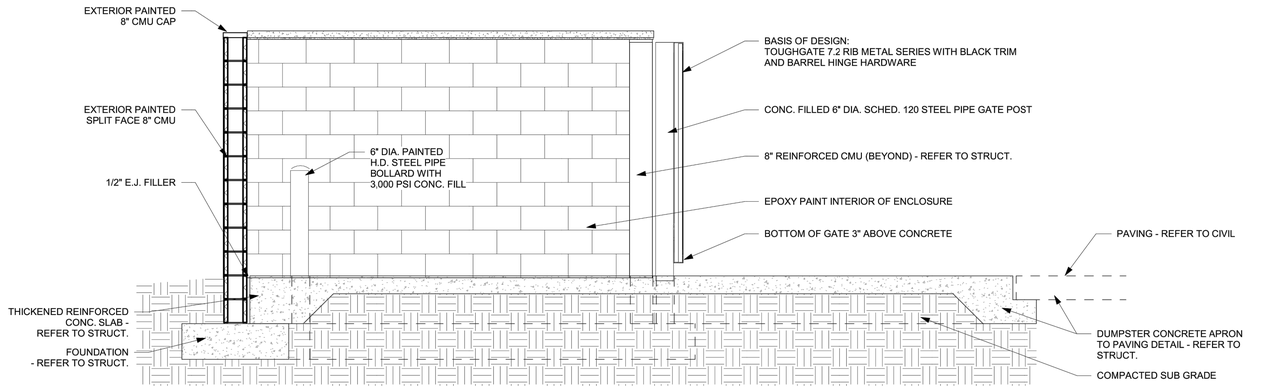
5 DUMPSTER ELEVATION

1/2" = 1'-0"



1 DUMPSTER ENCLOSURE

1/2" = 1'-0"



7 DUMPSTER SECTION

1/2" = 1'-0"

2 TYP. GATE HINGE

1 1/2" = 1'-0"

3 GATE BOLLARD

1" = 1'-0"

4 BOLLARD DETAIL

1" = 1'-0"

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SITE DETAILS 3 OF 4

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

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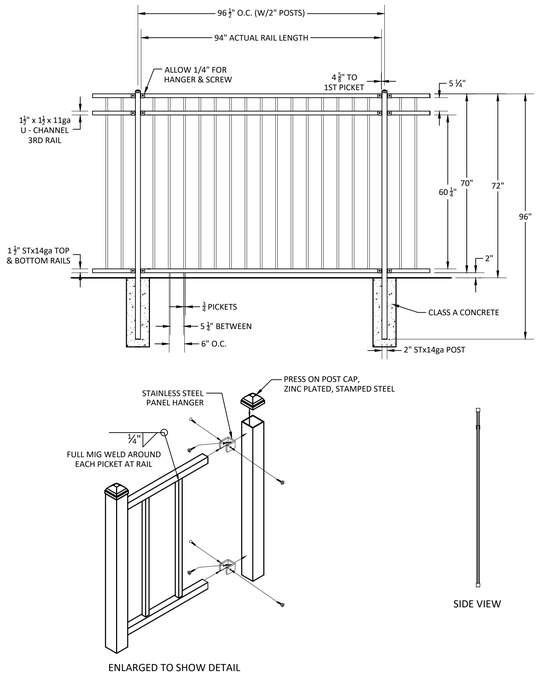
STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED
PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
17
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-DT.dwg
User: VOSTIGUIN
Last Modified: Oct. 20, 23 - 10:06
Plot Date/Time: Oct. 31, 23 - 15:58:10

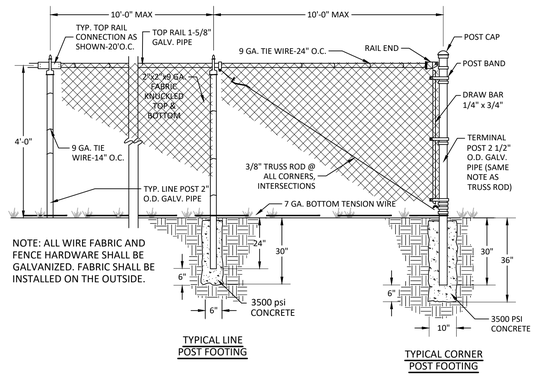


ENLARGED TO SHOW DETAIL

6' ALUMINMUM PICKET FENCE

NOT TO SCALE CUST - 190

FENCE SPECIFICATIONS:
FABRIC ---- 2"x2"x9 GA. KNUCKLE / KNUCLKE
POSTS----- SCH. 40 GALVANIZED STEEL
LINE POSTS - 2" MIN.
TERMINAL POSTS - 2½" MIN.
TOP RAIL - 1⅝" MIN
TENSION WIRE - BOTTOM, 7 GA. COILED SPRING
TRUSS ----- ⅜"



NOTE: ALL WIRE FABRIC AND FENCE HARDWARE SHALL BE GALVANIZED. FABRIC SHALL BE INSTALLED ON THE OUTSIDE.

TYPICAL LINE POST FOOTING

TYPICAL CORNER POST FOOTING

4' HIGH CHAIN LINK FENCE

NOT TO SCALE CUST - 339

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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SITE DETAILS 4 OF 4

O2B KIDS! LIBERTY HILL

110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

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STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
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Date:	09-29-2023

SHEET
18
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174097\2553001-CD-07.dwg
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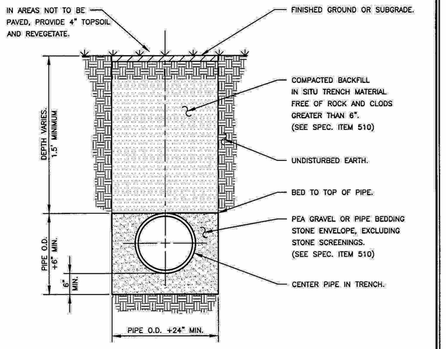
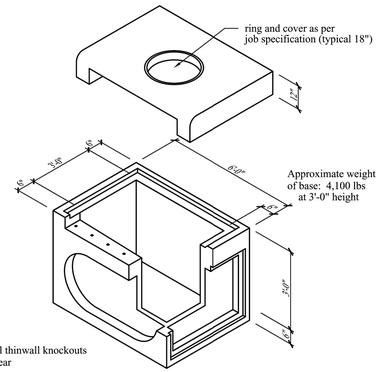


NOTE:

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

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

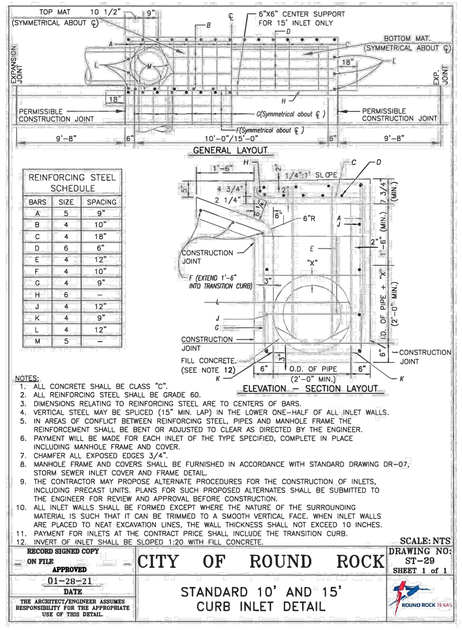
City of Austin
5' Curb Inlet with 4' Invert



Bottom Section:
- 58" x 30" oval thinwall knockouts on front and rear
- 36" x 30" rectangular knockouts on ends
- Riser sections available upon request
- Concrete has a 28 day strength of 5,000 psi
- Steel reinforcement is ASTM A615 grade 60
- Load design is H-20

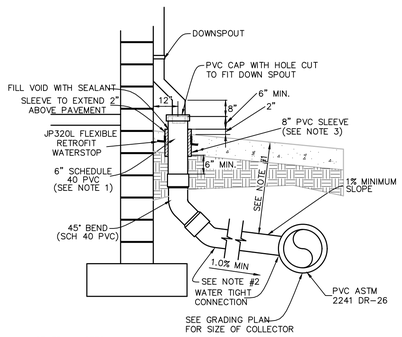
Notes:
- Consult manufacturer before handling

Capital Precast	CAPITAL PRECAST, INC. 6905 SOUTH OLD BASTROP HWY SAN MARCOS, TEXAS 78666 PH. (830) 606-6200	FOR 5' Curb Inlet - Austin JOB DRAWN RW DATE 12/1/2015 Rev. No. FILE catalog/curbinlets/5' curb Austin	SHEET 1 OF 1



NOTES:
1. ALL CONCRETE SHALL BE CLASS "C".
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.
5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND COVER.
7. CHAMFER ALL EXPOSED EDGES 3/4".
8. MANHOLE FRAME AND COVERS SHALL BE FURNISHED IN ACCORDANCE WITH STANDARD DRAWING DR-07, STORM SEWER INLET COVER AND FRAME DETAIL.
9. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
10. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES, THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
11. PAYMENT FOR INLETS AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
12. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE.

RECORD SIGNED COPY ON FILE APPROVED 01-28-21 DATE THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.	CITY OF ROUND ROCK STANDARD 10' AND 15' CURB INLET DETAIL	SCALE: NTS DRAWING NO: ST-20 SHEET 1 of 1



GENERAL NOTES :

1. LARGER PIPE MAY BE REQUIRED BASED ON DOWN SPOUT DIMENSIONS.
2. A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.
3. SLEEVE SHALL BE 2" LARGER THAN DOWN SPOUT COLLECTOR PIPE.

DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE

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DRAINAGE DETAILS

O2B KIDS! LIBERTY HILL
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LIBERTY HILL, TX 78642

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STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
19
OF 25

Project No.:
2553-001
23-017SDP

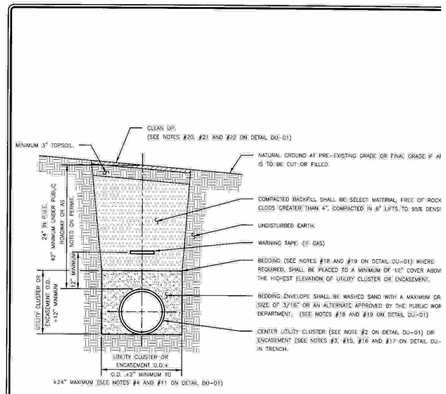
UTILITY PLACEMENT WITHIN CORR CONTROLLED AREA
GENERAL NOTES SHEET

1. UTILITY LINE IS A PUBLIC OR PRIVATE POWER, COMMUNICATION, TELEVISION, GAS, FIBER OPTIC AND IRRIGATION (DRY OR PRESSURE) LINE, CABLE, CONDUIT, PIPE OR TUBING.
2. UTILITY CLUSTER IS ANY NUMBER AND MIX OF DIRECT BURIED "DRY" UTILITY LINES IN A VERTICAL, HORIZONTAL OR BUNDLE CONFIGURATION.
3. ENCASEMENT IS ANY NUMBER OF CONDUITS, CASING PIPES (CONCRETE, PVC, CONDUIT BANK, WELDED STEEL, ETC.), AND/OR PROTECTIVE ARMOR B (CONCRETE, FLOWABLE FILL, ETC)
4. ALL TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
5. UTILITY WORK SITE IS THE LOCATION WHERE A UTILITY IS MAINTAINED, REPAIRED AND/OR INSTALLED.
6. A COPY OF THE PERMIT IS REQUIRED ON THE UTILITY WORK SITE IN/ON CORR OWNED/LEASED PROPERTY, ROW, CORR EASEMENT OR RUE IMPACTI VEHICLE/PEDESTRIAN TRAFFIC, SAFETY OR CAUSES LIABILITY (TEMPORARY/LONG TERM). THIS EXCLUDES UNACCEPTED SUBDIVISIONS, CIP, STATE OR FEDERAL-CONTROLLED PROPERTY, PRIVATELY CONTROLLED EASEMENTS & PRIVATELY OWNED PROPERTY.
7. VARIANCE FROM THESE STANDARDS IS ONLY ALLOWED, IF DETAILED PLANS HAVE WRITTEN APPROVAL BY THE CORR BEFORE CONSTRUCTION STARTS.
8. PUBLIC AREA EXCAVATION MUST BE BARRICADED WITH APPROVED VEHICLE AND PEDESTRIAN TRAFFIC CONTROL DEVICES BEFORE CONSTRUCTION STAI
9. INACTIVE (NO PERSONNEL PRESENT) EXCAVATION OUTSIDE OF AN EXISTING PAVEMENT, LEFT OPEN OVERNIGHT, MUST HAVE PEDESTRIAN FENCING A
10. INACTIVE EXCAVATION MAY NOT REMAIN OPEN OVER A WEEKEND OR HOLIDAY WITHOUT PRIOR WRITTEN APPROVAL FROM THE CORR AND SAFE GUARI
11. TOTAL TRENCH WIDTH SHALL BE THE SUM OF THE OUTSIDE DIMENSION (OD) OF THE UTILITY CLUSTER OR ENCASEMENT PLUS A MINIMUM OF 3" IF OD IS LESS THAN 6 1/2", PLUS 6" IF THE OD IS BETWEEN 6 1/2" & 18", PLUS 12" IF THE OD IS MORE THAN 18" WITH A MINIMUM OF 24".
12. FOR A UTILITY WORK SITE IN AN AREA THAT IS SCHEDULED FOR FUTURE PAVEMENT, SEE: **ASPHALT PAVED AREA TRENCH (APAT) (DU-03) DETAIL.**
13. FOR A UTILITY WORK SITE IN AN AREA THAT HAS EXISTING PAVEMENT, SEE: **PROPOSED PAVEMENT AREA TRENCH (PPAT) (DU-04) DETAIL.**
14. FOR A CROSSING OF A CORR OWNED UTILITY, SEE: **UTILITY CROSSING INSTALLATION (UC) (DU-05) DETAIL.**
15. REQUIRED ENCASEMENT MAY BE SCHEDULE 40 PVC, EXCEPT GAS, WHICH MUST BE SCHEDULE 40 WELDED JOINT STEEL OR SCHEDULE 80 PVC. O TYPES OF ENCASEMENT REQUIRE CORR WRITTEN APPROVAL.
16. ALL ELECTRICAL CONDUCTIVE LINES (OVER 60 VOLTS) MUST BE ENCASED.
17. ALL UTILITY LINES MUST BE ENCASED UNDER EXISTING AND PROPOSED PAVEMENT, CROSSING ABOVE CORR LINES AND UNDER PROTECTED TREES.
18. WASHED SAND BEDDING MUST BE USED IN THE INSTALLATION WHEN WITHIN 10" OF A CORR OWNED UTILITY LINE, EXCEPT IN EXISTING PAVEMENT.
19. REQUIRED WASHED SAND BEDDING IN A TRENCH WITH SIDE WALL CLEARANCE LESS THAN 3" IS SMALL GRAIN (MAXIMUM 1/16") AND, IN A TRENCH SIDE WALL CLEARANCE MORE THAN 3" IS LARGE GRAIN (MAXIMUM 3/16"). BEDDING MUST BE CONSOLIDATED TO MINIMIZE AIR VOIDS.
20. ALL OF THE AREA(S) DISTURBED DIRECTLY BY, INDIRECTLY BY OR BECAUSE OF THE UTILITY WORK WILL BE INCLUDED IN THE CLEAN UP.
21. CLEAN UP INCLUDES DRESS-OUT, EROSION CONTROL MAINTENANCE/REMOVAL, RESTORATION, DEBRIS REMOVAL/DISPOSAL & PAVEMENT SWEEPING/W
22. RESTORATION AS A MINIMUM, SHALL INCLUDE, FERTILIZER:
    A) ANY LAWN LIKE AREAS – SOLD SODDING WITH GRASS LIKE EXISTING OR APPROVED BETTER;
    B) GRADES 5% OR LESS – HYDRO-MULCHED;
    C) GRADES ABOVE 5% UP TO 10% – MATTED AND HYDRO-MULCHED;
    D) GRADES ABOVE 10% UP TO 25% – SOLD SODDING WITH GRASS LIKE EXISTING OR APPROVED BETTER
    E) GRADES ABOVE 25% – DETAIL PLANS AND CORR WRITTEN APPROVAL REQUIRED.

LEGEND FOR DU SHEETS

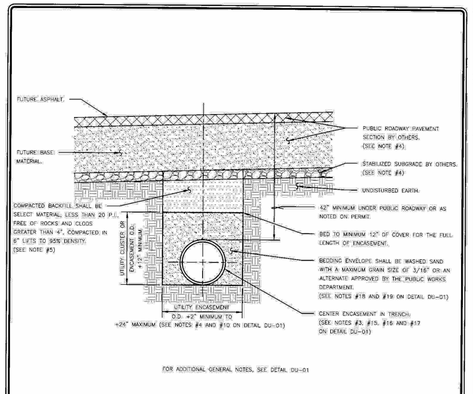
PVC	POLYVINYL CHLORIDE PIPE OR CONDUIT
OD	OUTSIDE DIAMETER
GALS	UNITED STATES GALLONS – UNIT OF VOLUME
LBS	UNITED STATES POUNDS – UNIT OF WEIGHT
CORR	CITY OF ROUND ROCK
PUE	PUBLIC UTILITY EASEMENT
SY	UNITED STATES SQUARE YARDS – UNIT OF AREA
"	UNITED STATES INCH OR INCHES – UNIT OF LENGTH
'	UNITED STATES FOOT OR FEET – UNIT OF LENGTH
ETC	ABBREVIATION FOR ET CETERA, IN MEANCE TO BE "AND SO FORTH"
ROW	RIGHT OF WAY OR RIGHTS OF WAY
LAB	ABBREVIATION FOR LABORATORY
°	UNITED STATES DEGREE – UNIT OF ANGLE
TV	TELEVISION

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: DU-0
APPROVED 02-10-06 DATE	DRY UTILITY DETAILS GENERAL NOTES SHEET	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



FOR ADDITIONAL GENERAL NOTES, SEE DETAIL DU-01

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: DU-02
APPROVED 02-10-06 DATE	UNPAVED AREA TRENCH (UAT) DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

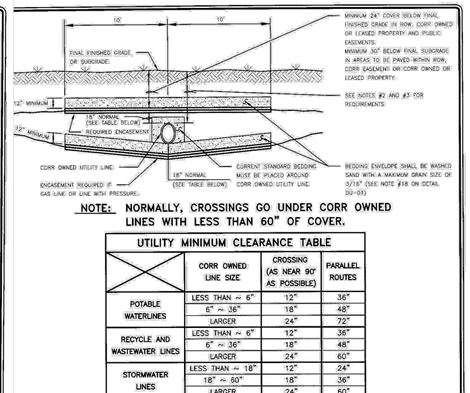


FOR ADDITIONAL GENERAL NOTES, SEE DETAIL DU-01

NOTES:

1. THIS DETAIL IS APPLICABLE WHERE FUTURE PAVEMENT IS SCHEDULED TO BE INSTALLED WITHIN TWO YEARS.
2. ALL TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
3. ENCASEMENT MUST EXTEND 10' PAST THE PROPOSED BACK OF CURB.
4. WORK ON INSTALLATION MUST BE COMPLETE THROUGH CLEAN UP BEFORE WORK RELATED TO PAVEMENT INSTALLATION IS SCHEDULED TO START, EXCEPT IN THE CASES THAT THE ROAD CONTRACTOR HAS AGREED TO ROUGH CUT BEFORE UTILITY TRENCHING OR THE SAME CONTRACTOR IS PERFORMING BOTH UTILITY AND ROAD WORK.
5. SPOILS MAY BE USED IF THEY MEET SELECT MATERIAL STANDARDS. THE INSPECTOR MAY STOP BACKFILL OPERATIONS UNTIL THE CONTRACTOR OBTAINS LAB TEST RESULTS IF THERE IS ANY QUESTION OF ACCEPTABILITY.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: DU-04
APPROVED 02-10-06 DATE	PROPOSED PAVEMENT AREA TRENCH (PPAT) DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



NOTE: NORMALLY, CROSSINGS GO UNDER CORR OWNED LINES WITH LESS THAN 60" OF COVER.

UTILITY MINIMUM CLEARANCE TABLE

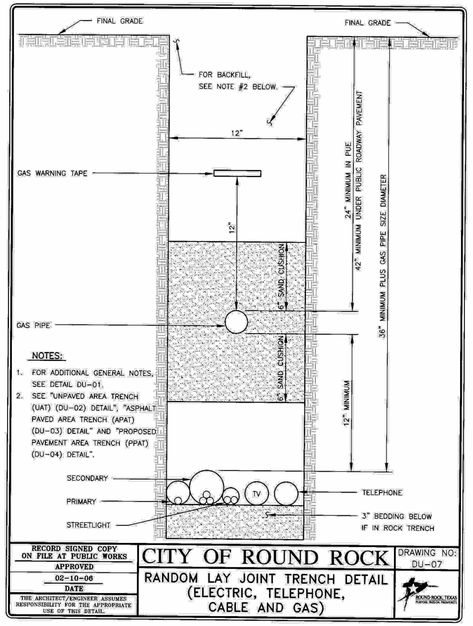
	CORR OWNED LINE SIZE	CROSSING (AS NEAR 90° AS POSSIBLE)	PARALLEL ROUTES
POTABLE WATERLINES	LESS THAN ~ 6"	12"	36"
	6" ~ 36"	18"	48"
	LARGER	24"	72"
RECYCLE AND WASTEWATER LINES	LESS THAN ~ 6"	12"	36"
	6" ~ 36"	18"	48"
	LARGER	24"	60"
STORMWATER LINES	LESS THAN ~ 18"	12"	24"
	18" ~ 60"	18"	36"
	LARGER	24"	60"

FOR ADDITIONAL GENERAL NOTES, SEE DETAIL DU-01

NOTES:

1. ALL TRENCH SAFETY SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.
2. AN ENCASED (SEE NOTE #3) UTILITY LINE/CLUSTER WITH SAND BEDDING, WILL BE ALLOWED TO CROSS OVER A CORR OWNED UTILITY LINE THAT HAS 60" OF COVER OR MORE, PROVIDED THERE IS COMPLIANCE WITH THE CLEARANCE, INSTALLATION AND COVER FROM FINAL SURFACE GRADE SHOWN ON THIS DETAIL. CLEARANCE STANDARDS CAN BE FOUND IN THE **UTILITY MINIMUM CLEARANCE TABLE** SHOWN ON THIS SHEET AND MINIMUM COVER IS SHOWN ON THE DETAIL SHEET(S) FOR EACH TYPE OF TRENCH (IN UNPAVED AREAS, IN EXISTING PAVEMENT AND IN AREAS WHERE PAVEMENT IS PROPOSED).
3. IF THE CORR LINE IS LARGE (36"+ POTABLE WATERLINE, RECYCLE LINE OR WASTEWATER LINE, 60"+ STORMWATER LINE) AND/OR HAS LESS THAN 60" OF COVER WITH SPECIAL SITE CONDITIONS, DETAILED PLANS WITH WRITTEN JUSTIFICATION FOR CROSSING OVER A PROPOSED OR EXISTING CORR OWNED LINE MUST BE SUBMITTED FOR APPROVAL A MINIMUM OF 90 DAYS BEFORE PROPOSED INSTALLATION.
4. NO ENCASEMENT (SAND BEDDING ONLY) IS REQUIRED WHERE THE UTILITY CROSSES UNDER THE CORR OWNED UTILITY LINE, EXCEPT FOR A GAS LINE, OR LINE WITH PRESSURE, WHICH MUST BE ENCASED. CLEARANCE STANDARDS COMPLIANCE REQUIRED.
5. WHERE THERE IS KNOWN GROUND WATER, PLANS MUST BE SUBMITTED, THAT SHOW AN ACCEPTABLE CONTROL OF THE WET CONDITION.
6. ENCASEMENT IN THESE CROSSINGS MUST BE SCH. 40 STEEL OR SCH. 80 PVC OR GREATER IN ADDITION TO THE CONDUIT ON ELECTRICAL LINES WITH MORE THAN 120V TO GROUND, ALL GAS LINES, ALL FIBER OPTIC CABLES AND ALL TELEPHONE CABLES WITH MORE THAN 100 PAIR.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: DU-05
APPROVED 07-11-06 DATE	UTILITY CROSSING INSTALLATION (UC) DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		



NOTES:

1. FOR ADDITIONAL GENERAL NOTES, SEE DETAIL DU-01.
2. SEE "UNPAVED AREA TRENCH (UAT) (DU-02) DETAIL", "ASPHALT PAVED AREA TRENCH (APAT) (DU-03) DETAIL" AND "PROPOSED PAVEMENT AREA TRENCH (PPAT) (DU-04) DETAIL".

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: DU-07
APPROVED 02-10-06 DATE	RANDOM LAY JOINT TRENCH DETAIL (ELECTRIC, TELEPHONE, CABLE AND GAS)	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL.		

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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

DOUCET
Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78629 Tel: (512)-851-1740
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

DRY UTILITY DETAILS

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED
PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

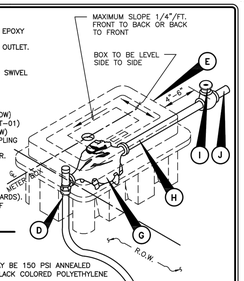
SHEET
20
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\255300I-CD-07.dwg
User: VOSTIGUIN
Last Modified: Oct. 20, 23 - 10:06
Plot Date/Time: Oct. 31, 23 - 15:13:23

MATERIAL LIST:

A. SERVICE SADDLE REQUIRED. SERVICE SADDLE TO BE EPOXY COATED WITH DUAL STAINLESS STEEL BANDS.
B. 1 1/2" OR 2" CORPORATION STOP – SERVICE PIPE OUTLET. (SEE NOTE #2)
C. 1 1/2" OR 2" SERVICE PIPE.
D. LOCKING ANGLE METER STOP; SERVICE PIPE INLET X SWIVEL COUPLING NUT OUTLET:
   - FOR 1 1/2" METERS: 1 1/2" X 1 1/2"
   - FOR 2" METERS: 2" X 2"
   - SEE NOTE #2
E. PLASTIC RECTANGULAR METER BOX, (SEE TABLE BELOW)
F. PIPE CASING WHERE APPLICABLE (AS PER DETAIL WT-01)
G. WATER METER, CENTERED IN BOX. (SEE TABLE BELOW)
H. WATER METER COUPLING; MALE I.P.T. X SWIVEL COUPLING NUT:
   - LENGTH OF PIPE TO BE DETERMINED BY CONTRACTOR.
   - EXTEND PIPE TO 4"–6" OUTSIDE OF METER BOX.
I. BRONZE GATE VALVE: NON–RISING STEM (1 1/2" OR 2") FEMALE I.P.T. (PROPERTY OWNERS CUT–OFF OUTSIDE METER BOX IN SEPARATE VALVE CAN WITH LID AS PER CITY OF ROUND ROCK STANDARDS).
J. BUSHING (IF NECESSARY) AND PIPE MEETING CITY OF ROUND ROCK PLUMBING CODE REQUIREMENTS.

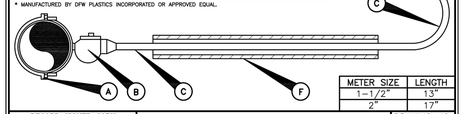


NOTES:

1. SERVICE PIPE SHALL BE COPPER TUBE SIZE. IT MAY BE 150 PSI ANNEALED SEAMLESS TYPE "K" COPPER TUBING OR 200 PSI BLACK COLORED POLYETHYLENE HAVING A DIMENSION RATIO OF 9 (DR9).
2. ALL STAINLESS STEEL INSERTS THAT COME WITH COMPRESSION FITTINGS SHALL NOT BE USED ON ANY CONNECTIONS.
3. SERVICE SADDLES SHALL BE WRAPPED COMPLETELY WITH 8 MIL. POLYETHYLENE FILM.
4. TOP OF BOXES SHALL BE 1" ABOVE FINISHED GRADE.
5. PIPING AND TUBING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 510.3 OF THE STANDARD SPECIFICATIONS. SPECIAL ATTENTION IS CALLED TO "PIPE BEDDING ENVELOPE" AND "BACKFILLING", SECTIONS 510.3 (14) AND 510.3 (25), RESPECTIVELY.
6. AXIS OF METER ASSEMBLY (LINE THROUGH METER STOP, METER, PIPING AND OWNERS CUTOFF) SHALL BE 10" BELOW TOP OF BOX.
7. SLOTS PROVIDED IN METER BOX TO ACCOMODATE PIPING INTO AND OUT OF BOX, SHALL NOT BE MODIFIED.
8. LOCATION OF METER BOXES SHALL BE SUBJECT TO THE APPROVAL OF THE C.O.R.R.

PART NUMBER	SERIES	COLOR	HEIGHT	WIDTH	LENGTH
DFW65C-14*B0D1*	65C	BLACK	14"	TOP = 18–3/4"	TOP = 30–3/8"
DFW65C-14*1E0A–LID*	65C	BLACK	1–7/8"	LID = 15–1/4"	LID = 28–7/8"
DFW65C-14–AF1E0A*	65C	BLACK	14"	BASE = 15–1/4"	BASE = 30–3/8"

* MANUFACTURED BY DFW PLASTICS INCORPORATED OR APPROVED EQUAL.



METER SIZE	LENGTH
1–1/2"	13"
2"	17"

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APPROVED
03–01–18
DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

SINGLE 1–1/2" OR 2" WATER METER DETAIL

DRAWING NO: WT–03

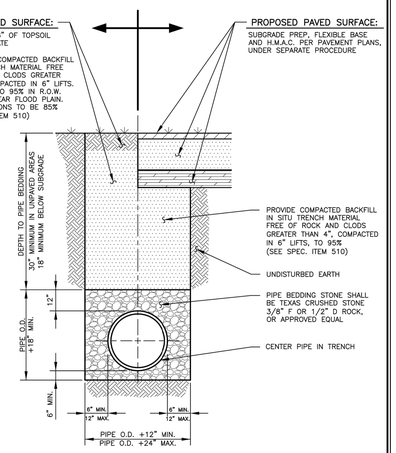
NON–PAVED SURFACE:

(A) PROVIDE 6" OF TOPSOIL AND REVEGETATE

(B) PROVIDE COMPACTED BACKFILL IN SITU TRENCH MATERIAL FREE OF ROCK AND CLODS GREATER THAN 4", COMPACTED IN 6" LIFTS. COMPACTION TO 95% IN R.O.W. AND IN OR NEAR FLOOD PLAIN. OTHER LOCATIONS TO BE 85% (SEE SPEC. ITEM 510)

PROPOSED PAVED SURFACE:

SUBGRADE PREP, FLEXIBLE BASE AND H.M.A.C. PER PAVEMENT PLANS, UNDER SEPARATE PROCEDURE



NOTE:

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

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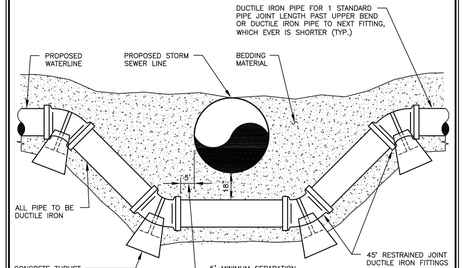
CITY OF ROUND ROCK

WATERLINE BEDDING AND SURFACE REPAIR DETAIL (NON–PAVED & PROPOSED PAVED SURFACE)

DRAWING NO: WT–08



NOTES:

1. THIS DETAIL IS TO BE USED FOR THE LOWERING OF PROPOSED WATERLINES ONLY.
2. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED WITH MINIMUM 8 MIL POLYETHYLENE (BLACK POLY) AND OPEN ENDS/SEAMS SEALED WITH DUCT TAPE.
3. ALL FITTINGS SHALL HAVE RESTRAINED JOINTS AND BLOCKED WITH CONCRETE BLOCKING.
4. CASING PIPE SHALL BE PROVIDED FOR ALL PROPOSED WATERLINES INSTALLED UNDER STORM SEWER LINES 36" DIAMETER AND LARGER.

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CITY OF ROUND ROCK

WATERLINE AND STORM SEWER LINE CROSSING DETAIL (TYPE 1)

DRAWING NO: WT–09

FIRE HYDRANTS LACKING INTEGRAL STORZ CONNECTOR SHALL BE REJECTED (NO STORZ ADAPTERS ALLOWED)

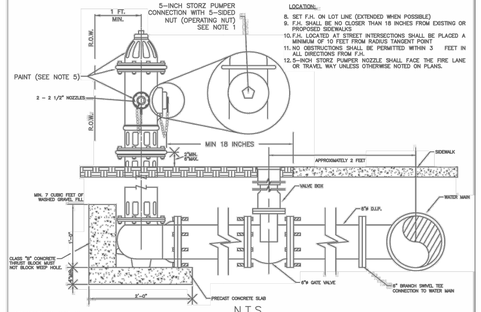
RATED FLOW	FIRE HYDRANT BONNET COLOR
1,500 G.P.M. +	LIGHT BLUE
1000 – 1499 G.P.M.	GREEN
500 – 999 G.P.M.	ORANGE
BELOW 500 G.P.M.	RED

NOTES:

1. FIRE HYDRANT BRAND AND MODEL SHALL BE APPROVED BY THE LOCAL WATER AUTHORITY DISTRICT. THE PREMIUM HYDRANT SHALL BE EQUIPPED WITH ONE (1) 5–INCH INTEGRAL 5–INCH STORZ PUMPER NOZZLE, 1.5–INCH PENT OPERATING NUT ON NOZZLE CAP; OPEN LEFT; FACTORY PAINTED.
2. HYDRANTS SHALL BE ORDERED SILVER IN COLOR. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY.
3. ALL DUCTILE OR CAST IRON FITTINGS AND/OR PIPE SHALL BE POLYWRAPPED.
4. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MEGALUG" OR APPROVED EQUAL. ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
5. AFTER COMPLETION OF FIRE HYDRANT INSTALLATION, A FIRE FLOW TEST SHALL BE PERFORMED BY THE LOCAL WATER AUTHORITY DISTRICT. THE FIRE HYDRANT BONNET SHALL BE PAINTED ACCORDING TO THE CHART ON THIS SHEET. THE HYDRANT BONNET TO FLANGE AND NOZZLE CAPS SHALL BE PAINTED THE APPROVED COLOR CORRESPONDING WITH THE APPROPRIATE FLOW RATE AS NOTED ON THE TABLE ON THIS SHEET.
6. ALL HYDRANTS BIDIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE 911 NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 8 INCHES FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED, AT
7. INTERSECTIONS, MARKERS SHOULD BE PLACED ON BOTH ROADWAYS ADJACENT TO HYDRANT.

LOCATION:

8. SET F.H. ON LOT LINE (EXTENDED WHEN POSSIBLE) & SHALL BE NO CLOSER THAN 18 INCHES FROM EXISTING OR PROPOSED SIDEWALKS.
10. F.H. LOCATED AT STREET INTERSECTIONS SHALL BE PLACED A MINIMUM OF 10 FEET FROM RADIUS TANGENT POINT
11. NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN 3 FEET IN ALL DIRECTIONS FROM F.H.
12. 5–INCH STORZ PUMPER NOZZLE SHALL FACE THE FIRE LANE OR TRAVEL WAY UNLESS OTHERWISE NOTED ON PLANS.



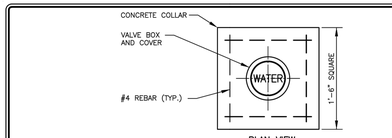
N.T.S.

PER ORDER NO. 2007–01
(2) SECTION C105.2 INSTALLATION.
FIRE HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FIVE (5) INCH STEAMER OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FIVE (5) INCH OPENING MUST FACE THE DRIVEWAY OR STREET AND MUST BE TOTALLY UNOBSTRUCTED TO THE STREET. FIRE HYDRANT DESIGN SHALL BE 2– 2.5" NST OUTLETS, 1 – 5.0" STORZ CONNECTION WITH A CAP TO INCLUDE A HEX NUT TO FIT A HYDRANT WRENCH ALONG WITH A REFLECTIVE BAND. THE FIRE HYDRANT SHALL BE PAINTED SILVER IN COLOR AND DESIGNATED BY A BLUE REFLECTOR IN THE CENTER OF THE STREET.

NOTE: STANDARD FIRE HYDRANT ASSEMBLY INCLUDES ALL COMPONENTS SHOWN HEREIN, EXCEPT WATER MAIN, INSTALLED COMPLETE AND IN–PLACE.

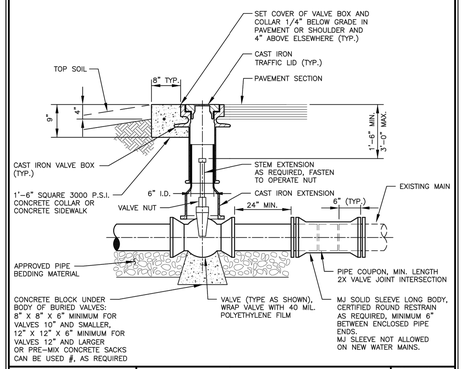
Williamson County Emergency Services District No. 4

STANDARD FIRE HYDRANT ASSEMBLY



PLAN VIEW

SEE DETAIL WT–06



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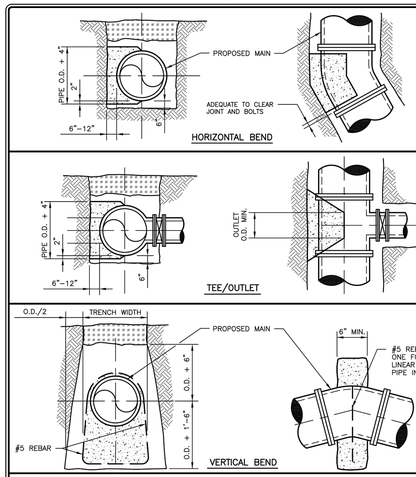
APPROVED
03–01–18
DATE
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CITY OF ROUND ROCK

GATE VALVE DETAIL

DRAWING NO: WT–22



THRUST BLOCK DESIGN AS FOLLOWS:

A. PRESSURE OF 150 P.S.I. (ACTUAL IF HIGHER) + 50% SURGE ALLOWANCE
B. MAXIMUM SOIL BEARING:
C. ALL PIPE & FITTING TO BE WRAPPED WITH 40 PLASTIC MIL.

SOIL TYPE	PRESSURE
LIMESTONE	4000 LBS./SQ. FT.
UNDISTURBED SOIL, CALICHE	2000 LBS./SQ. FT.
LOOSE OR SPONGY SOIL	1500 LBS./SQ. FT.

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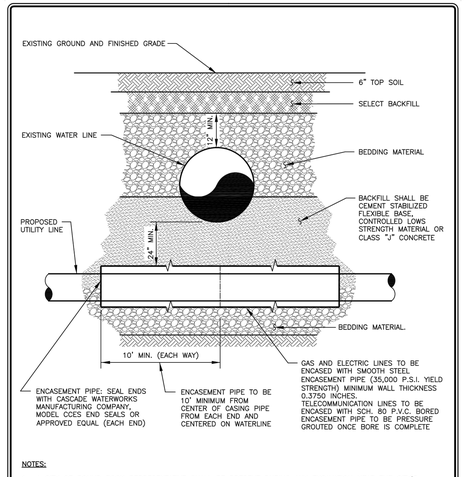
CITY OF ROUND ROCK

THRUST BLOCK DETAIL

DRAWING NO: WT–25



NOTES:

1. A CITY OF ROUND ROCK REPRESENTATIVE SHALL BE PRESENT DURING ANY EXCAVATION NEAR THE CITY'S WATER LINE. (48 HOUR NOTICE IS REQUIRED)
2. A CITY OF ROUND ROCK INSPECTOR SHALL INSPECT AND APPROVE CROSSING BEFORE AND AS IT IS BEING BACKFILLED PER THIS DETAIL.
3. TOP 6" OF TRENCH BACKFILL SHALL BE TOP SOIL, UNLESS PROPERTY OWNER REQUIRES SOMETHING DIFFERENT.
4. DRY UTILITIES TO BE ENCASED UNDER EXISTING WATERLINES WITH A MINIMUM SEPARATION OF 24" BETWEEN ENCASEMENT PIPE AND THE WATERLINE.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT
APPROVED
03–01–18
DATE
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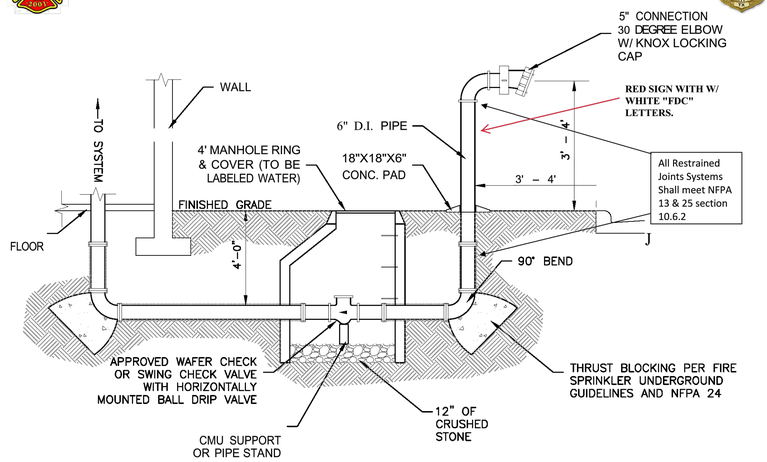
CITY OF ROUND ROCK

WATERLINE AND DRY UTILITY LINE CROSSING DETAIL

DRAWING NO: WT–26

Williamson County Emergency Services District No. 4

FDC Detail



FIRE DEPARTMENT CONNECTION

NOT TO SCALE

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

WATER DETAILS

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
21
OF 25

Project No.:
2553-001
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Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-07.dwg
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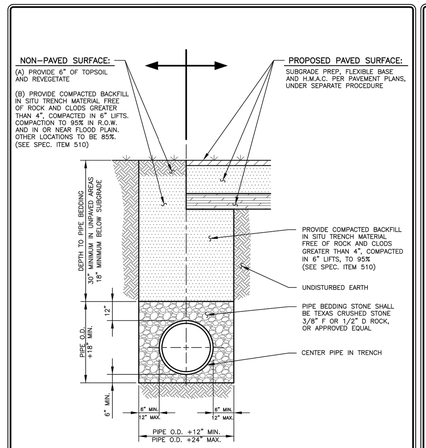
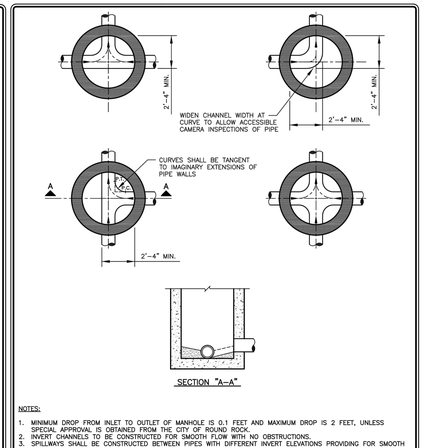


NOTE:

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

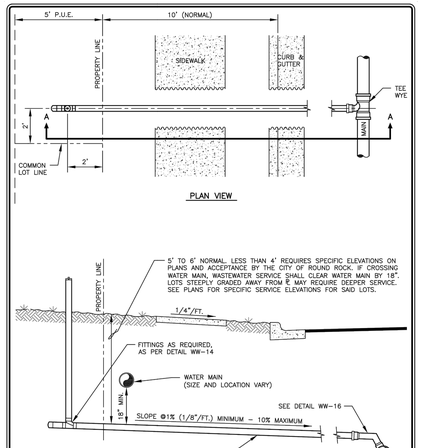
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER LINE BEDDING AND SURFACE REPAIR DETAIL (NON-PAVED & PROPOSED PAVED SURFACE)	WW-18
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		ROUND ROCK TEXAS



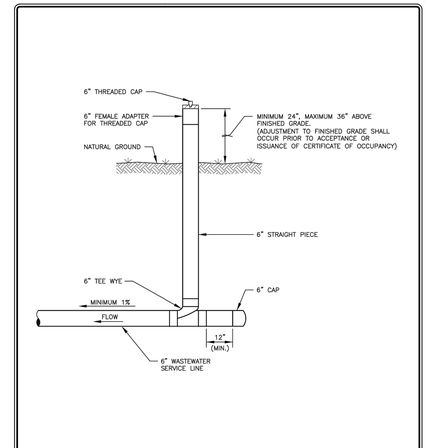
NOTES:

1. MINIMUM DROP FROM INLET TO OUTLET OF MANHOLE IS 0.1 FEET AND MAXIMUM DROP IS 2 FEET, UNLESS SPECIAL APPROVAL IS OBTAINED FROM THE CITY OF ROUND ROCK.
2. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
3. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
4. CHANNELS FOR FUTURE CONSTRUCTIONS, SHALL BE CONSTRUCTED WITH PIPE EXTENDING 3' BEYOND EXTERIOR OF MANHOLE WALL, WITH GLUED PLUG.
5. SLOPE MANHOLE BENCH AT 2:1 SLOPE FROM MANHOLE WALL TO CHANNEL.
6. INVERT CHANNEL SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR FOUR INCHES (4") DEEP.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER FLOW PATTERNS FOR INVERT CHANNELS DETAIL	WW-11
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		ROUND ROCK TEXAS



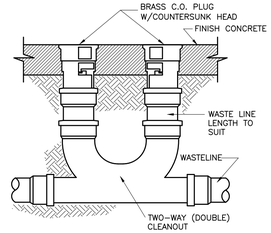
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER SERVICE DETAIL	WW-12
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

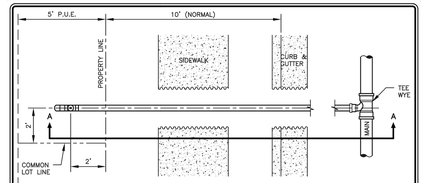
1. ALL PIPE TO BE SDR 26.
2. ALL FITTINGS TO BE SDR 35 SOLVENT WELD FITTINGS.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER SERVICE CLEAN-OUT DETAIL (NON-PAVED SURFACE)	WW-14
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		ROUND ROCK TEXAS

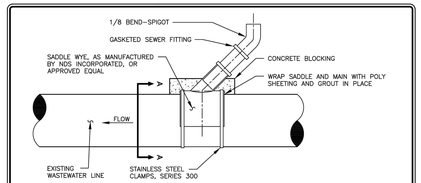


DOUBLE CLEANOUT DETAIL

NOT TO SCALE



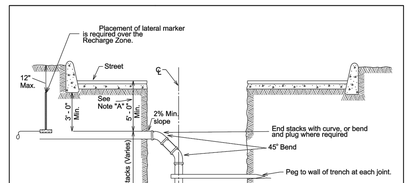
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER SERVICE DETAIL	WW-12
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		ROUND ROCK TEXAS



NOTES:

1. FLEXIBLE SADDLE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
2. EXCAVATE AROUND EXISTING WASTEWATER PIPE, EXPOSING SUFFICIENT ROOM FOR STAINLESS STEEL CLAMPS.
3. THOROUGHLY CLEAN AND DRY THE MATING SURFACE.
4. MARK THE SIZE OF THE HOLE TO BE CUT USING THE SADDLE ITSELF AS A TEMPLATE.
5. SAW OUT THE SECTION OF THE PIPE WHERE THE SADDLE WILL BE LOCATED, WITH A SABER OR KEY HOLE SAW. PIPE COUPONS SHALL BE REMOVED FROM EXISTING MAIN AND DISCARDED. PIPE CUTTINGS IN EXCESS OF 1" IN DIAMETER SHALL NOT BE LEFT IN EXISTING MAIN.
6. ENSURE SADDLE FITS HOLE PROPERLY.
7. PLACE GASKET SKIRT AND SADDLE OVER OPENING AND TIGHTEN BAND CLAMPS EVENLY UNTIL SADDLE IS FIRMLY ATTACHED TO THE PIPE. APPLY PRESSURE ON THE SADDLE AGAINST THE PIPE WHILE TIGHTENING THE CLAMPS AS INDICATED ABOVE. DO NOT OVER TIGHTEN AND DO NOT STRIP THREAD.
8. SERVICE PIPE SHALL BE INSERTED FULLY TO CONTACT SEAT FORMED IN FITTING.
9. REPLACE THE BEDDING AND BACKFILL IN ACCORDANCE WITH THE TRENCH EMBEDMENT DETAIL.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO:
APPROVED 03-01-18 DATE	WASTEWATER LATERAL CONNECTION TO EXISTING WASTEWATER MAIN DETAIL	WW-16
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL (NOT TO SCALE)		ROUND ROCK TEXAS



PROPERTY OF SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	TYPICAL VERTICAL STACK DETAIL	APPROVED MARCH 2008	REVISED APRIL 2014
		DD-860-01	SHEET 1 OF 1

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

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

DOUCET
Civil Engineering // Entitlements // Geospatial
829 N Saint Joseph St.
Gonzales, TX 78629 Tel: (512)-851-1740
www.doucetengineers.com
TBPE Firm Number: 3937
TBPELS Firm Number: 10105800

WASTEWATER DETAILS

O2B KIDS! LIBERTY HILL
110 STONEWALL PARKWAY
LIBERTY HILL, TX 78642

THESE PLANS ARE RELEASED UNDER THE AUTHORITY OF VICTOR OSTIGUIN SILVA, P.E., TBPE#145784, ON 10/31/23, FOR THE PURPOSES OF REVIEW AND ARE NOT TO BE USED FOR CONSTRUCTION PRIOR TO APPROVAL BY THE CITY OF LIBERTY HILL.

STATE OF TEXAS
VICTOR OSTIGUIN SILVA
145784
LICENSED PROFESSIONAL ENGINEER
10/31/23

Scale:	As Noted
Designed:	VO
Drawn:	LP
Reviewed:	KS
Date:	09-29-2023

SHEET
22
OF 25

Project No.:
2553-001
23-017SDP

Drawing: c:\pw_working\victor.ostiguin\d0174092\2553001-CD-DT.dwg
User: VOSTIGUIN
Last Modified: Oct. 20, 23 - 10:05
Plot Date/Time: Oct. 31, 23 - 15:23:40