WATER POLLUTION ABATEMENT PLAN

FOR

MAYFIELD OFFICE COMMONS

3070 RM 1431 Round Rock, TX 78681

Prepared For:

MAYFIELD OFFICE COMMONS, LLC 1409 Da Vinci Trail Leander, TX 78641-4246

Prepared By:



Sandlin Services, LLC TBPELS Firm # 21356 P: (806) 679-7303

February 15, 2024





TABLE OF CONTENTS

Edwards Aquifer Application Cover Page (TCEQ-20705)

- General Information Form (TCEQ-0587) Attachment A – Road Map Attachment B – USGS / Edwards Recharge Zone Map Attachment C – Project Description
- Geologic Assessment Form (TCEQ-0585)
 - Attachment A Geologic Assessment Table (TCEQ-0585-Table)
 - Attachment B Stratigraphic Column
 - Attachment C Site Geology
 - Attachment D Site Geologic Map(s)

Water Pollution Abatement Plan Application Form (TCEQ-0584)

- Attachment A Factors Affecting Surface Water Quality Attachment B – Volume and Character of Stormwater Attachment C – Suitability Letter from Authorized Agent (if OSSF is proposed) Attachment D – Exception to the Required Geologic Assessment
- Site Plan

Temporary Stormwater Section (TCEQ-0602)

- Attachment A Spill Response Actions
- Attachment B Potential Sources of Contamination
- Attachment C Sequence of Major Activities
- Attachment D Temporary Best Management Practices and Measures
- Attachment E Request to Temporarily Seal a Feature (if requested)
- Attachment F Structural Practices
- Attachment G Drainage Area Map
- Attachment H Temporary Sediment Pond(s) Plans and Calculations
- Attachment I Inspection and maintenance for BMPs
- Attachment J Schedule of Interim and Permanent Soil Stabilization Practices

Permanent Stormwater Section (TCEQ-0600)

Attachment A – 20% or Less Impervious Cover Waiver (if requested for multi-family, school, or small business site)

- Attachment B BMPs for Upgradient Stormwater
- Attachment C BMPs for On-site Stormwater
- Attachment D BMPs for Surface Streams
- Attachment E Request to Seal Features (if sealing a feature)
- Attachment F Construction Plans
- Attachment G Inspection, Maintenance, Repair and Retrofit Plan

MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN



Attachment H – Pilot-Scale Field Testing Plan (if proposed) Attachment I – Measures for Minimizing Surface Stream Contamination

Agent Authorization Form (TCEQ-0599)

Application Fee Form (TCEQ-0574)

Core Data Form (TCEQ-10400)



Edwards Aquifer Application Cover Page (TCEQ-20705)

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 <u>30 TAC 213</u>.

Administrative Review

1. <u>Edwards Aquifer applications</u> 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: <u>http://www.tceq.texas.gov/field/eapp</u>.

- 2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.
- 3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.
- 4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

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

- 5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.
- 6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

- 1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.
- 2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Mayfield Office Commons				2. Regulated Entity No.:					
3. Customer Name: Mayfield Office Commons, LLC			4. Customer No.:						
5. Project Type: (Please circle/check one)	New	Modification Extension I		Exception					
6. Plan Type: (Please circle/check one)	WPAP CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures	
7. Land Use: (Please circle/check one)	Residential 🤇	Non-r	Non-residential 8. S			8. Sit	ite (acres): 1.54		
9. Application Fee:	\$4,000	10. Pe	10. Permanent BMP(s):			s):	Existing Sand Filter Basin		
11. SCS (Linear Ft.):	N/A - Existing	12. AST/UST (No. Tanks)			nks):				
13. County:	Williamson	14. Watershed:				Brushy Creek			

Application Distribution

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

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

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

Austin Region					
County:	Hays	Travis	Williamson		
Original (1 req.)			_1_		
Region (1 req.)			_1_		
County(ies)			_1_		
Groundwater Conservation District(s)	Edwards Aquifer Authority Barton Springs/ Edwards Aquifer Hays Trinity Plum Creek	Barton Springs/ Edwards Aquifer	NA		
City(ies) Jurisdiction	Austin Buda Dripping Springs Kyle Mountain City San Marcos Wimberley Woodcreek	Austin Bee Cave Pflugerville Rollingwood Round Rock Sunset Valley West Lake Hills	Austin Cedar Park Florence Georgetown Jerrell Leander Liberty Hill Pflugerville 1 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	

TCEQ-20705 (Rev. 02-17-17)

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.

Nick Sandlin, P.E. (Sandlin Services, LLC)

Print Name of Customer/Authorized Agent Nick Sole

2/15/2024

Signature of Customer/Authorized Agent

Date

FOR TCEQ INTERNAL USE ONLY					
Date(s)Reviewed:	Date Administratively Complete:			e:	
Received From:		Correct Number of Copies:			
Received By:		Distribut	ion 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):		Payable to TCEQ (Y/N):		N):	
Core Data Form Complete (Y/N):		Check:	Signed (Y/N):		
Core Data Form Incomplete Nos.:		Less than 90 days old (Y/N):		d (Y/N):	



General Information Form (TCEQ-0587)

General Information Form

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge and Transition Zones and Relating to 30 TAC §213.4(b) & §213.5(b)(2)(A), (B) Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Nick Sandlin, P.E. (Sandlin Services, LLC)

Date: 2/15/2024

Signature of Customer/Agent:

like hol

Project Information

- 1. Regulated Entity Name: Mayfield Office Commons
- 2. County: Williamson
- 3. Stream Basin: Brazos River
- 4. Groundwater Conservation District (If applicable): N/A
- 5. Edwards Aquifer Zone:



6. Plan Type:

\times	WPAP
	SCS
	Modification

AST UST Exception Request



TCEQ-0587 (Rev. 02-11-15)

1 of 4

7. Customer (Applicant):

Contact Person: <u>Ravi Reddy</u> Entity: <u>Mayfield Office Commons, LLC</u> Mailing Address: <u>1409 Da Vinci Trail</u> City, State: <u>Leander, TX</u> Telephone: <u>201-360-1218</u> Email Address: <u>office@mypeponi.com</u>

Zip: <u>78641</u> FAX: _____

8. Agent/Representative (If any):

Contact Person: <u>Nick Sandlin, P.E.</u> Entity: <u>Sandlin Services, LLC</u> Mailing Address: <u>9111 Jollyville Rd. Suite 212</u> City, State: <u>Austin, TX</u> Telephone: <u>806-679-7303</u> Email Address: <u>nick@sandlinservices.com</u>

Zip: <u>78759</u> FAX:

9. Project Location:

The project site is located inside the city limits of <u>Round Rock</u>.

The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.

The project site is not located within any city's limits or ETJ.

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

3070 RM 1431, Round Rock, TX 78681

- 11. Attachment A Road Map. A road map showing directions to and the location of the project site is attached. The project location and site boundaries are clearly shown on the map.
- 12. Attachment B USGS / Edwards Recharge Zone Map. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') of the Edwards Recharge Zone is attached. The map(s) clearly show:

Project site boundaries.

USGS Quadrangle Name(s).

Boundaries of the Recharge Zone (and Transition Zone, if applicable).

Drainage path from the project site to the boundary of the Recharge Zone.

- 13. The TCEQ must be able to inspect the project site or the application will be returned. Sufficient survey staking is provided on the project to allow TCEQ regional staff to locate the boundaries and alignment of the regulated activities and the geologic or manmade features noted in the Geologic Assessment.
 - Survey staking will be completed by this date: 7/21/2024

- 14. Attachment C Project Description. Attached at the end of this form is a detailed narrative description of the proposed project. The project description is consistent throughout the application and contains, at a minimum, the following details:
 - Area of the site
 Offsite areas
 Impervious cover
 Permanent BMP(s)
 Proposed site use
 Site history
 Previous development
 Area(s) to be demolished
- 15. Existing project site conditions are noted below:
 - Existing commercial site
 Existing industrial site
 Existing residential site
 Existing paved and/or unpaved roads
 Undeveloped (Cleared)
 Undeveloped (Undisturbed/Uncleared)
 Other: _____

Prohibited Activities

- 16. \square I am aware that the following activities are prohibited on the Recharge Zone and are not proposed for this project:
 - (1) Waste disposal wells regulated under 30 TAC Chapter 331 of this title (relating to Underground Injection Control);
 - (2) New feedlot/concentrated animal feeding operations, as defined in 30 TAC §213.3;
 - (3) Land disposal of Class I wastes, as defined in 30 TAC §335.1;
 - (4) The use of sewage holding tanks as parts of organized collection systems; and
 - (5) New municipal solid waste landfill facilities required to meet and comply with Type I standards which are defined in §330.41(b), (c), and (d) of this title (relating to Types of Municipal Solid Waste Facilities).
 - (6) New municipal and industrial wastewater discharges into or adjacent to water in the state that would create additional pollutant loading.
- 17. I am aware that the following activities are prohibited on the Transition Zone and are not proposed for this project:
 - (1) Waste disposal wells regulated under 30 TAC Chapter 331 (relating to Underground Injection Control);
 - (2) Land disposal of Class I wastes, as defined in 30 TAC §335.1; and

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

Administrative Information

- 18. The fee for the plan(s) is based on:
 - For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - A request for an extension to a previously approved plan.
- 19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:

 Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)

- 20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.



General Information Form (TCEQ-0587)

Attachment A: Road Map



Source: Google Earth Pro accessed 02/01/2024



General Information Form (TCEQ-0587)

Attachment B: USGS Quadrangle Map Edwards Aquifer Recharge Zone Map FEMA FIRM Map



Source: Portion of USGS Quadrangle Map (TX_Round_Rock_20230724_TM_geo)







Legend

FEMA FIRM MAP PANEL

National Flood Hazard Layer FIRMette

🛞 FEMA



Source: Portion of FEMA FIRM Map Panel 48491C0486F (effective 12/20/2019)



General Information Form (TCEQ-0587)

Attachment C: Project Description

Proposed Development

The 1.54 AC project site is located at 3070 RM 1431, Round Rock, TX 78681. The property is located inside the city limits of Round Rock, Texas in Williamson County. The project site currently contains a paved private road and a driveway stub. The proposed development includes two office buildings (7,650 SF and 3,400 SF) along with the associated on-site civil infrastructure. The property is within the Edwards Aquifer Recharge Zone and will need an approved Water Pollution Abatement Plan (WPAP). A standalone WPAP is shown here instead of a MOD since the owners of the commercial tracts differ from the owner of the overall BMP. The current plans and easement that the BMP lies within account for and legally allow the impervious cover to drain to the existing BMP. The WPAP will not propose additional BMPs for permanent stormwater quality control as the existing BMP has capacity per the water quality calculations within the Site Construction Plans. The SCS (8" line) serving this site exists and was approved on 1/2/2017 with an SCS MOD, EAPP ID 11000423. The proposed private service laterals will be built to City of Round Rock standards and connect to the existing SCS per the site construction plans.

Stormwater runoff will be conveyed to regional detention and water quality facilities, specifically to an existing Enclave at Mayfield Ranch Sand Filter Basin. Developed conditions fall within original master planned development design assumptions for water quality in the Enclave at Mayfield Ranch by Jamison Civil Engineering, LLC, approved 1/15/2016. The associated TCEQ WPAP and SCS numbers are 11-15091501 and 11-15091502, respectively.

Site Description and History

The 1.54 AC project site is currently owned by Mayfield Office Commons, LLC (OPRWC Doc. No. 2023094591 dated 11/13/2023). Legal description of the property is LOT 20, BLOCK A, ENCLAVE AT MAYFIELD RANCH (LTS 19 & 20 & 21), ACRES 1.54 (WCAD # R568347). The Enclave at Mayfield Ranch includes Lots 19, 20, and 21 of Block A. (Baseline Land Surveyors, Inc., dated 01/04/2018).

Total land area (1.54AC) is on land with 0% - 15% slopes. The elevation is between <u>890</u> FT and <u>897</u> FT. Existing vegetation at the vacant site includes live oak and elm species.

Demolition of Structures

Portions of existing pavement will be removed for the proposed driveway connection as detailed within the site construction plans.





Access

Access to the site is existing from RM 1431 to the south and from a private road along the north boundary of the property.

Impervious Cover (IC)

Total existing area of impervious cover is approximately 0.10 AC = 6.5%.

Total proposed project site IC is 1.11 AC or 71.7% IC. Existing and proposed areas of impervious cover will be treated as shown in the permanent stormwater section.

Watershed and FEMA Floodplain Information

The project site is within the Turkey Creek-Brushy Creek Watershed, which drains to the Brazos River Basin. No surface streams run across the property. This site drains east to the Onion Creek branch of Brushy Creek.

No portion of the project site is within a FEMA designated 100-year floodplain area. The project site is within Zone X according to FEMA FIRM Panel #48491C0486F (Effective date:12/20/2019). The 1.54 AC project site generally slopes east toward the Onion Creek Branch of Brushy Creek.

Temporary Best Management Practices (BMPs)

Construction practices shall disturb the minimal amount of existing ground cover as required for land clearing, grading, and construction activity for the shortest amount of time possible to minimize the potential of erosion and sedimentation from the site.

Prior to soil disturbing construction activity, temporary BMPs will be installed. Silt fencing will be installed along the down-gradient sides of the property to intercept and detain waterborne sediment from unprotected areas. The silt fence shall remain in place until the disturbed area is permanently stabilized.

Permanent Best Management Practices (BMPs)

Stormwater runoff will be conveyed to regional detention and water quality facilities, specifically to an existing Enclave at Mayfield Ranch Sand Filter basin, designed using the TCEQ technical guidance document, and complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices (2005).

After construction activities are complete, the Existing permanent BMPs will be maintained as described in Attachment G of the Permanent Stormwater Section. Permanent seeding, sodding or mulching will be utilized as described in Attachment J of the Temporary Stormwater Section. Permanent BMPs for trash, herbicide/pesticide use, and general maintenance of the BMPs are also described in Attachment G of the



Permanent Stormwater Section. With this Construction, the BMP shall be confirmed to be in good condition and functioning properly.

Offsite Areas

No offsite areas are anticipated to be affected by pre and post construction activities at the site. Temporary BMPs will minimize any anticipated effects of the proposed construction activities. The existing permanent BMP will address any anticipated stormwater issues at the developed site. Refer to the Enclave at Mayfield Ranch approved Site Construction Plans for information on off-site drainage and water quality conditions.



Environmental Services, Inc.

GEOLOGIC ASSESSMENT 23.46-ACRE ENCLAVE AT MAYFIELD RANCH FM 1431 AND SENDERO SPRINGS DRIVE ROUND ROCK, WILLIAMSON COUNTY, TEXAS HJN 150124 GA 01

PREPARED FOR:

BLAKE MAGEE COMPANY, LP AUSTIN, TEXAS

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES, INC. TBPG FIRM REGISTRATION NO. 50488



JULY 2015



TABLE OF CONTENTS

SECTION		PAGE
LIST OF T	TABLES	iii
LIST OF A	APPENDICES	iii
TCEQ GE	OLOGIC ASSESSMENT FORM PROJECT INFORMATION ADMINISTRATIVE INFORMATION	1 1 3
ADDITION	NAL COMMENTS	4
1.0	INTRODUCTION AND METHODOLOGY	4
2.0	ENVIRONMENTAL SETTING2.1LAND USE2.2TOPOGRAPHY AND SURFACE WATER2.3EDWARDS AQUIFER ZONE2.4SURFACE SOILS2.5GEOLOGY2.6WATER WELLS2.7GEOLOGIC AND MANMADE FEATURES	4 4 5 5 5 5 6 6
3.0	CONCLUSIONS AND RECOMMENDATIONS	8
4.0	REFERENCES	10



TABLE

LIST OF TABLES

1	GEOLOGIC STRATIGRAPHIC COLUMN	3

LIST OF APPENDICES

APPENDIX

- A PROJECT FIGURES
- B SITE GEOLOGIC MAP
- C SITE GEOLOGIC ASSESSMENT TABLE
- D SITE PHOTOGRAPHS
- E CAVE MAPS

PAGE

Geologic Assessment

Texas Commission on Environmental Quality

For Regulated Activities on The Edwards Aquifer Recharge/transition Zones and Relating to 30 TAC §213.5(b)(3), 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. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Print Name of Geologist: James Killian

Telephone: 512-328-2430

Date: 23 July 2015

Fax: <u>512-328-1804</u>

Representing: <u>Horizon Environmental Services, Inc. and TBPG Firm Registration No. 50488</u>

(Name of Company and TBPG or TBPE registration number)

Signature of Geologist:

amus P. Millia



Regulated Entity Name: 23.46-acre Enclave at Mayfield Ranch tract; FM 1431 and Sendero Springs Drive, Round Rock, Williamson County, Texas

Project Information

- 1. Date(s) Geologic Assessment was performed: 24 June 2015
- 2. Type of Project:

WPAP

AST
UST

3. Location of Project:

🔀 Recharge Zone

] Transition Zone

] Contributing Zone within the Transition Zone

TCEQ-0585 (Rev.02-11-15)

- 4. X Attachment A Geologic Assessment Table. Completed Geologic Assessment Table (Form TCEQ-0585-Table) is attached.
- 5. Soil cover on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups* (Urban Hydrology for Small Watersheds, Technical Release No. 55, Appendix A, Soil Conservation Service, 1986). If there is more than one soil type on the project site, show each soil type on the site Geologic Map or a separate soils map.

Table 1 - Soil Units, InfiltrationCharacteristics and Thickness

Soil Name	Group*	Thickness(feet)
Eckrant extremely stony clay, 0- 3% slopes		
(EeB)	С	0.5 to 1

Soil Name	Group*	Thickness(feet)

- * Soil Group Definitions (Abbreviated) A. Soils having a high infiltration rate when thoroughly wetted.
 - B. Soils having a moderate infiltration rate when thoroughly wetted.
 - C. Soils having a slow infiltration rate when thoroughly wetted.
 - D. Soils having a very slow infiltration rate when thoroughly wetted.
- 6. Attachment B Stratigraphic Column. A stratigraphic column showing formations, members, and thicknesses is attached. The outcropping unit, if present, should be at the top of the stratigraphic column. Otherwise, the uppermost unit should be at the top of the stratigraphic column.
- 7. X Attachment C Site Geology. A narrative description of the site specific geology including any features identified in the Geologic Assessment Table, a discussion of the potential for fluid movement to the Edwards Aquifer, stratigraphy, structure(s), and karst characteristics is attached.
- 8. Attachment D Site Geologic Map(s). The Site Geologic Map must be the same scale as the applicant's Site Plan. The minimum scale is 1": 400'

Applicant's Site Plan Scale: 1'' = 300'Site Geologic Map Scale: 1'' = 300'Site Soils Map Scale (if more than 1 soil type): 1'' = 300'

- 9. Method of collecting positional data:
 - Global Positioning System (GPS) technology.
 - Other method(s). Please describe method of data collection: _____

- 10. The project site and boundaries are clearly shown and labeled on the Site Geologic Map.
- 11. Surface geologic units are shown and labeled on the Site Geologic Map.
- 12. Geologic or manmade features were discovered on the project site during the field investigation. They are shown and labeled on the Site Geologic Map and are described in the attached Geologic Assessment Table.
 - Geologic or manmade features were not discovered on the project site during the field investigation.
- 13. The Recharge Zone boundary is shown and labeled, if appropriate.
- 14. All known wells (test holes, water, oil, unplugged, capped and/or abandoned, etc.): If applicable, the information must agree with Item No. 20 of the WPAP Application Section.
 - There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply.)
 - The wells are not in use and have been properly abandoned.
 - The wells are not in use and will be properly abandoned.
 - The wells are in use and comply with 16 TAC Chapter 76.
 - \boxtimes There are no wells or test holes of any kind known to exist on the project site.

Administrative Information

15. 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.



TCEQ GEOLOGIC ASSESSMENT ADDITIONAL COMMENTS

1.0 INTRODUCTION AND METHODOLOGY

This report and the planned abatement measures are intended to fulfill Texas Commission on Environmental Quality (TCEQ) reporting requirements (TCEQ, 1999). This geologic assessment includes a review of the site for potential aquifer recharge and documentation of general geologic characteristics for the subject site. Horizon conducted the necessary field and literature studies according to TCEQ Instructions to Geologists for completing Geologic Assessments within the Edwards Aquifer Recharge Zone (TCEQ, 2004).

Horizon walked transects spaced less than 50 feet apart and mapped the location of features using a subfoot accurate Trimble GeoHX handheld GPS and post-processed data utilizing aerial photographs, topographic maps, and GPS Pathfinder Office software. Horizon also searched the area around any potential recharge features that were encountered to look for any additional features.

The Geologic Assessment Table in Appendix C provides a description of any features that meet the TCEQ definition of potential recharge features (TCEQ, 2004). Features that do not meet the TCEQ definition, which include surface weathering, karren, or animal burrows, were evaluated in the field and omitted from this report. While walking transects, Horizon removed loose rocks and soil (by hand), when necessary, to preliminarily assess each feature's subsurface extent. However, labor-intensive excavation was not conducted.

The results of this survey do not preclude the possibility of finding subsurface voids or abandoned test or water wells during the clearing or construction phases of the proposed project. If a subsurface void is encountered during any phase of the project, construction should be halted until the TCEQ (or appropriate agency) is contacted and a geologist can investigate the feature.

2.0 ENVIRONMENTAL SETTING

2.1 LAND USE

The current use of the subject site is vacant, undeveloped rangeland/woodland with local electrical, sewer, and water utilities. The subject site consists of approximately 23.46 acres located near the intersection of Farm-to-Market Road (FM) 1431 West and Sendero Springs Drive in west-central Williamson County, Texas (Appendix A, Figure 1). Surrounding land use is predominantly undeveloped rangeland and/or single-family residential. Texas Crushed Stone operates an active quarry farther north of the subject site.

2.2 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently to moderately sloping terrain within the Brushy Creek watershed (Appendix A, Figure 2). Surface elevations on the subject site vary from a minimum of



approximately 850 feet above mean sea level (amsl) near the eastern boundary to a maximum of approximately 902 feet amsl along the west side of the property. Drainage on most of the site occurs primarily by overland sheet flow in a west-east direction and within an unnamed tributary of Onion Branch Creek located along part of the northern property boundary, which also flows toward the east. Onion Branch Creek is located along the eastern boundary of the property and generally flows in a north-south direction eventually into Brushy Creek.

2.3 EDWARDS AQUIFER ZONE

As shown in Appendix A, Figure 2, the entire subject site is found within the Edwards Aquifer Recharge Zone, as mapped by TCEQ Recharge Zone Boundary Maps (TCEQ, 2015).

2.4 SURFACE SOILS

Mapping by the Natural Resources Conservation Service (NRCS, 2015) shows approximately 1 soil mapping unit within the subject site (Appendix A, Figure 3) associated with the soil series described below.

Eckrant extremely stony clay, 0 to 3% slopes (EeB) has an extremely stony, very dark gray, clay surface layer about 11 inches thick. The underlying material is indurated limestone. About 25% of the surface is covered with fragments of limestone; most are about 6 inches across, but range from 3 inches to 3 feet across and are as much as 10 inches thick. The soil is calcareous, moderately alkaline, and well-drained. Permeability is moderately slow, and surface runoff is rapid. The fragments of limestone on the surface help to prevent erosion. The available water capacity is very low because of the shallowness of the soil and stones in the soil.

2.5 GEOLOGY

A review of existing literature shows the subject site is predominately underlain by the undifferentiated Edwards Limestone Formation (Ked) (Bureau of Economic Geology) (UT-BEG, 1995) with an estimated maximum thickness of about 115 feet at higher elevations located along the west side of the property. Underlying the Edwards Limestone is the Comanche Peak Formation (Kc) with an estimated thickness of about 40 feet. In general, the rock strata beneath the site dip to the southeast at about 10 to 30 feet per mile.

The subject site is located a few miles west of the Balcones Fault Zone; however, available geologic reports indicate the immediate area has not been affected by geologically inactive, normal faulting. A normal fault is an inclined fault in which the hanging wall appears to have slipped downward relative to the footwall. The nearest mapped fault is located about 1.2 miles southeast of the site and strikes N30°E (UT-BEG, 1995).

Table 1 depicts the stratigraphic relationship and approximate thicknesses of the uppermost geologic unit found at the subject site.



Geologic Period	Hydrologic Unit	Geologic Unit	Geologic Member	Approximate Thickness (feet)	Description
Lower Cretaceous	Edwards Aquifer	Edwards Formation (Ked)		115	Gray to light brownish-gray, thin to medium-bedded, dense, dolomite, dolomitic limestone, and limestone containing rudists (long, conical bivalves). Gray to black chert is common. Low to moderate cave development.
Lower Cretaceous	Edwards Aquifer	Comanche Peak Formation (Kc)		40	Gray to very light brown, fine-grained, nodular limestone, marly limestone, and marl. No cave development.
Lower Cretaceous	Confining Unit	Walnut Formation (Kwa)		180	Composed of 4 thinly bedded limestone and marl members (Keys Valley Marl, Cedar Park Limestone, Bee Cave Marl, and Bull Creek Limestone). Uppermost member is Keys Valley Marl, fine- to very fine-grained, cream colored, fossiliferous marl with some thin interbeds of soft limestone. Low cave development.

TABLE 1 – GEOLOGIC STRATIGRAPHIC COLUMN

2.6 WATER WELLS

A search was made for water wells on and within 0.5 miles of the subject site. A review of the records of the TCEQ and the Texas Water Development Board (TWDB) revealed no water wells at the subject site or within 0.5 miles from the subject site (TWDB, 2015). The results of this survey do not preclude the existence of an abandoned well.

Abandoned wells must be capped or properly abandoned according to the Administrative Rules of the Texas Department of Licensing and Regulation, 16 Texas Administrative Code (TAC), Chapter 76, effective 3 January 1999. A plugging report must be submitted (by a licensed water well driller) to the Texas Department of Licensing and Regulation, Water Well Driller's Program, Austin, Texas. If a well is intended for use, it must comply with 16 TAC §76.

2.7 GEOLOGIC AND MANMADE FEATURES

A field survey of the subject site was conducted by a licensed Horizon geologist on 24 June 2015. Based on the results of the survey, approximately 8 natural geologic features (S-1 to S-7 and S-9) and no manmade features were observed at the subject site.

Previously, Mike Warton and Associates (MWA) conducted karst surveys of the immediate subject site vicinity in 1998 and identified 9 potential recharge features (S-1 to S-9), 3 of which were later identified as caves: Mangrove Cave (S-6), Klingon Cave (S-3), and Round Rock Breathing Cave (S-7). Each cave was fully explored, surveyed and mapped by MWA. The remaining geologic features (S-1, S-2, S-4, S-5, S-8 [offsite], and S-9) were also investigated by MWA and determined to be non-sensitive point recharge features. The following is a description of the subject site features:



Geologic Feature S-1: Closed depression measuring approximately 8 feet in diameter x 1 foot deep within Ashe juniper thicket with scattered, fractured limestone slabs (surface karren). No apparent open drainage portals were noted. The floor of this feature is filled with thick, dense clay and organic matter. Probing with a steel rod encountered tight clay soil about 3 feet below the lowest point of the depression. This feature has a very low infiltration rate and a surface runoff catchment of less than 0.6 acres.

Geologic Feature S-2: Closed depression measuring approximately 5 feet in diameter x 1 foot deep with no apparent drainage portal openings. The floor of this feature is filled with thick, dense clay, calcite spar, and organic matter. Probing with a steel rod encountered tight clay soil about 2 feet below the lowest point of the depression. This feature has a very low infiltration rate and a surface runoff catchment of less than 0.1 acres.

Geologic Feature S-3 (**Klingon Cave**): Entrance drop is a solution-enlarged fracture measuring approximately 5 feet long x 2 feet wide x 8 feet deep that is formed along a dominant vertical rock joint fracture (azimuth: N 50°E). Slight to moderate airflow conductivity was observed. This feature was previously excavated by MWA down into a low (less than 2 feet high) limited horizontal bedding plane void that had a few internal drains but were too small to follow. The cave was surveyed and mapped by MWA (see Appendix E) and the reported cave footprint from the entrance drop measures approximately 22 feet long (NE-SW) x16 feet wide (NW-SE) x 10 feet deep. This cave has a high infiltration rate and a surface runoff catchment of less than 0.5 acres.

Geologic Feature S-4: This feature (G04) was recently assessed by J. Jackson Harper, Professional Geoscientist, (Harper, 2012) as a solution-enlarged fracture located within a proposed entrance corridor (now Sendero Springs Drive) to a planned development (Preserve at Mayfield) located north of the subject site. It is approximately 6 feet long x 1.5 feet wide with an azimuth of 45 degrees, which is roughly parallel with the regional fracture trend. It has an intersecting, secondary trend fracture, and the faces of both fractures have been noticeably enlarged through dissolution. Soil has been excavated from the feature to a depth of 2.5 feet, and the remaining soil is silty clay. The feature was judged to be sensitive because of its character and orientation. This feature is located on nearly level ground, and it receives runoff from a very small area (i.e., less than 0.01 acres). A variance from the standard protective buffer encompassing this feature was recommended by Harper and approved by the TCEQ on 1 May 2012 for a setback of at least 13 feet in all directions from the perimeter of the feature.

Geologic Feature S-5: Solution cavity measuring approximately 3 feet in diameter x 2 feet deep with no apparent drainage portal openings amongst a clay-filled floor. MWA previously excavated this feature to a total depth of 3.5 feet. Probing with a steel rod encountered tight, compact clay soil about 3 feet below the feature's surface. This feature has a very low infiltration rate and a surface runoff catchment of less than 0.1 acres.

Geologic Feature S-6 (**Mangrove Cave**): The solution-enlarged entrance is 3.5 feet long x 2 feet wide x 6 feet deep with apparent rock joint fractures oriented along a trend of N280°W. Moderate airflow conductivity was observed. This feature was previously excavated, surveyed, and mapped by MWA. The reported cave footprint from the entrance drop measures approximately 60 feet



long (E-W) x 25 feet wide (N-S) x 12.4 feet deep (see Appendix E). This cave has a high infiltration rate and a surface runoff catchment of less than 0.6 acres.

Geologic Feature S-7 (**Round Rock Breathing Cave**): The solution-enlarged entrance is about 5 feet long x 2 feet wide x 5 feet deep (azimuth: N40°E) and immediately slopes downward toward the southeast into the cave. Moderate to high air flow conductivity was noted at the entrance drop. This feature was previously excavated, surveyed, and mapped by MWA. The footprint of this cave measures approximately 45 feet long (E-W) x 30 feet wide (N-S) x 18.5 feet deep (see Appendix E). Additional rock joint fractures exposed within the cave are aligned along a trend of N320°W.. This cave has a high infiltration rate and a surface runoff catchment of less than 0.6 acres.

Geologic Feature S-9: Closed depression measuring approximately 10 feet in diameter x 1.5 foot deep with no apparent drainage portal openings. The floor of this feature is filled with thick, dense clay and organic matter. Probing with a steel rod encountered tight clay soil about 2 feet below the lowest point of the depression. This feature has a very low infiltration rate and a surface runoff catchment of less than 0.1 acres.

A map detailing site geology is provided in Appendix B. The Geologic Assessment Table is provided in Appendix C.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Eight natural geologic features (S-1 to S-7 and S-9) and no manmade features were identified at the subject site. All of the features were evaluated for their potential to be significant pathways for fluid movement into the Edwards Aquifer. The Geologic Assessment Table (Appendix C) summarizes this evaluation and assigns each feature's sensitivity a total point value. Those with a point value of 40 or higher are deemed to be sensitive groundwater recharge features and should be protected during site development pursuant to TCEQ rules for protection of the Edwards Aquifer (30 TAC 213).

Four geologic features (S-4 and caves S-3, S-6, and S-7) have been evaluated as sensitive for groundwater recharge capability and would therefore require a TCEQ protective setback buffer. As previously discussed, S-4 has an approved setback buffer of at least 13 feet in all directions from the perimeter of the feature. However, a larger protective buffer for (cave) features is recommended to meet the TCEQ guidance for a setback of a cave with a known subsurface footprint. Caves with a known subsurface footprint (i.e., surveyed/mapped) include a protective buffer zone extending an additional 50 feet in all directions from the footprint, plus each cave's watershed catchment up to 200 feet from the footprint.

The 4 remaining geologic features (S-1, S-2, S-5, and S-9) have been evaluated as nonsensitive for groundwater recharge capability and would therefore not require TCEQ protective setback buffers. No further action is recommended for these features other than the placement of compactable, fine-grained soil, in appropriate lifts, to bring the ground surface to proposed grade for subject site development.



The site appears generally well-suited to development prospectus. It should be noted that soil and drainage erosion would increase with ground disturbance. Native grasses and the cobbly content of the soil aid to prevent erosion. Soil and sedimentation fencing should be placed in all appropriate areas prior to any site construction activities.

Because the subject site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. The nature of the subgrade is fault-influenced, which can result with variable-sized voids in materials that may otherwise not be noted as void or cave forming. If any subsurface voids are encountered during the proposed development, construction should halt immediately so that a geologist may assess potential for the void(s) to provide meaningful recharge to the Edwards Aquifer.



4.0 REFERENCES

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- (TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database (ArcIMS), <http://wiid.twdb.state. tx.us/ims/wwm_drl/viewer.htm?>. Accessed 26 June 2015.
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- (Werchan et al.) Werchan, L. E., and J. L. Coker. Soil survey of Williamson County, Texas. Soil Conservation Service, US Department of Agriculture, Washington, D.C. 1983.



APPENDIX A

PROJECT FIGURES






MAP SOURCE: USDA, 2014; NRCS, 2015.







Legend Subject Site **APPENDIX A, FIGURE 3**

Subject Site Eckrant cobbly clay, 0-3% slopes (EeB) SURFACE SOIL MAP ENCLAVE AT MAYFIELD RANCH FARM TO MARKET 1431 ROUND ROCK, WILLIAMSON COUNTY, TEXAS

Environmental Services, Inc.





APPENDIX B

SITE GEOLOGIC MAP



MAP SOURCE: UT-BEG, 1995; USDA, 2014.





APPENDIX C

SITE GEOLOGIC ASSESSMENT TABLE

GEOLOGIC ASSESSMENT TABLE					PR	JJE	CT NA	ME		Enclav	e at May	field Ran	ch; Ro	und l	Rock	, Willi	amso	n Co., Tx		
LOCATION					FE/	FEATURE CHARACTERISTICS						EVALUATION PHYSICAL SETTING								
1A	1B *	1C*	2A	2B	3		4		5	5A	6	7	8A	8B	9	1	0	1	1	12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIME	ISIONS (FEET)	TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSI	ΙΤΙVΙΤΥ	CATCH AREA (A	IMENT (CRES)	TOPOGRAPHY
						Х	Y	Z		10						<40	<u>>40</u>	<1.6	<u>>1.6</u>	
S-1	30.55122	-97.73649	CD	5	Ked	8	8	1		0			F,O	5	10	Х		Х		Hillside
S-2	30.55121	-97.73805	CD	5	Ked	5	5	1		0	-		F,O	5	10	Х		Х		Hillside
S-3	30.55159	-97.73748	С	30	Ked	5	2	8	N50°E	10			C,F,O	35	75		Х	Х		Hillside
S-4	30.55102	-97.73876	SF	20	Ked	6	1.5	2.5	N45°E	10			C,F,O	15	45		Х	Х		Hilltop
S-5	30.55154	-97.73623	SC	20	Ked	3	2	2		0			C,F,O	15	35	Х		Х		Hillside
S-6	30.55138	-97.73612	С	30	Ked	3.5	2	6	N280°W	0			C,F,O	50	80		Х	Х		Hillside
S-7	30.55148	-97.73818	С	30	Ked	5	2	5	N45°E	10			C,F,O	50	90		Х	Х		Hillside
S-9	30.55073	-97.73802	CD	5	Ked	10	10	1.5		0			F,O	5	10	Х		Х		Hillside
* DATUM:	NAD 83 State	e Plane Texas Cent	ral																	
2A TYPE		TYPE		2E	3 POINTS						8/	A INFILLI	NG							
С	Cave				30		N	None	, exposed b	pedro	ock									
SC	Solution cavity				20		C Coarse - cobbles, breakdown, sand, gravel													
SF	Solution-enlarge	d fracture(s)			20		O Loose or soft mud or soil, organics, leaves, sticks, dark colors													
F	Fault				20		F Fines, compacted clay-rich sediment, soil profile, gray or red colors													
0	Other natural be	drock features			5		V Vegetation. Give details in narrative description													
MB	Manmade featur	e in bedrock			30		FS Flowstone, cements, cave deposits													
SW	Swallow hole			30 X Other			Other materials													
SH	Sinkhole				20															
CD Non-karst closed depression 5					12 TOPOGRAPHY															
z	Zone, clustered	or aligned features			30		Cliff, Hilltop, Hillside, Drainage, Floodplain, Streambed													



I have read, I understood, and I have followed the Texas Commission on Environmental Quality's Instructions to Geologists. The information presented here complies with that document and is a true representation of the conditions observed in the field. My signature certifies that I am qualified as a geologist as defined by 30 TAC Chapter 213.

Date : 23 July 2015

James P. Iullia

Sheet <u>1</u> of 1____

TCEQ-0585-Table (Rev. 10-01-04)



APPENDIX D

SITE PHOTOGRAPHS



PHOTO 1 View of geologic feature S-3 (Klingon Cave) near center cactus patch, facing northeast



PHOTO 2 View of entrance drop into Klingon Cave, facing down





PHOTO 3 View of geologic feature S-4 (solution cavity), facing west



PHOTO 4 View of geologic feature S-5 (solution cavity), facing northwest





PHOTO 5 View of geologic feature S-6 (Mangrove Cave), facing west



PHOTO 6 View of entrance drop into Mangrove Cave, facing down





PHOTO 7 View of geologic feature S-7 (Round Rock Breathing Cave), facing west



PHOTO 8 View of entrance drop into Round Rock Breathing Cave, facing down





APPENDIX E

CAVE MAPS





v





Water Pollution Abatement Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Nick Sandlin, P.E. (Sandlin Services, LLC)

Date: 2/15/2024

Signature of Customer/Agent:

Regulated Entity Name: Mayfield Office Commons

Regulated Entity Information

- 1. The type of project is:
 - Residential: Number of Lots:_____
 Residential: Number of Living Unit Equivalents:___
 Commercial
 Industrial
 Other:
- 2. Total site acreage (size of property): 1.54
- 3. Estimated projected population: 13
- 4. The amount and type of impervious cover expected after construction are shown below:



TCEQ-0584 (Rev. 02-11-15)

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	11,050	÷ 43,560 =	0.25
Parking	5,495	÷ 43,560 =	0.13
Other paved surfaces	31,745	÷ 43,560 =	0.73
Total Impervious Cover	48,290	÷ 43,560 =	1.11

Table 1 - Impervious Cover Table

Total Impervious Cover <u>1.11</u> ÷ Total Acreage <u>1.54</u> X 100 = <u>71.7</u>% Impervious Cover

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

For Road Projects Only

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

7. Type of project:

TXDOT road project.

County road or roads built to county specifications.

City thoroughfare or roads to be dedicated to a municipality.

Street or road providing access to private driveways.

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

```
Concrete
Asphaltic concrete pavement
Other:
```

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

Width of R.O.W.: _____ feet. L x W = _____ $Ft^2 \div 43,560 Ft^2/Acre = _____ acres.$

10. Length of pavement area: _____ feet.

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

11. A rest stop will be included in this project.

A rest stop will not be included in this project.

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100</u> % Domestic	<u>5,134</u> Gallons/day
% Industrial	Gallons/day
% Commingled	Gallons/day
TOTAL gallons/day <u>5,134</u>	

15. Wastewater will be disposed of by:

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

] Attachment C - Suitability Letter from Authorized Agent. An on-site sewage facility
will be used to treat and dispose of the wastewater from this site. The appropriate
licensing authority's (authorized agent) written approval is attached. It states that
the land is suitable for the use of private sewage facilities and will meet or exceed
the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285
relating to On-site Sewage Facilities.
Fach lot in this project/development is at least one (1) acre (43,560 square feet) in

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

Sewage Collection System (Sewer Lines):

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

The SCS was previously submitted on <u>Approved on 1/2/2017 (Related EAPP ID</u> <u>11000423, RN108759994)</u>.

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

The sewage collection system will convey the wastewater to the <u>Brushy Creek East</u> <u>Wastewater Treatment Plant (owned and operated by the CORR)</u> (name) Treatment Plant. The treatment facility is:

\times	Existing.
	Proposed

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = <u>40</u>'.

18. 100-year floodplain boundaries:

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

 \boxtimes 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): <u>FEMA FIRM Panel # 48491C0486F (dated 12/20/2019)</u>

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

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

- 20. All known wells (oil, water, unplugged, capped and/or abandoned, test holes, etc.):
 - There are _____ (#) wells present on the project site and the locations are shown and labeled. (Check all of the following that apply)

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

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

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

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

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

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

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

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

- 22. 🖂 The drainage patterns and approximate slopes anticipated after major grading activities.
- 23. \square Areas of soil disturbance and areas which will not be disturbed.
- 24. 🖂 Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.
- 25. \boxtimes Locations where soil stabilization practices are expected to occur.
- 26. Surface waters (including wetlands).

🖂 N/A

- 27. Locations where stormwater discharges to surface water or sensitive features are to occur.
 - There will be no discharges to surface water or sensitive features.
- 28. 🔀 Legal boundaries of the site are shown.

Administrative Information

- 29. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
- 30. Any modification of this WPAP will require Executive Director approval, prior to construction, and may require submission of a revised application, with appropriate fees.



Attachment A: Factors Affecting Surface Water Quality

The proposed commercial development has 2 buildings with associated driveways, parking and civil infrastructure. The use of this impervious cover generates TSS which affects surface water quality. No springs or streams are located onsite and the conveyance of the captured stormwater to the existing BMP mitigates these factors that affect surface water quality. Please see the construction plans for detailed calculations and infrastructure proposed.



Attachment B: Volume and Character of Stormwater

The approved master planned development WPAP and water quality calculations account for the impervious cover of the project site, as shown within the construction plans. On-site stormwater enters an existing channel that conveys flows to the existing downstream water quality basin. Please refer to the drainage sheets within the construction plans for the flows exiting the project site.



Attachment C: Suitability Letter from Authorized Agent (if OSSF is proposed) N/A – OSSF is not proposed



Attachment D: Exception to the Required Geologic Assessment N/A

Sandlin Services, LLC | TBPELS Firm # 21356 | P. (806) 679-7303 | www.SandlinServices.com



Site Plan





IF DRAWING BAR DOES NOT MEASURE 2"

THIS PRINT IS NOT TO SCALE

CITY OF ROUND ROCK NOTES:

1. LIGHTING EXTERIOR LIGHTING SHALL BE USED TO PROVIDE ILLUMINATION FOR SECURITY AND SAFETY OF ENTRY DRIVES, PARKING AREAS, SERVICE AND LOADING AREAS AND PATHWAYS AND COURTYARDS. ALL EXTERIOR LIGHT FIXTURES SHOULD BE DESIGNED AND COORDINATED AS COMPATIBLE FIXTURES WHICH RELATE TO THE ARCHITECTURAL CHARACTER OF THE BUILDINGS ON A SITE.

B. EXTERNAL LIGHTING SHALL BE ARRANGED AND CONTROLLED, THROUGH THE USE OF SHIELDING AND OTHER MEASURES, SO AS TO DEFLECT LIGHT AWAY FROM ANY RESIDENTIAL AREAS. C. BUILDING ILLUMINATION

I. THE DESIGN AND MATERIALS OF LIGHTING FIXTURES SHALL BE CONSISTENT WITH THE CHARACTER OF THE AREA. FULLY RECESSED DOWN-LIGHTS, GOOSENECK LIGHTS OR OTHER FIXTURES APPROPRIATE TO THE STYLE OF A BUILDING SHALL BE USED. II. ILLUMINATION OF A FACADE TO HIGHLIGHT ARCHITECTURAL DETAILS IS PERMITTED. FIXTURES SHALL BE SMALL, SHIELDED AND DIRECTED TOWARD THE BUILDING RATHER THAN TOWARD THE STREET, SO AS TO MINIMIZE GLARE FOR PEDESTRIANS AND DRIVERS. FLASHING, SCROLLING OR NEON LIGHTING SHALL BE PROHIBITED.

D. SITE LIGHTING DESIGN REQUIREMENTS I. FIXTURE (LUMINAIRE)

THE LIGHT SOURCE SHALL BE COMPLETELY CONCEALED (RECESSED) WITHIN AN OPAQUE HOUSING AND SHALL NOT BE VISIBLE FROM ANY STREET OR RESIDENTIAL DEVELOPMENT II. LIGHT SOURCE (LAMP)

INCANDESCENT, LED (LIGHT EMITTING DIODE), FLUORESCENT, METAL HALIDE OR COLOR-CORRECTED HIGH-PRESSURE SODIUM MAY BE USED. OTHER LAMP TYPES MAY BE USED, SUBJECT TO THE APPROVAL OF THE CITY. THE SAME TYPE OF LAMP SHALL BE USED FOR THE SAME OR SIMILAR TYPES OF LIGHTING ON ANY ONE SITE

THROUGHOUT A DEVELOPMENT. III. MOUNTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

IV. HEIGHT OF FIXTURE

THE HEIGHT OF A FIXTURE SHALL NOT EXCEED TWENTY (20) FEET. V. LIGHTING WITHIN ANY LOT THAT UNNECESSARILY ILLUMINATES AND SUBSTANTIALLY INTERFERES WITH THE USE OR ENJOYMENT OF ANY OTHER LOT IS NOT PERMITTED. LIGHTING UNNECESSARILY ILLUMINATES ANOTHER LOT IF IT CLEARLY EXCEEDS THE REQUIREMENTS OF THIS SECTION, OR IF THE STANDARD COULD REASONABLY BE ACHIEVED IN A MANNER THAT WOULD NOT SUBSTANTIALLY INTERFERE WITH THE USE OR ENJOYMENT OF NEIGHBORING PROPERTIES. VI. LIGHTING SHALL NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO THE STREET IN A MANNER THAT MAY DISTRACT OR INTERFERE

WITH THE VISION OF DRIVERS ON SUCH STREETS. VII. IF THE COM PARCEL IS ADJACENT TO A RESIDENTIAL DISTRICT, FOOT CANDLE READINGS AT THE PROPERTY LINE ADJACENT TO A RESIDENTIAL USE SHALL NOT EXCEED 1.0.

2. FENCING

- A. FENCING SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS: BRICK, STONE, REINFORCED CONCRETE, CONCRETE PANEL, WROUGHT IRON, AND OTHER DECORATIVE MASONRY MATERIALS. FENCE POSTS SHALL BE CONSTRUCTED OF RUST RESISTANT METAL PARTS, CONCRETE BASED MASONRY OR CONCRETE PILLARS OF SOUND STRUCTURAL INTEGRITY.
- B. ALL FENCES ADJACENT TO RESIDENTIAL USES SHALL PROVIDE A FINISHED FACE ABUTTING THE RESIDENTIAL USE, UNLESS OTHERWISE NOTED. C. ALL FENCING AND WALLS ON COM COMMERCIAL DEVELOPMENTS THAT ARE VISIBLE FROM THE STREET SHALL BE CONSTRUCTED OF A MATERIAL COMPARABLE TO THE MASONRY WALL MATERIALS UTILIZED WITHIN THE RES RESIDENTIAL PORTIONS OF THE COMMUNITY.
- 3. SIGNAGE
- A. NO PROPOSED SIGNAGE IS TO BE PLACED WITHIN AN UNITED EXCEMPTOR B. SIGNAGE IS NOT PERMITTED WITH THESE PLANS, AND WILL REQUIRE A SIGN PERMIT PER B RIBBON CURB. SEE DETAIL SHEET. A. NO PROPOSED SIGNAGE IS TO BE PLACED WITHIN AN UNRELATED EASEMENT.

SITE DATA PROPOSED TOTAL SITE AREA 1.54 AC / 67,272 SF PUD 23 FRONT - 20 FT MIN EXISTING ZONING SETBACKS SIDE - O FT MIN REAR – O FT MIN IMPERVIOUS COVER 48,290 SF = 1.11 AC = 71.7% STORY - SEE ARCH. PLANS BY BUILDING HEIGHT OTHERS FOUNDATION TYPE CONCRETE SLAB

PARKING	TABLE	

TOTAL BUILDING AREA	11,050 SF
PARKING RATIO – OFFICE/RETAIL	1 SPACE: 250 SF
PARKING REQUIRED	11,050 SF / 250 = 45 SPACES
PARKING PROVIDED	63 SPACES INCLUDING 2 ADA (1 VAN)

NOTE:

1. A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL FREE STANDING SIGNS AND WALL MOUNTED SIGNS. SEE PHOTOMETRIC PLAN FOR SITE LIGHTING.
 REFER TO SIGNS BELOW AND PHOTOMETRIC PLAN FOR APPROXIMATE LOCATION

4. FOUNDATION TREATMENT WILL BE PROVIDED WITH LANDSCAPING PER CITY OF ROUND ROCK REQUIREMENTS. 5. TREE MITIGATION WILL BE PROVIDED FOR THE SHOWN TREES. MITIGATION WILL BE

PROVIDED WITH PLANTED TREES IN THE CENTER OF EXISTING END ISLANDS OF THE ADJACENT PARKING.

6. ANY GROUND MOUNTED EQUIPMENT SHALL BE IN CONFORMANCE WITH SEC. 8-40 (SECTION 2-72(D)7) ALTHOUGH NOT ANTICIPATED FOR THIS PROJECT. 7. PER SEC. 2-72(É) A MINIMUM OF FIVE DIFFERENT BUILDING ARTICULATIONS AND ONE

SPECIAL DESIGN FEATURE ARE REQUIRED. SEE BUILDING FOOTPRINT. 8. MATERIALS, ARTICULATION, AND DESIGN FEATURES SHALL COMPLY WITH ROUND ROCK

PUD REQUIREMENTS. 9. PER SECTION 8-1 ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. SCREENING SHALL UTILIZE THE SAME OR SIMILAR MATERIALS AS

THE PRINCIPAL STRUCTURE. 10. DETENTION POND, DUMPSTER ENCLOSURES, AND GROUND-LEVEL UTILITIES MUST BE

SCREENED PER SECTION 8-40. 11. SIDEWALK SHALL BE REMOVED AND REPLACED TO NEAREST EXPANSION JOINT. SAW CUTTING IS NOT PERMITTED.

12. CONVEYANCE TO REGIONAL DETENTION AND WATER QUALITY FACILITIES TO BE PROVIDED. DEVELOPED CONDITIONS FALL WITHIN ORIGINAL DESIGN ASSUMPTIONS FOR WATER QUALITY IN THE GARDENS AT MAYFIELD MASTER PLANS (SDP1505-0002) BY GRAY

ENGINEERING, APPROVED 5-12-17. 13. REFER TO THE GARDENS AT MAYFIELD SITE PLAN 3801 C.R. 175 FOR INFORMATION ON OFF-SITE DRAINAGE AND WATER QUALITY CONDITIONS.

	124404 CENSED SoloNAL ENGINE Nine Succession
<u>_</u> S	ITE PLAN LEGEND
	EXISTING R.O.W./PROPERTY LINE
	EXISTING EASEMENT LINE
	FIRE LANE
	CURB & GUTTER
-0-0-0-0-	FENCE
8 T	CONCRETE SIDEWALK PARKING SPACES TRANSFORMER PAD
	PHASING
TAS TAS A C A F DES RUN CON MAX INCI	ACCESSIBLE ROUTE ACCESSIBLE ROUTES MAY NOT EXCEED ROSS SLOPE OF 1:50 (2%) OR EXCEED UNNING SLOPE OF 1:20 (5%) UNLESS IGNED AS A RAMP. THE MAXIMUM INING SLOPE OF A RAMP IN NEW ISTRUCTION IS 1:12 (8.33%). THE IMUM RISE FOR ANY RAMP RUN IS 30 HES. REFER TO GRADING SHEET(S).
EX. WATE	ER LINE
	IEWATER
—STM—— EX. STOP SEWER L	RMWW WASTEWATER

NICHOLAS R. SANDLIN

15/2024

-21M-SEWER LINE EX. FIRE HYDRANT FIRE HYDRANT WM EX. WATER METER WATER METER EX. WASTEWATER MANHOLE WASTEWATER MANHOLE MANHOLE H → FITTINGS AS NOTED GATE VALVE AS NOTED O WW CLEAN OUT EX. UTILITY BFP BACK FLOW PREVENTER POLE

<u>SITE LEGEND</u>

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- C CASTELLATED CURB. SEE DETAIL SHEET.
- D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- E CONCRETE SIDEWALK. SEE DETAIL SHEET.
- F PEDESTRIAN CROSSWALK.
- G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- KDUMPSTER ENCLOSURE WITH CONCRETE PAD PER
GEOTECHNICAL REPORT AND CITY STANDARDS

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC



TBPELS FIRM #21356 4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

SITE PLAN

PROJECT CASE: SDP24-00005 MAYFIELD OFFICE COMMONS

REVISION DESCRIPTION <u>SIGNATURE</u> DATE SHEET 8 OF Zt



Temporary Stormwater Section (TCEQ-0602)

Temporary Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Nick Sandlin, P.E. (Sandlin Services, LLC)

Date: 2/15/2024

Signature of Customer/Agent:

Regulated Entity Name: Mayfield Office Commons

Project Information

NICHOLAS R. SANDLIN 124404 NiCHOLAS R. SANDLIN 124404 NiCHOLAS R. SANDLIN NICHOLAS R. SA

Potential Sources of Contamination

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

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

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

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

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

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

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

Sequence of Construction

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

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

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

6. Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: <u>Onion Creek branch of Brushy</u> <u>Creek</u>

Temporary Best Management Practices (TBMPs)

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

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

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

- A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.
- A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.
- A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.
- 8. The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.
 - Attachment E Request to Temporarily Seal a Feature. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.
 - There will be no temporary sealing of naturally-occurring sensitive features on the site.
- 9. Attachment F Structural Practices. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.
- 10. Attachment G Drainage Area Map. A drainage area map supporting the following requirements is attached:
 - For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

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

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

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

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

- 11. Attachment H Temporary Sediment Pond(s) Plans and Calculations. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.
 - 🛛 N/A
- 12. Attachment I Inspection and Maintenance for BMPs. A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.
- 13. All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.
- 14. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).
- 15. Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.
- 16. 🖂 Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

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

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

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

Administrative Information

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



Temporary Stormwater Section (TCEQ-0602)

Attachment A: Spill Response Actions

Spill Response Actions

In the event of an accidental spill, immediate action shall be undertaken by the General Contractor to contain and remove the spilled material. All hazardous materials, including contaminated soil and liquid concrete waste (if applicable), shall be disposed of by the Contractor in the manner specified by Federal, State and Local regulations and by the manufacturer of such products. As soon as possible, the spill shall be reported to the appropriate agencies. As required under the provisions of the Clean Water Act, any spill or discharge entering waters of the United States shall be properly reported. The General Contractor shall prepare a written record of any spill and associated clean-up activities of petroleum products or hazardous materials in excess of 1 gallon or reportable quantities, whichever is less. The General Contractor shall provide notice to the Owner immediately upon identification of a reportable spill.

All spills of petroleum products or hazardous materials in excess of Reportable Quantities as defined by EPA or the State or Local agency regulations, shall be immediately reported within 24 hours to the EPA National Response Center (1-800-424-8802), TCEQ (1-800-832-8224), and local Fire Department (911).

Reportable Quantities Material Media Released to Reportable Quantities					
Engine Oil, Fuel, Hydraulic & Brake Fluid	Land	25 gallons			
Engine Oil, Fuel, Hydraulic & Brake Fluid	Water	Visible sheen			
Antifreeze	Land	100 lbs (13 gal.)			
Battery Acid	Land, Water	100 lbs			
Refrigerant	Air	1 lb			
Gasoline	Air, Land, Water	100 lbs			
Engine Degreasers	Air, Land, Water	100 lbs			

The reportable quantity for hazardous materials can be found in 40 CFR 302:

Please visit <u>https://www.tceq.texas.gov/response/spills/spill_rq.html</u> for more information

In order to minimize the potential for a spill of petroleum product or hazardous materials to come in contact with stormwater, the following steps shall be implemented.



- 1) All materials with hazardous properties (such as pesticides, petroleum products, fertilizers, detergents, construction chemicals, acids paints, paint solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) shall be stored in a secure location, under cover and in appropriate, tightly sealed containers when not in use.
- 2) The minimum practical quantity of all such materials shall be kept on the job site and scheduled for delivery as close to the time of use as practical. Post Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- 3) A spill control and containment kit (containing for example: absorbent material such as kitty litter or sawdust, acid neutralizing agent, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) shall be provided on the construction site and construction employees shall be trained in when and how to use spill containment materials.
- 4) The contractor personnel will immediately clean up any oil, fuel or hydraulic fluid if observed being released from equipment or vehicles. Vehicles or equipment will cease operation until required repairs are made to the equipment.
- 5) All of the product in a container shall be used before the container is disposed of. All such containers shall be triple rinsed with water prior to disposal. The rinse water used in these containers shall be disposed of in a manner in compliance with State and Federal regulations and shall not be allowed to mix with stormwater discharges.
- 6) All products shall be stored in and used from the original container with the original product label.
- 7) All products shall be used in strict compliance with instructions on the product label.
- 8) The disposal of the excess or used products shall be in strict compliance with instructions on the product's label.

Spill Prevention and Control

Education

- 1) Be aware that different materials pollute in different amounts. Make sure that each employee knows what a "significant spill" is for each material they use, and what is the appropriate response for "significant" and "insignificant" spills. Employees should also be aware of when a spill must be reported to the TCEQ. Information is available in 30 TAC 327.4 and 40 CFR 302.4.
- 2) Educate employees and subcontractors on potential dangers to humans and the environment from spills and leaks.
- 3) Hold regular meetings to discuss and reinforce appropriate disposal procedures (incorporate into regular safety meetings).
- 4) Establish a continuing education program to indoctrinate new employees.

MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN



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

General Measures

- 1) To the extent that the work can be accomplished safely, spills of oil, petroleum products, substances listed under 40 CFR parts 110, 117, and 302, and sanitary and septic wastes should be contained and cleaned up immediately.
- 2) Store hazardous materials and wastes in covered containers and protect from vandalism.
- 3) Place a stockpile of spill cleanup materials where it will be readily accessible.
- 4) Train employees in spill prevention and cleanup.
- 5) Designate responsible individuals to oversee and enforce control measures.
- 6) Spills should be covered and protected from stormwater run-on during rainfall to the extent that it doesn't compromise cleanup activities.
- 7) Do not bury or wash spills with water.
- 8) Store and dispose of used clean up materials, contaminated materials, and recovered spill material that is no longer suitable for the intended purpose in conformance with the provisions in applicable BMPs.
- 9) Do not allow water used for leaning and decontamination to enter storm drains or watercourses. Collect and dispose of contaminated water in accordance with applicable regulations.
- 10) Contain water overflow or minor water spillage and do not allow it to discharge into drainage facilities or watercourses.
- 11) Place Material Safety Data Sheets (MSDS), as well as proper storage, cleanup, and spill reporting instructions for hazardous materials stored or used on the project site in an open, conspicuous, and accessible location.
- 12) Keep waste storage areas clean, well-organized, and equipped with ample cleanup supplies as appropriate for the materials being stored. Perimeter controls, containment structures, covers, and liners should be repaired or replaced as needed to maintain proper function.

<u>Cleanup</u>

- 1) Clean up leaks and spills immediately.
- 2) Use a rag for small spills on paved surfaces, a damp mop for general cleanup, and absorbent material for larger spills. If the spilled material is hazardous, then the used cleanup materials are also hazardous and must be disposed of as hazardous waste.
- 3) Never hose down or bury dry material spills. Clean up as much of the material as possible and dispose of it properly. See the waste management BMPs in this section for specific information.

Minor Spills

1) Minor spills typically involve small quantities of oil, gasoline, paint, etc. which can be controlled by the first responder at the discovery of the spill.
MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN



- 2) Use absorbent materials on small spills rather than hosing down or burying the spill.
- 3) Absorbent materials should be promptly removed and disposed of properly.
- 4) Follow the practice below for a minor spill:
- 5) Contain the spread of the spill.
- 6) Recover spilled materials.
- 7) Clean the contaminated area and properly dispose of contaminated materials.

Semi-Significant Spills

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

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

- Notify the TCEQ by telephone as soon as possible and within 24 hours at 512-339-2929 (Austin) or 210-490-3096 (San Antonio) between 8 AM and 5 PM. After hours, contact the Environmental Release Hotline at 1-800-832-8224. It is the contractor's responsibility to have all emergency phone numbers at the construction site.
- 2) For spills of federal reportable quantities, in conformance with the requirements in 40 CFR parts 110,009, and 302, the contractor should notify the National Response Center at (800)424-8802.
- 3) Notification should first be made by telephone and followed up with a written report.
- 4) The services of a spill's contractor or a Haz-Mat team should be obtained immediately. Construction personnel should not attempt to clean up until the appropriate and qualified staff have arrived at the job site.
- 5) Other agencies which may need to be consulted include, but are not limited to, the City Police Department, County sheriff Office, Fire Departments, etc.

More information on spill rules and appropriate responses is available on the TCEQ website at: <u>https://www.tceq.texas.gov/downloads/compliance/investigations/spills/spill-poster-x.pdf</u>

MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN



Vehicle and Equipment Maintenance

- 1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage course, to prevent the runon of stormwater and the runoff of spills.
- 2) Regularly inspect onsite vehicles and equipment for leaks and repair immediately.
- 3) Check incoming vehicles and equipment (including delivery trucks, and employee and subcontractor vehicles) for leaking oil and fluids. Do not allow leaking vehicles or equipment onsite.
- 4) Always use secondary containment, such as a drain pan or drop cloth, to catch spills or leaks when removing or changing fluids.
- 5) Place drip pans or absorbent materials under paving equipment when not in use.
- 6) Use absorbent materials on small spills rather than hosing down or burying the spill. Remove the absorbent materials promptly and dispose of them properly.
- 7) Promptly transfer used fluids to the proper waste or recycling drums. Don't leave full drip pans or other open containers lying around.
- 8) Oil filters disposed of in trashcans or dumpsters can leak oil and pollute stormwater. Place the oil filter in a funnel over a waste oil-recycling drum to drain excess oil before disposal. Oil filters can also be recycled. Ask the oil supplier or recycler about recycling oil filters.
- 9) Store cracked batteries in a non-leaking secondary container. Do this with all cracked batteries even if you think all the acid has drained out. If you drop a battery, treat it as if it is cracked. Put it into the containment area until you are sure it is not leaking.

Vehicle and Equipment Fueling

- 1) If fueling must occur on site, use designated areas, located away from drainage courses, to prevent the runon of stormwater and the runoff of spills.
- 2) Discourage 'topping off' of fuel tanks.

Always use secondary containment, such as a drain pan, when fueling to catch spills/leaks.

SPILL REPORT FORM

Notes to General Contractor:

- Control and contain the spill.
- Contact the appropriate regulatory agencies if the spill exceeds the applicable reportable quantity.
- Clean up the spill and dispose of waste according to federal, state and local regulations.
- Complete the Spill Report Form in full for each spill that exceeds the applicable reportable quantity and submit to the Owner.
- Call the Owner.
- Resolve as appropriate and as required by regulatory authorities.



SPILL REPORT FORM

DATE: PROJECT: PROJECT ADDRESS:
Spill Reported By:
Date / Time of Spill:
Describe spill location and events leading to spill:
Material Spilled:
Source of Spill:
Amount Spilled:
Amount Spilled to Waterway (Name Waterway):
Containment or Clean up Action:
Approximate depth (yards) of soil excavation:
List injuries or Personal Contamination:
Action to be taken to prevent future spills:
Agencies notified of spill:

Contractor Signature and Printed Name

Date

AFTER NOTIFYING GOVERNING AUTHORITIES, IMMEDIATELY COMPLETE THIS FORM AND CONTACT THE OWNER IF THE SPILL EXCEEDS THE REPORTABLE QUANTITY FOR THE GOVERNING AGENCY



Attachment B: Potential Sources of Contamination

Potential Sources of Contamination and Preventive Measures:

Potential Source: Concrete and concrete products used on-site during construction. **Preventive Measures:** Concrete washout structure will be used if necessary.

Potential Source: Oil, grease, fuel, and hydraulic fluid contamination from construction equipment and vehicle dripping.

Preventative Measures: Vehicle maintenance will be performed at a local maintenance shop.

Potential Source: Miscellaneous trash and litter from construction workers and material wrappings. **Preventative Measures:** Trash containers will be placed throughout the site to encourage proper disposal of trash.

Potential Source: Silt leaving the site.

Preventative Measures: Contractor will install all temporary best management practices prior to start of construction including the stabilized construction entrance to prevent tracking onto adjoining streets.

Potential Source: Construction debris

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

Potential Source: Soil and mud from construction vehicle tires as they leave the site. **Preventative Measures:** a stabilized construction exit shall be utilized as vehicles leave the site. And soil, mud, etc. carried from the project onto public roads shall be cleaned up within 24 hours.

Potential Source: Sediment from soil, sand, gravel, and excavated materials stockpiled on site. **Preventative Measures:** Silt fence shall be installed on the down gradient side of the stockpiled materials. Reinforced rock berms shall be installed at all downstream discharge locations.

Potential Source: Portable toilet spill **Preventative Measures:** Toilets on the site will be emptied on a regular basis by the contracted toilet company.



Attachment C: Sequence of Major Activities

The installation of erosion and sedimentation controls shall occur prior to any excavation of materials or major disturbances on the site. The sequence of major construction activities will be as follows. Approximate acreage (AC) expected to be disturbed is listed in parentheses next to each activity.

Intended Schedule or Sequence of Major Activities:

- 1. Submit written notice of construction to TCEQ regional office at least 48 hours prior to the start of any regulated activities. (See Permanent Stormwater Section Attachment F)
- 2. A pre-construction conference prior to commencement of construction. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.
- 3. Contractors must follow requirements as outlined in TCEQ General Construction Notes for the Water Pollution Abatement Plan (WPAP). WPAP Construction Notes are included on the Construction Plan sheets (See Permanent Stormwater Section Attachment F).
- 4. Prior to beginning any construction activity, all temporary erosion and sedimentation BMPs and control measures must be properly installed and maintained in accordance with the approved plans and manufacturers specifications (1.27 Acres).
- 5. Evaluate temporary erosion control installation. 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.
- 6. Review construction schedule and the Water Pollution Abatement Plan (WPAP) requirements.
- 7. Complete Permanent BMP construction and install landscaping (1.27 Acres).
- 8. Topsoil, Irrigation and Landscaping: Revegetate all disturbed areas according to plan.
- 9. Site cleanup and removal of temporary erosion/sedimentation BMP controls. (1.27 Acres)

Maximum total construction time is not expected to exceed 6 months.



Attachment D: Temporary Best Management Practices and Measures

- 1. There are approximately 0.0 AC of storm water that originate up gradient from the site and flow across the site through an onsite BMP. No upstream stormwater exists.
- 2. Temporary BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property and limits of construction to prevent silt from escaping the construction area during permanent BMP construction.
- 3. A gravel construction entrance exists on site to reduce vehicle "tracking" onto adjoining streets. A concrete washout pit may be used to collect all excess concrete during construction, if needed.
- 4. Temporary BMPs for this project will protect surface water or groundwater from turbid water, phosphorus, sediment, oil and other contaminants, which may mobilize in stormwater flows by slowing the flow of runoff to allow sediment and suspended solids to settle out of the runoff.
- 5. Practices may also be implemented on site for interim and permanent stabilization. Stabilization practices may include but are not limited to establishment of temporary vegetation; establishment of permanent vegetation; mulching; geotextiles; sod stabilization; vegetative buffer strips; protection of existing trees and vegetation; and other similar measures.
- 6. There are no sensitive features or surface streams within the boundaries of the project that would require temporary BMPs. The temporary onsite BMPs will be used to treat stormwater runoff before it leaves the project and prevent pollutants from entering into surface streams or any sensitive features down gradient of the site.



Attachment E: Request to Temporarily Seal a Feature (NOT APPLICABLE)



Attachment F: Structural Practices

Structural BMPs will be used to limit runoff discharge of pollutants from exposed areas of the site. BMPs will be installed prior to soil disturbing construction activity. Silt fencing will be placed along the down-gradient sides of the property to prevent silt from escaping the construction area. A temporary construction entrance will be placed at the site entry/exit point to reduce tracking onto adjoining streets. A construction staging area will be used onsite to perform all vehicle maintenance and for equipment and material storage. A concrete truck washout pit will be placed on site to provide containment and easier cleanup of waste from concrete operations. The location of all structural temporary BMPs are shown within the Site Plans.

Description of Temporary BMPs

Construction Entrance/Exit:

The purpose of a gravel construction entrance is to provide a stable entrance/exit condition from the construction site and keep mud and sediment off public roads. A stabilized construction entrance is a stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way. This practice should be used at all point of construction ingress and egress. Excessive amounts of mud can also present a safety hazard to roadway users. To minimize the amount of sediment loss to nearby roads, access to the construction site should be limited to as few points as possible and vegetation around the perimeter should be protected where access is not necessary. A rock stabilized construction entrance exists and will be used at all designated access points.

Silt Fence:

The purpose of a silt fence is to intercept and detain water-borne sediment from unprotected areas of a limited extent. Silt fence is used during the period of construction near the perimeter of a disturbed area to intercept sediment while allowing water to percolate through. This fence should remain in place until the disturbed area is permanently stabilized. Silt fence should not be used where there is a concentration of water in a channel or drainage way. If concentrated flow occurs after installation, corrective action must be taken such as placing a rock berm in the areas of concentrated flow.

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

Triangular Sediment Filter Dikes

Triangular sediment filter dikes (18"x18"x18" filter material with 6" square folded wire mesh frame) will be installed downgradient of the AST construction area with filter cloth placed over any existing stormwater



collection drains. The dike and filter cloth will be held in place with cloth sandbags. The facility existing topography will not change as the AST will be placed on existing crushed rock.

Concrete Washout Area (if applicable)

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

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

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Avoid mixing excess amounts of fresh concrete.
- Perform washout of concrete trucks in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
- Locate washout area at least 50 feet from sensitive features, storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
- Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.



Attachment G: Drainage Area Map



PROPOSED				IMPERVIOUS				GRASS			
Drainage	Total Area	Total	Aroa	Area		Area	A	rea	Area Grass	Area	Area
Area			Alea A	(sf)			/ inpe	%)	(sf)		(%)
SUB DA-1	0.27	11 5	81	5 570		0.13	48	<u>, , , , , , , , , , , , , , , , , , , </u>	6.011	0 14	51.9%
SUB DA-2	1 32	57.3	02	47 803		1 10	82	3.1%	9 4 9 8	0.14	16.6%
000 07-2	1.52	07,0	02	47,000		1.10	0.	7. 1 70	5,450	0.22	10.07
	Drainage			2-year			10-year			25-year	
Drainage Area	Area	Tc	С	* *	Q	С	**	Q	С	**	Q
	(Ac)	(min)		(in/hr)	(cfs)		(in/hr)	(cfs)		(in/hr)	(cfs)
SUB DA-1*	0.27	5.00	0.52	6.24	0.87	0.59	9.13	1.42	0.63	11.10	1.86
SUB DA-2*	1.32	16.00	0.66	6.24	5.45	0.74	9.13	8.87	0.79	11.10	11.49
SUB DA-3*	0.61	5.00	0.66	6.24	2.52	0.74	9.13	4.11	0.78	11.10	5.32
SUB DA-4*	0.06	5.00	0.34	6.24	0.14	0.39	9.13	0.23	0.43	11.10	0.31
SUB DA-5*	0.69	5.00	0.64	6.24	2.79	0.72	9.13	4.54	0.77	11.10	5.89
SUB DA-6*	0.16	5.00	0.57	6.24	0.56	0.64	9.13	0.91	0.68	11.10	1.19
SUB DA-7*	3.32	5.00	0.56	6.24	11.57	0.63	9.13	18.96	0.67	11.10	24.74
SUB DA-8*	1.30	5.00	0.61	6.24	4.97	0.68	9.13	8.11	0.73	11.10	10.54
SUB DA-9*	2.47	5.00	0.57	6.24	8.78	0.64	9.13	14.38	0.68	11.10	18.75
Total Flow to Channel	l (DA 2-9)				36.8			60.1			78.2
Design Flows to Char	nnel (From S	IP 1509-00	002)		35.4			59.5			74.3
*Most conservative Tc v	alue of 5.0 mi	nutes was	assumed								
**City of Round Rock RAIn document Table 3 utilized for rainfall intensitie				es							
	Time of Con	centration	Calcula	tions			Sheet F	low		Shal	ow Conc.

. Fle	w	Channel Flow						Total		
	Tt	L	Manning's 'n'	S	Wetted Perimeter	Cross- Sectional Area	Hydraulic Radius	Vavg	T _t	Tc
	(min)	(ft)	-	(ft/ft)	(ft)	(ft^2)	(ft)	(ft/s)	(min)	(min)
)	1.83	-	-	-	-	-	-	-	0.00	5.00
)	1.54	-	-	-	-	-	-	-	0.00	5.00





Attachment H: Temporary Sediment Pond(s) Plans and Calculations (NOT APPLICABLE)



Attachment I: Inspection and Maintenance for BMPs

Inspection and Maintenance Guidelines for Construction BMPs

Silt Fence – Section 1.4.3

(1) Inspect all fencing weekly, and after any rainfall.

(2) Remove sediment when buildup reaches 6 inches.

(3) Replace any torn fabric or install a second line of fencing parallel to the torn section.

(4) 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.

(5) 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.

Rock Berms - Section 1.4.5

(1) Inspection should be made weekly and after each rainfall by the responsible party. For installations in streambeds, additional daily inspections should be made.

(2) 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.

(3) Repair any loose wire sheathing.

(4) The berm should be reshaped as needed during inspection.

(5) 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.

(6) The rock berm should be left in place until all upstream areas are stabilized and accumulated silt removed.

Temporary Construction Entrance/Exit - Section 1.4.2

(1) 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.

(2) All sediment spilled, dropped, washed or tracked onto public rights-of-way should be removed immediately by contractor.

(3) When necessary, wheels should be cleaned to remove sediment prior to entrance onto public right-ofway.

MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN



(4) 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.

(5) All sediment should be prevented from entering any storm drain, ditch or water course by using approved methods.

Personnel Responsible for Inspections

The agent that performs the inspections should be knowledgeable of this general permit, familiar with the construction site, and knowledgeable of the SWPPP for the site. Documentation of the inspector's qualifications is to be included in the attached Inspector Qualifications Log.

Inspection Schedule

The primary operator is required to choose one of the two inspections listed below.

 \Box **Option 1:** Once every seven calendar days. If this alternative schedule is developed, then the inspection must occur regardless of whether or not there has been a rainfall event since the previous inspection.

Option 2: Once every 14 calendar days and within 24 hours of the end of a storm event of two inches or greater.

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

If option 2 is the chosen frequency of inspections a rain gauge must be properly maintained on site or the storm event information from a weather station that is representative of the site location. For any day of rainfall during normal business hours that measures 0.25 inches or greater, proper documentation of the total rainfall measured for that day must be recorded.

Personnel provided by the permittee must inspect:

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

Reductions in Inspection Frequency

Where sites have been finally or temporarily stabilized or where runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice, or frozen ground exists), inspections must be conducted at least once every month. In arid, semi-arid, or drought-stricken areas, inspections must be conducted at least once every month and within 24 hours after the end of a storm event of 0.5 inches or greater. A record of the total



rainfall measured, as well as the approximate beginning and ending dates of winter or drought conditions resulting in monthly frequency of inspections in the attached Rain Gauge Log.

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

Inspection Report Forms

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

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

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

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

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



Corrective Action

Personnel Responsible for Corrective Actions

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

Corrective Action Forms

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



Inspector Qualifications Log*

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



Supervised Experience

□ Other_____

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



Amendment Log

No.	Description of the Amendment	Date of Amendment	Amendment Prepared by [Name(s) and Title]

Construction Activity Sequence Log*

Name of Operator	Projected Dates Month/Year	Activity Disturbing Soil clearing, excavation, etc.	Location on-site where activity will be conducted	Acreage being disturbed

*Construction activity sequences for linear projects may be conducted on a rolling basis. As a result, construction activities may be at different stages at different locations in the project area. The Contractor is required to complete and update the schedule and adjust as necessary.

Stormwater Control Installation and Removal Log

Stormwater Control	Location On-Site	Installation Date	Removal Date

Stabilization Activities Log*

Date Activity Initiated	Description of Activity	Description of Stabilization Measure and Location	Date Activity Ceased (Indicate Temporary or Permanent)	Date When Stabilization Measures Initiated

*Stabilization and erosion control practices may include, but are not limited to, establishing temporary or permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, and protecting existing trees and vegetation. List practices used where they are located, when they will be implemented, and whether they are temporary (interim) or permanent.

Inspection Frequency Log

Date	Frequency



Rain Gauge Log

Date	Location of Rain Gauge	Gauge Reading

General Information							
Name of Project	Trac	cking Number	Inspection Date				
Inspector Name, Title & Contact							
Information	<u> </u>						
Present Phase of Construction	<u> </u>						
Inspection Location (if multiple							
nspections are required, specify location							
where this inspection is being conducted)							
Inspection Frequency							
Standard Frequency:	ly \Box Every 14 days and within 24 hou	rs of a 0.25" rain					
Increased Frequency: □ Ever	y 7 days and within 24 hours of a 0.25" t	ain					
Reduced Frequency:							
□ Once per month (for s	tabilized areas)						
\Box Once per month and y	vithin 24 hours of a 0.25" rain (for arid.	semi-arid. or droug	ht-stricken areas during seasonally dry periods or during				
drought)							
□ Once per month (for f	rozen conditions where earth-disturbing	; activities are being	conducted)				
Was this inspection triggered by a 0.25"	storm event?						
If yes, how did you determine whether a	0.25" storm event has occurred?						
\Box Rain gauge on site \Box Weather	station representative of site. Specify w	eather station source	ce.				
Total rainfall amount that trigg	ered the inspection (in inches):						
Unsafe Conditions for Inspection							
Did you determine that any por	Did you determine that any portion of your site was unsafe for inspection? \Box Yes \Box No						
If "yes," complete the following: • Describe the conditions that prevented you from conducting the inspection in this location:							
0 Location(s) where condit	ions were found:						



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



Condition and Effectiveness of Pollution Prevention (P ₂) Practices				
Type / Location of P ₂ Practices	Repairs or Other Maintenance Needed?	Corrective Action Required?	Identification Date	Notes
1.	🗆 Yes 🗆 No	🗆 Yes 🗆 No		
2.	🗆 Yes 🗆 No	🗆 Yes 🗆 No		
3.	🗆 Yes 🗆 No	🗆 Yes 🗆 No		
4.	🗆 Yes 🗆 No	🗆 Yes 🗆 No		
5.	🗆 Yes 🗆 No	🗆 Yes 🗆 No		
6.	🗆 Yes 🗆 No	🗆 Yes 🗆 No		
7.	🗆 Yes 🗆 No	🗆 Yes 🗆 No		
8.	🗆 Yes 🗆 No	🗆 Yes 🗆 No		
9.	□ Yes □ No	□ Yes □ No		



Stabilization of Exposed Soil				
Stabilization Area	Stabilization Method	Have you Initiated Stabilization?	Notes	
1.		\Box YES \Box NO		
		If yes, provide date:		
2.		\Box YES \Box NO		
		If yes, provide date:		
3.		\Box YES \Box NO		
		If yes, provide date:		
4.		\Box YES \Box NO		
		If yes, provide date:		
	Description	of Discharges		
Was a stormwater dischar	ge or other discharge occurring from any part of y	our site at the time of the inspection? \Box Y	TES □ NO	
If "YES," provide the follo	wing information for each point of discharge:			
Discharge Locations	Observations			
1.	Describe the discharge:			
At points of discharge and the channels and banks of surface waters in the immediate vicinity, are there any visible signs of erosion and /				
	or sediment accumulation that can be attributed to your discharge? \Box YES. \Box NO			
	If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance, or corrective action is needed to resolve the issue:			
2.	Describe the discharge:			
	At points of discharge and the channels and banks o	f surface waters in the immediate vicinity, are	there any visible signs of erosion and /	
	or sediment accumulation that can be attributed to y	our discharge? 🗆 YES. 🗆 NO		
	If yes, describe what you see, specify the location(s) or corrective action is needed to resolve the issue:	where these conditions were found, and indic	ate whether modification, maintenance,	
3.	Describe the discharge:			
	At points of discharge and the channels and banks of	f surface waters in the immediate vicinity are	there any visible signs of erosion and /	
	At points of discharge and the chamiles and barks of surface waters in the minediate vicinity, are there any visible signs of erosion and $/$			
	or securiterit accumulation that can be attributed to y			



If yes, describe what you see, specify the location(s) where these conditions were found, and indicate whether modification, maintenance. or corrective action is needed to resolve the issue:

Contractor or Subcontractor Certification and Signature

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

Signature of Contractor or Subcontractor: Date:

Printed Name and Affiliation:

Certification and Signature by Permittee

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

Signature of Permittee or "Duly Authorized Representative": _____

Date:

Printed Name and Affiliation:





Section A – Initial Report					
(Complete this section within 24 hours of discovering the condition that triggered corrective action.)					
Name of Project:			Tracking Number:		Today's Date
Date Problem First Discovered:			Time Problem First Di	iscovered:	
Name of Individual Completing this Form:			Contact Information:		
What site conditions triggered the requirement to conduct corrective ac	tion:				
□ A required stormwater control was never installed, was installed inco	ordance with t	he requirements in Par	rt 2 and/or 1	Part 3	
\Box The stormwater controls that have been installed and maintained are	not effective enough	h for the disch	arge to meet applicable	e water quali	ity standards
□ A prohibited discharge has occurred or is occurring					
Provide a description of the problem:					
Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7 th day):					
If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:					
Section B – Corrective Action Progress					
(Complete this section no late	er than 7 calendar d	days after dis	covering the condition	on that trig	gered corrective action.)
Section B.1 – Why the Problem Occurred					
Cause(s) of Problem (Add an additional sheet if necessary)		How This Was Determined and the Date You Determined the Cause			
1.		1.			
2.		2.			
Section B.2 – Stormwater Control Modifications to be Impl	emented to Corre	ect the Probl	em		
List of Stormwater control Modification(s) Needed to Correct	Completion	SWPPP Up	date Notes		
Problem (Add an additional sheet if necessary)	Date	Necessary?			
1.		□ Yes □	No		
		Date:			
2.		□ Yes □	No		
		Date:			





Section A – Initial Report						
(Complete this section within 24 hours of discovering the condition that triggered corrective action.)						
Name of Project:		,	Tracking Number:		Today's Date	
Date Problem First Discovered:		,	Time Problem First D	Discovered:		
Name of Individual Completing this Form:			Contact Information:			
What site conditions triggered the requirement to conduct corrective act	tion:					
\Box A required stormwater control was never installed, was installed incom	rdance with th	ne requirements in Par	rt 2 and/or F	Part 3		
\Box The stormwater controls that have been installed and maintained are	not effective enough	for the discha	rge to meet applicable	e water qualit	ty standards	
□ A prohibited discharge has occurred or is occurring						
Provide a description of the problem:	Provide a description of the problem:					
Deadline for completing corrective action (Enter date that is either: (1) no more than 7 calendar days after the date you discovered the problem, or (2) if it is infeasible to complete work within the first 7 days, enter the date that is as soon as practicable following the 7 th day):						
If your estimated date of completion falls after the 7-day deadline, explain (1) why you believe it is infeasible to complete work within 7 days, and (2) why the date you have established for making the new or modified stormwater control operational is the soonest practicable timeframe:						
Section B – Corrective Action Progress						
(Complete this section no late	er than 7 calendar d	lays after dise	covering the conditi	ion that t r ig	gered corrective action.)	
Section B.1 – Why the Problem Occurred						
Cause(s) of Problem (Add an additional sheet if necessary)		How This Was Determined and the Date You Determined the Cause				
1.		1.				
2.		2.				
Section B.2 – Stormwater Control Modifications to be Imple	emented to Correct	ct the Probl	em			
List of Stormwater control Modification(s) Needed to Correct	Completion	SWPPP Up	date Notes	5		
Problem (Add an additional sheet if necessary)	Date	Necessary?				
1.		□ Yes □	No			
		Date:				
2.		□ Yes □	No			
		Date:				



Date:

Date:

Contractor or Subcontractor Certification and Signature

Signature of Contractor or Subcontractor:

Printed Name and Affiliation:

Certification and Signature by Permittee

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

Signature of Permittee or	
"Duly Authorized Representative": _	

Printed Name and Affiliation:

Permanent Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(C), (D)(Ii), (E), and (5), Effective June 1, 1999

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

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

Signature

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

Print Name of Customer/Agent: Nick Sandlin, P.E. (Sandlin Services, LLC)

Date: 2/15/2024

Signature of Customer/Agent

Regulated Entity Name: Mayfield Office Commons



Permanent Best Management Practices (BMPs)

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

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



- 2. These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.
 - The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

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

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

____ N/A

- 4. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
 - The site will be used for low density single-family residential development and has 20% or less impervious cover.
 - The site will be used for low density single-family residential development but has more than 20% impervious cover.
 - The site will not be used for low density single-family residential development.
- 5. The executive director may waive the requirement for other permanent BMPs for multifamily residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.
 - Attachment A 20% or Less Impervious Cover Waiver. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
 - The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
 - The site will not be used for multi-family residential developments, schools, or small business sites.
- 6. Attachment B BMPs for Upgradient Stormwater.

 A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached. No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached. Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.
7. 🔀 Attachment C - BMPs for On-site Stormwater.
 A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached. Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.
8. Attachment D - BMPs for Surface Streams. A description of the BMPs and measures that prevent pollutants from entering surface streams, sensitive features, or the aquifer is attached. Each feature identified in the Geologic Assessment as sensitive has been addressed.
⊠ N/A
9. X The applicant understands that to the extent practicable, BMPs and measures must maintain flow to naturally occurring sensitive features identified in either the geologic assessment, executive director review, or during excavation, blasting, or construction.
 The permanent sealing of or diversion of flow from a naturally-occurring sensitive feature that accepts recharge to the Edwards Aquifer as a permanent pollution abatement measure has not been proposed. Attachment E - Request to Seal Features. A request to seal a naturally-occurring sensitive feature, that includes, for each feature, a justification as to why no reasonable and practicable alternative exists, is attached.
10. Attachment F - Construction Plans. All construction plans and design calculations for the proposed permanent BMP(s) and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. The plans are attached and, if applicable include:
 Design calculations (TSS removal calculations) TCEQ construction notes All geologic features All proposed structural BMP(s) plans and specifications
L N/A
11. 🔀

12.
\ge
13.

creation of stronger flows and in-stream velocities, and other in-stream effects caused

by the regulated activity, which increase erosion that results in water quality

Responsibility for Maintenance of Permanent BMP(s)

Responsibility for maintenance of best management practices and measures after

construction is complete. 14. 🖂 The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

N/A

degradation.

 \square N/A

15. \square A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

N/A



Temporary Stormwater Section TCEQ-0602)

Attachment J: Schedule of Interim and Permanent Soil Stabilization Practices

Interim Vegetative Stabilization

Interim soil stabilization will not be required.

Permanent Vegetative Stabilization

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

- 1. Hydraulic Mulch and Seeding: Disturbed areas subject to erosion shall be stabilized with hydraulic mulch and/or seeded and watered to provide interim stabilization.
- 2. Sodding and Wood Mulch: As per the project landscaping plan, sodding and wood mulch will be applied to landscaped areas to provide permanent stabilization prior to project completion.

Records of the following shall be maintained:

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

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

MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN



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

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

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



Attachment A: 20% or Less Impervious Cover Waiver (if requested for multifamily, school, or small business site)



Attachment B: BMPs for Upgradient Stormwater

Per the Construction Plans and Drainage study, no upgradient stormwater for our site exists.



Attachment C: BMPs for On-Site Stormwater

The Commercial project will increase impervious cover (IC) and the volume of potential on-site stormwater. BMPs are designed to capture and mitigate potential onsite stormwater flows.

Runoff from the 1.54 AC developed area will convey to an existing Sand Filter BMP that is designed to capture and treat the required water quality volume. This Sand Filter Basin was approved with the Enclave at Mayfield Ranch WPAP (11-15091501) and referenced within this WPAP. Per the attached construction plans, treatment for this development is within the existing capacity of the WQ basin, as defined with the previously approved plans.



Attachment D: BMPs for Surface Streams (NOT APPLICABLE)

No surface streams flow across the property.



Attachment E: Request to Seal Features (if sealing a feature) (NOT APPLICABLE)

MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN



Permanent Stormwater Section (TCEQ-0600)

> Attachment F: Construction Plans

PROJECT CONTACTS

OWNER: MAYFIELD OFFICE COMMONS, LLC 1409 DA VINCI TRL LEANDER, TX 78641-4246 PHONE : 201-360-1218 CONTACT: BHAVANI BHEEMANADHAM

LAND SURVEYOR: CELCO SURVEYING

18018 OVERLOOP LOOP, SUITE 105 UNIT 239 SAN ANTONIO, TX 78259 830-214-5109 WWW.CELCOSURVEYING.COM

SURVEY AND BENCHMARK

ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARKS AND INFORMATION

ENGINEER:

ARCHITECT:

STUDIO RM

651 N HWY 183

(512) 423-8147

LEANDER, TEXAS 78641

SANDLIN SERVICES, LLC

AUSTIN, TEXAS 78727

806-679-7303

4501 WHISPERING VALLEY DR. UNIT#27

CONTACT: NICHOLAS SANDLIN, P.E.

BRASS DISK SET IN CONCRETE APPROX. 135' NORTH OF NORTH EDGE OF PAVEMENT OF FM 1431. ALONG WEST BACK OF CURB OF PRESERVE AT MAYFIELD DRIVE WAY, THEN APPROX. 5' WEST OF WEST BACK OF CURB OF PRESERVE AT MAYFIELD DRIVE WAY AND APPROX. 1' WEST OF WATER VALVE CLUSTER. ELEVATION=884.32

LANDSCAPE ARCHITECT:

AUSTIN, TX 78701

512-522-8979 CONTACT: WILL BLAIR

WILL@BLAIRLA.COM

BLAIR LANDSCAPE ARCHITECTURE

100 CONGRESS AVE. SUITE 2000,

BEARINGS ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE (NAD 83)

LEGAL DESCRIPTION

S11633 - ENCLAVE AT MAYFIELD RANCH (LTS 19 & 20 & 21), BLOCK A, Lot 20, ACRES 1.54 SEE PLAT SHEET

ZONING AND USE

JURISDICTION: ZONING:

DATUM = NAVD 88

CITY OF ROUND ROCK (FULL PURPOSE) PUD 23 VACANT OFFICE

WATERSHED

PROPOSED LAND USE:

EXISTING LAND USE:

WATERSHED: TURKEY CREEK - BRUSHY CREEK

EDWARDS AQUIFER

THIS PROJECT LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)

FLOODPLAIN NOTE

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL #48491C0486F, AND INCORPORATED AREAS EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.

UTILITIES

WATER:	CITY OF ROUND ROCK			
WASTEWATER:	CITY OF ROUND ROCK	IMPERVIOUS COVER TABLE		
FIRE DEMAND		PUBLIC SIDEWALK, STREETS, CURB, AND GUTTER	0	SF
FIRE FLOW:	1,750 GPM FOR DURATION OF 2 HOURS			
LARGEST BUILDING FIRE AREA:	7,650 SF	LOT ONLY)	11,050	SF
BUILDING CONSTRUCTION:	TYPE II-B	PARKING, PRIVATE SIDEWALK (WITHIN LIMITS OF LOT ONLY)	7,997	SF
HYDRANTS REQUIRED:	1	TOTAL	48,290	SF
CODE OF RECORD: 2021 INTERNATIONAL FIRE CODE		DISTURBED GROUND		

TOTAL DISTURBED GROUND

1.27 AC

NOTES:

- 1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF ROUND ROCK MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- 2. THIS SITE IS LOCATED WITHIN THE CITY OF ROUND ROCK IN WILLIAMSON COUNTY.
- 3. 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.
- 4. THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; SANDLIN SERVICES, LLC AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN SANDLIN SERVICES, LLC AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
- 5. SANDLIN SERVICES, LLC HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. SANDLIN SERVICES, LLC SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE
- 6. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. A TCEQ WPAP PERMIT IS REQUIRED.
- 7. WPAP #: XXXX, SCS #: XXXX
- 8. SEE TREE LIST FOR TREES LOCATED ONSITE.
- 9. ANY PROTECTED TREE REMOVED MUST BE MITIGATED ON AN INCH PER INCH BASIS.
- 10. ANY STREET CLOSURE REQUIRES PRIOR APPROVAL FROM CITY OF ROUND ROCK TRANSPORTATION DEPARTMENT, AND TRAFFIC CONTROL WITH SCHEDULED DURATION GRATER THAN 5 DAYS REQUIRES POSTING FISCAL.
- 11. CONVEYANCE TO REGIONAL DETENTION AND WATER QUALITY FACILITIES TO BE PROVIDED. DEVELOPED CONDITIONS FALL WITHIN ORIGINAL DESIGN ASSUMPTIONS FOR WATER QUALITY IN THE ENCLAVE AT MAYFIELD RANCH (SIP1509-0002) PLANS BY HANRAHAN PRITCHARD ENGINEERING, APPROVED 1/15/16.
- 12. REFER TO THE APPROVED ENCLAVE AT MAYFIELD RANCH (SIP1509-0002) PLANS FOR INFORMATION ON OFF-SITE DRAINAGE AND WATER QUALITY CONDITIONS.
- 13. TDLR TABS #TABSXXX

CORRECTIONS RECORD

NO.	DESCRIPTION	REVISE (R) ADD (D) VOID (V) SHEET NO.'s	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq.ft.)	TOTAL SITE IMP. COVER (sq.ft.)/%	APPROVAL/ DATE	DATE IMAGED

MAYFIEID OFFICE COMMONS

SITE DEVELOPMENT IMPROVEMENTS

ADDRESS: 3070 RM 1431, ROUND ROCK, TX 78681

SDP24-00005

NUMBER \mathcal{O} 3 4 *APPROVAL OF THESE PLANS BY THE CITY OF ROUND ROCK INDICATES COMPLIANCE WITH APPLICABLE CITY 5 REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENT ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY. 6 ACCEPTED FOR CONSTRUCTION: 8 CITY OF ROUND ROCK, TEXAS DATE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT 9 10 STATE OF TEXAS COUNTY OF WILLIAMSON 11 I, NICHOLAS SANDLIN, P.E. #124404, DO HEREBY CERTIFY THAT THE PUBLIC WORKS AND DRAINAGE IMPROVEMENTS DESCRIBED HEREIN HAVE BEEN DESIGNED IN COMPLIANCE WITH THE SUBDIVISION AND BUILDING REGULATION ORDINANCES AND STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF ROUND ROCK. TEXAS. 12 13 X 14 NICHOLAS R. SANDLIN 15 124404 CENSED ... 16 17 18 19 20 21 22 23 24 25 26 PROJECT LOCATION TRAC

> PROJECT LOCATION MAP SCALE: 1'' = 500'

THIS PROPOSED DEVELOPMENT WILL NOT RESULT IN ANY IDENTIFIABLE ADVERSE IMPACT TO OTHER PROPERTIES. SEE DRAINAGE AREA MAPS AND CALCULATIONS FOR DETAILED ANALYSIS.







CONTRACTOR NOTES:

- 1. THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM THE CITY FOR ANY WORK PERFORMED IN THE EXISTING CITY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE CITY ENGINEER, AND MUST ALSO BE APPROVED BY THE CITY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.
- 2. 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 BIDDER FURTHER WARRANTS THAT TO THE BEST OF HIS OR HIS SUBCONTRACTORS' AND MATERIAL SUPPLIERS' KNOWLEDGE, ALL MATERIALS AND PRODUCTS SPECIFIED OR INDICATED HEREIN ARE ACCEPTABLE FOR ALL APPLICABLE CODES AND AUTHORITIES.
- 3. 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 CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION.
- 4. ENVIRONMENTAL INSPECTION HAS THE AUTHORITY TO MODIFY/CHANGE EROSION AND SEDIMENTATION CONTRÓLS TO KEEP THE PROJECT IN COMPLIANCE.
- 5. THE CONTRACTOR OR SURVEYOR WILL OBTAIN A DIGITAL COPY OF THE CAD FILES THAT REPRESENT THESE IMPROVEMENTS; SANDLIN SERVICES, LLC AND IT'S ASSOCIATES TAKE NO RESPONSIBILITY FOR THE LOCATION OF THESE IMPROVEMENTS IN ANY COORDINATE SYSTEM. DIGITAL FILES USED TO PRODUCE THESE PLANS WERE PARTIALLY CREATED BY PARTIES OTHER THAN SANDLIN SERVICES, LLC AND ARE NOT INTENDED FOR USE IN CONSTRUCTION STAKING. VERTICAL AND HORIZONTAL DATA SHALL BE INDEPENDENTLY VERIFIED BY CONTRACTOR'S R.P.L.S.
- 6. SANDLIN SERVICES, LLC HAS ENDEAVORED TO DESIGN THESE PLANS COMPLIANT WITH ADA/TDLR AND OTHER ACCESSIBILITY REQUIREMENTS. HOWEVER, THE CONTRACTOR SHALL NOT BE RELIEVED OF ANY RESPONSIBILITY FOR CONSTRUCTING THESE IMPROVEMENTS COMPLIANT WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. IF THE CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THESE PLANS AND ACCESSIBILITY LAWS/RULES, HE IS TO STOP WORK IN THE AREA OF CONFLICT AND NOTIFY THE ENGINEER IMMEDIATELY FOR A RESOLUTION AND/OR REVISION TO THESE PLANS. SANDLIN SERVICES, LLC SHALL NOT BE HELD RESPONSIBLE FOR CONSTRUCTING THIS SITE COMPLIANT WITH ACCESSIBILITY LAWS/RULES REGARDLESS OF WHAT IS SHOWN IN THESE PLANS.



THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC



TBPELS FIRM #21356 4501 WHISPERING VALLEY DRIVE ÜNIT 27 AUSTIN, TX 78727

COVER PAGE

PROJECT CASE: SDP24-00005 MAYFIELD OFFICE COMMONS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				1
				OF
				26
				$\angle \bigcirc$

ABBRE	ABBREVIATIONS AND DEFINITIONS			
A	AREA			
ADA	AMERICANS WITH DISABILITIES ACT			
AWWA	AMERICAN WATER WORKS ASSOCIATION			
В-В	ВАСК ТО ВАСК			
BC	BEGIN CURVE			
BC				
BUR	BEST MANAGEMENT PRACTICE			
BVCE	BEGIN VERTICAL CURVE ELEVATION			
BVCS	BEGIN VERTICAL CURVE STATION			
BW	BOTTOM OF WALL			
CFS	CUBIC FEET PER SECOND			
CITY	CITY, TOWN, OR OTHER LOCAL APPLICABLE JURISDICTION			
CL	CENTERLINE			
CONC	CONCRETE			
CY	CUBIC YARD			
DEMO				
EA	EACH			
EC	END CURVE			
ECR	END CURB RETURN			
EG	EXISTING GROUND/GRADE			
EL				
ELEC				
EPA	PROTECTION AGENCY			
ESMT	EASEMENT			
EVCE	END VERTICAL CURVE ELEVATION			
EVCS	END VERTICAL CURVE STATION			
EX				
FC				
FH	FIRE HYDRANT			
FL	FLOWLINE			
FC	FACE OF CURB			
FT	FEET			
HGL	HYDRAULIC GRADE LINE			
	LINEAR FEET			
мн	MANHOLE			
MN	MINUTE/MINIMUM			
NOI	NOTICE OF INTENT, REF. TCEQ			
NOT	NOTICE OF TERMINATION, REF.			
	TCEQ GENERAL PERMIT			
	NOT TO SCALE			
OSHA	HEALTH ADMINISTRATION			
PC				
PCC	CONCRETE/POINT OF COMPOUND			
PG	PROPOSED GRADE			
PI	POINT OF INFLECTION			
PVMT	PAVEMENT			
RCP	REINFORCED CONCRETE PIPE			
ROW	RIGHT OF WAY			
SF	SQUARE FFFT			
ss	SANITARY SEWER			
SSMH	SANITARY SEWER MANHOLE			
STA	STATION			
STD	STANDARD			
TAS	ACCESSIBILITY STANDARDS			
тс	TOP OF CURB			
TCEQ	TEXAS COMMISSION OF			
ТЕМР	TEMPORARY			
TXDOT	TEXAS DEPARTMENT OF			
	TEXAS MANUAL OF UNIFORM			
TYMUTOD	TRAFFIC CONTROL DEVICES			
TXMUTCD				
TXMUTCD TW TYP	TOP OF WALL TYPICAL			
TXMUTCD TW TYP VC	TOP OF WALL TYPICAL VERTICAL CURVE			
TXMUTCD TW TYP VC WTR	TOP OF WALL TYPICAL VERTICAL CURVE WATER			
TXMUTCD TW TYP VC WTR WW	TOP OF WALL TYPICAL VERTICAL CURVE WATER WASTEWATER			
TXMUTCD TW TYP VC WTR WW NOTICE: WITHOUT ENGINEE THE TEX	TOP OF WALL TYPICAL VERTICAL CURVE WATER WASTEWATER ALTERATION OF A SEALED PROPER NOTIFICATION TO R OF RECORD IS A VIOLAT (AS ENGINEERING PRACTICES)			
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. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, FEDERAL, AND UTILITY OWNER REGULATIONS PERTAINING TO WORK SETBACKS FROM POWER LINES. 2. ESTABLISH FIRE ZONES AS SHOWN ON SITE BY PAINTING CURB RED. STENCIL THE WORDS, "FIRE ZONE/TOW-AWAY ZONE", IN WHITE LETTERS AT LEAST 3 INCHES HIGH AT 35-FOOT INTERVALS ALONG THE CURB. ALSO, SIGNS SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE. ALTERNATE MARKING OF THE FIRE LANES MY BE APPROVED BY THE FIRE CHIEF PROVIDED THE FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET. 3. WARNING ARE REQUIRED TO BE PLACED UNDER THE OVERHEAD ELECTRIC LINES TO MAKE ALL

PERSONNEL AWARE OF THE ELECTRIC HAZARD. 4. ALL FDC'S TO BE TWO 2 € INCH SIAMESE CONNECTIONS.

5. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES. EXCAVATIONS. TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.

ACCESSIBLE PARKING NOTE:

<u>SAFETY</u>

- 1. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER ADA) EXIST TO AND FROM DESIGNATED DOORS. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA COMPLIANCE ISSUES 2. ALL ACCESSIBLE SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS
- (TAS) AND THE CITY REQUIREMENTS. 3. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL
- DIRECTIONS. CURB RAMPS COMPLYING WITH TAS SHALL BE PROVIDED AT ALL PASSENGER LOADING ZONES. 4. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A VERTICALLY MOUNTED OR SUSPENDED SIGN SHOWING THE SYMBOL OF ACCESSIBILITY PER TAS. SPACES COMPLYING WITH TAS SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY WHEN REQUIRED. (A) CHARACTERS AND SYMBOLS ON SUCH SIGNS SHALL BE LOCATED 60" MINIMUM ABOVE THE GROUND, FLOOR, OR
- PAVING SURFACE SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. (B) SIGNS LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL COMPLY WITH TAS.
- (C) CHARACTERS AND SYMBOLS ON OVERHEAD SIGNS SHALL COMPLY WITH TAS. SLOPES OF CURB RAMPS SHALL COMPLY WITH TAS. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB RAMP, OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20. 6. SURFACES OF CURB RAMPS SHALL COMPLY WITH TAS.
- (A) TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHENED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. (B) FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE
- VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. 7. EVERY HANDICAP ACCESSIBLE PARKING SPACE SHALL BE IDENTIFIED BY A SIGN CENTERED 5 FEET ABOVE HE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN MUST INCLUDE TH INTERNATIONAL SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED THE SPACE AND SHALL MEET THE CRITERIA SET FORTH IN UBC AND ANSI.
- 8. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. 9. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION IS 1:12. THE MAXIMUM RISE FOR ANY RAMP RUN IS 30 IN. 10. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:30.
- 11. GROUND SURFACES ALONG ACCESSIBLE ROUTES MUST BE STABLE, FIRM, AND SLIP RESISTANT.
- TRAFFIC CONTROL NOTES: 1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
- 2. ALL FIRE DEPARTMENT ACCESS DRIVES/ROADS TO HAVE A MINIMUM 14' VERTICAL CLEARANCE. 3. ALL PARKING SPACES SHALL HAVE A MINIMUM 7'-0" VERTICAL CLEARANCE.
- 4. ALL LANDSCAPED AREAS ARE TO BE PROTECTED BY SIX-INCH WHEEL CURBS, WHEELSTOPS, OR OTHER APPROVED BARRIERS AS PER ECM.
- 5. ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED. IF A STANDARD 6' CURB AND GUTTER ARE NOT PROVIDED FOR ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, COMPLY WITH ECM. 6. EACH COMPACT PARKING SPACE/AISLE WILL BE SIGNED "SMALL CAR ONLY"
- . PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY/STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY/STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, OR CONSTRUCTION ADJACENT TO PAVEMENT, SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

EARTHWORK NOTES AND REQUIREMENTS:

- CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS TESTING AND CERTIFICATION, UNLESS SPECIFIED OTHERWISE BY OWNER. ALL MATERIALS TESTING SHALL BE COORDINATED WITH THE APPROPRIATE CITY INSPECTOR AND COMPLY WITH CITY STANDARD SPECIFICATIONS AND GEOTECHNICAL REPORT. TESTING SHALL BE PERFORMED BY AN APPROVED INDEPENDENT AGENCY FOR TESTING MATERIALS. OWNER SHALL APPROVE THE AGENCY NOMINATED BY THE CONTRACTOR FOR MATERIALS TESTING.
- 2. ALL COPIES OF MATERIALS TEST RESULTS SHALL BE SENT TO THE OWNER, ENGINEER AND ARCHITECT DIRECTLY FROM THE TESTING AGENCY
- 3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SHOW, BY THE STANDARD TESTING PROCEDURES OF THE MATERIALS, THAT THE WORK CONSTRUCTED MEETS THE PROJECT REQUIREMENTS AND CITY SPECIFICATIONS.
- 4. DUE TO THE POTENTIAL FOR DIFFERENTIAL SOIL MOVEMENT ADJACENT TO THE BUILDING, THE CONTRACTOR SHALL ADHERE TO THE GEOTECHNICAL REPORT'S RECOMMENDATION FOR SUBGRADE PREPARATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING. THE OWNER AND CONTRACTOR ARE ADVISED TO OBTAIN A GEOTECHNICAL ENGINEER RECOMMENDATION SPECIFIC TO FLATWORK ADJACENT TO THE BUILDING, IF NONE IS CURRENTLY EXISTING.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS.
- 6. A RETAINING WALL OVER 4 FEET IN HEIGHT MEASURED FROM THE BOTTOM OF THE FOOTING TO THE TOP OF THE WALL SHALL BE ENGINEERED AND REQUIRE A SEPARATE BUILDING PERMIT. 7. CONTRACTOR SHALL REMOVE EARTHEN MATERIAL, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT. 8. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY MAXIMUM DRY DENSITY WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT.

DRAWING THE ION OF ACT

- BLE FOR OBTAINING AND SUBMITTING A TRENCH SAFETY PLAN. PREPARED BY A PROFESSIONAL ENGINEER IN THE STATE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY, NTS, INCLUDING OSHA, FOR ALL TRENCHES. THE CONTRACTOR SHALL KEEP TRENCHES FREE FROM WATER. OR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN / GEOTECHNICAL / SAFETY / EQUIPMENT CONSULTANT. ANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS, AND/OR PROCEDURES FOR THE PROJECT CUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS. PROGRAMS. AND/OR PROCEDURES SHALL PROVIDE FOR CAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, OR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION. BE REQUIRED WHEN TRENCHING OR EXCAVATING IN CLOSE PROXIMITY TO THE POLES AND IS THE RESPONSIBILITY OF THE
- ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.

STORM WATER DISCHARGE AUTHORIZATION

- HE CONTRACTOR AND WHERE APPLICABLE SUBCONTRACTORS ARE RESPONSIBLE FOR: COMPLIANCE WITH ALL TCEQ AND EPA STORM WATER POLLUTION PREVENTION REQUIREMENTS.
- ENSURING THAT ALL PRIMARY OPERATORS SUBMIT A NOI TO TCEQ AT LEAST 7 DAYS PRIOR CONSTRUCTION. AND THEY PROVIDE A COPY OF ALL SIGNED NOI'S TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.
- IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), IF IT APPLIES, IE. POST SITE NOTICE, INSPECTIONS, DOCUMENTATION AND SUBMISSION OF ANY INFORMATION. SUCH AS NOI, REQUIRED BY TCEQ AND EPA.
- SIGNING THE REQUIRED CERTIFICATION STATEMENT ACKNOWLEDGING THEIR RESPONSIBILITIES AS STATED IN THE SWPPP IF PROVIDING SERVICES RELATED TO SWPPP
- SUBMITTING TO THE CITY, AND RETAINING ON SITE DURING CONSTRUCTION, A COPY OF THE SWPPP INCLUDING NOI, SITE NOTICE, CONTRACTOR CERTIFICATION, AND ANY REVISIONS.
- PRIMARY OPERATOR IS RESPONSIBLE FOR SUBMITTING A NOTICE OF TERMINATION (NOT) TO TCEQ WITH 30 DAYS AFTER ALL SOIL DISTURBING ACTIVITIES HAVE BEEN COMPLETED AND A VEGETATIVE COVER HAS BEEN ESTABLISHED ON ALL UNPAVED AREA AND ALL AREAS NOT COVERED BY STRUCTURES, A TRANSFER OF OPERATIONAL CONTROL HAS OCCURRED, OR THE OPERATOR HAS AN ALTERNATIVE AUTHORIZATION UNDER A DIFFERENT PERMIT. A COPY OF THE NOT SHALL BE PROVIDED TO THE OPERATOR OF ANY MS4 RECEIVING DISCHARGE FROM THE SITE.

CONSTRUCTION MEANS METHODS& SAFETY PROTECTION NOTES: IE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY

OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES, AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AND HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS".

INDEMNIFICATION

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE CITY, AND SANDLIN SERVICES, LLC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK. IN ANY AND ALL CLAIMS AGAINST THE OWNER OR SANDLIN SERVICES, LLC. BY ANY EMPLOYEE OF THE CONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY LIABLE. THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION, OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATION ACTS. DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT

GENERAL NOTES AND REQUIREMENTS: ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY TO REPAIR. 2. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, MANHOLES, POLES, GUY WIRES, VALVE COVERS, VAULT LIDS, FIRE HYDRANTS, COMMUNICATION BOXES/PEDESTALS, AND OTHER FACILITIES TO REMAIN, AND SHALL REPAIR ANY DAMAGES AT NO COST TO THE OWNER. 3. THE CONTRACTOR SHALL IMMEDIATELY REPAIR OR REPLACE ANY PHYSICAL DAMAGE TO PRIVATE PROPERTY OR PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: FENCES, WALLS, SIGNS, PAVEMENT, CURBS, UTILITIES, SIDEWALKS, GRASS, TREES, LANDSCAPING, AND IRRIGATION SYSTEMS, ETC TO ORIGINAL CONDITION OR BETTER AT NO COST TO THE OWNER. 4. ALL AREAS IN EXISTING RIGHT-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER, INCLUDING AS NECESSARY, GRADING, LANDSCAPING, CULVERTS, AND PAVEMENT. 5. THE CONTRACTOR SHALL SALVAGE ALL EXISTING POWER POLES, SIGNS, WATER VALVES, FIRE HYDRANTS, METERS, ETC... THAT ARE TO BE RELOCATED DURING CONSTRUCTION.

6. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION, INCLUDING MAINTAINING EXISTING DITCHES OR CULVERTS FREE OF OBSTRUCTIONS AT ALL TIMES. 7. SITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. 8. THESE PLANS DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS. OR

REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEER'S SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS. 9. SIGNS RELATED TO SITE OPERATION OR SAFETY ARE NOT INCLUDED IN THESE PLANS.

10. CONTRACTOR OFFICE AND STAGING AREA SHALL BE AGREED ON BY THE OWNER AND CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING REQUIREMENTS FOR THE CONSTRUCTION OFFICE, TRAILER, STORAGE, AND STAGING OPERATIONS AND LOCATIONS. 11. LIGHT POLES, SIGNS, AND OTHER OBSTRUCTIONS SHALL NOT BE PLACED IN ACCESSIBLE ROUTES. 12. TOP RIM ELEVATIONS OF ALL EXISTING AND PROPOSED MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE AND SHALL BE ADJUSTED

TO BE FLUSH WITH THE ACTUAL FINISHED GRADE AT THE TIME OF PAVING. 13. CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED VALVES, FIRE HYDRANTS, AND OTHER UTILITY APPURTENANCES TO MATCH ACTUAL FINISHED GRADES AT THE TIME OF PAVING. 14. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND PHASING AND SHALL CONTACT THE APPROPRIATE CITY OFFICIALS, INCLUDING BUILDING

OFFICIAL, ENGINEERING INSPECTOR, AND FIRE MARSHALL TO LEARN OF ANY REQUIREMENTS. 15. CONTRACTOR IS RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY THE CITY OF A TRAFFIC CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION, AND THEN THE IMPLEMENTATION OF THE PLAN. 16. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION. 18. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL EROSION CONTROL AND WATER QUALITY REQUIREMENTS. 19. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITION AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS. THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS,

AND/OR DETAILS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES, IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER. THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL. 20. THE CONTRACTOR SHALL COMPLY WITH JURISDICTIONAL "GENERAL NOTES" FOR CONSTRUCTION, JURISDICTIONAL NOTES SHALL SUPERCEDE ANY CONFLICT WITH THE

SANDLIN SERVICES, LLC. NOTES. 21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITH OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK TO HAVE THEM LOCATE THEIR EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL USE EXTREME

CAUTION AS THE SITE CONTAINS VARIOUS KNOWN AND UNKNOWN PUBLIC AND PRIVATE UTILITIES. 22. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. 23. THE LOCATIONS, ELEVATIONS, DEPTH, AND DIMENSIONS OF EXISTING UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE UTILITY COMPANY MAPS AND PLANS, AND ARE CONSIDERED APPROXIMATE. THE ENGINEER SHALL BE NOTIFIED WHEN A PROPOSED IMPROVEMENT CONFLICTS WITH AN EXISTING UTILITY. 24. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY ADJUSTMENTS AND RELOCATIONS OF EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS THAT MAY BE ENCOUNTERED THAT ARE UNKNOWN AT THIS TIME AND NOT SHOWN ON THESE PLANS. CONTRACTOR SHALL ARRANGE FOR OR PROVIDE, ALL GAS, TELECOMMUNICATIONS, CABLE, OVERHEAD AND UNDERGROUND POWER LINE, AND UTILITY POLE ADJUSTMENTS NEEDED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF FRANCHISE UTILITIES THAT ARE NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION, AND SERVICE TO THE PROPOSED

DEVELOPMENT 25. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION. IDENTIFICATION AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVE GROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS. 26. THE CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

27. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NOT LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES 21. ALL SHOP DRAWINGS AND OTHER DOCUMENTS THAT REQUIRE ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF

CONSTRUCTION OF THAT ITEM, SO THAT NO LESS THAN 10 BUSINESS DAYS FOR REVIEW AND RESPONSE IS AVAILABLE. 22. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES, AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO USE OF THE FACILITY AND THE FINAL CONNECTION OF SERVICES. 23. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.

24. CONTRACTOR'S BID PRICE SHALL INCLUDE ALL INSPECTION FEE. 25. ALL SYMBOLS SHOWN ON THESE PLANS ARE FOR PRESENTATION PURPOSES ONLY AND ARE NOT TO SCALE. CONTRACTOR SHALL COORDINATE FINAL SIZES AND LOCATIONS WITH APPROPRIATE CITY INSPECTOR.REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS. 26. COMPLIANCE WITH COMMERCIAL AND MULTI-FAMILY RECYCLING ORDINANCE IS MANDATORY FOR MULTI-FAMILY COMPLEXES WITH 100 OR MORE UNITS AND BUSINESSES WITH 100 OR MORE EMPLOYEES.

27. CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER. 28. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT. 29. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS FOR UTILITIES AND DETENTION AREAS TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE. 30. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL OF MINIMUM OF 4 WEEKS

PRIOR TO ORDERING 31. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER, ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION, AND WORKMANSHIP, TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITION, WORKMANSHIP OR NON-ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION. 32. WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH

MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION. 33. CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.

BUILDING COORDINATION & CONSTRUCTION NOTES:

1. THE SCOPE OF WORK FOR THE CIVIL IMPROVEMENTS SHOWN ON THESE PLANS TERMINATES 5-FEET FROM THE BUILDING. REFERENCE THE BUILDING PLANS (E.G. ARCHITECTURAL, STRUCTURAL, MEP) FOR AREAS WITH 5-FEET OF THE BUILDING AND WITHIN THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ALL FINAL BUILDING DIMENSIONS.

3. THE PROPOSED BUILDING FOOTPRINT(S) SHOWN IN THESE PLANS WAS PROVIDED TO SANDLIN SERVICES, LLC. BY THE PROJECT ARCHITECT AT THE TIME THESE PLANS WERE PREPARED. IT MAY NOT BE THE FINAL CORRECT VERSION BECAUSE THE BUILDING DESIGN ONGOING. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE FINAL CORRECT VERSION OF THE BUILDING FOOTPRINT WITH THE ARCHITECT AND STRUCTURAL ENGINEER PRIOR TO LAYOUT. DIMENSIONS AND/OR COORDINATES SHOWN ON THESE PLANS WERE BASED ON THE ABOVE STATED ARCHITECTURAL FOOTPRINT, AND ARE THEREFORE A PRELIMINARY LOCATION OF THE BUILDING. THE CONTRACTOR IS SOLELY RESPONSIBLE TO VERIFY WHAT PART OF THE BUILDING THE ARCHITECT'S FOOTPRINT REPRESENTS (E.G. SLAB, OUTSIDE WALL, National Flood Hazard Layer FIRMette MASONRY LEDGE, ETC) AND TO CONFIRM ITS FINAL POSITION ON THE SITE BASED ON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL DIMENSION CONTROL PLAN,

SURVEY BOUNDARY AND/OR PLAT. ANY DIFFERENCES FOUND SHALL BE REPORTED TO SANDLIN SERVICES, LLC. IMMEDIATELY. 4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE PLANS, LOCAL JURISDICTION STANDARD DETAILS AND SPECIFICATIONS, THE FINAL GEOTECHNICAL REPORT, AND ALL ISSUED ADDENDA, AND COMMONLY ACCEPTED CONSTRUCTION STANDARDS. THE CITY SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE MORE SPECIFICATION AND DETAILS SHALL BE FOLLOWED. 5. THE CONTRACTOR SHALL FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH ALL APPROPRIATE AUTHORITIES' SPECIFICATIONS AND REQUIREMENTS.

. THE EXISTING CONDITIONS SHOWN ON THESE PLANS WERE PROVIDED BY THE TOPOGRAPHIC SURVEY PREPARED BY THE PROJECT SURVEYOR, AND ARE BASED ON THE BENCHMARKS SHOWN. THE CONTRACTOR SHALL REFERENCE THE SAME BENCHMARKS. THE CONTRACTOR SHALL REVIEW AND VERIFY THE EXISTING TOPOGRAPHIC SURVEY SHOWN ON THE PLANS REPRESENTS THE EXISTING FIELD CONDITIONS PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DISCREPANCIES FOUND TO THE OWNER AND ENGINEER IMMEDIATELY.

7. ALL CONSTRUCTION SURVEYING AND STAKING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. 8. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL CONTROL, INCLUDING BENCHMARKS, PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS. 9. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITION AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF A DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS, AND/OR DETAILS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY ÓMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THEIR OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

10. THE CONTRACTOR SHALL REVIEW ALL DIMENSIONS, ELEVATIONS, AND FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY. 11. NO FIELD CHANGES OR DEVIATION FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE ARCHITECT, ENGINEER, OWNER, AND IF APPLICABLE THE CITY, 12. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL, AND OTHER PLANS, PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY OWNER/ENGINEER OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.

13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS, APPROVALS, AND BONDS PRIOR TO CONSTRUCTION. 14. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, GEOTECHNICAL REPORT AND ADDENDA, PROJECT AND CITY SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, EROSION CONTROL PLANS, SWPPP, AND INSPECTION REPORTS.

15. THE CONTRACTOR SHALL KEEP A NEAT AND ACCURATE RECORD OF CONSTRUCTION, INCLUDING ANY DEVIATIONS OR VARIANCES FROM THE PLANS. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT PLANS TO THE ENGINEER AND CITY IDENTIFYING ALL DEVIATIONS AND VARIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION. 17. THE CONTRACTOR TO COORDINATE WITH PROJECT ARBORIST TO TRIM TREES TO ENSURE VISIBILITY NEAR PARKING AREAS.

18. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 19. ALL RADII TO BE 2' UNLESS OTHERWISE NOTED

20. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE LOCATED. 21. SIDEWALKS CITY PARK ROAD ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. 22. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" PJF AND ELASTOMERIC SEALANT

SHALL BE USED FULL DEPTH UNTIL OTHERWISE NOTED. 23. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. 24. CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE

CONTRACTOR 25. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.

WATER AND WASTEWATER NOTES:

- SURGRADE
- OR EQUAL ACCEPTED BY THE CITY ENGINEER.

- ROUND ROCK CIVIL INSPECTOR.

- 15. ALL VALVE BOXES AND COVERS SHALL BE CAST IRON. CHISELING AND PAINTING AS FOLLOWS:

- DAYS IN ADVANCE.



1. PIPE MATERIAL AND ACCESSORIES SHALL BE OF NEW MATERIALS ONLY. WATER MAINS SHALL BE DUCTILE IRON (AWW) C-110, C-104 AND ANSI/AWWA C-153/A21.53-84, MIN. PRESSURE CLASS 200) OR PVC (AWWA C-900/C-905, ASTM F477 AND D3139, MIN. PRESSURE CLASS 200), OR HDPE (AWWA C-906, ASTM F714, NSF 61 AND PE 3408 BY ASTM 3350) WITH A MINIMUM 11 DIMENSION RATIO AND (DR) DUCTILE IRON PIPE SIZE (DIPS). SERVICE PIPING SHALL BE COPPER SEAMLESS TYPE K OR POLYETHYLENE (BLACK, 200 PSI, DR9) AS ACCEPTED BY THE CITY.

PIPE MATERIAL FOR PRESSURE WASTEWATER MAINS SHALL BE SDR 26 HIGHER PRESSURE RATED (150+ PSI), OR DUCTILE IRON (AWWA C-100, MIN. CLASS 200). PIPE MATERIAL FOR GRAVITY WASTEWATER MAINS SHALL BE PVC (ASTM D2241 OR D3034, MAX. DR-26), DUCTILE IRON (AWWA C-100, MIN. CLASS 200).

UNLESS OTHERWISE ACCEPTED BY THE CITY ENGINEER, DEPTH OF COVER FOR ALL LINES OUT OF THE PAVEMENT SHALL BE 42" MIN., AND DEPTH OF COVER FOR ALL LINES UNDER PAVEMENT SHALL BE A MIN. OF 30" BELOW

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 TAP

6. THE CONTRACTOR SHALL CONTACT THE CITY OF ROUND ROCK CIVIL INSPECTOR 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 CITY OF

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 ROUND ROCK PERSONNEL. WATER SAMPLES WILL BE COLLECTED BY THE CITY OF ROUND ROCK TO VERIFY EACH TREATED LINE HAS ATTAINED AN INITIAL CHLORINE CONCENTRATION OF 50 PPM. WHERE MEANS OF FLUSHING IS NECESSARY, THE CONTRACTOR, AT HIS EXPENSE, SHALL PROVIDE FLUSHING DEVICES AND REMOVE SAID DEVICES PRIOR TO FINAL ACCEPTANCE BY THE CITY OF ROUND ROCK.

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 ROUND ROCK NOT LESS THAN 24 HOURS AFTER THE TREATED LINE HAS BEEN FLUSHED OF THE CONCENTRATED CHLORINE SOLUTION AND CHARGED WITH WATER APPROVED BY THE CITY. THE CONTRACTOR SHALL SUPPLY A CHECK OR MONEY ORDER, PAYABLE TO THE CITY OF ROUND ROCK, TO COVER THE FEE CHARGED FOR TESTING EACH WATER SAMPLE. CITY OF ROUND ROCK FEE AMOUNTS MAY BE OBTAINED BY CALLING THE CITY OF ROUND ROCK CIVIL INSPECTOR.

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 ROUND ROCK PERSONNEL.

13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF ROUND ROCK CIVIL 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 ROUND ROCK.

16. ALL WATER SERVICE, WASTEWATER SERVICE AND VALVE LOCATIONS SHALL BE APPROPRIATELY MARKED THROUGH

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 ROUND ROCK.

17. CONTACT CITY OF ROUND ROCK PLANNING AND DEVELOPMENT SERVICES DEPARTMENT AT 512-218-5428 FOR ASSISTANCE IN OBTAINING EXISTING WATER AND WASTEWATER LOCATIONS.

18. THE CITY OF ROUND ROCK FIRE DEPARTMENT SHALL BE NOTIFIED 48 HOURS PRIOR TO TESTING OF ANY BUILDING SPRINKLER PIPING IN ORDER THAT THE FIRE DEPARTMENT MAY MONITOR SUCH TESTING.

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:

<u>SIEVE SIZE</u>	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. ANY WATER SHUTDOWN OR TIE-IN MUST BE SCHEDULED TEN (10)

21. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 217, AS APPLICABLE. WHENEVER TCEQ AND CITY OF ROUND ROCK SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.



PAVEMENT RECOMMENDATIONS PER REPORT 16106123.002 BY MLA GEOTECHNICAL

Table 1: Recommended Pavement Section Thickness, Inches

Expected Traffic	Average Daily Truck Traffic	Flexible Pavement		Rigid Pavement	
		HMAC	<u>CLB</u>	<u>JRPCC</u>	<u>CLB</u>
Passenger Vehicles	1	1.5	8	6	-
Heavy Duty Trucks*	Up to 10	2.0	10	6	-

Notes: • Abbreviations: HMAC - Hot Mixed Asphalt Concrete, CLB - Crushed Limestone Base, JRPCC - Jointed, Reinforced Portland Cement Concrete

- *Heavy-duty truck parking, loading, unloading and turning areas should use the rigid pavement option.
- The pavement thicknesses above, once complete, will be capable of supporting a total vehicle live load of 80,000 pounds and meets the HS-20 (16 kips per wheel) load carrying capacity required.
- Average Daily Truck Traffic excludes pickup and panel trucks.
- Inadequate drainage of the pavement system will accelerate pavement distress and result in increased maintenance costs. Adequate drainage should be provided for the pavement system. Adequate drainage consists of a curb and gutter or a shoulder and bar ditch system.
- These pavement thickness designs are intended to transfer the load from the anticipated traffic conditions. Deep seated soil swelling or settlement of fill materials may cause long wave surface roughness. The recommendations above are intended to reduce maintenance costs and increase the serviceable lifespan of the pavement system.

Edwards Aquifer Protection Program Construction Notes – Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director, nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code, Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the Executive Director, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, Texas Administrative Code, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the Executive Director's approval, whether or not in contradiction of any "construction notes." is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, Texas Administrative Code § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the Executive Director to any part of Title 30 Texas Administrative Code, Chapters 213 and 217, or any other TCEQ applicable regulation.

- This Organized Sewage Collection System (SCS) must be constructed in accordance with 30 Texas Administrative Code (TAC) §213.5(c), the Texas Commission on Environmental Quality's (TCEQ) Edwards Aquifer Rules and any local government standard specifications.
- All contractors conducting regulated activities associated with this proposed regulated project must be provided with copies of the SCS plan and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors must be required to keep on-site copies of the plan and the approval letter.
- A written notice of construction must be submitted to the presiding TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include: - the name of the approved project: - the activity start date: and - the contact information of the prime contractor.
- Any modification to the activities described in the referenced SCS application following the date of approval may require the submittal of an SCS application to modify this approval. including the payment of appropriate fees and all information necessary for its review and
- 5. 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. These controls must remain in place until the disturbed areas have been permanently stabilized.
- 6. If any sensitive features are discovered during the wastewater line trenching activities, all regulated activities near the sensitive feature must be suspended immediately. The applicant must immediately notify the appropriate regional office of the TCEQ of the feature discovered. A geologist's assessment of the location and extent of the feature discovered must be reported to that regional office in writing and the applicant must submit a plan for ensuring the structural integrity of the sewer line or for modifying the proposed collection system alignment around the feature. The regulated activities near the sensitive feature may not proceed until the executive director has reviewed and approved the methods proposed to protect the sensitive feature and the Edwards Aquifer from any potentially adverse impacts to water quality while maintaining the structural integrity of the line.
- 7. Sewer lines located within or crossing the 5-year floodplain of a drainage way will be protected from inundation and stream velocities which could cause erosion and scouring of backfill. The trench must be capped with concrete to prevent scouring of backfill, or the sewer lines must be encased in concrete. All concrete shall have a minimum thickness of 6 inches.
- Blasting procedures for protection of existing sewer lines and other utilities will be in accordance with the National Fire Protection Association criteria. Sand is not allowed as bedding or backfill in trenches that have been blasted. If any existing sewer lines are damaged, the lines must be repaired and retested.
- 9. All manholes constructed or rehabilitated on this project must have watertight size on size resilient connectors allowing for differential settlement. If manholes are constructed within the 100-year floodplain, the cover must have a gasket and be bolted to the ring. Where gasketed manhole covers are required for more than three manholes in sequence or for more than 1500 feet, alternate means of venting will be provided. Bricks are not an acceptable construction material for any portion of the manhole.

The diameter of the manholes must be a minimum of four feet and the manhole for entry must have a minimum clear opening diameter of 30 inches. These dimensions and other details showing compliance with the commission's rules concerning manholes and sewer line/manhole inverts described in 30 TAC §217.55 are included on Plan Sheet __ of __.

It is suggested that entrance into manholes in excess of four feet deep be accomplished by means of a portable ladder. The inclusion of steps in a manhole is prohibited.

- 10. Where water lines and new sewer line are installed with a separation distance closer than nine feet (i.e., water lines crossing wastewater lines, water lines paralleling wastewater lines, or §217.53(d) (Pipe Design) and 30 TAC §290.44(e) (Water Distribution).
- 11. Where sewers lines deviate from straight alignment and uniform grade all curvature of sewer pipe must be achieved by the following procedure which is recommended by the pipe

manufacturer: If pipe flexure is proposed, the following method of preventing deflection of the joint must be

Specific care must be taken to ensure that the joint is placed in the center of the trench and properly bedded in accordance with 30 TAC §217.54.

12. New sewage collection system lines must be constructed with stub outs for the connection of anticipated extensions. The location of such stub outs must be marked on the ground such that their location can be easily determined at the time of connection of the extensions. Such stub outs must be manufactured wyes or tees that are compatible in size and material with both the sewer line and the extension. At the time of original construction, new stub-outs must be constructed sufficiently to extend beyond the end of the street pavement. All stub-outs must be sealed with a manufactured cap to prevent leakage. Extensions that were not anticipated at the time of original construction or that are to be connected to an existing sewer line not furnished with stub outs must be connected using a manufactured saddle and in accordance with accepted plumbing techniques.

If no stub-out is present an alternate method of joining laterals is shown in the detail on Plan Sheet ____ of ____. (For potential future laterals).

The private service lateral stub-outs must be installed as shown on the plan and profile sheets on Plan Sheet _____ of ____ and marked after backfilling as shown in the detail on Plan Sheet ____ of ___.

- Trenching, bedding and backfill must conform with 30 TAC §217.54. The bedding and backfill 13. for flexible pipe must comply with the standards of ASTM D-2321, Classes IA, IB, II or III. Rigid pipe bedding must comply with the requirements of ASTM C 12 (ANSI A 106.2) classes
- 14. Sewer lines must be tested from manhole to manhole. When a new sewer line is connected to an existing stub or clean-out, it must be tested from existing manhole to new manhole. If a stub or clean-out is used at the end of the proposed sewer line, no private service attachments may be connected between the last manhole and the cleanout unless it can be certified as conforming with the provisions of 30 TAC §213.5(c)(3)(E).

15. All sewer lines must be tested in accordance with 30 TAC §217.57. The engineer must retain copies of all test results which must be made available to the executive director upon request. The engineer must certify in writing that all wastewater lines have passed all required testing to the appropriate regional office within 30 days of test completion and prior to use of the new collection system. Testing method will be: (a) For a collection system pipe that will transport wastewater by gravity flow, the design or a low-pressure air test. A test mus

must	specify	an infilt	ration and extiltration test or
confo	orm to th	ne follow	ng requirements:
(1)	Low I	Pressure	Air Test.
	(A)	A low	pressure air test must follow t
		Ameri	can Society For Testing And
		924, c	or ASTM F-1417 or other pro
		directo	or, except as to testing times a
		subpa	ragraph (C) of this paragrap
		(B)(ii)	of this paragraph.
	(B)	For se	ctions of collection system pi
	()	diame	ter, the following procedure
		tested	as required by paragraph (2)
		(i)	A pipe must be pressurized
		(.)	greater than the pressure
			pine
		(ii)	Once the pressure is stabili
		(")	the pressure to drop from
			computed from the following
			computed norm the following
	Equa	tion C 3	$0.095 \times D \times K$
	Lqua	uon 0.5	$T = \frac{0.083 \times D \times K}{1000000000000000000000000000000000000$
			- 0
			L

Where:

K = 0.000419 X D X L, but not less than 1.0 D = average inside pipe diameter in inches

the installation must meet the requirements of 30 TAC

the procedures described in Materials (ASTM) C-828, ASTM Crocedure approved by the executive as required in Table C.3 in aph or Equation C.3 in subparagraph

pipe less than 36 inch average inside must apply, unless a pipe is to be) of this subsection. to 3.5 pounds per square inch (psi)

exerted by groundwater above the lized, the minimum time allowable for

1 3.5 psi gauge to 2.5 psi gauge is equation:

T = time for pressure to drop 1.0 pound per square inch gauge in

L = length of line of same size being tested, in feet Q = rate of loss, 0.0015 cubic feet per minute per square foot internal

surface (C) Since a K value of less than 1.0 may not be used, the minimum testing time for each pipe diameter is shown in the following Table C.3:

Pipe Diameter (inches)	Minimum Time	Maximum Length for	Time for
	(seconds)	Minimum Time (feet)	Longer Length
			(seconds/foot)
6	340	398	0.855
8	454	298	1.520
10	567	239	2.374
12	680	199	3.419
15	850	159	5.342
18	1020	133	7.693
21	1190	114	10.471
24	1360	100	13.676
27	1530	88	17.309
30	1700	80	21.369
33	1870	72	25.856

(D) An owner may stop a test if no pressure loss has occurred during the first 25% of the calculated testing time. (E) If any pressure loss or leakage has occurred during the first 25% of a

- testing period, then the test must continue for the entire test duration as outlined above or until failure. Wastewater collection system pipes with a 27 inch or larger average (F)
- inside diameter may be air tested at each joint instead of following the procedure outlined in this section (G) A testing procedure for pipe with an inside diameter greater than 33
- inches must be approved by the executive director. (2) Infiltration/Exfiltration Test. The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch of diameter per mile of pipe per 24 hours at
 - a minimum test head of 2.0 feet above the crown of a pipe at an upstream manhole. (B) An owner shall use an infiltration test in lieu of an exfiltration test when
 - pipes are installed below the groundwater level. (C) The total exfiltration, as determined by a hydrostatic head test, must not exceed 50 gallons per inch diameter per mile of pipe per 24 hours at a minimum test head of two feet above the crown of a pipe at an upstream manhole, or at least two feet above existing groundwater level, whichever is greater.
 - (D) For construction within a 25-year flood plain, the infiltration or exfiltration must not exceed 10 gallons per inch diameter per mile of pipe per 24 hours at the same minimum test head as in subparagraph (C) of this paragraph
 - (E) If the quantity of infiltration or exfiltration exceeds the maximum quantity specified an owner shall undertake remedial action in order to reduce the infiltration or exfiltration to an amount within the limits specified. An owner shall retest a pipe following a remediation action.
- (b) If a gravity collection pipe is composed of flexible pipe, deflection testing is also required. The following procedures must be followed: (1) For a collection pipe with inside diameter less than 27 inches, deflection

measurement requires a rigid mandrel. (A) Mandrel Sizing.

- A rigid mandrel must have an outside diameter (OD) not less (i) than 95% of the base inside diameter (ID) or average ID of a pipe, as specified in the appropriate standard by the ASTMs, American Water Works Association, UNI-BELL, or American National Standards Institute, or any related appendix.
- (ii) If a mandrel sizing diameter is not specified in the appropriate standard, the mandrel must have an OD equal to 95% of the ID of a pipe. In this case, the ID of the pipe, for the purpose of determining the OD of the mandrel, must equal be the average outside diameter minus two minimum wall thicknesses for OD controlled pipe and the average inside diameter for ID controlled pipe.
- (iii) All dimensions must meet the appropriate standard. (B) Mandrel Design.
 - A rigid mandrel must be constructed of a metal or a rigid plastic material that can withstand 200 psi without being deformed. A mandrel must have nine or more odd number of runners or
- A barrel section length must equal at least 75% of the inside (iii) diameter of a pipe.
- Each size mandrel must use a separate proving ring (C) Method Options.
 - An adjustable or flexible mandrel is prohibited. A test may not use television inspection as a substitute for a deflection test If requested, the executive director may approve the use of a
- (iii) deflectometer or a mandrel with removable legs or runners on a case-by-case basis
- (2) For a gravity collection system pipe with an inside diameter 27 inches and greater, other test methods may be used to determine vertical deflection. A deflection test method must be accurate to within plus or minus 0.2%
- deflection (4) An owner shall not conduct a deflection test until at least 30 days after the final
- backfill Gravity collection system pipe deflection must not exceed five percent (5%).
- (6) If a pipe section fails a deflection test, an owner shall correct the problem and conduct a second test after the final backfill has been in place at least 30 days.
- All manholes must be tested to meet or exceed the requirements of 30 TAC §217.58. All manholes must pass a leakage test.
- An owner shall test each manhole (after assembly and backfilling) for leakage, (b) separate and independent of the collection system pipes, by hydrostatic exfiltration testing, vacuum testing, or other method approved by the executive director. Hydrostatic Testing.
 - (A) The maximum leakage for hydrostatic testing or any alternative test methods is 0.025 gallons per foot diameter per foot of manhole depth
 - To perform a hydrostatic exfiltration test, an owner shall seal all (B) wastewater pipes coming into a manhole with an internal pipe plug, fill the manhole with water, and maintain the test for at least one hour. (C) A test for concrete manholes may use a 24-hour wetting period before
 - testing to allow saturation of the concrete. (2) Vacuum Testing. (A) To perform a vacuum test, an owner shall plug all lift holes and exterior
 - joints with a non-shrink grout and plug all pipes entering a manhole. (B) No grout must be placed in horizontal joints before testing. Stub-outs, manhole boots, and pipe plugs must be secured to prevent
 - movement while a vacuum is drawn. An owner shall use a minimum 60 inch/lb torque wrench to tighten the external clamps that secure a test cover to the top of a manhole.
 - (E) A test head must be placed at the inside of the top of a cone section, and the seal inflated in accordance with the manufacturer's recommendations.
 - (F) There must be a vacuum of 10 inches of mercury inside a manhole to perform a valid test.
 - (G) A test does not begin until after the vacuum pump is off. (H) A manhole passes the test if after 2.0 minutes and with all valves
 - closed, the vacuum is at least 9.0 inches of mercury.

All private service laterals must be inspected and certified in accordance with 30 TAC §213.5(c)(3)(I). After installation of and, prior to covering and connecting a private service lateral to an existing organized sewage collection system, a Texas Licensed Professional Engineer, Texas Registered Sanitarian, or appropriate city inspector must visually inspect the private service lateral and the connection to the sewage collection system, and certify that it is constructed in conformity with the applicable provisions of this section. The owner of the collection system must maintain such certifications for five years and forward copies to the appropriate regional office upon request. Connections may only be made to an approved sewage collection system.

Austin Regional Office	San Antonio Regional Office
12100 Park 35 Circle, Building A	14250 Judson Road
Austin, Texas 78753-1808	San Antonio, Texas 78233-4480
Phone (512) 339-2929	Phone (210) 490-3096
Fax (512) 339-3795	Fax (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

Edwards Aquifer Protection Program Construction Notes - Legal Disclaimer

The following/listed "construction notes" are intended to be advisory in nature only and do not constitute an approval or conditional approval by the Executive Director (ED), nor do they constitute a comprehensive listing of rules or conditions to be followed during construction. Further actions may be required to achieve compliance with TCEQ regulations found in Title 30, Texas Administrative Code (TAC), Chapters 213 and 217, as well as local ordinances and regulations providing for the protection of water quality. Additionally, nothing contained in the following/listed "construction notes" restricts the powers of the ED, the commission or any other governmental entity to prevent, correct, or curtail activities that result or may result in pollution of the Edwards Aquifer or hydrologically connected surface waters. The holder of any Edwards Aquifer Protection Plan containing "construction notes" is still responsible for compliance with Title 30, TAC, Chapters 213 or any other applicable TCEQ regulation, as well as all conditions of an Edwards Aquifer Protection Plan through all phases of plan implementation. Failure to comply with any condition of the ED's approval, whether or not in contradiction of any "construction notes," is a violation of TCEQ regulations and any violation is subject to administrative rules, orders, and penalties as provided under Title 30, TAC § 213.10 (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. The following/listed "construction notes" in no way represent an approved exception by the ED to any part of Title 30 TAC, Chapters 213 and 217, or any other TCEQ applicable regulation

- the activity start date; and
- impacts to water quality.
- feet of a water supply source, distribution system, well, or sensitive feature.
- permanently stabilized.
- when it occupies 50% of the basin's design capacity.
- prevented from being discharged offsite.
- other site.
- the dates when major grading activities occur; of the site; and

of the following:

- diversionary structures;
- B to prevent pollution of the Edwards Aguifer;
- C. pollution abatement plan.

Austin Regional Office 12100 Park 35 Circle, Building A Austin, Texas 78753-1808 Phone (512) 339-2929 Fax (512) 339-3795

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any regulated activities. This notice must include: - the name of the approved project; - the contact information of the prime contractor 2. All contractors conducting regulated activities associated with this project must be provided with complete copies of the approved Water Pollution Abatement Plan (WPAP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractors are required to keep on-site copies of the approved plan and approval letter.

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

Texas Commission on Environmental Quality Water Pollution Abatement Plan **General Construction Notes**

3. If any sensitive feature(s) (caves, solution cavity, sink hole, etc.) is discovered during construction, all regulated activities near the sensitive feature must be suspended immediately. The appropriate TCEQ regional office must be immediately notified of any sensitive features encountered during construction. Construction activities may not be resumed until the TCEQ has reviewed and approved the appropriate protective measures in order to protect any sensitive feature and the Edwards Aquifer from potentially adverse

4. No temporary or permanent hazardous substance storage tank shall be installed within 150

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

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

7. Sediment must be removed from the sediment traps or sedimentation basins not later than

8. Litter, construction debris, and construction chemicals exposed to stormwater shall be

All spoils (excavated material) generated from the project site must be stored on-site with proper E&S controls. For storage or disposal of spoils at another site on the Edwards Aquifer Recharge Zone, the owner of the site must receive approval of a water pollution abatement plan for the placement of fill material or mass grading prior to the placement of spoils at the

11. The following records shall be maintained and made available to the TCEQ upon request:

- the dates when construction activities temporarily or permanently cease on a portion

- the dates when stabilization measures are initiated.

12. The holder of any approved Edward Aquifer protection plan must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any

A. any physical or operational modification of any water pollution abatement structure(s), including but not limited to ponds, dams, berms, sewage treatment plants, and

any change in the nature or character of the regulated activity from that which was originally approved or a change which would significantly impact the ability of the plan

any development of land previously identified as undeveloped in the original water

San Antonio Regional Office 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.

THE CONTRACTOR IS TO CONTACT ENGINEER

IF ANY EXISTING UTILITY INFORMATION

DIFFERS FROM DATA SHOWN IN THE PLANS.

CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

ENGINEERING | CONSULTING

TBPELS FIRM #21356

4501 WHISPERING VALLEY DRIVE ÜNIT 27 AUSTIN, TX 7872

GENERAL NOTES (2 OF 2)





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BASELINE LAND SURVEYORS, INC. PROFESSIONAL LAND SURVEYING SERVICES B000 ANDERSON SQUARE ROAD, SUITE 101 AUSTIN TEXAS 78757 OFFICE: 512.374.9722 REGISTERED FIRM #10015100 ron@baselinelandsurveyors.net		
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		FINAL PLAT (1 OF 2)
		PROJECT CASE: SDP24-00005 MAYFIELD OFFICE COMMONS
#	REVISION DESCRIPTION	SIGNATURE DATE SHEET

2018003048 Page 3 of 3 STATE OF TEXAS STATE OF TEXAS COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS: MDSR GP, INC., ACTING HEREIN BY AND THROUGH BLAKE MAGEE, BEING THE OWNER OF THE REMAINDER OF A 23.784 ACRE TRACT OF LAND TRACT SITUATED IN THE EPHRAIM EVANS SURVEY, ABSTRACT NUMBER 212, CONVEYED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 4.45 ACRES TO BE KNOWN AS " THE ENCLAVE AT MAYFIELD RANCH LOTS 19, 20 & 21" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THERE ARE NO LIENHOLDERS FOR THIS TRACT NANCY RISTER, CLERK, COUNTY COURT WILLIAMSON COUNTY, TEXAS MDSR GP, INC. **GENERAL NOTES:** NAME: BLAKE MAGEE, PRESIDENT MDSR GP. INC. (A TEXAS CORPORATION) 1011 N. LAMAR BLVD. AUSTIN, TEXAS 78703 AMENDED. STATE OF TEXAS COUNTY OF WILLIAMSON BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BLAKE MAGEE, PRESIDENT OF MDSR GP, INC., A TEXAS CORPORATION, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED. WITNESS MY HAND, THIS THE HT DAY OF JANUARY 2018. A.D. AREAS. KAREN R. AYERS Notary Public, State of Texas Comm. Expires 05-15-2018 COMMISSION ON DECEMBER 5, 2015. Notary ID 129821095 METES AND BOUNDS DESCRIPTION MY COMMISSION EXPIRES: 5-15-18 METES AND BOUNDS AS FOLLOWS: THAT I, STEPHEN R. JAMISON, P.E., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 36. SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCH 2010 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS. RE OF TELL 9-6 0104 (2018 of 3019.12 feet; 次 STEPHEN R. JAMISON, P.E. 86951 JAMISON CIVIL ENGINEERING LLC **STEPHEN RAY JAMISON** TBPE FIRM NUMBER F-17756 13812 RESEARCH BLVD., #B-2 86951 AUSTIN, TEXAS 78750 (PHONE) 737-484-0880, EXT, 882 THAT I, RONNIE WALLACE, 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 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION AS AMENDED. Ronf. Weller January 2018 GISTER distance of 283.03 feet: DATE RONNIE WALLACE W REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5222 **RONNIE WALLACE** BASELINE LAND SURVEYORS, INC. REGISTERED FIRM #10015100 5222 8000 ANDERSON SQUARE ROAD, SUITE 101 POFESSION AUSTIN, TEXAS 78754 OSURVE (PHONE) 512-374-9722 APPROVED THIS 20th DAY OF JUN ____, 2016, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Dr # 20180030

COUNTY OF WILLIAMSON

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THAT I, MANCH RISTER, CLERK OF THE COUNT COURT OF SAID COUNT, BUT HELED COUNT THE THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF ______, 2018, AT SHIO'CLOCK A.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NUMBER

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





1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 46, ZONING, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, INCLUDING THE PROVISIONS OF P.U.D. NO. 23, AS

2. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 36, SUBDIVISIONS, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2010 EDITION, AS AMENDED, AND WITH THE DESIGN AND CONSTRUCTION STANDARDS, AS MODIFIED BY P.U.D. NO. 23, AS AMENDED.

3. A TEN FOOT (10') WIDE P.U.E. AND SIDEWALK EASEMENT ABUTTING AND ALONG THE SIDE STREET PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.

4. NO PORTION OF THIS TRACT IS ENCROACHED BY THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.

NO PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C 0490E, DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS AND COMMUNITY/ PANEL NUMBER 48453C 0260H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY AND INCORPORATED

6. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING.

BEING 4.45 ACRES OF LAND OUT OF THE EPHRAIM EVANS SURVEY, ABSTRACT NO. 212, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A 23.784 ACRE TRACT OF LAND CONVEYED TO MDSR GP, INC. BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 2015068649 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY

COMMENCING at a 1/2" rebar found with plastic cap, which reads "BASELINE, INC." for an angle point in the north line of Lot 22, Block A, CVS Mayfield Ranch; a subdivision of record in Document Number 2016037186 of the Official Public Records of Williamson County, Texas, being in the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave; a subdivision of record in Document Number 2012026769 of the Official Public Records of Williamson County; from which a concrete monument found with disk, being City of Round Rock GPS Point "01-008" bears North 36'38'37" East a distance

THENCE along the north line of said Lot 22, Block A, CVS Mayfield Ranch and the south line of said Lot 14, Block A, Lot 14 Mayfield Ranch Enclave, along a non-tangential curve to the right, having a radius of 421.14 feet (record - 421.14 feet), a length of 128.07 feet, a delta angle of 17'25'24", and a chord, which bears South 41°36'17" West a distance of 127.57 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the northeast corner of the western portion of said remainder of a 23.784 acre tract, being the northwest corner of Lot 22, Block A, CVS Mayfield Ranch and the POINT OF BEGINNING.

THENCE South 19'39'51" East, along the east line of the western portion of the remainder of 23.784 acre tract and the west line of Lot 22, Block A, CVS Mayfield Ranch, a distance of 393.76 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." for the southeast corner of the western portion of the remainder of a 23.784 acre tract, being the southwest corner of Lot 22, Block A, CVS Mayfield Ranch and being in the north right-of-way line of R.M. 1431 (200'R.O.W.);

THENCE South 70°21'00" West (record — South 70°21'00" West — Basis of Bearings), along the south line of the western portion of the remainder of a 23.784 acre tract and the north right—of—way line of said R.M. 1431, a distance of 504.07 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC."; from which a 1/2" rebar found with plastic cap, which reads "BASELINE, INC." for the point of intersection of the north right-of-way line of R.M. 1431 and the east right-of-way line of Mayfield Ranch Boulevard (64' R.O.W.) bears South 70°21'00" West (record – South 70°21'00" West a

THENCE North 19'39'00" West, crossing through the western portion of the remainder of a 23.784 acre tract a distance of 411.49 feet to a 1/2" rebar set with plastic cap, stamped "BASELINE, INC." in the north line of the western portion of the remainder of a 23.784 acre tract and being in the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave; from which a 1/2" rebar found with plastic cap, stamped "BASELINE, INC." for a point of curvature in the north line of the western portion of the remainder of a 23.784 acre tract and being in the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave bears South 77"45"24" West (record - South 77"45"29" West) a distance of 169.64 feet and also from which a concrete monument found with disk, being City of Round Rock GPS Point "01-032" bears South 65'47'33" West a distance of 4962.42 feet;

THENCE along the north line of the western portion of the remainder of a 23.784 acre tract and the south line of Lot 14, Block A, Lot 14 Mayfield Ranch Enclave the following two (2) courses:

1. North 77 45'24" East (record - North 77 45'29" East) a distance of 307.98 feet to a 1/2" rebar found with plastic cap, stamped "BASELINE, INC." for a point of curvature;

2. Along a tangential curve to the left, having a radius of 421.14 feet (record – 421.14 feet), a length of 201.69 feet, a delta angle of 27°26′25″, and a chord, which bears North 64°02′12″ East a distance of 199.77 feet to the POINT OF BEGINNING.

This parcel contains 4.45 acres of land, more or less, out of the Ephraim Evans Survey, Abstract No. 212, in Williamson County, Texas. Bearing Basis: The north right—of—way line of R.M. 1431, per 1984 TxDOT R.O.W. map being: North 70°21'00" East.

•

EASEMENT DEDICATION NOTES:

THE PERPETUAL EASEMENTS, RIGHT-OF-WAY, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE USE FOR THE PURPOSES OF LOCATION, PLACEMENT, RELOCATION, CONSTRUCTION, OPERATION, ENLARGEMENT MAINTENANCE, ALTERATION, REPAIR, REBUILDING, REMOVAL, AND PATROL OF UTILITIES AND ASSOCIATE FACILITIES INCLUDING BUT NOT LIMITED TO: PIPES, VALVES, VAULTS, MANHOLES, CHANNELS, INLET STRUCTURES, ACCESS FACILITIES, CONDUITS, APPURTENANCES, AND ANY NECESSARY ACCESSORIES THERETO (COLLECTIVELY THE "FACILITIES").

THIS CONVEYANCE IS MADE ACCEPTED SUBJECT TO ANY AND ALL CONDITIONS AND RESTRICTIONS. ANY, RELATING TO THE HEREINABOVE DESCRIBED PROPERTY TO THE EXTENT, AND ONLY TO THE EXTENT THAT THE SAME MAY STILL BE IN FORCED AND EFFECT AND SHOWN OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS OR TRAVIS COUNTY, TEXAS.

EXCEPT AS OTHERWISE NOTED, THE EASEMENT, RIGHTS, AND PRIVILEGES HEREIN GRANTED SHALL BE PERPETUAL, PROVIDED HOWEVER THAT SAID EASEMENT, RIGHTS, AND PRIVILEGES, SHALL, CEASE AN REVERT TO GRANTORS IN THE EVENT THE UTILITIES ARE ABANDONED OR SHALL CEASE TO BE IN OPERATION, FOR A PERIOD OF FIVE (5) CONSECUTIVE YEARS.

THE PERPETUAL EASEMENT, RIGHT-OF-WAY, RIGHTS AND PRIVILEGES GRANTED HEREIN ARE EXCLUSIVE AND GRANTOR COVENANTS NOT TO CONVEY ANY OTHER EASEMENT OR CONFLICTING RIGHTS WITHIN TH PREMISES COVERED BY THIS GRANT, WITHOUT THE EXPRESS WRITTEN CONSENT OF GRANTEE, WHICH CONSENT SHALL NOT BE UNREASONABLY WITHHELD. GRANTEE SHALL HAVE THE RIGHT TO REVIEW AN PROPOSED EASEMENT OR CONFLICTING USE TO DETERMINE THE EFFECT, IF ANY, ON THE FACILITIE CONTEMPLATED HEREIN. PRIOR TO GRANTING ITS CONSENT FOR OTHER EASEMENTS GRANTEE MAY REQUIRE REASONABLE SAFEGUARDS TO PROTECT THE INTEGRITY OF THE FACILITIES THEREON.

GRANTOR FURTHER GRANTS TO GRANTEE:

- (a) THE RIGHT TO INSTALL ADDITIONAL FACILITIES ON THE EASEMENT TRACT;
- (b) THE RIGHT TO GRADE THE EASEMENT FOR THE FULL WIDTH THEREOF AND TO EXTEND THE CUT AND FILLS FOR SUCH GRADING INTO AND ONTO THE LAND ALONG AND OUTSIDE THE EASEMEN TO SUCH EXTENT AS GRANTEE MAY FIND REASONABLY NECESSARY;
- (c) THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT OVER AND ACROSS GRANTOR' PROPERTY BY MEANS OF ROADS AND LANES THEREON, IF SUCH EXIST; OTHERWISE BY SUCH ROUTE OR ROUTES AS SHALL OCCASION THE LEAST PRACTICABLE DAMAGE AND INCONVENIENCE T GRANTOR; PROVIDE THAT SUCH RIGHT OF INGRESS AND EGRESS SHALL NOT EXTEND TO AN PORTION_OF GRANTOR'S PROPERTY WHICH IS ISOLATED FORM THE EASEMENT BY ANY PUBLIC HIGHWAY OR ROAD NOW CROSSING OR HEREAFTER CROSSING THE PROPERTY; THE FORGOIN RIGHT OF INGRESS AND EGRESS INCLUDED THE RIGHT OF THE GRANTEE AND ASSIGNED EMPLOYEES OF GRANTEE TO DISSEMBLE, REMOVE TAKE DOWN, AND CLEAR AWAY ANY FENCE BARRICADE, OR OTHER STRUCTURE WHICH OBSTRUCTS, PREVENTS, OR HINDERS GRANTEE' INGRESS TO AND EGRESS FROM THE GRANTOR'S PROPERTY AND SHOULD GRANTEE DEEM NECESSARY TO SO DISASSEMBLE, REMOVE, TAKE DOWN, OR CLEAR AWAY ANY SUCH FENCE BARRICADE OR OTHER STRUCTURE, GRANTEE SHALL, AS SOON AS IS REASONABLY FEASIBLE REPLACE OR RESTORE GRANTOR'S PROPERTY TO AS SIMILAR A CONDITION AS REASONABL' PRACTICABLE AS EXISTED IMMEDIATELY PRIOR TO GRANTEE'S ACTIONS PURSUANT TO THE PROVISION, UNLESS SAID FENCE, BARRICADE, OR OTHER STRUCTURE IS INCONSISTENT WITH TH RIGHTS CONVEYED TO GRANTEE HEREIN;
- THE RIGHT OF GRADING FOR, CONSTRUCTION, MAINTAINING AND USING SUCH ROADS ON AN ACROSS THE PROPERTY AS GRANTEE MAY DEEM NECESSARY IN THE EXERCISE OF THE RIGHT OF INGRESS AND EGRESS OR TO PROVIDE ACCESS TO PROPERTY ADJACENT TO THE EASEMENT:
- THE RIGHT FROM TIME TO TIME TO TRIM AND TO CUT DOWN AND CLEAR AWAY ANY AND TREES AND BRUSH NOW OR HEREAFTER ON THE EASEMENT AND TO TRIM AND TO CUT DOWN ANI CLEAR AWAY ANY TREES ON EITHER SIDE OF THE EASEMENT WHICH NOW OR HEREAFTER IN TH OPINION OF GRANTEE MAY BE A HAZARD TO ANY PIPELINE; VALVES, APPLIANCES, FITTINGS, OF OTHER IMPROVEMENTS BY REASON OF THE DANGER OF FALLING THEREON OR ROOT INFILTRATION THEREIN, OR WHICH MAY OTHERWISE INTERFERE WITH THE EXERCISE OF GRANTEE'S RIGHT HEREUNDER: PROVIDED HOWEVER, THAT ALL TREES WHICH GRANTEE IS HEREBY AUTHORIZED TO CUT AND REMOVE. IF VALUABLE FOR TIMBER OF FIREWOOD, SHALL CONTINUE TO BE THE PROPERTY OF THE GRANTOR, BUT ALL TOPS, LOPS, BRUSH AND REFUSE WOOD SHALL BE BURNED OR REMOVED BY GRANTEE:
- (f) THE RIGHT TO MARK THE LOCATION OF THE EASEMENT BY SUITABLE MARKERS SET IN THE GROUND; PROVIDED THAT SUCH MARKERS SHALL BE PLACED IN FENCES OR OTHER LOCATIONS WHICH WILL NOT INTERFERE WITH ANY REASONABLE USE GRANTOR SHALL MAKE OF THE FASEMENT

GRANTOR HEREBY COVENANTS AND AGREES:

(a) GRANTEE SHALL NOT FENCE THE EASEMENT:

- (b) GRANTEE SHALL PROMPTLY BACKFILL ANY TRENCH MADE BY IT ON THE EASEMENT AND REPAIR ANY DAMAGE IT SHALL DO TO GRANTORS PRIVATE ROADS OR LANES ON THE LANDS:
- TO THE EXTENT ALLOWED BY LAW, GRANTEE SHALL INDEMNIFY GRANTOR AGAINST ANY LOSS AN DAMAGE WHICH SHALL BE CAUSED BY THE EXERCISE OF THE RIGHTS OF INGRESS AND EGRES OR BY ANY WRONGFUL OR NEGLIGENT ACT OR OMISSION OF GRANTEE'S AGENTS OR EMPLOYEES IN THE COURSE OF THEIR EMPLOYMENT.

IT IS UNDERSTOOD AND AGREED THAT ANY AND ALL EQUIPMENT PLACED UPON SAID PROPERT SHALL REMAIN THE PROPERTY OF GRANTEE. GRANTOR HEREBY DEDICATES THE EASEMENT FOR THE PURPOSES STATED HEREIN.

TO HAVE AND TO HOLD THE RIGHTS AND INTERESTS DESCRIBED UNTO GRANTEE AND I SUCCESSORS AND ASSIGNS, FOREVER, TOGETHER, WITH ALL AND SINGULAR ALL USUAL ANI CUSTOMARY RIGHTS THERETO IN ANYWISE BELONGING, AND TOGETHER WITH THE RIGHT ANI PRIVILEGE AT ANY AND ALL TIMES TO ENTER SAID PREMISES, OR ANY PART THEREOF, FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING SAID UTILITIES AND FOR MAKING CONNECTION THEREWITH, AND GRANTOR DOES HEREBY BIND ITSELF, IT'S SUCCESSORS AND ASSIGNS AND LEGA REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND, ALL AND SINGULAR. THE SAID EASEMENT AND RIGHTS AND INTERESTS UNTO THE CITY OF ROUND ROCK, TEXAS, ITS SUCCESSORS ANI ASSIGNS, AGAINST EVERY PERSON WHOMSOEVER LAWFULLY CLAIMING OR TO CLAIM THE SAME OF ANY PART THEREOF.

		NICHOLAS R. SANDLIN 1 24404 NICHOLAS R. SANDLIN 1 24404 Nick Store Nick S
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BASELINE LAND SURVEYORS, INC. PROFESSIONAL LAND SURVEYING SERVICES BOOO ANDERSON SQUARE ROAD, SUITE 10 AUSTIN TEXAS 78757 OFFICE: 512.374.9722 REGISTERED FIRM #10015100 ron@baselinelandsurveyors.net		
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4. LOTS/Drig/FIVAL PLAT Commercial Lots		WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG. THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC
File: S: IProj/Way/field/COMMERCI Scale (Hor.): 1"=100' Date: 01/04/18 Drawn By: JSL Checked By: R.L.W Revision 1: Revision 2: Revision 3:		TBPELS FIRM #21356 4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727
02 of 02		FINAL PLAT (2 OF 2)
		PROJECT CASE: SDP24-00005 MAYFIELD OFFICE COMMONS
	REVISION DESCRIPTION	SIGNATURE DATE SHEET
		OF 26



Tree Tag #	Tree Size (DBH)	Species	Protected Tree Diameter Inches	Removed 8"-19.99"	Removed 20" (+)	Removed Monarch	50% Mitigation	Existing Tree Credit	Notes	
28	20.0	Live Oak	20.0							
29	22.5	Live Oak	22.5							
30	19.0	Live Oak	19.0							
31	15.5	Elm	15.5	1 <u>5.</u> 5						
32	17.8	Twin Elm	17.8	17.75						
33	<u>16.0</u>	Elm	16.0	16						
34	12.5	Unknown	12.5	12.5						
35	16.0	Elm	16.0							
			139.25	61.75	0	0	0	0.0		
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	EROSION CONTROL LEGEND
0 10' 20' 40' SCALE: 1" = 20' IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE	PROPERTY/ PROJECT BOUNDARY LINE EXISTING R.O.W./PROPERTY LINE EXISTING EASEMENT LINE CURB & GUTTER LIMITS OF CONSTRUCTION SF SF SF SF SILT FENCE T T T T
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	/////////SPOILS AREA
	STABILIZED CONSTRUCTION ENTRANCE
	CONCRETE WASHOUT
	COCCONCENTRATION TEMPORARY ROCK BERM
	AREA INLET PROTECTION
	CURB INLET PROTECTION
	EXISTING CONTOURS
	(0 ¹⁰⁰) EXISTING TREE (TO REMAIN) (0 ¹⁰⁰) EXISTING TREE (TO BE REMOVED)
	NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.
	EROSION CONTROL NOTES:
	1. LIMITS OF CONSTRUCTION 1.27 AC (TOTAL DISTURBED ACREAGE)
	2. THERE ARE HERITAGE OR PROTECTED TREES ONSITE.
	 ALL STAGING & STORAGE SHALL OCCUR WITHIN THE BOUNDARIES OF THE PROPERTY AND LIMITS OF CONSTRUCTION.
	4. INSTALL EROSION CONTROLS PER PLAN. WITH THE APPROVAL OF THE ENVIRONMENTAL INSPECTOR, ADJUST AS NEEDED DURING CONSTRUCTION.
	5. CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM ALL EXISTING OR NEWLY PAVED SURFACES AT THE END OF CONSTRUCTION.
	6. TEMPORARY STAGING & STORAGE AREA/TEMPORARY SPOILS AREA IS TO BE USED DURING NORMAL WORK HOURS (7 A.M. TO 7 P.M.). ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REMOVE ALL SILT AND DEBRIS FROM AREA AND RESTORE TO ORIGINAL CONDITION OR BETTER.

- 7. ALL INLETS SHALL HAVE INLET PROTECTION IN PLACE UNTIL THE COMPLETION OF GRADING AND REVEGETATION.
- 8. IN AREAS WHERE SILT FENCE IS TO BE INSTALLED CROSSING CONTOURS, J-HOOKS SHALL BE ADDED TO THE SILT FENCE EVERY 100 FEET.
- 9. STABILIZATION OF ALL SLOPES 3:1 OR GREATER, SUITABLE MATTING (TYPE I) WILL BE UTILIZED IN CONJUNCTION WITH REVEGETATIVE EFFORTS ONSITE. CHANNEL STABILIZATION WILL USE TYPE II.

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER XEXAS OF IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG. 0000

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TBPELS FIRM #21356 4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

EROSION CONTROL AND CRZ PROTECTION PLAN

PROJECT CASE: SDP24-00005 COMMONS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
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				OF
				26





IF DRAWING BAR DOES NOT MEASURE 2"

THIS PRINT IS NOT TO SCALE

CITY OF ROUND ROCK NOTES:

1. LIGHTING EXTERIOR LIGHTING SHALL BE USED TO PROVIDE ILLUMINATION FOR SECURITY AND SAFETY OF ENTRY DRIVES, PARKING AREAS, SERVICE AND LOADING AREAS AND PATHWAYS AND COURTYARDS. ALL EXTERIOR LIGHT FIXTURES SHOULD BE DESIGNED AND COORDINATED AS COMPATIBLE FIXTURES WHICH RELATE TO THE ARCHITECTURAL CHARACTER OF THE BUILDINGS ON A SITE.

B. EXTERNAL LIGHTING SHALL BE ARRANGED AND CONTROLLED, THROUGH THE USE OF SHIELDING AND OTHER MEASURES, SO AS TO DEFLECT LIGHT AWAY FROM ANY RESIDENTIAL AREAS. C. BUILDING ILLUMINATION

I. THE DESIGN AND MATERIALS OF LIGHTING FIXTURES SHALL BE CONSISTENT WITH THE CHARACTER OF THE AREA. FULLY RECESSED DOWN-LIGHTS, GOOSENECK LIGHTS OR OTHER FIXTURES APPROPRIATE TO THE STYLE OF A BUILDING SHALL BE USED. II. ILLUMINATION OF A FACADE TO HIGHLIGHT ARCHITECTURAL DETAILS IS PERMITTED. FIXTURES SHALL BE SMALL, SHIELDED AND DIRECTED TOWARD THE BUILDING RATHER THAN TOWARD THE STREET, SO AS TO MINIMIZE GLARE FOR PEDESTRIANS AND DRIVERS. FLASHING, SCROLLING OR NEON LIGHTING SHALL BE PROHIBITED.

D. SITE LIGHTING DESIGN REQUIREMENTS I. FIXTURE (LUMINAIRE)

THE LIGHT SOURCE SHALL BE COMPLETELY CONCEALED (RECESSED) WITHIN AN OPAQUE HOUSING AND SHALL NOT BE VISIBLE FROM ANY STREET OR RESIDENTIAL DEVELOPMENT II. LIGHT SOURCE (LAMP)

INCANDESCENT, LED (LIGHT EMITTING DIODE), FLUORESCENT, METAL HALIDE OR COLOR-CORRECTED HIGH-PRESSURE SODIUM MAY BE USED. OTHER LAMP TYPES MAY BE USED, SUBJECT TO THE APPROVAL OF THE CITY. THE SAME TYPE OF LAMP SHALL BE USED FOR THE SAME OR SIMILAR TYPES OF LIGHTING ON ANY ONE SITE

THROUGHOUT A DEVELOPMENT. III. MOUNTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

IV. HEIGHT OF FIXTURE

THE HEIGHT OF A FIXTURE SHALL NOT EXCEED TWENTY (20) FEET. V. LIGHTING WITHIN ANY LOT THAT UNNECESSARILY ILLUMINATES AND SUBSTANTIALLY INTERFERES WITH THE USE OR ENJOYMENT OF ANY OTHER LOT IS NOT PERMITTED. LIGHTING UNNECESSARILY ILLUMINATES ANOTHER LOT IF IT CLEARLY EXCEEDS THE REQUIREMENTS OF THIS SECTION, OR IF THE STANDARD COULD REASONABLY BE ACHIEVED IN A MANNER THAT WOULD NOT SUBSTANTIALLY INTERFERE WITH THE USE OR ENJOYMENT OF NEIGHBORING PROPERTIES. VI. LIGHTING SHALL NOT BE ORIENTED SO AS TO DIRECT GLARE OR EXCESSIVE ILLUMINATION ONTO THE STREET IN A MANNER THAT MAY DISTRACT OR INTERFERE

WITH THE VISION OF DRIVERS ON SUCH STREETS. VII. IF THE COM PARCEL IS ADJACENT TO A RESIDENTIAL DISTRICT, FOOT CANDLE READINGS AT THE PROPERTY LINE ADJACENT TO A RESIDENTIAL USE SHALL NOT EXCEED 1.0.

2. FENCING

- A. FENCING SHALL BE CONSTRUCTED OF THE FOLLOWING MATERIALS: BRICK, STONE, REINFORCED CONCRETE, CONCRETE PANEL, WROUGHT IRON, AND OTHER DECORATIVE MASONRY MATERIALS. FENCE POSTS SHALL BE CONSTRUCTED OF RUST RESISTANT METAL PARTS, CONCRETE BASED MASONRY OR CONCRETE PILLARS OF SOUND STRUCTURAL INTEGRITY.
- B. ALL FENCES ADJACENT TO RESIDENTIAL USES SHALL PROVIDE A FINISHED FACE ABUTTING THE RESIDENTIAL USE, UNLESS OTHERWISE NOTED. C. ALL FENCING AND WALLS ON COM COMMERCIAL DEVELOPMENTS THAT ARE VISIBLE FROM THE STREET SHALL BE CONSTRUCTED OF A MATERIAL COMPARABLE TO THE MASONRY WALL MATERIALS UTILIZED WITHIN THE RES RESIDENTIAL PORTIONS OF THE COMMUNITY.
- 3. SIGNAGE
- A. NO PROPOSED SIGNAGE IS TO BE PLACED WITHIN AN UNITED EXCEMENT. B. SIGNAGE IS NOT PERMITTED WITH THESE PLANS, AND WILL REQUIRE A SIGN PERMIT PER B RIBBON CURB. SEE DETAIL SHEET. A. NO PROPOSED SIGNAGE IS TO BE PLACED WITHIN AN UNRELATED EASEMENT.

SITE DATA PROPOSED TOTAL SITE AREA 1.54 AC / 67,272 SF PUD 23 FRONT - 20 FT MIN EXISTING ZONING SETBACKS SIDE - O FT MIN REAR – O FT MIN IMPERVIOUS COVER 48,290 SF = 1.11 AC = 71.7% STORY - SEE ARCH. PLANS BY BUILDING HEIGHT OTHERS FOUNDATION TYPE CONCRETE SLAB

PARKING	TABLE	

TOTAL BUILDING AREA	11,050 SF
PARKING RATIO – OFFICE/RETAIL	1 SPACE: 250 SF
PARKING REQUIRED	11,050 SF / 250 = 45 SPACES
PARKING PROVIDED	63 SPACES INCLUDING 2 ADA (1 VAN)

NOTE:

1. A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL FREE STANDING SIGNS AND WALL MOUNTED SIGNS. SEE PHOTOMETRIC PLAN FOR SITE LIGHTING.
 REFER TO SIGNS BELOW AND PHOTOMETRIC PLAN FOR APPROXIMATE LOCATION

4. FOUNDATION TREATMENT WILL BE PROVIDED WITH LANDSCAPING PER CITY OF ROUND ROCK REQUIREMENTS. 5. TREE MITIGATION WILL BE PROVIDED FOR THE SHOWN TREES. MITIGATION WILL BE

PROVIDED WITH PLANTED TREES IN THE CENTER OF EXISTING END ISLANDS OF THE ADJACENT PARKING.

6. ANY GROUND MOUNTED EQUIPMENT SHALL BE IN CONFORMANCE WITH SEC. 8-40 (SECTION 2-72(D)7) ALTHOUGH NOT ANTICIPATED FOR THIS PROJECT. 7. PER SEC. 2-72(É) A MINIMUM OF FIVE DIFFERENT BUILDING ARTICULATIONS AND ONE

SPECIAL DESIGN FEATURE ARE REQUIRED. SEE BUILDING FOOTPRINT. 8. MATERIALS, ARTICULATION, AND DESIGN FEATURES SHALL COMPLY WITH ROUND ROCK

PUD REQUIREMENTS. 9. PER SECTION 8-1 ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW. SCREENING SHALL UTILIZE THE SAME OR SIMILAR MATERIALS AS

THE PRINCIPAL STRUCTURE. 10. DETENTION POND, DUMPSTER ENCLOSURES, AND GROUND-LEVEL UTILITIES MUST BE

SCREENED PER SECTION 8-40. 11. SIDEWALK SHALL BE REMOVED AND REPLACED TO NEAREST EXPANSION JOINT. SAW CUTTING IS NOT PERMITTED.

12. CONVEYANCE TO REGIONAL DETENTION AND WATER QUALITY FACILITIES TO BE PROVIDED. DEVELOPED CONDITIONS FALL WITHIN ORIGINAL DESIGN ASSUMPTIONS FOR WATER QUALITY IN THE GARDENS AT MAYFIELD MASTER PLANS (SDP1505-0002) BY GRAY

ENGINEERING, APPROVED 5-12-17. 13. REFER TO THE GARDENS AT MAYFIELD SITE PLAN 3801 C.R. 175 FOR INFORMATION ON OFF-SITE DRAINAGE AND WATER QUALITY CONDITIONS.

	124404 CENSED SoloNAL ENGINE Nine Succession
<u>_</u> S	ITE PLAN LEGEND
	EXISTING R.O.W./PROPERTY LINE
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	FIRE LANE
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8 T	CONCRETE SIDEWALK PARKING SPACES TRANSFORMER PAD
	PHASING
TAS TAS A C A F DES RUN CON MAX INCI	ACCESSIBLE ROUTE ACCESSIBLE ROUTES MAY NOT EXCEED ROSS SLOPE OF 1:50 (2%) OR EXCEED UNNING SLOPE OF 1:20 (5%) UNLESS IGNED AS A RAMP. THE MAXIMUM INING SLOPE OF A RAMP IN NEW ISTRUCTION IS 1:12 (8.33%). THE IMUM RISE FOR ANY RAMP RUN IS 30 HES. REFER TO GRADING SHEET(S).
EX. WATE	ER LINE
	IEWATER
—STM—— EX. STOP SEWER L	RMWW WASTEWATER

NICHOLAS R. SANDLIN

15/2024

-21M-SEWER LINE EX. FIRE HYDRANT FIRE HYDRANT WM EX. WATER METER WATER METER EX. WASTEWATER MANHOLE WASTEWATER MANHOLE MANHOLE H → FITTINGS AS NOTED GATE VALVE AS NOTED O WW CLEAN OUT EX. UTILITY BFP BACK FLOW PREVENTER POLE

<u>SITE LEGEND</u>

- A 6" CURB & GUTTER. SEE DETAIL SHEET.
- C CASTELLATED CURB. SEE DETAIL SHEET.
- D STANDARD CITY TYPE II DRIVEWAY. SEE DETAIL SHEET
- E CONCRETE SIDEWALK. SEE DETAIL SHEET.
- F PEDESTRIAN CROSSWALK.
- G HANDICAP SPACE W/SIGN. SEE DETAIL SHEET.
- H PEDESTRIAN ADA RAMP OR AT GRADE ADA DOME PAVERS. SEE DETAIL SHEET.
- CONCRETE WHEEL STOP. SEE DETAIL SHEET.
- J STANDARD CITY BIKE RACK. SEE DETAIL SHEET.
- KDUMPSTER ENCLOSURE WITH CONCRETE PAD PER
GEOTECHNICAL REPORT AND CITY STANDARDS

WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

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TBPELS FIRM #21356 4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

SITE PLAN

PROJECT CASE: SDP24-00005 MAYFIELD OFFICE COMMONS

REVISION DESCRIPTION <u>SIGNATURE</u> DATE SHEET 8 OF Zt





PROPOSED			IMPERVIOUS					GRASS				
Drainage	Total Area	Total	Aroa	Area		Area	A	rea	Area Grass	Area	Area	
Area			Alea A	(sf)			/ inpe	%)	(sf)		(%)	
SUB DA-1	0.27	11 5	81	5 570		0.13	48	<u>, , , , , , , , , , , , , , , , , , , </u>	6.011	0 14	51.9%	
SUB DA-2	1 32	57.3	02	47 803		1 10	82	3.1%	9 4 9 8	0.14	16.6%	
000 07-2	1.02	07,0	02	47,000		1.10	0.	7. 1 70	5,450	0.22	10.07	
	Drainage			2-year			10-year			25-year		
Drainage Area	Area	Tc	С	* *	Q	С	**	Q	С	**	Q	
	(Ac)	(min)		(in/hr)	(cfs)		(in/hr)	(cfs)		(in/hr)	(cfs)	
SUB DA-1*	0.27	5.00	0.52	6.24	0.87	0.59	9.13	1.42	0.63	11.10	1.86	
SUB DA-2*	1.32	16.00	0.66	6.24	5.45	0.74	9.13	8.87	0.79	11.10	11.49	
SUB DA-3*	0.61	5.00	0.66	6.24	2.52	0.74	9.13	4.11	0.78	11.10	5.32	
SUB DA-4*	0.06	5.00	0.34	6.24	0.14	0.39	9.13	0.23	0.43	11.10	0.31	
SUB DA-5*	0.69	5.00	0.64	6.24	2.79	0.72	9.13	4.54	0.77	11.10	5.89	
SUB DA-6*	0.16	5.00	0.57	6.24	0.56	0.64	9.13	0.91	0.68	11.10	1.19	
SUB DA-7*	3.32	5.00	0.56	6.24	11.57	0.63	9.13	18.96	0.67	11.10	24.74	
SUB DA-8*	1.30	5.00	0.61	6.24	4.97	0.68	9.13	8.11	0.73	11.10	10.54	
SUB DA-9*	2.47	5.00	0.57	6.24	8.78	0.64	9.13	14.38	0.68	11.10	18.75	
Total Flow to Channel	l (DA 2-9)				36.8			60.1			78.2	
Design Flows to Char	nnel (From S	IP 1509-00	002)		35.4			59.5			74.3	
*Most conservative Tc v	alue of 5.0 mi	nutes was	assumed									
**City of Round Rock R	Aln document	Table 3 uti	lized for r	ainfall intensition	es							
	Time of Con	centration	Calcula	tions			Sheet Flow			Shallow Conc		

. Fle	w	Channel Flow							Total	
	Tt	L	Manning's 'n'	S	Wetted Perimeter	Cross- Sectional Area	Hydraulic Radius	Vavg	T _t	Tc
	(min)	(ft)	-	(ft/ft)	(ft)	(ft^2)	(ft)	(ft/s)	(min)	(min)
)	1.83	-	-	-	-	-	-	-	0.00	5.00
)	1.54	-	-	-	-	-	-	-	0.00	5.00



TATE OF TELL 2 12/15/2024 \mathbf{A} NICHOLAS R. SANDLIN 124404 SIONAL ENG 11100 NinSul UTILITY LEGEND PROPERTY/ PROJECT BOUNDARY LINE EXISTING R.O.W./PROPERTY LINE _ __ __ __ __ EXISTING EASEMENT LINE CURB & GUTTER EXISTING CONTOURS CONTOURS ──₩─── EX. WATER LINE **───₩───** WATER LINE -STM-EX. STORM SEWER LINE + EX. FIRE HYDRANT FIRE HYDRANT WATER METER WM EX. WATER METER EX. WASTEWATER MANHOLE WASTEWATER MANHOLE GATE VALVE AS NOTED O WW CLEAN OUT -----P ----- UTILITY POLE BFP BACK FLOW PREVENTER _____F ____ FIRE LINE o¹⁰⁰) EXISTING TREE 0100 EXISTING TREE , (TO BE REMOVED) (TO REMAIN) SCALE: 1" = 10'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

ATAS OF, WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.

THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC

TBPELS FIRM #21356 4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727

WASTEWATER COLLECTION PLAN

PROJECT CASE: SDP24-00005 MAYFIELD OFFICE COMMONS

#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
				1 3
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				OF
				26
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TE SHALL BE CLASS "A" CING STEEL SHALL BE GRADE 60 RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS. EEL MAY BE SPLICED (380 mm or 15" MIN. LAP) IN THE HALF OF ALL INLET WALLS.5. IN AREAS OF CONFLICT BETWEEN STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE JUSTED TO CLEAR AS DIRECTED BY THE ENGINEER. SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. ILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE CLUDING MANHOLE FRAME AND OVER.	NICHOLAS R. SANDLIN NICHOLAS R. SANDLIN 124404 SO/ONAL ENGINE Nick Strain SO/ONAL ENGINE Nick Strain SO/ONAL ENGINE
AME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN D3S-1. CTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE DN OF INLETS, INCLUDING PRECAST UNITS. PLANS FOR SUCH LTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND FORE CONSTRUCTION. ALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SMATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH CE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES. HICKNESS SHALL NOT EXCEED 10 INCHES. R INLET AT THE CONTRACT PRICE SHALL INCLUDE THE DURB. VLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED ION OF REINFORCING STEEL SHALL BE PERMITTED UNLESS IOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER. SES: XPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS	
SEE STD. 430S-3, "CURB EXPANSION JOINT DOWEL DETAIL". SEE STD. 430S-3, "CURB EXPANSION JOINT DOWEL DETAIL". SEE STD. 503S-1, "18" COVER AND FRAME". SEE STD. 503S-1, "18" COVER AND FRAME". TYPICAL DETAILS FOR CURB INLET F PUBLIC WORKS THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE STANDARD STANDARD	
	WARNING !!!! CONTRACTOR TO FIELD VERIFY ALL EXIST. UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CONTACT ENGINEER IF ANY EXISTING UTILITY INFORMATION DIFFERS FROM DATA SHOWN IN THE PLANS. CALL 811 BEFORE YOU DIG.
	THESE PLANS COPYRIGHTED BY SANDLIN SERVICES, LLC ENGINEERING CONSULTING SANDLING SERVICES, LLC TBPELS FIRM #21356 4501 WHISPERING VALLEY DRIVE UNIT 27 AUSTIN, TX 78727
# REVISION DESCRIPTION	UTILITY DETAILS (3 OF 5) PROJECT CASE: SDP24-00005 MAYFIELD OFFICE COMMONS SIGNATURE DATE SHEET 18

E (Title	Revision	Status
1	Dry Utility Details General Notes Sheet	5/21/2018	Revised
1	Unpaved Area Trench (UAT) Detail	5/21/2018	Revised
1_	Asphalt Paved Area Trench (APAT) Detail	5/21/2018	Revised
1_	Proposed Pavement Area Trench (PPAT)	5/21/2018	Revised
	Utility Crossing Installation (UC) Detail	5/21/2018	Revised
	Standard Utility Assignments within Residential Development Detail	5/21/2018	Revised
F	Joint Trench Detail (Electric, Telephone, Cable and Gas)	5/21/2018	Revised
1	Joint Trench Detail (Duct Bank Line)	5/21/2018	Added
	Joint Trench Detail (Duct Bank Lines)	5/21/2018	Added
1	Joint Trench Detail (Typical Communication & Electrical Duct Allocations)	5/21/2018	Added
107 KW	Installation of Street Lighting on Major Urban Pavement with 12" x 12" Pull Box Detail	5/21/2018	Revised
	Dry Utility Bore Under Existing Roadway	5/21/2018	Revised
	Ornamental Street Lighting Fixture and Post Specification	5/21/2018	Revised
	Street Light Luminaire Cobra Head	5/21/2018	Oncor Standard
	Street Light Foundation 25',30' &40' Square Steel Pole and 40' M.H. Round Steel Pole	5/21/2018	Oncor Standard
	Street Light Secondary Connection Box	5/21/2018	Oncor Standard
	Termination of Primary Conduit at Riser Pole	5/21/2018	Oncor Standard
	Trench Requirements	5/21/2018	Oncor Standard
	Trench Requirements Joint Use Electric, Gas and Communication	5/21/2018	Oncor Standard
	Joint Use Trench with Gas, Electric and Communication	5/21/2018	Oncor Standard
	Trench Requirements Joint Use Electric and Gas	5/21/2018	Oncor Standard
	Trench Requirements Joint Use Electric and Communication	5/21/2018	Oncor Standard
	Installation of Conduits Notes and Instructions	5/21/2018	Oncor Standard
	Instructions for Joining PVC Conduit	5/21/2018	Oncor Standard
	Conduit Bend Radius and Material	5/21/2018	Oncor Standard
	Concrete Encased Bends	5/21/2018	Oncor Standard
f	Clearance from Foreign Utilities on Private Property	5/21/2018	Oncor Standard
_			
	Page 3	Standard D	rawings

5. WHERE THERE IS KNOWN GROUN 6. ENCASEMENT IN THESE CROSSIN MORE THAN 120V TO GROUND.	JST BE ENCASED. CLEARANC JD WATER, PLANS MUST BE GS, MUST BE SCH. 40 STEI ALL GAS LINES, ALL FIBER	SE STANDARDS CON SUBMITTED, THAT EL OR SCH. 80 PN OPTIC CABLES AND	SHOW AN ACCEPTABLE (C OR GREATER IN ADDIT ALL TELEPHONE CABLE	CONTROL OF THE WE TION TO THE CONDUCT S WITH MORE THAN
RECORD SIGNED COPY ON FILE APPROVED	CITY	OF	ROUNI) R0
01-28-21 DATE THE ARCHITECT/ENGINEER ASSUL RESPONSIBILITY FOR THE APPROPI	UTILIT	Y CROS	SSING INST C) DETAIL	TALLATIO

NOTE NORMALLY, CROSSINGS GO UNDER CORR OWNED LINES WITH LESS THAN 96" OF COVER.					
UTILITY	MINIMUM CLEAN	RANCE TAB			
	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"12"	24"		
	18" ~ 60"	18"	36"		
	LARGER	24"	60"		

Γ	CLEAN UP (SEE NOTES #20, #21 AND #22 ON DETAIL DU–01)
<u> </u>	MIN 3" TOPSOIL
Z	NATURAL GROUND AT PRE-EXISTING GRADE OR FINAL GRADE IF AREA IS TO BE CUT OR FILLED
~	COMPACTED BACKFILL SHALL BE SELECT MATERIAL, FREE OF ROCK AND CLODS GREATER THAN 4",COMPACTED IN 6" LIFTS TO 95% MAXIMUM DENSITY PER ASTM D 698.
	UNDISTURBED EARTH
	WARNING TAPE
	BEDDING (SEE NOTES #18 AND #19 ON DETAIL DU-01) WHERE REQUIRED, SHALL BE PLACED TO A MINIMUM OF 12" COVER ABOVE THE HIGHEST ELEVATION OF UTILITY CLUSTER OR ENCASEMENT.
2 4 4 2 5 2 5 2 5 2 5 2 5 2 5 2 5 2 5 2 5 2 5	BEDDING ENVELOPE SHALL BE WASHED SAND WITH A MAXIMUM GRAIN SIZE OF 3/16" OR AN ALTERNATE APPROVED BY THE PUBLIC WORKS DEPARTMENT. (SEE NOTES #18 AND #19 ON DETAIL DU-01)
	UTILITY CLUSTER (SEE NOTE #2 ON DETAIL DU-01) OR ENCASEMENT (SEE NOTES #3, #15, #16 AND #17 ON DETAIL DU-01) IN TRENCH.
	li di seconda di second
	,
	L
.S, SEE [DETAIL DU-01 SCALE: NTS
RO	UND ROCK DU-02 SHEET 1 of 1
ARE	A TRENCH
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	_#	REVISION DESCRIPTION	SIGNATURE	DATE	SHEET
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					26
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- SCALE: NTS
- 1-1/4" MIN
- 3" CLR. 4 TYP GRADE CONTROL – R=2' - #4 BAR 18" 3" EXTEND DOWEL\#4 REBAR FLEX BASE LOCATION 100% SEE DETAIL BELOW COMPACTION ITEM 247 FLEX BASE CLASS 'A' CONCRETE 100% COMPACTION MEDIUM BROOM FINISH CATCH CURB 1/2" PREMOLDED EXPANSION JOINT MATERIAL CLOSED-END DOWEL SLEEVE SIZE TO FIT DOWEL #4 BAR TYP

Attachment G: Inspection, Maintenance, Repair and Retrofit Plan

Please refer to the existing approved WPAP Plan for the IMRR that is maintained by others (Enclave at Mayfield Ranch development – EAPP 11-15091501). Our site will remain in functioning order per this plan and will drain to the approved conveyance system.

Recommended Maintenance Guidelines for Sand Filter Systems

<u>Mowing.</u>

Grass areas in and around sand filters must be mowed at least twice annually to limit vegetation height to 18 inches. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas. Vegetation on the pond embankments should be mowed as appropriate to prevent the establishment of woody vegetation.

Inspections.

BMP facilities must be inspected at least twice a year (once during or immediately following wet weather) to evaluate facility operation. During each inspection, erosion areas inside and downstream of the BMP must be identified and repaired or revegetated immediately. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) must be identified and repaired immediately. Cracks, voids and undermining should be patched/filled to prevent additional structural damage. Trees and root systems should be removed to prevent growth in cracks and joints that can cause structural damage.

Debris and Litter Removal.

Debris and litter will accumulate near the sedimentation basin outlet device and should be removed during regular mowing operations and inspections. Particular attention should be paid to floating debris that can eventually clog the control device or riser.

<u>Media Replacement</u>

Maintenance of the filter media is necessary when the drawdown time exceeds 48 hours. When this occurs, the upper layer of sand should be removed and replaced with new material meeting the original specifications. Any discolored sand should also be removed and replaced. In filters that have been regularly maintained, this should be limited to the top 2 to 3 inches.

<u>Sediment Removal</u>

Remove sediment from the inlet structure and sedimentation chamber when sediment buildup reaches a depth of 6 inches or when the proper functioning of inlet and outlet structures is impaired. Sediment should

be cleared from the inlet structure at least every year and from the sedimentation basin at least every 5 years.

<u>Filter Underdrain</u>

Clean underdrain piping network to remove any sediment buildup as needed to maintain design drawdown time.

Record Keeping

Maintenance and inspection records should be kept on file by the Owner of the permanent BMPs for a period of at least three (3) years. Repair and retrofit records should be kept on file by the Owner of the permanent BMPs for a period of at least five (5) years.

MAYFIELD OFFICE COMMONS WPAP & SCS PLAN

The OWNER or SUBSEQUENT OWNER shall bear all expenses for the operation and maintenance of this Permanent Water Quality Control (PWQC) system including but not limited to all general maintenance activities needed to keep this system in proper operation condition. If this system is abused or not maintained, then it may contribute to malfunction of the storm water system. All designated PWQC areas shall remain free of construction, development, and encroachments.

You as the OWNER of this property have a responsibility to provide any SUBSEQUENT OWNER or your real estate agent with a copy of this Best Management Practices (BMP) Maintenance Plan if this facility is sold so that the BMPs can be properly maintained and operated. The same rights, duties, and responsibilities borne by the current OWNER shall be borne by each subsequent OWNER.

OWNER ACKNOWLEDGEMENT AND ACCEPTANCE:

MAYFIELD OFFICE COMMONS, LLC

Ravi Reddy

Print Name

Manager

Title

---- DocuSigned by:

Ravi Reddy

Signature

2/13/2024

Date

PREPARED AND CERTIFIED BY ENGINEER:

Vide Sole

2/13/2024

Nick Sandlin, P.E.

Date

Attachment H: Pilot-Scale Field Testing Plan (if proposed) (NOT APPLICABLE)

A pilot-scale field testing plan is not applicable. All BMP design and calculations are based on and comply with Edwards Aquifer Technical Guidance for Edwards Aquifer Rules (RG-348, revised July 2005).

Attachment I: Measures for Minimizing Surface Stream Contamination

No surface streams flow across the property. The existing Sand Filter BMP will address onsite water quality and stormwater drainage to mitigate and minimize offsite surface stream contamination.
MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN



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 PULIMI Print Name Manager Title - Owner/President/Other Mayfield Office Commons, LLC of Corporation/Partnership/Entity Name have authorized _____ Nick Sandlin, PE Print Name of Agent/Engineer Sandlin Services, LLC of Print Name of Firm

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

I also understand that:

- 1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to \$10,000 per day per violation.
- 2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.
- 3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.
- 4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.
- 5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:



Applicant's Signature

THE STATE OF TX §

County of Williamson §

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

GIVEN under my hand and seal of office on this Uth day of February, 2024.

CHESNA SMITH My Notary ID # 128459274 Expires July 11, 2027

MOTABY PUBLIC

Chesne Smit

Typed or Printed Name of Notary

MY COMMISSION EXPIRES: _____

MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN



Application Fee Form (TCEQ-0574)

Application Fee Form

Texas Commission on Environment	tal Quality							
Name of Proposed Regulated Entity	Name of Proposed Regulated Entity: Mayfield Office Commons							
Regulated Entity Location: 3070 RM 1431, Round Rock, TX 78681								
Name of Customer: Mayfield Office	Name of Customer: Mayfield Office Commons, LLC							
Contact Person: <u>Ravi Reddy</u>	Phone	e: <u>201-360-1218</u>						
Customer Reference Number (if issued):CN								
Regulated Entity Reference Number (if issued):RN								
Austin Regional Office (3373)								
Hays	Travis	🖂 Wil	liamson					
San Antonio Regional Office (3362)								
Bexar	Medina		alde					
Comal	Kinney							
Application fees must be paid by ch	eck, certified check, o	r money order, payabl	e to the Texas					
Commission on Environmental Qua	ality. Your canceled ch	neck will serve as your	receipt. This					
form must be submitted with your	fee payment. This pa	, yment is being submit	ted to:					
Austin Regional Office	Sa	n Antonio Regional Of	fice					
Mailed to: TCEQ - Cashier		vernight Delivery to: TCEQ - Cashier						
Revenues Section	12	2100 Park 35 Circle						
Mail Code 214	Bu	uilding A. 3rd Floor						
P.O. Box 13088	Αι	ustin. TX 78753						
Austin, TX 78711-3088	(5	12)239-0357						
Site Location (Check All That Apply):							
Recharge Zone	Contributing Zone	Transit	ion Zone					
Type of Plai	1	Size	Fee Due					
Water Pollution Abatement Plan, (Contributing Zone							
Plan: One Single Family Residentia	l Dwelling	1.54 Acres	\$ 4 <i>,</i> 000					
Water Pollution Abatement Plan, (Contributing Zone							
Plan: Multiple Single Family Reside	ential and Parks	Acres	\$					
Water Pollution Abatement Plan, (
Plan: Non-residential	Acres	Ş						
Sewage Collection System	L.F.	Ş						
Lift Stations without sewer lines	Acres	Ş						
Underground or Aboveground Sto	Tanks	Ş						
Piping System(s)(only)		Each	Ş					
Exception		Each	Ş					
Extension of Time		Each	Ş					

Signature: Nick Sole

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	Fee
Exception Request	\$500

Extension of Time Requests

Project	Fee
Extension of Time Request	\$150



MAYFIELD OFFICE COMMONS WATER POLLUTION ABATEMENT PLAN

Core Data Form (TCEQ-10400)

Sandlin Services, LLC | TBPELS Firm # 21356 | P. (806) 679-7303 | www.SandlinServices.com



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.)						
	, , ,					
Now Dermit Desistration or Authorization (Care Date)	Form chould be submitted with	the preasure application 1				
	-orm should be submitted with i	ne program application.)				
Renewal (Core Data Form should be submitted with the	e renewal form)	Other				
2. Customer Reference Number (if issued)		3. Regulated Entity Reference Number (if issued)				
	Follow this link to search	or negative a linkly hererence runnber (ij issuea)				
	for CN or RN numbers in					
Contral Pagistry**						
CN	centra negistry	RN				

SECTION II: Customer Information

4. General Cu	4. General Customer Information 5. Effective Date for Customer Information Updates (mm/dd/yyyy)												
New Custor	ner		U	pdate to Custo	omer Informa	ition		🛛 Chan	ige in R	egulated Ent	ity Own	ership	
Change in L	egal Name	(Verifiabl	e with the Te	xas Secretary o	of State or Tex	kas Com	ptroll	ler of Public	Accour	nts)			
	- 0			, , ,									
The Custome	The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State												
(SOS) or Texa	s Comptro	oller of F	Public Accou	ınts (CPA).									
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John) If new Customer, enter previous Customer below:													
Mayfield Office	e Commons	s, LLC											
7. TX SOS/CP	A Filing N	umber		8. TX State	Tax ID (11 d	ligits)			9. Fe	deral Tax I	D	10. DUNS	Number (if
												applicable)	
0805221117				3209158250)5				(9 dig	gits)			
11. Type of C	ustomer:		Corpora	tion				🗌 Individ	idual Partnership:		ership: 🗌 Ger	neral 🗌 Limited	
Government: [City 🗌	County 🗌] Federal 🗌	Local 🗌 Stat	e 🗌 Other			Sole Pi	roprieto	orship	🗌 Ot	her:	
12. Number o	of Employ	rees							13. I	ndepender	ntly Ow	ned and Op	erated?
		_	_	_					_		_		
⊠ 0-20 ∐ 2	21-100	101-25	50 🗌 251-	500 501	and higher			🖾 Yes 🔄 No					
14 Customer	Dala (Du		A = L = = 1) = = = = 1						0/			••••	
14. Customer	r Role (Pro	posed or	Actual) – ds i	t relates to the	e Regulatea El	ntity list	tea or	n this form.	Please	спеск опе ој	the join	owing	
Owner		🗌 Ope	erator	🛛 0'	wner & Opera	ator							
Occupation	al Licensee	🗌 Re	esponsible Pa	rty 🗌	VCP/BSA App	olicant				Other:			
	1409 Da	Vinci Trai	I										
15. Walling													
Address:													
	City	ty Leander TX					ZIP	78641		ZIP + 4	4246		
16. Country Mailing Information (if outside USA)					17. E-Mail Address (if applicable)								
							office@mypeponi.com						
19 Tolophon	o Numbo				10 Extonci	on or C	Codo 20 Eax Number (if annliaghta)						
18. leiephone Number 19. Extension					Zu. Fax Number (ij applicable)								

SECTION III: Regulated Entity Information

21 Conoral Pogulated En									
🛛 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 Nam	ie (Enter nam	e of the site whe	re the regulated actio	n is taking	place.)				
Mayfield Office Commons									
23. Street Address of	3070 RM 14	3070 RM 1431							
the Regulated Entity.									
<u>(No PO Boxes)</u>	City	Round Rock	State	тх	ZIP	78681		ZIP + 4	
24. County	Williamson			1		-			
	I	If no Stre	et Address is provi	ded, field	ls 25-28 are r	equired.			
25. Description to									
Physical Location:									
26. Nearest City						State		Nea	rest ZIP Code
Latitude/Longitude are re used to supply coordinate	equired and es where no	may be added ne have been p	/updated to meet provided or to gain	TCEQ Coi accuracy	e Data Stand).	ards. (Geo	ocoding of the	e Physical	Address may be
27. Latitude (N) In Decim	al:	30.550644		28	3. Longitude (W) In Dec	imal:	-97.74076	51
Degrees	Minutes		Seconds	De	grees	1	Vinutes	[Seconds
30		33	2.32		-97		44		26.74
29. Primary SIC Code	30.	Secondary SIC	Code	31. Prii	nary NAICS C	ode	32. Secor	ndary NAIC	CS Code
(4 digits)	(4 d	igits)		(5 or 6	ligits)		(5 or 6 dig	its)	
9111				921110					
33. What is the Primary E	Business of t	his entity? (D	o not repeat the SIC c	r NAICS d	escription.)				
Offices									
34 Mailing	1409 Da V	inci Trail							
Address:	City	Round Rock	State	тх	ZIP	78641		ZIP + 4	4246
35. E-Mail Address:	offic	ce@mypeponi.co	om						1
36. Telephone Number 37. Extension or Code 38. Fax Number (if applicable)									

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.

() -

(201) 360-1218

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

SECTION IV: Preparer Information

40. Name:	10. Name: Nick Sandlin, P.E.			41. Title:	Authorized Agent	
42. Telephone	Number	43. Ext./Code	44. Fax Number	45. E-Mail Address		
(806) 679-7303	ł		() -	operations@	sandlinservices.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:	SANDLIN SERVICES, LLC	PAL AND PROFESSIONAL ENGINEER			
Name (In Print):	NICK SANDLIN, P.E.	Phone:	(806) 679- 7303		
Signature:	Nick Boli			Date:	2/15/2024