

TCEQ WPAP & SCS APPLICATION

for

**SANTA RITA RANCH PHASE 7C SECTION 1 & 2
WILLIAMSON COUNTY, TEXAS**

Prepared For:

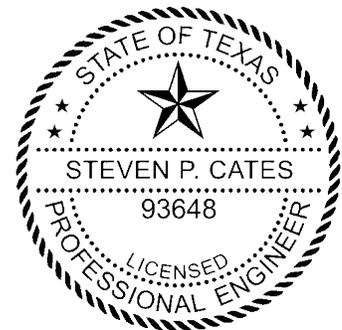
Santa Rita KC, LLC
Attn: James Edward Horne
1700 Cross Creek Lane, Suite 100
Liberty Hill, TX 78642
(512) 502-2050

Prepared By:

Steven P. Cates, P.E.
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Carlson, Brigance & Doering, Inc.
Civil Engineering ♦ Surveying



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

CBD No. 5489
March 2024

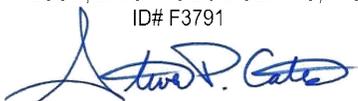

3-15-2024

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Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

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

Administrative Review

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

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

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

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

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

Technical Review

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

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

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

Mid-Review Modifications

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

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

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

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

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

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

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

1. Regulated Entity Name: Santa Rita Ranch Phase 7C SECTION 1 & 2					2. Regulated Entity No.:				
3. Customer Name: Santa Rita KC, LLC.					4. Customer No.: 604360008				
5. Project Type: (Please circle/check one)	<input checked="" type="radio"/> New	<input type="radio"/> Modification			<input type="radio"/> Extension		<input type="radio"/> Exception		
6. Plan Type: (Please circle/check one)	<input checked="" type="radio"/> WPAP	<input type="radio"/> CZH	<input checked="" type="radio"/> SCS	<input type="radio"/> UST	<input type="radio"/> AST	<input type="radio"/> EXP	<input type="radio"/> EXT	<input type="radio"/> Technical Clarification	<input type="radio"/> Optional Enhanced Measures
7. Land Use: (Please circle/check one)	<input checked="" type="radio"/> Residential		<input type="radio"/> Non-residential			8. Site (acres):		31.96	
9. Application Fee:	\$7,285.00		10. Permanent BMP(s):			Batch Detention			
11. SCS (Linear Ft.):	6,570		12. AST/UST (No. Tanks):			N/A			
13. County:	Williamson		14. Watershed:			Middle Fork San Gabriel River			

Application Distribution

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

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

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

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

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

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review.

Santa Rita KC, LLC / Carlson, Brigance, & Doering, Inc.

Print Name of Customer/Authorized Agent



3-15-2024

Signature of Customer/Authorized Agent

Date

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

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

General Information Form

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Steven P. Cates, P.E.

Date: 3/15/2024

Signature of Customer/Agent:



Project Information

1. Regulated Entity Name: Santa Rita Ranch Phase 7C Section 1 & 2

2. County: Williamson

3. Stream Basin: Middle Fork San Gabriel River

4. Groundwater Conservation District (If applicable): N/A

5. Edwards Aquifer Zone:

Recharge Zone

Transition Zone

6. Plan Type:

WPAP

SCS

Modification

AST

UST

Exception Request

7. Customer (Applicant):

Contact Person: James Edward Horne

Entity: Santa Rita KC, LLC

Mailing Address: 1700 Cross Creek Lane, Suite 100

City, State: Liberty Hill, TX

Zip: 78642

Telephone: 512-502-2050

FAX: _____

Email Address: ed@srraustin.com

8. Agent/Representative (If any):

Contact Person: Steven P. Cates, P.E.

Entity: Carlson, Brigance & Doering, Inc.

Mailing Address: 501 W. William Cannon Blvd.

City, State: Austin, Texas

Zip: 78749

Telephone: 512-280-5160

FAX: 512-280-5165

Email Address: steve@cbdeng.com

9. Project Location:

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

North of Highway 29, just east of Ronald Reagan Blvd.

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: 3/20/2024

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

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

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

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

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

Administrative Information

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

- For a Water Pollution Abatement Plan or Modification, the total acreage of the site where regulated activities will occur.
 - For an Organized Sewage Collection System Plan or Modification, the total linear footage of all collection system lines.
 - For a UST Facility Plan or Modification or an AST Facility Plan or Modification, the total number of tanks or piping systems.
 - A request for an exception to any substantive portion of the regulations related to the protection of water quality.
 - A request for an extension to a previously approved plan.
19. Application fees are due and payable at the time the application is filed. If the correct fee is not submitted, the TCEQ is not required to consider the application until the correct fee is submitted. Both the fee and the Edwards Aquifer Fee Form have been sent to the Commission's:
- TCEQ cashier
 - Austin Regional Office (for projects in Hays, Travis, and Williamson Counties)
 - San Antonio Regional Office (for projects in Bexar, Comal, Kinney, Medina, and Uvalde Counties)
20. Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions. The copies must be submitted to the appropriate regional office.
21. No person shall commence any regulated activity until the Edwards Aquifer Protection Plan(s) for the activity has been filed with and approved by the Executive Director.

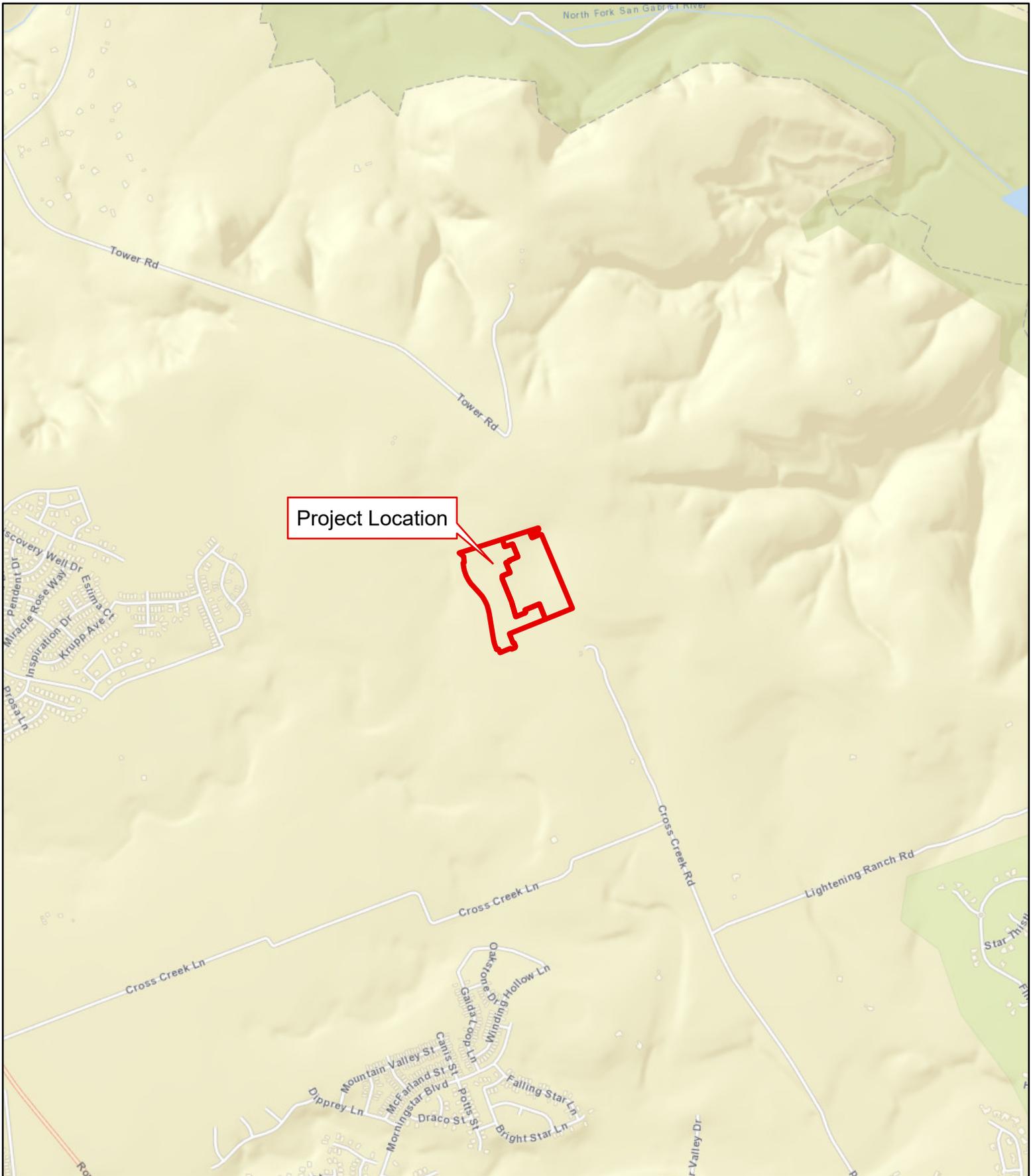
General Information Form
ATTACHMENT A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

ROAD MAP



Project Location

Santa Rita Ranch
Water Pollution Abatement Plan Map
Leander NE Quadrant



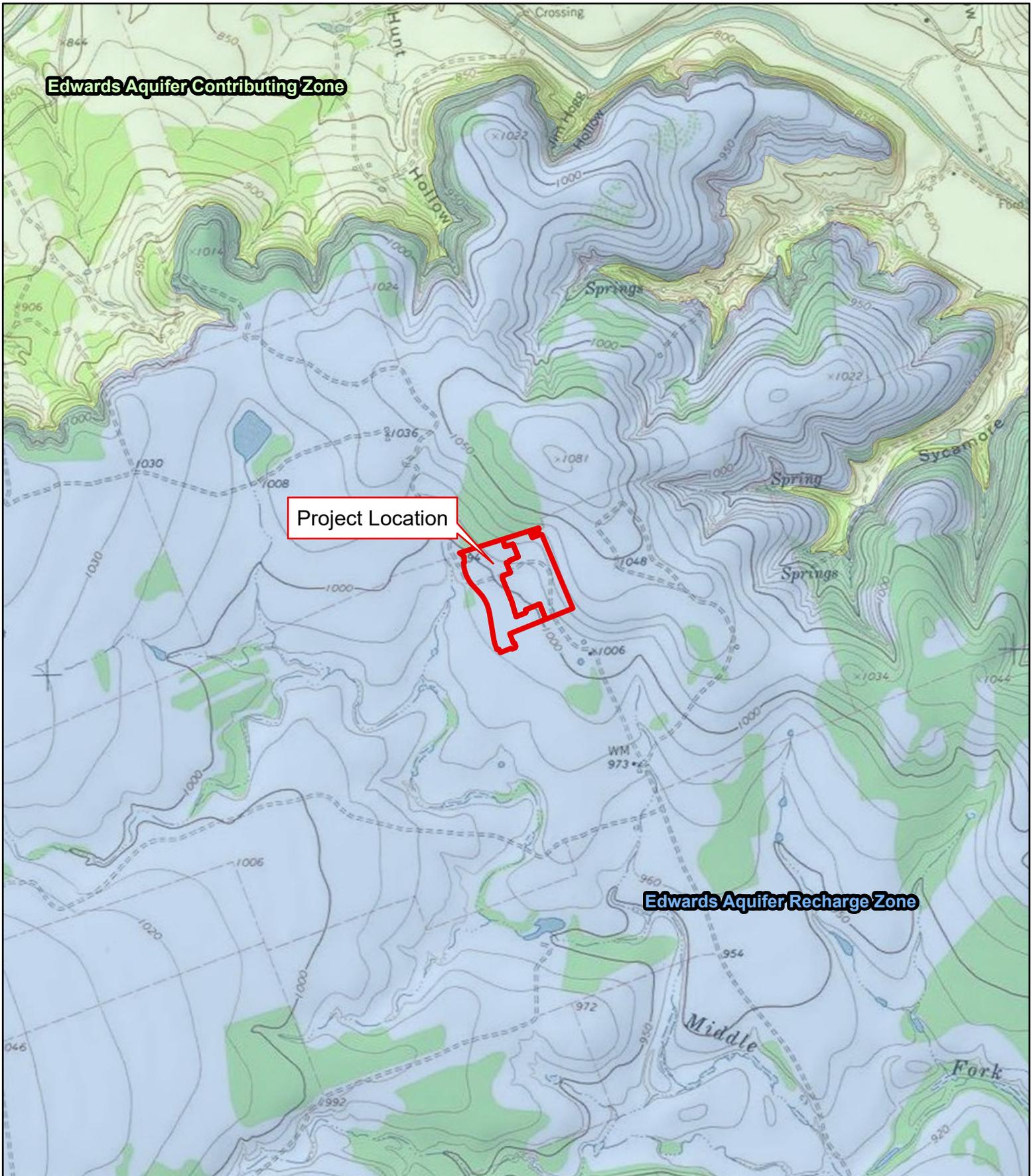
General Information Form
ATTACHMENT B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

USGS / EDWARDS AUQUIFER RECHARGE ZONE MAP



Edwards Aquifer Contributing Zone

Project Location

Edwards Aquifer Recharge Zone

Santa Rita Ranch
Water Pollution Abatement Plan Map
Leander NE Quadrant



General Information Form
ATTACHMENT C

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Project Description:

Santa Rita Ranch Phase 7C Section 1 is a 15.98-acre residential development that is composed of 65 single-family lots. Phase 7C section 2 is a 15.98 acre residential development that is composed of 66 single-family lots located east of Phase 7C Section 1. The project is located to the South of Tierra Rosa Blvd and East of Santa Rita Ranch Phase 7B Section. The project is located within the City of Liberty Hill ETJ, in Williamson County, Texas. This project includes 4,968 linear feet of roadway, 5,063 linear feet of water main line, 3,790 linear feet of 8" SDR 26 PVC ASTM D3034 wastewater main line, 100 linear feet of 8" C900 (150 psi) PVC AWWA C900 wastewater main line at water crossings, 980 linear feet of 6" C900 DR-18 PVC force main and 1,700 linear feet of 6" SDR 26 PVC ASTM D3034 of wastewater service line.

The proposed wastewater forcemain F along Tierra Rosa will flow into an existing SCS approved gravity system to the Liberty Hill Wastewater Treatment Plant via the Santa Rita Ranch Phase 1 Lift Station. The remainder of the proposed wastewater system will flow into an existing SCS approved gravity system to the Liberty Hill Wastewater Treatment Plant via the Santa Rita Ranch Phase 4 Lift Station. The site may have soil imported. The fill material shall consist of crushed limestone, select fill, and topsoil. The fill material will be used to facilitate drainage, roadway construction, revegetation of the property, and to elevate the building foundations.

This project is located within the Edwards Aquifer Recharge Zone. Flows were calculated using the National Resource Conservation hydrologic method. Water Quality will be provided by a proposed batch detention pond constructed with this section.

Within the 31.96-acre improvement area, approximately 15.69 acres of impervious cover will be installed (49.09% of total project site). The existing batch detention pond 7-1 and existing batch detention pond 7-2 have been designed in accordance with the January 20, 2017 Addendum Sheet to RG-348 which establishes Batch Detention Basins as Section 3.2.17 of RG-348. They have been sized to treat and detain for Phase 7B Section 1, 7C Section 2, and future sections.



Environmental Services, Inc.

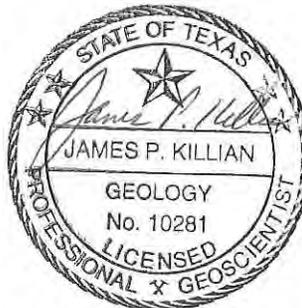
**GEOLOGIC ASSESSMENT
SANTA RITA NORTH, C7 RANCH, AND MIDDLEBROOK
WILLIAMSON COUNTY, TEXAS
HJN 130065 GA**

PREPARED FOR:

**SANTA RITA C7 INVESTMENTS, LLC
AUSTIN, TEXAS**

PREPARED BY:

HORIZON ENVIRONMENTAL SERVICES, INC.



SEPTEMBER 2014

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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

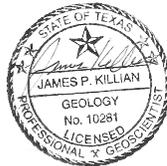
Telephone: 512 328-2430

Date: 19 December 2019

Fax: 512 328-1804

Representing: Horizon Environmental Services, Inc. and TBPG Firm Registration No. 50488
(Name of Company and TBPG or TBPE registration number)

Signature of Geologist:



Regulated Entity Name: Santa Rita North, C7 Ranch, and Middlebrook; Williamson County, Texas

Project Information

1. Date(s) Geologic Assessment was performed: 26 June 2014; 2, 7-9, 14, 16, 17, 21, 23, 24, 28-31 July 2014; 4-8, 11, 12, and 15 August 2014

2. Type of Project:

WPAP

SCS

AST

UST

3. Location of Project:

Recharge Zone

Transition Zone

Contributing Zone within the Transition Zone

4. **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, Infiltration Characteristics and Thickness

Soil Name	Group*	Thickness(feet)
BkE - Brackett gravelly clay loam, 3-12% slopes	C	1-4
BkG - Brackett-Rock outcrop Real complex, 8-30% slopes	C	1-2
CfA - Crawford clay, 0-1% slopes	D	1-2

Soil Name	Group*	Thickness(feet)
CfB - Crawford clay, 1-3% slopes	D	1-2
DnB - Denton silty clay, 1-3% slopes	D	1-3

* 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. **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" = 400'

Site Geologic Map Scale: 1" = 400'

Site Soils Map Scale (if more than 1 soil type): 1" = 2300'

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 14 (#) 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.

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.

TABLE 1 – SURFACE SOILS, CONT'.

Soil Units, Infiltration Characteristics & Thickness			* Soil Group Definitions (Abbreviated)
Soil Name	Group*	Thickness (feet)	
DnC - Denton silty clay, 3-5% slopes	D	1 - 3	<p>A. Soils having a <u>high infiltration</u> rate when thoroughly wetted.</p> <p>B. Soils having a <u>moderate infiltration</u> rate when thoroughly wetted.</p> <p>C. Soils having a <u>slow infiltration</u> rate when thoroughly wetted.</p> <p>D. Soils having a <u>very slow infiltration</u> rate when thoroughly wetted.</p>
DoC - Doss silty clay, moist, 1-5% slopes	C	2 - 4	
EaD - Eckrant cobbly clay, 1-8% slopes	D	0 - 1	
EeB - Eckrant extremely stony clay, 0-3% slopes	D	1 – 1.5	
ErE - Eckrant-Rock outcrop complex, rolling	D	0 – 1.5	
ErG - Eckrant-Rock outcrop complex, hilly	D	0 – 1.5	
FaA - Fairlie clay, 0-1% slopes	D	1 - 2	
FaB - Fairlie clay, 1-2% slopes	D	1 - 2	
GeB - Georgetown clay loam, 0-2% slopes	D	2 - 3	
GsB - Georgetown stony clay loam, 1-3% slopes	D	1 - 3	
SuB - Sunev silty clay loam, 1-3% slopes	B	3 - 5	

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 subject site consists of approximately 2976 acres of mostly undeveloped rangeland, farmland, and woodland that are currently used to raise beef cattle and/or for row crop production in West-Central Williamson County, Texas. The site is divided into 3 separate tracts identified as Santa Rita North (± 1472 acres), C7 Ranch (± 1100 acres), and Middlebrook (± 404 acres). Access to the site is along Ronald Reagan Boulevard, and/or State Highway 29 (Appendix A, Figure 1). One newly developing residential subdivision is present to the west of Ronald Reagan Boulevard within the Middlebrook tract. A second residential development is under construction along the east side of Ronald Reagan Boulevard at Elizabeth Park Road, within a portion of Santa Rita North. No residential developments are currently under construction within C7 Ranch. Surrounding land use is predominantly undeveloped rangeland, farmland, and/or rural residential.

2.2 TOPOGRAPHY AND SURFACE WATER

The subject site is situated on gently to steeply sloping terrain within the North and Middle Forks of the San Gabriel River watershed (Appendix A, Figures 2 and 3). Surface elevations on the subject site vary from a minimum of approximately 840 feet above mean sea level (amsl) along Soves Branch at the northern site boundary of Santa Rita North to a maximum of approximately 1070 feet amsl at the west side of Middlebrook. Drainage on most of the site occurs primarily by overland sheet flow, in multiple directions based on location, near several unnamed tributaries of the North and Middle Forks of the San Gabriel River.

2.3 EDWARDS AQUIFER ZONE

As shown in Appendix A, Figure 2, most of the subject site (approximately 2392 acres) is found within the Edwards Aquifer Recharge Zone, as mapped by TCEQ Recharge Zone Boundary Maps. However, approximately 584 acres of Santa Rita North is located outside of the recharge zone and is mapped within the Edwards Aquifer Contributing Zone (TCEQ, 2014).

2.4 SURFACE SOILS

Mapping by the Natural Resources Conservation Service (NRCS, 2014) shows approximately 16 soil mapping units within the subject site (Appendix A, Figure 4) associated with the soil series described below.

Brackett gravelly clay loam, 3 to 12% slopes (BkE) occurs within Santa Rita North. This soil has a moderately alkaline, pale brown, clay loam surface layer about 5 inches thick with about 15% cover of limestone fragments that range from 4 to 12 inches in diameter. The subsoil, to 16 inches, is moderately alkaline, pale yellow clay loam with about 5% weakly cemented fine limestone fragments. The underlying layer is very pale brown, interbedded, calcareous loam and limestone. This soil is well-drained, permeability is moderately slow, and available water capacity is very low. Runoff is rapid.

Brackett-Rock outcrop Real complex, 8 to 30% slopes (BkG) occurs within Santa Rita North and consists of hilly to steep Brackett soils and Rock outcrop on uplands. This complex is made up of about 50% Brackett soils, about 25% Rock outcrop, and 25% other soils. Typically, the Brackett soils have a moderately alkaline, grayish-brown, gravelly, silty clay loam surface layer about 4 inches thick. About 60 to 80% of the surface is covered with limestone pebbles, cobbles, stones, and a few boulders. The subsoil, which extends to a depth of about 12 inches, is moderately alkaline, light brownish-gray, gravelly, silty clay loam. The underlying material is interbedded limestone and marl. The Brackett soils are well-drained. Runoff is rapid, and available water capacity is very low. Erosion is a moderate to severe hazard. Rock outcrop consists of narrow horizontal bands and random areas of marl outcrop. Loose cobbles, stones, and boulders are common on the surface.

Crawford clay, 0 to 1% slopes (CfA) occurs along the southwest side of Middlebrook. Typically, the surface layer is neutral, dark grayish-brown clay about 6 inches thick. The layer below that, to 32 inches, is neutral, dark brown clay. The substratum is fractured, whitish limestone. This soil is well-drained, and permeability is very slow. This soil swells when wet and shrinks when dry. Water enters the soil rapidly when the soil is dry and very slowly when the soil is moist. The available water capacity is low, and runoff is slow.

Crawford clay, 1 to 3% slopes (CfB): This gently sloping soil is on footslopes and at the heads of drainageways on uplands at Santa Rita North and C7 Ranch. Typically, the uppermost layer is neutral clay about 27 inches thick. It is brown in the upper 6 inches and dark reddish-brown below that. The underlying material is whitish, fractured, hard limestone. This soil is well-drained, and the available water capacity is low. When the soil is dry and cracked, permeability is rapid; but, when the soil is wet and the cracks are closed, permeability is very slow. Runoff is medium.

Denton silty clay, 1 to 3% slopes (DnB): This soil occurs near Soves Branch within Santa Rita North. Typically, the upper layer is dark brown, silty clay about 33 inches thick. The layer below that, to 36 inches, is very pale brown, silty clay loam. The underlying material is fractured limestone and limy material. The soil is calcareous and moderately alkaline throughout. It is well-drained and slowly permeable soil. Runoff is medium, and the available water capacity is medium. This soil cracks when dry, and erosion is a slight hazard.

Denton silty clay, 3 to 5% slopes (DnC) occurs on either side of Soves Branch within Santa Rita North. Typically, the upper layer is dark brown, silty clay about 18 inches thick. The subsoil, to a depth of about 25 inches, is light brown, silty clay. The layer below that, to 32 inches, is pale brown, silty clay loam. The underlying material is limestone interbedded with weathered limestone and limy material. The soil is calcareous and moderately alkaline. This soil is well-drained, and runoff is medium. Permeability is slow. When dry, the soil cracks and water enters the soil rapidly; but, when the soil is wet, water enters it slowly. The available water capacity is medium, and erosion is a moderate hazard.

Doss silty clay, 1 to 5% (DoC). This gently sloping soil occurs on uplands within the northwest corner of Santa Rita North. Typically, this soil has a dark grayish-brown, silty clay surface layer about 9 inches thick. The subsoil, to 19 inches, is brown, silty clay loam. The underlying material is weakly cemented limy earth interbedded with fragments of limestone. This soil is calcareous and moderately alkaline. This soil is well-drained and has a low available water capacity. Permeability is moderately slow, and runoff is medium. Erosion is a moderate hazard.

Eckrant cobbly clay, 1 to 8% slopes (EaD) occurs within Santa Rita North. This soil has a surface layer about 13 inches thick. The upper part is dark grayish-brown, cobbly clay and the lower part is dark brown, cobbly clay. The underlying material is coarsely fractured, indurated limestone. This soil is calcareous and moderately alkaline. The surface has about 50% cover of limestone fragments that are mostly 4 to 8 inches across. This soil is well-drained, permeability is moderately slow, and runoff is rapid. The available water capacity is very low.

Eckrant extremely stony clay, 0 to 3% slopes (EeB) occurs within Middlebrook and Santa Rita North. Typically, this soil 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.

Eckrant-Rock outcrop complex, rolling (ErE) occurs within Santa Rita North and consists of Eckrant soils and Rock outcrop located along hills, ridges, and on sides of drainageways on uplands. This complex is made up of about 70% Eckrant soils, 15% Rock outcrop, and 15% other soils. Typically, the surface layer of Eckrant soils is calcareous, moderately alkaline, dark grayish-brown, extremely stony clay about 8 inches thick. The underlying material is fractured, indurated limestone. Fragments of limestone from 6 inches to 2 feet across cover about 35% of the surface. Rock outcrop consists of exposed limestone bedrock in narrow bands within areas of Eckrant soils. Loose cobbles and stones on the surface are common. Permeability is moderately slow, and surface runoff is rapid. The available water capacity is very low.

Eckrant-Rock outcrop complex, hilly (ErG) occurs within the northeast corner of Santa Rita North, consisting of Eckrant soils and Rock outcrop, mostly along major streams where erosion has formed sharp hills, ridges, and ravines. This complex is made up of about 41% Eckrant soils, 38% Rock outcrop, and 21% other soils. Typically, the Eckrant soils have a calcareous, moderately alkaline, extremely stony, dark grayish-brown, silty clay loam surface layer about 11 inches thick. The underlying material is indurated limestone. About 55% of the soil surface is covered with fragments of limestone that are 1 to 6 feet across. Rock outcrop consists of exposed limestone bedrock below the crests of hills and ridges. Loose cobbles and stones on the surface are common. The other soil included in this complex is Doss. The soils are well-drained, permeability is moderately slow, and surface runoff is rapid. The available water capacity is low.

Fairlie clay, 0 to 1% slopes (FaA) and 1 to 2% slopes (FaB): This nearly level soil is on broad plateaus, slightly depressed areas near the heads of drains, and in shallow valleys on uplands throughout the site. Typically, this soil has a dark gray, clay upper layer about 36 inches thick. The layer below that, which extends to about 46 inches, is gray clay. The underlying material to a depth of 55 inches is weakly cemented limestone interbedded with limy material. This soil is calcareous and moderately alkaline. This soil is moderately well drained. When dry, it has wide cracks, and water enters it rapidly. However, when this soil is wet and the cracks are sealed, water enters it very slowly. Surface runoff is slow when this soil is dry and cracked. The available water capacity is high, and erosion is a slight hazard.

Georgetown clay loam, 0 to 2% slopes (GeB): This nearly level to gently sloping soil is on uplands along the southeast part of C7 Ranch. Typically, the surface layer is slightly acidic, brown, clay loam about 7 inches thick. The subsoil extends to about 35 inches; it is neutral to slightly acidic, reddish-brown clay in the upper part, and cobbly clay in the lower part. The underlying

material is indurated limestone that has limy earth imbedded in the crevices. This soil is well-drained. Permeability is slow, and surface runoff is medium. The available water capacity is low.

Georgetown stony clay loam, 1 to 3% slopes (GsB). This gently sloping soil occurs within upland areas of Santa Rita North and C7 Ranch. Typically, this soil has a slightly acidic, brown, stony clay loam surface layer about 7 inches thick and few stones on or near the surface. The subsoil, which extends down to a depth of about 35 inches, is neutral, reddish-brown clay in the upper part and slightly acidic, reddish-brown, cobbly clay in the lower part. The underlying material is indurated, fractured limestone that has clay loam in crevices and fractures. This soil is well-drained. Permeability is slow, and surface runoff is medium. The available water capacity is low. Reaction is neutral to slightly acidic. The erosion hazard ranges to slight.

Sunev silty clay loam, 1 to 3% slopes (SuB) occurs along the stream terraces of Soves Branch at Santa Rita North. The upper layer is dark grayish-brown, silty clay loam about 18 inches thick. The subsoil, to 52 inches, is light yellowish-brown silty clay loam. The underlying layer, which extends to 60 inches, is reddish-yellow silty clay loam and has many soft masses and concretions of calcium carbonate. This soil is calcareous and moderately alkaline throughout. This soil is well-drained, permeability is moderate, and surface runoff is medium. The available water capacity is moderate, and erosion is a slight hazard (NRCS, 2014).

2.5 GEOLOGY

A review of existing literature shows most of the subject site is underlain by the undifferentiated Edwards Limestone Formation (Ked) (UT-BEG, 2014) with an estimated maximum thickness of about 85 feet at higher elevations located along the east sides of Santa Rita North and C7 Ranch. The Edwards Formation consists mostly of gray to light brownish-gray, thin to medium-bedded, dense dolomite, dolomitic limestone, and limestone.

The Comanche Peak Limestone Formation (Kc) underlies the Edwards and crops out on the steep, north-facing slopes located above Soves Branch within Santa Rita North. It is approximately 50 feet thick and consists of white, soft, nodular limestone interbedded with marl and calcareous clay.

Underlying the Comanche Peak Limestone is the Walnut Formation (Kw), which crops out along the moderate to gently sloping areas located near Soves Branch within Santa Rita North. The uppermost 50 ft of the Walnut is named the Keys Valley Marl Member (Kwkv) and consists of cream-colored, fossiliferous marl with some thin interbeds of soft limestone. The Keys Valley Marl is underlain by the Cedar Park Limestone (Kwcp) and Bee Creek Marl (Kwbc) members of the Walnut Formation.

The Upper Member of the Glen Rose Limestone (Kgru) crops out in the northwest corner of Santa Rita North with an estimated thickness of up to 220 feet. It consists of alternating resistant and recessive beds of light gray to yellowish-gray limestone, dolomite, and marl.

An overlying mantle of recent (Quaternary-age) terrace deposits (QTa) occurs throughout most of the Middlebrook tract and at the West-Central part of C7 Ranch with an estimated thickness of less than 10 feet. These deposits consist of clay, silt, sand, and gravel. In addition, thin deposits (less than 10 feet) of terraces along streams (Qt) occur within an unnamed tributary at the South-Central portion of C7 Ranch. Terraces along streams are predominately gravel, sand, silt, and clay. Thickness varies depending on distance from the floodplain source.

The subject site is located several miles west of the Balcones Fault Zone. However, available geologic reports indicate the immediate area has 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 through a portion of Santa Rita North within the Contributing Zone, trending from southwest to northeast at N25-30°E (UT-BEG, 1995 and 2014). In general, the rock strata beneath the site dip to the east-southeast at approximately 35 to 45 feet per mile.

Table 2 depicts the stratigraphic relationship and approximate thicknesses of the uppermost geologic unit found at the subject site.

TABLE 2 – GEOLOGIC STRATIGRAPHIC COLUMN

Geologic Period	Hydrologic Unit	Geologic Unit	Geologic Member	Approximate Thickness (feet)	Description
Quaternary	--	Terraces (QTa)	--	Up to 10	Gravel, sand, silt, and clay
Quaternary	--	Terraces along streams (Qt)	--	Up to 10	Gravel, sand, silt, and clay in various proportions, with gravel more prominent in the older, higher terraces
Lower Cretaceous	Edwards Aquifer	Edwards Formation (Ked)	--	85	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)	--	50	Gray to very light brown, fine-grained, nodular limestone, marly limestone, and marl; no cave development.
Lower Cretaceous	Confining Unit	Walnut Formation (Kwa)	Keys Valley Marl (Kwkv)	50	Keys Valley Marl - chalky, soft, white, with marine megafossils; no cave development.
			Cedar Park Limestone (Kwcp)	40	Cedar Park Ls - lithologically and faunally similar to Comanche Peak Ls; low to moderate cave development
			Bee Cave Marl (Kwbc)	35	Bee Cave Marl - lithologically and faunally similar to Keys Valley Marl, except <i>Exogyra texana</i> more abundant and ammonites are scarce; low cave development
Lower Cretaceous	Confining Unit	Glen Rose Formation (Kgr)	Upper (Kgru)	220	Alternating resistant and recessive beds of limestone, dolomite, and marl; limestone is aphanitic to fine-grained, hard to soft and marly, light gray to yellowish-gray; dolomite is fine-grained, porous, yellowish-brown; marine megafossils include molluscan steinherns, rudistids, oysters, and echinoids; upper part is relatively thinner bedded, more dolomitic, and less fossiliferous than the lower part; some surface cave development

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 and only 1 well within 0.5 miles from the subject site (TWDB, 2014). However, there was evidence of numerous water wells present during the field investigation. A total of 14 water wells were identified (M-4, M-6 to M-10, M-13, M-14, M-16, M-19, and M-20 to M-23). Approximately 6 of these wells (M-8, M-9, M-10, M-13, M-16, and M-21) appear to be currently unused and/or abandoned. Several recently drilled water wells (M-6, M-7, M-14, M-20, and M-22) were observed during the field investigation. The results of this survey do not preclude the existence of additional unused/abandoned wells at the subject site.

Private water well (No. 5818403) was found within 0.5 miles from the subject site (TWDB, 2014). This water well is reported to have been completed in the Glen Rose Formation (Upper and/or Middle Trinity aquifers) at a total depth of 152 feet and is powered by a windmill for domestic use.

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

Field surveys of the subject site were conducted by a licensed Horizon geologist with support staff on 26 June 2014; 2, 7 to 9, 14, 16, 17, 21, 23, 24, and 28 to 31 July 2014; 4 to 8, 11, 12, and 15 August 2014. Previous geologic assessments were conducted on portions of the subject site at Santa Rita North by SWCA Environmental Consultants (SWCA, 2006) and J. Jackson Harper, PG Geological and Hydrogeological Consulting (Harper, 2013). SWCA identified approximately 9 geologic features (SF-11 and SF-13 to SF-20) and 1 manmade feature (SF-12, now M-13). Harper identified 1 geologic feature (G-02) and 1 manmade feature (G-01).

A total of 38 natural geologic features (C7 Ranch: C-1 to C-8; Santa Rita North: G-02, SF-11, SF-13 to SF-20, and SR-1 to SR-20) were identified within the subject site. No geologic features were found at Middlebrook. Geologic features at the subject site are prefixed with the following nomenclature: SF, SR, and G for Santa Rita North and C for C7 Ranch.

A total of 25 manmade features (G-01 and M-1 to M-24) were identified at the subject site, 11 of which are stock ponds (G-01, M-1 to M-3, M-5, M-11, M-12, M-15, M-17, M-18, and M-24) and 14 of which are water wells (previously discussed).

Approximately 7 springs (SPG-1 to SPG-7) were identified at the subject site at Santa Rita North within Soves Branch; however, these springs (discharge features) are located within the

contributing zone of the Edwards Aquifer. No apparent springs were identified within the recharge zone at the subject site. However, the closest spring known to be occupied by a federally listed salamander species is approximately 2.09 miles northeast of the subject site. According to the Texas Parks and Wildlife Department (TPWD) Natural Diversity Database (NDD) data, Walnut Spring, which is located within the North Fork of the San Gabriel River (upstream of Lake Georgetown), is documented habitat for the federally listed Georgetown Salamander species (*Eurycea naufragia*) (NDD, 2014).

Geologic features at the subject site are described below. A map detailing site geology and the location of the geologic features is provided in Appendix B. Further information pertaining to the geologic features is provided in the Geologic Assessment Table (Appendix C). Photographs of the geologic features are also provided in Appendix D.

C7 RANCH GEOLOGIC FEATURES

Geologic Feature C-1: Sinkhole measuring approximately 10 feet in diameter x 2.5 feet deep with 2 semi-open drainage portal openings (0.5 and 1 foot in diameter x 1 foot deep) located along its weathered rock/clay floor. No air flow conductivity was noted at the openings. Probing with a steel rod encountered clay soil and cobbles about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature C-2: Sinkhole measuring approximately 8 feet long x 5 feet wide x 1.5 feet deep with an apparent animal burrow opening amongst loose rocks and soil. No air flow conductivity was noted at the opening. Probing with a steel rod encountered loose to firm clay soil and cobbles about 2.5 feet below the feature's floor. This feature has a low infiltration rate and a surface runoff catchment of less than 0.1 acres.

Geologic Feature C-3: Two solution cavities spaced about 15 feet apart within an open, scattered cactus area. The larger cavity measures approximately 1.8 feet long x 1 foot wide x 1.5 feet deep and the smaller (due west/northwest) measures 0.3 feet in diameter x 1 foot deep. Slight air flow conductivity was noted at the openings. Probing with a steel rod encountered loose cobbles and soil about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature C-4: Solution cavity in open area measuring approximately 1.5 feet long x 0.5 feet wide x 1 foot deep with smaller open drainage portal openings amongst loose cobbles and soil. Slight air flow conductivity was noted. Probing with a steel rod encountered a snake skin and loose cobbles about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature C-5: Two small solution cavities spaced about 6 feet apart near a small cedar elm tree. The larger cavity measures approximately 1 foot long x 0.3 feet wide x 1 foot deep and the smaller (due southeast next to the tree trunk) measures 0.3 feet in diameter x 1 foot deep. Slight air flow conductivity was noted at the openings. Probing with a steel rod encountered loose

cobbles and soil about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature C-6: Solution-enlarged fracture (azimuth:N215°W) measuring approximately 2.5 feet long x 0.5 feet wide x 1 foot deep with smaller semi-open drainage portal openings amongst loose cobbles and soil. No air flow conductivity was noted. Probing with a steel rod encountered firm soil and cobbles about 2 feet below the feature's floor. This feature has a low to intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature C-7: Large upland sinkhole with a cedar elm tree near its center that is covered with grape vines. The sinkhole measures approximately 18 feet in diameter x 4 feet deep with 1 open drainage portal (1 foot long x 0.5 feet wide x 1 foot deep) located along its rock/clay floor. Very slight air flow conductivity was noted at the opening. Probing with a steel rod encountered clay soil and cobbles about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature C-8: Next to brush thicket, a solution cavity measuring approximately 1 foot in diameter x 1 feet deep that narrows down to a 0.2 feet x 1 foot deep drainage portal opening. Air flow conductivity was noted. Probing with a steel rod encountered loose cobbles/soil about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

SANTA RITA NORTH GEOLOGIC FEATURES

Geologic Feature G-02: This feature has been previously assessed by J. Jackson Harper, PG, as a closed depression measuring approximately 6 feet long x 6 feet wide x 2.5 feet deep resulting from an apparent animal burrow located beneath roots of adjacent oak trees. At the base of the hole, the burrow continued laterally along a soft, thinly bedded, chalky rock layer for a distance of about 1.5 feet before terminating. The burrow contained loose, dry, clayey soil and leaves over weathered, intact limestone. This feature has a very low infiltration rate and was classified as a non-sensitive feature. No protective measures were proposed for this feature (Harper, 2013).

Geologic Feature SF-11: This feature has been previously assessed by SWCA as an unnamed cave within a sinkhole (SWCA, 2006). It measures approximately 12 feet in diameter x 2.5 feet deep and drops into an open portal about 4 feet long x 3 feet wide x 6 feet deep. Two young vultures were observed nesting inside the entrance, which prevented closer investigation. A few semi-open drainage portals were observed along the entrance drop floor amongst rocks, soil, and cobbles. Slight to moderate air flow conductivity was noted near the entrance drop. Based on the presence of air flow conductivity and a very well-defined sinkhole perimeter, the potential for additional subgrade passage is very probable. This feature meets the requirements to be classified as a potential **cave**, based on it being a natural, underground, open space formed by dissolution of limestone that is large enough for an average-sized person to enter. This feature has a high infiltration rate and an apparent surface runoff catchment greater than 1.6 acres.

Geologic Feature SF-13: This feature has been previously assessed by SWCA as a sinkhole (SWCA, 2006). It measures approximately 10 feet in diameter x 2.5 feet deep and has an open drainage portal near its center about 1 foot long x 0.5 feet wide x 4 feet deep. Slight air flow conductivity was noted. This feature has an intermediate infiltration rate and an apparent surface runoff catchment less than 0.4 acres.

Geologic Feature SF-14: This feature has been previously assessed by SWCA as a sinkhole (SWCA, 2006). It measures approximately 6 feet in diameter x 1.5 feet deep with a large boulder and several smaller boulders within the feature. Small semi-open drainage portals were observed amongst the rocks and loose soil about 0.5 feet in diameter x 1 foot deep. Slight air flow conductivity was noted. This feature has an intermediate infiltration rate and an apparent surface runoff catchment less than 0.4 acres.

Geologic Feature SF-15: This feature has been previously assessed by SWCA as 2 small sinkholes that were partially filled with discarded trash (barbed wire and scrap metal) (SWCA, 2006). However, the feature is actually 1 large sinkhole (~50 feet long x 25 feet wide x 3 feet deep) and 1 open solution cavity (~3 feet long x 1.5 feet wide x 6 feet deep) that is located within the sinkhole's catchment area. Near the center of the sinkhole is a partially filled trash area with an open drainage portal about 5 feet long x 3 feet wide x 4 feet deep. Slight to moderate air flow conductivity was noted amongst the trashed portal opening. The solution cavity is located about 20 feet due southeast from the lowest part of the sinkhole with some discarded trash (barbed wire and bottles). It had slight air flow conductivity, and the floor of the cavity appears to slope back towards the sinkhole drainage portal. Based on the presence of air flow conductivity and a very well-defined sinkhole perimeter, the potential for additional subgrade passage is very probable. This feature meets the requirements to be classified as a potential **cave**, based on it being a natural, underground, open space formed by dissolution of limestone that is large enough for an average-sized person to enter. This feature has a high infiltration rate and an apparent surface runoff catchment greater than 3 acres.

Geologic Feature SF-16: This feature has been previously assessed by SWCA as an unnamed cave within a sinkhole that is rimmed with boulders and cobble debris (SWCA, 2006). The sinkhole measures approximately 120 to 130 feet long x 40 to 60 feet wide x 3 to 6 feet deep and funnels into a large, open vertical shaft about 10 feet in diameter x 5 feet deep. Along the west side of the shaft floor is an opening measuring 5 feet long x 4 to 6 feet deep that connects to an apparent low bedding plane void extending about 20 feet (north to south) x 10 feet wide x 3 to 4 feet high. Several internal open drains were observed along the floor at the lowest points of the void. Moderate to strong air flow conductivity was noted along the main shaft opening. This feature meets the requirements to be classified as a **cave**, based on it being a natural underground open space formed by dissolution of limestone that is large enough for an average-sized person to enter. The sinkhole/cave is located in a broader drainage area that appears to have originally drained in excess of 10 acres. An adjacent stock pond (manmade feature M-15) to the northwest/west appears to have impounded half or more of the original drainage area. This cave has a very high infiltration rate and a surface runoff catchment greater than 6 acres.

Geologic Feature SF-17: This feature has been previously assessed by SWCA as a non-karst closed depression (SWCA, 2006). However, an open drainage portal about 0.3 feet in diameter x 1 foot deep was observed within the loose leaves and soil/rock at its lowest point. This feature is identified a sinkhole about 20 feet in diameter x 3 feet deep with an apparent drainage portal. Slight air flow conductivity was noted at the opening. This feature has an intermediate infiltration rate and an apparent surface runoff catchment less than 0.4 acres.

Geologic Feature SF-18: This feature has been previously assessed by SWCA as a solution cavity (SWCA, 2006). It measures approximately 1.5 feet in diameter x 1 foot deep and is located within an exposed slab of limestone about 4 feet x 4 feet. No drainage portals or air flow conductivity were observed along the firm, clay-filled floor. The feature appears to be epikarstic due to surficial weathering processes. This feature has a very low infiltration rate and an apparent surface runoff catchment less than 0.1 acres.

Geologic Feature SF-19: This feature has been previously assessed by SWCA as a sinkhole that has large boulders slumping into it that may have been the result of past ranching activities, such as land clearing (SWCA, 2006). It measures approximately 15 feet long x 12 feet wide x 3 feet deep with several semi-open drainage portals around apparent in-filled (bladed) rocks and boulders. Slight air flow conductivity was noted. This feature has an intermediate infiltration rate and an apparent surface runoff catchment less than 0.4 acres.

Geologic Feature SF-20: This feature has been previously assessed by SWCA as 2 adjacent sinkholes spaced about 15 feet apart (SWCA, 2006). The larger sinkhole measures approximately 15 feet in diameter x 5 feet deep with several semi-open drainage portals amongst solutioned bedrock and/or boulders. The smaller sinkhole measures approximately 10 feet in diameter x 5 feet deep with semi-open drainage portals amongst loose rock and soil. Slight air flow conductivity was noted at both sinkholes. This feature has an intermediate infiltration rate and an apparent surface runoff catchment less than 1 acre.

Geologic Feature SR-1: Small, upland sinkhole measuring approximately 6.5 feet long x 5 feet wide x 1.5 feet deep, rimmed with large rocks, and with a drainage portal opening along the south side about 1.5 feet long x 0.3 feet wide x 1 foot deep. Slight air flow conductivity was noted at the opening. Probing with a steel rod encountered clay soil and cobbles about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-2: Small, upland sinkhole, located about 20 feet due south of SR-1, measuring approximately 6 feet in diameter x 1.5 feet deep with open drainage portals amongst loose rock and leaves. This feature was lightly excavated, revealing a low bedding plane void about 2 feet long x 0.5 feet high with moderate air flow conductivity noted at the opening. Probing with a steel rod encountered loose clay soil and cobbles about 3 feet down below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-3: Small, upland sinkhole, located between 2 live oak trees, measuring approximately 6 feet in diameter x 1 foot deep with an open drainage portal amongst

loose rocks and soil. This feature was lightly excavated, revealing a portal about 0.5 feet in diameter x 1 foot deep with slight air flow conductivity. Probing with a steel rod encountered loose clay soil and cobbles about 2 feet down below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-4: Solution cavity measuring approximately 0.5 feet in diameter x 1 foot deep, in an open area, that narrows down to a 0.2 feet diameter x 1 foot deep drainage portal opening. Slight air flow conductivity was noted. Probing with a steel rod encountered loose cobbles/soil about 2.5 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-5: Two solution cavities spaced about 8 feet apart in an open area near a cactus patch. Both cavities measure approximately 1 foot in diameter x 1 to 1.5 feet deep. Slight to moderate air flow conductivity was noted at the openings. Probing with a steel rod encountered loose cobbles and soil about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-6: Solution cavity, near a cedar elm tree, measuring approximately 0.5 feet in diameter x 1.5 feet deep. Slight to moderate air flow conductivity was noted. Probing with a steel rod encountered loose soil and rocks about 2.5 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-7: Small, upland sinkhole measuring approximately 5 feet in diameter x 1 foot deep, located under a cluster of live oak trees, with a semi-open drainage portal about 0.5 feet in diameter x 1.5 feet deep. Very slight air flow conductivity was noted. Probing with a steel rod encountered loose leaves, cobbles, and soil about 2.5 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-8: Two solution cavities spaced about 3 feet apart next to a cedar elm tree. The larger cavity measures approximately 0.5 feet in diameter x 1 foot deep and the smaller cavity measures 0.2 feet in diameter x 0.5 feet deep. Slight air flow conductivity was noted at the openings. Probing with a steel rod encountered loose cobbles and soil about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-9: Small, upland sinkhole measuring approximately 6 feet long x 4 feet wide x 1 foot deep with an open solution cavity drainage portal near the center about 1.5 feet long x 1 foot wide x 2.5 feet deep. Slight air flow conductivity was noted. Probing with a steel rod encountered loose leaves, cobbles, and soil about 3.5 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-10: Large, upland sinkhole located near a persimmon tree thicket that measures approximately 18 feet long x 15 feet wide x 3 feet deep with 1 open drainage portal (0.5 feet in diameter x 1 foot deep) located along its rock/clay floor. Slight to moderate air flow conductivity was noted at the opening. Probing with a steel rod encountered loose soil and cobbles

about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.5 acres.

Geologic Feature SR-11: Solution cavity located near live oak trees and cactus patch. A large rock covering the cavity was removed to facilitate inspection. This feature measures approximately 2 feet long x 1.5 feet wide x 2.5 feet deep with slight to moderate air flow conductivity. Probing with a steel rod encountered loose soil and rocks about 4 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-12: Upland sinkhole measuring approximately 10 feet long x 7 feet wide x 2 feet deep with open drainage portals near the center amongst loose cobbles and soil. Slight to moderate air flow conductivity was noted. Probing with a steel rod encountered loose cobbles and soil about 3.5 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-13: Large, upland sinkhole located amongst scattered mesquite and cedar elm trees. It measures approximately 20 feet long x 10 feet wide x 2.5 feet deep with 2 open drainage portals (1.9 feet long x 0.9 feet wide x 3 feet deep and 0.5 feet in diameter x 1 foot deep) located along its rock/clay floor. Slight air flow conductivity was noted at both openings. Probing with a steel rod encountered firm to loose soil and cobbles about 4 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.5 acres.

Geologic Feature SR-14: Small, upland sinkhole measuring approximately 6 feet long x 4 feet wide x 2.5 feet deep with a semi-open drainage portal near the center about 0.5 feet in diameter x 1 foot deep. No air flow conductivity was noted. Probing with a steel rod encountered firm soil and cobbles about 3 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-15: Solution cavity, located near the bases of mesquite and persimmon trees, measuring approximately 2.5 feet long x 0.5 feet wide x 1.5 feet deep, with semi-open drainage portals amongst vuggy rock and loose soil. No air flow conductivity was noted. Probing with a steel rod encountered loose to firm soil and rocks about 2.5 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-16: Solution cavity measuring approximately 1.3 feet long x 0.8 feet wide x 4.5 feet deep within a very small rock sink (3 feet in diameter x 1 foot deep). Slight air flow conductivity was noted. Probing with a steel rod encountered loose soil and rocks about 5 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-17: Solution cavity about 35 feet due southwest of SR-16. It measures approximately 1.5 feet long x 1 foot wide x 3.5 feet deep within a very small rock sink (3 feet in diameter x 1 foot deep). Slight to moderate air flow conductivity was noted. Probing with a

steel rod encountered loose soil and rocks about 4.5 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-18: Solution cavity measuring approximately 1 foot long x 0.5 feet wide x 1 foot deep with semi-open drainage portals amongst loose rocks and soil. Slight air flow conductivity was noted. Probing with a steel rod encountered loose soil and rocks about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-19: Solution cavity measuring approximately 3 feet long x 1.5 feet wide x 1.5 feet deep with semi-open drainage portals amongst loose clay soil and rocks. Slight air flow conductivity was noted. Probing with a steel rod encountered loose soil and rocks about 2 feet below the feature's floor. This feature has an intermediate infiltration rate and a surface runoff catchment of less than 0.4 acres.

Geologic Feature SR-20: Mapped normal fault located in Santa Rita North within the contributing zone of the Edwards Aquifer. This feature has an apparent low infiltration rate and is not located in the recharge zone of the Edwards Aquifer. Therefore, it is a non-sensitive feature that would require no protective measures.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Thirty-eight natural geologic features and 25 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).

Thirty-four geologic features (C-1, C-3 to C-8, SF-11, SF-13 to SF-17, SF-19, SF-20, and SR-1 to SR-19) have been evaluated as sensitive for groundwater recharge capability and would therefore require a TCEQ protective setback buffer. In general, a protective buffer encompassing a sensitive feature is recommended to meet the TCEQ guidance for a setback of at least 50 feet in all directions from the feature's areal extent (perimeter), plus its watershed catchment up to 200 feet from the perimeter of the feature. However, a larger protective buffer for 3 of these (cave) features (SF-11, SF-15, and SF-16) is recommended to meet the TCEQ guidance for a setback for each cave with an undetermined subsurface footprint. The cave footprint is assumed to extend 150 feet in all directions from the surface opening(s) and then a protective buffer zone extending an additional 50 feet in all directions from the footprint is applied, plus each cave's watershed catchment up to 200 feet from the 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.

Four geologic features (C-2, G-02, SF-18, and SR-20) have been evaluated as non-sensitive for groundwater recharge capability and would therefore not require TCEQ protective setback buffers. No further action is recommended for these non-sensitive geologic features.

All of the manmade features (G-01 and M-1 to M-24) have been evaluated as non-sensitive for groundwater recharge capability and would therefore not require TCEQ protective setback buffers. No further action is recommended for these non-sensitive manmade features.

Additionally, no springs were identified within the recharge zone of the subject site that would require protection or mitigation pursuant to the City of Georgetown Edwards Aquifer Recharge Zone Water Quality Ordinance No. 2013-59. However, several streams were identified within the recharge zone of the subject site that would require protection per the City of Georgetown's ordinance.

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 part of the subject site is located over the Edwards Aquifer Recharge Zone, it is possible that subsurface voids underlie the site. The nature of the sub-grade 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 the potential for the void(s) to provide meaningful recharge to the Edwards Aquifer.

4.0 REFERENCES

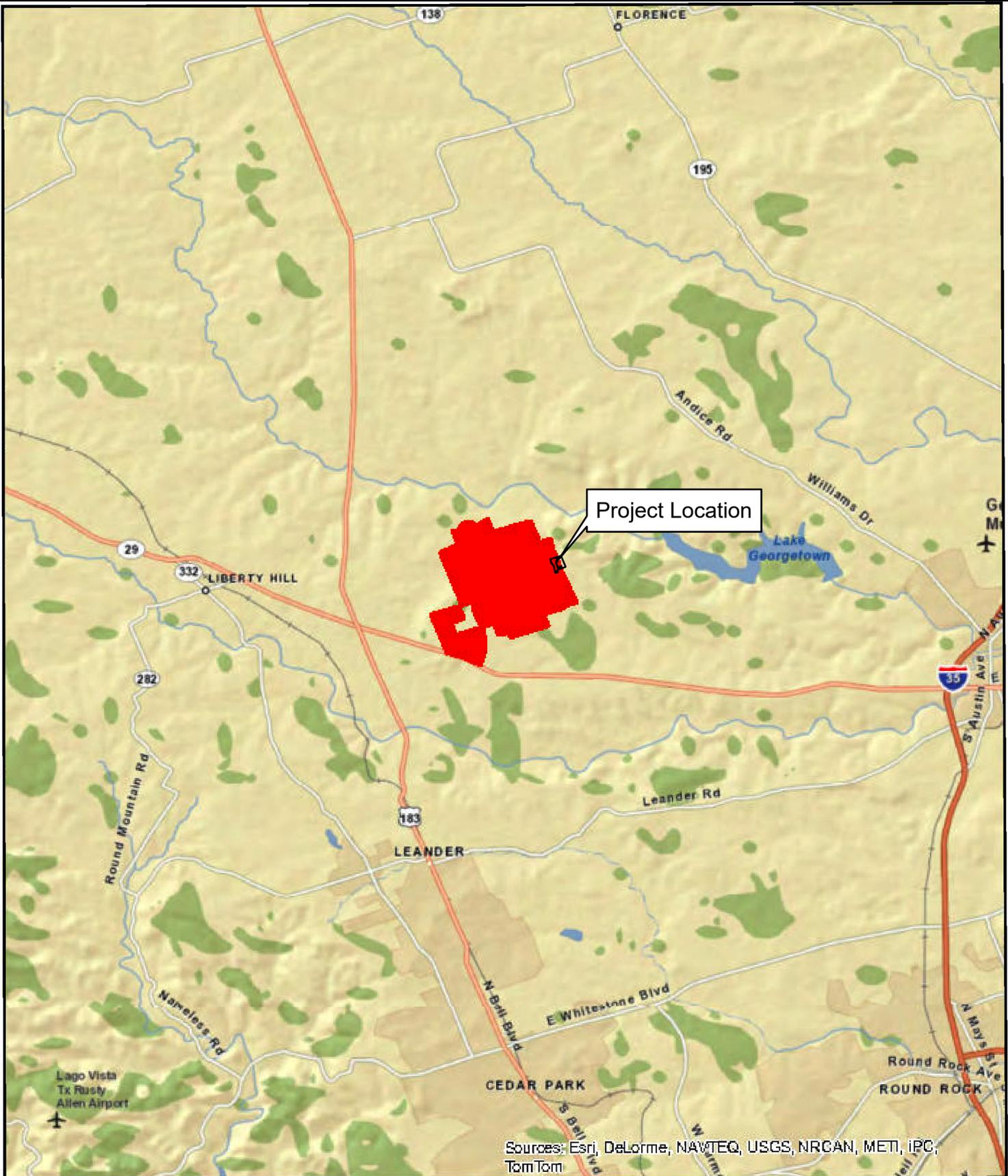
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APPENDIX A
PROJECT FIGURES



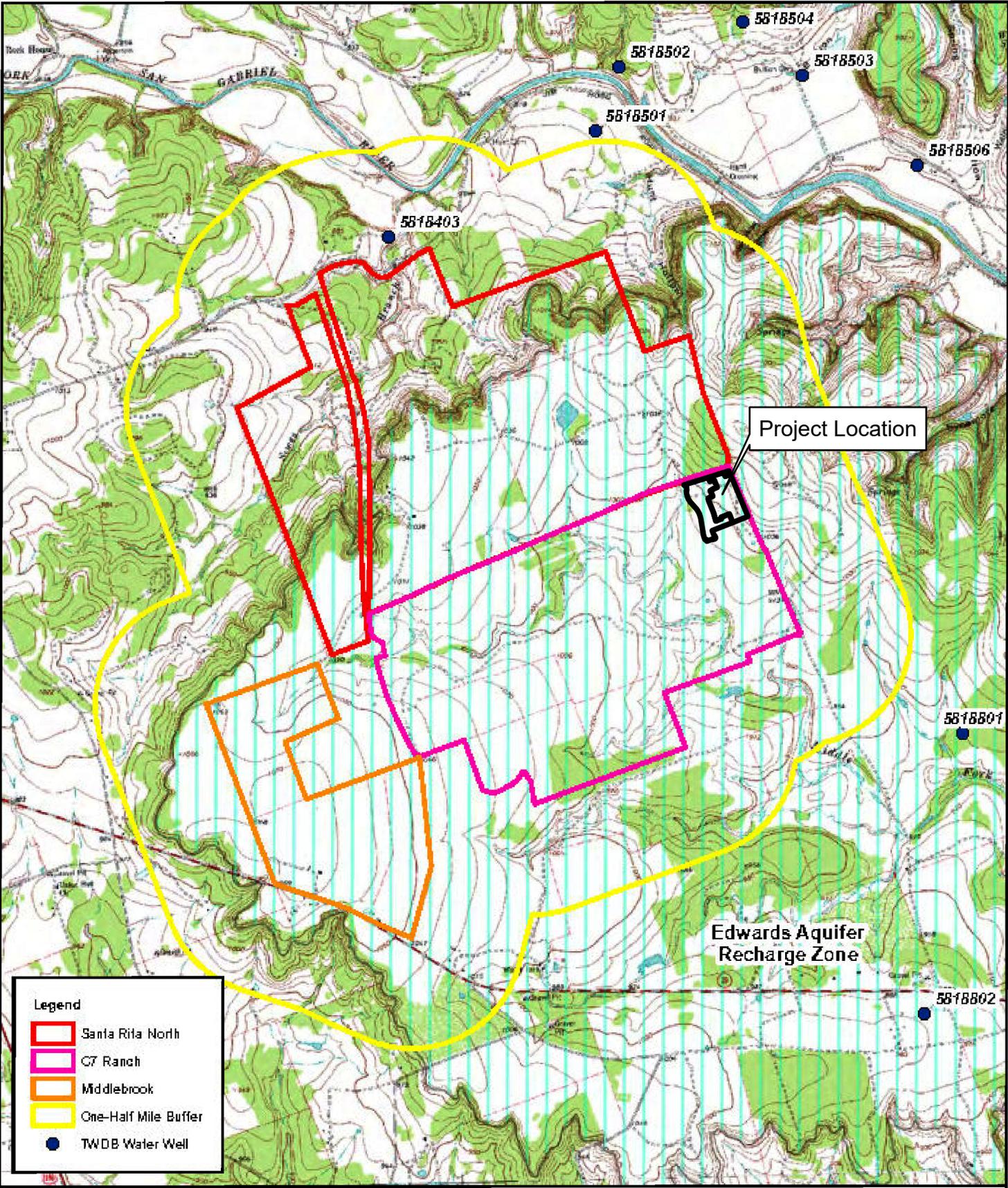
Sources: Esri, DeLorme, NAVTEQ, USGS, NRCAN, METI, IPC, TomTom

MAP SOURCE: ESRI, 2012.



APPENDIX A, FIGURE 1

VICINITY MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS

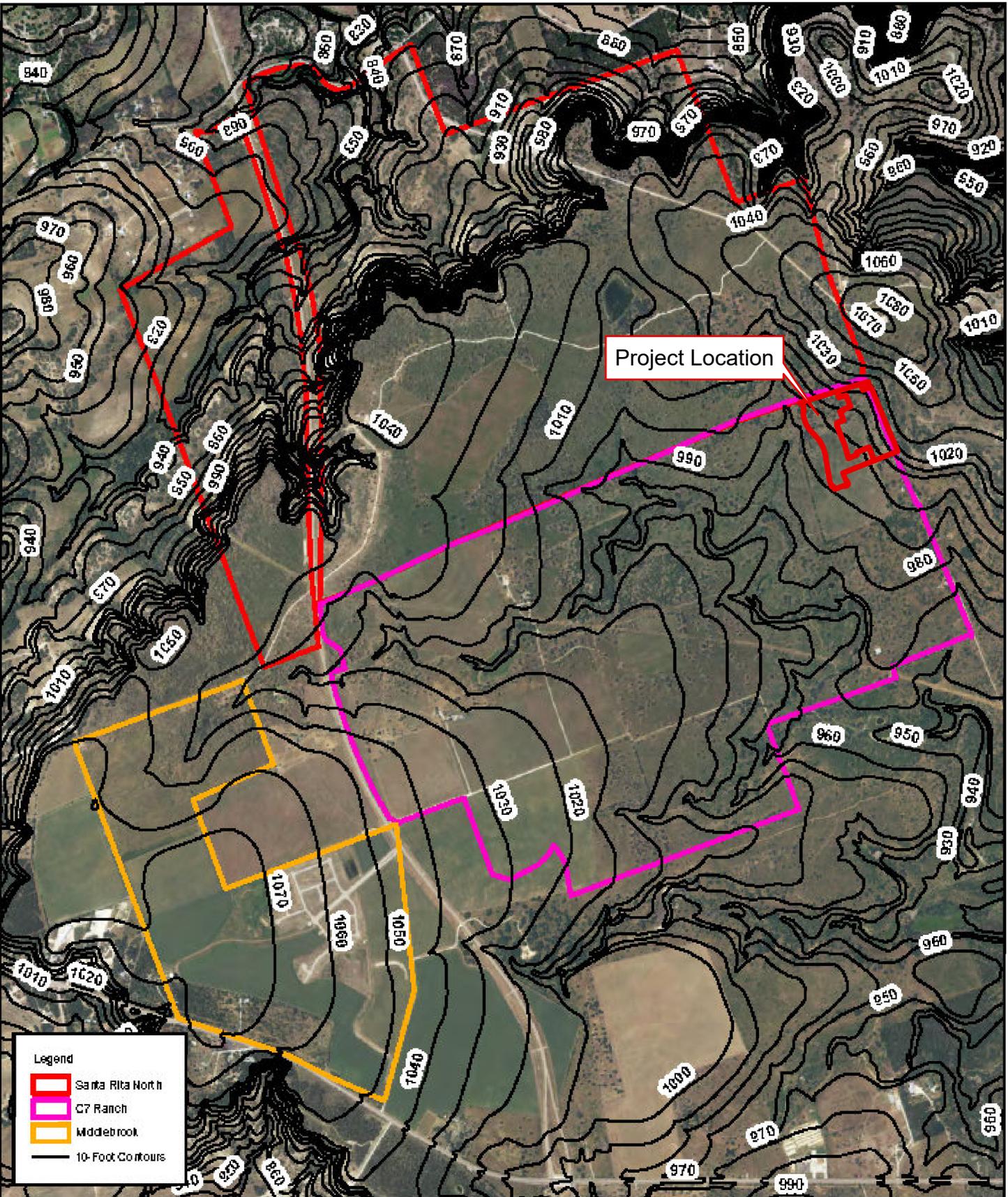


MAP SOURCE: USGS, 1987; TCEQ, 2014; TWDB, 2014.



APPENDIX A, FIGURE 2

TOPOGRAPHY AND
HYDROGEOLOGY MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS

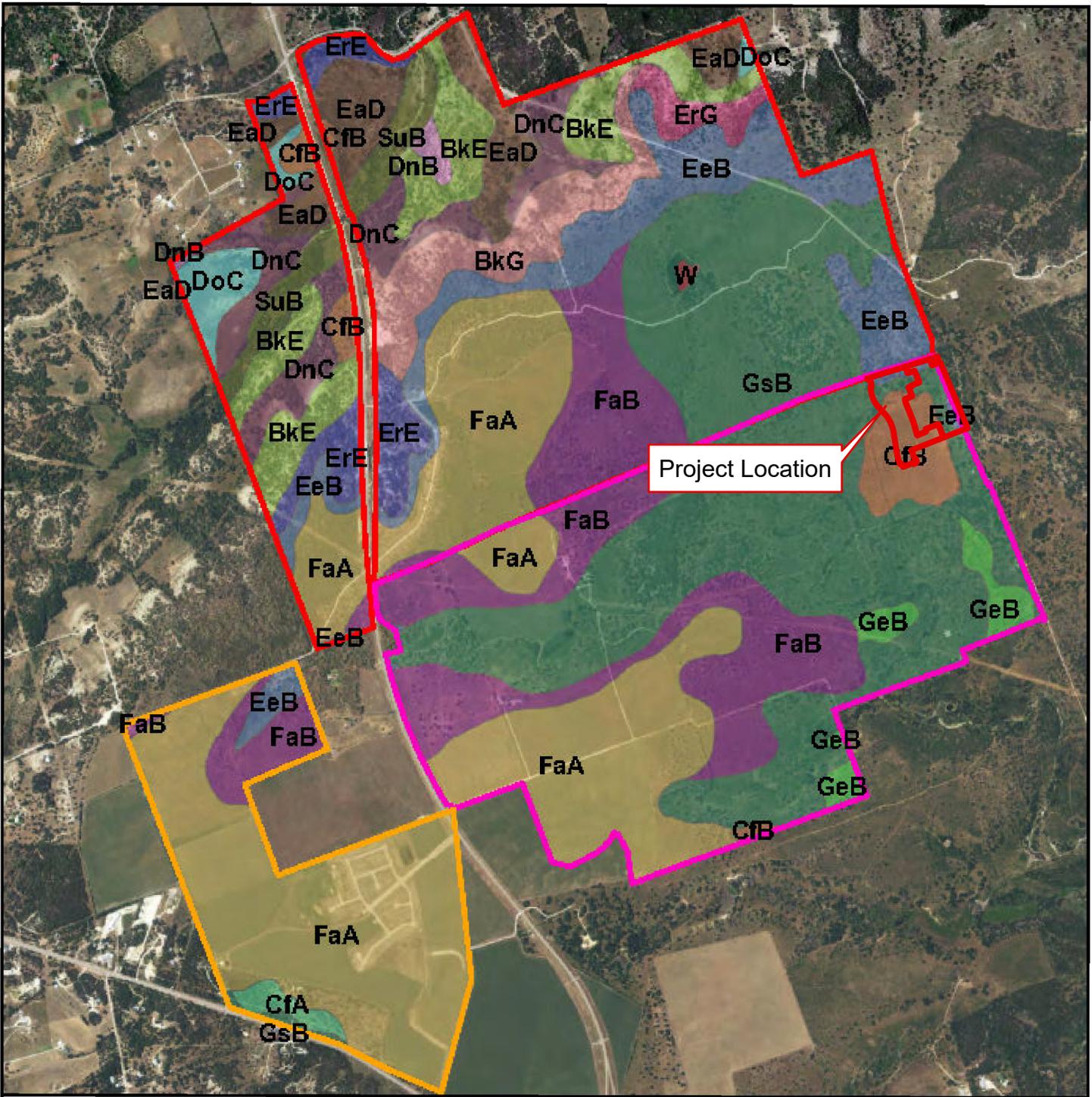


MAP SOURCE: USDA, 2012.



APPENDIX A, FIGURE 3

SITE TOPOGRAPHY MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS



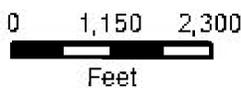
Legend

- | | | | |
|------------------|---|---|--|
| Middlebrook | Badlett gravelly clay loam, 3-12% slopes (BkE) | Coos sily clay, modt, 1-5% slopes (DoC) | Ririe clay, 1-2% slopes (Fa B) |
| C7 Ranch | Badlett-Rock outcrop Real complex, 8-30% slopes (BkG) | Rikrant cobbly clay, 1-8% slopes (Ea D) | Georgetown clay loam, 0-2% slopes (GeB) |
| Santa Rita North | Crawford clay, 0-1% slopes (CfA) | Rikrant extremely stony clay, 0-3% slopes (EeB) | Georgetown stony clay loam, 1-3% slopes (Gs B) |
| | Crawford clay, 1-3% slopes (CfB) | Rikrant-Rock outcrop complex, rolling (Er E) | Sunev sily day loam, 1-3% slopes (Su B) |
| | Denton sily clay, 1-3% slopes (DnB) | Rikrant-Rock outcrop complex, hilly (ErG) | Water |
| | Denton sily clay, 3-6% slopes (DnC) | Ririe clay, 0-1% slopes (Fa A) | |

MAP SOURCE: USDA, 2012; NRCS, 2014.



Horizon
Environmental Services, Inc.

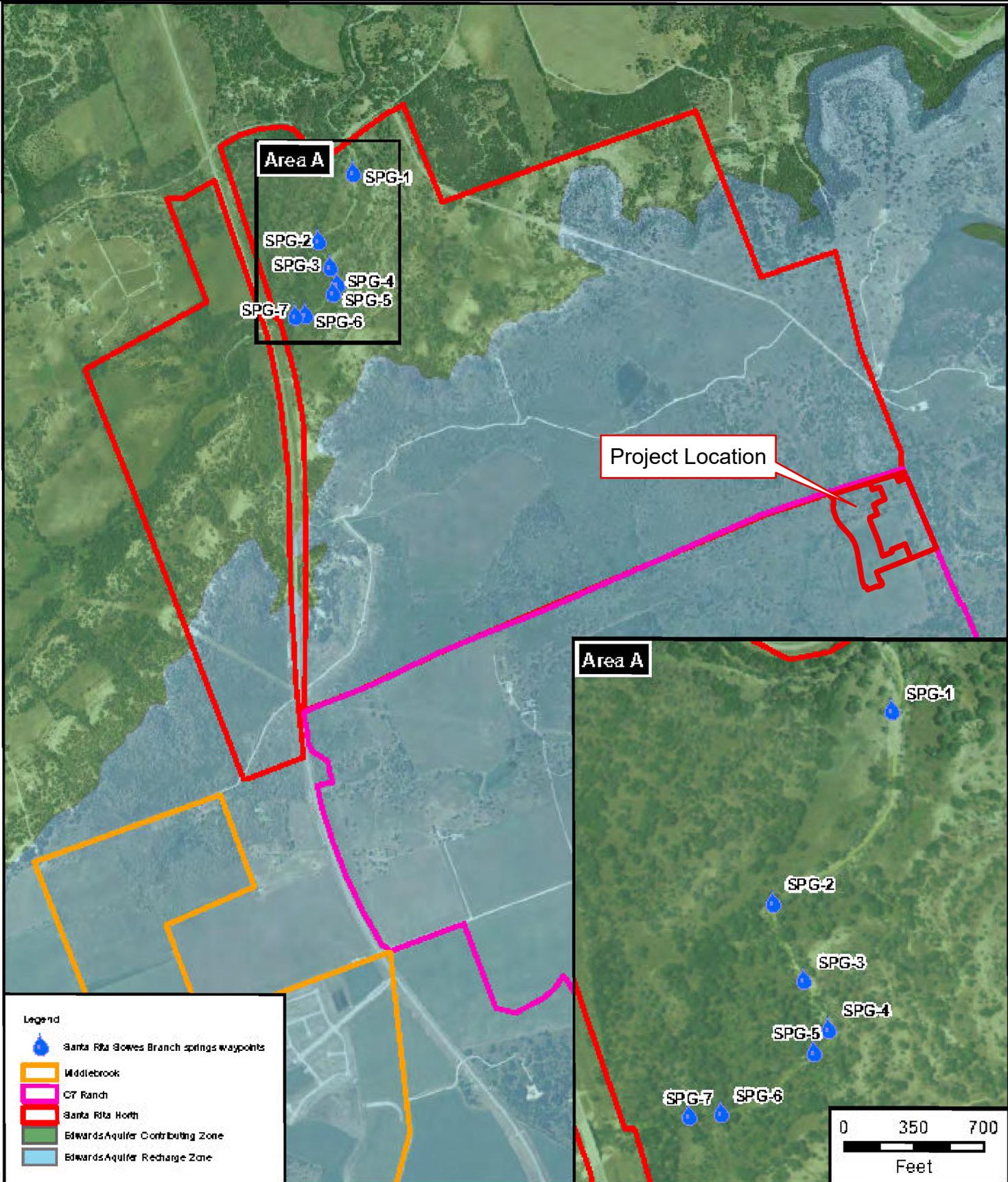


APPENDIX A, FIGURE 4

SURFACE SOILS MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS

Geologic Unit	Hydrologic Unit	Approx. Thickness at Project Site (ft)	Elevation (ft msl)	Depth (ft)
Terraces (QTa) and Terraces along streams (Qt)	-	10	1070	0
Edwards Formation (Ked)	Edwards Aquifer	85	1060	10
Comanche Peak Formation (Kc)		50	975	95
Keys Valley Marl (KwKv)	Confining Unit	50	925	145
Cedar Park Limestone (Kwcp)		40	875	195
Bee Cave Marl (Kwbc)		35	835	235
Upper Glen Rose Limestone (Kgru)		220	800	270
				580

Note: Unit elevation and thickness given with respect to a ground surface elevation of 1070 ft on the southwestern corner of the project site.



Legend

- Santa Rita Goves Branch springs waypoints
- Middlebrook
- C7 Ranch
- Santa Rita North
- Edwards Aquifer Contributing Zone
- Edwards Aquifer Recharge Zone

Area A

0 350 700
Feet

MAP SOURCE: USDA, 2012; TCEQ, 2014.

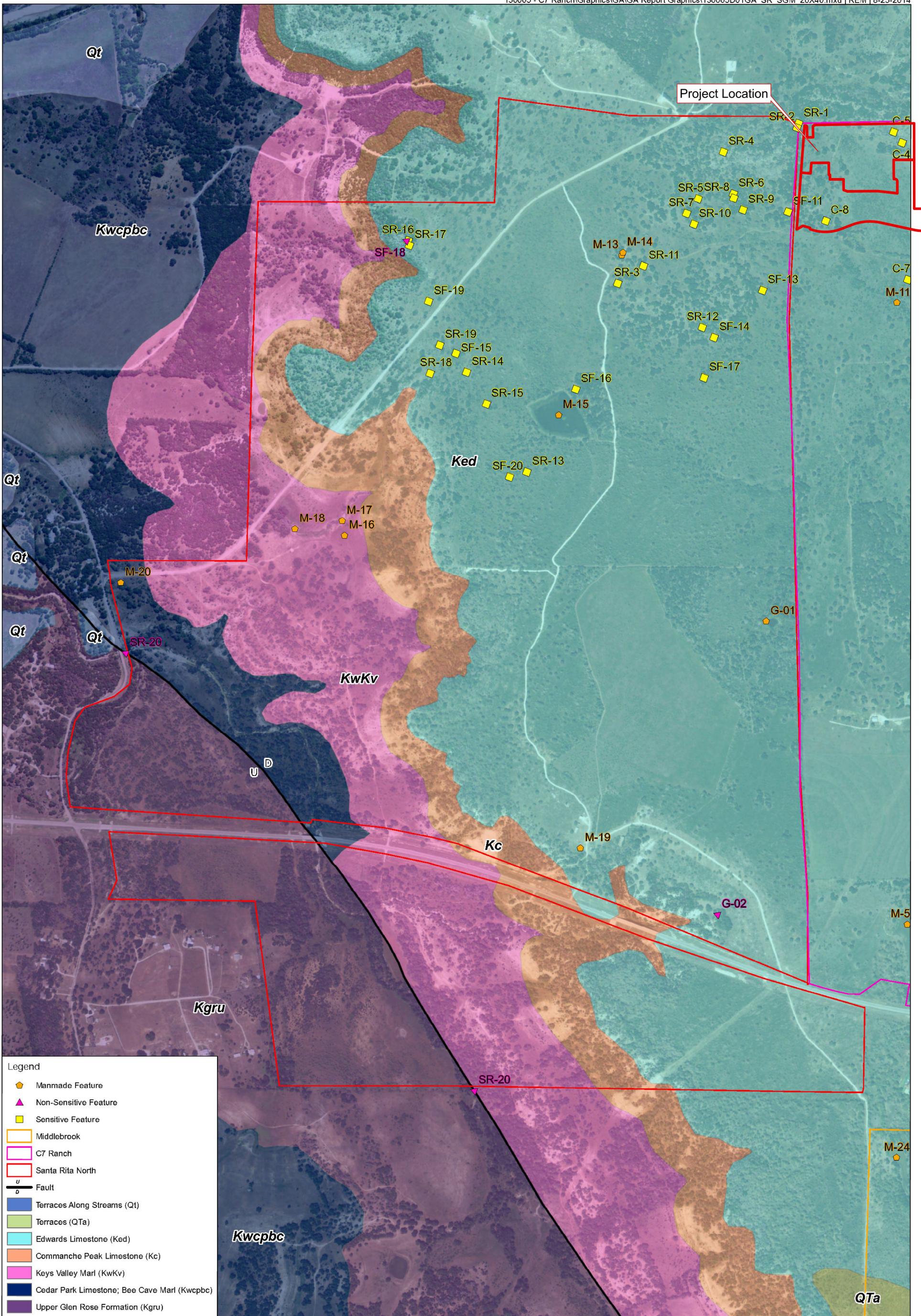
Horizon
Environmental Services, Inc.

0 1,000 2,000
Feet



APPENDIX A, FIGURE 6
SANTA RITA SPRINGS MAP
SANTA RITA NORTH, MIDDLEBROOK,
AND C7 RANCH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS

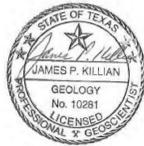
APPENDIX B
SITE GEOLOGIC MAP



Legend

- ◆ Manmade Feature
- ▲ Non-Sensitive Feature
- Sensitive Feature
- Middlebrook
- C7 Ranch
- Santa Rita North
- Fault
- Terraces Along Streams (Qt)
- Terraces (QTa)
- Edwards Limestone (Ked)
- Commanche Peak Limestone (Kc)
- Keys Valley Marl (KwKv)
- Cedar Park Limestone; Bee Cave Marl (Kwcpbc)
- Upper Glen Rose Formation (Kgru)

MAP SOURCE: USDA, 2012; UT-BEG, 2014.

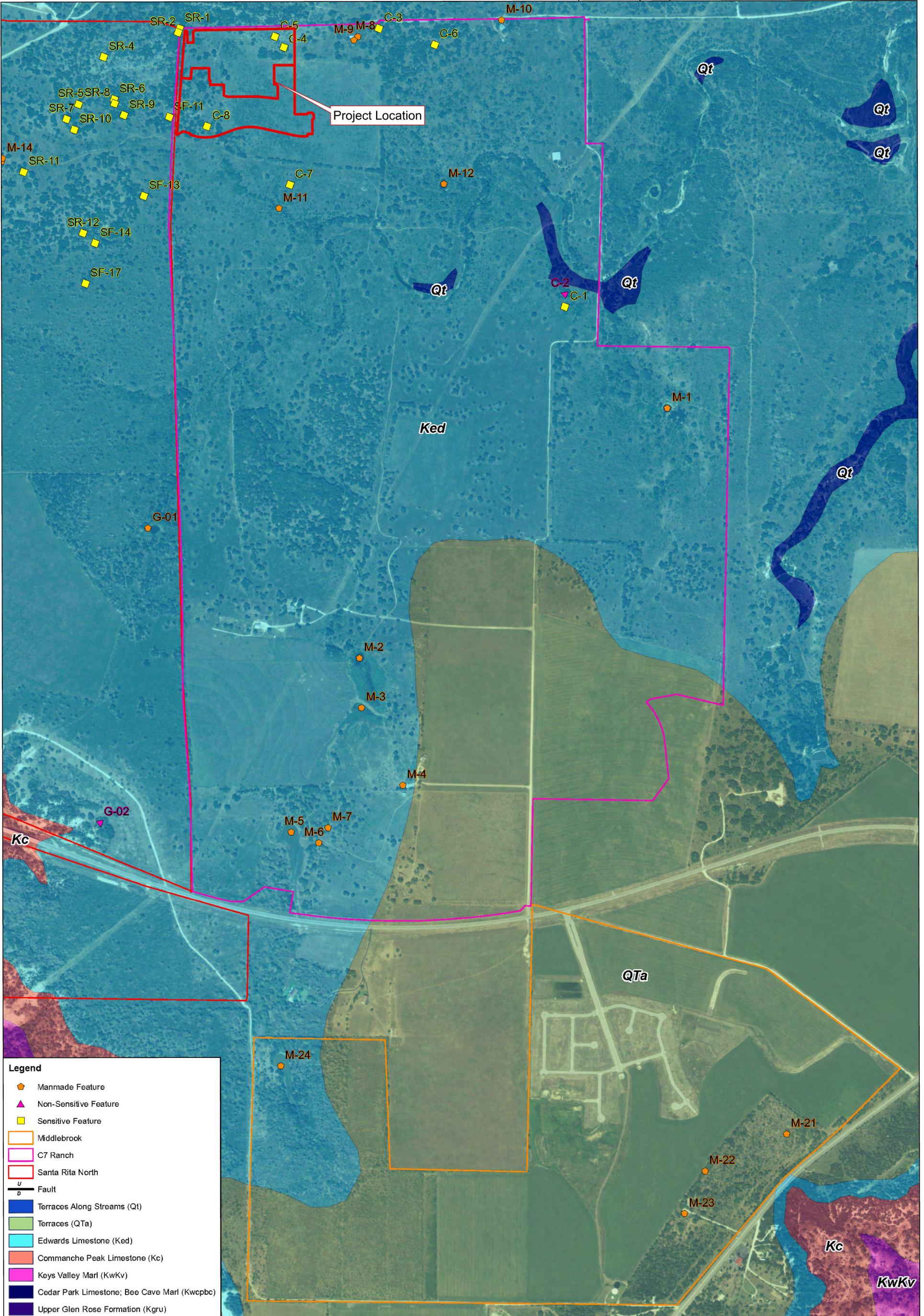


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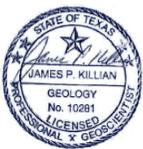
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APPENDIX B, FIGURE 1
SITE GEOLOGIC MAP
SANTA RITA NORTH
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS

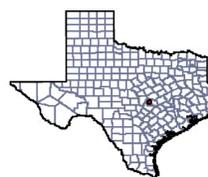


MAP SOURCE: USDA, 2012; UT-BEG, 2014.



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Feet

Scale: 1" = 400'



APPENDIX B, FIGURE 2

SITE GEOLOGIC MAP
C7 RANCH AND MIDDLEBROOK
LIBERTY HILL,
WILLIAMSON COUNTY, TEXAS

APPENDIX C

SITE GEOLOGIC ASSESSMENT TABLE

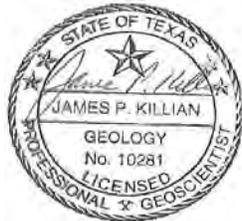
GEOLOGIC ASSESSMENT TABLE			PROJECT NAME: 2976-ac Santa Rita North, C7 Ranch, Middlebrook, Williamson Co., TX																	
LOCATION			FEATURE CHARACTERISTICS										EVALUATION		PHYSICAL SETTING					
1A	1B *	1C*	2A	2B	3	4			5	5A	6	7	8A	8B	9	10		11		12
FEATURE ID	LATITUDE	LONGITUDE	FEATURE TYPE	POINTS	FORMATION	DIMENSIONS (FEET)			TREND (DEGREES)	DOM	DENSITY (NO/FT)	APERTURE (FEET)	INFILL	RELATIVE INFILTRATION RATE	TOTAL	SENSITIVITY	CATCHMENT AREA (ACRES)		TOPOGRAPHY	
						X	Y	Z		10						<40	≥40	<1.6	≥1.6	
C-1	30.658391	-97.816697	SH	20	Ked	10	10	2.5	--	0	--		C,F,O	25	45		X	X		Hillside
C-2	30.658554	-97.816288	SH	20	Ked	3	1.5	1.5	--	0	--		C,F,O	18	38	X		X		Hillside
C-3	30.666383	-97.809982	SC	20	Ked	1.8	1	1.5	--	0	--		C,F,O	30	50		X	X		Hillside
C-4	30.668883	-97.811714	SC	20	Ked	1.5	0.5	1	--	0	--		C,F,O	30	50		X	X		Hillside
C-5	30.669181	-97.809834	SC	20	Ked	1	0.3	1	--	0	--		C,F,O	28	48		X	X		Hillside
C-6	30.664682	-97.809834	SF	20	Ked	2.5	0.5	1	--	0	--		C,F,O	20	40		X	X		Hillside
C-7	30.667255	-97.816043	SH	20	Ked	18	18	4	--	0	--		C,F,O	30	50		X	X		Hillside
C-8	30.670156	-97.815144	SC	20	Ked	1	1	1	--	0	--		C,F,O	30	50		X	X		Hillside
G-02	30.666026	-97.838744	CD	5	Ked	6	6	2.5	--	0	--		C,F,O	10	15	X		X		Hillside
SF-11	30.671298	-97.815299	SH/C	30	Ked	12	12	8.5	--	0	--		C,F,O	45	75		X		X	Hillside
SF-13	30.671193	-97.81813	SH	20	Ked	10	10	2.5	--	0	--		C,F,O	30	50		X	X		Hillside

* DATUM: State Plane Texas Central

2A TYPE	TYPE	2B POINTS
C	Cave	30
SC	Solution cavity	20
SF	Solution-enlarged fracture(s)	20
F	Fault	20
O	Other natural bedrock features	5
MB	Manmade feature in bedrock	30
SW	Swallow hole	30
SH	Sinkhole	20
CD	Non-karst closed depression	5
Z	Zone, clustered or aligned features	30

8A INFILLING	
N	None, exposed bedrock
C	Coarse - cobbles, breakdown, sand, gravel
O	Loose or soft mud or soil, organics, leaves, sticks, dark colors
F	Fines, compacted clay-rich sediment, soil profile, gray or red colors
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FS	Flowstone, cements, cave deposits
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Sheet 1 of 6

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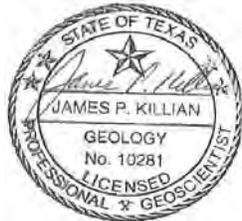
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						X	Y	Z								<40	≥40	<1.6	≥1.6	
SF-14	30.67206	-97.820227	SH	20	Ked	6	6	1.5	--	0	--		C,F,O	30	50		X	X		Hillside
SF-15	30.679111	-97.823843	SH/C	30	Ked	50	25	7	--	0	--		C,F,O	35	65		X		X	Hilltop
SF-16	30.675387	-97.823553	SH/C	30	Ked	130	60	11	--	0	--		C,F,O	65	95		X		X	Hilltop
SF-17	30.671916	-97.821637	SH	20	Ked	20	20	3	--	0	--		C,F,O	28	48		X	X		Hillside
SF-18	30.691678	-97.820842	SC	20	Ked	1.5	1.5	1	--	0	--		C,F,O	10	30	X		X		Hillside
SF-19	30.680412	-97.822505	SC	20	Ked	15	12	3	--	0	--		C,F,O	35	55		X	X		Hillside
SF-20	30.676327	-97.827169	SH	20	Ked	15	15	5	--	0	--		C,F,O	35	55		X	X		Hillside
SR-1	30.671914	-97.812342	SH	20	Ked	6.5	5	1.5	--	0	--		C,F,O	25	45		X	X		Hillside
SR-2	30.67192	-97.812485	SH	20	Ked	6	6	1.5	--	0	--		C,F,O	35	55		X	X		Hillside
SR-3	30.675314	-97.819649	SH	20	Ked	6	6	1	--	0	--		C,F,O	25	45		X	X		Hillside
SR-4	30.673724	-97.814153	SC	20	Ked	0.5	0.5	1	--	0	--		C,F,O	25	45		X	X		Hillside

* DATUM: State Plane Texas Central

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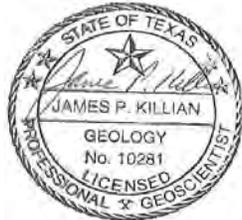
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SR-5	30.673941	-97.815961	SC	20	Ked	1	1	1.5	--	0	--		C,F,O	30	50		X	X		Hillside
SR-6	30.673001	-97.815382	SC	20	Ked	0.5	0.5	1.5	--	0	--		C,F,O	30	50		X	X		Hillside
SR-7	30.674121	-97.816575	SH	20	Ked	5	5	1	--	0	--		C,F,O	22	42		X	X		Hillside
SR-8	30.672952	-97.815509	SC	20	Ked	0.5	0.5	1	--	0	--		C,F,O	25	45		X	X		Hillside
SR-9	30.672567	-97.81578	SH	20	Ked	6	4	1	--	0	--		C,F,O	30	50		X	X		Hillside
SR-10	30.673796	-97.816829	SH	20	Ked	18	15	3	--	0	--		C,F,O	35	55		X	X		Hillside
SR-11	30.674772	-97.818781	SC	20	Ked	2	1.5	2.5	--	0	--		C,F,O	40	60		X	X		Hillside
SR-12	30.672494	-97.820046	SH	20	Ked	10	7	2	--	0	--		C,F,O	30	50		X	X		Hillside
SR-13	30.675893	-97.826807	SH	20	Ked	20	10	2.5	--	0	--		C,F,O	28	48		X	X		Hillside
SR-14	30.678613	-97.824318	SH	20	Ked	6	4	2.5	--	0	--		C,F,O	25	45		X	X		Hilltop
SR-15	30.677735	-97.825099	SC	20	Ked	2.5	0.5	1.5	--	0	--		C,F,O	22	42		X	X		Hilltop

* DATUM: State Plane Texas Central

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C	Cave	30
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SF	Solution-enlarged fracture(s)	20
F	Fault	20
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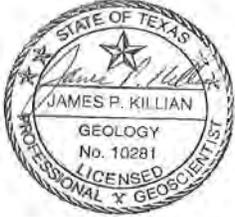
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SR-16	30.681607	-97.820807	SC	20	Ked	1.3	0.8	4.5	--	0	--		C,F,O	35	55		X	X		Hilltop
SR-17	30.681526	-97.820942	SC	20	Ked	1.5	1	3.5	--	0	--		C,F,O	35	55		X	X		Hilltop
SR-18	30.679626	-97.8248	SC	20	Ked	1	0.5	1	--	0	--		C,F,O	25	45		X	X		Hilltop
SR-19	30.679644	-97.823785	SC	20	Ked	3	1.5	1.5	--	0	--		C,F,O	28	48		X	X		Hilltop
SR-20	30.685264	-97.837461	F	20	Kgru/Kw	5776	75	>100	--	0	--		C,F,O	15	35	X		X		Hilltop
G-01	30.667687	-97.828721	MB	30	Ked	184	180	6	--	0	--		F	5	35	X		X		Drainage
M-1	30.654518	-97.818719	MB	30	Ked	100	75	6	--	0	--		F	5	35	X		X		Drainage
M-2	30.660492	-97.830379	MB	30	Ked	200	100	6	--	0	--		F	5	35	X		X		Drainage
M-3	30.65993	-97.831945	MB	30	Ked	400	60	6	--	0	--		F	5	35	X		X		Drainage
M-4	30.657995	-97.833944	MB	30	Ked	0.3	0.3	--	--	0	--		X	5	35	X		X		Hillside
M-5	30.660606	-97.83676	MB	30	Ked	400	200	6	--	0	--		F	5	35	X		X		Drainage

* DATUM: State Plane Texas Central

2A TYPE	TYPE	2B POINTS
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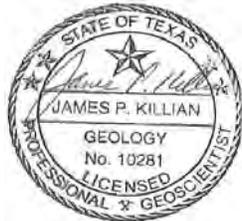
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						X	Y	Z		10						<40	≥40	<1.6	≥1.6	
M-6	30.65973	-97.836782	MB	30	Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hillside
M-7	30.659633	-97.836189	MB	30	Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hillside
M-8	30.666906	-97.810477	MB	30	Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hillside
M-9	30.666978	-97.810644	MB	30	Ked	0.7	0.7	--	--	0	--		X	5	35	X		X		Hillside
M-10	30.663087	-97.808239	MB	30	Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hillside
M-11	30.667335	-97.816923	MB	30	Ked	50	50	3	--	0	--		F	5	35	X		X		Drainage
M-12	30.663011	-97.814184	MB	30	Ked	100	70	6	--	0	--		F	5	35	X		X		Drainage
M-13	30.6755	-97.818701	MB	30	Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hilltop
M-14	30.675505	-97.818599	MB	30	Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hilltop
M-15	30.675615	-97.824592	MB	30	Ked	350	200	6	--	0	--		C,F	5	35	X		X		Drainage
M-16	30.68035	-97.831044	MB	30	Kwkv	0.5	0.5	--	--	0	--		X	5	35	X		X		Hillside

* DATUM: State Plane Texas Central

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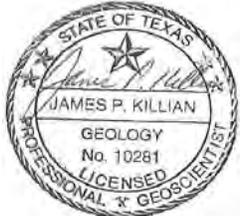
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M-17	30.680562	-97.830596	MB	30	Kwkv	200	100	6	--	0	--		F	5	35	X		X		Hillside
M-18	30.681799	-97.831428	MB	30	Kwkv	50	50	6	--	0	--		F	5	35	X		X		Hillside
M-19	30.670528	-97.838242	MB	30	Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hilltop
M-20	30.686109	-97.835242	MB	30	Kwcpbc	0.5	0.5	--	--	0	--		X	5	35	X		X		Hilltop
M-21	30.643785	-97.840569	MB	30	Qta/Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hillside
M-22	30.645662	-97.842722	MB	30	Qta/Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hilltop
M-23	30.645795	-97.844327	MB	30	Qta/Ked	0.5	0.5	--	--	0	--		X	5	35	X		X		Hilltop
M-24	30.658504	-97.844387	MB	30	Ked	390	160	6	--	0	--		F	5	35	X		X		Drainage

* DATUM: State Plane Texas Central

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APPENDIX D
SITE PHOTOGRAPHS



PHOTO 1
View of geologic feature C-1 (sinkhole),
facing down



PHOTO 2
View of geologic feature C-2 (sinkhole),
facing east



PHOTO 3
View of geologic feature C-3
(2 solution cavities at upper left and lower right),
facing southeast



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



PHOTO 5
View of geologic feature C-5, facing south
(2 solution cavities by tree and white paper),



PHOTO 6
View of geologic feature C-6, facing northwest
(solution-enlarged fracture)



PHOTO 7
View of geologic feature C-7, facing northwest
(sinkhole under grape arbor)



PHOTO 8
View of geologic feature C-8, facing southeast
(solution cavity in front of brush)



PHOTO 9
View of geologic feature SF-11 (sinkhole/cave),
facing northeast



PHOTO 10
View of entrance drop of SF-11 (cave)
with young vultures inside, facing down



PHOTO 11
View of geologic feature SF-13 (sinkhole),
facing southeast



PHOTO 12
View of geologic feature SF-14 (sinkhole),
facing north



PHOTO 13

**View along south side of geologic feature SF-15, facing north
(large sinkhole with solution cavity/potential cave)**



PHOTO 14

View looking down open solution cavity at SF-15



PHOTO 15

View along north side of SF-15, facing south



PHOTO 16

**View along south side of SF-16, facing north
(very large sinkhole/cave)**



PHOTO 17
View along north side of geologic feature SF-16,
facing south

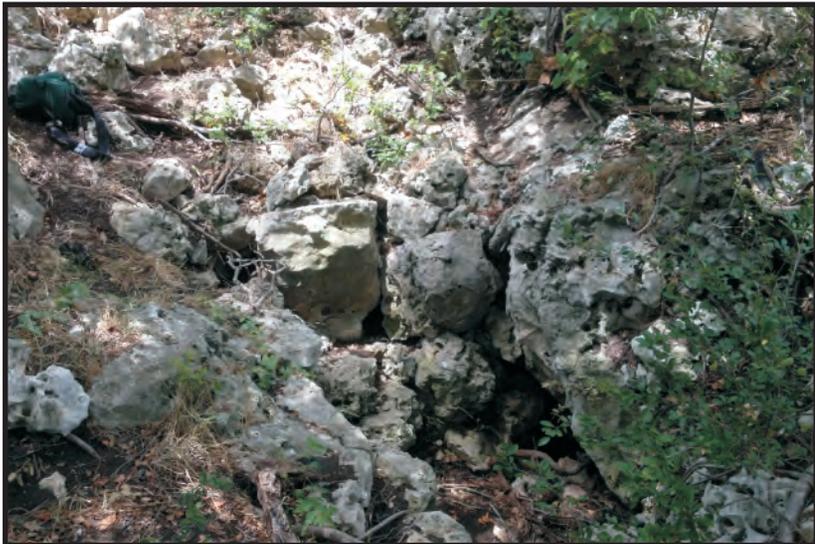


PHOTO 18
View open vertical shaft drop near center of SF-16,
facing southwest



PHOTO 19
Another view of shaft drop/cave entrance
near center of SF-16, facing down



PHOTO 20
View of geologic feature SF-17 (sinkhole),
facing north



PHOTO 21
View of geologic feature SF-18 (solution cavity),
facing south



PHOTO 22
View of geologic feature SF-19 (sinkhole),
facing north



PHOTO 23
View of geologic feature SF-20, facing southeast
(2 closely spaced sinkholes)

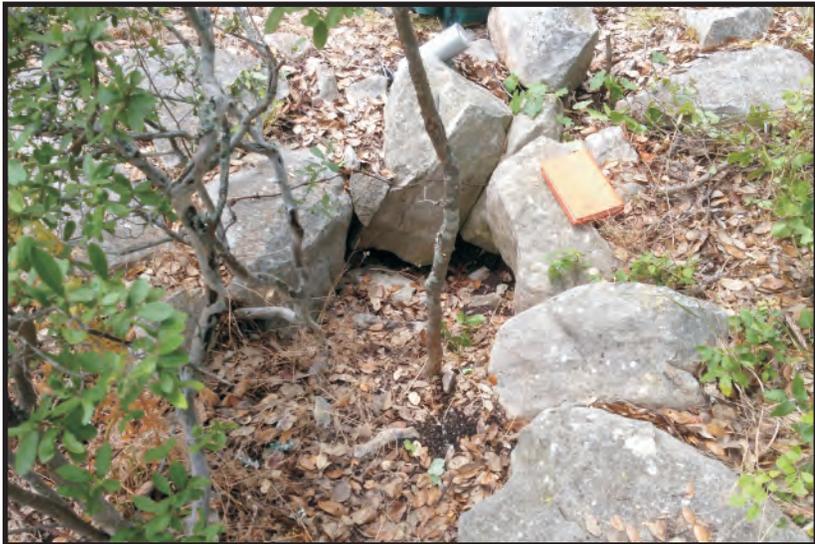


PHOTO 24
View of geologic feature SR-1 (sinkhole),
facing south



PHOTO 25
View of geologic feature SR-2 (sinkhole),
facing down



PHOTO 26
View of geologic feature SR-3, facing north
(sinkhole between oak trees)



PHOTO 27
View of geologic feature SR-4 (solution cavity),
facing north



PHOTO 28
View of geologic feature SR-5, facing north
(2 solution cavities)



PHOTO 29
View of geologic feature SR-6 (solution cavity),
facing south



PHOTO 30
View of geologic feature SR-7 (sinkhole),
facing southeast



PHOTO 31
View of geologic feature SR-8, facing east
(2 closely spaced solution cavities)



PHOTO 32
View of geologic feature SR-9 (sinkhole),
facing south



PHOTO 33
View of geologic feature SR-10 (large sinkhole),
facing southwest



PHOTO 34
View of geologic feature SR-11 (solution cavity),
facing northeast



PHOTO 35
View of geologic feature SR-12 (sinkhole),
facing southeast



PHOTO 36
View of geologic feature SR-13 (large sinkhole),
facing southwest



PHOTO 37
View of geologic feature SR-14 (sinkhole),
facing northeast



PHOTO 38
View of geologic feature SR-15 (solution cavity),
facing west

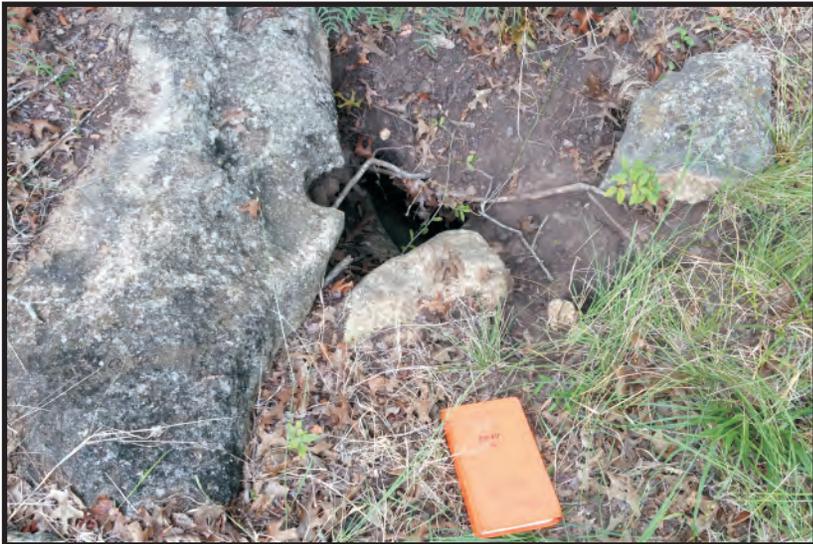


PHOTO 39
View of geologic feature SR-16 (solution cavity),
facing down



PHOTO 40
View of geologic feature SR-17 (solution cavity),
facing south



PHOTO 41
View of geologic feature SR-18 (solution cavity),
facing south



PHOTO 42
View of geologic feature SR-19 (solution cavity),
facing east

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: Steven P. Cates, P.E.

Date: 3/15/2024

Signature of Customer/Agent:



Regulated Entity Name: Santa Rita Ranch Phase 7C Section 1 & 2

Regulated Entity Information

1. The type of project is:

- Residential: Number of Lots:131
- Residential: Number of Living Unit Equivalents: _____
- Commercial
- Industrial
- Other: _____

2. Total site acreage (size of property):31.96

3. Estimated projected population:393

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

Table 1 - Impervious Cover Table

Impervious Cover of Proposed Project	Sq. Ft.	Sq. Ft./Acre	Acres
Structures/Rooftops	460,000	÷ 43,560 =	10.56
Parking	0	÷ 43,560 =	0
Other paved surfaces	223,462	÷ 43,560 =	5.13
Total Impervious Cover	683,456	÷ 43,560 =	15.69

Total Impervious Cover 15.69 ÷ Total Acreage 31.96 X 100 = 49.09% Impervious Cover

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

For Road Projects Only

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

7. Type of project:

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

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

- Concrete
- Asphaltic concrete pavement
- Other: _____

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

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

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

10. Length of pavement area: _____ feet.

Width of pavement area: _____ feet.

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

<u>100%</u> Domestic	<u>27,510</u> Gallons/day
<u> </u> % Industrial	<u> </u> Gallons/day
<u> </u> % Commingled	<u> </u> Gallons/day
TOTAL gallons/day <u>27,510</u>	

15. Wastewater will be disposed of by:

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

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

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

Sewage Collection System (Sewer Lines):

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

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

The SCS was previously submitted on _____.

The SCS was submitted with this application.

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

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

Existing.

Proposed.

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

Site Plan Requirements

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

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

Site Plan Scale: 1" = 50'.

18. 100-year floodplain boundaries:

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

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

The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA- FIRM Panel #48491C0275E Williamson County, Texas and incorporated areas: Effective Date: September 26, 2008

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

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

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

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

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

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

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

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

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

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

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

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

Administrative Information

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

Water Pollution Abatement Plan Application

ATTACHMENT A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Factors Affecting Water Quality:

During Construction

Non-Stormwater Discharges: The Following non-stormwater discharges may occur from the site during the construction period:

- Utility water line flushing during the initial line testing must use uncontaminated water that is not hyperchlorinated.
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred)
- Groundwater (from dewatering of excavation) must be uncontaminated.
- Water used to wash vehicles or control dust must be accomplished using potable water without detergents.

All non-stormwater discharge will be directed to the temporary Erosion and Sedimentation Controls (Best Management Practices) to remove any suspended solids contained therein.

Stormwater during construction will remove loose material and transport it downstream.

Post Construction

Non-stormwater discharges after construction has been completed which can affect water quality include:

- Fertilizers and pesticides
- Household chemicals
- Pet Waste
- Used oil
- Car washing
- Mulching
- Sediment

Post Construction stormwater discharges typically transport sediment in the form of dirt and dust accumulated on the streets and other impervious flatwork, rooftops, and sediment from erosion of grassy areas. That material will be transported through the storm sewer system to the wet basins, where most of the pollutants will be removed.

Water Pollution Abatement Plan Application

ATTACHMENT B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Volume and Character of Stormwater:

Existing and developed hydrology models were created in HEC-HMS, v.4.8. A 24-hour frequency storm was applied to the meteorological models for the 2, 10, 25, and 100-year storm events. The model was run over a 24-hour period with a computational time interval of 1 minute. Subbasins utilized an SCS Curve Number Loss Method and SCS Unit Hydrograph Transform Method. Reaches utilized either a Muskingum-Cunge or Lag Routing Method. See below for specific model input data.

Meteorological Model

Frequency storms with the following parameters were used to model storm events:

HEC-HMS Meteorological Model Parameters

Probability	2-yr = 50%, 10-yr = 10%, 25-100-yr = Other
Input Type	Partial Duration
Output Type	Annual Duration (only applicable for 2-10-yr)
Intensity Duration	5 Minutes
Storm Duration	1 Day
Intensity Position	50%
Storm Area	(Blank if less than 10 mi ²)
Curve	Uniform for all subbasins

Partial-duration precipitation depths are per the Depth-Duration-Frequency Estimates for the San Gabriel River Zone in Williamson County, Texas, according to NOAA Atlas 14, Volume 11, Version 2. See the table below:

Precipitation Depths (in) per Recurrence Interval

Duration	2-YR	10-YR	25-YR	100-YR
5-min	0.51	0.757	0.921	1.19
15-min	1.02	1.51	1.84	2.37
60-min	1.88	2.79	3.4	4.39
2-hr	2.3	3.55	4.43	5.98
3-hr	2.55	4.02	5.09	7.06
6-hr	2.98	4.81	6.18	8.75
12-hr	3.44	5.54	7.12	10.1
24-hr	3.94	6.3	8.04	11.2

Land Use & Curve Numbers

In existing conditions, the soils are primarily hydrologic soil group D, as per the USDA Web Soil Survey. The soils map and data have been included in Appendix B. The curve numbers were selected from Urban

Hydrology for Small Watersheds¹ based on hydrologic soil groups and aerial maps. See table below. Curve numbers were assessed independently from impervious cover.

Runoff Curve Numbers

Cover Type	Hydrologic Condition	Hydrologic Soil Group	Curve Number
Pasture	Good	D	80
Woods-grass combination	Good	D	79
Meadow	Good	D	78

Existing impervious cover was determined from aerial imagery. Proposed impervious cover was estimated from the proposed and anticipated future layout using TCEQ assumptions for residential tracts. Impervious cover was calculated as a percent of the total drainage basin. Curve number and impervious cover percents were loss inputs for subbasins in the model.

Time of Concentration

All time of concentration calculations were generated using SCS methodology provided in Urban Hydrology for Small Watersheds² for sheet, shallow concentrated, and channel flow. A maximum of 100 feet was used for sheet flow calculations. Lag times were calculated as 60 percent of the time of concentration. Lag times were transform inputs for subbasins and reaches in the model. Times of concentration for future developed drainage areas were approximated based on assumed basin size.

Reaches

Reaches representing the Middle Fork San Gabriel River were modeled using the Muskingum-Cunge routing method with 8-point cross-sections. In developed conditions, reaches contributing to the Middle Fork were modeled with the Lag method.

Reservoirs

All reservoirs were modeled using outflow structures with an elevation-storage method. Initial conditions were elevations set to the bottom of pond elevation for batch detention facilities. The model assumed no tailwater condition. Future batch detention ponds were modeled with a generic stage-storage and outflow spillways assigned to the assumed water quality volume elevation.

¹ Natural Resources Conservation Service, Conservation Engineering Division. 1986. Urban Hydrology for Small Watersheds. Technical Release 55. U.S. Department of Agriculture. https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf

² Ibid.

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: Steven P. Cates, P.E.

Date: 3/15/2024

Signature of Customer/Agent:



Regulated Entity Name: Santa Rita Ranch Phase 7C Section 1 & 2

Project Information

Potential Sources of Contamination

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

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

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

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

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

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

Sequence of Construction

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

Temporary Best Management Practices (TBMPs)

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

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

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

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

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

N/A

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

Soil Stabilization Practices

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

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

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

Administrative Information

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

Temporary Stormwater Section
ATTACHMENT A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Spill Response Actions:

1. Contain the spill.
2. Immediately stake off area.
3. Notify Hazardous Material team (if necessary); notify TCEQ:
(512) 339-2929 or Emergency # 1-800-832-8224
4. Take necessary steps to clean up, i.e. notify remediation contractor if large spill, or small spills will be cleaned by the construction contractor.

All site personnel will be made aware of the manufactures' recommended methods for spill cleanup, and the location of the information and cleanup supplies.

Spills will be reported according to the Reportable Quantity, attached on the following page.

Materials and equipment necessary for spill cleanup will be kept onsite in an accessible location known to site personnel.

All Spills will be cleaned up immediately upon discovery. Any spill of hydrocarbons or hazardous substances greater than 25 gallons will require notification to the fire Department Hazardous Materials Team and TCEQ. As with all spills, an effort shall be made to prevent material from entering surface streams and storm drains by using rock or earth berms to contain the material.

Kind of spill	Where discharged	Reportable quantity	Rule, statute, or responsible agency
Hazardous substance	onto land	"Final RQ" in Table 302.4 in 40 CFR 302.4 (PDF) 	30 TAC 327 
	into water	"Final RQ" or 100 lbs, whichever is less	
Any oil	coastal waters	as required by the Texas General Land Office	Texas General Land Office 
Crude oil, oil that is neither a petroleum product nor used oil	onto land	210 gallons (five barrels)	30 TAC 327 
	directly into water	enough to create a sheen	
Petroleum product, used oil	onto land, from an exempt PST facility	210 gallons (five barrels)	30 TAC 327 
	onto land, or onto land from a non-exempt PST facility	25 gallons	
	directly into water	enough to create a sheen	
Associated with the exploration, development and production of oil, gas, or geothermal resources	under the jurisdiction of the Railroad Commission of Texas	as required by the Railroad Commission of Texas	Railroad Commission of Texas 
Industrial solid waste or other substances	into water	100 lbs	30 TAC 327 
From petroleum storage tanks, underground or aboveground	into water	enough to create a sheen on water	30 TAC 334.75-81 
From petroleum storage tanks, underground or aboveground	onto land	25 gallons or equal to the RQ under 40 CFR 302 	30 TAC 327 
Other substances that may be useful or valuable and are not ordinarily considered to be waste, but will cause pollution if discharged into water in the state	into water	100 lbs	30 TAC 327 

1.4.16 Spill Prevention and Control

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

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

Education

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

General Measures

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

Cleanup

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

Minor Spills

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

Semi-Significant Spills

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

Spills should be cleaned up immediately:

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

Significant/Hazardous Spills

For significant or hazardous spills that are in reportable quantities:

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

More information on spill rules and appropriate responses is available on the TCEQ website at:

<https://www.tceq.texas.gov/response/spills>

Vehicle and Equipment Maintenance

- (1) If maintenance must occur onsite, use a designated area and a secondary containment, located away from drainage courses, to prevent the runoff 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 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 runoff of stormwater and the runoff of spills.
- (2) Discourage "topping off" of fuel tanks.
- (3) Always use secondary containment, such as a drain pan, when fueling to catch spills/ leaks.

Temporary Stormwater Section
ATTACHMENT B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Potential Sources of Contamination:

Gasoline, Diesel, and Hydraulic Fluid from construction equipment,
Asphalt products,
Construction Materials,
Trash and Debris,
Paint,
Concrete,
Gypsum from sheet rock,
Sediment.

All materials shall be hauled in a manner consistent with the manufacturer's recommendations. Disposal of waste material shall be in conformance with all state and local laws

Temporary Stormwater Section
ATTACHMENT C

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Sequence of Major Activities:

1. Install and maintain Erosion Control and Tree Protection per the Approved Plans and specifications prior to any clearing and grubbing, grading, excavating, etc... Notify Construction Inspection Division when installed.
2. Prior to beginning construction, the owner or his representative shall hold a Pre-Construction Conference between TCEQ, Williamson County, Contractor, and any other affected parties. Notify TCEQ at least 48 hours prior to the time of the conference and 48 hours prior to beginning construction. Prior to Pre-Construction Conference.
3. Hold Pre-Construction Conference with contractor, TCEQ, EV Inspector, Engineer, and owner or his representative.
4. Rough grade roadway.
(Estimate of disturbed area = 5.13 ac)
5. Begin installation of storm sewer. Upon completion, restore as much disturbed areas as possible, particularly channels and large open areas. (Estimate of disturbed area = 1.17 ac)
6. Regrade streets to subgrade (Estimate of disturbed area = 5.13 ac)
7. Ensure that all underground utility crossings are completed. Lay first course base material on all streets. (5.13 ac)
8. Install curb and gutter. (Estimate of disturbed area = 0.46 ac)
9. Place concrete for common area 4' sidewalk. (Estimate of disturbed area = 0.91 ac)
10. Lay final base course on all streets. (5.13 ac)

11. Lot grading. (Estimate of disturbed area = 10.56 ac)
12. Lay asphalt. (3.89 ac)
13. Clean site and revegetate all disturbed area according to the plans and specifications. Stabilization measures should include seeding and/or mulching.
14. Complete permanent erosion control and restoration of site vegetation.
15. Project Engineer to provide a written concurrence letter, and scheduling final inspection with EV Inspector, prior to the removal of erosion controls.
16. Remove and dispose of temporary erosion/sedimentation control measures.
17. Complete any necessary final dress up of areas disturbed by Item 16.
18. Conduct a final inspection and complete all punch list items.

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

Temporary Stormwater Section
ATTACHMENT D

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Temporary Best Management Practices and Measures:

Install temporary erosion control measures, stabilized construction entrance, concrete washout area, inlet protection, and tree protection according to the plans and specifications prior to any clearing and grubbing, grading, excavating, etc. Upgradient stormwaters during construction crossing disturbed areas will be filtered utilizing standard Best Management Practices, such as erosion logs and silt fences, prior to leaving the site. The silt fences will be placed along down gradient areas of the site to prevent any sediment from entering storm sewers or surface streams.

Geological features on this site are located outside of the Limits of Construction and no stormwater from the disturbed areas will drain to the geological features.

Temporary Stormwater Section
ATTACHMENT F

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Structural Practices:

For areas that will have more than 10 acres within a common drainage area disturbed at one time, a combination of temporary BMPs and measures will be used to protect down slope and side slope boundaries of the construction area. For areas that will have less than 10 acres within a common drainage area disturbed at one time, a combination of a sediment basin and other erosion control measures, such as silt fences and rock berms, will be provided. For any areas not draining to sediment ponds, silt fences shall be provided.

Structural erosion control and pollution prevention practices shall be implemented to limit runoff discharge of pollutants from exposed soils. The structural practices utilized include:

Silt Fence

- Barrier consisting of geotextile fabric supported by metal posts to prevent soil and sediment loss from a site.
 - 1) Silt fence material should be polypropylene, polyethylene or polyamide woven or nonwoven fabric. The fabric width should be 36 inches, with a minimum unit weight of 4.5 oz/yd, mullen burst strength exceeding 190 lb/in², ultraviolet stability exceeding 70%, and minimum apparent opening size of U.S. Sieve No. 30.
 - 2) Fence posts should be made of hot rolled steel, at least 4 feet long with Tee or Ybar cross section, surface painted or galvanized, minimum nominal weight 1.25 lb/ft², and Brindell hardness exceeding 140.
 - 3) Woven wire backing to support the fabric should be galvanized 2" x 4" welded wire, 12 gauge minimum.

Fiber Rolls

- Placed at the toe and on the face of slopes to intercept runoff, reduce its flow velocity, release the runoff as sheet flow, and provide removal of sediment from the runoff.
 - 1) Core material: Core material should be biodegradable or recyclable. Material may be compost, mulch, aspen wood fibers, chipped site vegetation, agricultural rice or wheat straw, coconut fiber, 100% recyclable fibers, or similar materials.
 - 2) Containment Mesh: Containment mesh should be 100% biodegradable, photodegradable or recyclable such as burlap, twine, UV photodegradable plastic, polyester, or similar material. When the fiber roll will remain in place as part of a vegetative system use biodegradable or photodegradable mesh. For temporary installation recyclable mesh is recommended.

Stabilized Construction Entrance

- Stabilized pad of crushed stone located at any point traffic will be entering or leaving the construction site from a public right-of-way, street, alley, sidewalk or parking area.

- 1) The aggregate should consist of 4 to 8 inch washed stone over a stable foundation as specified in the plan.
- 2) The aggregate should be placed with a minimum thickness of 8 inches.
- 3) The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd², a mullen burst rating of 140 lb/in², and an equivalent opening size greater than a number 50 sieve.
- 4) If a washing facility is required, a level area with a minimum of 4 inch diameter washed stone or commercial rack should be included in the plans. Divert wastewater to a sediment trap or basin.

Inlet Protection

- Filter barrier protection installed around stormwater inlets that provide protection against silt transport or accumulation in storm sewer systems.
 - 1) Filter fabric should be a nylon reinforced polypropylene fabric which meets the following minimum criteria: Tensile Strength, 90 lbs.; Puncture Rating, 60 lbs.; Mullen Burst Rating, 280 psi; Apparent Opening Size, U.S. Sieve No. 70.
 - 2) Posts for fabric should be 2" x 4" pressure treated wood stakes or galvanized steel, tubular in cross-section or they may be standard fence "T" posts.
 - 3) Concrete blocks should be standard 8" x 8" x 16" concrete masonry units.
 - 4) Wire mesh should be standard hardware cloth or comparable wire mesh with an opening size not to exceed 1/2 inch.

Concrete Washout

- Prevent or reduce the discharge of pollutants to stormwater from concrete waste by conducting washout offsite, performing washout in a designated area, and training employees and subcontractors.
 - 1) Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

Temporary Sediment Basin

- Intercepts sediment-laden runoff and trap the sediment in order to protect drainage ways, properties and rights of way downstream.
 - 1) Riser should be corrugated metal or reinforced concrete pipe or box and should have watertight fittings or end to end connections of sections.
 - 2) An outlet pipe of corrugated metal or reinforced concrete should be attached to the riser and should have positive flow to a stabilized outlet on the downstream side of the embankment.
 - 3) An anti-vortex device and rubbish screen should be attached to the top of the riser and should be made of polyvinyl chloride or corrugated metal.

Rock Berm

- Serve as a check dam in areas of concentrated flow, to intercept sediment-laden runoff, detain the sediment and release the water in sheet flow.
 - 1) The berm structure should be secured with a woven wire sheathing having maximum opening of 1 inch and a minimum wire diameter of 20 gauge galvanized and should be secured with shoft rings.
 - 2) Clean, open graded 3- to 5-inch diameter rock should be used, except in areas where high velocities or large volumes of flow are expected, where 5- to 8-inch diameter rocks may be used.

Temporary Stormwater Section
ATTACHMENT G

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Drainage Area Map:

An overall drainage area map is included within the plan set submitted with this application.

Temporary Stormwater Section

ATTACHMENT H

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Temporary Sediment Pond(s) Plans and Calculations:

Batch Detention Ponds 7-1 and 7-2 will act as a temporary sediment basin. This basin in combination with temporary BMPs will be installed to control sediment transport during construction of the site. The construction plans for Pond 7-2 have been submitted with this application.

Per 30 TAC 213.5(b)(4)(D)(i), temporary sediment ponds shall provide: 1) storage for a calculated volume of runoff from a two-year, 24-hour storm from each disturbed acre drained; 2) storage equivalent to 3,600 cubic feet of storage per acre drained; or 3) equivalent control measures until final stabilization of the site.

The table below provides the required storage equivalent to 3,600 cubic feet per disturbed acre from the proposed site draining to each pond. The proposed batch detention ponds have sufficient storage within the provided water quality storage to collect sediment runoff during construction activities until final stabilization of the site.

Proposed	On-site	Required	Provided
Ponds	Disturbed Area (ac)	Storage (cf)	WQV (cf)
Pond 7-1	2.14	557	296,649
Pond 7-2	29.82	13,100	159,752

*Sediment control will be provided by a combination of a temporary sediment basin and other structural BMPs such as silt fence, rock berms, and temporary rolled erosion control matting prior to final stabilization.

Temporary Stormwater Section
ATTACHMENT I

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Inspection and Maintenance for Best Management Practices:

The Best Management Practices installed during construction will be maintained in accordance with the requirements of the EPA's NPDES/TPDES storm water pollution prevention program (SWPPP). The following maintenance procedures shall be followed until permanent stabilization is complete.

Silt Fence

- a. Inspect weekly or after each rainfall event and repair or replacement shall be made promptly as needed.
- b. Silt Fence shall be removed when the site is completely stabilized so as to not block or impede storm flow or drainage.
- c. Accumulated silt shall be removed when it reaches a depth of 6 inches. The Silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation.

Fiber Rolls

- a. Inspect prior to forecast rain, daily during extended rain events, after rain events, and weekly.
- b. Repair or replace split, torn, unraveling, or slumping fiber rolls.
- c. If the fiber roll is used as a sediment capture device, or as an erosion control device to maintain sheet flows, sediment that accumulates behind the roll shall be periodically removed in order to maintain its effectiveness. Sediment shall be removed when the accumulation reaches one-half the designated sediment storage depth, usually one-half the distance between the top of the fiber roll and the adjacent ground surface. Sediment removed during maintenance may be incorporated into earthwork on the site or disposed of at an appropriate location.

Stabilized Construction Entrance

- a. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto a public roadway. This may require periodic top dressing with additional stone as conditions demand, as well as repair and clean out of any devices used to trap sediment.
- b. Entrance must be properly graded to incorporate a drain swale or similar measure to prevent runoff from leaving the construction site.

Inlet Protection

- a. Inspection shall be made weekly or after each rainfall event and replacement or repair shall be made promptly as needed.
- b. Accumulated silt shall be removed when it reaches a depth of 6 inches. The Silt shall be disposed of on an approved site and in such a manner that will not contribute to additional siltation
- c. The dyke shall be removed when the site is completely stabilized so as to not block or impede storm flow or drainage.

Temporary Sediment Basins

- a. Inspection shall be made weekly or after each rainfall event. Check the embankment spillways, and outlet for erosion damage, and inspect the embankment for piping and settlement. Repair should be made promptly as needed.
- b. Trash and other debris should be removed after each rainfall event to prevent clogging of the outlet structure.
- c. Accumulated silt should be removed and the basin should be regraded to its original dimensions at such point that the capacity of the impoundment has been reduced to 75% of its storage capacity.
- d. The removed sediment should be stockpiled or redistributed in areas that are protected from erosion.

Concrete Washout

- a. Inspection shall be made daily or after each rainfall event to check for leaks, identify any plastic linings and sidewalls which have been damaged by construction activities.
- b. When the washout container is filled over 75 % of its capacity, the washwater should be vacuumed off or allowed to evaporate to avoid overflows. When the remaining cementitious solids have hardened, they should be removed and recycled.
- c. Damages to the container should be repaired promptly and as needed.
- d. Before heavy rains, the washout containers liquid level should be lowered or the container should be covered to avoid an overflow during the rain event.

The owner shall hire an E&S compliance company to inspect E&S measures and keep reports of onsite inspections with deficiencies and solutions.

Temporary Stormwater Section
ATTACHMENT J

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Schedule of Interim and Permanent Soil Stabilization Practices:

Soil Stabilization for all disturbed areas shall be accomplished by hydraulic planting. Following is an outline to accomplish the required stabilization.

1. **Preparing Seed Bed.** After the designated areas have been rough graded to the lines, grades and typical sections indicated in the Drawings or as provided for in other items of this contract and for any other soil area disturbed by the construction, a suitable seedbed shall be prepared. The seedbed shall consist of a minimum of either 4 inches (100 millimeters) of approved topsoil or 4 inches (100 millimeters) of approved salvaged topsoil, cultivated and rolled sufficiently to enhance the soil to a state of good health, when the soil particles on the surface are small enough and lie closely enough together to prevent the seed from being covered too deeply for optimum germination. The optimum depth for seeding shall be 1/4 inch (6 millimeters). Water shall be gently applied as required to prepare the seedbed prior to the planting operation either by broadcast seeding or hydraulic planting. Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days. Seeding shall be performed in accordance with the requirements hereinafter described.
2. **Watering.** All watering shall comply with Santa Rita Ranch Rules and Regulations. Broadcast seeded areas shall immediately be watered with a minimum of 5 gallons of water per square yard (22.5 liters of water per square meter) or as needed and in the manner and quantity as directed by the Engineer or designated representative. Hydraulic seeded areas and native grass seeded areas shall be watered commencing after the tackifier has dried with a minimum of 5 gallons of water per square yard (22.5 liters of water per square meter) or as needed to keep the seedbed in a wet condition favorable for the growth of grass. Watering applications shall constantly maintain the seedbed in a wet condition favorable for the growth of grass. Watering shall continue until the grass is uniformly 1 1/2 inches (40 mm) in height and accepted by the Engineer or designated representative. Watering can be postponed immediately after a 1/2 inch (12.5 mm) or greater rainfall on the site but shall be resumed before the soil dries out.
3. **Hydraulic Planting.** The seedbed shall be prepared as specified above and hydraulic planting equipment, which is capable of placing all materials in a single operation, shall be used.

March 1 to September 15

Hydraulic planting mixture and minimum rate of application pounds per 1000 square feet (kilograms per 100 square meters):

Planting Mixture			
Hulled Bermuda Seed (PLS=0.83)	Fiber Mulch		Soil Tackifier
	Cellulose	Wood	
1 lbs/1000 ft2 (0.5 kgs/100 m2)	45.9 Lbs/1000 ft2 (22.5 kgs/100m2)		1.4 lbs/1000 ft2 (0.7 kgs/100 m2)
		57.4 lbs/1000 ft2 (28.01 kgs/100 m2)	1.5 lbs/1000 ft2 (0.75 kgs/100 m2)

September 15 to March 1

Add 1.5 pounds per 1000 square feet (0.75 kgs/ 100 m@) of cool season cover crop (see table 1) to above mixture. The fertilizer shall conform to City of Austin Standard Specification Item No. 606S, "Fertilizer".

Table 1 : Cool Season Cover Crop			
Common Name	Botanical Name	Application rates	
		Lbs/1000 feet ²	Kg/ 100 meter ²
Wheat	Triticum aestivum	0.5	0.25
Oats	Avena sativa	0.5	0.25
Cereal Rye Grain	Secale cereal	0.5	0.25
Total Cool Season Cover Crop Seeding Rate		1.5	0.75
Total Cool Season Seeding Rate (Grass Wildflowers, & Cover Crop)		4.5	2.25

Permanent Stormwater Section

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Steven P. Cates, P.E.

Date: 3/15/2024

Signature of Customer/Agent



Regulated Entity Name: Santa Rita Ranch Phase 7C Section 1 & 2

Permanent Best Management Practices (BMPs)

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

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

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

N/A

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

N/A

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

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

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

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

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

Attachment A - 20% or Less Impervious Cover Waiver. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.

The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.

The site will not be used for multi-family residential developments, schools, or small business sites.

6. **Attachment B - BMPs for Upgradient Stormwater.**

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

11. **Attachment G - Inspection, Maintenance, Repair and Retrofit Plan.** A plan for the inspection, maintenance, repairs, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan includes all of the following:
- Prepared and certified by the engineer designing the permanent BMPs and measures
 - Signed by the owner or responsible party
 - Procedures for documenting inspections, maintenance, repairs, and, if necessary retrofit
 - A discussion of record keeping procedures
- N/A
12. **Attachment H - Pilot-Scale Field Testing Plan.** Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.
- N/A
13. **Attachment I - Measures for Minimizing Surface Stream Contamination.** A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that results in water quality degradation.
- N/A

Responsibility for Maintenance of Permanent BMP(s)

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

14. The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.
- N/A
15. A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development, or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.
- N/A

Permanent Stormwater Section
ATTACHMENT B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Best Management Practices for Upgradient Stormwater:

Upgradient stormwater will travel overland to the curb and gutter and captured by the curb inlets to be conveyed to existing Batch Detention Pond 7-1 EAPP ID 11003393(Approved 3/10/23) and proposed Batch Detention Pond 7-2. Proposed Batch Detention Pond 7-2 will treat future development as well.

Permanent Stormwater Section
ATTACHMENT C

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Best Management Practices for On-site Stormwater:

Stormwater runoff from Phase 7C Section 1 & 2 will sheet flow across lawns, be captured in gutters and curb inlets, and piped into existing Batch Detention Pond 7-1 EAPP ID 11003393 (Approved 3/10/23) and proposed Batch Detention Pond 7-2. Proposed Batch Detention Pond 7-2 will treat future development. These water quality ponds provide TSS removal for the upstream sections. The water quality volume provided in these ponds will be sufficient to accommodate TSS removal for Phase 7C Section 1 & 2.

TCEQ project and drainage area maps are provided in the included construction plans. TCEQ TSS removal calculations are provided in Appendix A of this application. TCEQ WPAP & SCS approval letters are provided in Appendix B.

Permanent Stormwater Section
ATTACHMENT D

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Best Management Practices for Surface Stream Stormwater:

Stormwater runoff from drainage areas A to E will sheet flow across lawns, be captured in gutters and curb inlets, and piped into existing Batch Detention Pond 7-1 and proposed Batch Detention Pond 7-2 as shown on the Drainage Area Plan.

The batch ponds discharge through rock rip-rap and rock berms which will deter heavy floods from entering streams and aid in collection sediment. The remaining site stormwater runoff will sheet flow across the lots and discharge directly into the Middle Fork of the San Gabriel River.

Permanent Stormwater Section
ATTACHMENT F

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Construction Plans:

Construction Plans for the erosion and sedimentation control measures proposed with this development are included at the end of this report.

Permanent Stormwater Section
ATTACHMENT G

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Inspection, Maintenance, Repair and Retrofit Plan:

Maintenance Guidelines for Batch Detention Basins

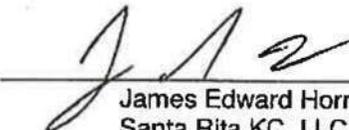
Batch detention basins may have somewhat higher maintenance requirements than an extended detention basin since they are active stormwater controls. The maintenance activities are identical to those of extended detention basins with the addition of maintenance and inspections of the automatic controller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

- ***Inspections.*** Inspections should take place a minimum of twice a year. One inspection should take place during wet weather to determine if the basin is meeting the target detention time of 12 hours and a drawdown time of no more than 48 hours. The remaining inspections should occur between storm events so that manual operation of the valve and controller can be verified. The level sensor in the basin should be inspected and any debris or sediment in the area should be removed. The outlet structure and the trash screen should be inspected for signs of clogging. Debris and sediment should be removed from the orifice and outlet(s) as described in previous sections. Debris obstructing the valve should be removed. During each inspection, erosion areas inside and downstream of this BMP should be identified and repaired/revegetated immediately.
- ***Mowing.*** The basin, basin side-slopes, and embankment of the basin must be mowed to prevent woody growth and control weeds. A mulching mower should be used, or the grass clippings should be caught and removed. Mowing should take place at least twice a year, or more frequently if vegetation exceeds 18 inches in height. More frequent mowing to maintain aesthetic appeal may be necessary in landscaped areas.
- ***Litter and Debris Removal.*** Litter and debris removal should take place at least twice a year, as part of the periodic mowing operations and inspections. Debris and litter should be removed from the surface of the basin. Particular attention should be paid to floatable debris around the outlet structure. The outlet should be checked for possible clogging or obstructions and any debris removed.
- ***Erosion control.*** The basin side slopes and embankment all may periodically suffer from slumping and erosion. To correct these problems, corrective action, such as regrading and revegetation, may be necessary. Correction of erosion control should take place whenever required based on the periodic inspections.
- ***Nuisance Control.*** Standing water or soggy conditions may occur in the basin. Some standing water may occur after a storm event since the valve may close with 2 to 3 inches of water in the basin. Some flow into the basin may also occur between storms due to spring flow and residential water use that enters the storm sewer system. Twice a year, the facility should be evaluated in terms of nuisance control (insects, weeds, odors, algae, etc.).

- **Structural Repairs and Replacement.** With each inspection, any damage to structural elements of the basin (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. An example of this type of repair can include patching of cracked concrete, sealing of voids, removal of vegetation from cracks and joints. The various inlet/outlet structures in a basin will eventually deteriorate and must be replaced.
- **Sediment Removal.** A properly designed batch detention basin will accumulate quantities of sediment over time. The accumulated sediment can detract from the appearance of the facility and reduce the pollutant removal performance of the facility. The sediment also tends to accumulate near the outlet structure and can interfere with the level sensor operation. Sediment shall be removed from the basin at least every 5 years, when sediment depth exceeds 6 inches, when the sediment interferes with the level sensor or when the basin does not drain within 48 hours. Care should be taken not to compromise the basin lining during maintenance.
- **Logic Controller.** The Logic Controller should be inspected as part of the twice yearly investigations. Verify that the external indicators (active, cycle in progress) are operating properly by turning the controller off and on, and by initiating a cycle by triggering the level sensor in the basin. The valve should be manually opened and closed using the open/close switch to verify valve operation and to assist in inspecting the valve for debris. The solar panel should be inspected and any dust or debris on the panel should be carefully removed. The controller and all other circuitry and wiring should be inspected for signs of corrosion, damage from insects, water leaks, or other damage. At the end of the inspection, the controller should be reset.

Ultimately, these facilities will be owned, operated and maintained by the proposed Williamson County MUD No. 19F. Until the ownership of facilities is transferred to the MUD, Santa Rita KC, LLC. will be responsible for maintenance of these facilities in accordance with the above stated requirements.

Acknowledged by:


 James Edward Horne
 Santa Rita KC, LLC.

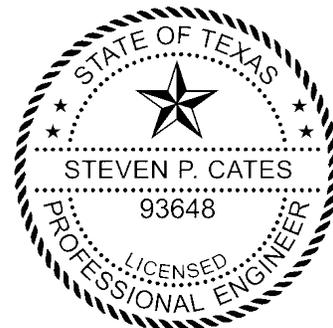
BMP DESIGN FIRM INFORMATION

Carlson, Brigrance & Doering, Inc.
 Mr. Steven P. Cates, P.E.
 Phone: (512) 280-5160
 5501 West William Cannon
 Austin, TX 78749

The above Inspection, Maintenance, Repair, and Retrofit Plan has been prepared by the undersigned Engineer, and I hereby certify that the above Plan conforms with the minimum requirements of the TCEQ Technical Guidance on Best Management Practices, RG-348.


 Steven P. Cates, P.E.

3-15-2024
 Date



Permanent Stormwater Section

ATTACHMENT I

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Measures for Minimizing Surface Stream Contamination:

The development minimizes surface stream contamination by maintaining the naturally occurring sheet flow across the lots. Drainage from this development will be directed towards batch detention ponds which will reduce the developed flow rated to predeveloped flow rates. There are no surface streams within this site.

Organized Sewage Collection System Application

Texas Commission on Environmental Quality

For Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(c), 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.

Regulated Entity Name: Santa Rita Ranch Phase 7C Section 1 & 2

1. **Attachment A – SCS Engineering Design Report.** This Engineering Design Report is provided to fulfill the requirements of 30 TAC Chapter 217, including 217.10 of Subchapter A, §§217.51 – 217.70 of Subchapter C, and Subchapter D as applicable, and is required to be submitted with this SCS Application Form.

Customer Information

2. The entity and contact person responsible for providing the required engineering certification of testing for this sewage collection system upon completion (including private service connections) and every five years thereafter to the appropriate TCEQ region office pursuant to 30 TAC §213.5(c) is:

Contact Person: James Edward Horne

Entity: Santa Rita KC, LLC.

Mailing Address: 1700 Cross Creek Lane, Suite 100

City, State: Liberty Hill, Texas

Zip: 78642

Telephone: 512-502-2050

Fax: _____

Email Address: ed@srraustin.com

The appropriate regional office must be informed of any changes in this information within 30 days of the change.

3. The engineer responsible for the design of this sewage collection system is:

Contact Person: Steven P. Cates, P.E.

Texas Licensed Professional Engineer's Number: 93648

Entity: Carlson, Brigance, and Doering, Inc.

Mailing Address: 5501 W. William Cannon Dr.

City, State: Austin, Texas

Zip: 78749

Telephone: 512-280-5160

Fax: 512-280-5165

Email Address: steve@cbdeng.com

Project Information

4. Anticipated type of development to be served (estimated future population to be served, plus adequate allowance for institutional and commercial flows):

- Residential: Number of single-family lots: 131
- Multi-family: Number of residential units: _____
- Commercial
- Industrial
- Off-site system (not associated with any development)
- Other: _____

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

<u>100</u> % Domestic	<u>27,510</u> gallons/day
_____% Industrial	_____gallons/day
_____% Commingled	_____gallons/day
Total gallons/day: <u>27,510</u>	

6. Existing and anticipated infiltration/inflow is 16,270 gallons/day. This will be addressed by: SDR 26 PVC with gasketed joints.

7. A Water Pollution Abatement Plan (WPAP) is required for construction of any associated commercial, industrial or residential project located on the Recharge Zone.

- The WPAP application for this development was approved by letter dated _____. A copy of the approval letter is attached.
- The WPAP application for this development was submitted to the TCEQ on this application, but has not been approved.
- A WPAP application is required for an associated project, but it has not been submitted.
- There is no associated project requiring a WPAP application.

8. Pipe description:

Table 1 - Pipe Description

<i>Pipe Diameter(Inches)</i>	<i>Linear Feet (1)</i>	<i>Pipe Material (2)</i>	<i>Specifications (3)</i>
6"	1,700	SDR 26 PVC	ASTM D3034
6"	0	C900 DR-18 PVC	AWWA C900
8"	3,790	SDR 26 PVC	ASTM D3034
8"	100	C900 (150 psi) PVC	AWWA C900
6"	980	C900 (150 psi) PVC	ASTM D3034

Total Linear Feet: 6,570

- (1) Linear feet - Include stub-outs and double service connections. Do not include private service laterals.
- (2) Pipe Material - If PVC, state SDR value.
- (3) Specifications - ASTM / ANSI / AWWA specification and class numbers should be included.

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

- Existing
 Proposed

10. All components of this sewage collection system will comply

- with: The City of Liberty Hill standard specifications.
 Other. Specifications are attached.

11. No force main(s) and/or lift station(s) are associated with this sewage collection system.
 A force main(s) and/or lift station(s) is associated with this sewage collection system and the Lift Station/Force Main System Application form (TCEQ-0624) is included with this application.

Alignment

12. There are no deviations from uniform grade in this sewage collection system without manholes and with open cut construction.

13. There are no deviations from straight alignment in this sewage collection system without manholes.

- Attachment B - Justification and Calculations for Deviation in Straight Alignment without Manholes.** A justification for deviations from straight alignment in this sewage collection system without manholes with documentation from pipe manufacturer allowing pipe curvature is attached.
 For curved sewer lines, all curved sewer line notes (TCEQ-0596) are included on the construction plans for the wastewater collection system.

Manholes and Cleanouts

14. Manholes or clean-outs exist at the end of each sewer line(s). These locations are listed below: (Please attach additional sheet if necessary)

Table 2 - Manholes and Cleanouts

Line	Shown on Sheet	Station	Manhole or Cleanout?	Section End
A	62 Of 77	2+27.88	CO	7C-1
B	65 Of 77	16+29.97	CO	7C-1
C	62 Of 77	0+35.00	CO	7C-1
D	66 Of 77	4+20.87	CO	7C-1
D	67 Of 77	10+68.55	MH	7C-2
E	69 Of 77	9+27.79	MH	7C-2
F	70 Of 77	5+90.67	CO	7C-1

Line	Shown on Sheet	Station	Manhole or Cleanout?	Section End
F	71 Of 77	9+79.64	CO	7C-2

15. Manholes are installed at all Points of Curvature and Points of Termination of a sewer line.

16. The maximum spacing between manholes on this project for each pipe diameter is no greater than:

Pipe Diameter (inches)	Max. Manhole Spacing (feet)
6 - 15	500
16 - 30	800
36 - 48	1000
≥54	2000

Attachment C – Justification for Variance from Maximum Manhole Spacing. The maximum spacing between manholes on this project (for each pipe diameter used) is greater than listed in the table above. A justification for any variance from the maximum spacing is attached and must include a letter from the entity which will operate and maintain the system stating that it has the capability to maintain lines with manhole spacing greater than the allowed spacing.

17. All manholes will be monolithic, cast-in-place concrete.

The use of pre-cast manholes is requested for this project. The manufacturer's specifications and construction drawings, showing the method of sealing the joints, are attached.

Site Plan Requirements

Items 18 - 25 must be included on the Site Plan.

18. The Site Plan must have a minimum scale of 1" = 400'. Site Plan Scale: 1" = 40'.

19. The Site Plan must include the sewage collection system general layout, including manholes with station numbers, and sewer pipe stub outs (if any). Site plan must be overlain by topographic contour lines, using a contour interval of not greater than ten feet and showing the area within both the five-year floodplain and the 100-year floodplain of any drainage way.

20. Lateral stub-outs:

The location of all lateral stub-outs are shown and labeled.

No lateral stub-outs will be installed during the construction of this sewer collection system.

21. Location of existing and proposed water lines:

- The entire water distribution system for this project is shown and labeled.
- If not shown on the Site Plan, a Utility Plan is provided showing the entire water and sewer systems.
- There will be no water lines associated with this project.

22. 100-year floodplain:

- After construction is complete, no part of this project will be in or cross a 100-year floodplain, either naturally occurring or manmade. (Do not include streets or concrete-lined channels constructed above of sewer lines.)
- After construction is complete, all sections located within the 100-year floodplain will have water-tight manholes. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 3 - 100-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to

23. 5-year floodplain:

- After construction is complete, no part of this project will be in or cross a 5-year floodplain, either naturally occurring or man-made. (Do not include streets or concrete-lined channels constructed above sewer lines.)
- After construction is complete, all sections located within the 5-year floodplain will be encased in concrete or capped with concrete. These locations are listed in the table below and are shown and labeled on the Site Plan. (Do not include streets or concrete-lined channels constructed above sewer lines.)

Table 4 - 5-Year Floodplain

<i>Line</i>	<i>Sheet</i>	<i>Station</i>
	of	to

24. Legal boundaries of the site are shown.

25. The ***final plans and technical specifications*** are submitted for the TCEQ’s review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.

Items 26 - 33 must be included on the Plan and Profile sheets.

26. All existing or proposed water line crossings and any parallel water lines within 9 feet of sewer lines are listed in the table below. These lines must have the type of pressure rated pipe to be installed shown on the plan and profile sheets. Any request for a variance from the required pressure rated piping at crossings must include a variance approval from 30 TAC Chapter 290.
- There will be no water line crossings.
- There will be no water lines within 9 feet of proposed sewer lines.

Table 5 - Water Line Crossings

<i>Line</i>	<i>Station or Closest Point</i>	<i>Crossing or Parallel</i>	<i>Horizontal Separation Distance</i>	<i>Vertical Separation Distance</i>
WWLN A	2+14.38	CROSSING		107
WWLN B	0+31.50	CROSSING		93
WWLN B	15+91.45	CROSSING		47
WWLN D	0+31.78	CROSSING		54
WWLN E	0+31.50	CROSSING		34
WWFM F	5+74.24	CROSSING		24
WWFM F	8+85.23	CROSSING		24

27. Vented Manholes:

- No part** of this sewer line is within the 100-year floodplain and vented manholes are not required by 30 TAC Chapter 217.
- A portion** of this sewer line is within the 100-year floodplain and vented manholes will be provided at less than 1500 foot intervals. These water-tight manholes are listed in the table below and labeled on the appropriate profile sheets.
- A portion** of this sewer line is within the 100-year floodplain and an alternative means of venting shall be provided at less than 1500 feet intervals. A description of the alternative means is described on the following page.
- A portion** of this sewer line is within the 100-year floodplain; however, there is no interval longer than 1500 feet located within. No vented manholes will be used.

Table 6 - Vented Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

28. Drop manholes:

- There are no drop manholes associated with this project.
- Sewer lines which enter new or existing manholes or "manhole structures" higher than 24 inches above the manhole invert are listed in the table below and labeled on the appropriate profile sheets. These lines meet the requirements of 30 TAC §217.55(l)(2)(H).

Table 7 - Drop Manholes

<i>Line</i>	<i>Manhole</i>	<i>Station</i>	<i>Sheet</i>

29. Sewer line stub-outs (For proposed extensions):

- The placement and markings of all sewer line stub-outs are shown and labeled.
- No sewer line stub-outs are to be installed during the construction of this sewage collection system.

30. Lateral stub-outs (For proposed private service connections):

- The placement and markings of all lateral stub-outs are shown and labeled.
- No lateral stub-outs are to be installed during the construction of this sewage collection system.

31. Minimum flow velocity (From Appendix A)

- Assuming pipes are flowing full; all slopes are designed to produce flows equal to or greater than 2.0 feet per second for this system/line.

32. Maximum flow velocity/slopes (From Appendix A)

- Assuming pipes are flowing full, all slopes are designed to produce maximum flows of less than or equal to 10 feet per second for this system/line.
- Attachment D – Calculations for Slopes for Flows Greater Than 10.0 Feet per Second.** Assuming pipes are flowing full, some slopes produce flows which are greater than 10 feet per second. These locations are listed in the table below. Calculations are attached.

Table 8 - Flows Greater Than 10 Feet per Second

<i>Line</i>	<i>Profile Sheet</i>	<i>Station to Station</i>	<i>FPS</i>	<i>% Slope</i>	<i>Erosion/Shock Protection</i>

33. Assuming pipes are flowing full, where flows are ≥ 10 feet per second, the provisions noted below have been made to protect against pipe displacement by erosion and/or shock under 30 TAC §217.53(l)(2)(B).

- Concrete encasement shown on appropriate Plan and Profile sheets for the locations listed in the table above.
- Steel-reinforced, anchored concrete baffles/retards placed every 50 feet shown on appropriate Plan and Profile sheets for the locations listed in the table above.
- N/A

Administrative Information

34. The final plans and technical specifications are submitted for TCEQ review. Each sheet of the construction plans and specifications are dated, signed, and sealed by the Texas Licensed Professional Engineer responsible for the design on each sheet.
35. Standard details are shown on the detail sheets, which are dated, signed, and sealed by the Texas Licensed Professional Engineer, as listed in the table below:

Table 9 - Standard Details

<i>Standard Details</i>	<i>Shown on Sheet</i>
Lateral stub-out marking [Required]	77 of 77
Manhole, showing inverts comply with 30 TAC §217.55(l)(2) [Required]	77 of 77
Alternate method of joining lateral to existing SCS line for potential future connections [Required]	77 of 77
Typical trench cross-sections [Required]	77 of 77
Bolted manholes [Required]	77 of 77
Sewer Service lateral standard details [Required]	77 of 77
Clean-out at end of line [Required, if used]	77 of 77
Baffles or concrete encasement for shock/erosion protection [Required, if flow velocity of any section of pipe >10 fps]	N/A of N/A
Detail showing Wastewater Line/Water Line Crossing [Required, if crossings are proposed]	77 of 77
Mandrel detail or specifications showing compliance with 30 TAC §217.57(b) and (c) [Required, if Flexible Pipe is used]	N/A of N/A

<i>Standard Details</i>	<i>Shown on Sheet</i>
Drop manholes [Required, if a pipe entering a manhole is more than 24 inches above manhole invert]	N/A of N/A

- 36. All organized sewage collection system general construction notes (TCEQ-0596) are included on the construction plans for this sewage collection system.
- 37. All proposed sewer lines will be sufficiently surveyed/staked to allow an assessment prior to TCEQ executive director approval. If the alignments of the proposed sewer lines are not walkable on that date, the application will be deemed incomplete and returned.
 - Survey staking was completed on this date: 3/20/2024
- 38. 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.
- 39. Any modification of this SCS application will require TCEQ approval, prior to construction, and may require submission of a revised application, with appropriate fees.

Signature

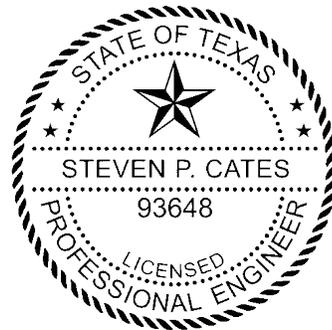
To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Organized Sewage Collection System Application** is hereby submitted for TCEQ review and executive director approval. The system was designed in accordance with the requirements of 30 TAC §213.5(c) and 30 TAC §217 and prepared by:

Print Name of Licensed Professional Engineer: Steven P. Cates, P.E.

Date: 3/15/2024

Place engineer's seal here:

Signature of Licensed Professional Engineer:



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

Appendix A-Flow Velocity Table

Flow Velocity (Flowing Full) All gravity sewer lines on the Edwards Aquifer Recharge Zone shall be designed and constructed with hydraulic slopes sufficient to give a velocity when flowing full of not less than 2.0 feet per second, and not greater than 10 feet per second. The grades shown in the following table are based on Manning's formula and an n factor of 0.013 and shall be the minimum and maximum acceptable slopes unless provisions are made otherwise.

Table 10 - Slope Velocity

Pipe Diameter(Inches)	% Slope required for minimum flow velocity of 2.0 fps	% Slope which produces flow velocity of 10.0 fps
6	0.50	12.35
8	0.33	8.40
10	0.25	6.23
12	0.20	4.88
15	0.15	3.62
18	0.11	2.83
21	0.09	2.30
24	0.08	1.93
27	0.06	1.65
30	0.055	1.43
33	0.05	1.26
36	0.045	1.12
39	0.04	1.01
>39	*	*

*For lines larger than 39 inches in diameter, the slope may be determined by Manning's formula (as shown below) to maintain a minimum velocity greater than 2.0 feet per second when flowing full and a maximum velocity less than 10 feet per second when flowing full.

$$v = \frac{1.49}{n} \times R_h^{0.67} \times \sqrt{S}$$

Figure 1 - Manning's Formula

Where:

v = velocity (ft/sec)
n = Manning's roughness coefficient (0.013)
Rh = hydraulic radius (ft)
S = slope (ft/ft)

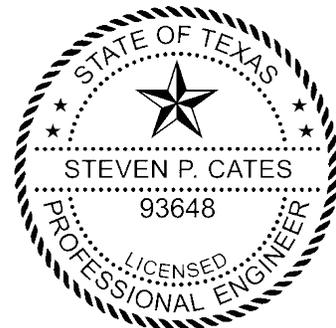
**Santa Rita Ranch
Phase 7C Section 1 & 2
SCS Engineering Design Report**

Prepared by:

**Steven P. Cates, P.E.
Carlson, Brigance & Doering, Inc.
5501 W. William Cannon
Austin, Texas 78749
(512)-280-5160
Firm # F3791**

Prepared for:

**Santa Rita KC, LLC.
Atten: James Edward Horne
1700 Cross Creek Lane, Suite 100
Liberty Hill, Texas 78642
(512)-502-2050**



**March 2024
CBD No. 5489**

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

A handwritten signature in blue ink that reads "Steven P. Cates". The signature is written in a cursive style and is positioned above the date.

3-15-2024

**Santa Rita Ranch
Phase 7C Section 1 & 2
SCS Engineering Design Report**

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- I. General**
- II. Description of Proposed System**
- III. Pipe Deflection Calculations**
- IV. System Design**

Santa Rita Ranch Phase 7C Section 1 & 2

SCS Engineering Design Report

I. GENERAL

Santa Rita Ranch Phase 7C Section 1 is a 15.98-acre residential development that is composed of 65 single-family lots. Phase 7C section 2 is a 15.98 acre residential development that is composed of 66 single-family lots located east of Phase 7C Section 1. The project is located to the South of Tierra Rosa Blvd and East of Santa Rita Ranch Phase 7B Section. The project is located within the City of Liberty Hill ETJ, in Williamson County, Texas. This project includes 4,968 linear feet of roadway, 5,063 linear feet of water main line, 3,790 linear feet of 8" SDR 26 PVC ASTM D3034 wastewater main line, 100 linear feet of 8" C900 (150 psi) PVC AWWA C900 wastewater main line at water crossings, 980 linear feet of 6" C900 DR-18 PVC force main and 1,700 linear feet of 6" SDR 26 PVC ASTM D3034 of wastewater service line..

Flow was calculated using LCRA design criteria (210 gallons per LUE, 1,000 gal/acre/day) assuming 3 people per LUE at 70 gpd/person for residential use.

II. DESCRIPTION OF PROPOSED SYSTEM

The gravity mains and manholes meet the TCEQ requirements of Chapter 217. All the gravity mains with this project are PVC SDR-26 ATSM D3034. The construction plans consist of the following:

Linear Feet	Pipe Material	National Standard Specification for Pipe
3,790	PVC SDR-26	ASTM D3034
100	PVC C900 (150 psi)	AWWA C900

The pipes are designed with a slope that will provide a velocity of at least 2 feet per second, as calculated using Manning's equation with an "n" value of 0.013. Additionally, the collection system is designed to ensure that, with pipes flowing full, the velocities will be less than 10 feet per second.

Pipe Diameter: 8" Min. Slope: 0.34% Max. Slope: 4.20%

The plans and specifications, which describe the project identified in the report, are in compliance with all the requirements of Chapter 217. Refer to the calculations at the end of the report for all the analysis for flows & deflection.

**Santa Rita Ranch
Phase 7C Section 1 & 2**

SCS Engineering Design Report

III. Pipe Deflection Calculations

6", 8", & 12" SDR 26 ATSM D3034 – 6ft-16ft Depth of Bury

Given: 6" & 8" SDR 26 PVC ATSM D3034 Pipe

H= 6 ft (Depth of Bury)

γ = 120 lbs/cf (Backfill Soil Unit Weight)

D_L = 1.0 (Deflection Lag Factor)

K = 0.085 (Bedding Constant)

W' = 16,000 moving wheel load (live load)

PS = 144 psi (Pipe Stiffness for PVC SDR 26)

E¹ = 3,000 psi (Soil Modulus for Limestone)

PIPE DEFLECTION, % (2 Trucks Passing Live Load)		Including a 16000 Lb MOVING Wheel Load Effective Length of Wheel Load: 3.00 Ft			
DLF = 1.00 K = 0.085		PS = 144 psi		E' = 3000 psi	
Prism Load, Wp, Condition		Backfill Weight = 120 Lb / Ft ^ 3			
 Outside Diameters, ins.					
Depth, Ft	6.275	8.400	12.500	15.300	
6.00	0.32 %	0.32 %	0.32 %	0.32 %	
8.00	0.35 %	0.35 %	0.35 %	0.35 %	
10.00	0.40 %	0.40 %	0.40 %	0.40 %	
12.00	0.46 %	0.46 %	0.46 %	0.46 %	
14.00	0.52 %	0.52 %	0.52 %	0.52 %	
16.00	0.58 %	0.58 %	0.58 %	0.58 %	
18.00	0.65 %	0.65 %	0.65 %	0.65 %	

Deflection = 0.58% < 2.0% ok

**Santa Rita Ranch
Phase 7C Section 1 & 2
SCS Engineering Design Report**

6" & 8" SDR 18 PVC AWWA C900 Pipe

Given 6" & 8" SDR 18 PVC AWWA C900 Pipe

H= 3 ft (Mi. Depth of Bury)

γ = 120 lbs/cf (Backfill Soil Unit Weight)

D_L = 1.0 (Deflection Lag Factor)

K = 0.085 (Bedding Constant)

W' = 16,000 moving wheel load (live load)

PS = 455 psi (Pipe Stiffness for PVC SDR 18)

E¹ = 3,000 psi (Soil Modulus for Limestone)

PIPE DEFLECTION, % (2 Trucks Passing Live Load)		Including a 16000 Lb MOVING Wheel Load Effective Length of Wheel Load: 3.00 Ft	
DLF = 1.00	K = 0.085	PS = 455 psi	E' = 3000 psi
Prism Load, Wp, Condition		Backfill Weight = 120 Lb / Ft ^ 3	
Outside Diameters, ins.			
Depth, Ft	6.900	9.050	
3.00	0.35 %	0.35 %	
5.00	0.26 %	0.26 %	
7.00	0.27 %	0.27 %	
9.00	0.31 %	0.31 %	
11.00	0.35 %	0.35 %	
13.00	0.40 %	0.40 %	
15.00	0.45 %	0.45 %	

Deflection = 0.55% < 2.0% ok

**Santa Rita Ranch
Phase 7C Section 1 & 2**

SCS Engineering Design Report

IV. System Design

Flow Calculations:

<u>DEV. TYPE</u>	<u>LUE's</u>	<u>Population (PPL)</u>	<u>gpd/LUE</u>	<u>Flow (gpm)</u>	<u>I&I Area (ac)</u>
Single Family Lots	131	393	210	19.10	16.32

Peaking Factor (PF) = 4.03
 $PF = (18 + (PPL/1000)^{0.5}) / ((4 + (PPL/1000)^{0.5}))$

Minimum Flow Factor (MF) = 0.17
 $MF = 0.2(PPL/1000)^{0.198}$

Inflow & Infiltration (I&I) = 11.33 gpm
 $I\&I = 1000 \text{ gpd/ac} * (I\&I \text{ Area}) \text{ ac.} / 1440$

Minimum Dry Weather Flow (Min.DWF) = 3.18 gpm
 $Min.DWF = (PPL) * 70 * (MF) / 1440 \text{ gpd/gpm}$

Average Dry Weather Flow (ADWF) = 19.10 gpm
 $ADWF = (PPL) * 70 / 1440 \text{ gpd/gpm}$

Maximum Dry Weather Flow (Max.DWF) = 76.91 gpm
 $Max.DWF = (PPL) * 70 * (PF) / 1440 \text{ gpd/gpm}$

Maximum Wet Weather Flow (MWWF) = **88.24 gpm**
 $MWWF = Max.DWF + I\&I$

Pipe Capacity:

$88.24 \text{ gpm} / (448.8 \text{ gpm/cfs}) = 0.20 \text{ cfs}$

Full Flow of 8" pipe at 0.34% (assuming n = 0.013) = 0.65 cfs

$0.20 \text{ cfs} / 0.65 \text{ cfs} = 30\% \text{ pipe capacity}$

Lift Station Capacity:

Per the Santa Rita Ranch Phase 4 Lift Station Engineering Report, the receiving systems have sufficient capacity to treat flows from proposed Phase 7C Section 1 & 2.

Appendix A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

BMP TSS Removal Worksheet

Phase 7C Section 1 & 2

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

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

Characters shown in red are data entry fields.

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

1. The Required Load Reduction for the total project:

Calculations from RG-348

Pages 3-27 to 3-30

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

where:

$L_{M \text{ TOTAL PROJECT}}$ = Required TSS removal resulting from the proposed development = 80% of increased load

A_N = Net increase in impervious area for the project

P = Average annual precipitation, inches

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

County = **Williamson**

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

SANTA RITA RANCH PHASE 7C S1 & 2

Total project area included in plan *	31.96	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	15.69	acres
Total post-development impervious cover fraction *	0.49	
P	32	inches
$L_{M \text{ TOTAL PROJECT}}$	13,657	lbs.

PROPOSED BATCH DETENTION POND 7-1

SANTA RITA RANCH PHASE 7A

Total project area included in plan *	65.07	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	24.17	acres
Total post-development impervious cover fraction *	0.37	
P	32	inches
$L_{M \text{ TOTAL PROJECT}}$	21,038	lbs.

SANTA RITA RANCH PHASE 7B SECTION 1

Total project area included in plan *	1.14	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	0.60	acres
Total post-development impervious cover fraction *	0.53	
P	32	inches
$L_{M \text{ TOTAL PROJECT}}$	522	lbs.

SANTA RITA RANCH 7C SECTION 1 & 2

Total project area included in plan *	2.14	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	0.64	acres
Total post-development impervious cover fraction *	0.30	
P	32	inches
$L_{M \text{ TOTAL PROJECT}}$	557	lbs.

SANTA RITA RANCH PHASE 2C (FUTURE)

Total project area included in plan *	17.62	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	6.00	acres
Total post-development impervious cover fraction *	0.34	
P	32	inches
$L_{M \text{ TOTAL PROJECT}}$	5,222	lbs.

SANTA RITA RANCH PHASE (FUTURE)

Total project area included in plan *	0.09	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	0.08	acres
Total post-development impervious cover fraction *	0.89	
P	32	inches
$L_{M \text{ TOTAL PROJECT}}$	70	lbs.

$L_{M \text{ TOTAL}}$ = **27,409** lbs.

PROPOSED BATCH DETENTION POND 7-2

SANTA RITA RANCH PHASE 7B SECTION 1

Total project area included in plan *	21.87	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres

Total post-development impervious area within the limits of the plan*	=	7.48	acres
Total post-development impervious cover fraction*	=	0.34	
P	=	32	inches
L _M TOTAL PROJECT	=	6,511	lbs.

SANTA RITA RANCH PHASE 7C SECTION 1 & 2

Total project area included in plan*	=	29.82	acres
Predevelopment impervious area within the limits of the plan*	=	0.00	acres
Total post-development impervious area within the limits of the plan*	=	15.05	acres
Total post-development impervious cover fraction*	=	0.50	
P	=	32	inches
L _M TOTAL PROJECT	=	13,100	lbs.

SANTA RITA RANCH PHASE 7C (FUTURE)

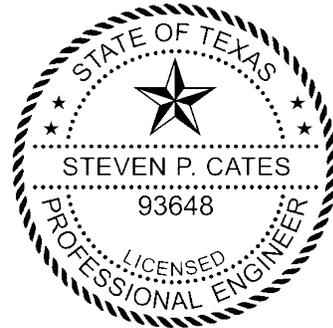
Total project area included in plan*	=	8.83	acres
Predevelopment impervious area within the limits of the plan*	=	0.00	acres
Total post-development impervious area within the limits of the plan*	=	4.14	acres
Total post-development impervious cover fraction*	=	0.47	
P	=	32	inches
L _M TOTAL PROJECT	=	3,603	lbs.

SANTA RITA RANCH 7B SECTION 2 (FUTURE)

Total project area included in plan*	=	0.12	acres
Predevelopment impervious area within the limits of the plan*	=	0.00	acres
Total post-development impervious area within the limits of the plan*	=	0.07	acres
Total post-development impervious cover fraction*	=	0.58	
P	=	32	inches
L _M TOTAL PROJECT	=	61	lbs.

EVANS TRACT (FUTURE)

Total project area included in plan*	=	17.78	acres
Predevelopment impervious area within the limits of the plan*	=	0.00	acres
Total post-development impervious area within the limits of the plan*	=	6.72	acres
Total post-development impervious cover fraction*	=	0.38	
P	=	32	inches
L _M TOTAL PROJECT	=	5,849	lbs.
L _M TOTAL	=	29,124	lbs.



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

3-15-2024

Appendix A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

BMP TSS Removal Worksheet

Drainage Basin Pond 7-1

(Overall)

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348. Characters shown in red are data entry fields.

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

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

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

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

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

County =	Williamson	
Total project area included in plan *	86.06	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	31.49	acres
Total post-development impervious cover fraction *	0.37	
P =	32	Inches

$L_{M \text{ TOTAL PROJECT}} = 27409$ lbs.

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

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

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

Drainage Basin/Outfall Area No. =	1	
Total drainage basin/outfall area =	60.77	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	27.23	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M \text{ THIS BASIN}}$ =	23701	lbs.

3. Indicate the proposed BMP Code for this basin.

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

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

SOURCE:
 "COMPLYING WITH THE EDWARDS AQUIFER RULES TECHNICAL GUIDANCE ON BEST MANAGEMENT PRACTICES RG-348 (REVISED JULY 2005)", ADDENDUM DATED JANUARY 20, 2017, SECTION 3.2.17 'BATCH

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

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

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

A_C =	60.77	acres
A_i =	27.23	acres
A_p =	33.54	acres
L_R =	27963	lbs

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

Desired $L_{M \text{ THIS BASIN}}$ = **27409** lbs.

F = **0.98**

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

Rainfall Depth =	3.33	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	242667	cubic feet

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

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

Storage for Sediment = **48533**

Total Capture Volume (required water quality volume(s) x 1.20) = **291201** cubic feet



CARLSON, BRIGANCE & DOERING, INC.
 ID# F3791

Steven P. Cates
3-15-2024

Appendix A

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

BMP TSS Removal Worksheet

Drainage Basin Pond 7-2

(Overall)

Additional information is provided for cells with a red triangle in the upper right corner. Place the cursor over the cell. Text shown in blue indicate location of instructions in the Technical Guidance Manual - RG-348.

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

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

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

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

County =	Williamson	
Total project area included in plan *	78.42	acres
Predevelopment impervious area within the limits of the plan *	0.00	acres
Total post-development impervious area within the limits of the plan *	33.46	acres
Total post-development impervious cover fraction *	0.43	
P =	32	Inches

$L_{M \text{ TOTAL PROJECT}} = 29124$ lbs.

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

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

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

Drainage Basin/Outfall Area No. =	1	
Total drainage basin/outfall area =	73.45	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	33.27	acres
Post-development impervious fraction within drainage basin/outfall area =	0.45	
$L_{M \text{ THIS BASIN}}$ =	28958	lbs.

3. Indicate the proposed BMP Code for this basin.

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

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

SOURCE:
"COMPLYING WITH THE EDWARDS AQUIFER RULES TECHNICAL GUIDANCE ON BEST MANAGEMENT PRACTICES RG-348 (REVISED JULY 2005)", ADDENDUM DATED JANUARY 20, 2017, SECTION 3.2.17 'BATCH

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

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

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

A_C =	73.45	acres
A_i =	33.27	acres
A_p =	40.18	acres
L_R =	34153	lbs

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

Desired $L_{M \text{ THIS BASIN}}$ = **29124** lbs.

$F = 0.85$

6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area. Calculations from RG-348 Pages 3-34 to 3-36

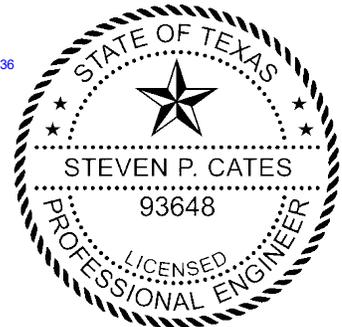
Rainfall Depth =	1.32	inches
Post Development Runoff Coefficient =	0.33	
On-site Water Quality Volume =	117126	cubic feet

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

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

Storage for Sediment = **23425**

Total Capture Volume (required water quality volume(s) x 1.20) = **140552** cubic feet



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

Steven P. Cates
3-15-2024

Appendix B

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

WPAP and SCS Approval Letters

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Kelly Keel, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 19, 2023

Mr. James Edward Horne
Santa Rita KC, LLC
1700 Cross Creek Lane, Suite 100
Liberty Hill, Texas 78642

Re: Approval of a Water Pollution Abatement Plan (WPAP) and Approval of an Organized Sewage Collection System (SCS) Plan
Santa Rita Ranch Phase 7B Section 1; Located Northwest of Cross Creek Ln. and Cross Creek Rd.; Liberty Hill (ETJ), Williamson County, Texas
Edwards Aquifer Protection Program IDs: 11003563 (WPAP) and 11003564 (SCS);
Regulated Entity No. 111722625

Dear Mr. Horne:

The Texas Commission on Environmental Quality (TCEQ) has completed its review on the application for the above-referenced project submitted to the Edwards Aquifer Protection Program (EAPP) by Carlson, Brigance & Doering, Inc, on behalf of the applicant, Santa Rita KC, LLC, on April 20, 2023. Final review of the applications was completed after additional material was received on July 13 and July 17, 2023.

As presented to the TCEQ, the application was prepared in general compliance with the requirements of 30 Texas Administrative Codes (TAC) Chapter §213 and Chapter §217. The permanent best management practices (BMPs), engineering design report, technical specifications and final design plans were prepared by a Texas licensed professional engineer (PE). All construction plans and design information were sealed, signed, and dated by a Texas licensed PE. Therefore, the application for the construction of the proposed project and methods to protect the Edwards Aquifer are hereby **approved**, subject to applicable state rules and the conditions in this letter.

This approval expires two years from the date of this letter, unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been officially requested. This approval or extension will expire, and no extension will be granted if more than 50 percent of the project has not been completed within ten years from the date of this letter.

The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed in accordance with 30 TAC §50.139.

BACKGROUND

The Santa Rita Ranch Phase 7A WPAP, approved by letter dated March 10, 2023 (EAPP ID No. 11003393), included the development of 177 single-family residential lots, roads and drives, utilities, and a batch detention basin (Pond 7-1). Batch detention basin Pond 7-1 was sized for future development, with a provided water quality volume of 296,649 cubic feet.

PROJECT DESCRIPTION

WPAP DESCRIPTION

The proposed residential project will have an area of approximately 22.55 acres. The project will include the development of 43 single-family residential lots, roads and drives, utilities, and a new batch detention basin (Pond 7-2). The impervious cover will be 8.07 acres (35.8 percent).

SCS DESCRIPTION

The proposed 3,699 linear feet SCS will provide disposal service for the residential development. The system includes gravity lines and other appurtenance necessary for conveying wastewater to a treatment plant. A segment of a force main pipe to serve future phases of development is also included in the application.

The proposed SCS will consist of 520 linear feet of 6-inch diameter and 2,591 linear feet of 8-inch diameter SDR 26 PVC ASTM D3034 pipe, and of 80 linear feet of 8-inch diameter AWWA C900 PVC pipe with associated manholes and stub-outs to serve Phase 7B Section 1, as well as approximately 508 linear feet of 6-inch diameter AWWA C900 DR-18 PVC pipe force main to serve future developments.

TREATMENT FACILITY

The system will be connected to an existing City of Liberty wastewater line for conveyance to the existing Liberty Hill Wastewater Treatment Plant for treatment and disposal, via the existing Santa Rita Ranch Phase 1 and Phase 4 Lift Stations. **The proposed system shall be connected for conveyance prior to use of the development.** The project will conform to all applicable codes, ordinances, and requirements of the City of Liberty Hill.

PERMANENT POLLUTION ABATEMENT MEASURES

To prevent the pollution of stormwater runoff originating on-site or upgradient of the site and potentially flowing across and off the site after construction, a previously approved batch detention basin (Pond 7-1, EAPP ID No. 11003393), and a new batch detention basin (Pond 7-2) designed using the TCEQ technical guidance, *RG-348, Complying with the Edwards Aquifer Rules: Technical Guidance on Best Management Practices*, will be constructed to treat stormwater runoff. The required total suspended solids (TSS) treatment for this project is 7,024 pounds of TSS generated from the 8.07 acres of impervious cover. The approved permanent BMPs and measures meet the required 80 percent removal of the increased load in TSS caused by the project.

The proposed water quality basin Pond 7-2 is sized for future development and is designed to treat stormwater runoff from 33.45 acres of impervious cover and will have a provided water quality volume of 159,752 cubic feet.

The permanent BMPs shall be operational prior to occupancy or use of the proposed project. Inspection, maintenance, repair, and retrofit of the permanent BMPs shall be in accordance with the approved application.

GEOLOGY

According to the Geologic Assessment (GA) included with the application, the surficial units of the site are the Edwards Limestone (Ked) in the Edwards Aquifer Recharge Zone. One sensitive geologic feature, C-7 sinkhole, was identified in the GA. A natural buffer setback is proposed for the sensitive feature and is illustrated on the site plan. No portions of the proposed SCS or regulated activities, such as construction or soil disturbing activities, will take place within the natural buffer. The site assessment conducted on June 6, 2023, by TCEQ staff, determined the site to be generally as described by the GA.

STANDARD CONDITIONS

1. The plan holder (applicant) must comply with all provisions of 30 TAC Chapter §213 and all technical specifications in the approved plan. The plan holder should also acquire and comply with additional and separate approvals, permits, registrations or authorizations from other TCEQ Programs (i.e., Stormwater, Water Rights, Dam Safety, Underground Injection Control) as required based on the specifics of the plan.
2. In addition to the rules of the Commission, the plan holder must also comply with state and local ordinances and regulations providing for the protection of water quality as applicable.

Prior to Commencement of Construction:

3. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the plan holder must submit to the EAPP proof of recordation of notice in the county deed records, with the volume and page number(s) of the county record. A description of the property boundaries shall be included in the deed recordation in the county deed records. TCEQ form, Deed Recordation Affidavit (TCEQ-0625), may be used.
4. The plan holder of any approved Edwards Aquifer protection plan must notify the EAPP and obtain approval from the executive director prior to initiating any modification to the activities described in the referenced application following the date of the approval.
5. The plan holder must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the EAPP no later than 48 hours prior to commencement of the regulated activity. Notification must include the date on which the regulated activity will commence, the name of the approved plan and program ID number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person.
6. Temporary erosion and sedimentation (E&S) controls as described in the referenced application, must be installed prior to construction, and maintained during construction. Temporary E&S controls may be removed when vegetation is established, and the construction area is stabilized. The TCEQ may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring or gravel. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation.

During Construction:

8. This approval does not authorize the installation of temporary or permanent aboveground storage tanks on this project that will have a total storage capacity of five hundred gallons or more of static hydrocarbons or hazardous substances without prior approval of an Aboveground Storage Tank facility application.
9. If any sensitive feature is encountered during construction, replacement, or rehabilitation on this project, all regulated activities must be **immediately** suspended near it and notification must be made to TCEQ EAPP staff. Temporary BMPs must be installed and maintained to protect the feature from pollution and contamination. Regulated activities near the feature may not proceed until the executive director has reviewed and approved

the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality.

10. All water wells, including injection, dewatering, and monitoring wells shall be identified in the geologic assessment and must be in compliance with the requirements of the Texas Department of Licensing and Regulation 16 TAC Chapter §76 and all other locally applicable rules, as appropriate.
11. If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. Intentional discharges of sediment laden water are not allowed. If dewatering becomes necessary, the discharge must be filtered through appropriately selected BMPs.
13. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.
14. Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

15. Owners of permanent BMPs and temporary measures must ensure that the BMPs and measures are constructed and function as designed. A Texas licensed PE must certify in writing that the **permanent** BMPs or measures were constructed as designed. The certification letter must be submitted to the EAPP within 30 days of site completion.
16. The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property or the ownership of the property is transferred to the entity. A copy of the transfer of responsibility must be filed with the executive director through the EAPP within 30 days of the transfer. TCEQ form, Change in Responsibility for Maintenance on Permanent BMPs and Measures (TCEQ-10263), may be used.
17. No part of the organized sewage collection system may be used as a sewage holding tank, as defined in 30 TAC §213.3 (excluding lift stations), over the Edwards Aquifer recharge zone.
18. A Texas licensed PE **must certify** in writing that the new sewage collection system (including force mains) has passed all required testing. The certification shall be submitted to the EAPP within 30 days of test completion and prior to the new sewage collection system being put into service.
19. A Texas licensed PE **must certify** subsequent testing required every five years of the existing sewage collection system after being put into use to determine types and locations of structural damage and defects such as offsets, open joints, or cracked or crushed lines

Mr. James Edward Horne

Page 5

July 19, 2023

that would allow exfiltration to occur. The test results must be retained by the plan holder for five years and made available to the executive director upon request.

The holder of the approved Edwards Aquifer protection plan is responsible for compliance with Chapter §213 and any condition of the approved plan through all phases of plan implementation. Failure to comply with any condition within this approval letter is a violation of Chapter §213 and is subject to administrative rule or orders and penalties as provided under §213.10 of this title (relating to Enforcement). Such violations may also be subject to civil penalties and injunction. Upon legal transfer of this property, the new owner is required to comply with all terms of the approved Edwards Aquifer protection plan.

This action is taken as delegated by the executive director of the Texas Commission on Environmental Quality. If you have any questions or require additional information, please contact Ms. Miki Chilarescu of the Edwards Aquifer Protection Program at 512-239-6175 or the regional office at 512-339-2929.

Sincerely,



Lillian Butler, Section Manager
Edwards Aquifer Protection Program
Texas Commission on Environmental Quality

LIB/mec

cc: Mr. Steven P Cates, P.E. - Carlson, Brigance & Doering, Inc.

Appendix C

TCEQ WPAP & SCS APPLICATION

Santa Rita Ranch Phase 7C Section 1 & 2

Williamson County, Texas

Water Quality Calculation

Spreadsheet

SANTA RITA RANCH PHASE 7C, SECTION 1 & 2

Table 1 - Impervious Cover per Section

Contributing Sections	TCEQ Project Area Per Section						Onsite Drainage Basin to BMP Per Section						TSS Removal Required (lbs)
	Project Area (ac)	# Lots	Impervious Areas (ac)			Drainage Basin (ac)	# Lots	Impervious Areas (ac)					
			Lots	ROW	Misc.			Total	Lots	ROW	Misc.	Total	
EXISTING BATCH DETENTION POND 7-1													
7A	65.07	177	14.42	9.75	0.00	24.17	41.65	139	11.34	8.56	0.00	19.90	21,038
7B-1	1.14	0	0.00	0.60	0.00	0.60	0.67	0	0.00	0.60	0.00	0.60	522
7C-2	2.14	0	0.00	0.64	0.00	0.64	0.74	0	0.00	0.64	0.00	0.64	557
FUTURE PHASE 2C	17.62	50	4.01	1.99	0.00	6.00	17.62	50	4.01	2.00	0.00	6.01	5,222
FUTURE	0.09	0	0.00	0.08	0.00	0.08	0.09	0	0.00	0.08	0.00	0.08	70
PROPOSED BATCH DETENTION POND 7-2													
7B-1	21.87	43	3.63	3.85	0.00	7.48	16.89	41	3.44	3.85	0.00	7.29	6,511
7C-1 & 2	29.82	131	10.56	4.49	0.00	15.05	29.82	131	10.56	4.49	0.00	15.05	13,100
FUTURE PHASE 7C-3	8.83	33	2.72	1.42	0.00	4.14	8.83	32	2.72	1.42	0.00	4.14	3,603
FUTURE PHASE 7B-2	0.12	0	0.00	0.07	0.00	0.07	0.12	0	0.00	0.07	0.00	0.07	61
FUTURE EVANS TRACT	17.78	34	2.88	3.84	0.00	6.72	17.78	34	2.88	3.84	0.00	6.72	5,849
SANTA RITA RANCH PHASE 7C SECTION 1 & 2													
7C-1 & 2	31.96	131	10.56	5.13	0.00	15.69	30.76	131	10.56	5.13	0.00	15.69	13,657

Table 2 - BMP Treatment Requirements

Project Area			Drainage Basin						Batch Pond	
Total (ac)	Impv Area (ac)	Required TSS Removal (lbs)	Onsite		Offsite		Total		Required	Provided
			Total (ac)	Impv Area (ac)	Total (ac)	Impv Area (ac)	Total (ac)	Impv Area (ac)	Required	Provided
EXISTING BATCH DETENTION POND 7-1										
86.06	31.49	27,409	60.77	27.23	0.00	0.00	60.77	27.23	291,201	296,649
PROPOSED BATCH DETENTION POND 7-2										
78.42	33.46	29,124	73.44	33.27	0.00	0.00	73.44	33.27	140,552	159,752

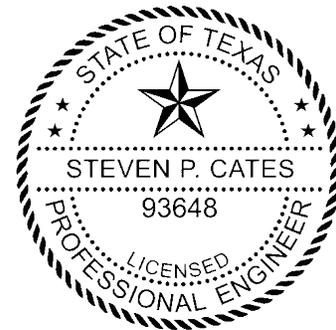
Pond 7-1 Stage-Storage

Stage	Area (sf)	Area (ac)	Incremental Storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)	
971.00	25	0.00	0	0	0.00	Pond Bottom
972.00	28,415	0.65	14,220	14,220	0.33	
973.00	61,966	1.42	45,191	59,411	1.36	
974.00	86,576	1.99	74,271	133,682	3.07	
975.00	97,249	2.23	91,913	225,594	5.18	
975.70				296,649		WQV Provided
976.00	105,766	2.43	101,508	327,102	7.51	Top of Berm
977.00	111,070	2.55	108,418	435,520	10.00	
978.00	116,435	2.67	113,753	549,272	12.61	
979.00	121,859	2.80	119,147	668,419	15.34	

*Pond 7-1 Stage-Storage per Santa Rita Ranch Phase 7A Construction Plans

Pond 7-2 Stage-Storage

Stage	Area (sf)	Area (ac)	Incremental Storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)	
971.00	25	0.00	0	0	0.000	Pond Bottom
972.00	26,536	0.61	13,281	13,281	0.305	
973.00	37,973	0.87	32,255	45,535	1.045	
974.00	41,487	0.95	39,730	85,265	1.957	
975.00	44,431	1.02	42,959	128,224	2.944	
975.80				159,752		WQV Provided
976.00	47,441	1.09	45,936	174,160	3.998	Top of Berm
977.00	50,519	1.16	48,980	223,140	5.123	
978.00	53,663	1.23	52,091	275,231	6.318	



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

Steven P. Cates

3-15-2024

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

I James Edward Horne,
Print Name

Vice President,
Title - Owner/President/Other

of Santa Rita C7 Investments LLC,
Corporation/Partnership/Entity Name

have authorized Steven P. Cates, P.E.
Print Name of Agent/Engineer

of Carlson, Brigance & Doering, Inc.
Print Name of Firm

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

I also understand that:

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

SIGNATURE PAGE:

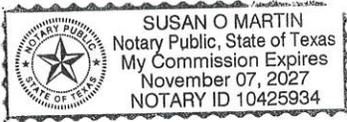
[Signature]
Applicant's Signature

3-12-2024
Date

THE STATE OF TEXAS §
County of TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared JAMES EDWARD HENE 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 12th day of MARCH, 2024.



[Signature]
NOTARY PUBLIC
SUSAN O. MARTIN
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 11/07/2027

Application Fee Form

Texas Commission on Environmental Quality

Name of Proposed Regulated Entity: Santa Rita Ranch Phase 7C Section 1 & 2
 Regulated Entity Location: North of Highway 29, just east of Ronald Reagan Blvd.
 Name of Customer: Santa Rita KC, LLC.
 Contact Person: James Edward Horne Phone: 512-280-5160
 Customer Reference Number (if issued): CN 604360008
 Regulated Entity Reference Number (if issued): RN _____

Austin Regional Office (3373)

Hays Travis Williamson

San Antonio Regional Office (3362)

Bexar Medina Uvalde
 Comal Kinney

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

Austin Regional Office San Antonio Regional Office
 Mailed to: TCEQ - Cashier Overnight Delivery to: TCEQ - Cashier
 Revenues Section 12100 Park 35 Circle
 Mail Code 214 Building A, 3rd Floor
 P.O. Box 13088 Austin, TX 78753
 Austin, TX 78711-3088 (512)239-0357

Site Location (Check All That Apply):

Recharge Zone Contributing Zone Transition Zone

<i>Type of Plan</i>	<i>Size</i>	<i>Fee Due</i>
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	\$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	31.96 Acres	\$ 4,000
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	Acres	\$
Sewage Collection System	6,570 L.F.	\$ 3,285.00
Lift Stations without sewer lines	Acres	\$
Underground or Aboveground Storage Tank Facility	Tanks	\$
Piping System(s)(only)	Each	\$
Exception	Each	\$
Extension of Time	Each	\$

Signature: 

Date: 3/15/2024

Application Fee Schedule

Texas Commission on Environmental Quality

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

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

Extension of Time Requests

<i>Project</i>	<i>Fee</i>
Extension of Time Request	\$150



TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
2. Customer Reference Number (if issued)	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number (if issued)
CN 604360008		RN

SECTION II: Customer Information

4. General Customer Information		5. Effective Date for Customer Information Updates (mm/dd/yyyy)	
<input type="checkbox"/> New Customer		<input checked="" type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership	
The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).			
6. Customer Legal Name (If an individual, print last name first: eg: Doe, John)		If new Customer, enter previous Customer below:	
Santa Rita KC, LLC			
7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number (if applicable)
800901906	32034201288	203420128	N/A
11. Type of Customer:	<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
12. Number of Employees		13. Independently Owned and Operated?	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
14. Customer Role (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following:			
<input type="checkbox"/> Owner		<input type="checkbox"/> Operator	
<input type="checkbox"/> Occupational Licensee		<input checked="" type="checkbox"/> Owner & Operator	
<input type="checkbox"/> Responsible Party		<input type="checkbox"/> Voluntary Cleanup Applicant	
<input type="checkbox"/> Other:			
15. Mailing Address:	1700 Cross Creek Lane		
	Suite 100		
	City	Liberty Hill	State TX ZIP 78642 ZIP + 4
16. Country Mailing Information (if outside USA)		17. E-Mail Address (if applicable)	
		ed@srraustin.com	
18. Telephone Number	19. Extension or Code	20. Fax Number (if applicable)	
(512) 502-2050		() -	

SECTION III: Regulated Entity Information

21. General Regulated Entity Information (If 'New Regulated Entity' is selected below this form should be accompanied by a permit application)	
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information	
The Regulated Entity Name submitted may be updated in order to meet TCEQ Agency Data Standards (removal of organizational endings such as Inc, LP, or LLC.)	
22. Regulated Entity Name (Enter name of the site where the regulated action is taking place.)	
Santa Rita Ranch Phase 7C Section 1 & 2	

23. Street Address of the Regulated Entity: (No PO Boxes)							
City		State		ZIP		ZIP + 4	
24. County							
Enter Physical Location Description if no street address is provided.							
25. Description to Physical Location:		North of Highway 29, just east of Ronald Reagan Blvd.					
26. Nearest City				State		Nearest ZIP Code	
27. Latitude (N) In Decimal:		30.669633		28. Longitude (W) In Decimal:		-97.813289	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		
30	40	10.6788	97	48	47.8404		
29. Primary SIC Code (4 digits)		30. Secondary SIC Code (4 digits)		31. Primary NAICS Code (5 or 6 digits)		32. Secondary NAICS Code (5 or 6 digits)	
1521				236115			
33. What is the Primary Business of this entity? (Do not repeat the SIC or NAICS description.)							
Single Family Residential Development							
34. Mailing Address:		Santa Rita KC, LLC					
		1700 Cross Creek Lane, Suite 100					
City	Liberty Hill	State	TX	ZIP	78642	ZIP + 4	
35. E-Mail Address:		ed@srraustin.com					
36. Telephone Number			37. Extension or Code		38. Fax Number (if applicable)		
(512) 502-2050					() -		

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

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input checked="" type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
		11002962 (WPAP)		
<input type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input checked="" type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Waste Water	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

SECTION IV: Preparer Information

40. Name:	Steven P. Cates, P.E.	41. Title:	Senior Project Engineer
42. Telephone Number	43. Ext./Code	44. Fax Number	45. E-Mail Address
(512) 280-5160		(512) 280-5165	steve@cbdeng.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:	Carlson, Brigance & Doering, Inc.	Job Title:	Senior Project Engineer
Name(In Print) :	Steven P. Cates	Phone:	(512) 280-5160
Signature:		Date:	3/15/2024

SANTA RITA RANCH PHASE 7C, SECTION 1 AND 2

WILLIAMSON COUNTY, TEXAS CONSTRUCTION PLANS

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

THESE PLANS WERE PREPARED, SEALED, SIGNED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE, THE CONSTRUCTION PLANS FOR THE PROPOSED PROJECT ARE HEREBY APPROVED SUBJECT TO THE STANDARD CONSTRUCTION SPECIFICATIONS AND DETAILS MANUAL AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS AND CODES.

SUBMITTED BY:



3-18-2024

STEVEN P. CATES, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 93648

DATE

ACCEPTED FOR CONSTRUCTION:

CITY OF GEORGETOWN
(WATER SYSTEM ONLY)

DATE

DAVID THOMISON, PUBLIC WORKS DIRECTOR
(WASTEWATER SYSTEM PLAN)

DATE

PAUL BRANDENBURG, CITY MANAGER
(WASTEWATER SYSTEM PLAN)

DATE

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

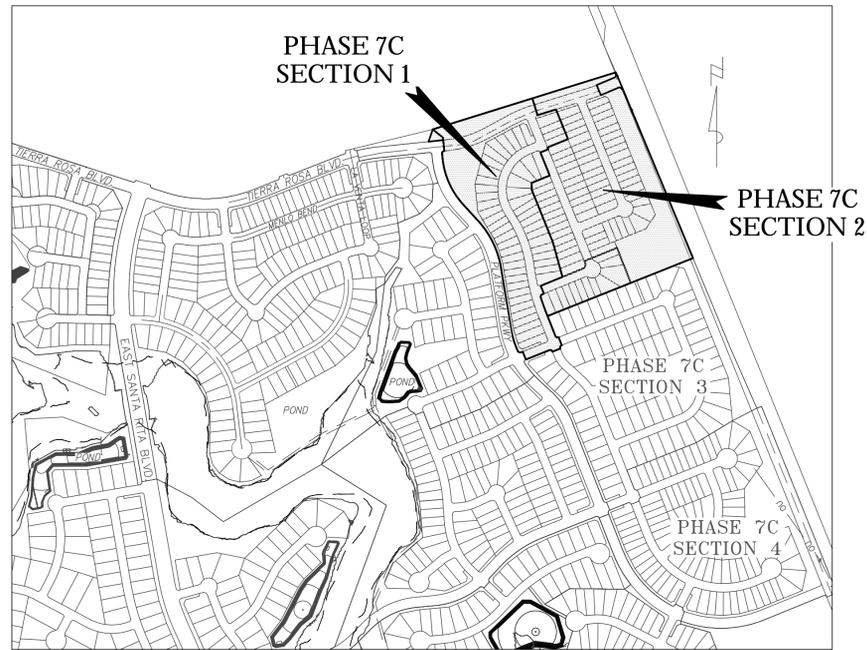
REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:

FOR WILLIAMSON COUNTY

DATE

WILLIAMSON COUNTY M.U.D. #19G

DATE



LOCATION MAP
SCALE: 1" = 500'

WATER POLLUTION ABATEMENT PLAN AND ORGANIZED SEWAGE COLLECTION SYSTEM PLAN
APPROVED BY TCEQ ON _____
30 TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 213 AND CHAPTER 217 EDWARDS AQUIFER
EDWARDS AQUIFER PROTECTION PROGRAM ID NO. _____(WPAP) AND _____SCS)

OWNER:

SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX. 78642

TOTAL ACREAGE: 118.216 AC
SURVEY: B. MANLOVE SURVEY,
ABSTRACT NO. 417

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 phone
(512) 280-5165 fax

F.E.M.A. MAP NO. 48491C 0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008



REV. NO.	SHT. NO.	DESCRIPTION OF REVISION	ACCEPTED	DATE	ACCEPTED	DATE	ACCEPTED	DATE	ACCEPTED	DATE
			WILLIAMSON COUNTY		CITY OF GEORGETOWN		CITY OF LIBERTY HILL		W.C. M.U.D. #19G	

DESIGNED BY: SPC	DRAFTED BY: CFJ	DATE	REVISION
			
SHEET NAME: COVER SHEET JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS			
			
DATE: 3-18-2024 JOB NUMBER: 5489 SHEET: 1 OF 77 SHEET NO.: 1			

SHEET INDEX

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|--|--|
| <ul style="list-style-type: none"> 1 - COVER SHEET 2 - SHEET INDEX 3 - GENERAL NOTES (1 OF 2) 4 - GENERAL NOTES (2 OF 2) 5 - SRR 7C-1 DRAFT PLAT (1 OF 2) 6 - SRR 7C-1 DRAFT PLAT (2 OF 2) 7 - SRR 7C-2 DRAFT PLAT (1 OF 2) 8 - SRR 7C-2 DRAFT PLAT (2 OF 2) 9 - EROSION CONTROL PLAN (7C-1) (1 OF 2) 10 - EROSION CONTROL PLAN (7C-1) (2 OF 2) 11 - EROSION CONTROL PLAN (7C-2) (1 OF 2) 12 - EROSION CONTROL PLAN (7C-2) (2 OF 2) 13 - EROSION NOTES & DETAILS 14 - EXISTING HYDROLOGY MAP 15 - DEVELOPED HYDROLOGY MAP 16 - TCEQ PROJECT AND DRAINAGE AREA MAP 17 - DRAINAGE AREA PLAN (1 OF 2) 18 - DRAINAGE AREA PLAN (2 OF 2) 19 - DRAINAGE CALCS 20 - GRADING PLAN (7C-1) (1 OF 2) 21 - GRADING PLAN (7C-1) (2 OF 2) 22 - GRADING PLAN (7C-2) (1 OF 2) 23 - GRADING PLAN (7C-2) (2 OF 2) 24 - TRAFFIC CONTROL PLAN (7C-1) (1 OF 2) 25 - TRAFFIC CONTROL PLAN (7C-1) (2 OF 2) 26 - TRAFFIC CONTROL PLAN (7C-2) 27 - TIERRA ROSA BLVD (7C-1) (0+00 TO 4+00) 28 - TIERRA ROSA BLVD (7C-1) (4+00 TO 5+86.81) 29 - TIERRA ROSA BLVD (7C-2) (5+86.81 TO 8+00) 30 - TIERRA ROSA BLVD (7C-2) (8+00 TO END) 31 - BLUE SUMMIT BEND (7C-1) (0+00 TO 2+44.57) 32 - BLUE SUMMIT BEND (7C-2) (2+44.57 TO 6+00) 33 - BLUE SUMMIT BEND (7C-2) (6+00 TO 9+32.96) 34 - BLUE SUMMIT BEND (7C-1) (9+32.96 TO END) 35 - COVERED BRIDGE TRAIL (7C-1) (0+00 TO 4+00) 36 - COVERED BRIDGE TRAIL (7C-1) (4+00 TO 8+00) 37 - COVERED BRIDGE TRAIL (7C-1) (8+00 TO 12+00) 38 - COVERED BRIDGE TRAIL (7C-1) (12+00 TO END) 39 - EASTHAVEN BEND (7C-1) (0+00 TO END) 40 - DATEWOOD DRIVE (7C-2) (0+00 TO 3+50) 41 - DATEWOOD DRIVE (7C-2) (3+50 TO 6+00) 42 - DATEWOOD DRIVE (7C-2) (6+00 TO 8+50) 43 - DATEWOOD DRIVE (7C-2) (8+50 TO END) 44 - OVERALL STORMSEWER PLAN (7C-1&2) 45 - STORMSEWER LINE A (7C-1) (0+00 TO END) 46 - STORMSEWER LINE B (7C-1) (0+00 TO END) 47 - STORMSEWER LINE C (7C-1) (0+00 TO 5+00) 48 - STORMSEWER LINE C (7C-1) (5+00 TO END) | <ul style="list-style-type: none"> 49 - STORMSEWER LINE D (7C-1) (0+00 TO 4+29.27) 50 - STORMSEWER LINE D (7C-2) (4+29.27 TO END) 51 - STORMSEWER LINE E (7C-2) (0+00 TO END) 52 - STORMSEWER LATERALS (1 OF 2) 53 - STORMSEWER LATERALS (2 OF 2) 54 - OVERALL WATER PLAN (7C-1) (1 OF 2) 55 - OVERALL WATER PLAN (7C-1) (2 OF 2) 56 - OVERALL WATER PLAN (7C-2) 57 - WATERLINE A (7C-1) (0+00 TO 5+80.31) 58 - WATERLINE A (7C-2) (5+80.31 TO END) 59 - OVERALL WASTEWATER PLAN (7C-1) (1 OF 2) 60 - OVERALL WASTEWATER PLAN (7C-1) (2 OF 2) 61 - OVERALL WASTEWATER PLAN (7C-2) 62 - WASTEWATER PLAN A & C (7C-1) (0+00 TO END) 63 - WASTEWATER LINE B (7C-1) (0+00 TO 8+00) 64 - WASTEWATER LINE B (7C-1) (8+00 TO 12+00) 65 - WASTEWATER LINE B (7C-1) (12+00 TO END) 66 - WASTEWATER LINE D (7C-1) (0+00 TO 4+20.87) 67 - WASTEWATER LINE D (7C-2) (4+20.87 TO END) 68 - WASTEWATER LINE E (7C-2) (0+00 TO 5+00) 69 - WASTEWATER LINE E (7C-2) (5+00 TO END) 70 - WASTEWATER FORCEMAIN F (7C-1) (0+00 TO 5+90.67) 71 - WASTEWATER FORCEMAIN F (7C-2) (5+90.67 TO END) 72 - CONSTRUCTION DETAILS (1 OF 4) 73 - CONSTRUCTION DETAILS (2 OF 4) 74 - CONSTRUCTION DETAILS (3 OF 4) 75 - CONSTRUCTION DETAILS (4 OF 4) 76 - WATER DETAILS 77 - WASTEWATER DETAILS |
|--|--|

DESIGNED BY: SPC	DRAFTED BY: CTJ
DATE	
REVISION	



Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
5501 West Williams Canyon Dr. Austin, Texas 78749
Phone No. (512) 290-5160 Fax No. (512) 290-5165

SHEET NAME: SHEET INDEX
JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS



DATE MAR 2024
JOB NUMBER 5489
SHEET 2 OF 77
SHEET NO. 2

CONSTRUCTION SEQUENCING

- 1. GENERAL CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROLS AND TREE PROTECTION PER APPROVED PLANS.
2. HOLD PRE-CONSTRUCTION CONFERENCE. PROVIDE 72 HOUR NOTIFICATION TO THE OWNER, THE DESIGN ENGINEER, THE CONTRACTOR AND SUBCONTRACTORS...
3. ROUGH CUT ALL REQUIRED OR NECESSARY PONDS. EITHER THE PERMANENT OUTLET STRUCTURE OR A TEMPORARY OUTLET MUST BE CONSTRUCTED PRIOR TO DEVELOPMENT OF ANY EMBANKMENT OR EXCAVATION THAT LEADS TO FLOODING CONDITIONS...

GEORGETOWN UTILITY SYSTEMS GENERAL NOTES:

- 1. THESE CONSTRUCTION PLANS WERE PREPARED, SEALED AND DATED BY A TEXAS LICENSED PROFESSIONAL ENGINEER. THEREFORE BASED ON THE ENGINEER'S CONCURRENCE OF COMPLIANCE...
2. THIS PROJECT IS SUBJECT TO ALL CITY STANDARD SPECIFICATIONS AND DETAILS IN EFFECT AT THE TIME OF SUBMITAL OF THE PROJECT OF THE CITY.
3. THE SITE CONSTRUCTION PLANS SHALL MEET ALL REQUIREMENTS OF THE APPROVED SITE PLAN.

STREET AND DRAINAGE NOTES:

- 1. ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT WILLIAMSON COUNTY SUBDIVISION REGULATIONS, AS APPLICABLE.
2. ALL MATERIALS SHALL BE SAMPLED AND TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER...
3. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION...

GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH WILLIAMSON COUNTY, CITY OF ROUND ROCK (WASTEWATER), AND GEORGETOWN UTILITY SYSTEMS (WATER) SPECIFICATIONS.
2. DESIGN PROCEDURES ARE IN COMPLETE COMPLIANCE WITH THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL AND ALL VARIANCES TO THE MANUAL ARE NOTED. VARIANCES REQUIRED: (NONE)
3. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT HIS EXPENSE.

BENCHMARKS:

Table with 5 columns: Point#, Description, Elevation, Northing, Easting. Contains two points: 55004 (MAG NAIL SET ON TRANSFORMER PAD AT NE CORNER OF E. SANTA RITA BLVD. AND SINGING DOVE WAY) and 55006 (MAG NAIL SET ON TOP OF CURB ON THE NORTH SIDE OF E. SANTA RITA BLVD. EAST OF MIRA MESA DRIVE).

TRENCH SAFETY NOTES:

- 1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHETED, BRACED OR OTHERWISE SUPPORTED...
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4- FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED 50 AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.

TRAFFIC MARKING NOTES:

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

EROSION AND SEDIMENTATION CONTROL NOTES:

- 1. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LIBERTY HILL EROSION AND SEDIMENTATION CONTROL ORDINANCE.
2. ALL SLOPES SHALL BE SLOPED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
3. SLOPES, ROCKS, ROCKS, SEDIMENTATION BASINS AND SIMILAR STRUCTURES SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES...

WILLIAMSON COUNTY SUBDIVISION REGULATIONS APPENDIX B ADOPTED AND EFFECTIVE AS OF JUNE 22, 2021

B4 - CONSTRUCTION - GENERAL

- B4.1 A PRECONSTRUCTION MEETING SHALL BE SCHEDULED PRIOR TO THE START OF CONSTRUCTION. THE DESIGN ENGINEER, OWNER, CONTRACTOR, SUBCONTRACTORS, AND COUNTY ENGINEER SHALL ATTEND THIS MEETING. ALL ROADS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AS APPROVED BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE CURRENT VERSION OF THE TEXAS DEPARTMENT OF TRANSPORTATION MANUAL STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES...
B4.2 ALL MATERIALS SHALL BE SAMPLED AND TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER...
B4.3 EXCEPT FOR ELECTRICAL LINES, ALL UNDERGROUND NONFERROUS UTILITIES WITHIN A RIGHT-OF-WAY OR EASEMENT MUST BE ACCOMPANIED BY FERROUS METAL TIES TO AID IN TRACING THE LOCATION OF SAID UTILITIES THROUGH THE USE OF A METAL DETECTOR.

B5 - SUBGRADE

- B5.1 THE PREPARATION OF THE SUBGRADE SHALL FOLLOW GOOD ENGINEERING PRACTICES AS DIRECTED BY THE COUNTY ENGINEER IN CONJUNCTION WITH RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. WHEN THE PLASTICITY INDEX (PI) IS GREATER THAN 20, A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNTIL THE PI IS LESS THAN 20. IF THE ADDITION OF LIME AS DESCRIBED IN ITEM 260 IS NOT FEASIBLE, AN ALTERNATE STABILIZING DESIGN SHALL BE PROPOSED AND SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL...
B5.2 IF LIME IS NECESSARY, THEN A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED, AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION TO PROPERLY STABILIZE SUBGRADE. THE USE OF HYDRATED LIME OR LIME SLURRY IS APPROVED; HOWEVER, THE USE OF PELLETIZED LIME IS NOT APPROVED.
B5.3 PRIOR TO LIME STABILIZATION, A SULFATE TEST OF IN SITU SOILS SHALL BE PERFORMED BY DEVELOPER TO CONFIRM THE APPROPRIATE MEANS AND METHODS OF STABILIZATION. PROVIDE SULFATE TEST TO COUNTY ENGINEER PRIOR TO STABILIZATION.
B5.4 ANY VARIATION TO THE COUNTY'S STABILIZATION REQUIREMENTS MUST BE APPROVED BY THE COUNTY ENGINEER.

B6 - BASE MATERIAL

- B6.1 BASE MATERIAL SHALL CONFORM TO ITEM 247 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, "FLEXIBLE BASE". THE BASE MATERIAL SHALL BE TYPE A GRADE 4, OR AS APPROVED BY THE COUNTY ENGINEER. GRADE 4 MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF TABLE B6.1
MASTER GRADATION SIEVE SIZE CUMULATIVE % RETAINED
2 1/2" 0
1 3/4" 0
7/8" 10% - 35%
3/8" 30% - 65%
#4 45% - 75%
#40 70% - 90%
#200 87% - 95%
B6.2 EACH LAYER OF BASE COURSE SHALL BE TESTED FOR IN-PLACE DRY DENSITY AND MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL BASE TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B6.3 THE BASE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A MINIMUM OF 100% OF THE MAXIMUM (PROCTOR) DRY DENSITY OR AS APPROVED BY THE COUNTY ENGINEER UPON RECOMMENDATION BY THE TESTING LABORATORY. THE MAXIMUM LIFT SHALL NOT EXCEED SIX INCHES. THE BASE MUST BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF THE TEST RESULTS FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF THE FIRST LIFT OF BASE. THE STOCKPILE SHALL BE TESTED FOR THE SPECIFICATIONS FOUND IN ITEM 247 TABLE 1 AND THE RESULT FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL.

B7 - BITUMINOUS PAVEMENT

- B7.1 URBAN ROADS REQUIRE A MINIMUM 2 INCH WEARING SURFACE OF HMAc TYPE D. THE MIX SHALL BE FROM A TxDOT CERTIFIED PLANT AND THE MIX DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL.
B7.2 IF PROVIDING MIXTURE TYPE C OR D, USE PERFORMANCE GRADE (PG) BINDER 70-22. PROVIDE PG BINDER THAT DOES NOT CONTAIN RECYCLED ENGINE OIL BOTTOMS (REOS) OR POLY PHOSPHORIC ACID (PPA). RECYCLED ASPHALT PAVEMENT (RAP) IS NOT PERMITTED FOR USE AS A COMPONENT OF THE HMAc. THE CONTRACTOR IS ALSO NOT PERMITTED TO USE RECYCLED ASPHALT SHINGLES (RAS) AS A COMPONENT OF THE HMAc.
B7.3 IF PROVIDING MIXTURE TYPE B, USE PG BINDER 64-22. PROVIDE PG BINDERS THAT DO NOT CONTAIN REOS OR PPA. FOR SUBGRADE COURSE TYPE B, THE USE OF TWENTY PERCENT (20%) RAP IS PERMITTED IN THE MIX DESIGN. THE CONTRACTOR IS NOT PERMITTED TO USE RAS AS A COMPONENT OF THE HMAc.
B7.4 TARGET LABORATORY MOULDED DENSITY IS 96.5% FOR ALL MIXTURES WITHOUT RAP AND WHEN USING A TEXAS GYRATORY COMPACTOR (TGC) FOR DESIGNING THE MIXTURE. WHEN USING SUPERPAVE GYRATORY COMPACTOR (SGC) TO DESIGN MIXTURES, SUBMIT THE SGC MIX DESIGN TO THE ENGINEER FOR APPROVAL.
B7.5 ALL MIXTURES MUST MEET THE HAMBURG REQUIREMENT AS STATED IN THE TABLE BELOW.

Table with 3 columns: HIGH-TEMPERATURE BINDER GRADE, TEST METHOD, MINIMUM # OF PASSES @ 0.5" RUT DEPTH (TESTED @ 122°F). Rows include PG 64 OR LOWER, PG 70, and PG-76 OR HIGHER.

- * THE COUNTY ENGINEER MAY ACCEPT HAMBURG WHEEL TEST RESULTS FOR PRODUCTION AND PLACEMENT IF NO MORE THAN 10% OF THE 5 MOST RECENT TESTS IS BELOW THE SPECIFIED NUMBER OF PASSES AND THE FAILING TEST IS NO MORE THAN 2,000 PASSES BELOW THE SPECIFIED NUMBER OF PASSES.
B7.6 SUBMIT ANY PROPOSED ADJUSTMENTS OR CHANGES TO A JOB MIX FORMULA TO THE COUNTY ENGINEER BEFORE PRODUCTION OF THE NEW JOB MIX FORMULA.
B7.7 UNLESS OTHERWISE APPROVED, PROVIDE TYPE B MIXTURES THAT HAVE NO LESS THAN 4.5% ASPHALT BINDER, AND TYPE C AND D MIXTURES WITH NO LESS THAN 4.7% BINDER.
B7.8 FOR MIXTURE DESIGN VERIFICATION, PROVIDE THE ENGINEER WITH TWO 5-GALLON BUCKETS OF EACH AGGREGATE STOCKPILE TO BE USED ON THE PROJECT AND THREE GALLONS OF EACH PG BINDER TO BE USED ON THE PROJECT. ALSO PROVIDE SUFFICIENT QUANTITIES OF ANY OTHER ADDITIVES THAT WILL BE USED IN THE HMA MIXTURE. THIS MUST BE DONE PRIOR TO APPROVAL OF THE MIX DESIGN, UNLESS ALREADY PERFORMED WITHIN A ONE-YEAR TIME PERIOD.
B7.9 PRIOR TO ALLOWING PRODUCTION OF THE TRAL BATCH, THE ENGINEER WILL USE THE MATERIALS PROVIDED BY THE CONTRACTOR TO PERFORM THE FOLLOWING TESTS TO VERIFY THE HMA MIXTURE DESIGN.
1. INDIRECT TENSILE TEST IN ACCORDANCE WITH TEX-226-F
2. HAMBURG WHEEL TEST IN ACCORDANCE WITH TEX-242-F
3. OVERLAY TEST IN ACCORDANCE WITH TEX-249-F
4. CANTABRO TEST IN ACCORDANCE WITH TEX-245-F
FOR MIXTURES DESIGNED WITH A TEXAS GYRATORY COMPACTOR (TGC), THE ENGINEER MAY REQUIRE THAT THE TARGET LABORATORY MOULDED DENSITY BE RAISED TO NO MORE THAN 97.5% OR MAY LOWER THE DESIGN NUMBER OF GYRATIONS TO NO LESS THAN 35 FOR MIXTURES DESIGNED WITH AN SGC IF ANY OF THE FOLLOWING CONDITIONS EXIST.
1. THE INDIRECT TENSILE TEST RESULTS IN A VALUE GREATER THAN 200 PSI
2. THE HAMBURG WHEEL TEST RESULTS IN A VALUE LESS THAN 3.0 MM
3. THE OVERLAY TEST RESULTS IN A VALUE LESS THAN 100 CYCLES
4. THE CANTABRO TEST RESULTS IN A VALUE OF MORE THAN 20% LOSS
IN LIEU OF, OR IN ADDITION TO EVALUATING THE MIXTURE DESIGN PRIOR TO ALLOWING A TRAL BATCH TO BE PRODUCED, THE ENGINEER MAY ALSO EVALUATE THE MIXTURE PRODUCED DURING THE TRAL BATCH FOR COMPLIANCE WITH THE 4 TESTS LISTED ABOVE.
B7.10 CONTRACTOR'S QUALITY CONTROL (CQC) TEST REPORTS SHALL BE SUBMITTED TO THE COUNTY ENGINEER ON A DAILY BASIS. AS A MINIMUM, DAILY CQC TESTING ON THE PRODUCED MIX SHALL INCLUDE: SEVE ANALYSIS TEX-200-F, ASPHALT CONTENT TEX-236-F, HEHEM STABILITY TEX-209-F, AND MAXIMUM SPECIFIC GRAVITY TEX-227-F. THE NUMBER AND LOCATION OF ALL HMAc COURSE AGGREGATE TESTS IN THE MIX SHALL BE ON THE TxDOT QUALITY MONITORING SCHEDULE. AGGREGATE SHALL BE TYPE B GRADE 4. GRADATION TESTS SHALL BE REQUIRED FOR EACH 300 CUBIC YARDS OF MATERIAL PLACED WITH A MINIMUM OF TWO TESTS PER EACH GRADE PER EACH PROJECT. TEST RESULTS SHALL BE REVIEWED BY THE COUNTY ENGINEER PRIOR TO APPLICATION OF THE MATERIAL.
B7.11 RURAL ROADS MAY USE EITHER THE SPECIFICATIONS FOUND IN SECTION B7.1 OR A TWO-COURSE SURFACE IN ACCORDANCE WITH ITEM 316, TREATMENT WEARING SURFACE, OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE TYPE AND RATE OF ASPHALT AND AGGREGATE SHALL BE INDICATED ON THE PLANS AS A BASIS OF ESTIMATE AND SHALL BE DETERMINED AT THE PRECONSTRUCTION CONFERENCE. THE CONTRACTOR SHALL PROVIDE THE COORDINATOR WITH TWO DIGITAL FILES OF THE PLAN, ONE FILE SHALL BE IN AN Adobe PDF FORMAT, AND THE OTHER FILE SHALL BE AN AUTOCAD DWG FORMAT (REFERENCED TO NAD 1983 STATE PLANE GRID COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203)), WITH DRAWING UNITS OF US FEET. THE ROAD NAMES SHALL BE DISPLAYED ON STANDARD INTERSECTION ROAD MARKER SIGNS ERECTED BY THE OWNER IN COMPLIANCE WITH THE TxDOT "STREET NAME SIGNS" AND AT THE LOCATIONS AS INDICATED ON THE CONSTRUCTION PLANS.

B8 - CONCRETE PAVEMENT

B8.1 IN LIEU OF BITUMINOUS PAVEMENT, PORTLAND CEMENT CONCRETE PAVEMENT MAY BE USED. IN SUCH CASES, THE PAVEMENT THICKNESS SHALL BE A MINIMUM OF 9 INCHES OF CONCRETE, AND SHALL BE JOINTED AND REINFORCED IN ACCORDANCE WITH THE DETAIL INCLUDED IN APPENDIX J. THE MIX SHALL BE FROM A TxDOT CERTIFIED PLANT. THE MIX DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL.

B9 - CONCRETE - GENERAL

- B9.1 UNLESS OTHERWISE SPECIFIED, CONCRETE SHALL BE IN ACCORDANCE WITH ITEM 421 OF THE CURRENT EDITION OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND BE PLACED IN ACCORDANCE WITH THE APPLICABLE ITEM.
B9.2 ALL CONCRETE SHALL BE TESTED FOR COMPRESSIVE STRENGTH. ONE SET OF THREE CONCRETE TEST CYLINDERS SHALL BE MOULDED FOR EVERY 50 CUBIC YARDS OF CONCRETE PLACED FOR EACH CLASS OF CONCRETE PER DAY, OR AT ANY OTHER INTERVAL, AS DETERMINED BY THE COUNTY ENGINEER. A SLUMP TEST SHALL BE REQUIRED WITH EACH SET OF TEST CYLINDERS. ONE CYLINDER SHALL BE TESTED FOR COMPRESSIVE STRENGTH AT AN AGE OF SEVEN DAYS AND THE REMAINING TWO CYLINDERS SHALL BE TESTED AT 28 DAYS OF AGE.

B10 - ROAD NAMES, SIGNS AND MARKERS

- B10.1 ALL ROADS SHALL BE NAMED, WITH PRIOR APPROVAL FOR SAID NAME FROM THE WILLIAMSON COUNTY 911 ADDRESSING COORDINATOR. ROADS MUST BE NAMED IN A MANNER TO AVOID CONFUSION IN IDENTIFICATION. ROADS THAT ARE EXTENSIONS OF EXISTING ROADS MUST CARRY THE NAMES OF THOSE IN EXISTENCE. ROADS THAT ARE NOT CONTINUOUS, OR WHICH HAVE 90 DEGREE TURNING, SHALL HAVE DIFFERENT NAMES. THE OWNER SHALL PROVIDE THE COORDINATOR WITH TWO DIGITAL FILES OF THE PLAN, ONE FILE SHALL BE IN AN Adobe PDF FORMAT, AND THE OTHER FILE SHALL BE AN AUTOCAD DWG FORMAT (REFERENCED TO NAD 1983 STATE PLANE GRID COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203)), WITH DRAWING UNITS OF US FEET. THE ROAD NAMES SHALL BE DISPLAYED ON STANDARD INTERSECTION ROAD MARKER SIGNS ERECTED BY THE OWNER IN COMPLIANCE WITH THE TxDOT "STREET NAME SIGNS" AND AT THE LOCATIONS AS INDICATED ON THE CONSTRUCTION PLANS.
B10.2 TRAFFIC CONTROL SIGNS (SUCH AS STOP, YIELD, AND SPEED LIMIT SIGNS) SHALL BE INSTALLED BY THE OWNER OF SAID SUBDIVISION IN COMPLIANCE WITH THE LATEST VERSION OF THE TxDOT AND AT THE LOCATIONS AS INDICATED ON THE APPROVED CONSTRUCTION PLANS. OTHER TRAFFIC CONTROL SIGNS, AS SHOWN ON THE CONSTRUCTION PLANS, SHALL BE INSTALLED TO INDICATE ANY UNUSUAL TRAFFIC OR ROAD HAZARD CONDITIONS THAT MAY EXIST. ALL TRAFFIC CONTROL DEVICES SHALL BE PLACED IN COMPLIANCE WITH LATEST VERSION OF THE TxDOT AND THE CONSTRUCTION COST SHALL BE BORNE BY THE OWNER.

B11 - DRAINAGE AND FLOOD CONTROL

- B11.1 STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED TO RESTRICT THE RATE OF DRAINAGE FROM THE PLATTED AREA TO THE RATE OF DRAINAGE OF THE LAND IN ITS EXISTING CONDITION. WHEN A DEVELOPMENT SHALL HAVE SEVERAL SECTIONS, STORMWATER MANAGEMENT CONTROLS FOR THE ULTIMATE DEVELOPED AREA SHALL BE CONSTRUCTED IF NOT LOCATED IN THE FIRST PLATTED SECTION. STORMWATER MANAGEMENT CONTROLS ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER USING A BASIS OF A 2, 10, 25, AND 100-YEAR STORM. IF PROPOSED DEVELOPMENT IS DETENTION EXEMPT, A DETENTION EXEMPTION LETTER, REQUESTING THE DETENTION EXEMPTION TO BE UTILIZED, SHALL BE PROVIDED IN PLACE OF A DRAINAGE REPORT AND THE PLAT SHALL CONTAIN A CORRESPONDING PLAT NOTE FROM APPENDIX C12.
B11.2 THE PROPOSED TIME OF CONCENTRATIONS AND LAND COVER ROUGHNESS N-VALUES, USED TO CALCULATE TIME OF CONCENTRATION, SHOULD BE CONSISTENT FROM EXISTING TO PROPOSED CONDITIONS.
B11.3 WHEN CALCULATING PEAK FLOWS, THE RUNOFF CURVE NUMBER SHALL REMAIN THE SAME BETWEEN EXISTING AND PROPOSED CONDITIONS, USING THE ASSUMPTION OF RAW (UNDEVELOPED) LAND WITH NO IMPERVIOUS COVER. THE EXISTING AND PROPOSED PERCENTAGE OF IMPERVIOUS COVER SHALL BE INPUT INDIVIDUALLY FOR EACH CONDITION. FOR THE PROPOSED CONDITIONS, THE MAXIMUM POTENTIAL PERCENTAGE OF IMPERVIOUS COVER SHALL BE USED.
B11.4 DETENTION VOLUME SHALL BE SIZED BY COMPARING THE EXISTING PEAK RUNOFF PRODUCED BY THE SITE VERSUS THE PROPOSED PEAK RUNOFF PRODUCED BY THE SITE. FOR THE 2, 10, 25 AND 100-YEAR FREQUENCY RAINFALL, THE METHODS USED TO ANALYZE THE PRE AND POST DEVELOPMENT CONCENTRATIONS AND TIME OF CONCENTRATION SHOULD BE CONSISTENT. THE TIME OF CONCENTRATION ASSOCIATED WITH DEVELOPMENT OF THE SITE. THE POINTS OF ANALYSIS MUST BE CONSISTENT BETWEEN EXISTING AND PROPOSED SCENARIOS FOR A DIRECT AND ACCURATE ASSESSMENT OF IMPACTS. THE TIMING OF HYDROGRAPHS MAY NOT BE USED TO DEMONSTRATE A DECREASE OF PROPOSED PEAK FLOWS FROM THE DEVELOPED SITE.
B11.5 FOR DETENTION DESIGN, NOAA ATLAS 14 PRECIPITATION VALUES SHALL BE TAKEN FROM THE WILLIAMSON COUNTY RAINFALL ZONES FOR A 24-HOUR DURATION STORM. THESE ZONES AND RAINFALL DATA CAN BE FOUND IN EXHIBIT 2 AND THE ASSOCIATED TABLES.
B11.6 FOR DETENTION DESIGN, MAJOR CHANNEL DESIGN AND ANALYSIS, DETERMINATION OF PEAK FLOW RATES FOR FLOODPLAIN MODELING, AND HYDROLOGIC CHANNEL ROUTING. THE U.S. ARMY CORPS OF ENGINEERS HEC-RAS SOFTWARE IS RECOMMENDED. NOAA ATLAS 14 RAINFALL, PER EXHIBIT 2 - RAINFALL DATA, SHALL BE UTILIZED FOR ALL HYDROLOGIC ANALYSES. IF HEC-HMS IS NOT UTILIZED, THE FULL MODEL INPUT AND OUTPUT SHALL BE PROVIDED INCLUDING STRUCTURE AND OUTLET DETAILS AS MOODEL.
B11.7 IMPERVIOUS COVER ASSUMPTIONS MUST BE CLEARLY STATED WITHIN THE DRAINAGE REPORT.
B11.8 FOR FLOODPLAIN STUDIES, MAJOR CHANNEL DESIGN AND ANALYSIS, AND DETERMINATION OF FINISHED FLOOR ELEVATIONS, THE U.S. ARMY CORPS OF ENGINEERS HEC-RAS SOFTWARE MUST BE UTILIZED.
B11.9 DRAINAGE CALCULATIONS AND DESIGN SHALL BE MADE USING THE LATEST EDITION OF THE CITY OF AUSTIN'S DRAINAGE CRITERIA MANUAL EXCEPT WHERE OTHERWISE SPECIFIED IN THE REGULATIONS HEREIN, OR OTHER METHODS SATISFACTORY TO THE COUNTY ENGINEER. ALL DATA AND CALCULATIONS MUST BE PRESENTED TO THE COUNTY ENGINEER AS PART OF THE CONSTRUCTION PLANS OR DRAINAGE REPORT. THE FOLLOWING REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN:
B11.9.1 BRIDGES AND CROSS DRAINAGE STRUCTURES FOR ARTERIAL, COLLECTOR, AND LOCAL ROADS SHALL BE DESIGNED TO CONVEY THE 25-YEAR STORM WITHOUT OVERTOPPING THE FACILITY.
B11.9.2 ALL LONGITUDINAL DRAINAGE STRUCTURES SHALL BE DESIGNED TO CONVEY THE 10-YEAR STORM.
B11.10 ALL DRAINAGE STRUCTURES AND APPURTENANCES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. A PROFILE SHALL BE SHOWN IN THE CONSTRUCTION PLANS FOR ALL DRAINAGE STRUCTURES. EACH PROFILE SHALL SHOW THE DESIGN FLOW, VELOCITY, INVERT ELEVATIONS, AND THE HYDRAULIC GRADE LINE.
B11.11 THE USE OF THERMOPLASTIC PIPES (INCLUDING BUT NOT LIMITED TO POLY VINYL CHLORIDE (PVC) PIPE, HIGH DENSITY POLYETHYLENE PIPE (HDPE), POLYPROPYLENE PIPE, ETC.) IS SPECIFICALLY PROHIBITED FROM USE FOR CROSS DRAINAGE, PARALLEL DRAINAGE, STORM DRAINS AND ALL OTHER STORMWATER CONVEYANCE WITHIN THE RIGHT OF WAY AND/OR EASEMENTS IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM.
B11.12 ALL PIPE USED FOR CROSS DRAINAGE, PARALLEL DRAINAGE, STORM DRAINS, AND ALL OTHER STORM WATER CONVEYANCES WITHIN THE RIGHT OF WAY AND/OR EASEMENTS IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM SHALL BE DESIGNED AND CONSTRUCTED WITH THE CRITERIA IN TABLE B11.12 (PIPE CRITERIA). CAST-IN-PLACE IS PROHIBITED WITHOUT PRIOR APPROVAL FROM COUNTY ENGINEER. PIPES MUST HAVE A MINIMUM INTERIOR DIAMETER OF 18" OR EQUIVALENT.
B11.15 DRIVEWAY CULVERTS SHALL HAVE A MINIMUM INTERIOR DIAMETER OF 18" OR EQUAL AND A MINIMUM LENGTH OF 22 FEET AND SHALL INCLUDE A CONCRETE APRON SAFETY END TREATMENT IN ACCORDANCE WITH CURRENT TxDOT SAFETY END TREATMENT STANDARDS. LARGER OR LONGER CULVERTS SHALL BE INSTALLED IF NECESSARY, TO ACCOMMODATE DRAINAGE BASED UPON A 10-YEAR FLOW FREQUENCY.
B11.16 AT SOME POINT WITHIN THE FIRST TEN FEET FROM THE EDGE OF THE ROADWAY GUTTER, THE ENTIRE WIDTH OF A DRIVEWAY SHALL HAVE THE SAME OR GREATER ELEVATION AS THE TOP OF THE CURB AT THE EDGE OF THE ROADWAY.
B11.17 MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
B11.18 EASEMENTS SHALL BE PROVIDED, WHERE NECESSARY, FOR ALL DRAINAGE COURSES AND IDENTIFIED FLOODPLAINS IN AND ACROSS PROPERTY TO BE PLATTED. THE LOCATION AND WIDTH SHALL BE SHOWN ON THE PLAT AND MARKED "DRAINAGE EASEMENT" OR "DRAINAGE AND UNDERGROUND UTILITIES EASEMENT". IN GENERAL, A DRAINAGE EASEMENT SHALL BE A MINIMUM OF 20 FEET IN WIDTH AND A "DRAINAGE AND UNDERGROUND UTILITIES EASEMENT" SHALL BE A MINIMUM OF 30 FEET IN WIDTH.
B11.19 ALL ROADSIDE DITCHES SHALL HAVE A MINIMUM DEPTH, AS MEASURED FROM THE EDGE OF THE ROAD PAVEMENT, EQUAL TO THE DIAMETER OF THE DRIVEWAY CULVERT PIPE(S) PLUS NINE INCHES, AND A BOTTOM WIDTH EQUAL TO THE DIAMETER OF THE DRIVEWAY CULVERT PIPE(S). THE SIDE SLOPES OF THE DITCHES ARE TO BE 3:1 OR FLATTER, EXCEPT AT PARALLEL CULVERTS WHICH SHALL BE 4:1 OR FLATTER TO ACCOMMODATE A STANDARD SAFETY END TREATMENT.
B11.20 WHERE ALL LOTS ARE 2 ACRES OR MORE AND EXEMPT FROM DETENTION, ROADSIDE DITCHES MAY BE ELIMINATED WITHIN A RURAL SUBDIVISION PROVIDED THAT THE ROAD HAS 18-INCH RIBBON CURBS, THE ROADWAY SURFACE HAS AN ADEQUATE CROSS SLOPE, AND THE OVERALL DRAINAGE PATTERNS THROUGHOUT THE SUBDIVISION REMAIN AS IN AN UNDEVELOPED STATE. IF INTERNAL SUBDIVISION ROADWAYS ARE PROPOSED WITHIN A NATURAL DRAINAGE PATTERN OR SHEET FLOW SUBDIVISION, A TYPICAL SECTION IS REQUIRED WITHIN CONSTRUCTION PLANS REQUIRING THE CONTRACTOR TO INSURE A MINIMUM 1.5" DROP ON FINISHED GRADE, WITH GRASS OR OTHER LAND COVER, FROM THE BACK OF CURB TO THE SHOULDER ON THE DOWNSLOPE SIDE OF ALL SHEET FLOW STREET SECTIONS, TO INSURE POSITIVE DRAINAGE FROM THE ROADWAY. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO ENSURE TOP OF GRASS AND OTHER LANDSCAPING ALONG RIBBON CURB, ON THE DOWNSLOPE SIDE OF THE ROADWAY, DOES NOT OBSTRUCT OR REDIRECT FLOW WITHIN THE RIGHT-OF-WAY.
B11.21 STORMWATER MANAGEMENT CONTROLS AND INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO DETENTION AND WATER QUALITY PONDS, SHALL NOT BE LOCATED WITHIN THE RIGHT-OF-WAY NOR ANY ROADWAY EASEMENTS. STORMWATER MANAGEMENT CONTROLS SHALL BE CONTAINED WITHIN A SEPARATE LOT OR EASEMENT FOR DRAINAGE, DETENTION OR WATER QUALITY PURPOSES AND DEDICATED TO THE ENTITY THAT WILL BE RESPONSIBLE FOR THEIR MAINTENANCE. NO PORTION OF ANY STORMWATER MANAGEMENT CONTROLS INCLUDING BUT NOT LIMITED TO WALLS, IMPOUNDMENT STRUCTURES, INLET/OUTLET STRUCTURES, UNDERGROUND VAULTS OR LEVEL SPREADERS SHALL BE PHYSICALLY CONNECTED TO THE ROADWAY, ROADWAY EMBANKMENT OR THE CROSS-DRAINAGE SYSTEM THAT DRAINS THE ROADWAY. THE ROADWAY EMBANKMENT SHALL NOT BE USED FOR THE DUAL PURPOSE OF TEMPORARILY OR PERMANENTLY IMPOUNDING WATER FOR STORMWATER MANAGEMENT OR DETENTION PURPOSES.

PER THE WILLIAMSON COUNTY ENGINEER, THERE MUST BE A TxDOT HMAc WEARING SURFACE 340 TYPE D, WITHOUT "RAS". WILLIAMSON COUNTY REQUIRES THE 2 INCH WEARING SURFACE TO BE "VIRGIN MIX"

Designated by: SPC, Drafted by: CJH, Date, Revision, Job Name: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2, Project: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS, Sheet: 3 OF 77, Date: MAR 2024, Job Number: 5489, Sheet: 3 OF 77, Sheet No: 3

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
WATER POLLUTION ABATEMENT PLAN
GENERAL CONSTRUCTION NOTES

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 (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDED FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE E.D. THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR REMEDIAL ACTION THAT MAY BE REQUIRED BY THE EXECUTIVE DIRECTOR. THE FOLLOWING LISTED "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 E.D.'S APPROVAL, WHETHER OR NOT IN CONNECTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATIONS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.19 RELATING TO ENFORCEMENT. SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND SANCTIONS. THE FOLLOWING LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE E.D. TO ANY PART OF TITLE 30, TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION.

- A WRITTEN NOTICE OF CONSTRUCTION MUST BE SUBMITTED TO THE TCEQ REGIONAL OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF ANY REGULATED ACTIVITIES. THIS NOTICE MUST INCLUDE:
 - THE NAME OF THE APPROVED PROJECT;
 - THE ACTIVITY START DATE; AND
 - THE CONTACT INFORMATION OF THE PRIME CONTRACTOR.
- ALL CONTRACTORS CONDUCTING REGULATED ACTIVITIES ASSOCIATED WITH THIS PROJECT MUST BE PROVIDED WITH COMPLETE COPIES OF THE APPROVED WATER POLLUTION ABATEMENT PLAN (WPAP) AND THE TCEQ LETTER INDICATING THE SPECIFIC CONDITIONS OF ITS APPROVAL. DURING THE COURSE OF THESE REGULATED ACTIVITIES, THE CONTRACTORS ARE REQUIRED TO KEEP ON-SITE COPIES OF THE APPROVED PLAN AND APPROVAL LETTER.
- IF ANY SENSITIVE FEATURE(S) (CAVES, SOLUTION CAVITY, SNK 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 IMPACTS TO WATER QUALITY.
- NO TEMPORARY OR PERMANENT HAZARDOUS SUBSTANCE STORAGE TANK SHALL BE INSTALLED WITHIN 150 FEET OF A WATER SUPPLY SOURCE, DISTRIBUTION SYSTEM, WELL, OR SENSITIVE FEATURE.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (EAS) CONTROL MEASURES MUST BE PROPERLY INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPROVED PLANS AND MANUFACTURERS SPECIFICATIONS. IF INSPECTIONS INDICATE A CONTROL HAS BEEN USED INAPPROPRIATELY, OR INCORRECTLY, THE APPLICANT MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. THESE CONTROLS MUST REMAIN IN PLACE UNTIL THE DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
- ANY SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE MUST BE COLLECTED AND PROPERLY DISPOSED OF BEFORE THE NEXT RAIN EVENT TO ENSURE IT IS NOT WASHED INTO SURFACE STREAMS, SENSITIVE FEATURES, ETC.
- SEDIMENT MUST BE REMOVED FROM THE SEDIMENT TRAPS OR SEDIMENTATION BASINS NOT LATER THAN WHEN IT OCCUPIES 50% OF THE BASIN'S DESIGN CAPACITY.
- LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER SHALL BE PREVENTED FROM BEING DISCHARGED OFFSITE.
- ALL SPOILS (EXCAVATED MATERIAL) GENERATED FROM THE PROJECT SITE MUST BE STORED ON-SITE WITH PROPER EAS 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 OTHER SITE.
- IF PORTIONS OF THE SITE WILL HAVE A TEMPORARY OR PERMANENT CEASE IN CONSTRUCTION ACTIVITY LASTING LONGER THAN 14 DAYS, SOIL STABILIZATION IN THOSE AREAS SHALL BE INITIATED AS SOON AS POSSIBLE PRIOR TO THE 14TH DAY OF INACTIVITY. IF ACTIVITY WILL RESUME PRIOR TO THE 21ST DAY, STABILIZATION MEASURES ARE NOT REQUIRED. IF DROUGHT CONDITIONS OR INCLEMENT WEATHER PREVENT ACTION BY THE 14TH DAY, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
- THE FOLLOWING RECORDS SHALL BE MAINTAINED AND MADE AVAILABLE TO THE TCEQ UPON REQUEST:
 - THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR;
 - THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND
 - THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
- THE HOLDER OF ANY APPROVED EDWARDS AQUIFER PROTECTION PLAN MUST NOTIFY THE APPROPRIATE REGIONAL OFFICE IN WRITING AND OBTAIN APPROVAL FROM THE EXECUTIVE DIRECTOR PRIOR TO INITIATING ANY OF THE FOLLOWING:
 - ANY PHYSICAL OR OPERATIONAL MODIFICATION OF ANY WATER POLLUTION ABATEMENT STRUCTURE(S), INCLUDING BUT NOT LIMITED TO PONDS, DAMS, BERMS, SEWAGE TREATMENT PLANTS, AND DIVERSIONARY STRUCTURES;
 - 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 TO PREVENT POLLUTION OF THE EDWARDS AQUIFER;
 - ANY DEVELOPMENT OF LAND PREVIOUSLY IDENTIFIED AS UNDEVELOPED IN THE ORIGINAL WATER POLLUTION ABATEMENT PLAN.

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

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.
TCEQ-089 (REV. JULY 15, 2015)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
ORGANIZED SEWAGE COLLECTION SYSTEM
GENERAL CONSTRUCTION NOTES

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 (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDED 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 REMEDIAL ACTION THAT MAY BE REQUIRED BY THE EXECUTIVE DIRECTOR. THE FOLLOWING LISTED "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 CONNECTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATIONS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TEXAS ADMINISTRATIVE CODE § 213.19 RELATING TO ENFORCEMENT. SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND SANCTIONS. 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 APPROVAL.
- PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITY, ALL TEMPORARY EROSION AND SEDIMENTATION (EAS) 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.
- IF ANY SENSITIVE FEATURES ARE DISCOVERED DURING THE WATERLINE 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.
- 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 REDDED.
- ALL MANHOLES CONSTRUCTED OR REHABILITATED ON THIS PROJECT MUST HAVE WATER TIGHT 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 83 - 69 OF 77.
- 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.
- WHERE WATER LINES AND NEW SEWER LINE ARE INSTALLED WITH A SEPARATION DISTANCE CLOSER THAN NINE FEET (9'), WATER LINES CROSSING WASTEWATER LINES, WATER LINES PARALLELING WASTEWATER LINES, OR WATER LINES NEXT TO MANHOLES, THE INSTALLATION MUST MEET THE REQUIREMENTS OF 30 TAC §217.53(D) (PIPE DESIGN) AND 30 TAC §290.44(c) (WATER DISTRIBUTION).
- 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. THERE SHALL BE NO CURVATURE OF SANITARY SEWER LINE PIPES. IF PIPE FLEXURE IS PROPOSED, THE FOLLOWING METHOD OF PREVENTING DEFLECTION OF THE JOINT MUST BE USED: THERE SHALL BE NO FLEXURE OF SANITARY SEWER LINE PIPES. 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.
- 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 PUMPING TECHNIQUES. IF NON-REMOVABLE PREPARED MANHOLE METHODS OF JOINING LATERALS IS SHOWN IN THE DETAIL ON PLAN SHEET 83 - 69 OF 77, POTENTIAL FUTURE LATERALS ARE NOT APPLICABLE.
- THE PRIVATE SERVICE LATERAL STUB-OUTS MUST BE INSTALLED AS SHOWN ON THE PLAN AND PROFILE SHEETS ON PLAN SHEETS 83 - 69, OF 77, AND MARKED AFTER BACKFILLING AS SHOWN IN THE DETAIL ON PLAN SHEET 77, OF 77.
- TRENCHING, BEDDING AND BACKFILL MUST CONFORM WITH 30 TAC §217.54. THE BEDDING AND BACKFILL 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 A OR C.
- 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).
- 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:
 - FOR A COLLECTION SYSTEM PIPE THAT WILL TRANSPORT WASTEWATER BY GRAVITY FLOW, THE DESIGN MUST SPECIFY AN INFILTRATION AND EXFILTRATION TEST OR A LOW PRESSURE AIR TEST. A TEST MUST CONFORM TO THE FOLLOWING REQUIREMENTS:
 - LOW PRESSURE AIR TEST:
 - (A) A LOW PRESSURE AIR TEST MUST FOLLOW THE PROCEDURES DESCRIBED IN THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C-828, ASTM C-924, OR ASTM F-4117 OR OTHER PROCEDURE APPROVED BY THE EXECUTIVE DIRECTOR, EXCEPT AS TO TESTING TIMES AS REQUIRED IN TABLE C.3 IN SUBPARAGRAPH (C) OF THIS PARAGRAPH OR EQUATION C.3 IN SUBPARAGRAPH (B)(II) OF THIS PARAGRAPH.
 - FOR SECTIONS OF COLLECTION SYSTEM PIPE LESS THAN 36 INCH AVERAGE INSIDE DIAMETER, THE FOLLOWING PROCEDURE MUST APPLY, UNLESS A PIPE IS TO BE TESTED AS REQUIRED BY PARAGRAPH (2) OF THIS SUBSECTION.
 - A PIPE MUST BE PRESSURIZED TO 3.5 POUNDS PER SQUARE INCH (PSI) GREATER THAN THE PRESSURE EXERTED BY GROUNDWATER ABOVE THE PIPE.
 - ONCE THE PRESSURE IS STABILIZED, THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 PSI GAUGE TO 2.5 PSI GAUGE IS COMPUTED FROM THE FOLLOWING EQUATION:

$$T = \frac{0.0015 \times L \times Q}{P}$$
 WHERE:
 - T = TIME FOR PRESSURE TO DROP 1.0 POUND PER SQUARE INCH GAUGE IN SECONDS
 - K = 0.00418 X D, BUT NOT LESS THAN 1.0
 - D = AVERAGE INSIDE PIPE DIAMETER IN INCHES
 - 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 (seconds)	Maximum Length for Minimum Time (feet)	Time for Longer Length (seconds/foot)
6	340	398	0.8550
8	454	298	1.5200
10	567	236	2.3740
12	680	199	3.4190
15	850	159	5.3420
18	1020	133	7.6930
21	1190	114	10.4710
24	1360	100	13.6760
27	1530	88	17.3090
30	1700	80	21.3690
33	1870	72	25.8660

- AN OWNER MAY STOP A TEST IF NO PRESSURE LOSS HAS OCCURRED DURING THE FIRST 25% OF THE CALCULATED TESTING TIME. 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 INSIDE DIAMETER MAY BE AIR TESTED AT EACH JOINT INSTEAD OF FOLLOWING THE PROCEDURE OUTLINED IN THIS SECTION.
 - A TESTING PROCEDURE FOR PIPE WITH AN INSIDE DIAMETER GREATER THAN 33 INCHES MUST BE APPROVED BY THE EXECUTIVE DIRECTOR.
 - INFILTRATION/EXFILTRATION TEST:
 - THE TOTAL INFILTRATION, 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.
 - AN OWNER SHALL USE AN INFILTRATION TEST IN LIEU OF AN EXFILTRATION TEST WHEN PIPES ARE INSTALLED BELOW THE GROUNDWATER LEVEL.
 - 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.
 - 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.
 - 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.
 - IF A GRAVITY COLLECTION PIPE IS COMPOSED OF FLEXIBLE PIPE, DEFLECTION TESTING IS ALSO REQUIRED. THE FOLLOWING PROCEDURES MUST BE FOLLOWED:
 - FOR A COLLECTION PIPE WITH INSIDE DIAMETER LESS THAN 27 INCHES, DEFLECTION MEASUREMENT REQUIRES A RIGID MANDREL.
 - MANDREL SIZING:
 - A RIGID MANDREL MUST HAVE AN OUTSIDE DIAMETER (OD) NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER (ID) OR AVERAGE ID OF A PIPE, AS SPECIFIED IN THE APPROPRIATE STANDARD BY THE ASTM, AMERICAN WATER WORKS ASSOCIATION, UNI-BELL, OR AMERICAN NATIONAL STANDARDS INSTITUTE, OR ANY RELATED AGENCY.
 - 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.
 - ALL DIMENSIONS MUST MEET THE APPROPRIATE STANDARD.
 - 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 LEGS.
 - A BARREL SECTION LENGTH MUST EQUAL AT LEAST 75% OF THE INSIDE DIAMETER OF A PIPE.
 - EACH SIZE MANDREL MUST USE A SEPARATE PROVING RING.
 - 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 DEFLECTOMETER OR A MANDREL WITH REMOVABLE LEGS OR RUNNERS ON A CASE-BY-CASE BASIS.
 - 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.
 - 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%).
 - 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, SEPARATE AND INDEPENDENT OF THE COLLECTION SYSTEM PIPES, BY HYDROSTATIC EXFILTRATION TESTING, VACUUM TESTING, OR OTHER METHOD APPROVED BY THE EXECUTIVE DIRECTOR.
 - HYDROSTATIC TESTING:
 - THE MAXIMUM LEAKAGE FOR HYDROSTATIC TESTING OR ANY ALTERNATIVE TEST METHODS IS 0.025 GALLONS PER FOOT DIAMETER PER FOOT OF MANHOLE DEPTH PER HOUR.
 - TO PERFORM A HYDROSTATIC EXFILTRATION TEST, AN OWNER SHALL SEAL ALL 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.
 - A TEST FOR CONCRETE MANHOLES MAY USE A 24-HOUR WETTING PERIOD BEFORE TESTING TO ALLOW SATURATION OF THE CONCRETE.
 - VACUUM TESTING:
 - 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.
 - NO GROUT MUST BE PLACED IN HORIZONTAL JOINTS BEFORE TESTING.
 - STUB-OUTS, MANHOLE ROOTS, AND PIPE PLUGS MUST BE SECURED TO PREVENT MOVEMENT WHILE A VACUUM IS DRAWN.
 - AN OWNER SHALL USE A MINIMUM 60 INCHES TORQUE WRENCH TO TIGHTEN THE EXTERNAL CLAMPS THAT SECURE A TEST COVER TO THE TOP OF A MANHOLE.
 - A TEST HEAD MUST BE PLACED AT THE INSIDE OF THE TOP OF A CONE SECTION, AND THE SEAL INFILATED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
 - THERE MUST BE A VACUUM OF 10 INCHES OF MERCURY INSIDE A MANHOLE TO PERFORM A VALID TEST.
 - A TEST DOES NOT BEGIN UNTIL AFTER THE VACUUM PUMP IS OFF.
 - A MANHOLE PASSES THE TEST IF AFTER 20 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.

THESE GENERAL CONSTRUCTION NOTES MUST BE INCLUDED ON THE CONSTRUCTION PLANS PROVIDED TO THE CONTRACTOR AND ALL SUBCONTRACTORS.
TCEQ-089 (REV. JULY 15, 2015)

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

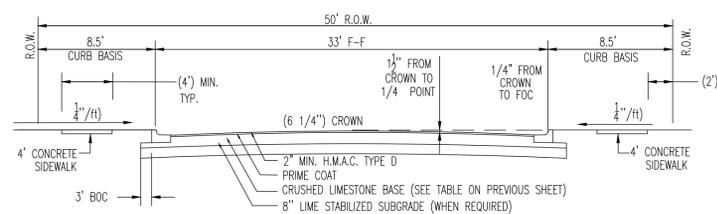
SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

TCEQ WATER DISTRIBUTION SYSTEM
GENERAL CONSTRUCTION NOTES

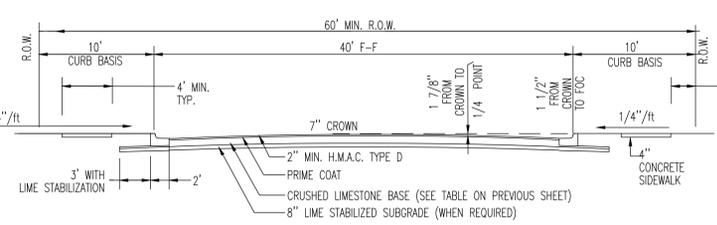
- This water distribution system must be constructed in accordance with the current Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems 30 Texas Administrative Code (TAC) Chapter 290 Subchapter D. When conflicts are noted with local standards, the more stringent requirement shall be applied. At a minimum, construction for public water systems must always meet TCEQ's "Rules and Regulations for Public Water Systems."
- All newly installed pipes and related products must conform to American National Standards Institute (ANSI)/NSF International Standard 61 and must be certified by an organization accredited by ANSI [§290.44(a)(1)].
- Plastic pipe for use in public water systems must bear the NSF International Seal of Approval (NSF-pw) and have an ASTM design pressure rating of at least 150 psi or a standard dimension ratio of 26 or less [§290.44(a)(2)].
- No pipe which has been used for any purpose other than the conveyance of drinking water shall be accepted or relocated for use in any public drinking water supply [§290.44(a)(3)].
- All water line crossings of wastewater mains shall be perpendicular [§290.44(e)(4)(B)].
- Water transmission and distribution lines shall be installed in accordance with the manufacturer's instructions. However, the top of the water line must be located below the frost line and in no case shall the top of the water line be less than 24 inches below ground surface [§290.44(a)(4)].
- The maximum allowable lead content of pipes, pipe fittings, plumbing fittings, and fixtures is 0.25 percent [§290.44(b)].
- The contractor shall install appropriate air release devices with vent openings to the atmosphere covered with 16-mesh or finer, corrosion resistant screening material or an acceptable equivalent [§290.44(d)(1)].
- The contractor shall not place the pipe in water or where it can be flooded with water or sewage during its storage or installation [§290.44(f)(1)].
- When waterlines are laid under any flowing or intermittent stream or semi-permanent body of water the waterline shall be installed in a separate watertight pipe encasement. Valves must be provided on each side of the crossing with facilities to allow the underwater portion of the system to be isolated and tested [§290.44(f)(2)].
- Pursuant to 30 TAC §290.44(a)(5), the hydrostatic leakage rate shall not exceed the amount allowed or recommended by the most current AWWA formulas for PVC pipe, cast iron and ductile iron pipe. Include the formulas in the notes on the plans.
 - The hydrostatic leakage rate for polyvinyl chloride (PVC) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-605 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

$$Q = \frac{LD\sqrt{P}}{148,000}$$
 Where:
 - Q = the quantity of makeup water in gallons per hour,
 - L = the length of the pipe section being tested, in feet,
 - D = the nominal diameter of the pipe in inches, and
 - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
 - The hydrostatic leakage rate for ductile iron (DI) pipe and appurtenances shall not exceed the amount allowed or recommended by formulas in America Water Works Association (AWWA) C-600 as required in 30 TAC §290.44(a)(5). Please ensure that the formula for this calculation is correct and most current formula is in use;

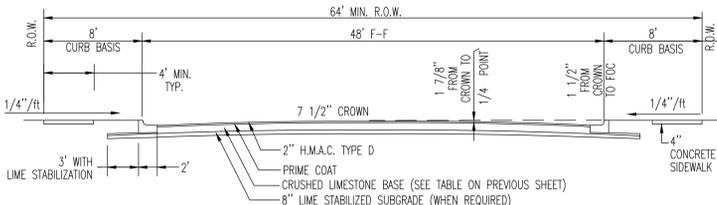
$$L = \frac{SD\sqrt{P}}{148,000}$$
 Where:
 - L = the quantity of makeup water in gallons per hour,
 - S = the length of the pipe section being tested, in feet,
 - D = the nominal diameter of the pipe in inches, and
 - P = the average test pressure during the hydrostatic test in pounds per square inch (psi).
- The contractor shall maintain a minimum separation distance in all directions of nine feet between the proposed waterline and wastewater collection facilities including manholes. If this distance cannot be maintained, the contractor must immediately notify the project engineer for further direction. Separation distances, installation methods, and materials utilized must meet §290.44(e)(1)-(4).
- The separation distance from a potable waterline to a wastewater main or lateral manhole or cleanout shall be a minimum of nine feet. Where the nine-foot separation distance cannot be achieved, the potable waterline shall be encased in a joint of at least 150 psi pressure class pipe at least 18 feet long and two nominal sizes larger than the new conveyance. The space around the carrier pipe shall be supported at five-foot intervals with spacers or be filled to the springline with washed sand. The encasement pipe shall be centered on the crossing and both ends sealed with cement grout or manufactured sealant [§290.44(e)(5)].
- Fire hydrants shall not be installed within nine feet vertically or horizontally of any wastewater line, wastewater lateral, or wastewater service line regardless of construction [§290.44(e)(6)].
- Suction mains to pumping equipment shall not cross wastewater mains, wastewater laterals, or wastewater service lines. Raw water supply lines shall not be installed within five feet of any tile or concrete wastewater main, wastewater lateral, or wastewater service line [§290.44(e)(7)].
- Waterlines shall not be installed closer than ten feet to septic tank drainfields [§290.44(e)(8)].
- The contractor shall disinfect the new waterlines in accordance with AWWA Standard C-651-14 or most recent, then flush and sample the lines before being placed into service. Samples shall be collected for microbiological analysis to check the effectiveness of the disinfection procedure which shall be repeated if contamination persists. A minimum of one sample for each 1,000 feet of completed waterline will be required or at the next available sampling point beyond 1,000 feet as designated by the design engineer [§290.44(f)(3)].
- Dechlorination of disinfecting water shall be in strict accordance with current AWWA Standard C655-09 or most recent.



(ALL LOCAL STREETS)
N.T.S.



(PLATFORM PARKWAY)
N.T.S.

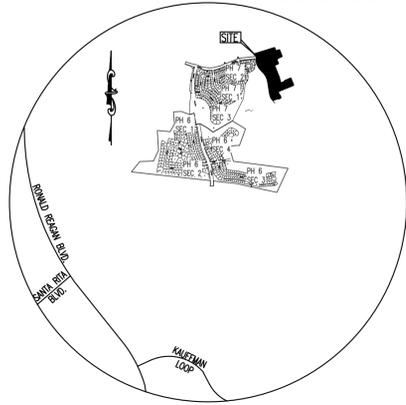


(TIERRA ROSA BLVD.)
N.T.S.

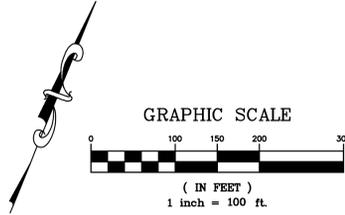
Revised October 2017

DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
Carlsson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #13791 Mick O'Neil, P.E. 12129 RR (23) N. Side, 400 Austin, Texas 78759 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
GENERAL NOTES (2 OF 2) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE:	MAR 2024
JOB NUMBER:	5489
SHEET:	4 OF 77
SHEET NO.:	4

SANTA RITA RANCH PHASE 7C, SECTION 1 FINAL PLAT



VICINITY MAP
APPROX. SCALE:
1"=2000'



LEGEND

- CAPPED 1/2" IRON ROD FOUND STAMPED "CBD SETSTONE"
- CAPPED 1/2" IRON ROD SET STAMPED "CBD SETSTONE"
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- B.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE

DATE: MARCH 14, 2024

OWNER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM,
CENTRAL ZONE (4203), NAD83
ELEVATION DATUM - NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD '88) GEOID 12B.

TOTAL ACREAGE: 15.988 ACRES
SURVEY: THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266
AND THE WINSLOW TURNER SURVEY, ABSTRACT NO. 607

F.E.M.A. MAP NO. 4849100275E
WILLAMSON COUNTY, TEXAS AND
INCORPORATED AREAS
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS: 68
SINGLE FAMILY LOTS: 65
O.S., D.E., L.S.E., & P.U.E. LOTS: 1
O.S., L.S.E., & P.U.E. LOTS: 2

ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
BLUE SUMMIT BEND	671'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
COVERED BRIDGE TRAIL	1,384'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
EASTHAVEN BEND	228'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TERRA ROSA BOULEVARD	587'	64' R.O.W.	33' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
TOTAL	2,870'					

SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC30\5489\SURVEY\PLAT - SANTA RITA 7C-1.dwg

SANTA RITA RANCH PHASE 7C, SECTION 1 FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	22.72	15.00	N88°14'06"W	20.61	14.18	86°47'23"
C2	147.78	540.00	N17°00'00"W	147.32	74.36	15°40'48"
C3	309.43	530.00	N25°53'08"W	305.06	159.27	33°27'05"
C4	300.99	470.00	N24°15'54"W	295.87	155.86	36°41'34"
C5	23.56	15.00	N39°04'52"E	21.21	15.00	89°59'58"
C6	39.27	25.00	N22°55'15"E	35.36	25.00	90°00'00"
C7	23.56	15.00	S68°37'47"E	21.21	15.00	90°00'00"
C8	23.56	15.00	S23°22'13"W	21.21	15.00	90°00'00"
C9	23.56	15.00	N68°37'47"W	21.21	15.00	90°00'00"
C10	21.03	25.00	S48°10'28"E	20.41	11.18	48°11'23"
C11	221.38	568.00	N72°54'56"E	219.99	112.11	22°19'54"
C12	246.33	632.00	N72°54'56"E	244.77	124.75	22°19'54"
C13	80.57	768.00	S64°45'18"W	80.53	40.32	60°03'39"
C14	162.69	832.00	S67°21'06"W	162.43	81.61	11°21'14"
C15	23.60	15.00	N67°09'34"W	21.24	15.04	90°09'38"
C16	24.88	15.00	S25°26'14"W	22.12	16.38	95°01'57"
C17	23.56	15.00	N22°55'15"E	21.21	15.00	90°00'00"
C18	23.56	15.00	N67°04'45"W	21.21	15.00	90°00'00"
C19	390.00	225.00	S18°15'52"W	342.98	264.90	99°18'46"
C20	476.67	275.00	S18°15'52"W	419.20	323.77	99°18'46"
C21	261.91	675.00	N20°16'33"W	260.27	132.82	22°13'55"
C22	281.31	725.00	N20°16'33"W	279.55	142.45	22°13'55"
C23	26.17	15.00	S62°05'48"E	22.98	17.87	99°57'54"
C24	223.08	1025.00	S15°23'41"E	222.64	111.98	128°21'11"
C25	23.56	15.00	N22°52'13"E	21.21	15.00	90°00'00"
C26	50.27	975.00	S10°38'13"E	50.27	25.14	23°57'15"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C27	25.09	275.00	N28°46'41"W	25.08	12.55	51°33'09"
C28	36.69	275.00	N22°20'30"W	36.67	18.37	7°38'42"
C29	36.69	275.00	N14°41'48"W	36.67	18.37	7°38'42"
C30	36.69	275.00	N07°03'05"W	36.67	18.37	7°38'42"
C31	36.69	275.00	N00°35'37"E	36.67	18.37	7°38'42"
C32	36.69	275.00	N08°14'20"E	36.67	18.37	7°38'42"
C33	51.67	275.00	N17°26'39"E	51.59	25.91	10°45'56"
C34	36.69	275.00	N26°38'58"E	36.67	18.37	7°38'42"
C35	36.69	275.00	N34°17'40"E	36.67	18.37	7°38'42"
C36	36.69	275.00	N41°56'23"E	36.67	18.37	7°38'42"
C37	36.69	275.00	N49°35'05"E	36.67	18.37	7°38'42"
C38	36.69	275.00	N57°13'47"E	36.67	18.37	7°38'42"
C39	32.97	275.00	N64°29'12"E	32.95	16.50	63°02'07"
C40	8.43	1025.00	N21°23'39"W	8.43	4.21	0°28'16"
C41	39.05	1025.00	N20°04'02"W	39.05	19.53	21°05'58"
C42	39.05	1025.00	N17°55'04"W	39.05	19.53	21°05'58"
C43	39.05	1025.00	N15°42'06"W	39.05	19.53	21°05'58"
C44	39.05	1025.00	N13°31'08"W	39.05	19.53	21°05'58"
C45	39.05	1025.00	N11°20'09"W	39.05	19.53	21°05'58"
C46	19.40	1025.00	N09°42'08"W	19.40	9.70	1°05'05"
C47	28.46	675.00	N10°22'04"W	28.46	14.23	2°24'57"
C48	47.97	675.00	N13°36'41"W	47.96	23.99	4°04'18"
C49	49.76	675.00	N17°45'32"W	49.74	24.89	4°13'24"
C50	47.97	675.00	N21°54'23"W	47.96	23.99	4°04'18"
C51	47.97	675.00	N25°58'41"W	47.96	23.99	4°04'18"
C52	39.80	675.00	N29°42'10"W	39.79	19.90	3°22'41"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C53	72.05	225.00	S58°44'52"W	71.74	36.33	18°20'46"
C54	90.18	225.00	S38°05'33"W	89.58	45.70	22°57'53"
C55	90.18	225.00	S15°07'40"W	89.58	45.70	22°57'53"
C56	80.07	225.00	S06°32'57"E	79.65	40.46	20°23'21"
C57	57.52	225.00	S24°04'04"E	57.37	28.92	14°38'53"
C58	29.13	725.00	S30°14'26"E	29.13	14.57	21°08'08"
C59	38.67	725.00	S27°33'41"E	38.67	19.34	3°03'22"
C60	38.67	725.00	S24°30'19"E	38.67	19.34	3°03'22"
C61	38.67	725.00	S21°28'57"E	38.67	19.34	3°03'22"
C62	50.60	725.00	S17°55'18"E	50.59	25.31	3°59'57"
C63	38.67	725.00	S14°23'38"E	38.67	19.34	3°03'22"
C64	38.67	725.00	S11°20'16"E	38.67	19.34	3°03'22"
C65	8.22	725.00	S09°28'05"E	8.22	4.11	0°38'59"
C66	162.65	50.00	S22°55'15"W	99.85	89.21	186°22'46"
C67	21.03	25.00	N87°59'03"W	20.41	11.18	48°11'23"
C68	22.21	15.00	S25°29'40"W	20.24	13.71	84°51'11"
C69	79.94	975.00	S19°16'51"E	79.92	39.99	4°41'52"
C70	12.39	25.00	N82°07'19"E	12.27	6.33	28°24'08"
C71	8.63	25.00	S17°46'59"E	8.59	4.36	19°47'15"
C72	38.04	50.00	S85°41'03"E	37.13	19.99	4°35'22"
C73	36.04	50.00	N51°52'15"E	35.27	18.84	41°18'04"
C74	34.70	50.00	N11°20'15"E	34.01	18.08	39°45'57"
C75	35.07	50.00	N28°38'12"W	34.35	18.29	4°10'57"
C76	18.80	50.00	N59°29'54"W	18.69	9.51	21°32'27"

Line Table		
Line #	Length	Direction
L1	50.00	N21°37'47"W
L2	10.70	S68°22'13"W
L3	132.88	N42°36'41"W
L4	28.63	N05°55'07"W
L5	79.00	N05°55'07"W
L6	76.99	N51°25'05"W
L7	103.21	S17°02'47"E
L8	114.12	N72°55'13"E
L9	187.85	S22°04'45"E
L10	130.00	S67°55'15"W
L11	11.60	S22°04'45"E
L12	50.00	S67°55'15"W
L13	145.82	S22°04'45"E
L14	115.47	S67°55'15"W
L15	42.56	S02°06'39"E
L16	129.12	N67°55'15"E
L17	12.43	N22°04'45"W
L18	125.00	S21°37'47"E
L19	50.00	S21°37'47"E
L20	50.00	S68°22'13"W
L21	147.88	S68°22'13"W

Line Table		
Line #	Length	Direction
L22	28.03	N84°04'53"E
L23	11.88	S72°57'13"W
L24	44.06	N67°55'15"E
L25	59.46	N31°23'30"W
L26	76.39	S09°09'36"E
L27	6.52	S22°04'45"E
L28	36.37	S21°37'47"E
L29	76.39	S09°09'36"E
L30	59.46	N31°23'30"W
L31	44.06	N67°55'15"E
L32	28.03	S84°04'53"W
L33	15.00	N67°55'15"E
L34	71.81	S22°04'45"E
L35	20.73	S68°22'35"E
L36	77.66	N65°19'34"E
L37	77.47	N23°14'33"W
L38	78.87	N16°04'28"W
L39	115.39	S16°58'29"E
L40	21.63	S67°39'23"E
L41	15.00	S21°37'47"E

SHEET NO. 2 OF 4

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 REG. # 10024900

Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC30\5489\SURVEY\PLAT - SANTA RITA 7C-1.dwg

SANTA RITA RANCH PHASE 7C, SECTION 1 FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 15,988 ACRE TRACT OF LAND SITUATED IN THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NUMBER 266, THE WINSLOW TURNER SURVEY, ABSTRACT NUMBER 607, AND THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 100.844 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC, BY DEED RECORDED IN DOCUMENT NUMBER 2023101940, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 15,988 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' AT THE SOUTH TERMINUS POINT OF EASTHAVEN BEND (50' R.O.W.) AS DEDICATED BY THE PLAT OF SANTA RITA RANCH PHASE 7B, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, ON THE WEST LINE OF SAID 100.844 ACRE TRACT OF LAND, FOR THE SOUTHWEST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 7B, SECTION 1 AND THE WEST LINE OF SAID 100.844 ACRE TRACT OF LAND, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES, NUMBERED 1 THROUGH 12,

- 1) N21°37'47"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 2) S68°22'13"W, A DISTANCE OF 10.70 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 3) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 22.72 FEET, AND A CHORD THAT BEARS N68°14'06"W, A DISTANCE OF 20.61 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 147.78 FEET, AND A CHORD THAT BEARS N17°00'00"W, A DISTANCE OF 147.32 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 5) N09°08'36"W, A DISTANCE OF 350.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 6) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 309.43 FEET, AND A CHORD THAT BEARS N25°53'08"W, A DISTANCE OF 305.06 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 7) N42°36'41"W, A DISTANCE OF 132.86 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 8) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 470.00 FEET, AN ARC LENGTH OF 300.99 FEET, AND A CHORD THAT BEARS N24°15'54"W, A DISTANCE OF 295.87 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 9) N05°55'07"W, A DISTANCE OF 28.63 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 10) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N39°04'53"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 11) N05°55'07"W, A DISTANCE OF 79.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
- 12) N51°25'05"W, A DISTANCE OF 76.99 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, SAID SANTA RITA RANCH PHASE 7B, SECTION 1, BEING AT THE NORTHWEST CORNER OF SAID 100.844 ACRE TRACT OF LAND, SAME BEING ON THE SOUTH LINE OF A CALLED 507.772 ACRE TRACT OF LAND CONVEYED TO SRV DEVELOPMENT, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2020153944, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, N72°46'14"E, WITH THE NORTH LINE OF SAID 100.844 ACRE TRACT OF LAND, THE SOUTH LINE OF SAID 507.772 ACRE TRACT OF LAND, AND THE SOUTH LINE OF A CALLED 1526.34 ACRE TRACT OF LAND CONVEYED TO BRAUN FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NUMBER 2004033001, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 615.23 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND, THE FOLLOWING TWENTY FOUR (24) COURSES AND DISTANCES, NUMBERED 1 THROUGH 24,

- 1) S17°02'47"E, A DISTANCE OF 103.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 2) N72°57'13"E, A DISTANCE OF 114.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 3) S22°04'45"E, A DISTANCE OF 187.85 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 4) S67°55'15"W, A DISTANCE OF 130.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 5) S22°04'45"E, A DISTANCE OF 11.60 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 6) S67°55'15"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 7) S22°04'45"E, A DISTANCE OF 145.82 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 8) S67°55'15"W, A DISTANCE OF 115.47 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 9) S02°06'39"E, A DISTANCE OF 42.56 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 10) S22°04'45"E, A DISTANCE OF 329.03 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 11) S15°33'21"E, A DISTANCE OF 212.35 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 12) N67°55'15"E, A DISTANCE OF 129.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 13) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS N22°55'15"E, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 14) N22°04'45"W, A DISTANCE OF 12.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 15) N67°55'15"E, A DISTANCE OF 208.05 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 16) S21°37'47"E, A DISTANCE OF 221.42 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 17) S68°22'13"W, A DISTANCE OF 528.62 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 18) S21°37'47"E, A DISTANCE OF 125.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 19) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S66°37'47"E, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 20) S21°37'47"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 21) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS S23°22'13"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 22) S68°22'13"W, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE LEFT,
- 23) ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND A CHORD THAT BEARS N66°37'47"W, A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, AND
- 24) S68°22'13"W, A DISTANCE OF 147.88 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.988 ACRES OF LAND.

GENERAL:

1. BASIS OF BEARINGS – TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83 ELEVATION DATUM – NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) GEOID 12B.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

DRAINAGE AND FLOODPLAIN:

1. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
2. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
3. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
4. MAINTENANCE RESPONSIBILITY OF DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

WATER AND WASTEWATER:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
3. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 196/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 196/CITY OF LIBERTY HILL
5. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT-OF-WAY:

1. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
3. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
4. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
5. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
6. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS' ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
7. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

SANTA RITA RANCH PHASE 7C, SECTION 1 FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC, OWNER OF THAT CERTAIN CALLED 100.844 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2023101940, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, THE WINSLOW TURNER SURVEY, ABSTRACT NUMBER 607, AND THE GEORGE W. GLASSCOCK SURVEY, ABSTRACT NO. 266, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, DO HEREBY SUBDIVIDE 15,988 ACRES AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS,

"SANTA RITA RANCH PHASE 7C, SECTION 1 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20 ____.

SANTA RITA KC, LLC.
A TEXAS LIMITED PARTNERSHIP

BY: MREM TEXAS MANAGER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____ A.D.

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF TWO DEED OF TRUST LIENS SECURED BY THE PROPERTY, THE FIRST DATED OCTOBER 31, 2013 RECORDED AS DOCUMENT NO. 2013103003 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, AND THE SECOND DATED JANUARY 31, 2018 RECORDED AS DOCUMENT NO. 2018009177, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

INTERNATIONAL BANK OF COMMERCE,
A TEXAS BANKING ASSOCIATION

BY: _____
PRINTED NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D., 20 ____.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES _____.

STATE OF TEXAS:

COUNTY OF TEXAS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #4849100275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: _____ DATE _____

STEVEN P. CATES, P.E. NO. 93648
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS:

COUNTY OF TEXAS:

I, ERIC J. DANNHEIM, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD AS LISTED ON THE TITLE REPORT ISSUED BY _____, OF NO. _____, EFFECTIVE DATE _____, ARE SHOWN OR NOTED ON THE PLAT.
DATE OF SURVEY: FEBRUARY 13, 2018

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY. RELEASE DATE 3/14/24.

ERIC J. DANNHEIM, R.P.L.S. NO. 6075
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
Edonheim@cbdnrg.com

THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

PAUL BRANDENBURG, CITY MANAGER
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20 ____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

PRINTED NAME _____

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

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

SHEET NO. 4 OF 4



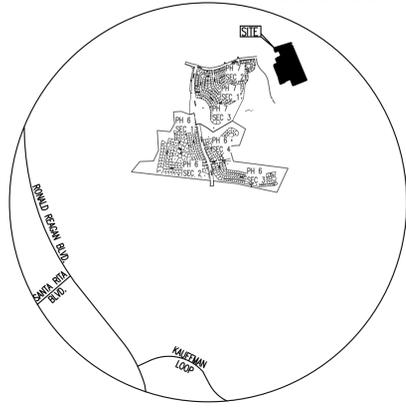
SHEET NO. 3 OF 4



J:\AC30\5489\Survey\PLAT - SANTA RITA 7C-1.dwg

J:\AC30\5489\Survey\PLAT - SANTA RITA 7C-1.dwg

SANTA RITA RANCH PHASE 7C, SECTION 2 FINAL PLAT



VICINITY MAP
APPROX. SCALE:
1"=2000'

GRAPHIC SCALE

(IN FEET)

1 inch = 100 ft.

LEGEND

- CAPPED 1/2" IRON ROD FOUND STAMPED 'CBD SETSTONE'
- CAPPED 1/2" IRON ROD SET STAMPED 'CBD SETSTONE'
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- BL. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- O.S. OPEN SPACE

DATE: MARCH 14, 2024

OWNER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

DEVELOPER:
SANTA RITA KC, LLC
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE

BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM,
CENTRAL ZONE (4203), NAD83
ELEVATION DATUM - NORTH AMERICAN VERTICAL
DATUM OF 1988 (NAVD '88) GEOID 12B.

TOTAL ACRES: 15.982 ACRES
SURVEY: THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5,
AND THE WINSLOW TURNER SURVEY, ABSTRACT NO. 607

F.E.M.A. MAP NO. 4849100275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008

TOTAL OF LOTS 69
SINGLE FAMILY LOTS: 66
O.S., D.E., L.S.E., & P.U.E. LOTS: 1
O.S., L.S.E., & P.U.E. LOTS: 2

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
BLUE SUMMIT BEND	688'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
DATEWOOD DRIVE	1,021'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TERRA ROSA BOULEVARD	388'	64' R.O.W.	33' FOC-FOC	35 M.P.H.	PUBLIC	MINOR COLLECTOR
TOTAL	2,097'					

SHEET NO. 1 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5490\SURVEY\PLAT - SANTA RITA 7C-2.dwg

SANTA RITA RANCH PHASE 7C, SECTION 2 FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 15.982 ACRE TRACT OF LAND SITUATED IN THE WINSLOW TURNER SURVEY, ABSTRACT NUMBER 607, AND THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 100.844 ACRE TRACT OF LAND CONVEYED TO SANTA RITA KC, LLC., BY DEED RECORDED IN DOCUMENT NUMBER 2023101940, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAID 15.982 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' ON THE NORTH LINE OF SAID 100.844 ACRE TRACT OF LAND, BEING AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, SANTA RITA RANCH PHASE 7C, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SAME BEING ON THE SOUTH LINE OF A CALLED 1526.34 ACRE TRACT OF LAND CONVEYED TO BRAUN FAMILY LIMITED PARTNERSHIP BY DEED RECORDED IN DOCUMENT NUMBER 2004033001, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, FOR THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THE HERIN DESCRIBED TRACT OF LAND,

THENCE, N72°46'14"E, WITH THE COMMON LINE OF SAID 1526.34 ACRE TRACT AND SAID 100.844 ACRE TRACT OF LAND, A DISTANCE OF 510.43 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE NORTHEAST CORNER OF THE HERIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, NUMBERED 1 THROUGH 7,

- 1) S22°04'45"E, A DISTANCE OF 10.77 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 2) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.34 FEET, AND A CHORD THAT BEARS S22°30'23"W, A DISTANCE OF 21.06 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 3) S67°05'31"W, A DISTANCE OF 113.46 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 4) S22°54'29"E, A DISTANCE OF 64.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER,
- 5) N67°05'31"E, A DISTANCE OF 112.10 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 6) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.78 FEET, AND A CHORD THAT BEARS S67°29'37"E, A DISTANCE OF 21.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, AND
- 7) N67°20'49"E, A DISTANCE OF 6.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR CORNER, BEING ON THE EAST LINE OF SAID 100.844 ACRE TRACT OF LAND AND BEING ON THE WEST LINE OF A CALLED 281.797 ACRE TRACT OF LAND CONVEYED TO SRR EVANS INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NUMBER 2021082145, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS,

THENCE, S22°39'11"E, WITH THE COMMON LINE OF SAID 281.797 ACRE TRACT OF LAND AND SAID 100.844 ACRE TRACT OF LAND, A DISTANCE OF 1,077.37 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED 'CBD SETSTONE' FOR THE SOUTHEAST CORNER OF THE HERIN DESCRIBED TRACT OF LAND,

THENCE, S68°22'13"W, OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND, A DISTANCE OF 394.62 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR THE SOUTHEAST CORNER OF LOT 30, BLOCK E, SAID SANTA RITA RANCH PHASE 7C, SECTION 1,

THENCE, CONTINUING OVER AND ACROSS SAID 100.844 ACRE TRACT OF LAND, AND WITH THE EAST LINE OF SAID SANTA RITA RANCH PHASE 7C, SECTION 1, THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES, NUMBERED 1 THROUGH 16,

- 1) N21°37'47"W, A DISTANCE OF 221.42 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 2) S67°55'15"W, A DISTANCE OF 208.05 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 3) S22°04'45"E, A DISTANCE OF 12.43 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, BEING AT THE BEGINNING OF A CURVE TO THE RIGHT,
- 4) ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD THAT BEARS S22°55'15"W, A DISTANCE OF 35.36 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 5) S67°55'15"W, A DISTANCE OF 129.12 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR THE SOUTHWEST CORNER OF THE HERIN DESCRIBED TRACT,
- 6) N15°33'21"W, A DISTANCE OF 212.35 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 7) N22°04'45"W, A DISTANCE OF 329.03 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 8) N02°06'39"W, A DISTANCE OF 42.56 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 9) N67°55'15"E, A DISTANCE OF 115.47 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 10) N22°04'45"W, A DISTANCE OF 145.82 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 11) N67°55'15"E, A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 12) N22°04'45"W, A DISTANCE OF 11.60 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 13) N67°55'15"E, A DISTANCE OF 130.00 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 14) N22°04'45"W, A DISTANCE OF 187.85 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER,
- 15) S72°57'13"W, A DISTANCE OF 114.12 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED 'CBD SETSTONE' FOR CORNER, AND
- 16) N17°02'47"W, A DISTANCE OF 103.21 FEET TO THE POINT OF BEGINNING, AND CONTAINING 15.982 ACRES OF LAND.

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.34	15.00	S22°30'23"W	21.06	14.78	89°10'15"
C2	23.78	15.00	S67°29'37"E	21.37	15.22	90°49'45"
C3	39.27	25.00	S22°55'15"W	35.36	25.00	90°00'00"
C4	44.81	438.00	N70°01'22"E	44.79	22.42	5°51'42"
C5	51.36	502.00	N70°01'22"E	51.33	25.70	5°51'42"
C6	24.88	15.00	S25°26'14"W	22.12	16.38	89°01'57"
C7	22.24	15.00	N64°33'46"W	20.26	13.74	84°58'03"
C8	39.27	25.00	N22°55'15"E	35.36	25.00	90°00'00"
C9	21.03	25.00	S46°10'26"E	20.41	11.18	48°11'23"
C10	182.65	50.00	N22°55'15"E	99.85	897.21	186°22'46"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C11	21.03	25.00	N87°59'03"W	20.41	11.18	48°11'23"
C12	23.56	15.00	S22°55'15"W	21.21	15.00	90°00'00"
C13	23.56	15.00	S67°04'45"E	21.21	15.00	90°00'00"
C14	3.28	50.00	N65°46'15"W	3.28	1.64	3°45'46"
C15	42.14	50.00	S88°12'10"W	40.81	22.41	48°17'26"
C16	32.80	50.00	S49°15'58"W	32.21	17.01	37°34'58"
C17	32.80	50.00	S07°41'00"W	32.21	17.01	37°34'58"
C18	36.40	50.00	S31°57'42"E	35.60	19.05	41°42'24"
C19	15.23	50.00	S61°32'31"E	15.17	7.68	17°27'14"

Line #	Length	Direction
L1	10.77	S22°04'45"E
L2	113.46	S67°05'31"W
L3	64.00	S22°54'29"E
L4	112.10	N67°05'31"E
L5	6.15	N67°20'49"E
L6	12.43	S22°04'45"E
L7	129.12	S67°55'15"W
L8	42.56	N02°06'39"W
L9	115.47	N67°55'15"E

Line #	Length	Direction
L10	50.00	N67°55'15"E
L11	11.60	N22°04'45"W
L12	130.00	N67°55'15"E
L13	114.12	S72°57'13"W
L14	103.21	N17°02'47"W
L15	40.00	S21°37'47"E
L16	29.17	S72°57'13"W
L17	97.67	S34°24'25"W
L18	21.41	S68°32'35"E

GENERAL:

1. BASIS OF BEARINGS - TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83
ELEVATION DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) GEOID 12B.
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA-TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
4. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

DRAINAGE AND FLOODPLAIN:

1. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
2. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
3. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
4. MAINTENANCE RESPONSIBILITY OF DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

WATER AND WASTEWATER:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
3. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 196/ GEORGETOWN UTILITY SYSTEMS
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 196/CITY OF LIBERTY HILL
5. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT-OF-WAY:

1. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
3. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
4. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
5. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
6. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS' ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
7. A PUBLIC UTILITY EASEMENT TO FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT-OF-WAY.

SHEET NO. 2 OF 3

Carlson, Brigance & Doering, Inc.
FIRM ID #13791 REG. # 10024900
Civil Engineering Surveying
5501 West William Cannon Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5490\SURVEY\PLAT - SANTA RITA 7C-2.dwg

SANTA RITA RANCH PHASE 7C, SECTION 2 FINAL PLAT

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

I, JAMES EDWARD HORNE, VICE PRESIDENT, SANTA RITA KC, LLC, OWNER OF THAT CERTAIN CALLED 100.844 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2023101940, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SITUATED IN THE GREENLEAF FISK SURVEY, ABSTRACT NUMBER 5, AND THE WINSLOW TURNER SURVEY, ABSTRACT NUMBER 607, WILLIAMSON COUNTY, TEXAS, AS SHOWN HEREON, DO HEREBY SUBDIVIDE 15.982 ACRES AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS,

"SANTA RITA RANCH PHASE 7C, SECTION 2 FINAL PLAT"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS _____ DAY OF _____, 20 ____

SANTA RITA KC, LLC,
A TEXAS LIMITED PARTNERSHIP

BY: MREM TEXAS MANAGER, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGER

BY: JAMES EDWARD HORNE, VICE PRESIDENT
1700 CROSS CREEK LANE, STE. 100
LIBERTY HILL, TX 78642

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20 ____ A.D.

NOTARY PUBLIC IN AND FOR WILLIAMSON COUNTY, TEXAS

CONSENT OF MORTGAGEE

THE UNDERSIGNED, BEING THE SOLE OWNER AND HOLDER OF TWO DEED OF TRUST LIENS SECURED BY THE PROPERTY, THE FIRST DATED OCTOBER 31, 2013 RECORDED AS DOCUMENT NO. 2013103003 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SECURING A NOTE OF EVEN DATE THEREWITH, AND THE SECOND DATED JANUARY 31, 2018 RECORDED AS DOCUMENT NO. 2018009177, SECURING A NOTE OF EVEN DATE THEREWITH, EXECUTES THIS DECLARATION SOLELY FOR THE PURPOSES OF EVIDENCING ITS CONSENT TO THE TERMS AND PROVISIONS HEREOF.

INTERNATIONAL BANK OF COMMERCE,
A TEXAS BANKING ASSOCIATION

BY: _____
PRINTED NAME: _____
TITLE: _____

STATE OF TEXAS _____
COUNTY OF _____

BEFORE ME 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, A.D., 20 ____.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES _____

STATE OF TEXAS:

COUNTY OF TRAVIS:

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: STEVEN P. CATES, P.E. NO. 93648 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, ERIC J. DANNHEIM, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD AS LISTED ON THE TITLE REPORT ISSUED BY _____ OF NO. _____ EFFECTIVE DATE _____ ARE SHOWN OR NOTED ON THE PLAT.

DATE OF SURVEY: FEBRUARY 13, 2018

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY. RELEASE DATE 3/14/24.

SURVEYED BY: ERIC J. DANNHEIM, R.P.L.S. NO. 6075 DATE _____
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
Edannheim@cdoeng.com

THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

PAUL BRANDENBURG, CITY MANAGER DATE _____
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE _____ DAY OF _____, 20 ____ A.D.

WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

PRINTED NAME _____

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

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL JR., COUNTY JUDGE DATE _____
WILLIAMSON COUNTY, TEXAS

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

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20 ____ A.D., AT _____ O'CLOCK, _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____.

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

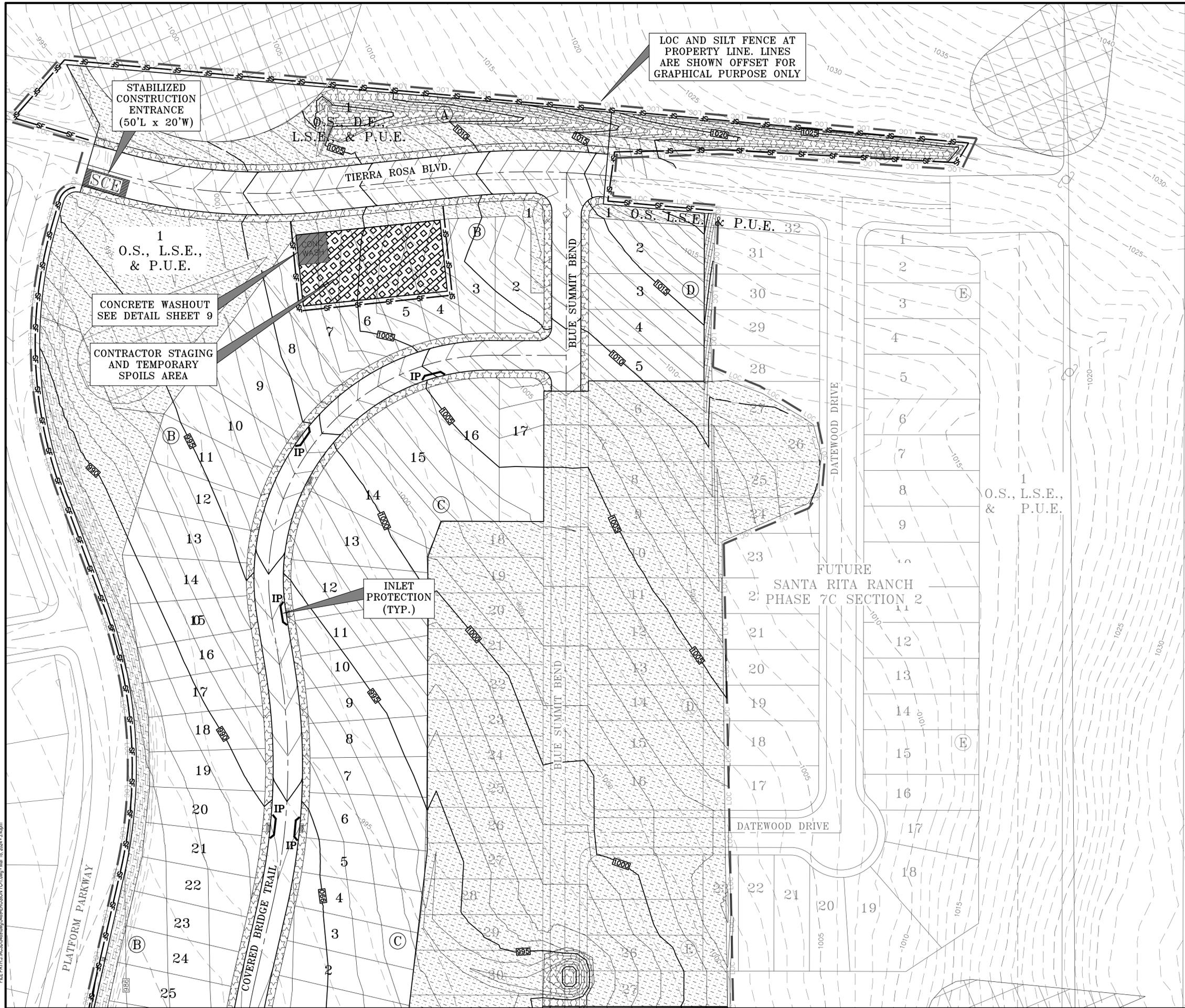
NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____, DEPUTY

SHEET NO. 3 OF 3



Carlson, Brigance & Doering, Inc.
FIRM ID #E3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165



LEGEND	
	SILT FENCE
	SILT FENCE J-HOOK
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	TEMPORARY ROCK BERM
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL LOG CHECK DAM
	ROLLED EROSION CONTROL MATTING, (EXCEL SS-2, TOPSOIL AND SEEDING)
	TOPSOIL AND SEED

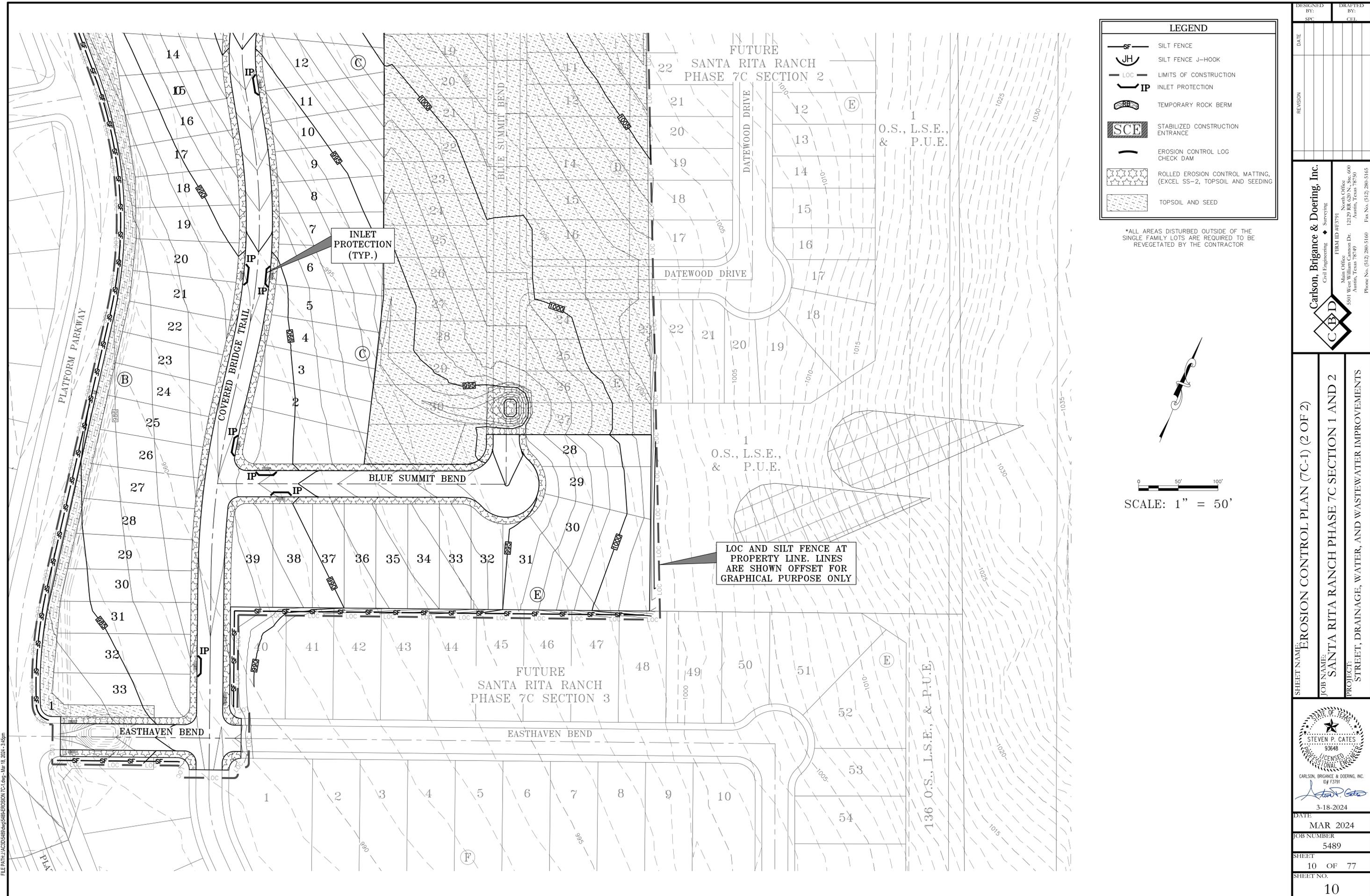
*ALL AREAS DISTURBED OUTSIDE OF THE SINGLE FAMILY LOTS ARE REQUIRED TO BE REVEGETATED BY THE CONTRACTOR



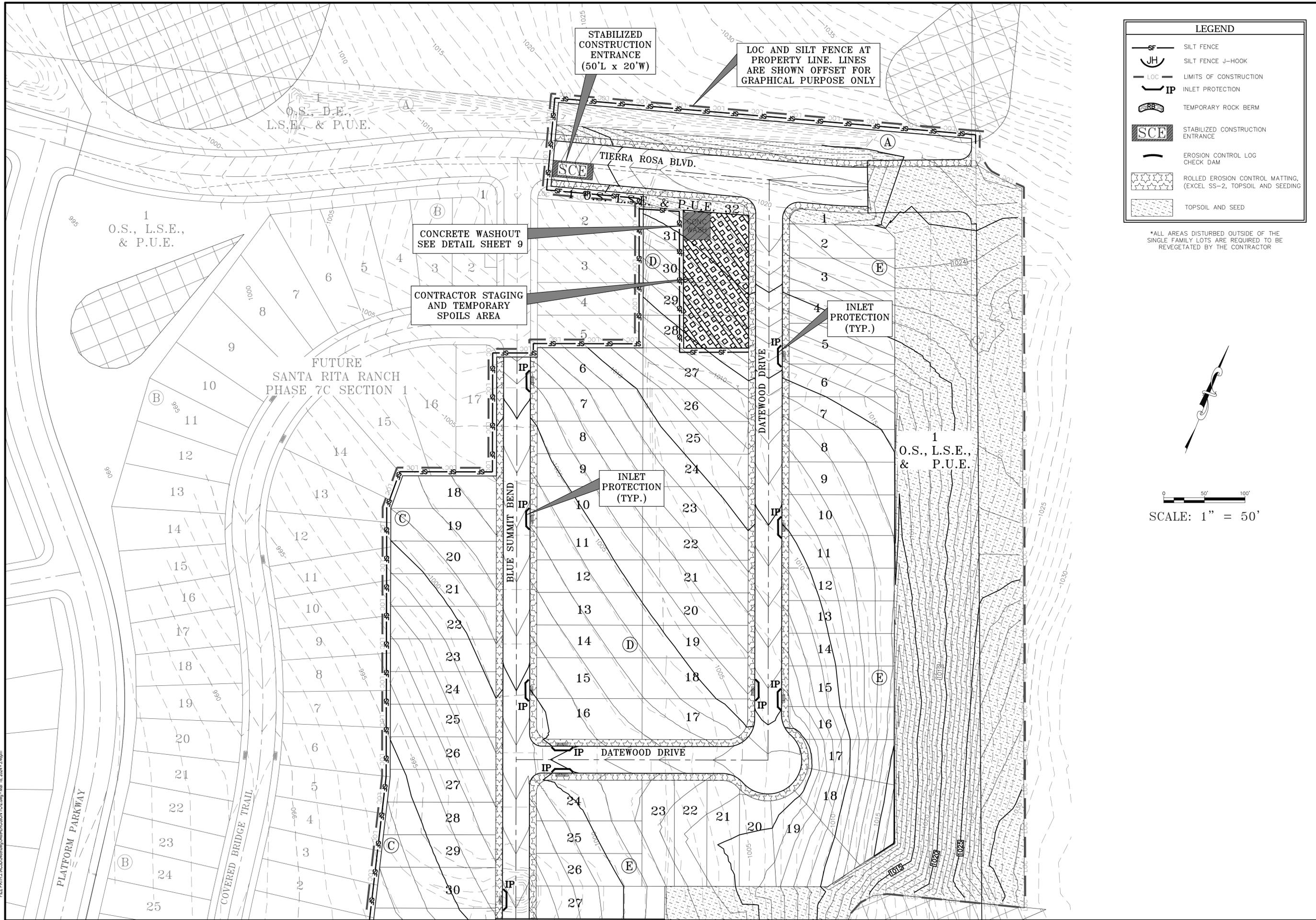
0 50' 100'
SCALE: 1" = 50'

DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
 Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 12129 RR (37) N. Sec. 400 5501 West Williams Canyon Dr. Austin, Texas 78750 Phone No. (512) 290-5160 Fax No. (512) 290-5165	
SHEET NAME: EROSION CONTROL PLAN (7C-1) (1 OF 2) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
 CARLSON, BRIGRANCE & DOERING, INC. ID# F3791 3-18-2024	
DATE	MAR 2024
JOB NUMBER	5489
SHEET	9 OF 77
SHEET NO.	9

FILE PATH: J:\CADD\5489\5489-EROSION TC-1.dwg - Mar 18, 2024 - 3:45pm



DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
 Carl son, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750 North Office: 12129 RR (23) N. St. 600, Austin, Texas 78750 Phone No. (512) 290-5160 Fax No. (512) 290-5165	
SHEET NAME: EROSION CONTROL PLAN (7C-1) (2 OF 2) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
 STEVEN P. GATES 93648 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. ID# F3791 3-18-2024	
DATE	MAR 2024
JOB NUMBER	5489
SHEET	10 OF 77
SHEET NO.	10



LEGEND	
	SILT FENCE
	SILT FENCE J-HOOK
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	TEMPORARY ROCK BERM
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL LOG CHECK DAM
	ROLLED EROSION CONTROL MATTING, (EXCEL SS-2, TOPSOIL AND SEEDING)
	TOPSOIL AND SEED

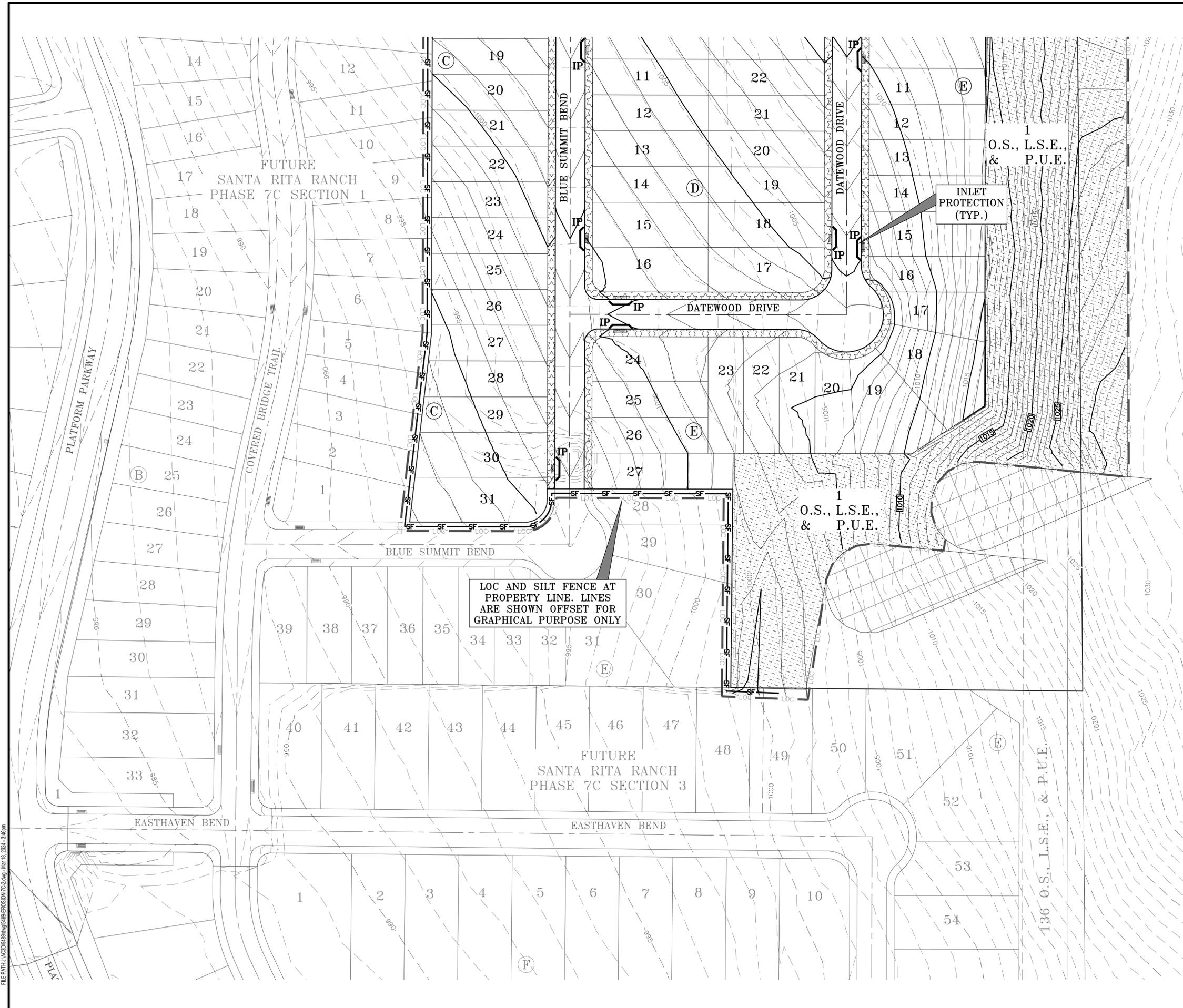
*ALL AREAS DISTURBED OUTSIDE OF THE SINGLE FAMILY LOTS ARE REQUIRED TO BE REVEGETATED BY THE CONTRACTOR



0 50' 100'
SCALE: 1" = 50'

DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
 Carl son, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Mark O'Neil, State Office 5501 West Williams Canyon Dr. 12129 RR (23) N. Sec. 600 Austin, Texas 78750 Phone No. (512) 290-5160 Fax No. (512) 290-5165	
EROSION CONTROL PLAN (7C-2) (1 OF 2) SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
 STEVEN P. GATES 93648 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS CARLSON, BRIGRANCE & DOERING, INC. ID# F3791 3-18-2024	
DATE	MAR 2024
JOB NUMBER	5489
SHEET	11 OF 77
SHEET NO.	11

FILE PATH: J:\ACD\5489\5489-EROSION TC2.dwg - Mar 18, 2024 - 3:46pm



LEGEND	
	SILT FENCE
	SILT FENCE J-HOOK
	LIMITS OF CONSTRUCTION
	INLET PROTECTION
	TEMPORARY ROCK BERM
	STABILIZED CONSTRUCTION ENTRANCE
	EROSION CONTROL LOG CHECK DAM
	ROLLED EROSION CONTROL MATTING, (EXCEL SS-2, TOPSOIL AND SEEDING)
	TOPSOIL AND SEED

*ALL AREAS DISTURBED OUTSIDE OF THE SINGLE FAMILY LOTS ARE REQUIRED TO BE REVEGETATED BY THE CONTRACTOR



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SHEET NAME: EROSION CONTROL PLAN (7C-2) (2 OF 2) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
 STEVEN P. GATES 93648 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. ID# F3791 3-18-2024	
DATE	MAR 2024
JOB NUMBER	5489
SHEET	12 OF 77
SHEET NO.	12

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Specifications

Western Excelsior manufactures a full line of Rolled Erosion Control Products (RECPs). Excel SS-2 temporary Erosion Control Blanket is composed of a 100% certified weed free agricultural straw matrix mechanically (stitch) bound on two inch centers between two photodegradable, synthetic nets. Excel SS-2 is intended for use in channels or on slopes requiring erosion protection for a period up to twelve months. Actual field longevity is dependent on soil and climatic conditions. Each roll of EXCEL SS-2 is made in the USA and manufactured under Western Excelsior's Quality Assurance Program to ensure a continuous distribution of fibers and consistent thickness. Typical manufactured properties are provided in Table 1 and product characteristics are provided in Table 2.

Table 1 - Specified Expected Values

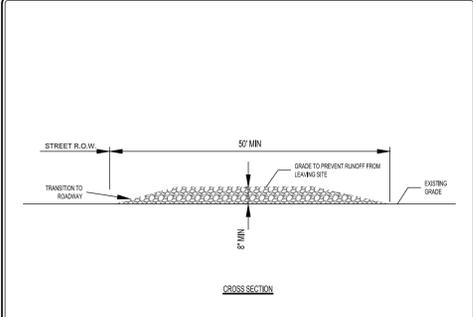
Tested Property	Test Method	Value
Tensile Strength (MD) x (TD)	ASTM D6818	10.0 lb/in (1.8 kN/m) x 6.2 lb/in (1.1 kN/m)
Elongation (MD) x (TD)	ASTM D6818	20 % x 26 %
Mass Per Unit Area	ASTM D6475	8.0 oz/yd ² (271 g/m ²)
Thickness	ASTM D6525	0.28 in (7 mm)
Light Penetration	ASTM D6547	22 % open
Water Absorption	ASTM D1117	450 %

Table 2 - Netting

Top Net Type	Synthetic, Photodegradable
Bottom Net Type	Synthetic, Photodegradable
Top Net Opening Dimensions	0.5 in (13 mm) x 0.5 in (13 mm)
Bottom Net Opening Dimensions	0.5 in (13 mm) x 0.5 in (13 mm)

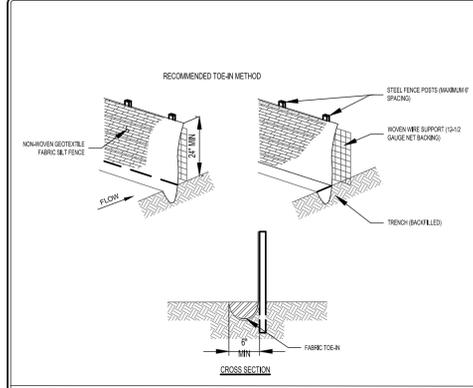
Excel SS-2 is available in multiple roll sizes ranging in width from 8.0 ft to 16.0 ft, and 112.5 ft to 600 ft in length. Standard roll sizes are 100 square yards, measuring 8.0 ft wide by 112.5 ft long. Custom roll sizes are available upon request.

Document # WE_EXCEL_SS2_SPEC. This document has been developed to provide the characteristic properties of the product described. For questions, to request performance data or installation recommendations, contact Western Excelsior at 866-540-9810 or wexc@excelsior.com. Updated 4/14/2014.



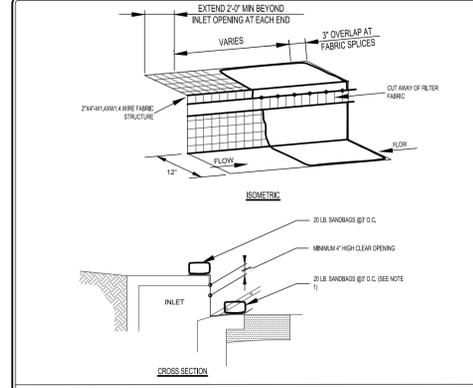
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STABILIZED CONSTRUCTION ENTRANCE DETAIL



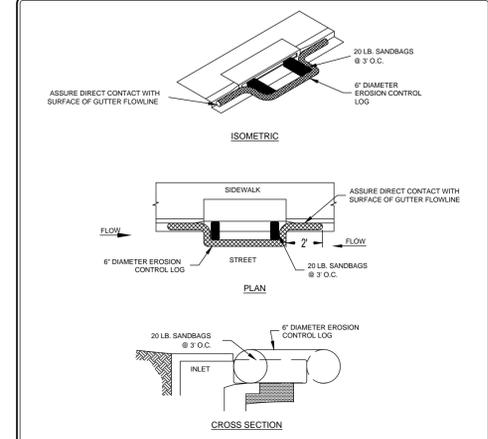
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SILT FENCE DETAIL



RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE CITY OF ROUND ROCK DRAWING NO. EC-14 THE ARCHITECT/ENGINEER ASSURES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

CURB INLET PROTECTION DETAIL



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CURB INLET PROTECTION WITH EROSION CONTROL LOG DETAIL

- I. **PERMANENT EROSION CONTROL:**
- All disturbed areas outside of the single family lots shall be revegetated as noted below.
 - All revegetated areas require a minimum of four (4) inches of topsoil to be placed prior to revegetation. Do not add topsoil within the critical root zone of existing trees.
 - All revegetated areas are required to be watered immediately after installation to achieve germination and a healthy stand of plants that can ultimately survive without supplemental water. Apply the water uniformly to the planted areas without causing displacement or erosion of the materials or soil. Maintain the seedbed in a moist condition favorable for grass growth. A temporary sprinkler system must be installed in areas not accessible to a water truck. The sprinkler system must remain in place until acceptable grass growth per #4 below is established.
 - Permanent erosion control shall be acceptable when the grass has grown at least 1 1/2 inches high with a minimum of 95 percent with no bare spots larger than 10 square feet.

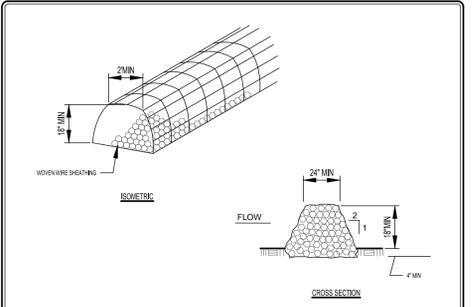
- II. **VEGETATIVE STABILIZATION:**
- Seed Mix:**
 - Seed mix shall be ordered from Native American Seed - 10101 FM 1102 New Braunfels, TX 78130 - (800) 728-4043
 - Dam Slope Mix Item #2808MIX 31222 (see mix below). You must submit to the engineer (via email at steve@cbdeng.com), a receipt showing total pounds purchased is equal to the seed rate multiplied by the total square footage of area to be revegetated. The dam slope mix seed rate is 2 lbs. per 1000 sq. ft. for Hydromulch.

Name	% by wt	Test Date	Germination	Dormant	Total Germ
Prairie Wildrice	16.70%	8/20/22	15%	20%	85%
Virginia Wildrice	14.35%	8/20/22	7%	85%	92%
Sideoats Grama	11.93%	8/20/22	54%	14%	68%
Big Bluestem	11.93%	7/20/22	97%	2%	99%
Tall Dropseed	8.95%	11/20/22	31%	51%	82%
Indiangrass	5.97%	7/20/22	47%	47%	98%
Purity: 85.18%	Inert: 14.81%	Other: 0.01%	Weed: 0%	Noxious: None	Origin: USA
Germ: 39.47%	Dormant: 45.22%	Ttl Germ: 84.69%	P.F.S: 72.14%	Seeds/lb: 264,245	Net Weight: 50 lbs

Little Bluestem 4.89%, Blue Grama 4.89%, Little Bluestem - Flueywoods 4.89%, Bullgrass 2.98%, Western Wheatgrass 2.98%, Switchgrass 1.79%, Eastern Gramagrass 1.12%, Sand Lovegrass 1.01%, Care Bluestem 0.89%, Sand Dropseed 0.89%, Cully Mesquite 0.36%, Texas Cupgrass 0.18%, Slender Grama 0.030%

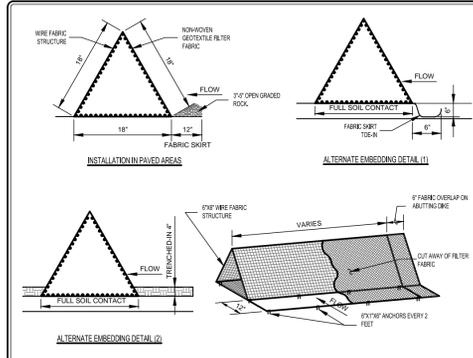
Material	Description	Longevity	Typical Applications	Application Rates
Bonded Fiber Matrix (BFM)	80% Organic defibrated fibers			
10% Tackifier		6 months	On slopes up to 2:1 and erosive soil conditions	2,500 to 4,000 lbs per acre (see manufacturers recommendations)
Fiber Reinforced Matrix (FRM)	65% Organic defibrated fibers 25% Reinforcing Fibers or less 10% Tackifier	Up to 12 months	On slopes up to 1:1 and erosive soil conditions	3,000 to 4,500 lbs per acre (see manufacturers recommendations)

- Erosion Control Matting:**
 - Erosion control matting shall be installed within areas delineated on the Erosion Control Plan. Matting shall be EXCEL SS-2 per the specification on this sheet.



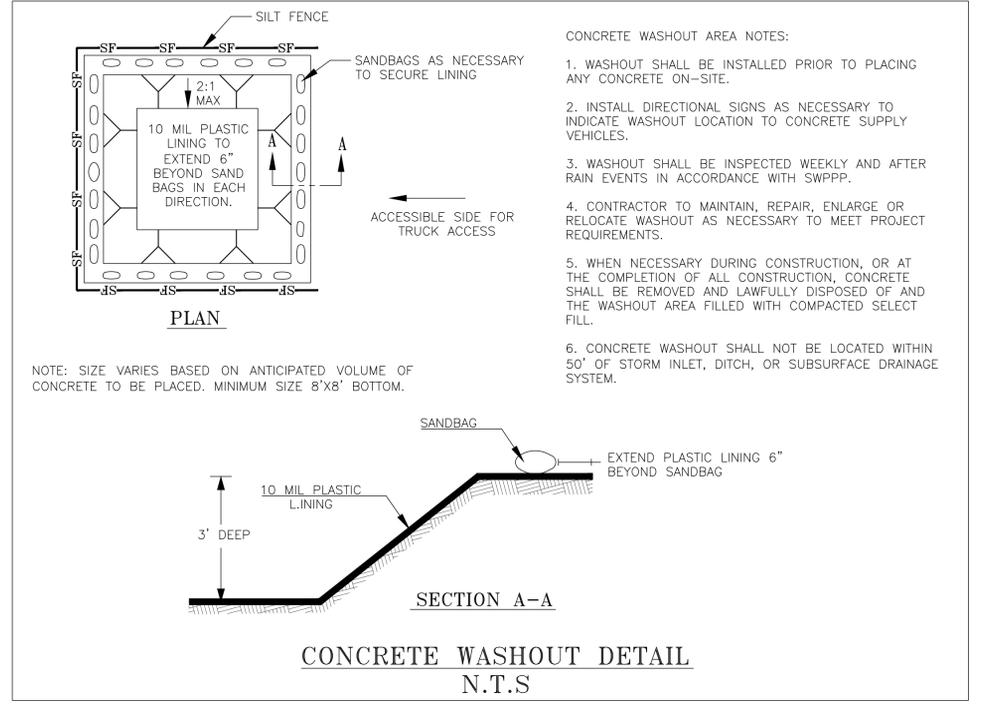
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS APPROVED 03-25-11 DATE CITY OF ROUND ROCK DRAWING NO. EC-12 THE ARCHITECT/ENGINEER ASSURES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)

ROCK BERM DETAIL



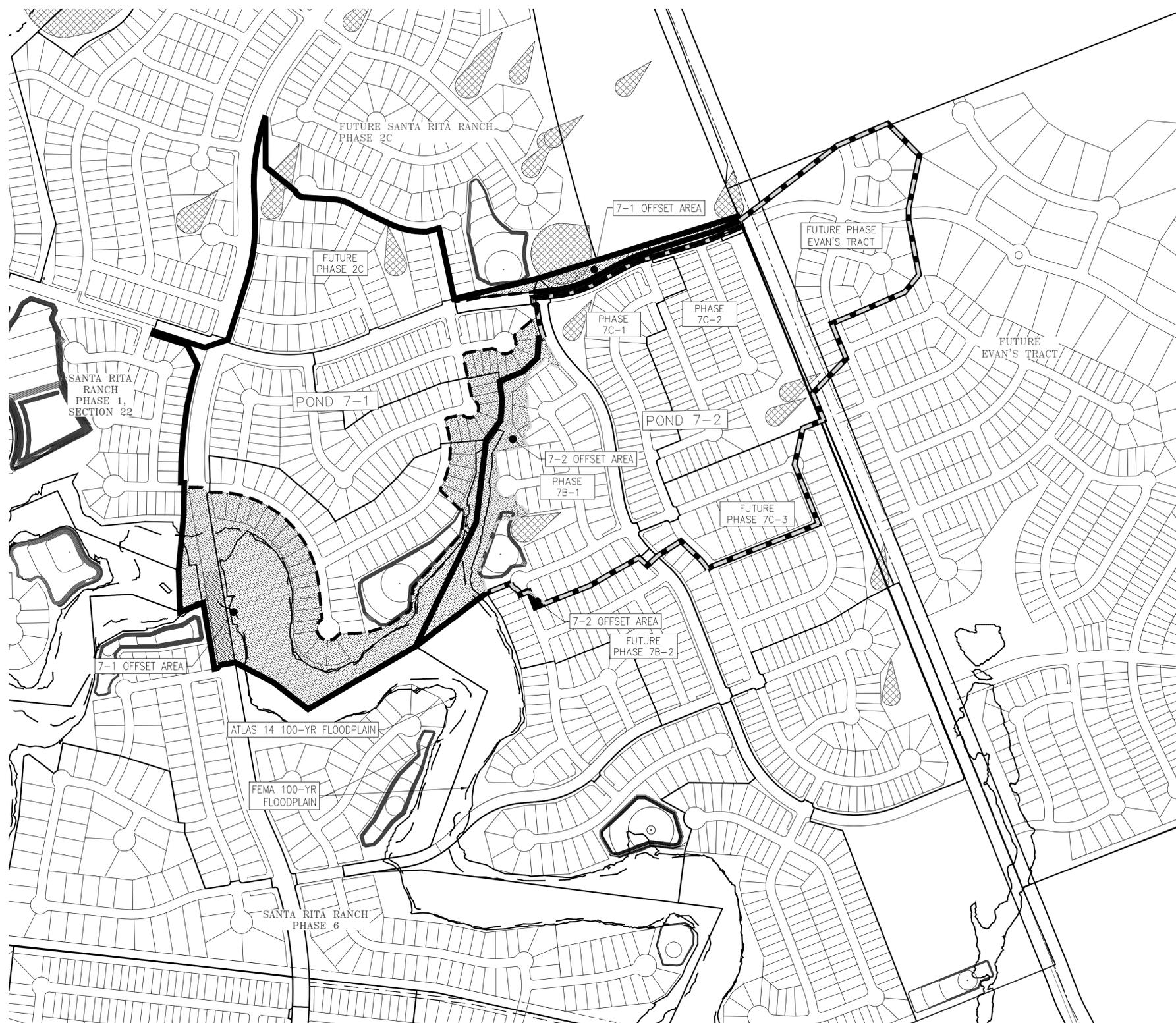
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TRIANGULAR SEDIMENT FILTER DIKE DETAIL



- CONCRETE WASHOUT AREA NOTES:
- WASHOUT SHALL BE INSTALLED PRIOR TO PLACING ANY CONCRETE ON-SITE.
 - INSTALL DIRECTIONAL SIGNS AS NECESSARY TO INDICATE WASHOUT LOCATION TO CONCRETE SUPPLY VEHICLES.
 - WASHOUT SHALL BE INSPECTED WEEKLY AND AFTER RAIN EVENTS IN ACCORDANCE WITH SWPPP.
 - CONTRACTOR TO MAINTAIN, REPAIR, ENLARGE OR RELOCATE WASHOUT AS NECESSARY TO MEET PROJECT REQUIREMENTS.
 - WHEN NECESSARY DURING CONSTRUCTION, OR AT THE COMPLETION OF ALL CONSTRUCTION, CONCRETE SHALL BE REMOVED AND LAWFULLY DISPOSED OF AND THE WASHOUT AREA FILLED WITH COMPACTED SELECT FILL.
 - CONCRETE WASHOUT SHALL NOT BE LOCATED WITHIN 50' OF STORM INLET, DITCH, OR SUBSURFACE DRAINAGE SYSTEM.

DESIGNED BY: SPC	DRAFTED BY: CJU
DATE	
REVISION	
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 12129 RR (23) N. St. 600 Austin, Texas 78749 Fax No. (512) 286-5160	
EROSION NOTES & DETAILS JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE	3-18-2024
JOB NUMBER	5489
SHEET	13 OF 77
SHEET NO.	13



LEGEND

- SECTION BOUNDARIES
- XX SECTION NUMBER
- TCEQ PROJECT AREA BOUNDARY
- - - DRAINAGE BOUNDARY LINE
- [Hatched Box] OFFSET TCEQ PROJECT AREAS (SEE NOTE 1, THIS SHEET)
- [Cross-hatched Box] OFFSITE CONTRIBUTING AREA

NOTES:
 1. REFERS TO DEVELOPED AREAS THAT DO NOT DRAIN TO A TREATMENT BMP. TREATMENT PONDS HAVE BEEN SIZED TO TREAT DRAINING AREA BEYOND THE REQUIRED 80% TSS REDUCTION TO ACCOUNT FOR TSS REMOVAL FROM OFFSET AREAS.

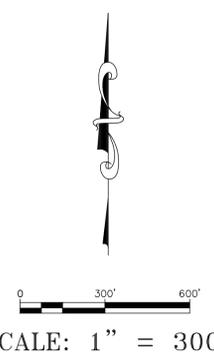


Table 1 - Impervious Cover per Section

Contributing Sections	TCEQ Project Area Per Section					Onsite Drainage Basin to BMP Per Section					TSS Removal Required (lbs)		
	Project Area (ac)	# Lots	Impervious Areas (ac)			Drainage Basin (ac)	# Lots	Impervious Areas (ac)					
			Lots	ROW	Misc.	Total		Lots	ROW	Misc.	Total		
EXISTING BATCH DETENTION POND 7-1													
7A	65.07	177	14.42	9.75	0.00	24.17	41.65	139	11.34	8.56	0.00	19.90	21,038
7B-1	1.14	0	0.00	0.60	0.00	0.60	0.67	0	0.00	0.60	0.00	0.60	522
7C-2	2.14	0	0.00	0.64	0.00	0.64	0.74	0	0.00	0.64	0.00	0.64	557
FUTURE PHASE 2C	17.62	50	4.01	1.99	0.00	6.00	17.62	50	4.01	2.00	0.00	6.01	5,222
FUTURE	0.09	0	0.00	0.08	0.00	0.08	0.09	0	0.00	0.08	0.00	0.08	70
PROPOSED BATCH DETENTION POND 7-2													
7B-1	21.87	43	3.63	3.85	0.00	7.48	16.89	41	3.44	3.85	0.00	7.29	6,511
7C-1 & 2	29.82	131	10.56	4.49	0.00	15.05	29.82	131	10.56	4.49	0.00	15.05	13,100
FUTURE PHASE 7C-3	8.83	33	2.72	1.42	0.00	4.14	8.83	32	2.72	1.42	0.00	4.14	3,603
FUTURE PHASE 7B-2	0.12	0	0.00	0.07	0.00	0.07	0.12	0	0.00	0.07	0.00	0.07	61
FUTURE EVANS TRACT	17.78	34	2.88	3.84	0.00	6.72	17.78	34	2.88	3.84	0.00	6.72	5,849
SANTA RITA RANCH PHASE 7C SECTION 1 & 2													
7C-1 & 2	31.96	131	10.56	5.13	0.00	15.69	30.76	131	10.56	5.13	0.00	15.69	13,657

Table 2 - BMP Treatment Requirements

Project Area			Drainage Basin				Batch Pond	
Total (ac)	Impv Area (ac)	Required TSS Removal (lbs)	Onsite		Offsite		Total (ac)	Capacity at WQV (cf)
			Total (ac)	Impv Area (ac)	Total (ac)	Impv Area (ac)		
EXISTING BATCH DETENTION POND 7-1								
86.06	31.49	27,409	60.77	27.23	0.00	0.00	60.77	291,201
PROPOSED BATCH DETENTION POND 7-2								
78.42	33.46	29,124	73.44	33.27	0.00	0.00	73.44	140,552

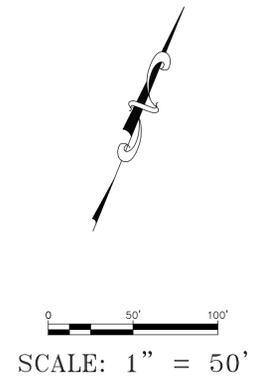
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DESIGNED BY: SPC	DRAFTED BY: CFJ		
DATE			
REVISION			
Carlsson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 5501 West Williams Canyon Dr. Austin, Texas 78749 Phone No. (512) 290-5160 Fax No. (512) 290-5165			
SHEET NAME: TCEQ PROJECT AND DRAINAGE AREA MAP JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS			
DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 16 OF 77 SHEET NO.: 16			



LEGEND

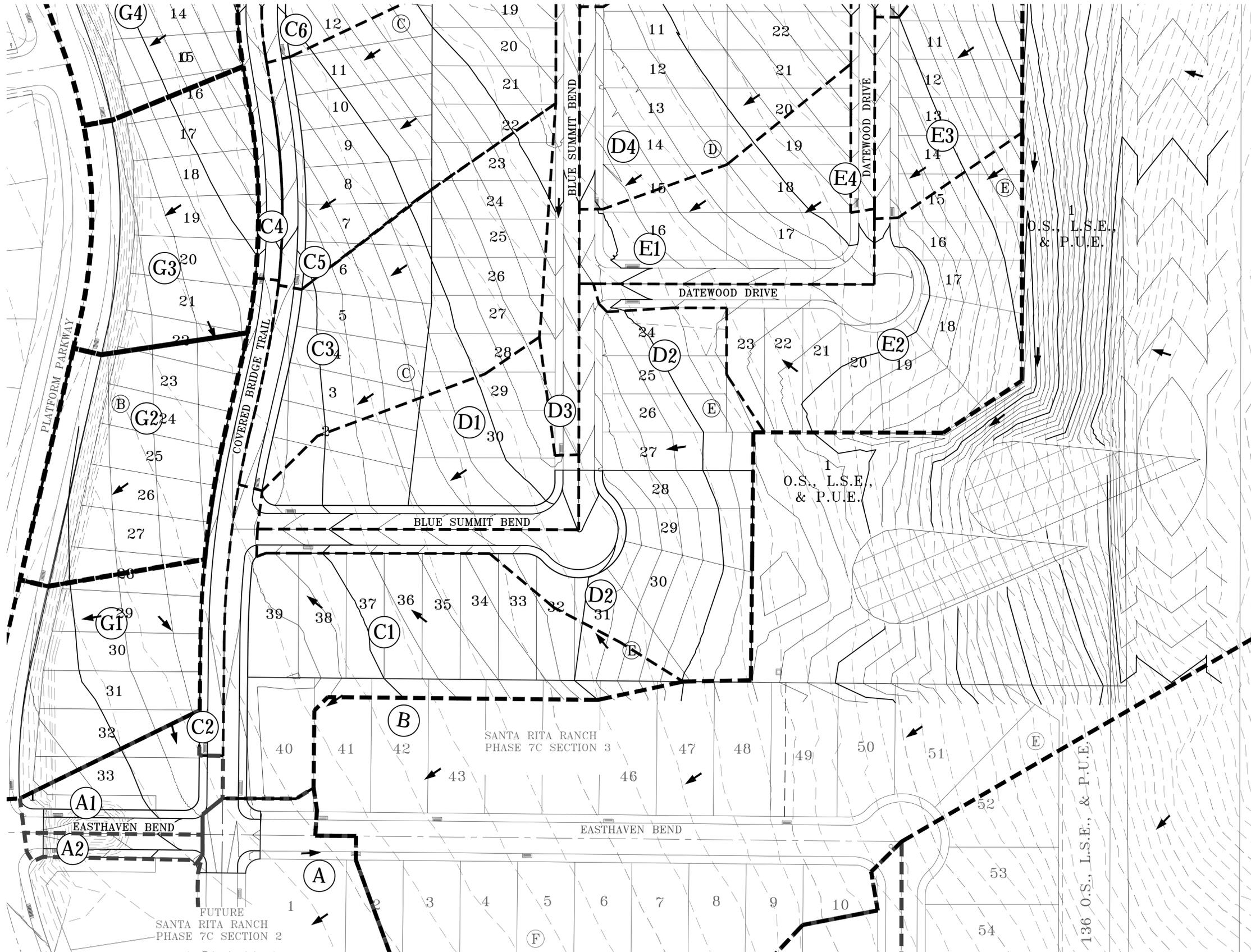
- PROPERTY BOUNDARY
- DRAINAGE BOUNDARY LINE
- FUTURE DRAINAGE BOUNDARY
- (A1) DRAINAGE AREA LABEL
- 940- EXISTING CONTOUR MAJOR
- - - EXISTING CONTOUR MINOR
- FLOW ARROW
- HP/LP HIGH POINT/LOW POINT



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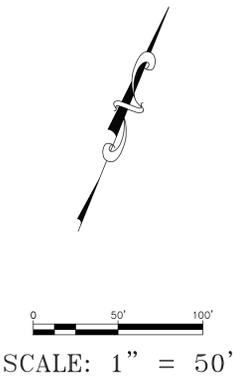
DESIGNED BY: SPC	DRAWN BY: CFJ		<p>Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750 Mobile Office: 12129 RR (23) N. St. 600, Austin, Texas 78750 Phone No. (512) 290-5160 Fax No. (512) 290-5165</p>
DATE	REVISION		
<p>SHEET NAME: DRAINAGE AREA PLAN (1 OF 2)</p> <p>JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2</p> <p>PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS</p>			
DATE:	MAR 2024		
JOB NUMBER:	5489		
SHEET	17 OF 77		
SHEET NO.	17		

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LEGEND

- PROPERTY BOUNDARY
- DRAINAGE BOUNDARY LINE
- FUTURE DRAINAGE BOUNDARY
- (A1) DRAINAGE AREA LABEL
- 940- EXISTING CONTOUR MAJOR
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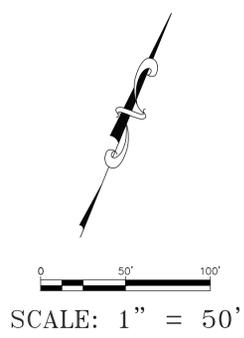
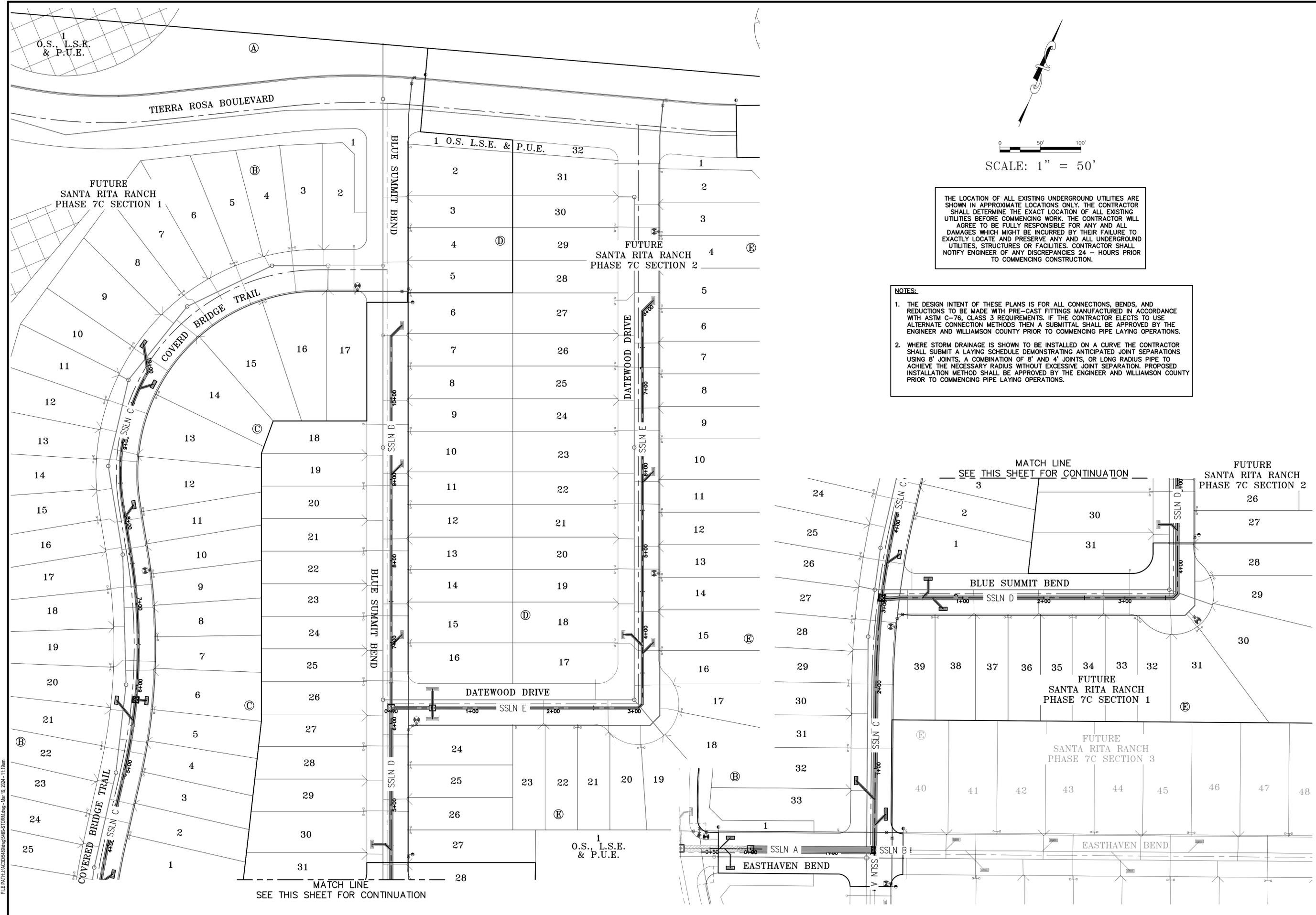


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DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 18 OF 77 SHEET NO.: 18		

Area No.	Area (Acre)	T _c (Min.)	Perv. (%)	Imperv. (%)	C ₁₀	C ₂₅	C ₁₀₀	I ₁₀ In/Hr	I ₂₅ In/Hr	I ₁₀₀ In/Hr	Q ₁₀ CFS	Q ₂₅ CFS	Q ₁₀₀ CFS	C10*A	C25*A	C100*A	AREA NO.
A	3.97	12	43	57	0.61	0.66	0.74	6.81	8.26	10.62	16.5	21.6	31.1	2.43	2.61	2.93	A
A1	0.52	11	45	55	0.60	0.65	0.73	6.93	8.40	10.78	2.2	2.8	4.1	0.31	0.33	0.38	A1
A2	0.11	10	22	78	0.69	0.73	0.82	7.26	8.78	11.23	0.6	0.7	1.0	0.08	0.08	0.09	A2
B	34.08	21	51	49	0.57	0.62	0.70	5.30	6.49	8.47	103.8	136.9	201.9	19.58	21.11	23.82	B
C1	1.59	12	51	49	0.58	0.62	0.70	6.79	8.23	10.58	6.2	8.2	11.8	0.92	0.99	1.12	C1
C2	0.28	16	18	82	0.71	0.76	0.85	6.00	7.31	9.48	1.2	1.6	2.2	0.20	0.21	0.24	C2
C3	1.42	14	52	48	0.52	0.56	0.64	6.30	7.66	9.90	4.7	6.2	9.1	0.74	0.80	0.92	C3
C4	0.21	10	11	89	0.76	0.81	0.90	7.26	8.78	11.23	1.2	1.5	2.1	0.16	0.17	0.19	C4
C5	1.43	12	51	49	0.57	0.62	0.70	6.72	8.16	10.50	5.5	7.2	10.5	0.82	0.88	1.00	C5
C6	0.96	12	51	49	0.57	0.62	0.70	6.88	8.34	10.72	3.8	4.9	7.2	0.55	0.59	0.67	C6
C7	0.43	10	39	61	0.63	0.68	0.76	7.26	8.78	11.23	2.0	2.5	3.7	0.27	0.29	0.33	C7
C8	0.75	10	42	58	0.62	0.66	0.74	7.19	8.70	11.14	3.3	4.3	6.2	0.46	0.50	0.56	C8
D1	0.96	14	47	53	0.55	0.59	0.67	6.43	7.81	10.08	3.3	4.4	6.5	0.52	0.56	0.64	D1
D2	1.78	16	47	53	0.55	0.59	0.67	6.09	7.42	9.61	5.9	7.8	11.5	0.97	1.05	1.19	D2
D3	0.47	10	25	75	0.70	0.74	0.83	7.26	8.78	11.23	2.4	3.1	4.4	0.33	0.35	0.39	D3
D4	1.51	11	52	48	0.57	0.62	0.69	7.11	8.62	11.04	6.1	8.0	11.6	0.86	0.93	1.05	D4
D5	1.45	10	53	47	0.57	0.61	0.69	7.26	8.78	11.23	6.0	7.8	11.2	0.82	0.89	1.00	D5
D6	0.89	10	38	62	0.64	0.68	0.76	7.26	8.78	11.23	4.1	5.3	7.7	0.57	0.61	0.68	D6
E1	0.92	12	47	53	0.59	0.64	0.72	6.76	8.20	10.55	3.7	4.8	7.0	0.55	0.59	0.66	E1
E2	1.49	13	50	50	0.58	0.63	0.71	6.49	7.89	10.17	5.6	7.4	10.7	0.87	0.93	1.05	E2
E3	0.87	10	50	50	0.58	0.63	0.71	7.26	8.78	11.23	3.6	4.8	6.9	0.50	0.54	0.61	E3
E4	0.36	10	21	79	0.72	0.76	0.85	7.26	8.78	11.23	1.8	2.4	3.4	0.25	0.27	0.30	E4
E5	0.68	10	49	51	0.59	0.63	0.71	7.26	8.78	11.23	2.9	3.8	5.5	0.40	0.43	0.49	E5
E6	0.55	10	42	58	0.62	0.66	0.74	7.26	8.78	11.23	2.5	3.2	4.6	0.34	0.36	0.41	E6
F	1.32	10	21	79	0.69	0.74	0.83	7.18	8.69	11.12	6.5	8.5	12.1	0.91	0.97	1.09	F
G1	0.93	12	49	51	0.58	0.63	0.71	6.87	8.33	10.70	3.7	4.9	7.1	0.54	0.59	0.66	G1
G2	1.00	12	49	51	0.58	0.63	0.71	6.78	8.23	10.58	4.0	5.2	7.5	0.58	0.63	0.71	G2
G3	1.03	12	50	50	0.58	0.63	0.71	6.84	8.30	10.66	4.1	5.4	7.8	0.60	0.65	0.73	G3
G4	1.06	13	50	50	0.58	0.63	0.71	6.65	8.08	10.40	4.1	5.4	7.8	0.62	0.66	0.75	G4
G5	1.07	10	52	48	0.57	0.61	0.69	7.15	8.65	11.08	4.4	5.7	8.2	0.61	0.66	0.74	G5
G6	1.97	12	43	57	0.61	0.66	0.74	6.68	8.11	10.44	8.1	10.5	15.3	1.21	1.30	1.46	G6

AREAS	T _c (Min.)	C ₁₀ *A	C ₂₅ *A	C ₁₀₀ *A	I ₁₀ In/Hr	I ₂₅ In/Hr	I ₁₀₀ In/Hr	Q ₁₀ CFS	Q ₂₅ CFS	Q ₁₀₀ CFS
COMBINED										
E5-E6	10	0.74	0.79	0.89	7.26	8.78	11.23	5.4	7.0	10.0
E4-E6	10	0.99	1.07	1.20	7.26	8.78	11.23	7.2	9.4	13.4
E3-E6	10	1.50	1.61	1.81	7.26	8.78	11.23	10.9	14.1	20.3
E-E6	13	2.36	2.54	2.86	6.49	7.89	10.17	15.3	20.0	29.1
E1-E6	13	2.91	3.13	3.52	6.49	7.89	10.17	18.9	24.7	35.8
D5-D6	10	1.39	1.49	1.68	7.26	8.78	11.23	10.1	13.1	18.9
D4-D6	11	2.25	2.42	2.73	7.11	8.62	11.04	16.0	20.9	30.1
J-D1: D4-D6,E	13	5.16	5.55	6.25	6.49	7.89	10.17	33.5	43.8	63.6
D3-D6,E	13	5.48	5.90	6.64	6.49	7.89	10.17	35.6	46.5	67.6
D2-D6,E	16	6.46	6.95	7.84	6.09	7.42	9.61	39.3	51.6	75.3
D1-D6,E	16	6.98	7.52	8.48	6.09	7.42	9.61	42.5	55.8	81.5
C7-C8	10	0.73	0.79	0.88	7.19	8.70	11.14	5.3	6.8	9.8
C6-C8	12	1.28	1.38	1.55	6.88	8.34	10.72	8.8	11.5	16.6
C5-C8	12	2.10	2.26	2.55	6.72	8.16	10.50	14.1	18.5	26.8
C4-C8	12	2.26	2.43	2.74	6.72	8.16	10.50	15.2	19.8	28.7
C3-C8	14	3.00	3.24	3.65	6.30	7.66	9.90	18.9	24.8	36.2
J-C1: C3-C8,D,E	16	9.98	10.75	12.13	6.09	7.42	9.61	60.8	79.8	116.6
C2-C8	16	10.18	10.97	12.37	6.00	7.31	9.48	61.1	80.2	117.3
C1-C8	16	11.10	11.96	13.49	6.00	7.31	9.48	66.6	87.4	127.9
A,C,D,E	16	13.52	14.56	16.42	6.00	7.31	9.48	81.1	106.5	155.7
J-C2: A,B,C,D,E	21	33.10	35.67	40.24	5.30	6.49	8.47	175.5	231.4	341.0
G5-G6	12	1.82	1.96	2.20	6.68	8.11	10.44	12.2	15.9	23.0
G4-G6	13	2.44	2.62	2.95	6.65	8.08	10.40	16.2	21.2	30.7
G3-G6	13	3.04	3.27	3.68	6.65	8.08	10.40	20.2	26.4	38.3
G2-G6	13	3.62	3.90	4.39	6.65	8.08	10.40	24.1	31.5	45.6
G1-G6	13	4.16	4.48	5.05	6.65	8.08	10.40	27.7	36.2	52.5

INLET NUMBER	DRAINAGE AREA NO.	Q (CFS)	Q PASS (CFS)	Q SPILL (CFS)	Q ADD (CFS)	Q TOTAL (QA) (CFS)	SLOPE (%)	a (FT)	Yo (FT)	PAVEMENT WIDTH	PONDED WIDTH (FT)	Qa/La	La (FT)	LENGTH (FT)	L/La	a/Yo	Q/Qa	REMARK
C1	C1	8.2	0.0	0.0	0.0	8.2	LP	0.42	0.32	33	6.34	-	-	15	-	1.31	1.00	
C2	C2	1.6	0.0	0.0	0.0	1.6	0.60	0.42	0.30	33	5.90	0.76	2.04	10	4.90	1.39	1.00	
C3	C3	6.2	0.0	0.0	0.9	7.1	0.70	0.42	0.49	33	12.50	0.96	7.31	10	1.37	0.86	1.00	
C4	C4	1.5	0.0	0.0	0.0	1.5	1.40	0.42	0.26	33	4.89	0.72	2.08	10	4.81	1.62	1.00	
C5	C5	7.2	0.9	0.0	0.0	6.3	0.50	0.42	0.50	33	13.14	0.98	6.46	10	1.55	0.84	1.00	
C6	C6	4.9	0.0	0.0	0.0	4.9	1.80	0.42	0.37	33	7.72	0.83	5.93	10	1.69	1.13	1.00	
C7	C7	2.5	0.0	0.0	0.0	2.5	4.30	0.42	0.26	33	4.84	0.72	3.66	10	2.81	1.64	1.00	
C8	C8	4.3	0.0	0.0	0.0	4.3	3.80	0.42	0.31	33	6.15	0.77	5.59	10	1.79	1.34	1.00	
D1	D1	4.4	0.0	0.0	0.0	4.4	2.10	0.42	0.35	33	7.07	0.81	5.45	10	1.84	1.21	1.00	
D2	D2	7.8	0.0	0.0	0.0	7.8	1.10	0.42	0.47	33	11.36	0.94	8.28	10	1.21	0.89	1.00	
D3	D3	3.1	0.0	0.0	0.0	3.1	1.80	0.42	0.32	33	6.25	0.78	3.97	10	2.52	1.33	1.00	
D4	D4	8.0	0.0	0.0	0.0	8.0	2.10	0.42	0.42	33	9.46	0.89	8.95	10	1.12	0.99	1.00	
D5	D5	7.8	0.0	0.0	0.0	7.8	2.70	0.42	0.40	33	8.73	0.87	8.95	10	1.12	1.04	1.00	
D6	D6	5.3	0.0	0.0	0.0	5.3	3.20	0.42	0.35	33	7.00	0.81	6.61	10	1.51	1.22	1.00	
E1	E1	4.8	0.0	0.0	0.0	4.8	LP	0.42	0.23	33	4.18	-	-	15	-	1.86	1.00	
E2	E2	7.4	0.0	0.0	0.0	7.4	LP	0.42	0.30	33	5.82	-	-	15	-	1.41	1.00	
E3	E3	4.8	0.0	0.0	0.0	4.8	1.70	0.42	0.37	33	7.68	0.83	5.71	10	1.75	1.14	1.00	
E4	E4	2.4	0.0	0.0	0.0	2.4	3.10	0.42	0.27	33	5.03	0.72	3.30	10	3.03	1.58	1.00	
E5	E5	3.8	0.0	0.0	0.0	3.8	2.20	0.42	0.33	33	6.54	0.79	4.80	10	2.08	1.28	1.00	
E6	E6	3.2	0.0	0.0	0.0	3.2	5.90	0.42	0.26	33	4.97	0.72	4.42	10	2.26	1.60	1.00	
F	F	8.5	0.0	0.0	0.0	8.5	LP	0.42	0.33	48	7.34	-	-	15	-	1.28	1.00	EXISTING PHASE 7A
G1	G1	4.9	0.0	0.0	0.0	4.9	0.50	0.42	0.45	40	10.33	0.92	5.32	10	1.88	0.94	1.00	EXISTING PHASE 7B-1
G2	G2	5.2	0.0	0.0	0.0	5.2	0.50	0.42	0.46	40	10.65	0.93	5.57	10	1.79	0.92	1.00	EXISTING PHASE 7B-1
G3	G3	5.4	0.0	0.0	0.0	5.4	0.40	0.42	0.48	40	11.58	0.95	5.62	10	1.78	0.88	1.00	EXISTING PHASE 7B-1
G4	G4	5.4	0.0	0.0	0.0	5.4	0.80	0.42	0.43	40	9.60	0.89	6.00	10	1.67	0.99	1.00	EXISTING PHASE 7B-1
G5	G5	5.7	0.0	0.0	0.0	5.7	0.60	0.42	0.46	40	10.69	0.93	6.14	10	1.63	0.92	1.00	EXISTING PHASE 7B-1
G6	G6	10.5	0.0	0.0	0.0	10.5												

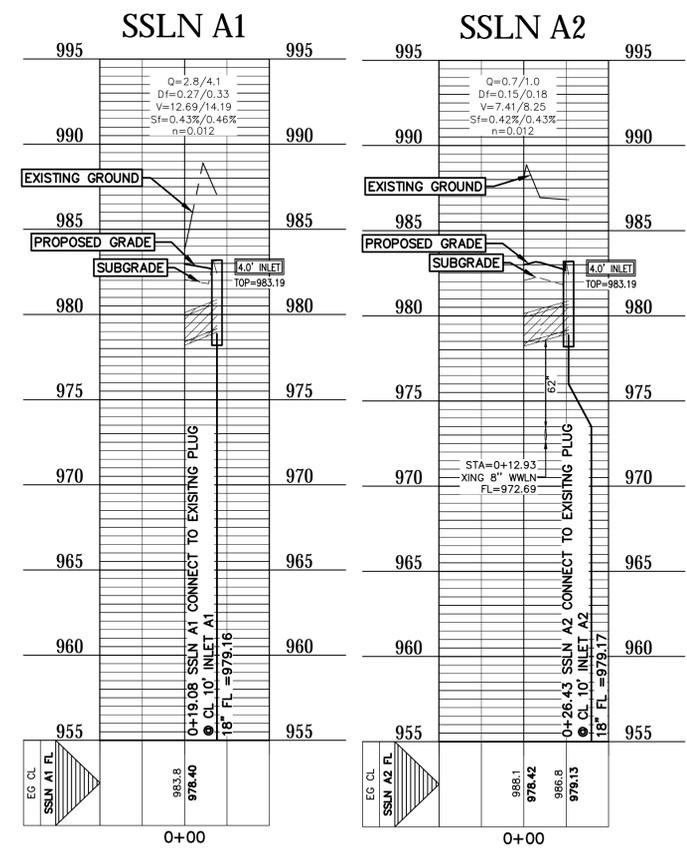
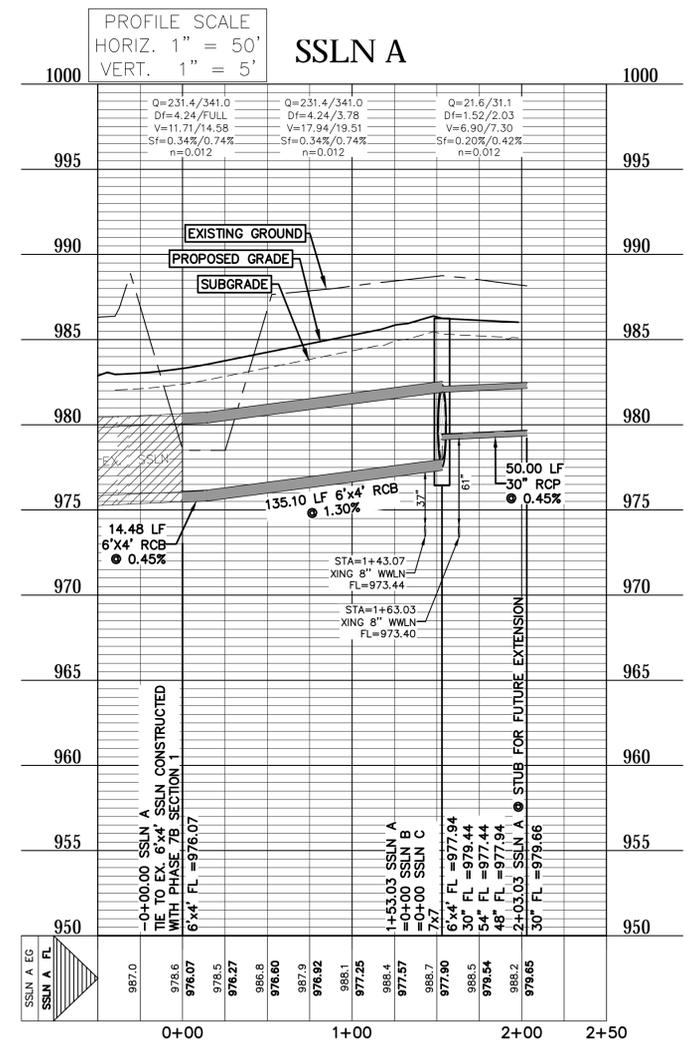
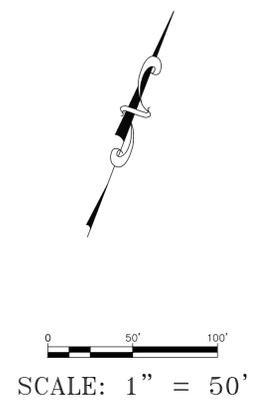
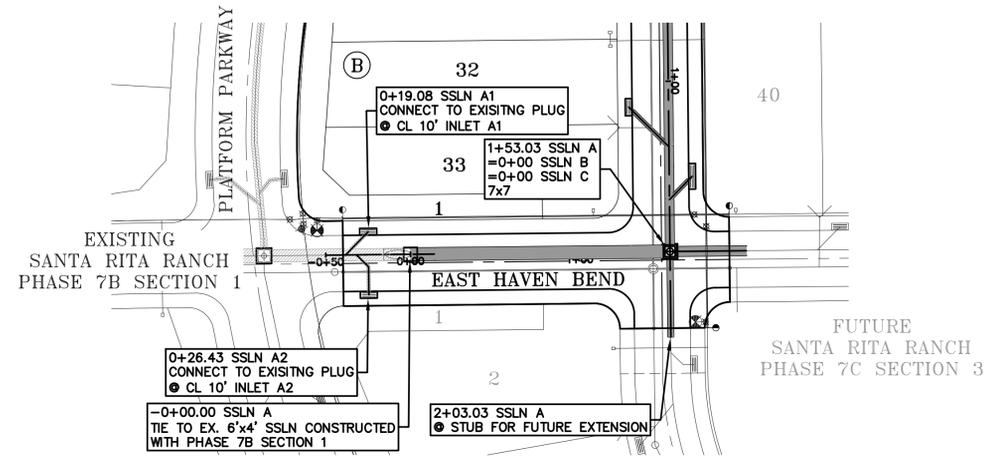


THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

- NOTES:**
1. THE DESIGN INTENT OF THESE PLANS IS FOR ALL CONNECTIONS, BENDS, AND REDUCTIONS TO BE MADE WITH PRE-CAST FITTINGS MANUFACTURED IN ACCORDANCE WITH ASTM C-76, CLASS 3 REQUIREMENTS. IF THE CONTRACTOR ELECTS TO USE ALTERNATE CONNECTION METHODS THEN A SUBMITTAL SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.
 2. WHERE STORM DRAINAGE IS SHOWN TO BE INSTALLED ON A CURVE THE CONTRACTOR SHALL SUBMIT A LAYING SCHEDULE DEMONSTRATING ANTICIPATED JOINT SEPARATIONS USING 8" JOINTS, A COMBINATION OF 8" AND 4" JOINTS, OR LONG RADIUS PIPE TO ACHIEVE THE NECESSARY RADIUS WITHOUT EXCESSIVE JOINT SEPARATION. PROPOSED INSTALLATION METHOD SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.

FILE PATH: J:\ACD\5489\Anges\SSS\STORM.dwg - Mar 19, 2024 - 11:18am

DESIGNED BY: SPC	DRAWN BY: CFJ	
DATE		
REVISION		
SHEET NAME: OVERALL STORMSEWER PLAN (7C-1&2) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS		
DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 44 OF 77 SHEET NO.: 44		



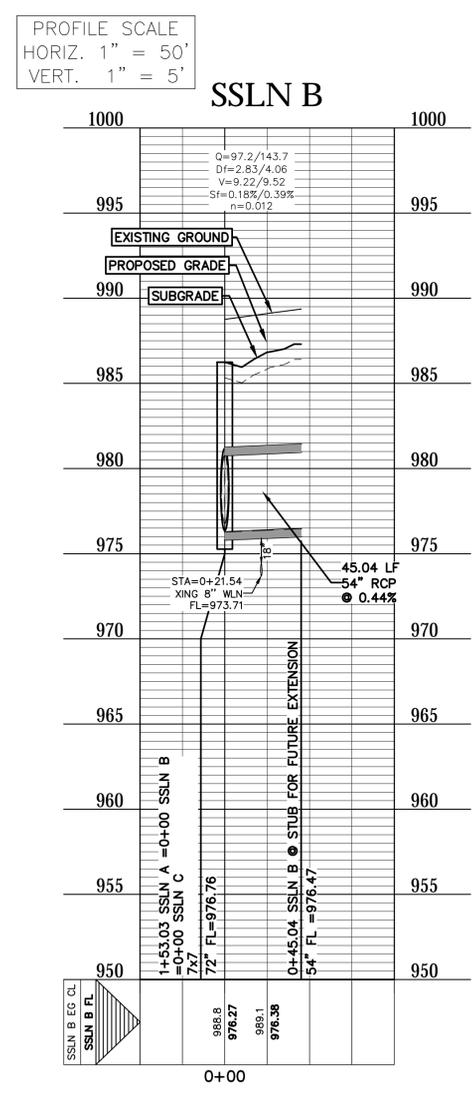
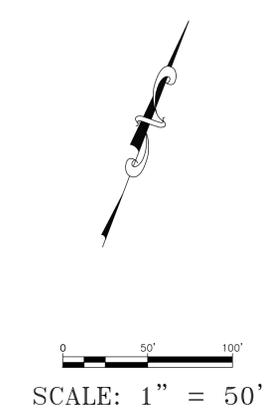
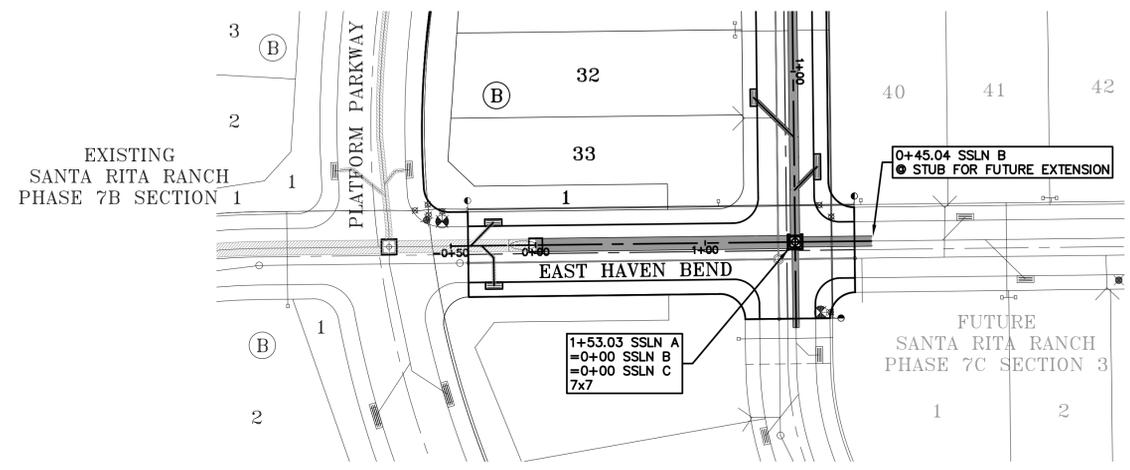
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NOTES:

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FILE PATH: J:\ACD\5489\Angels888-STORM.dwg - Mar 18, 2024 - 4:11pm

DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
SHEET NAME: STORMSEWER LINE A (7C-1) (0+00 TO END) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 45 OF 77 SHEET NO.: 45	

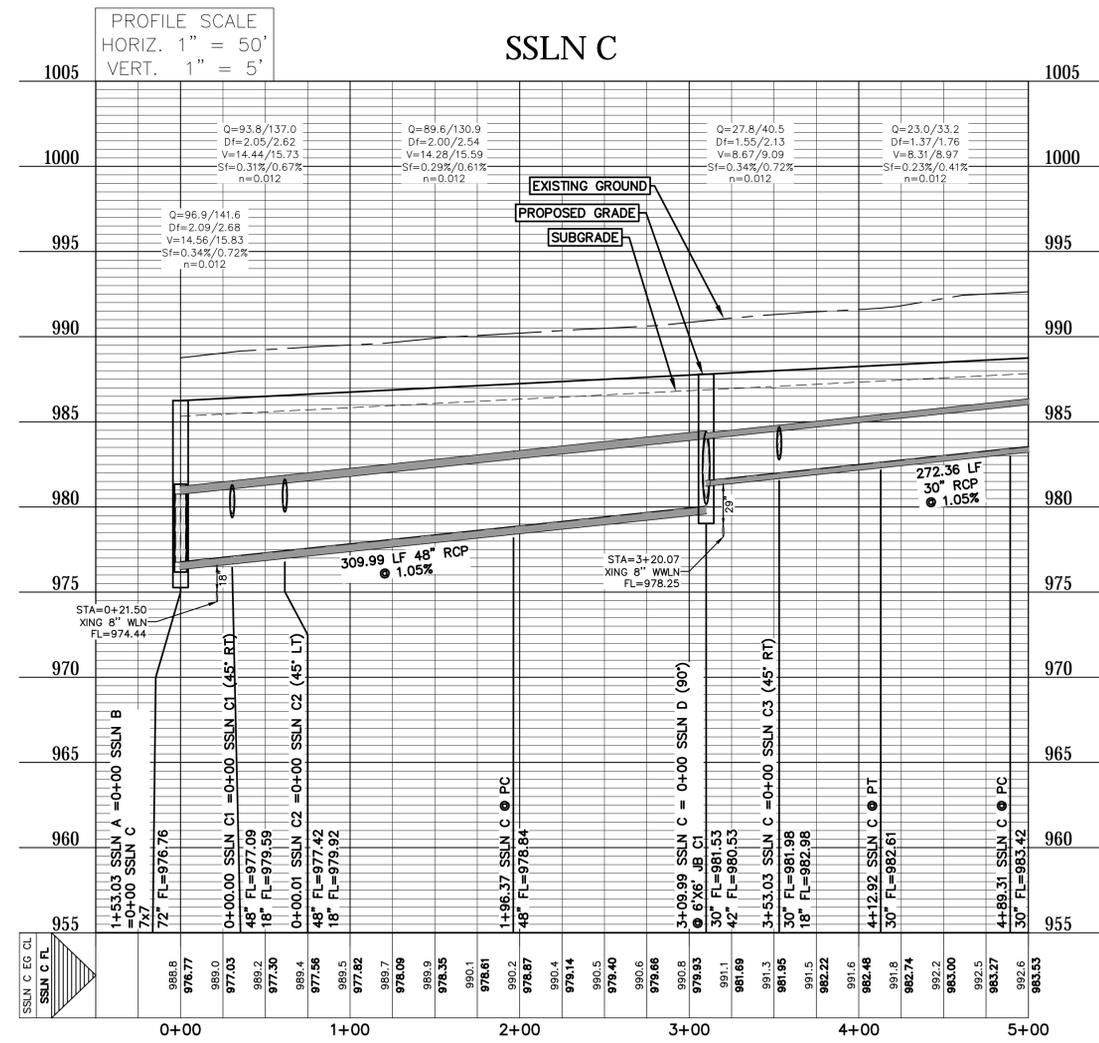
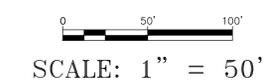
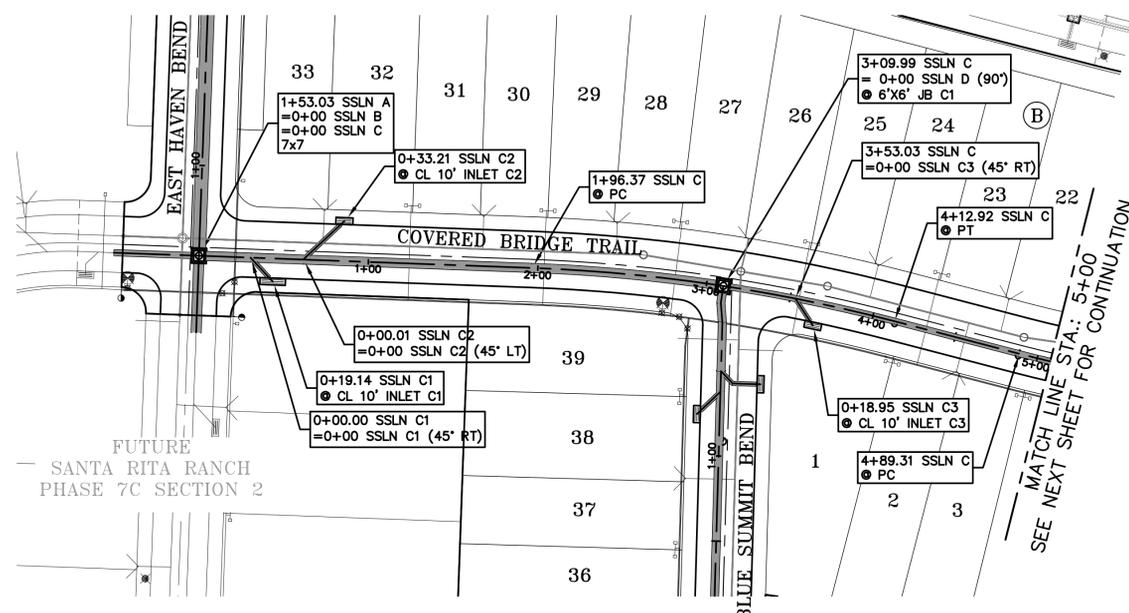


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FILE PATH: J:\ACCD\489\Ang\588\STORM.dwg - Mar 18, 2024 - 3:46pm

DESIGNED BY: SPC	DRAFTED BY: CTJ
DATE	
REVISION	
Carlsson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 12129 RR (23) N. St. 600 5501 West Williams Canyon Dr. Austin, Texas 78750 Phone No. (512) 290-5160 Fax No. (512) 290-5165	
SHEET NAME: STORMSEWER LINE B (7C-1) (0+00 TO END) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE: 3-18-2024 JOB NUMBER: 5489 SHEET: 46 OF 77 SHEET NO.: 46	



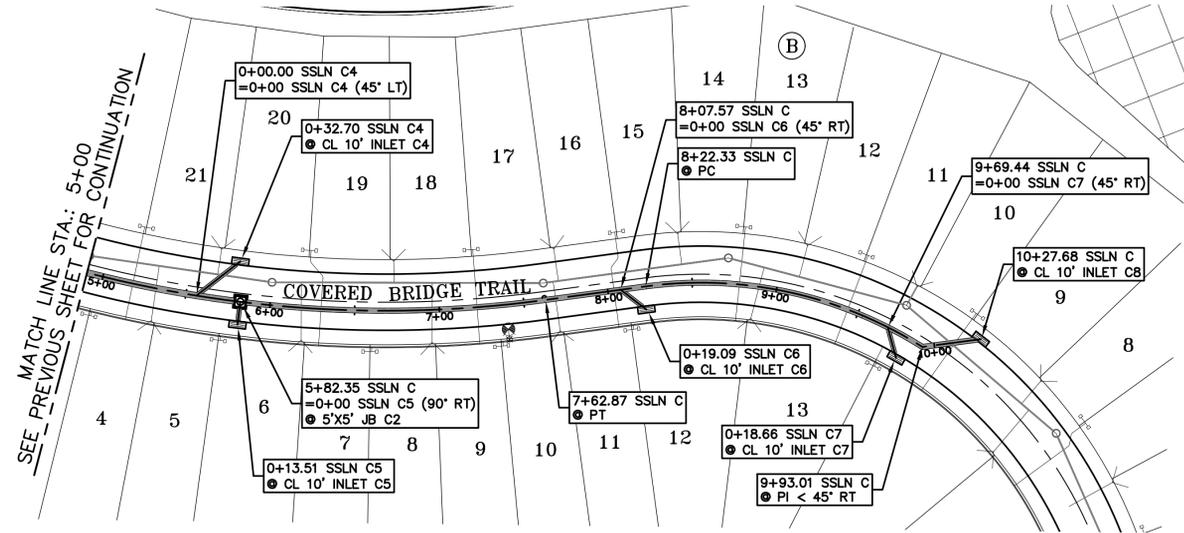
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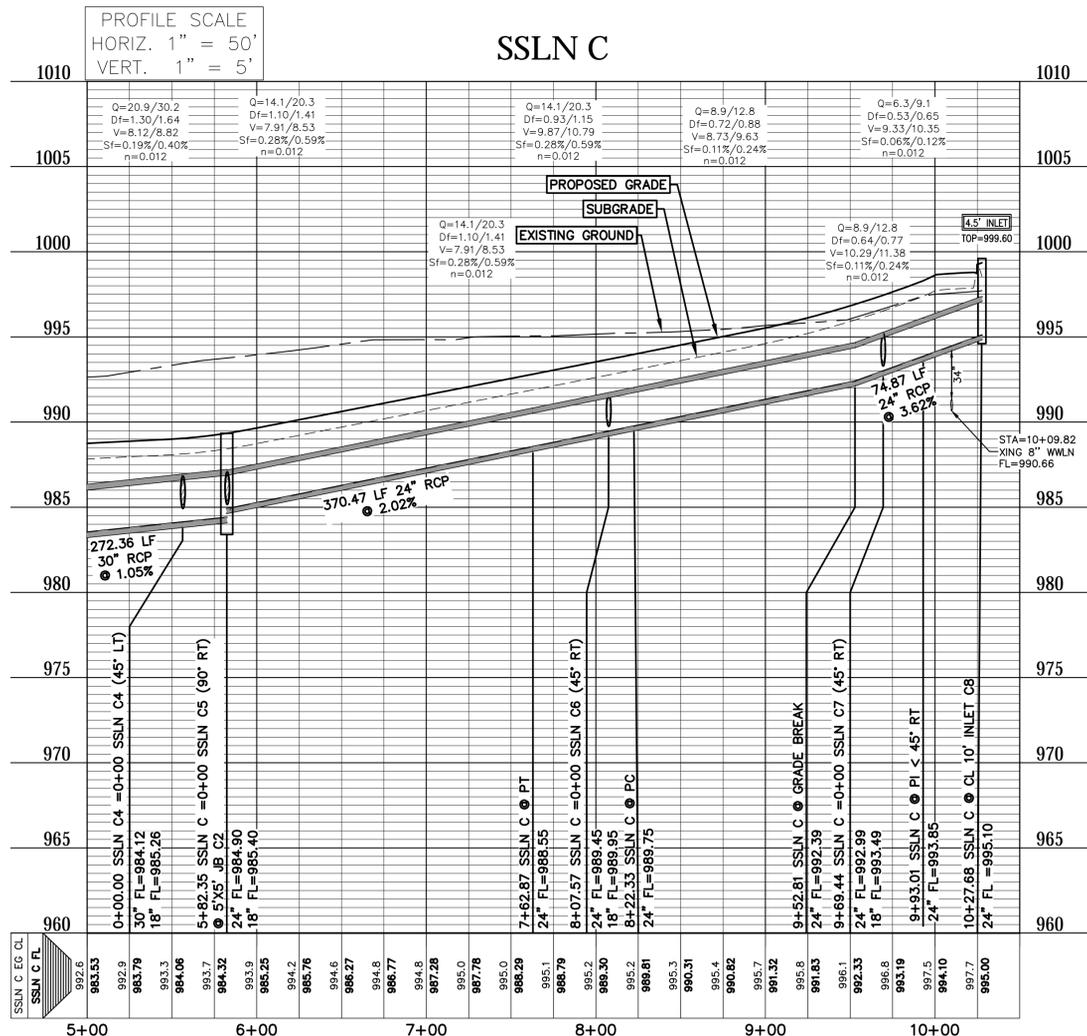
FILE PATH: J:\ACD\5489\Angels888\STORM.dwg - Mar 18, 2024 - 3:49pm

DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
SHEET NAME: STORMSEWER LINE C (7C-1) (0+00 TO 5+00) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE	MAR 2024
JOB NUMBER	5489
SHEET	47 OF 77
SHEET NO.	47

FILE PATH: J:\CADD\4885\SSLN C STORM.dwg - Mar 18, 2024 - 3:49pm



SCALE: 1" = 50'

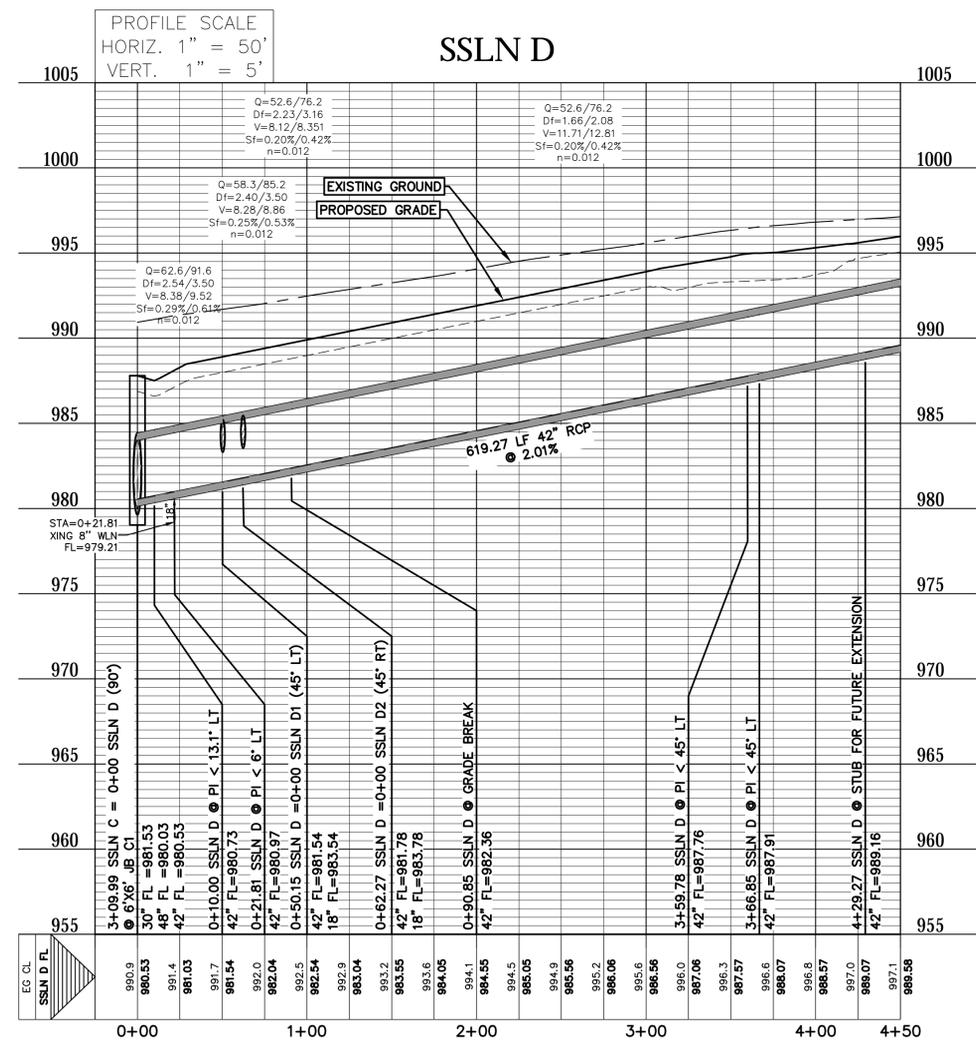
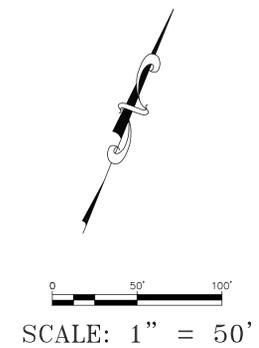
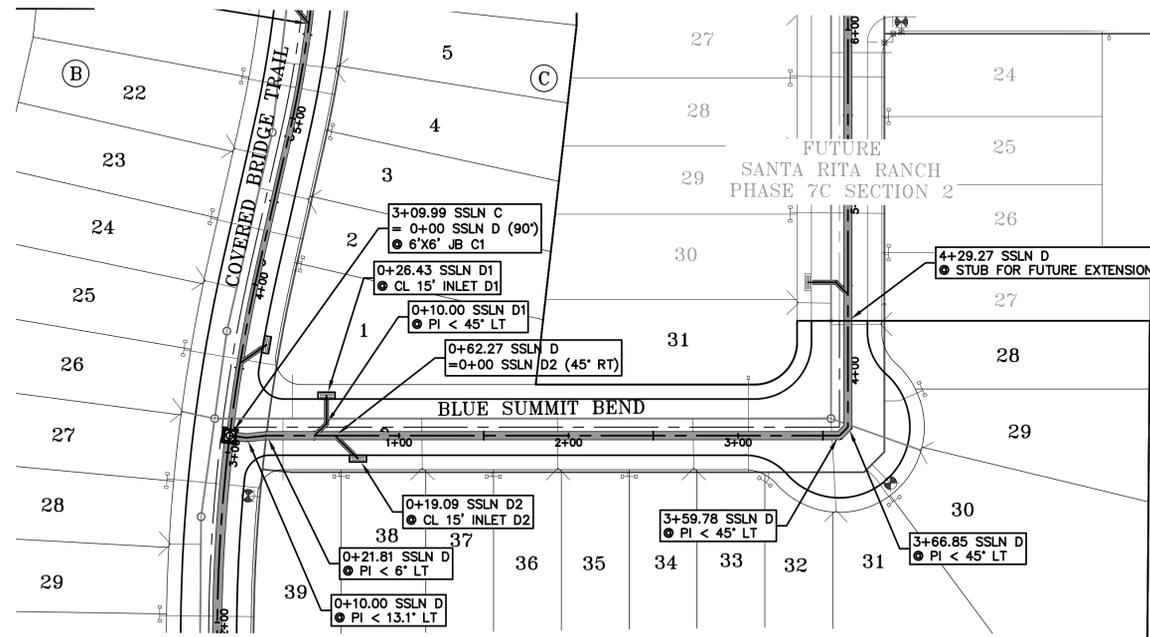


THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

- NOTES:**
1. THE DESIGN INTENT OF THESE PLANS IS FOR ALL CONNECTIONS, BENDS, AND REDUCTIONS TO BE MADE WITH PRE-CAST FITTINGS MANUFACTURED IN ACCORDANCE WITH ASTM C-76, CLASS 3 REQUIREMENTS. IF THE CONTRACTOR ELECTS TO USE ALTERNATE CONNECTION METHODS THEN A SUBMITTAL SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.
 2. WHERE STORM DRAINAGE IS SHOWN TO BE INSTALLED ON A CURVE THE CONTRACTOR SHALL SUBMIT A LAYING SCHEDULE DEMONSTRATING ANTICIPATED JOINT SEPARATIONS USING 8" JOINTS, A COMBINATION OF 8" AND 4" JOINTS, OR LONG RADIUS PIPE TO ACHIEVE THE NECESSARY RADIUS WITHOUT EXCESSIVE JOINT SEPARATION. PROPOSED INSTALLATION METHOD SHALL BE APPROVED BY THE ENGINEER AND WILLIAMSON COUNTY PRIOR TO COMMENCING PIPE LAYING OPERATIONS.

DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
SHEET NAME: STORMSEWER LINE C (7C-1) (5+00 TO END) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE	MAR 2024
JOB NUMBER	5489
SHEET	48 OF 77
SHEET NO.	48

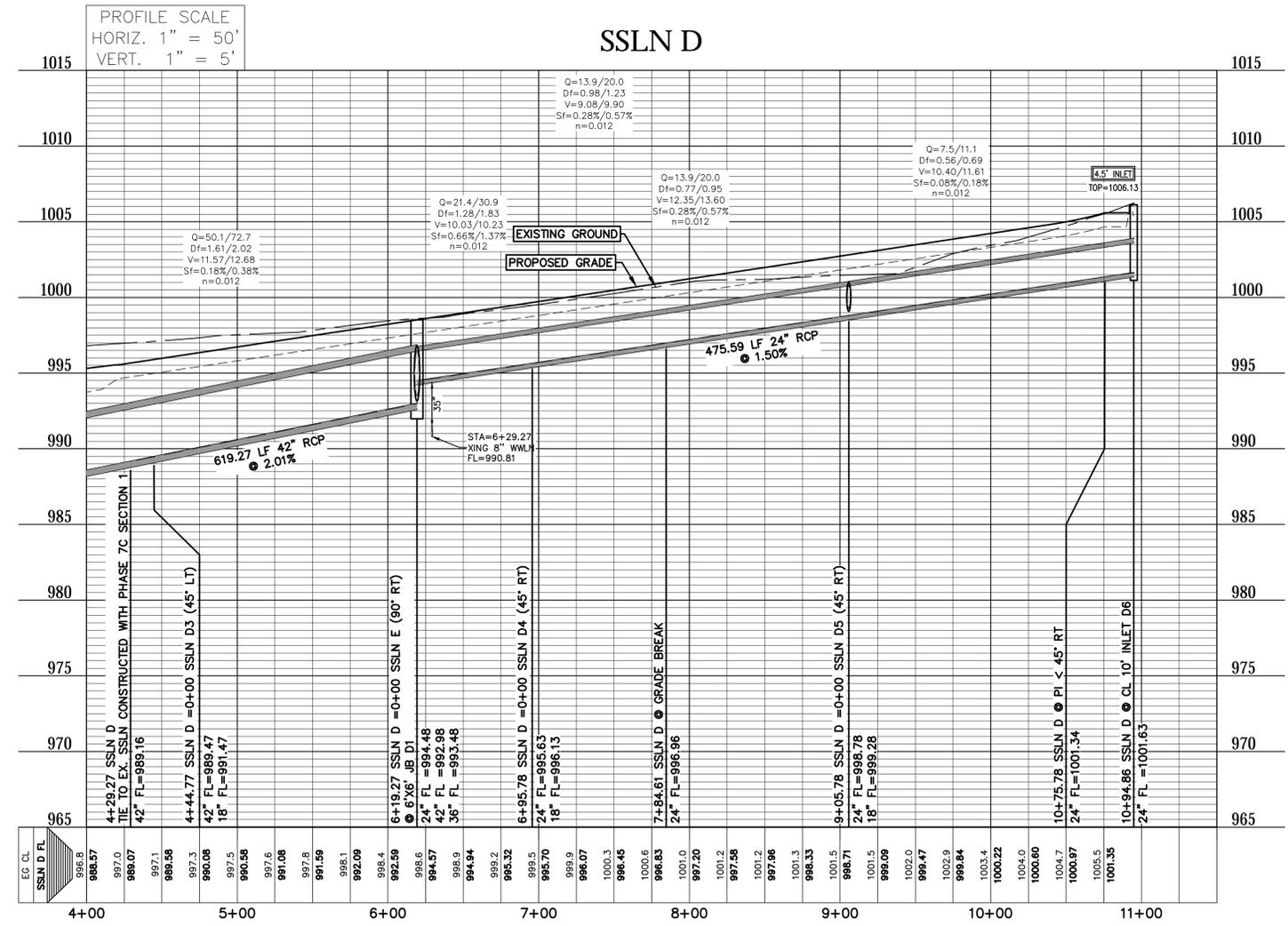
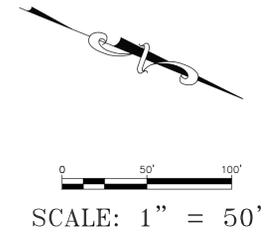
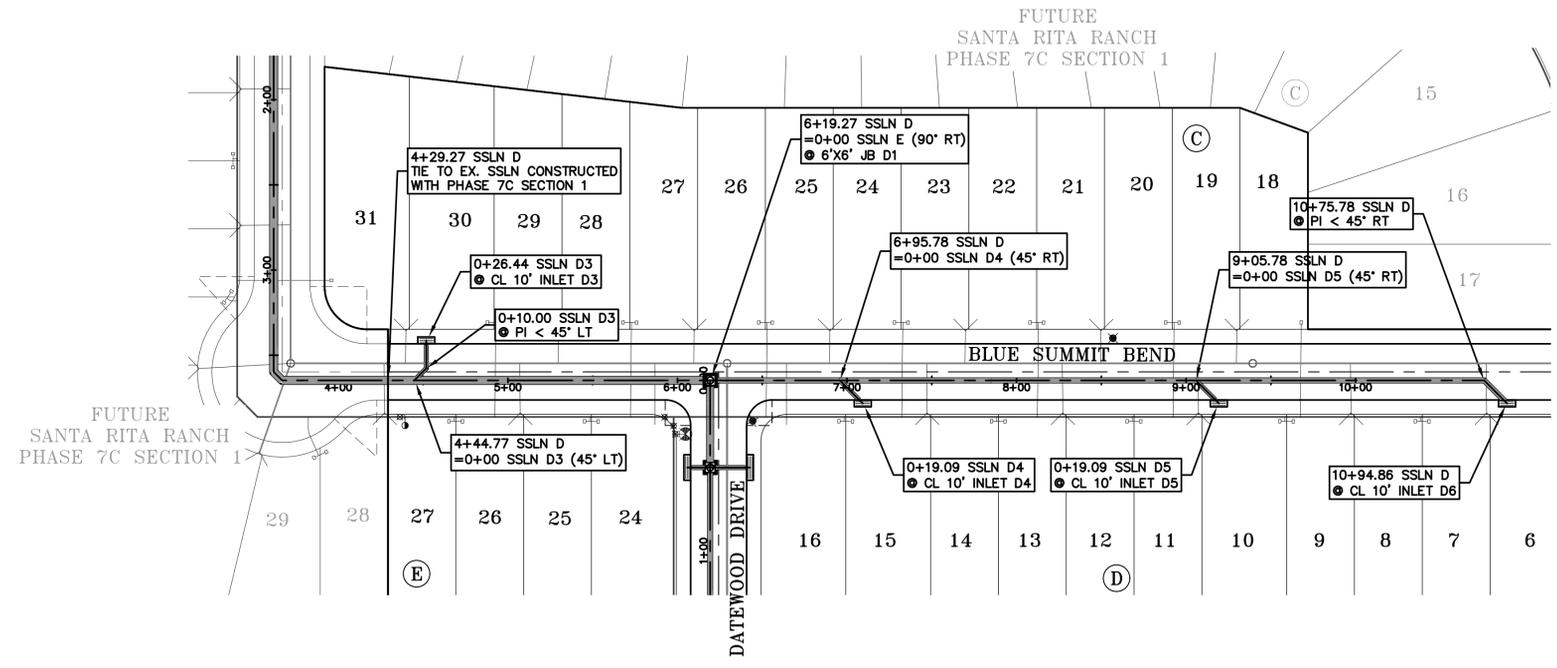
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THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

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DESIGNED BY: SPC	DRAWN BY: CFJ
DATE	
REVISION	
PROJECT: STORMSEWER LINE D (7C-1) (0+00 TO 4+29.27) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE	MAR 2024
JOB NUMBER	5489
SHEET	49 OF 77
SHEET NO.	49

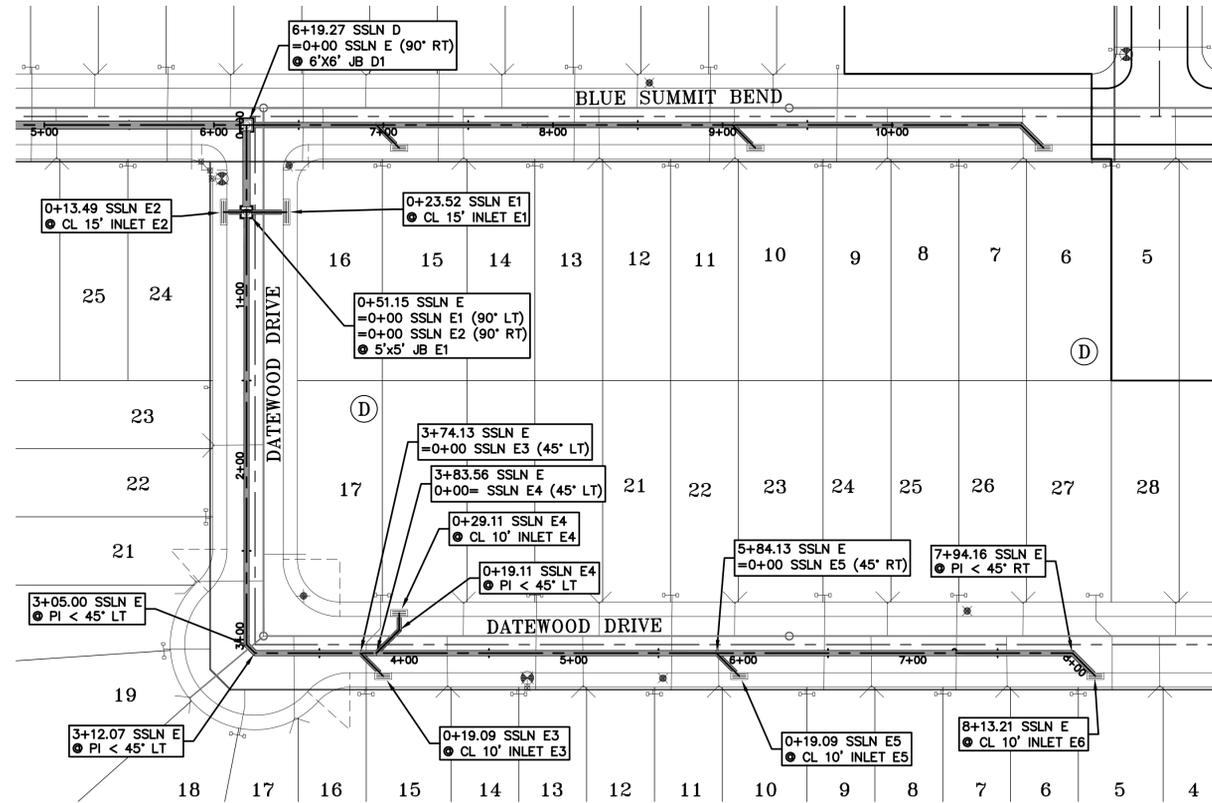


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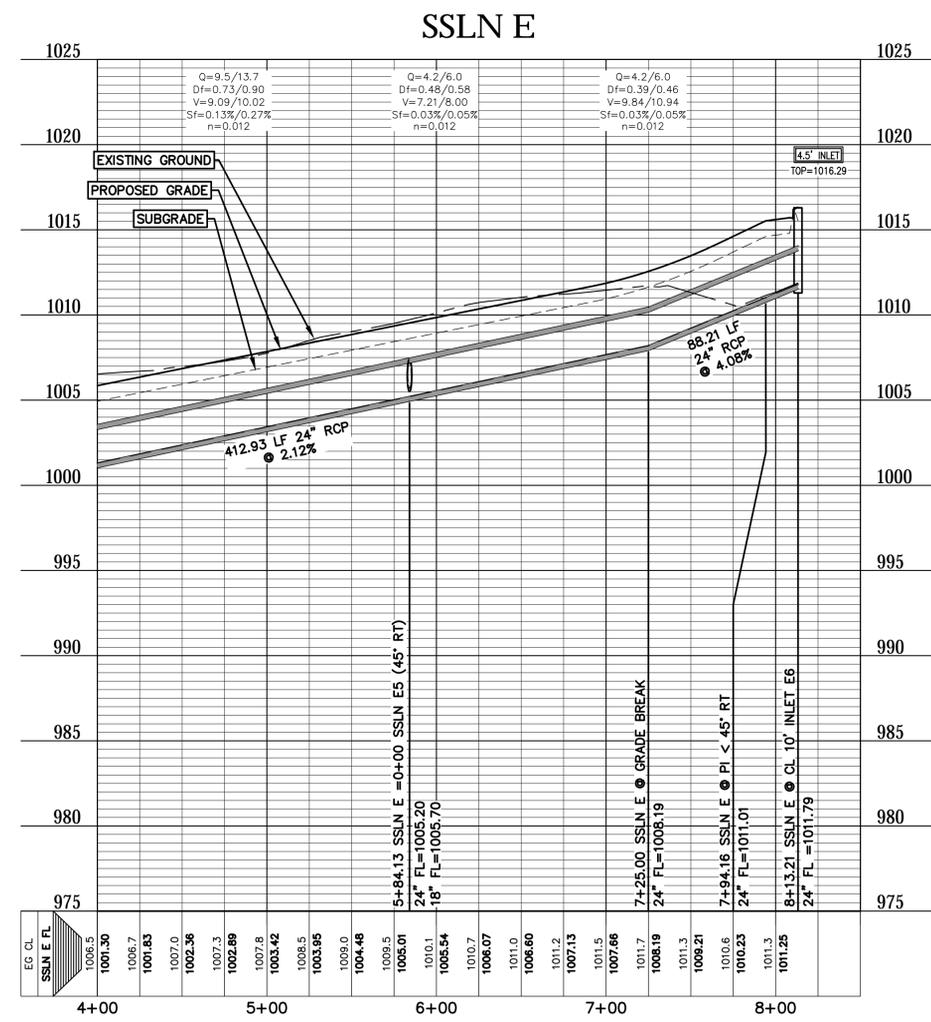
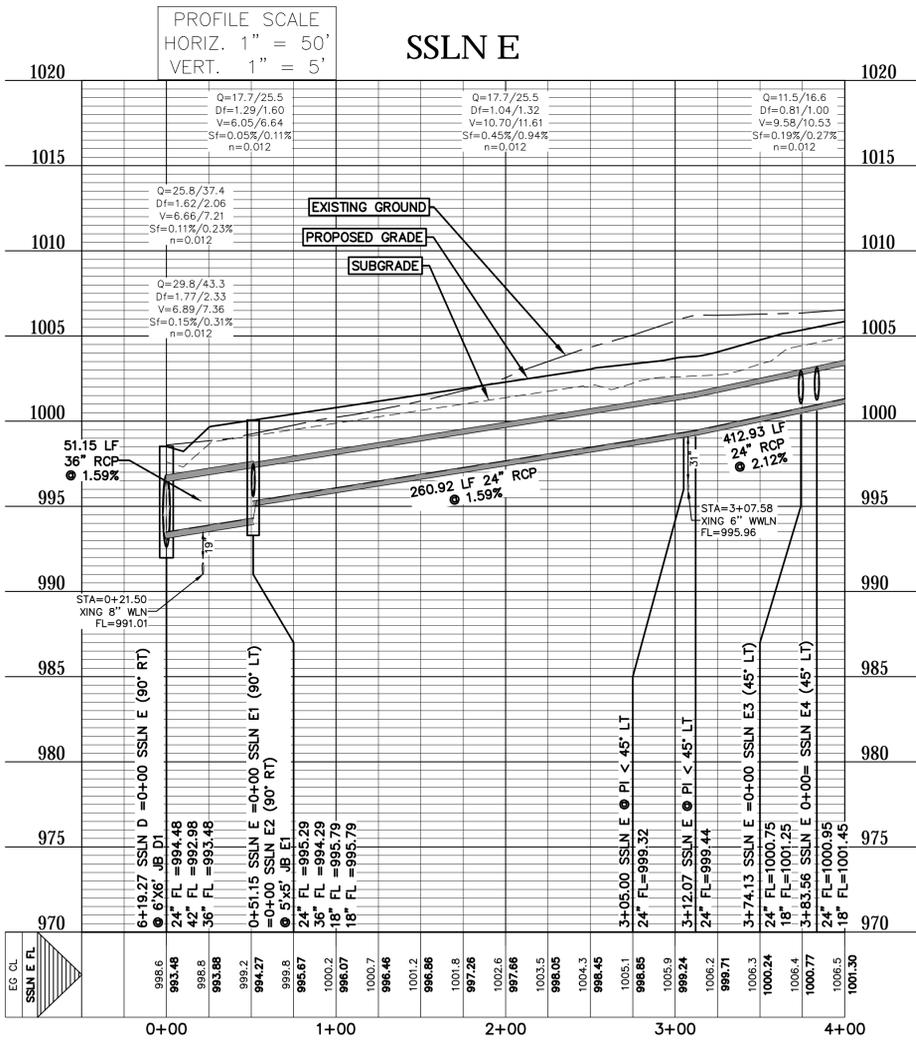
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DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
SHEET NAME: STORMSEWER LINE D (7C-2) (4+29.27 TO END) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 50 OF 77 SHEET NO.: 50	

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SCALE: 1" = 50'



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DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
Carlsson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #13791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750 North Office: 12129 RR (23) N. St. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: STORMSEWER LINE E (7C-2) (0+00 TO END) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE	MAR 2024
JOB NUMBER	5489
SHEET	51 OF 77
SHEET NO.	51

DESIGNED BY:	SPC	DRAFTED BY:	CFJ
DATE:			
REVISION:			

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying



FIRM ID #13791
 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750
 North Office: 12129 RR (23) N. St. 600, Austin, Texas 78750
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

SHEET NAME: STORMSEWER LATERALS (1 OF 2)

JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2

PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS



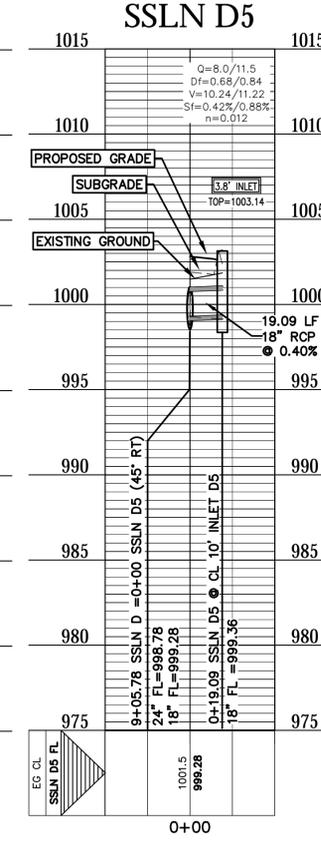
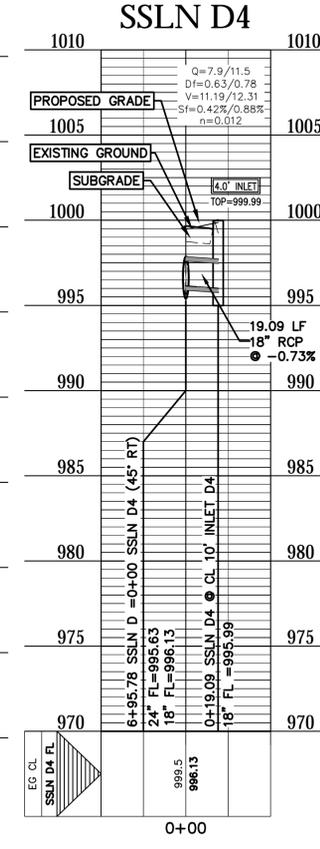
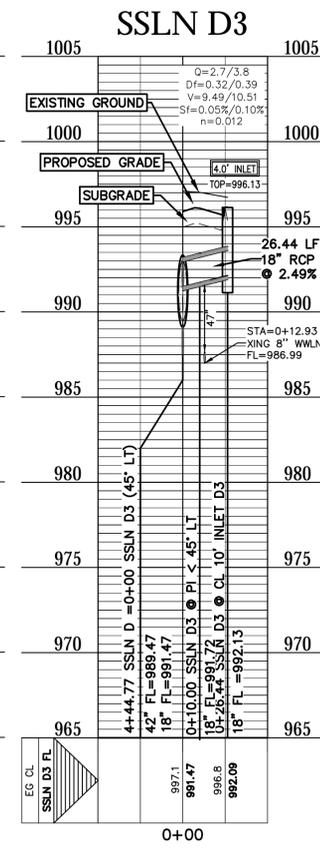
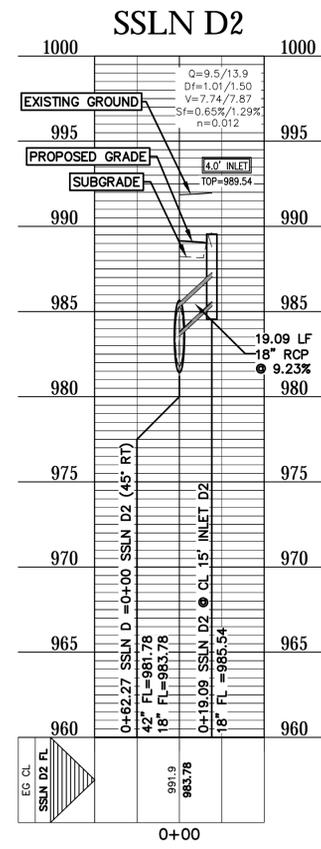
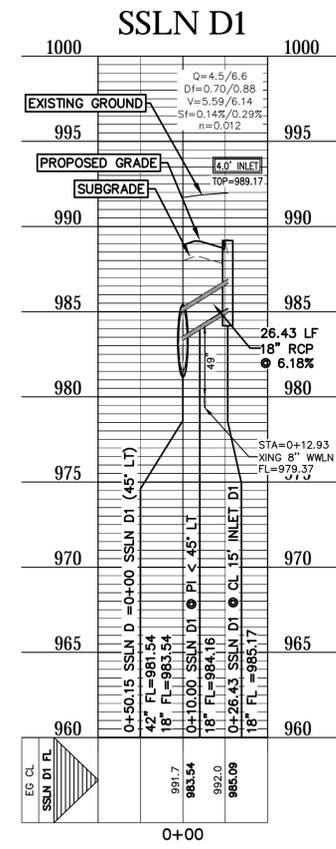
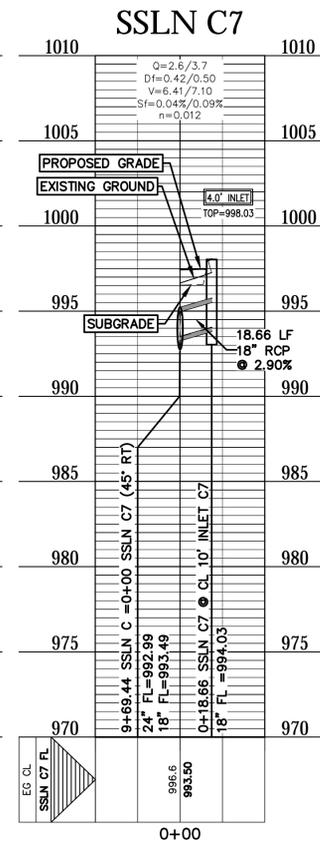
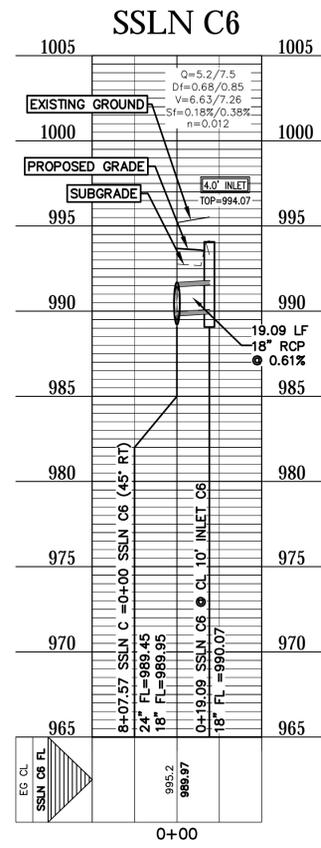
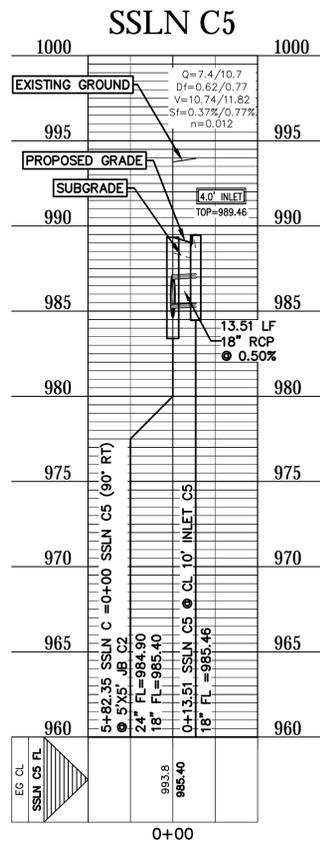
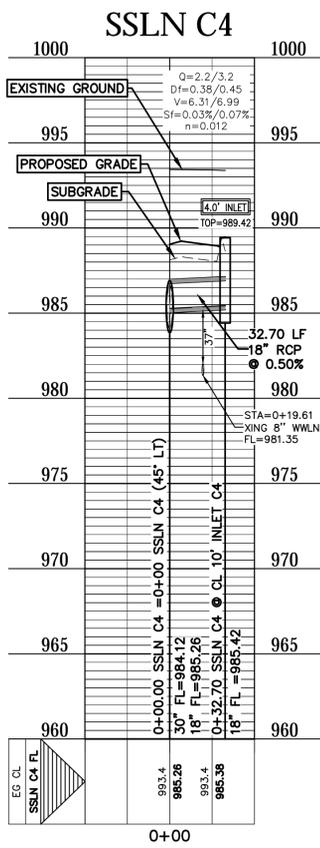
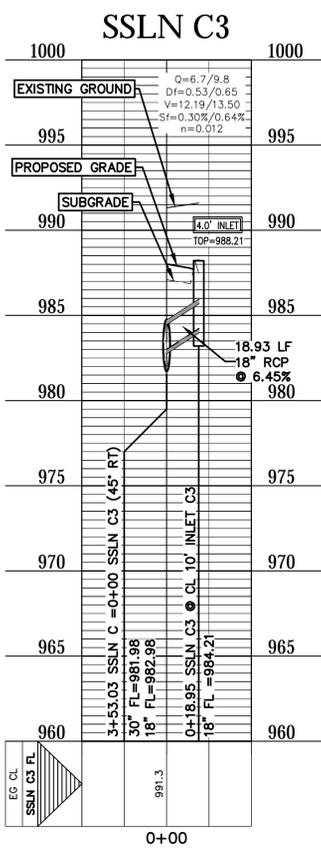
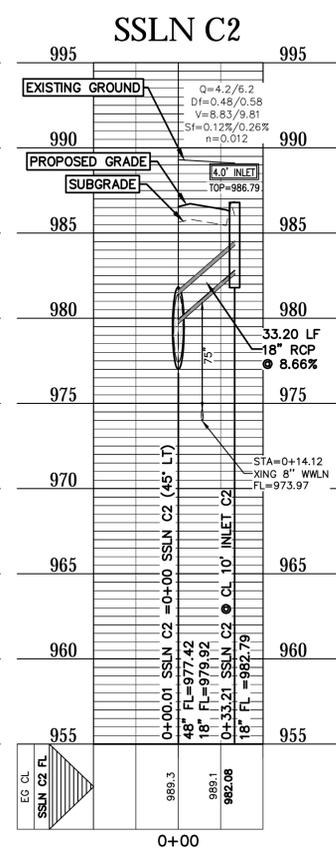
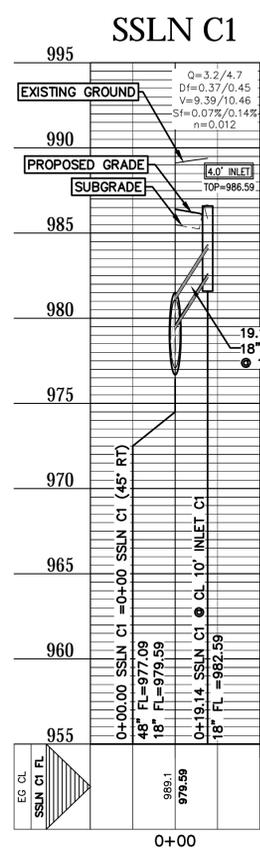
CARLSON, BRIGRANCE & DOERING, INC.
 ID# F3791
 3-18-2024

DATE: MAR 2024

JOB NUMBER: 5489

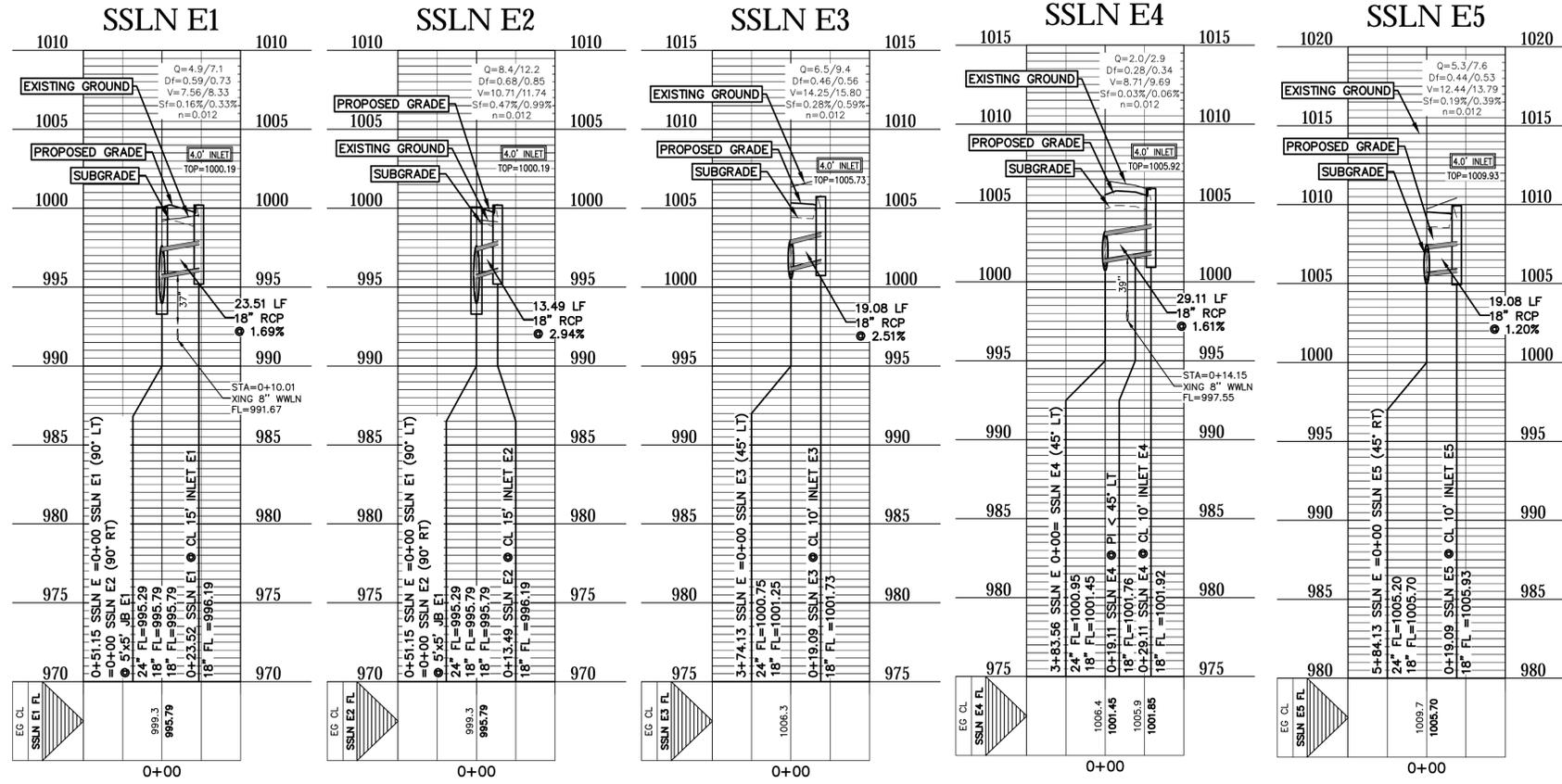
SHEET: 52 OF 77

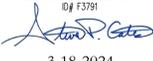
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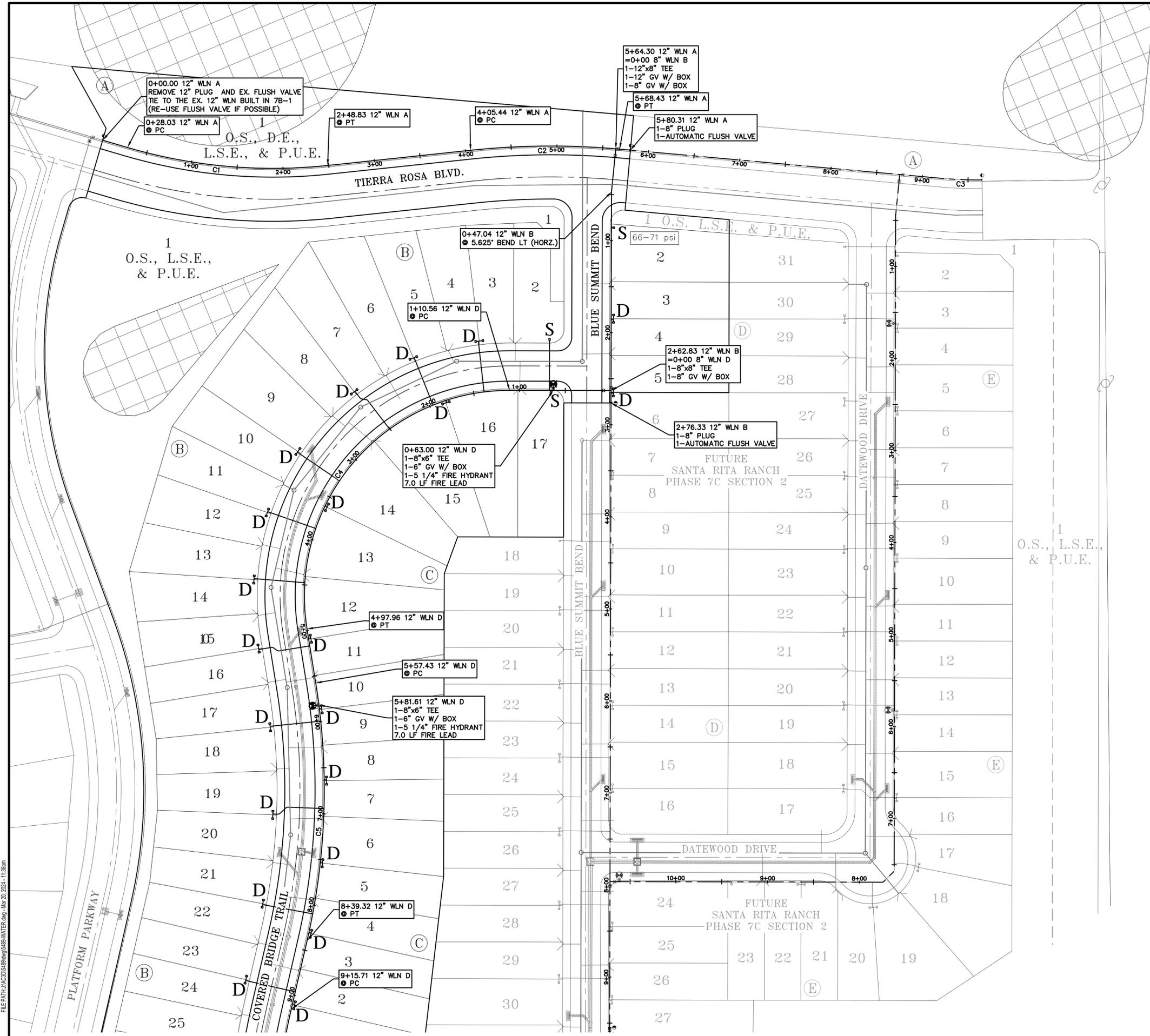


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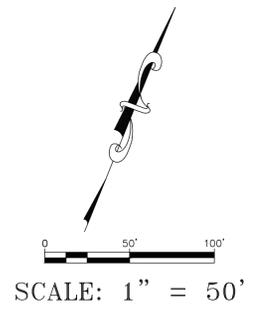
DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE	
REVISION	
 Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying Firm ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750 North Office: 12129 RR (23) N. St. 600, Austin, Texas 78750 Phone No. (512) 280-5160 Fax No. (512) 280-5165	
SHEET NAME: STORMSEWER LATERALS (2 OF 2) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
 STEVEN P. GATES 93648 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. ID# F3791  3-18-2024	
DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 53 OF 77 SHEET NO.: 53	



WATER LEGEND

- S PROPOSED DOUBLE SERVICE
- D PROPOSED DOUBLE SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE & BOX
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE & BOX

66-71
psi
LOWEST AND HIGHEST PRESSURE RANGE
(PER 1138-1178 PRESSURE PLANE)



Curve Table				
Curve #	Radius	Tangent	Delta	Arc Length
C1	566.50'	111.82'	022°19'54"	219.40'
C2	833.50'	81.75'	011°12'14"	162.73'
C3	436.50'	22.35'	005°51'42"	44.64'
C4	223.50'	263.14'	099°18'46"	340.69'
C5	726.50'	142.74'	022°13'55"	280.13'

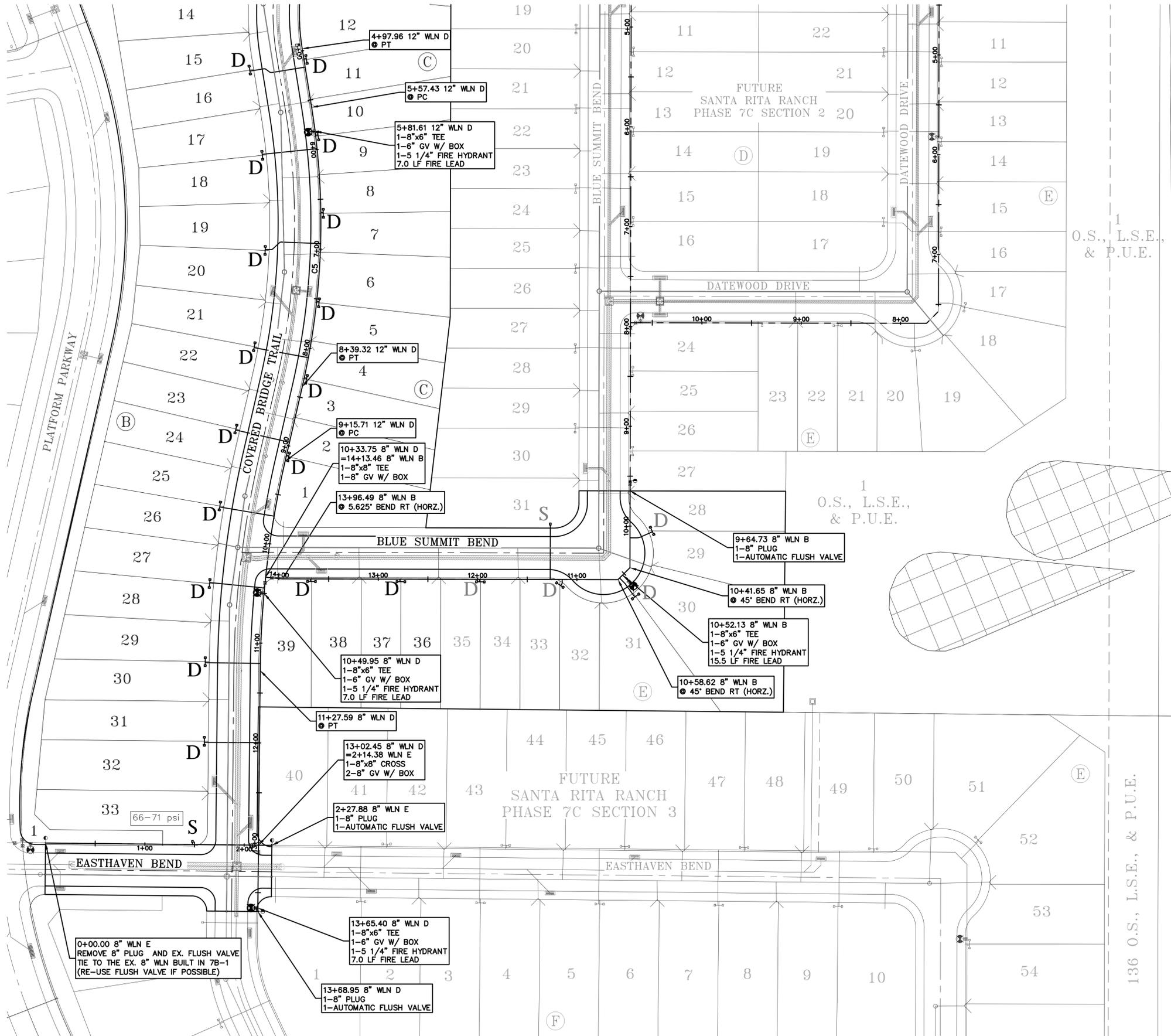
THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

- NOTES:
- 1.) ALL ONSITE UTILITY MATERIALS AND WORK SHALL CONFORM TO THE CURRENT PLUMBING CODE.
 - 2.) ALL WATER LINES MUST BE CONSTRUCTED IN COMPLIANCE WITH TCEQ RULE 30 TAC SEC 290.44 RELATED TO WATER DISTRIBUTION LINES. WATER LINES SHALL HAVE A MINIMUM 9' SEPARATION FROM SEWER MAINS. WHERE 9 FEET SEPARATION CANNOT BE ACHIEVED CONTRACTOR MUST FOLLOW 290.44(e)(4)(A).
 - 3.) PRESSURE REDUCING VALVES SHALL BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE WATER METER WHERE SERVICE PRESSURE IS 80 psi OR GREATER
 - 4.) FIRE HYDRANTS SPACED MAX. OF 500
 - 5.) FIRE HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FIVE (5) INCH STEAMER OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FIVE(5) INCH OPENING MUST FACE THE STREET AND MUST BE TOTALLY UNOBSTRUCTED TO THE STREET. FIRE HYDRANT DESIGN SHALL BE 2-2.5" NST OUTLETS. 1-5" STORZ CONNECTION WITH A CAP TO INCLUDE A HEX NUT TO FIT A HYDRANT WRENCH ALONG WITH A REFLECTIVE BAND. THE FIRE HYDRANT SHALL BE PAINTED SILVER IN COLOR AND DESIGNATED BY BLUE REFLECTOR IN THE CENTER OF THE ROAD.
 - 6.) ALL WATER LINES SHALL BE CONSTRUCTED WITH AWWA C-900 DR18 UNLESS OTHERWISE SPECIFIED.
 - 7.) WATERLINE TO BE INSTALLED WITH A MAX 1" JOINT DEFLECTION THROUGH ALL CURVES

DESIGNED BY: SPC	DRAWN BY: CFJ		
DATE			
REVISION			
Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 5501 West Williams Canyon Dr. Austin, Texas 78749 Phone No. (512) 290-5160 Fax No. (512) 290-5165		OVERALL WATER PLAN (7C-1)(1 OF 2) SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
		DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 54 OF 77 SHEET NO.: 54	

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WATER LEGEND

- PROPOSED DOUBLE SERVICE
- PROPOSED DOUBLE SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE & BOX
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE & BOX

66-71
psi
LOWEST AND HIGHEST PRESSURE RANGE
(PER 1138-1178 PRESSURE PLANE)

SCALE: 1" = 50'

Curve Table				
Curve #	Radius	Tangent	Delta	Arc Length
C5	726.50'	142.74'	022°13'55"	280.13'

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 - ALL WATER LINES SHALL BE CONSTRUCTED WITH AWWA C-900 DR18 UNLESS OTHERWISE SPECIFIED.
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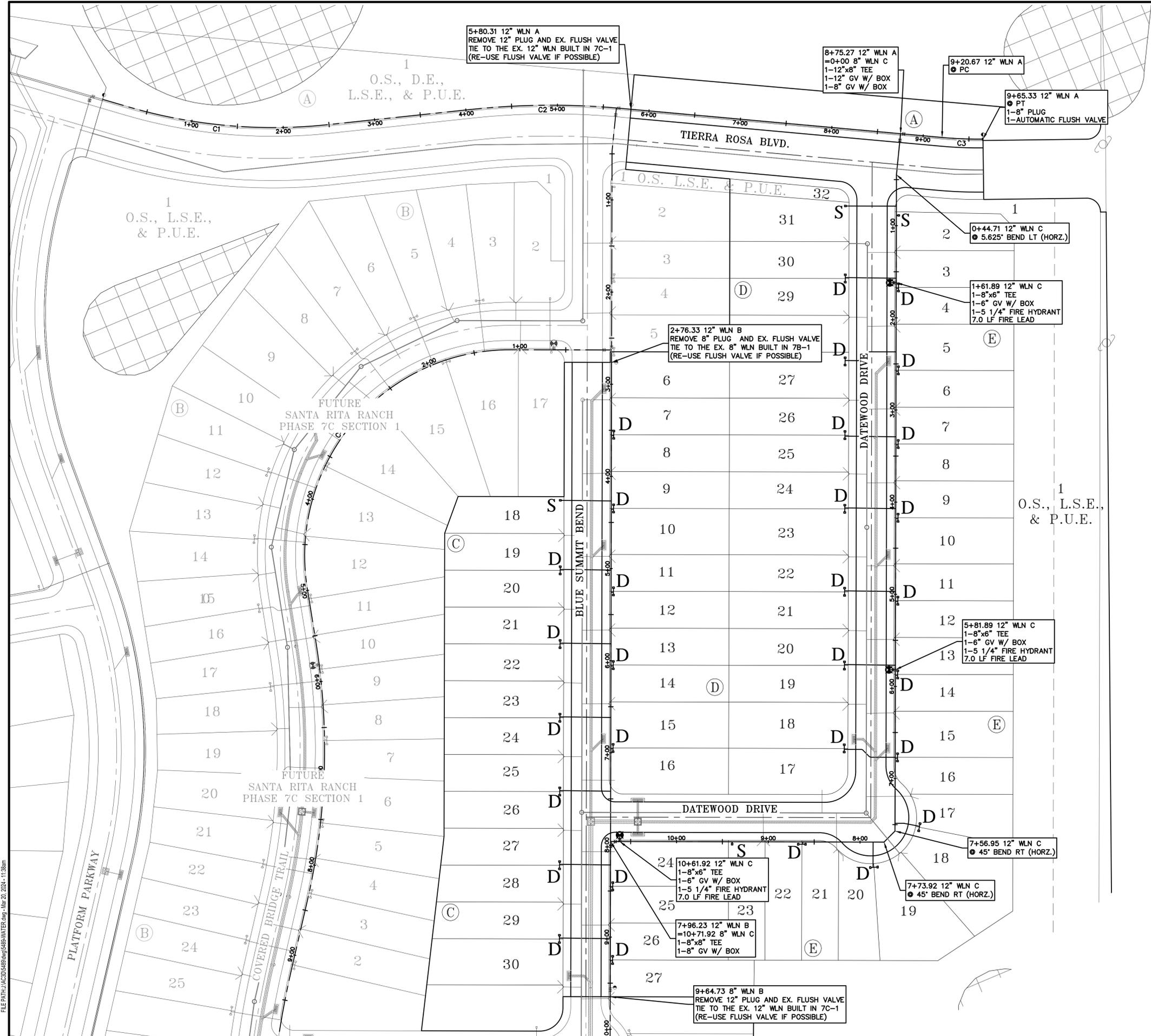
DESIGNED BY: SPC	DRAFTED BY: CFD
DATE	
REVISION	

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
5501 West Williams Canyon Dr. Austin, Texas 78750
Phone No. (512) 290-5160 Fax No. (512) 290-5165

OVERALL WATER PLAN (7C-1)(2 OF 2)
JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

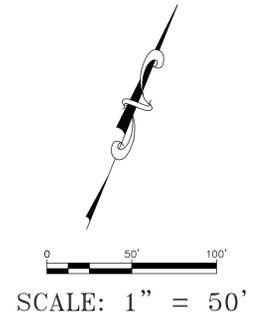
STATE OF TEXAS
STEVEN P. CATES
93648
LICENSED PROFESSIONAL ENGINEER
CARLSON, BRIGRANCE & DOERING, INC.
04/73791
3-18-2024

DATE: MAR 2024
JOB NUMBER: 5489
SHEET: 55 OF 77
SHEET NO.: 55



WATER LEGEND

- S PROPOSED DOUBLE SERVICE
- D PROPOSED DOUBLE SERVICE
- ⊙ PROPOSED FIRE HYDRANT
- ⊗ PROPOSED GATE VALVE & BOX
- ⊙ EXISTING FIRE HYDRANT
- ⊗ EXISTING GATE VALVE & BOX
- 66-71 psi LOWEST AND HIGHEST PRESSURE RANGE (PER 1138-1178 PRESSURE PLANE)



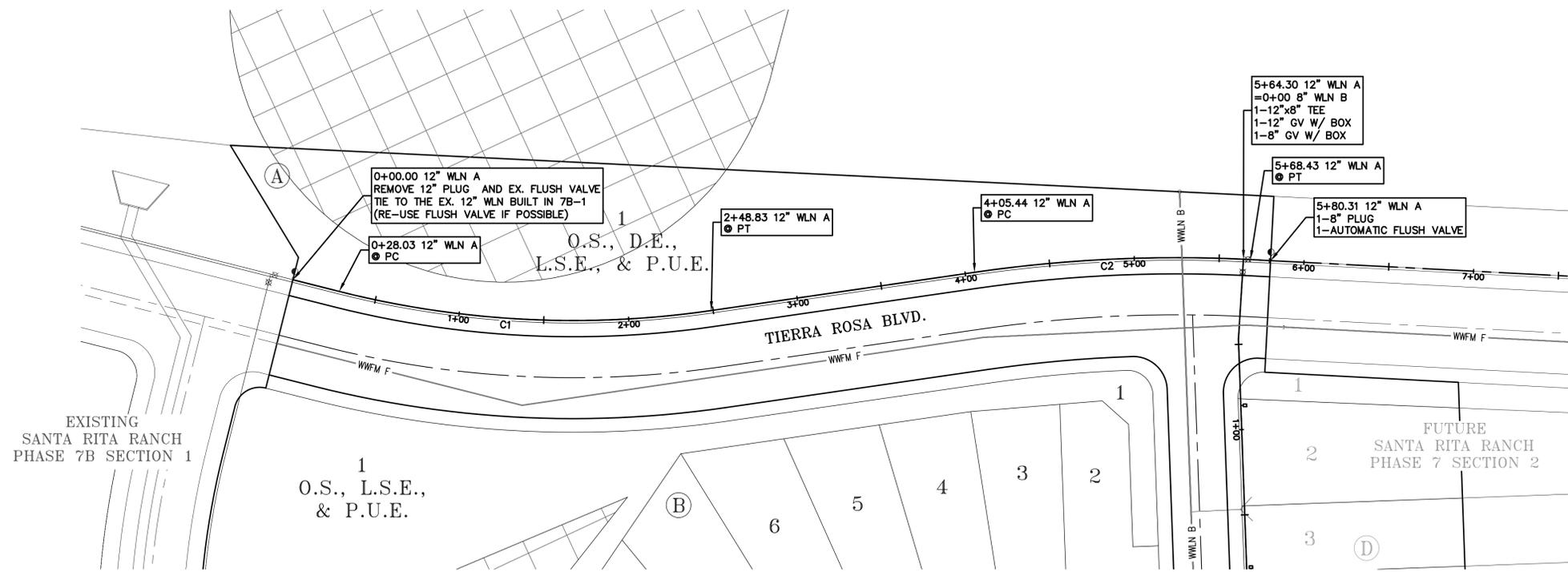
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- NOTES:
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 - ALL WATER LINES MUST BE CONSTRUCTED IN COMPLIANCE WITH TCEQ RULE 30 TAC SEC. 290.44 RELATED TO WATER DISTRIBUTION LINES. WATER LINES SHALL HAVE A MINIMUM 9' SEPARATION FROM SEWER MAINS. WHERE 9 FEET SEPARATION CANNOT BE ACHIEVED CONTRACTOR MUST FOLLOW 290.44(e)(4)(A).
 - PRESSURE REDUCING VALVES SHALL BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE WATER METER WHERE SERVICE PRESSURE IS 80 psi OR GREATER
 - FIRE HYDRANTS SPACED MAX. OF 500
 - FIRE HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FIVE (5) INCH STEAMER OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FIVE(5) INCH OPENING MUST FACE THE STREET AND MUST BE TOTALLY UNOBSTRUCTED TO THE STREET. FIRE HYDRANT DESIGN SHALL BE 2-2.5" NST OUTLETS. 1-5" STORZ CONNECTION WITH A CAP TO INCLUDE A HEX NUT TO FIT A HYDRANT WRENCH ALONG WITH A REFLECTIVE BAND. THE FIRE HYDRANT SHALL BE PAINTED SILVER IN COLOR AND DESIGNATED BY BLUE REFLECTOR IN THE CENTER OF THE ROAD.
 - ALL WATER LINES SHALL BE CONSTRUCTED WITH AWWA C-900 DR18 UNLESS OTHERWISE SPECIFIED.
 - WATERLINE TO BE INSTALLED WITH A MAX 1" JOINT DEFLECTION THROUGH ALL CURVES

DESIGNED BY: SPC	DRAFTED BY: CFD	
DATE		
REVISION		<p>Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 12129 RR (23) N. St. 600 5501 West Williams Canyon Dr. Austin, Texas 78749 Phone No. (512) 290-5160 Fax No. (512) 290-5165</p>
<p>OVERALL WATER PLAN (7C-2)</p> <p>SANTA RITA RANCH PHASE 7C SECTION 1 AND 2</p> <p>PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS</p>		
DATE	3-18-2024	
JOB NUMBER	5489	
SHEET	56 OF 77	
SHEET NO.	56	

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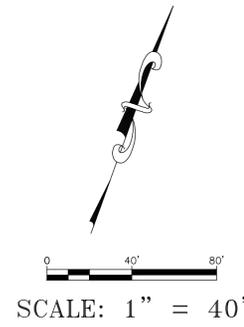


PLAN VIEW ABOVE SHOWS ALL HORIZONTAL BENDS AND PIPE DEFLECTIONS
SEE PROFILE BELOW FOR ALL VERTICAL BENDS AND JOINT DEFLECTIONS

WATER LINE "A"
12" PVC C-900 DR18 STA. 0+00 TO 5+80.31

WATER LEGEND

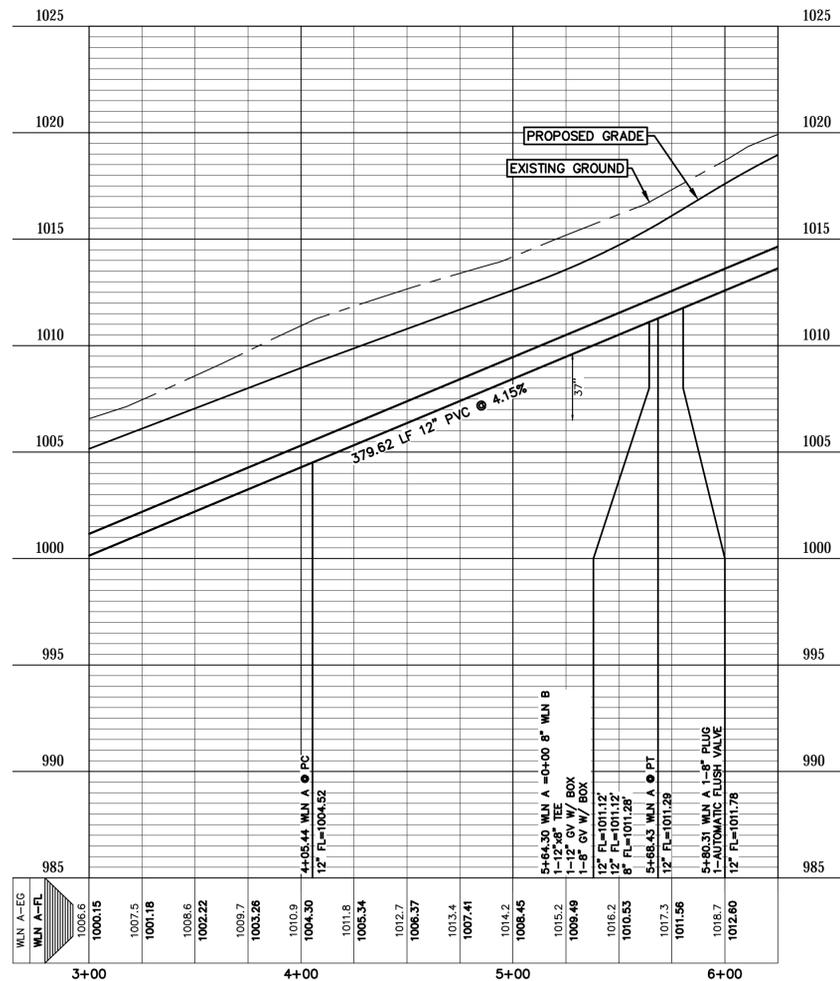
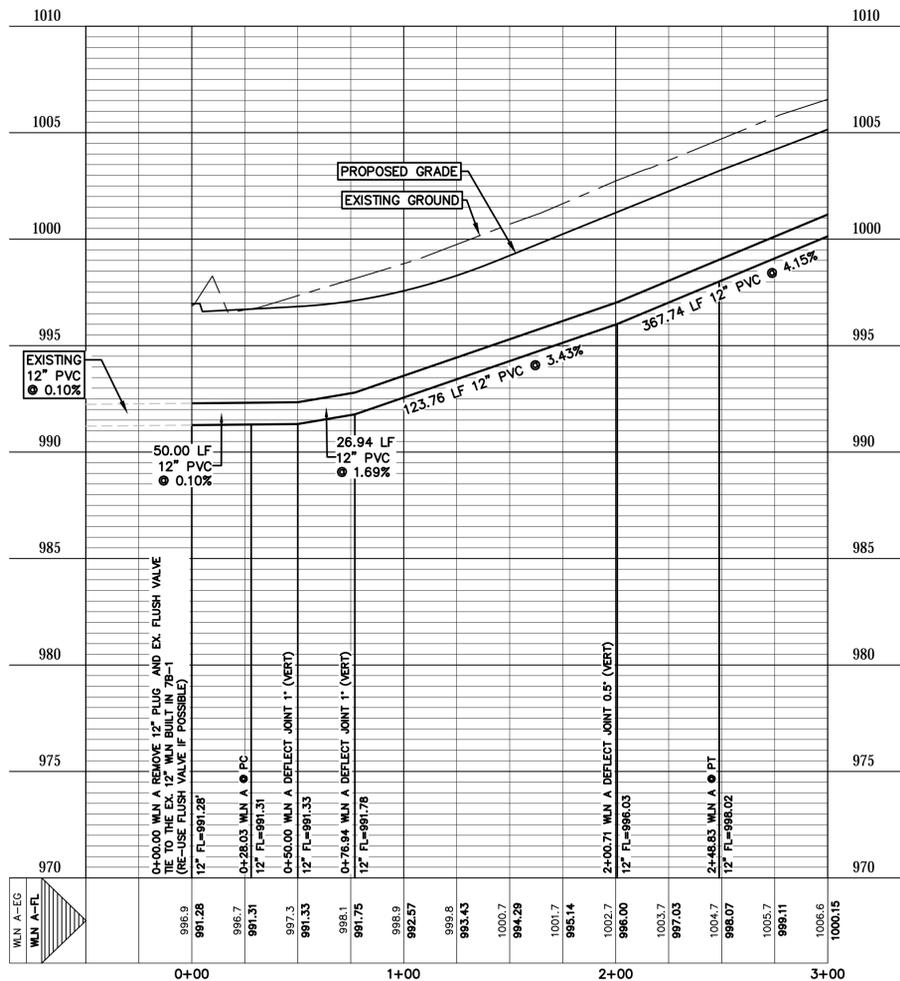
- PROPOSED DOUBLE SERVICE
- PROPOSED DOUBLE SERVICE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE & BOX
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE & BOX
- 66-71 psi LOWEST AND HIGHEST PRESSURE RANGE (PER 1138-1178 PRESSURE PLANE)



Curve Table				
Curve #	Radius	Tangent	Delta	Arc Length
C1	566.50'	111.82'	022°19'54"	219.40'
C2	833.50'	81.75'	011°12'14"	162.73'

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

- NOTES:
- ALL ONSITE UTILITY MATERIALS AND WORK SHALL CONFORM TO THE CURRENT PLUMBING CODE.
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 - FIRE HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FIVE (5) INCH STEAMER OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FIVE(5) INCH OPENING MUST FACE THE STREET AND MUST BE TOTALLY UNOBSTRUCTED TO THE STREET. FIRE HYDRANT DESIGN SHALL BE 2-2.5" NST OUTLETS. 1-5" STORZ CONNECTION WITH A CAP TO INCLUDE A HEX NUT TO FIT A HYDRANT WRENCH ALONG WITH A REFLECTIVE BAND. THE FIRE HYDRANT SHALL BE PAINTED SILVER IN COLOR AND DESIGNATED BY BLUE REFLECTOR IN THE CENTER OF THE ROAD.
 - ALL WATER LINES SHALL BE CONSTRUCTED WITH AWWA C-900 DR18 UNLESS OTHERWISE SPECIFIED.
 - WATERLINE TO BE INSTALLED WITH A MAX 1" JOINT DEFLECTION THROUGH ALL CURVES



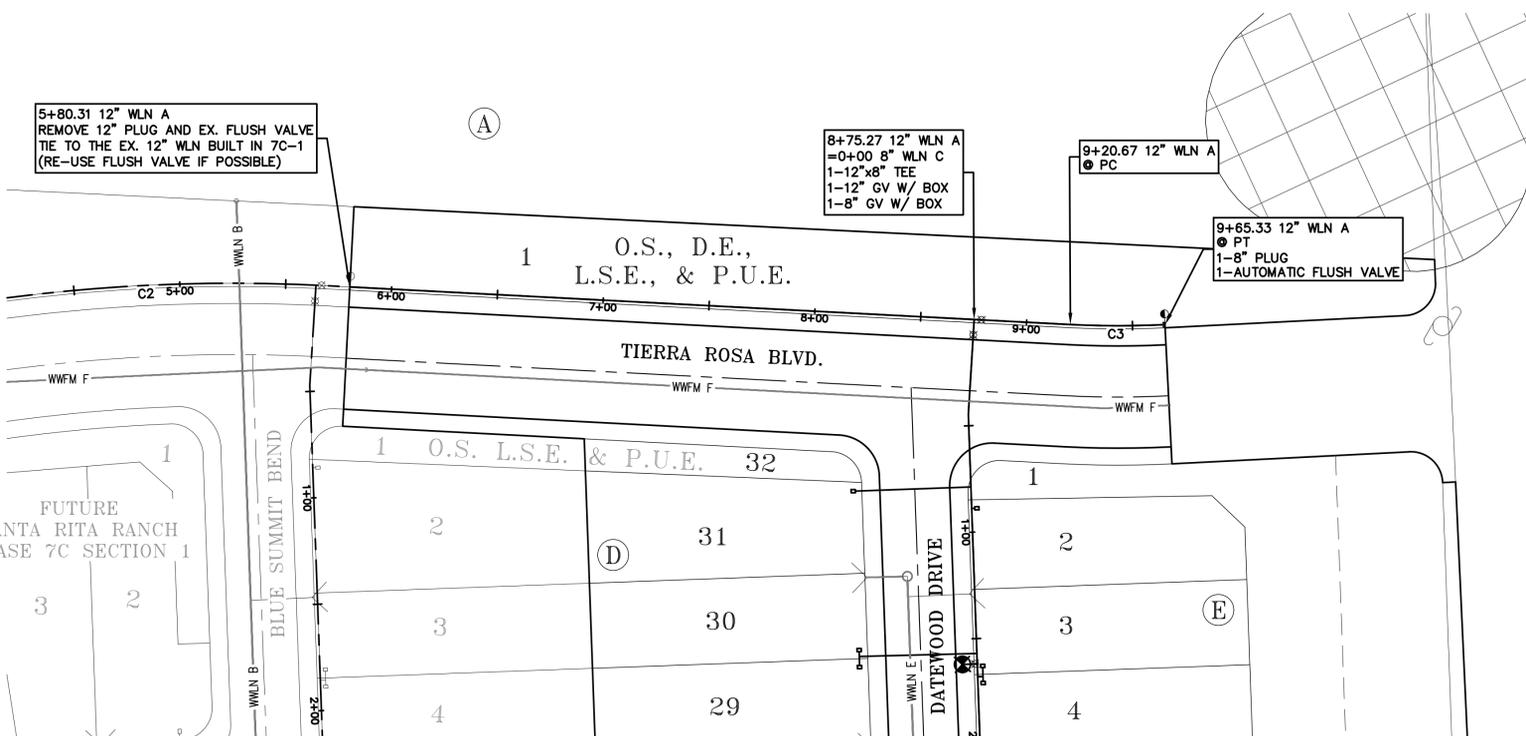
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DESIGNED BY: SPC	DRAFTED BY: CJU
DATE:	
REVISION:	

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78750
North Office: 12129 RR (23) N. St. 600, Austin, Texas 78749
Phone No. (512) 280-5160 Fax No. (512) 280-5165

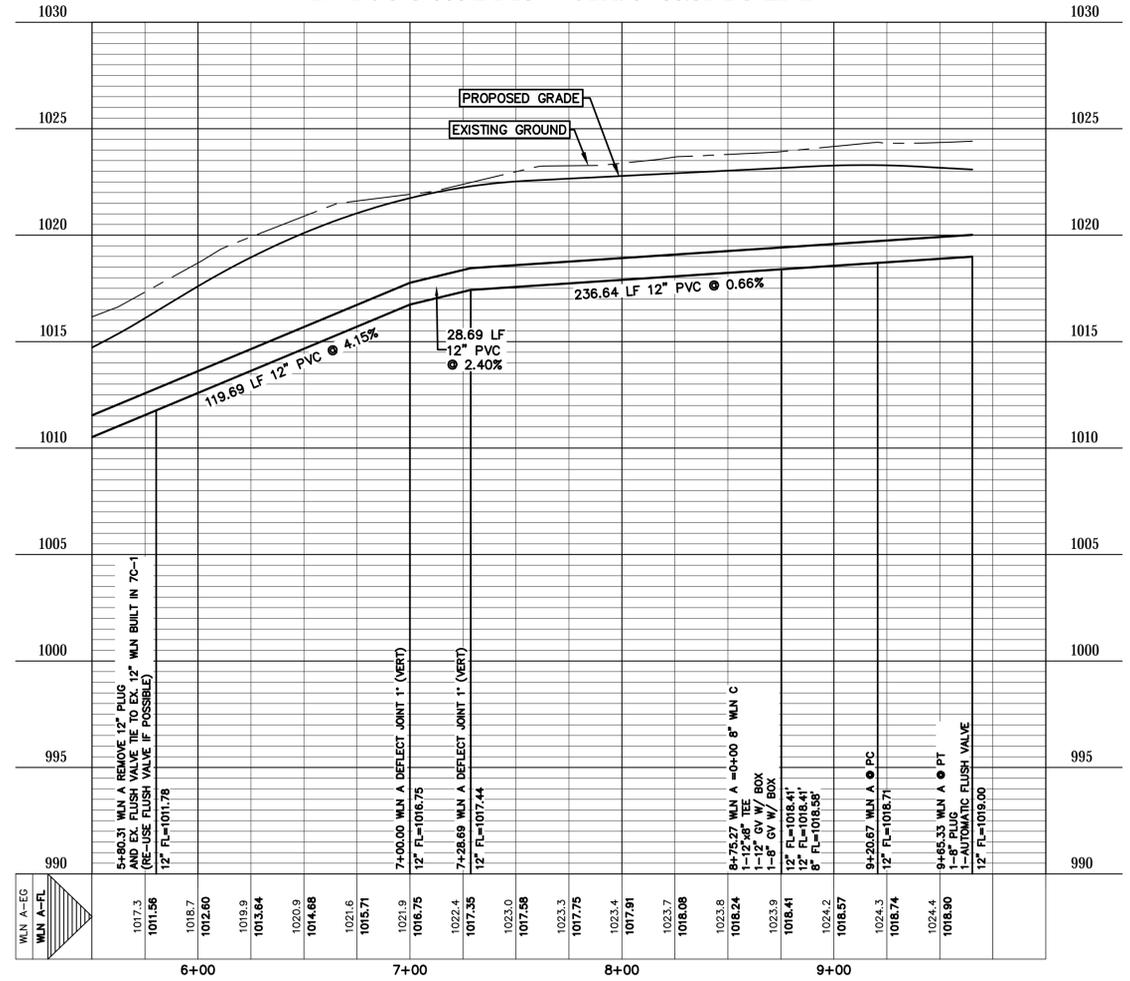
SHEET NAME: WATERLINE A (7C-1) (0+00 TO 5+80.31)
JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

DATE: MAR 2024
JOB NUMBER: 5489
SHEET: 57 OF 77
SHEET NO.: 57



PLAN VIEW ABOVE SHOWS ALL HORIZONTAL BENDS AND PIPE DEFLECTIONS. SEE PROFILE BELOW FOR ALL VERTICAL BENDS AND JOINT DEFLECTIONS.

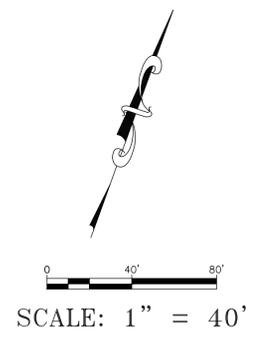
WATER LINE "A"
12" PVC C-900 DR18 STA. 5+80.31 TO END



WATER LEGEND

- S PROPOSED DOUBLE SERVICE
- D PROPOSED DOUBLE SERVICE
- PROPOSED FIRE HYDRANT
- ⊗ PROPOSED GATE VALVE & BOX
- EXISTING FIRE HYDRANT
- ⊗ EXISTING GATE VALVE & BOX

66-71 psi
LOWEST AND HIGHEST PRESSURE RANGE (PER 1138-1178 PRESSURE PLANE)



Curve Table

Curve #	Radius	Tangent	Delta	Chord	Arc Length
C3	436.50'	22.35'	005°51'42"	44.64'	44.66'

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.

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 - FIRE HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FIVE (5) INCH STEAMER OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FIVE(5) INCH OPENING MUST FACE THE STREET AND MUST BE TOTALLY UNOBSTRUCTED TO THE STREET. FIRE HYDRANT DESIGN SHALL BE 2-2.5" NST OUTLETS. 1-5" STORZ CONNECTION WITH A CAP TO INCLUDE A HEX NUT TO FIT A HYDRANT WRENCH ALONG WITH A REFLECTIVE BAND. THE FIRE HYDRANT SHALL BE PANTED SILVER IN COLOR AND DESIGNATED BY BLUE REFLECTOR IN THE CENTER OF THE ROAD.
 - ALL WATER LINES SHALL BE CONSTRUCTED WITH AWWA C-900 DR18 UNLESS OTHERWISE SPECIFIED.
 - WATERLINE TO BE INSTALLED WITH A MAX 1" JOINT DEFLECTION THROUGH ALL CURVES

DESIGNED BY: SPC	DRAFTED BY: CFJ
DATE:	
REVISION:	

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
5501 West Williams Canyon Dr. Austin, Texas 78750
Phone No. (512) 290-5160 Fax No. (512) 290-5165

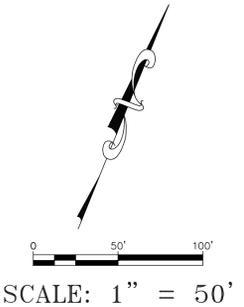
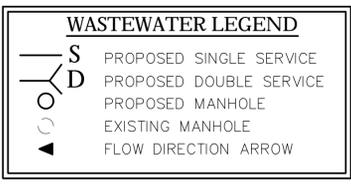
WATERLINE A (7C-2) (5+80.31 TO END)

SANTA RITA RANCH PHASE 7C SECTION 1 AND 2

PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

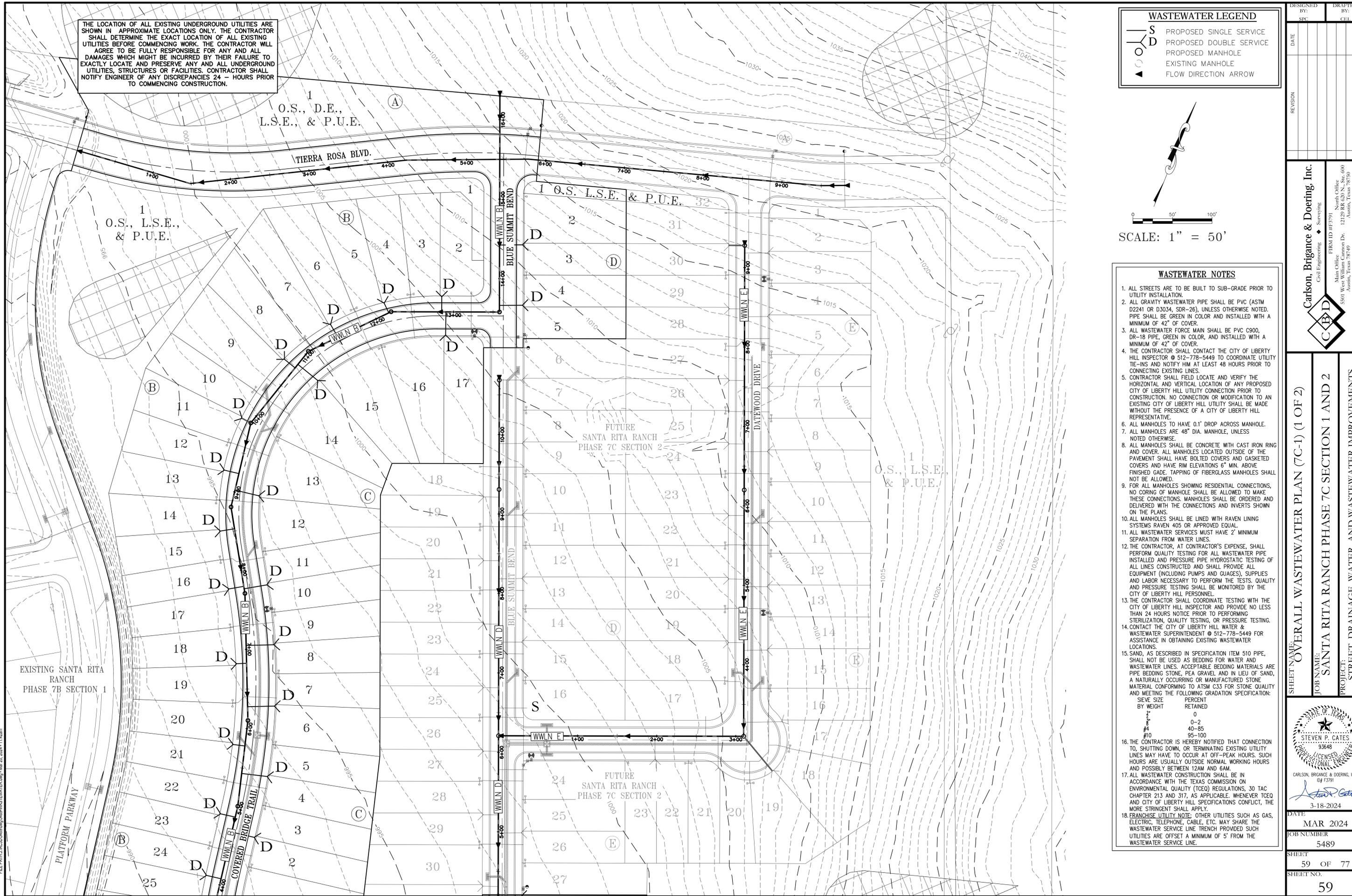
DATE: MAR 2024
JOB NUMBER: 5489
SHEET: 58 OF 77
SHEET NO.: 58

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.



- ### WASTEWATER NOTES
- ALL STREETS ARE TO BE BUILT TO SUB-GRADE PRIOR TO UTILITY INSTALLATION.
 - ALL GRAVITY WASTEWATER PIPE SHALL BE PVC (ASTM D2241 OR D3034, SDR-26), UNLESS OTHERWISE NOTED. PIPE SHALL BE GREEN IN COLOR AND INSTALLED WITH A MINIMUM OF 42" OF COVER.
 - ALL WASTEWATER FORCE MAIN SHALL BE PVC C900, DR-18 PIPE, GREEN IN COLOR, AND INSTALLED WITH A MINIMUM OF 42" OF COVER.
 - THE CONTRACTOR SHALL CONTACT THE CITY OF LIBERTY HILL INSPECTOR @ 512-778-5449 TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING EXISTING LINES.
 - CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED CITY OF LIBERTY HILL UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING CITY OF LIBERTY HILL UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A CITY OF LIBERTY HILL REPRESENTATIVE.
 - ALL MANHOLES TO HAVE 0.1" DROP ACROSS MANHOLE.
 - ALL MANHOLES ARE 48" DIA. MANHOLE, UNLESS NOTED OTHERWISE.
 - ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS AND GASKETED COVERS AND HAVE RIM ELEVATIONS 6" MIN. ABOVE FINISHED GRADE. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
 - FOR ALL MANHOLES SHOWING RESIDENTIAL CONNECTIONS, NO CORING OF MANHOLE SHALL BE ALLOWED TO MAKE THESE CONNECTIONS. MANHOLES SHALL BE ORDERED AND DELIVERED WITH THE CONNECTIONS AND INVERTS SHOWN ON THE PLANS.
 - ALL MANHOLES SHALL BE LINED WITH RAVEN LINING SYSTEMS RAVEN 405 OR APPROVED EQUAL.
 - ALL WASTEWATER SERVICES MUST HAVE 2' MINIMUM SEPARATION FROM WATER LINES.
 - THE CONTRACTOR, AT CONTRACTOR'S EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL 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 THE CITY OF LIBERTY HILL PERSONNEL.
 - THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF LIBERTY HILL INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING.
 - CONTACT THE CITY OF LIBERTY HILL WATER & WASTEWATER SUPERINTENDENT @ 512-778-5449 FOR ASSISTANCE IN OBTAINING EXISTING WASTEWATER LOCATIONS.
 - 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:

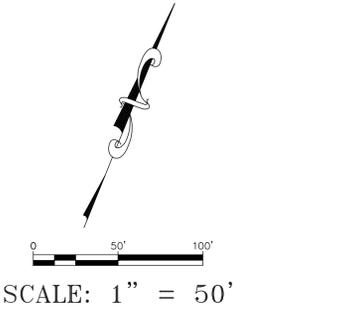
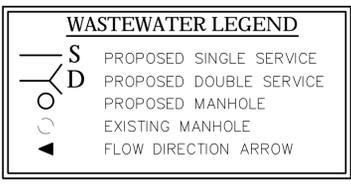
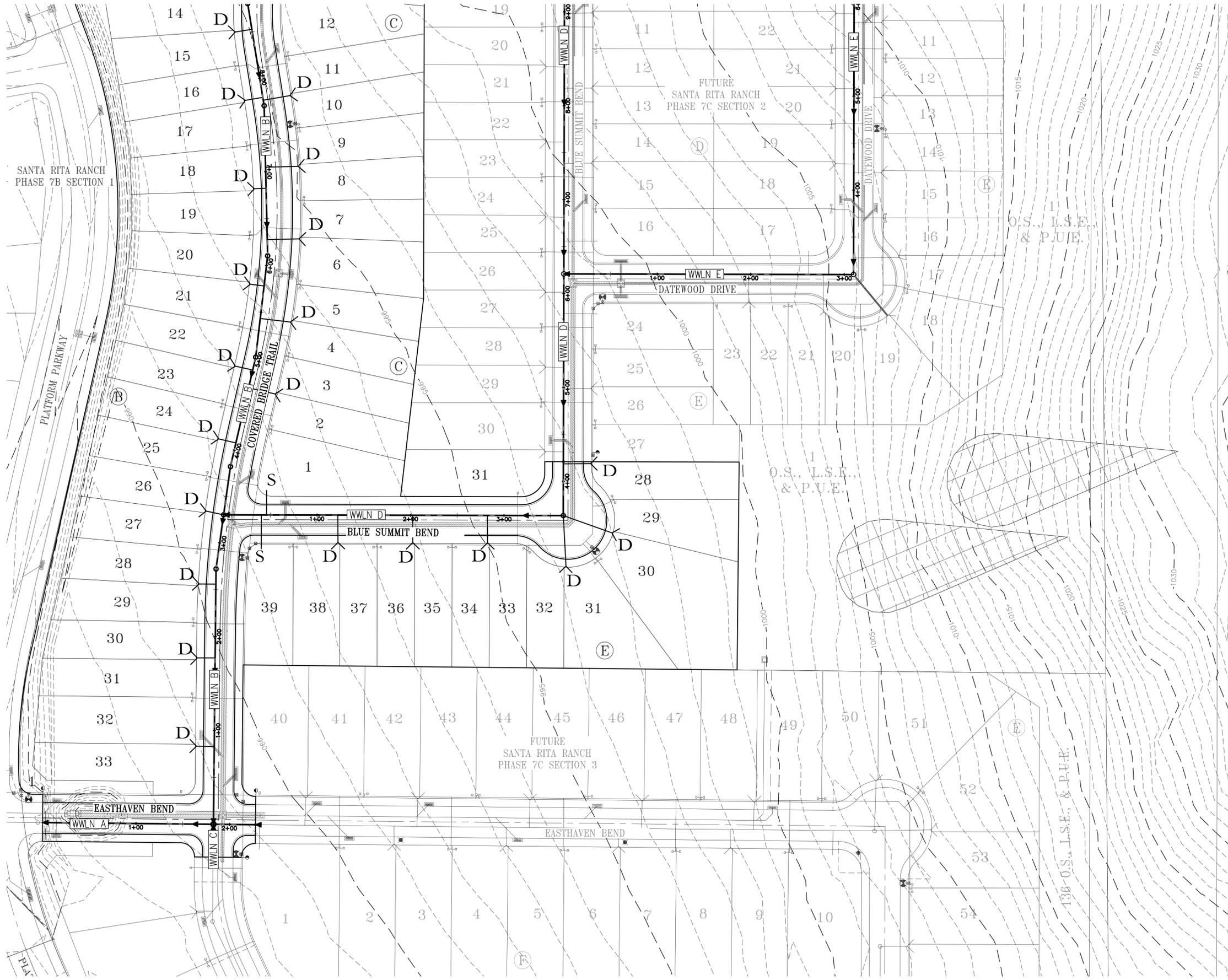
SEIVE SIZE	PERCENT BY WEIGHT	PERCENT RETAINED
1/2"		0
3/8"		0-2
#4		40-85
#10		95-100
 - THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTION TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12AM AND 6AM.
 - ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LIBERTY HILL SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.
 - FRANCHISE UTILITY NOTE: OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. MAY SHARE THE WASTEWATER SERVICE LINE TRENCH PROVIDED SUCH UTILITIES ARE OFFSET A MINIMUM OF 5' FROM THE WASTEWATER SERVICE LINE.



DESIGNED BY: SPC	DRAFTED BY: CFD	
DATE		
REVISION		Carlsson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749 South Office: 12129 RR (23) N. St. 600, Austin, Texas 78750 Phone No. (512) 290-5160 Fax No. (512) 290-5165
SHEET NAME: OVERALL WASTEWATER PLAN (7C-1) (1 OF 2)		
JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2		
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS		
CARLSON, BRIGRANCE & DOERING, INC. 03/73791 		
DATE: MAR 2024		
JOB NUMBER: 5489		
SHEET: 59 OF 77		
SHEET NO.: 59		

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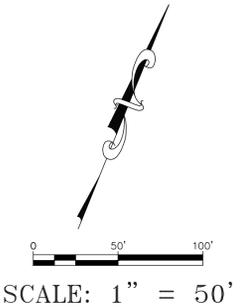
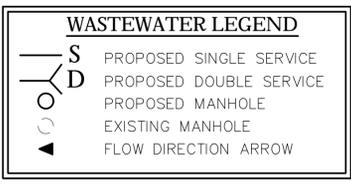


- ### WASTEWATER NOTES
1. ALL STREETS ARE TO BE BUILT TO SUB-GRADE PRIOR TO UTILITY INSTALLATION.
 2. ALL GRAVITY WASTEWATER PIPE SHALL BE PVC (ASTM D2241 OR D3034, SDR-26), UNLESS OTHERWISE NOTED. PIPE SHALL BE GREEN IN COLOR AND INSTALLED WITH A MINIMUM OF 42" OF COVER.
 3. ALL WASTEWATER FORCE MAIN SHALL BE PVC C900, DR-18 PIPE, GREEN IN COLOR, AND INSTALLED WITH A MINIMUM OF 42" OF COVER.
 4. THE CONTRACTOR SHALL CONTACT THE CITY OF LIBERTY HILL INSPECTOR @ 512-778-5449 TO COORDINATE UTILITY TIE-INS AND NOTIFY HIM AT LEAST 48 HOURS PRIOR TO CONNECTING EXISTING LINES.
 5. CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED CITY OF LIBERTY HILL UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING CITY OF LIBERTY HILL UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A CITY OF LIBERTY HILL REPRESENTATIVE.
 6. ALL MANHOLES TO HAVE 0.1" DROP ACROSS MANHOLE.
 7. ALL MANHOLES ARE 48" DIA. MANHOLE, UNLESS NOTED OTHERWISE.
 8. ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS AND GASKETED COVERS AND HAVE RIM ELEVATIONS 6" MIN. ABOVE FINISHED GRADE. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
 9. FOR ALL MANHOLES SHOWING RESIDENTIAL CONNECTIONS, NO CORING OF MANHOLE SHALL BE ALLOWED TO MAKE THESE CONNECTIONS. MANHOLES SHALL BE ORDERED AND DELIVERED WITH THE CONNECTIONS AND INVERTS SHOWN ON THE PLANS.
 10. ALL MANHOLES SHALL BE LINED WITH RAVEN LINING SYSTEMS RAVEN 405 OR APPROVED EQUAL.
 11. ALL WASTEWATER SERVICES MUST HAVE 2' MINIMUM SEPARATION FROM WATER LINES.
 12. THE CONTRACTOR, AT CONTRACTOR'S EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL 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 THE CITY OF LIBERTY HILL PERSONNEL.
 13. THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF LIBERTY HILL INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING.
 14. CONTACT THE CITY OF LIBERTY HILL WATER & WASTEWATER SUPERINTENDENT @ 512-778-5449 FOR ASSISTANCE IN OBTAINING EXISTING WASTEWATER LOCATIONS.
 15. 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:

SEIVE SIZE	PERCENT RETAINED
BY WEIGHT	
0	0
#2	0-2
#4	40-85
#10	95-100
 16. THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTION 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 12AM AND 6AM.
 17. ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LIBERTY HILL SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.
 18. FRANCHISE UTILITY NOTE: OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. MAY SHARE THE WASTEWATER SERVICE LINE TRENCH PROVIDED SUCH UTILITIES ARE OFFSET A MINIMUM OF 5' FROM THE WASTEWATER SERVICE LINE.

DESIGNED BY: SPC	DRAFTED BY: CFJ	
DATE		
REVISION		<p style="font-size: small;">Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #E3791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749 North Office: 12129 RR (23) N. St. 600, Austin, Texas 78750 Phone No. (512) 290-5160 Fax No. (512) 290-5165</p>
<p>SHEET NAME: OVERALL WASTEWATER PLAN (7C-1) (2 OF 2)</p> <p>JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2</p> <p>PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS</p>		
DATE: MAR 2024		
JOB NUMBER: 5489		
SHEET 60 OF 77		
SHEET NO. 60		

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR WILL AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES OR FACILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24 - HOURS PRIOR TO COMMENCING CONSTRUCTION.



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- ALL WASTEWATER FORCE MAIN SHALL BE PVC C900, DR-18 PIPE, GREEN IN COLOR, AND INSTALLED WITH A MINIMUM OF 42" OF COVER.
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- CONTRACTOR SHALL FIELD LOCATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY PROPOSED CITY OF LIBERTY HILL UTILITY CONNECTION PRIOR TO CONSTRUCTION. NO CONNECTION OR MODIFICATION TO AN EXISTING CITY OF LIBERTY HILL UTILITY SHALL BE MADE WITHOUT THE PRESENCE OF A CITY OF LIBERTY HILL REPRESENTATIVE.
- ALL MANHOLES TO HAVE 0.1' DROP ACROSS MANHOLE.
- ALL MANHOLES ARE 48" DIA. MANHOLE, UNLESS NOTED OTHERWISE.
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- 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:

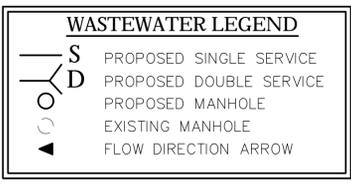
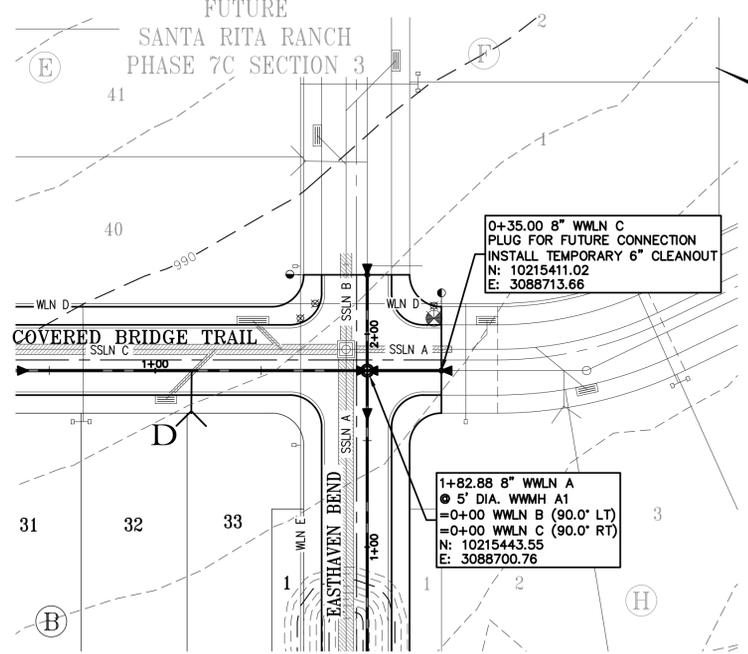
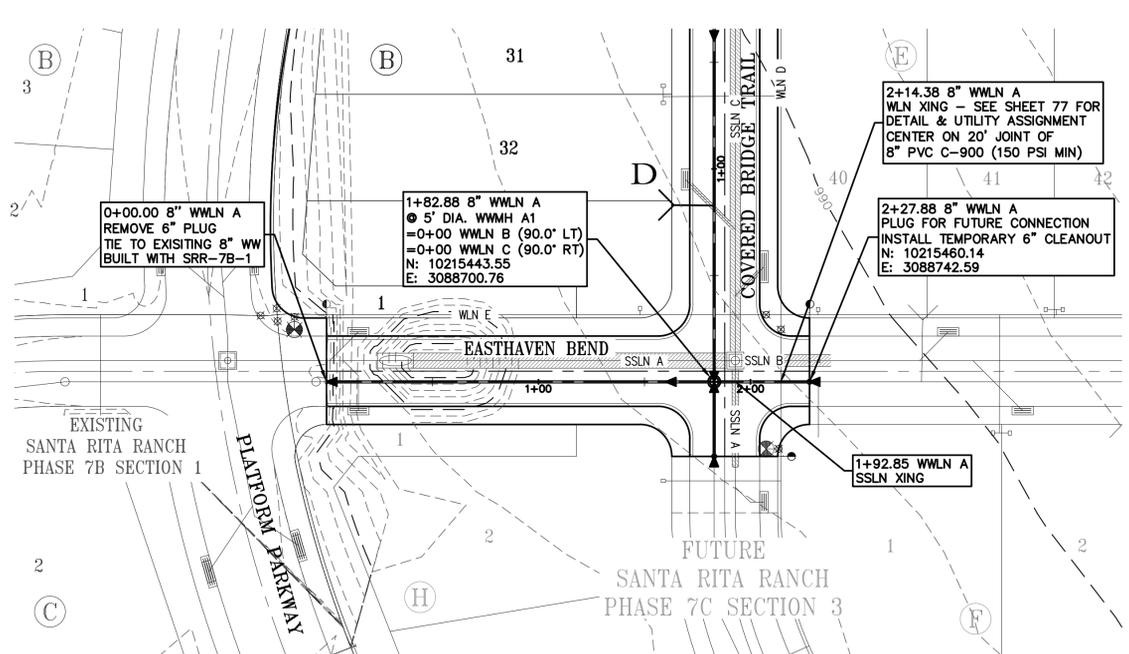
SEIVE SIZE	PERCENT BY WEIGHT	PERCENT RETAINED
1/2"		0
3/8"		0-2
#4		40-85
#10		95-100
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DESIGNED BY: SPC	DRAFTED BY: CJD
DATE	
REVISION	
SHEET NAME: OVERALL WASTEWATER PLAN (7C-2) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE	MAR 2024
JOB NUMBER	5489
SHEET	61 OF 77
SHEET NO.	61

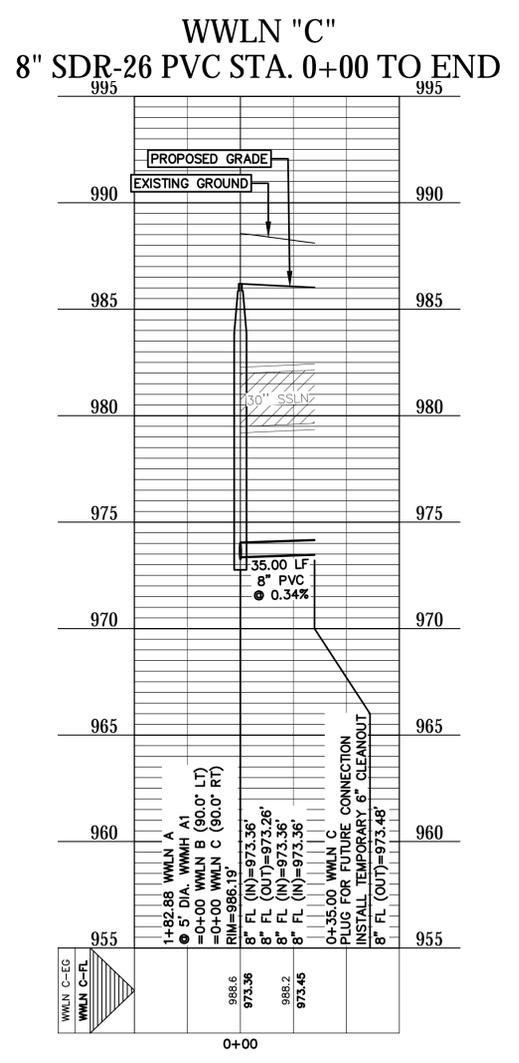
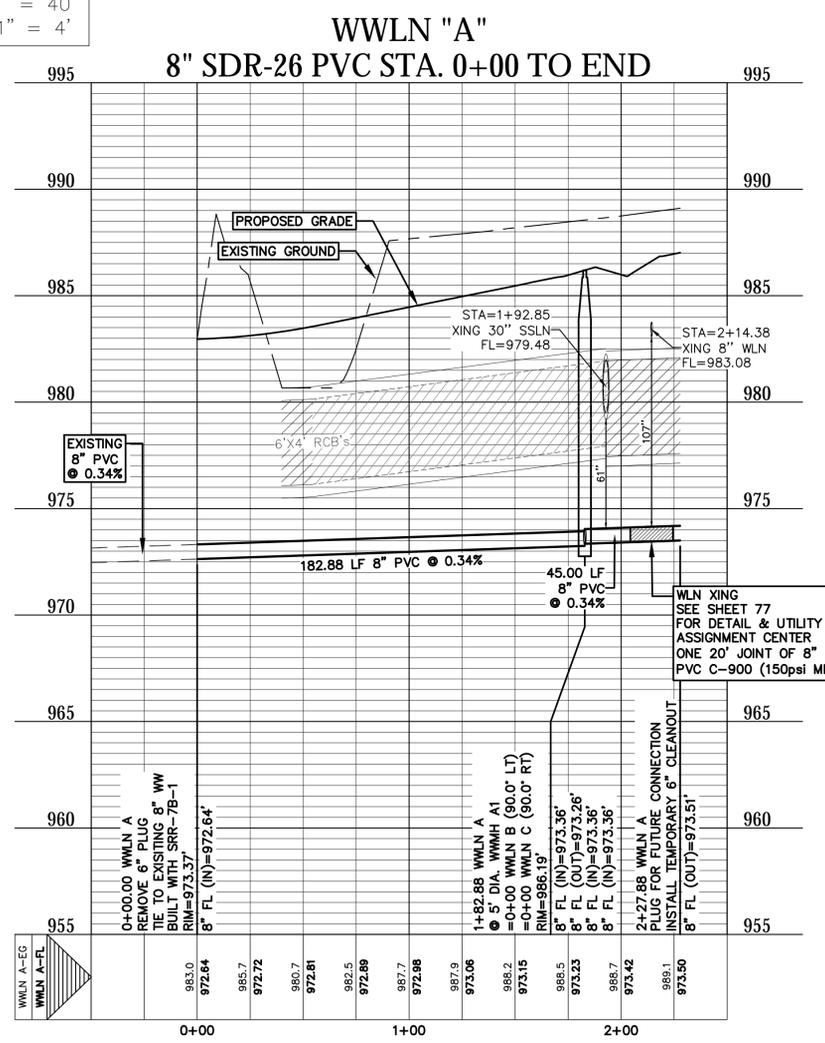
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SCALE: 1" = 40'

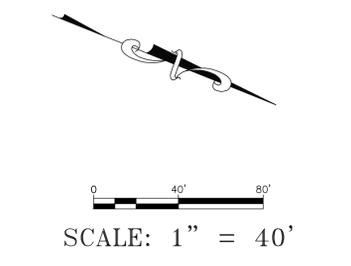
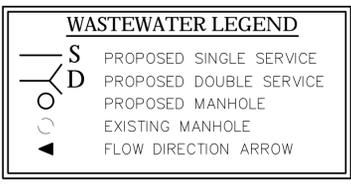
PROFILE SCALE
HORIZ. 1" = 40'
VERT. 1" = 4'



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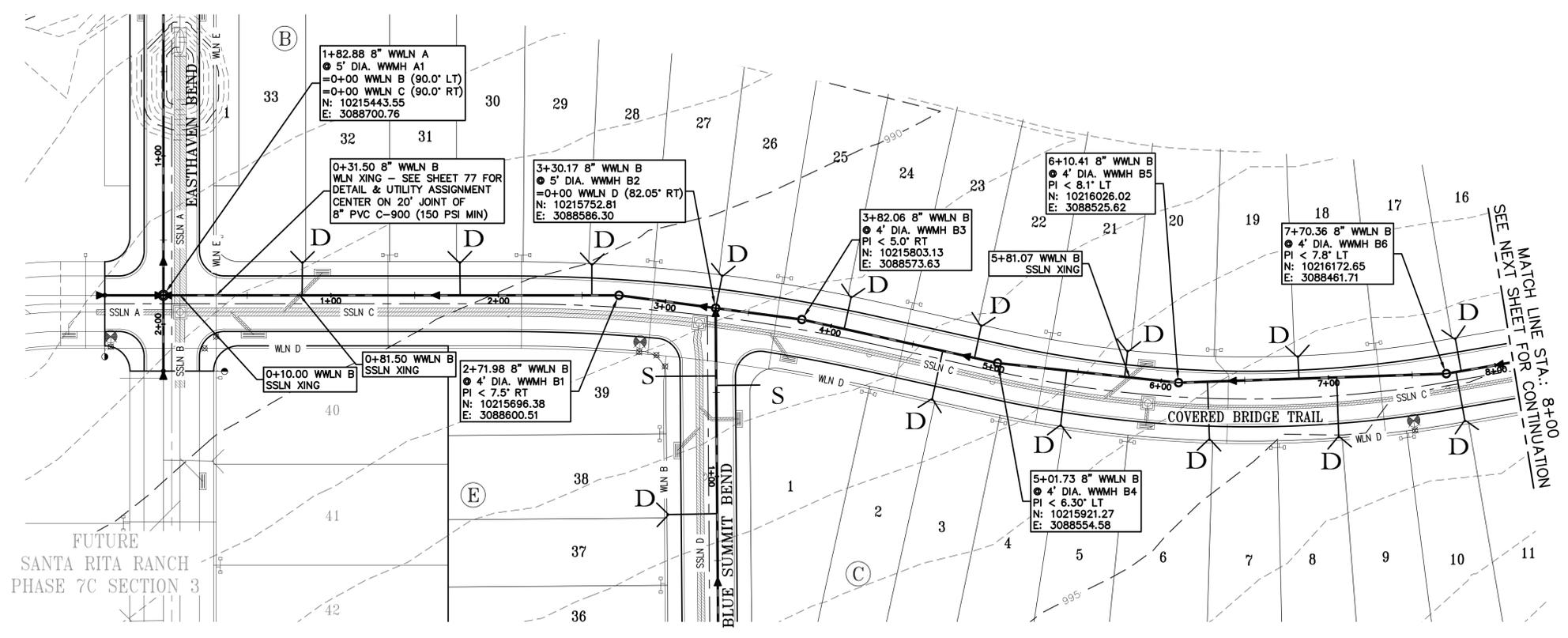
DESIGNED BY: SPC	DRAFTED BY: CFJ	 Carlson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #13791 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749 North Office: 12129 RR (23) N. St. 600, Austin, Texas 78749 Phone No. (512) 290-5160 Fax No. (512) 290-5165
DATE	REVISION	
SHEET NAME: WASTEWATER PLAN A & C (7C-1) (0+00 TO END) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS		 STEVEN P. GATES LICENSED PROFESSIONAL ENGINEER 3-18-2024
DATE: MAR 2024		
JOB NUMBER: 5489		3-18-2024 3-18-2024
SHEET: 62 OF 77		
SHEET NO. 62		



WASTEWATER NOTES

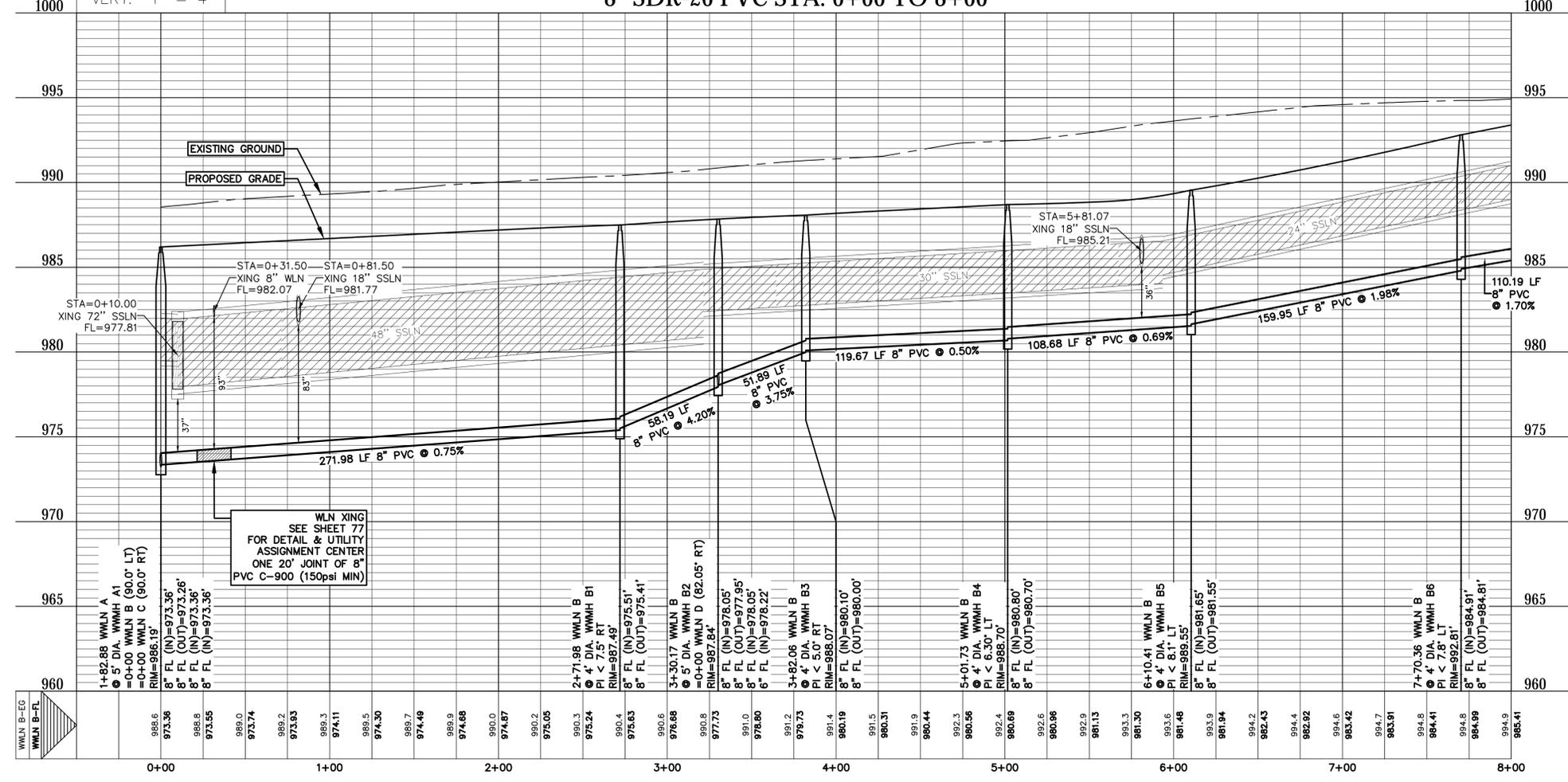
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PROFILE SCALE
HORIZ. 1" = 40'
VERT. 1" = 4'

WWLN "B" 8" SDR-26 PVC STA. 0+00 TO 8+00



DESIGNED BY: SPK
DRAFTED BY: CFJ

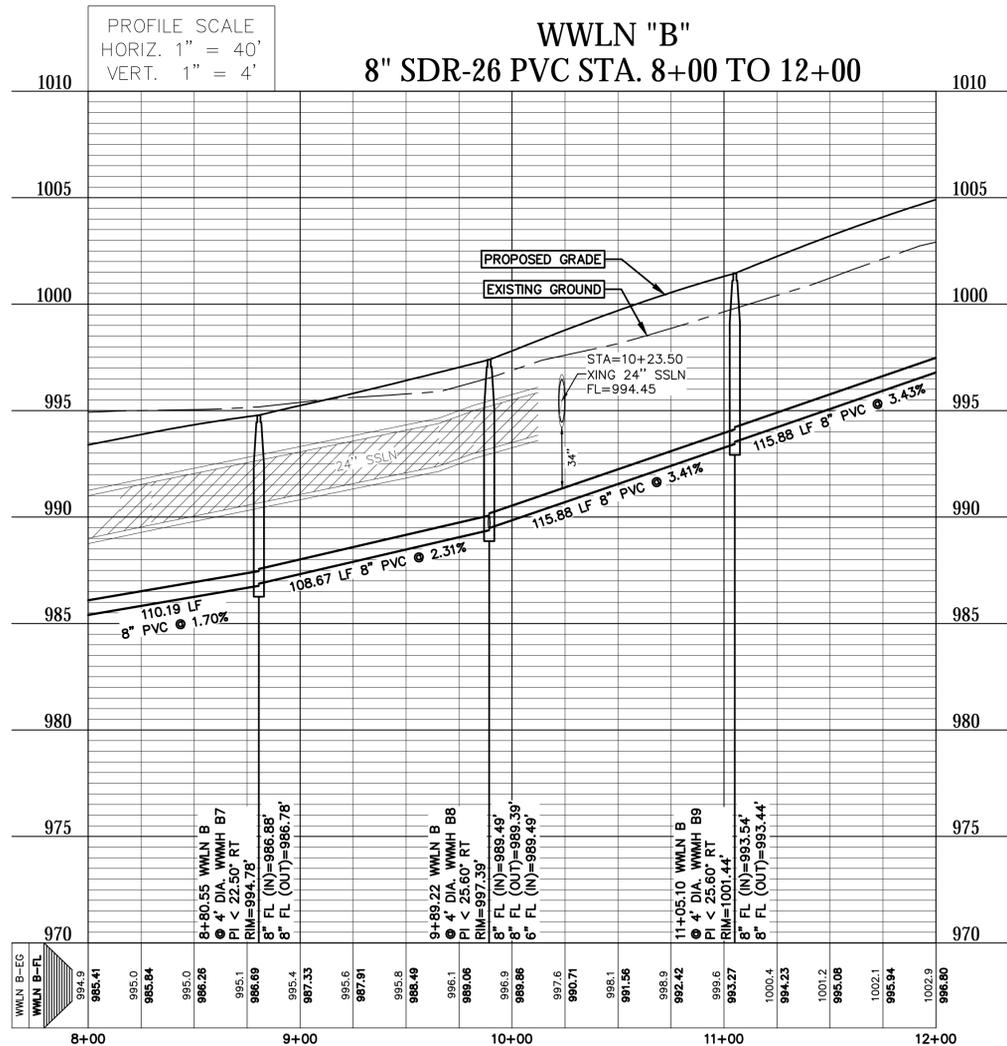
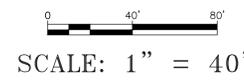
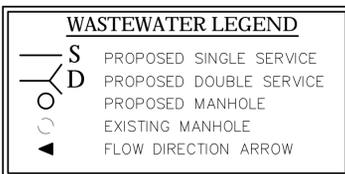
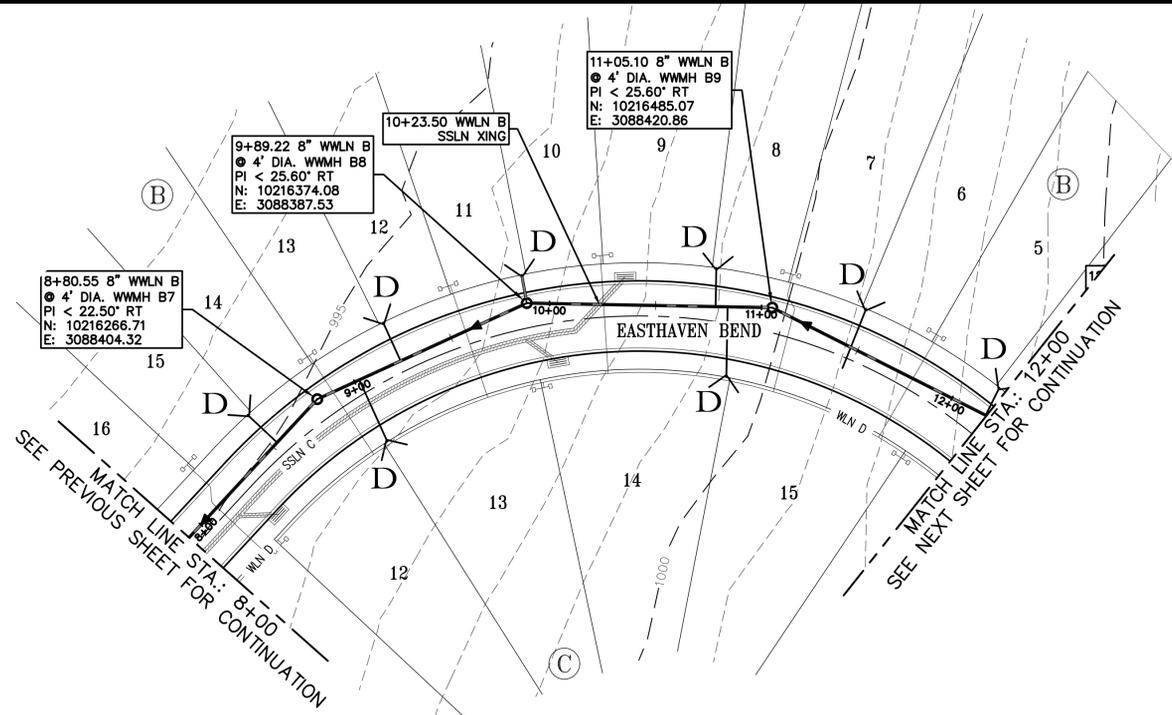
DATE: _____
REVISION: _____

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
Main Office: 12129 RR (23) N. St. 600
Austin, Texas 78749
Phone No. (512) 286-5160 Fax No. (512) 286-5165

SHEET NAME: WASTEWATER LINE B (7C-1)(0+00 TO 8+00)
JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

DATE: MAR 2024
JOB NUMBER: 5489
SHEET NO.: 63 OF 77

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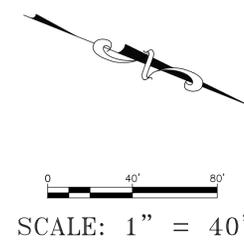
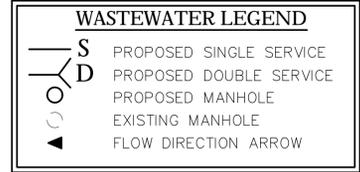
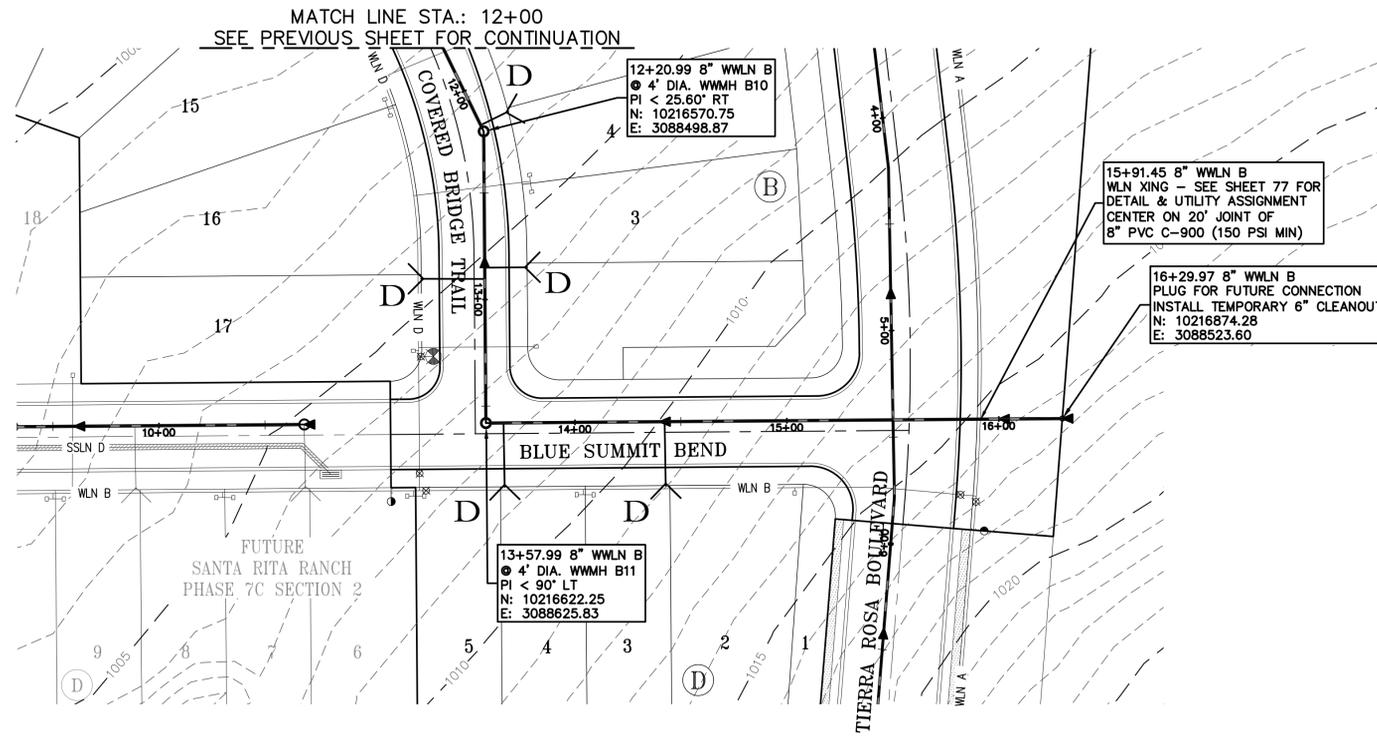


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DESIGNED BY: SPC	DRAWN BY: CFD
DATE	
REVISION	
SHEET NAME: WASTEWATER LINE B (7C-1)(8+00 TO 12+00) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE: MAR 2024 JOB NUMBER: 5489 SHEET NO.: 64 OF 77	
64	

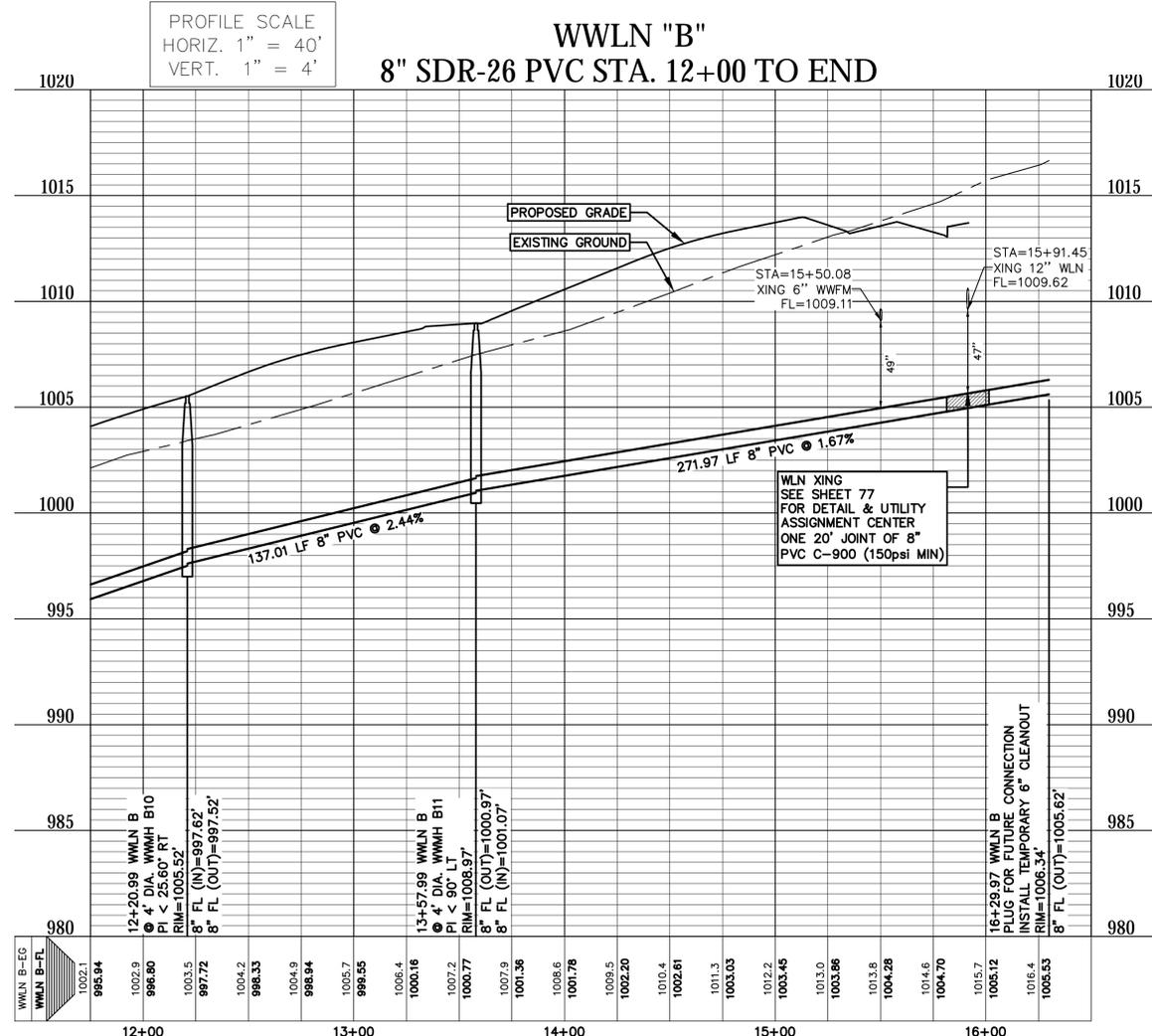
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WASTEWATER NOTES

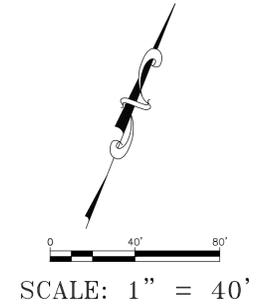
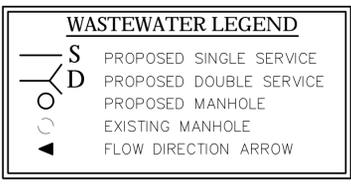
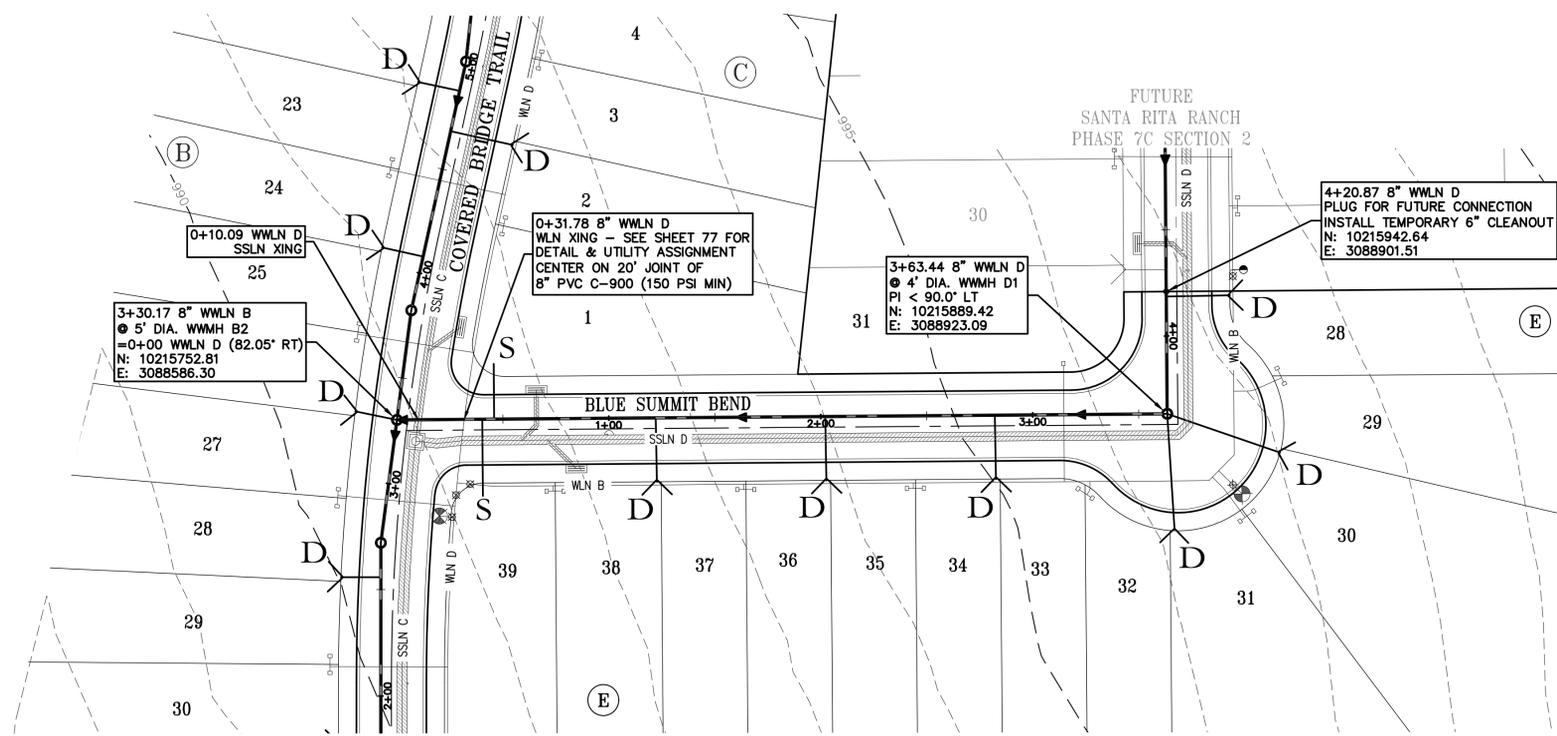
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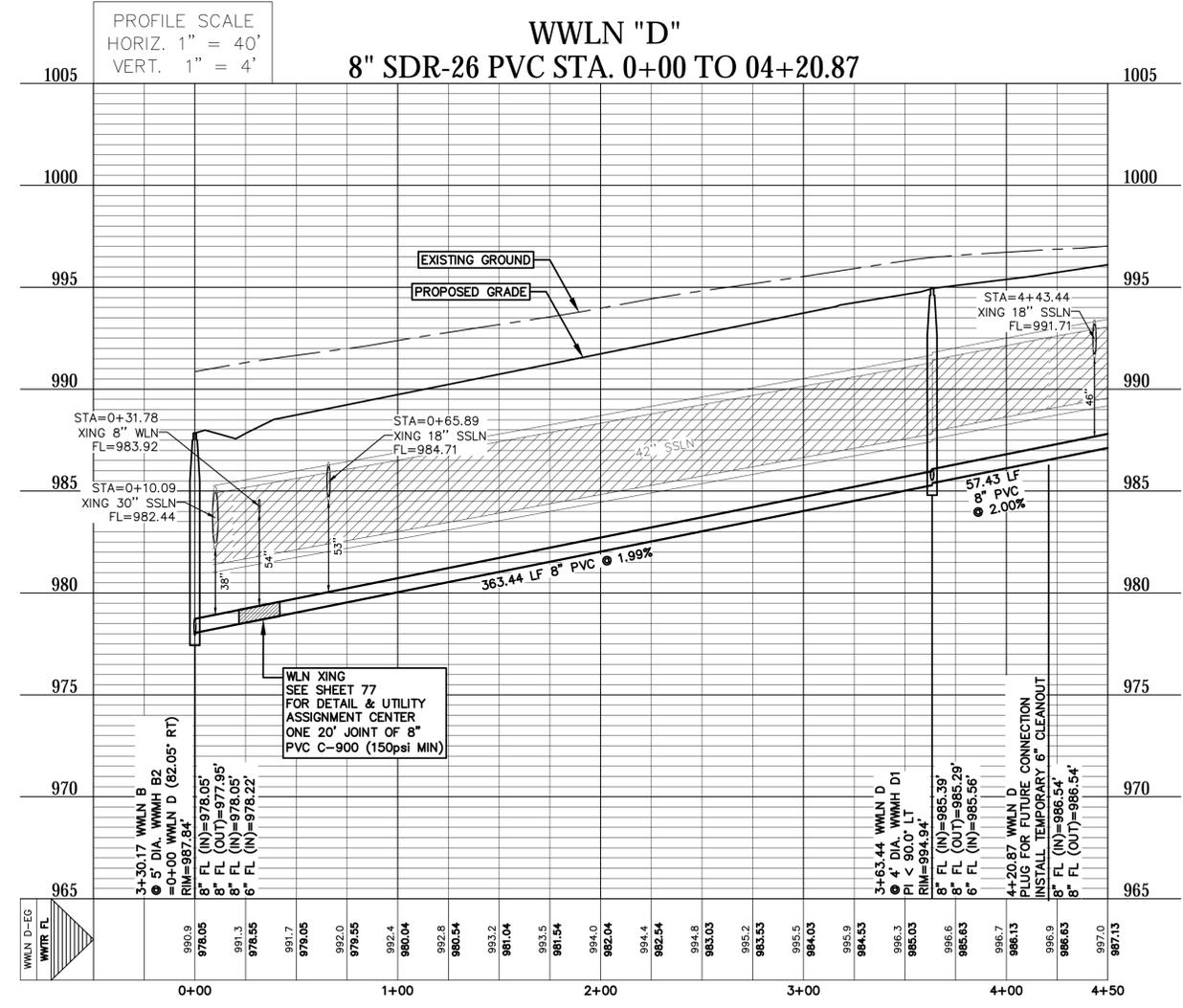
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DATE	
REVISION	
SHEET NAME: WASTEWATER LINE B (7C-1) (12+00 TO END) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 65 OF 77 SHEET NO.: 65	

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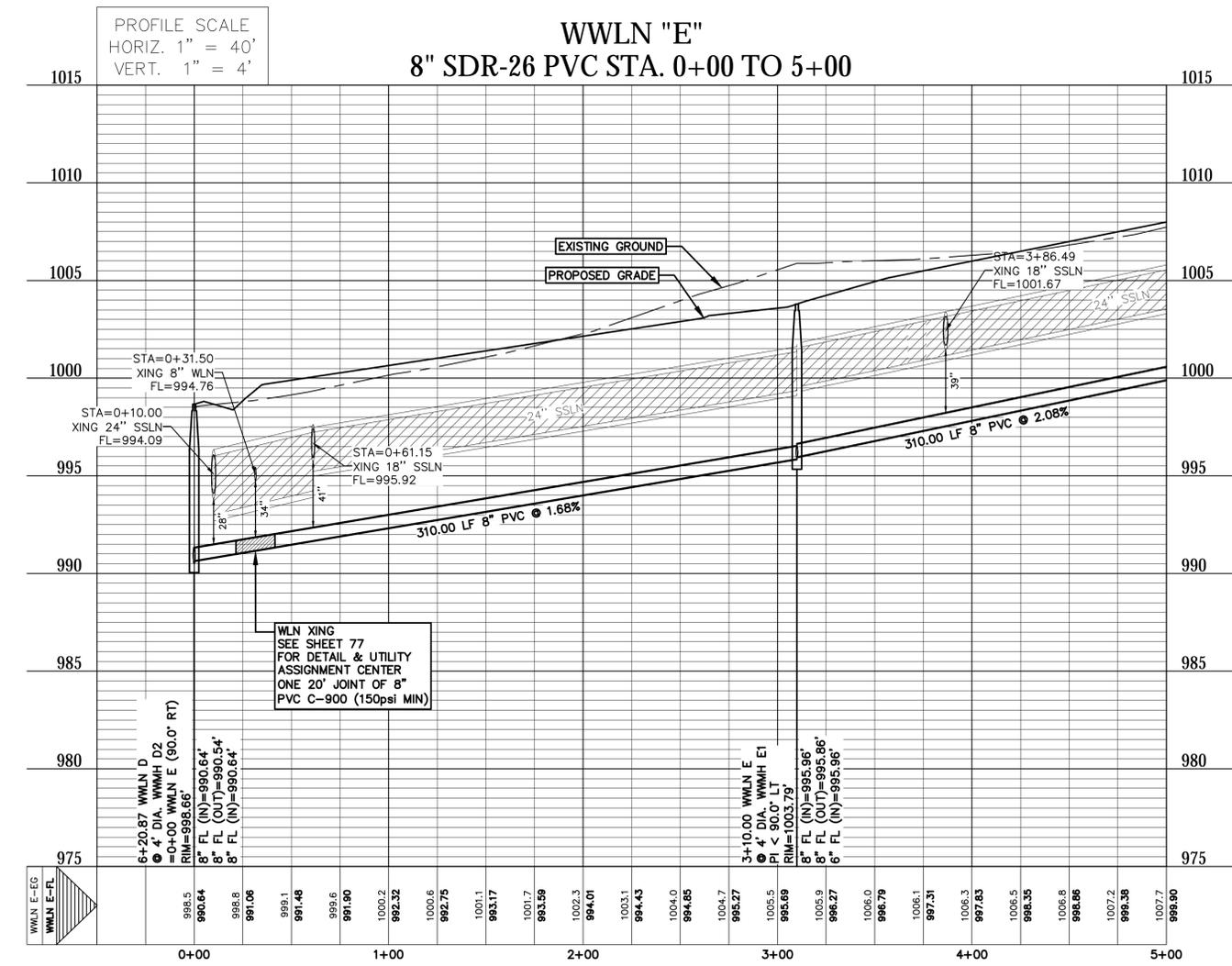
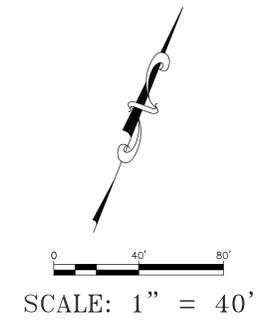
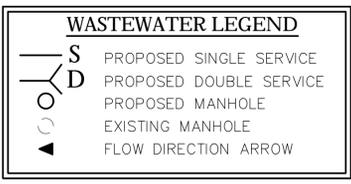
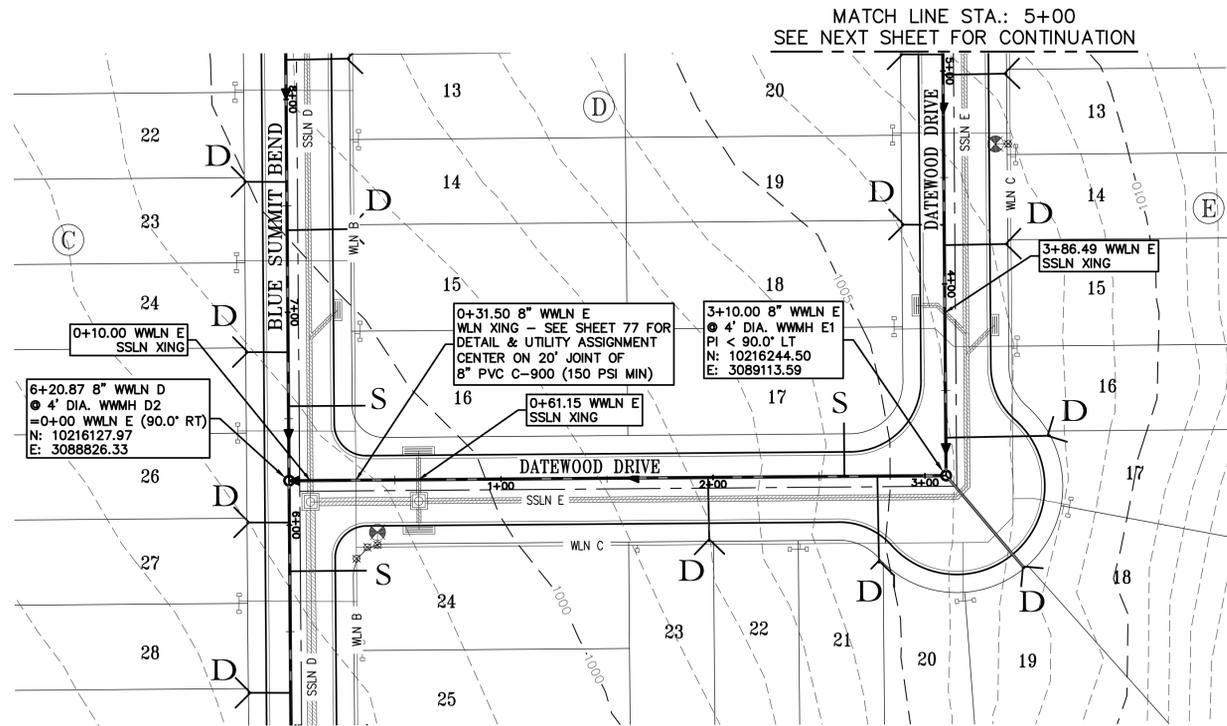


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DESIGNED BY: SPC	DRAWN BY: CFJ		
DATE:	REVISION:		SHEET NAME: WASTEWATER LINE D (7C-1)(0+00 TO 4+20.87) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS
FIRM ID #13791 MAIL OFFICE: 5501 West Williams Canyon Dr. AUSTIN, TEXAS 78749 PHONE NO. (512) 280-5160		STATE OF TEXAS STEVEN P. GATES 93648 LICENSED PROFESSIONAL ENGINEER CARLSON, BRIGRANCE & DOERING, INC. 03/73791 3-18-2024 DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 66 OF 77 SHEET NO.: 66	



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DRAFTED BY: CFJ

DATE: _____
REVISION: _____

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
FIRM ID #E3791
12129 RR (23) N. Ste. 600
Austin, Texas 78749
Phone No. (512) 290-5160 Fax No. (512) 290-5165

WASTEWATER LINE E (7C-2)(0+00 TO 5+00)

SANTA RITA RANCH PHASE 7C SECTION 1 AND 2

STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

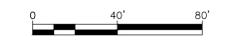
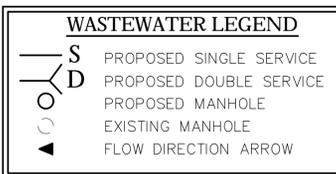
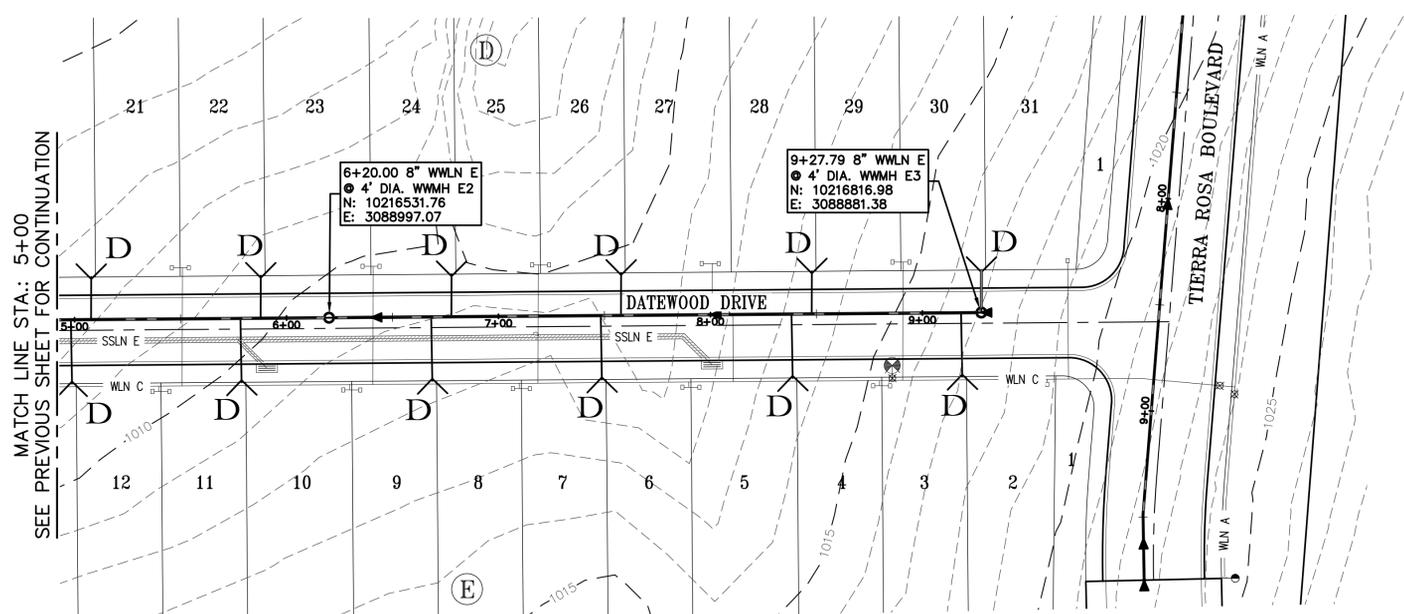
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JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

DATE: MAR 2024
JOB NUMBER: 5489
SHEET: 68 OF 77
SHEET NO.: 68

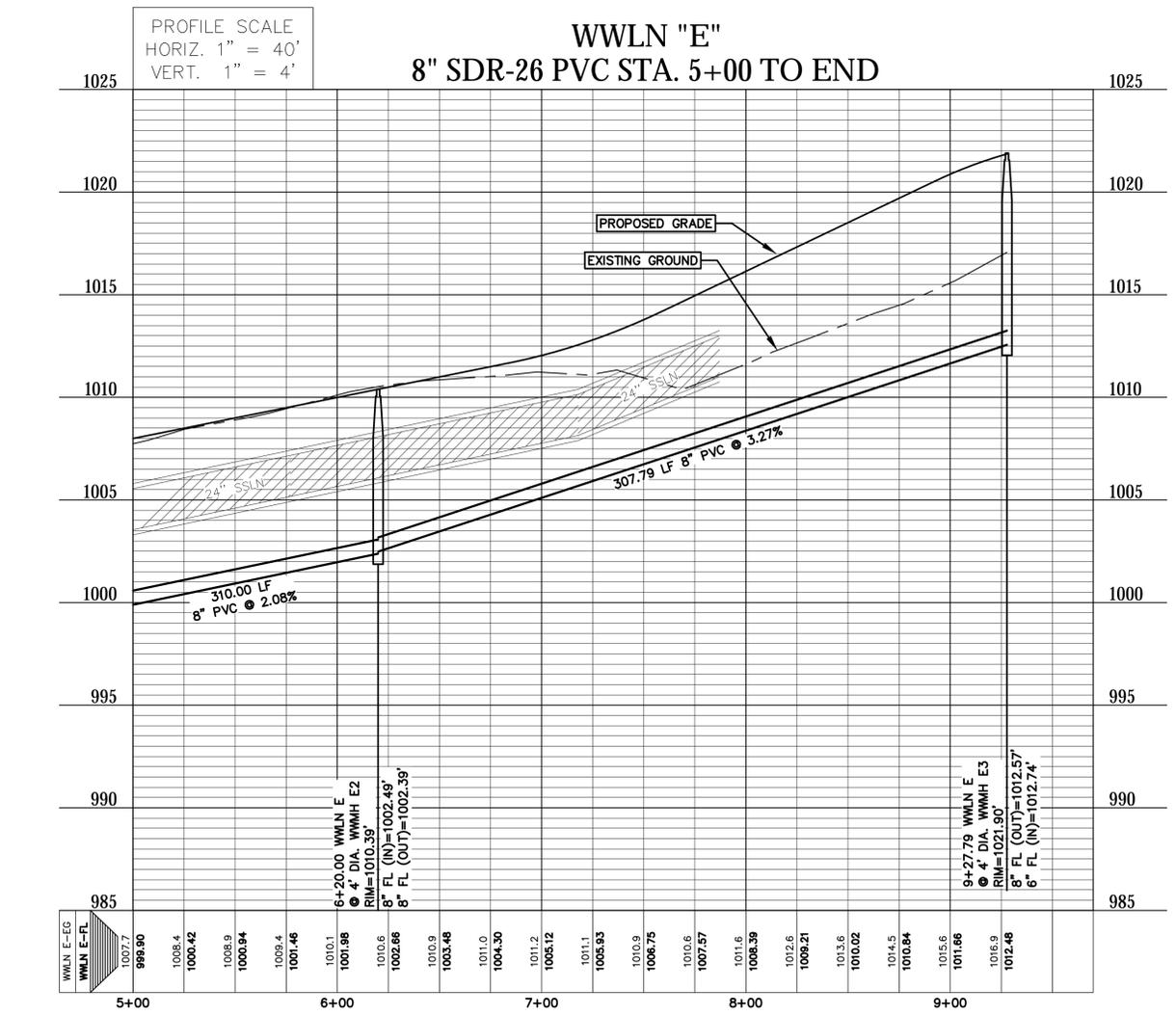
STEVEN P. GATES
93648
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CARLSON, BRIGRANCE & DOERING, INC.
ID# F3791
3-18-2024

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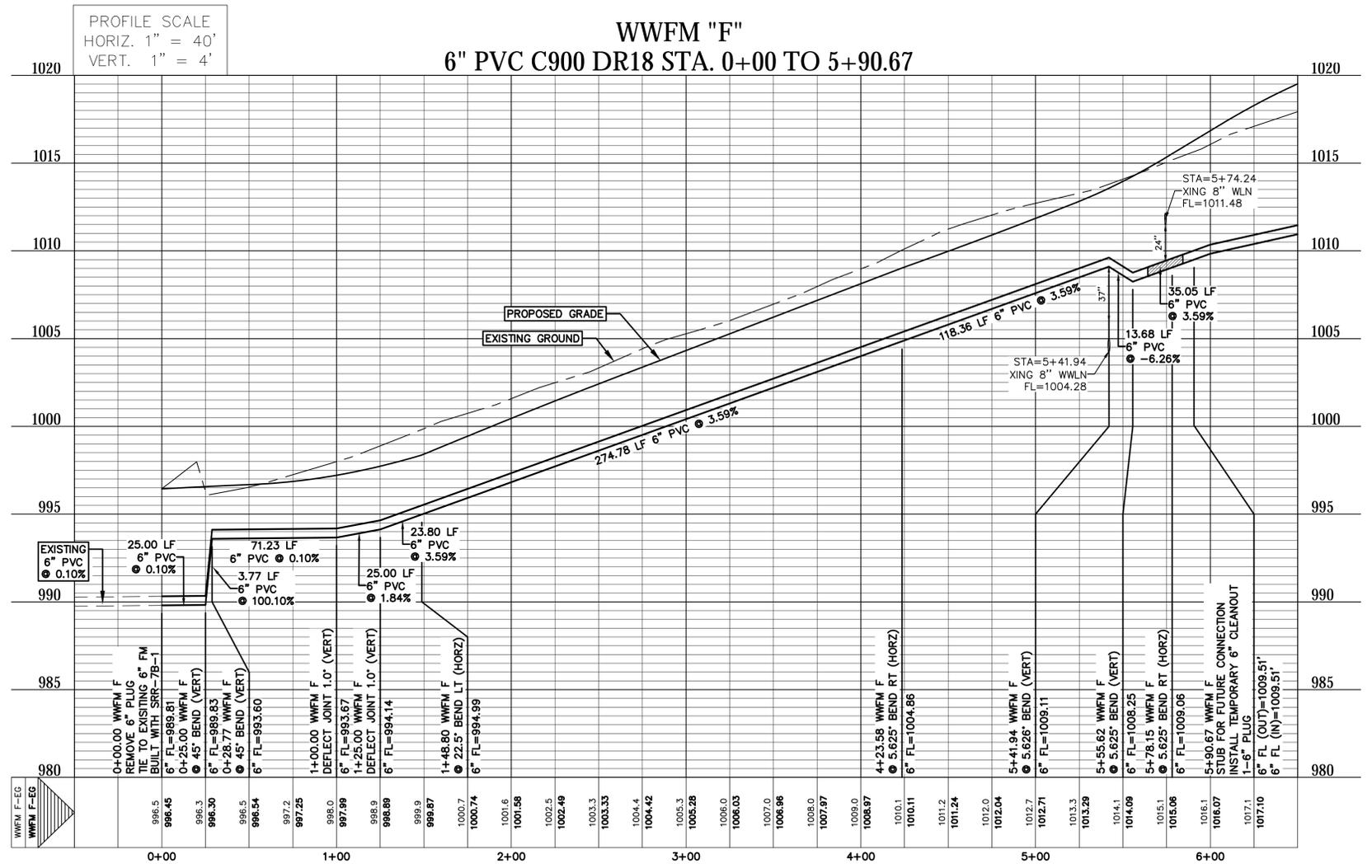
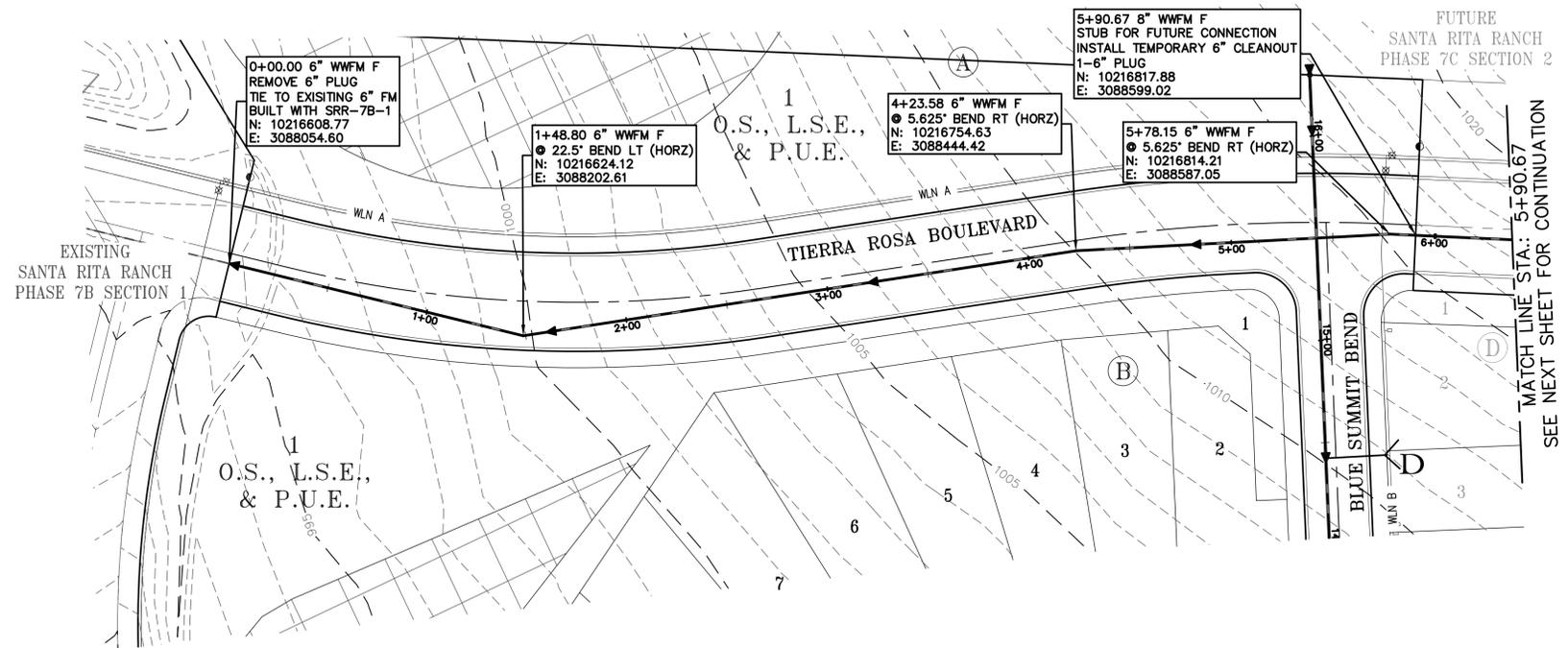
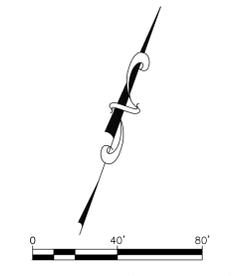
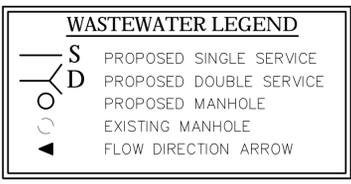
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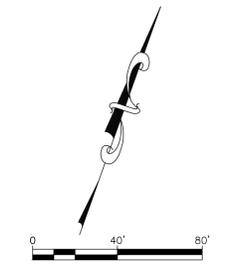
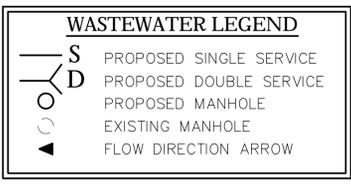
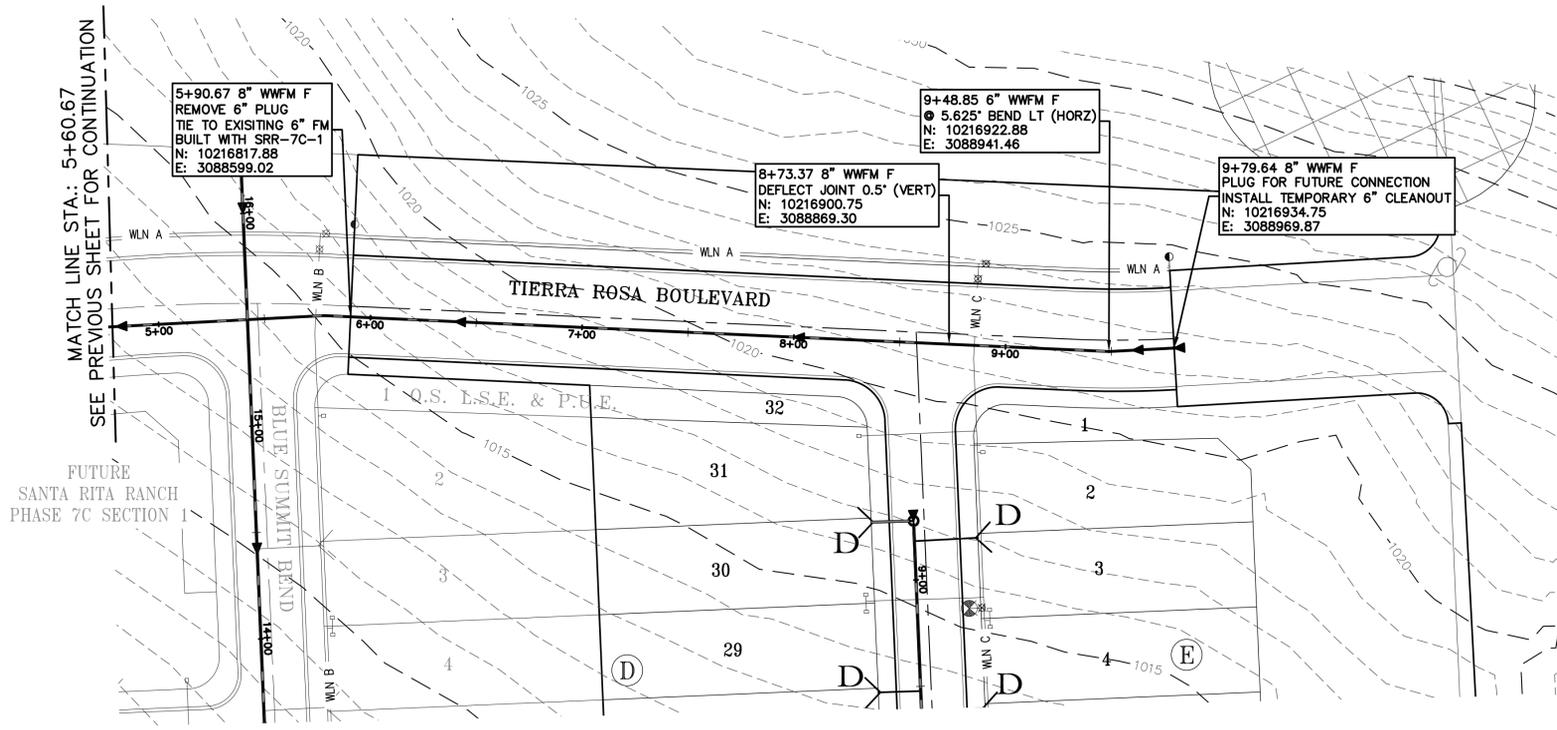
DESIGNED BY: SPC	DRAFTED BY: CFJ
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SHEET NAME: WASTEWATER LINE E (7C-2)(5+00 TO END) JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS	
DATE:	MAR 2024
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SHEET NO.:	69 OF 77
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Carlsson, Brigrance & Doering, Inc. Civil Engineering & Surveying FIRM ID #13791 Main Office: 12129 RR (23) N. St. 600 Austin, Texas 78749 Phone No. (512) 290-5160 Fax No. (512) 290-5165	
SHEET NAME: WASTEWATER FORCEMAIN F (7C-1) (0+00 TO 5+90.67)	
JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2	
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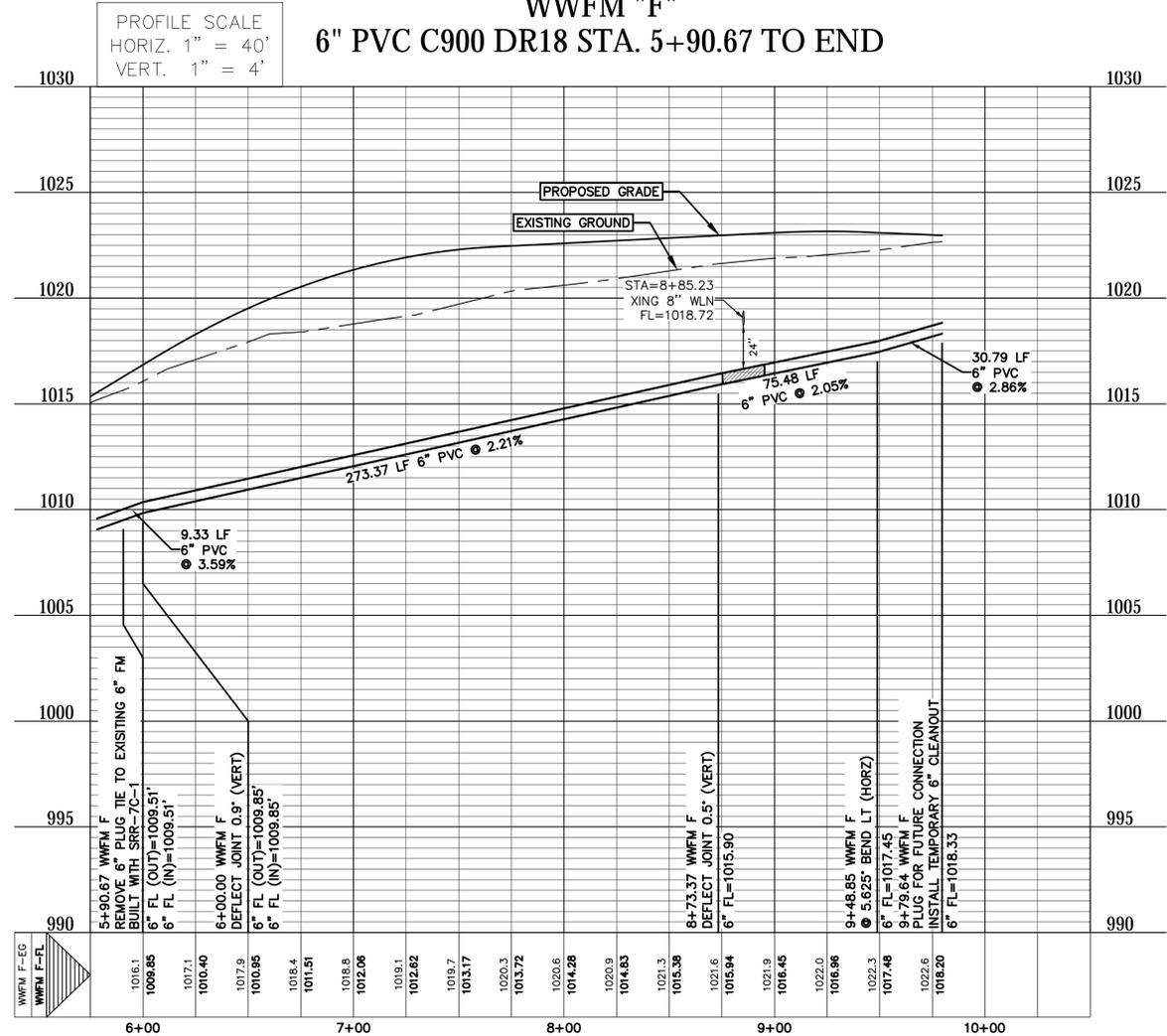
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- ALL MANHOLES TO HAVE 0.1" DROP ACROSS MANHOLE.
- ALL MANHOLES ARE 48" DIA. MANHOLE, UNLESS NOTED OTHERWISE.
- ALL MANHOLES SHALL BE CONCRETE WITH CAST IRON RING AND COVER. ALL MANHOLES LOCATED OUTSIDE OF THE PAVEMENT SHALL HAVE BOLTED COVERS AND GASKETED COVERS AND HAVE RIM ELEVATIONS 6" MIN. ABOVE FINISHED GRADE. TAPPING OF FIBERGLASS MANHOLES SHALL NOT BE ALLOWED.
- FOR ALL MANHOLES SHOWING RESIDENTIAL CONNECTIONS, NO CORING OF MANHOLE SHALL BE ALLOWED TO MAKE THESE CONNECTIONS. MANHOLES SHALL BE ORDERED AND DELIVERED WITH THE CONNECTIONS AND INVERTS SHOWN ON THE PLANS.
- ALL MANHOLES SHALL BE LINED WITH RAVEN LINING SYSTEMS RAVEN 405 OR APPROVED EQUAL.
- ALL WASTEWATER SERVICES MUST HAVE 2' MINIMUM SEPARATION FROM WATER LINES.
- THE CONTRACTOR, AT CONTRACTOR'S EXPENSE, SHALL PERFORM QUALITY TESTING FOR ALL WASTEWATER PIPE INSTALLED AND PRESSURE PIPE HYDROSTATIC TESTING OF ALL 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 THE CITY OF LIBERTY HILL PERSONNEL.
- THE CONTRACTOR SHALL COORDINATE TESTING WITH THE CITY OF LIBERTY HILL INSPECTOR AND PROVIDE NO LESS THAN 24 HOURS NOTICE PRIOR TO PERFORMING STERILIZATION, QUALITY TESTING, OR PRESSURE TESTING.
- CONTACT THE CITY OF LIBERTY HILL WATER & WASTEWATER SUPERINTENDENT @ 512-778-5449 FOR ASSISTANCE IN OBTAINING EXISTING WASTEWATER LOCATIONS.
- SAND, AS DESCRIBED IN SPECIFICATION ITEM 510 PIPE, SHALL NOT BE USED AS BEDDING FOR WATER AND WASTEWATER LINES. ACCEPTABLE BEDDING MATERIALS ARE PIPE BEDDING STONE, PEA GRAVEL AND IN LIEU OF SAND, A NATURALLY OCCURRING OR MANUFACTURED STONE MATERIAL CONFORMING TO ASTM C33 FOR STONE QUALITY AND MEETING THE FOLLOWING GRADATION SPECIFICATION:

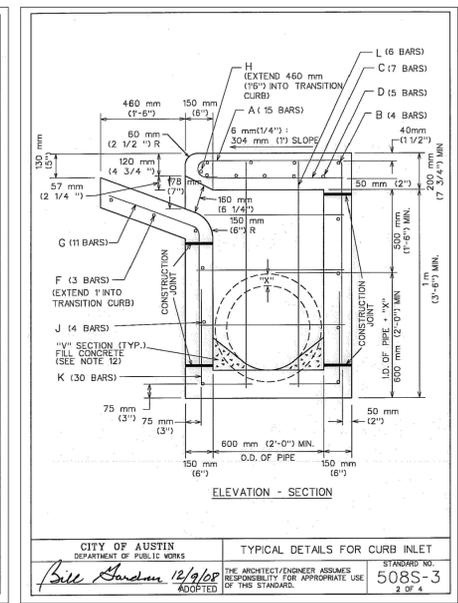
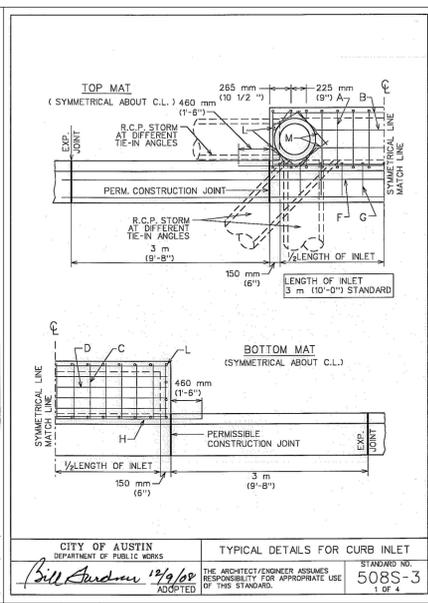
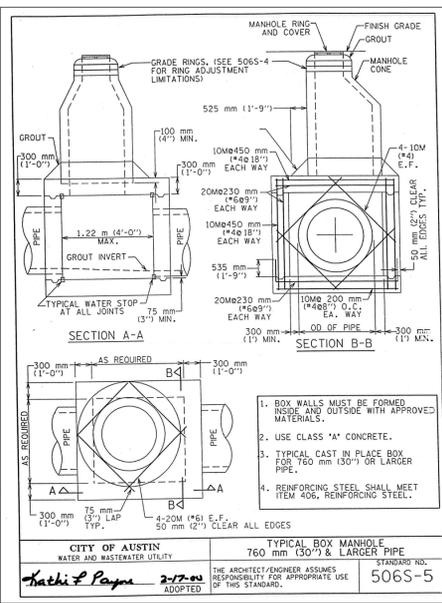
SIEVE SIZE	PERCENT BY WEIGHT	PERCENT RETAINED
1/2"		0
3/4"		0-2
#4		40-85
#10		95-100
- THE CONTRACTOR IS HEREBY NOTIFIED THAT CONNECTION TO, SHUTTING DOWN, OR TERMINATING EXISTING UTILITY LINES MAY HAVE TO OCCUR AT OFF-PEAK HOURS. SUCH HOURS ARE USUALLY OUTSIDE NORMAL WORKING HOURS AND POSSIBLY BETWEEN 12AM AND 6AM.
- ALL WASTEWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS, 30 TAC CHAPTER 213 AND 317, AS APPLICABLE. WHENEVER TCEQ AND CITY OF LIBERTY HILL SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.
- FRANCHISE UTILITY NOTE: OTHER UTILITIES SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE, ETC. MAY SHARE THE WASTEWATER SERVICE LINE TRENCH PROVIDED SUCH UTILITIES ARE OFFSET A MINIMUM OF 5' FROM THE WASTEWATER SERVICE LINE.

WWFM "F"
6" PVC C900 DR18 STA. 5+90.67 TO END



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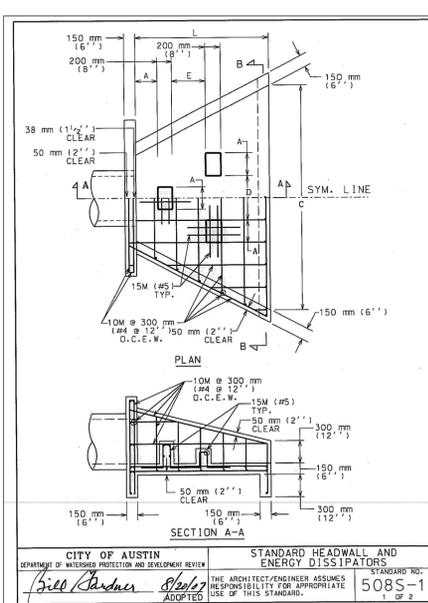
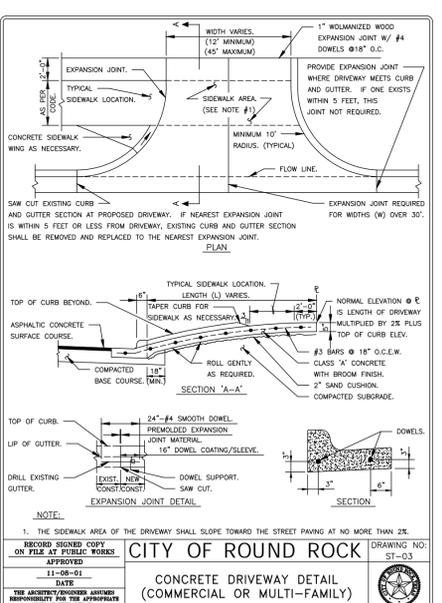
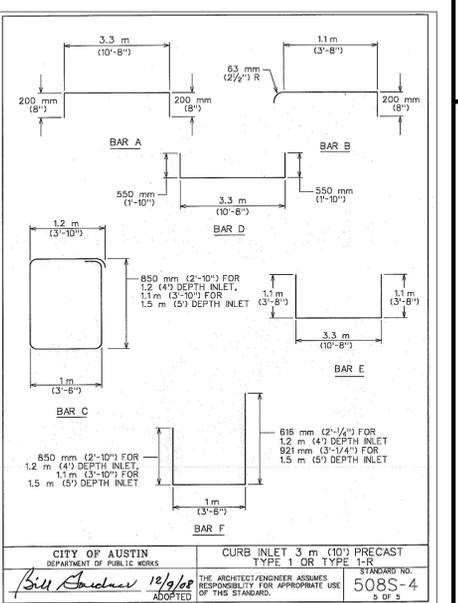
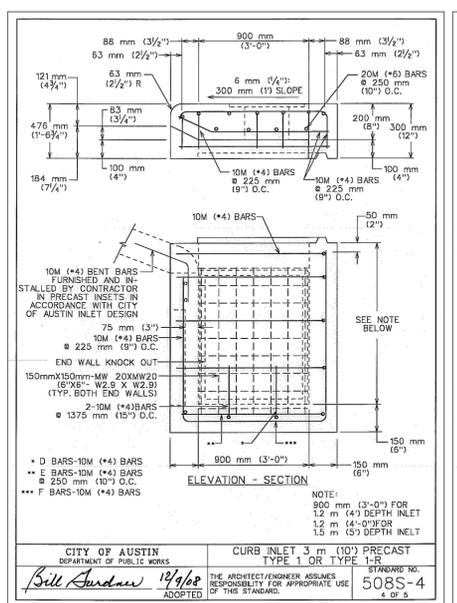
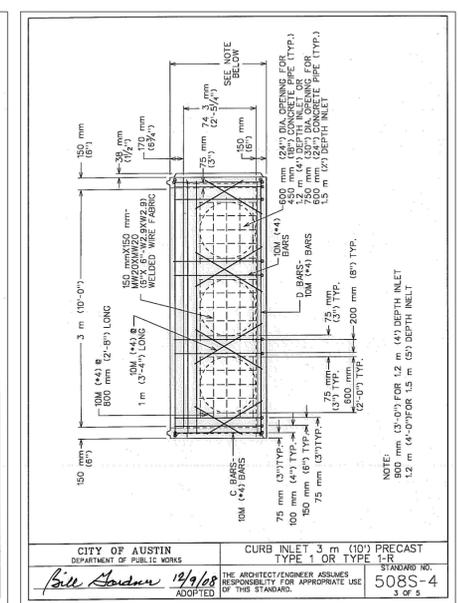
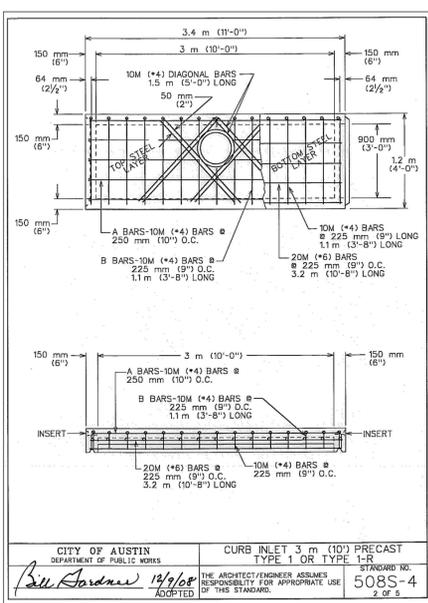
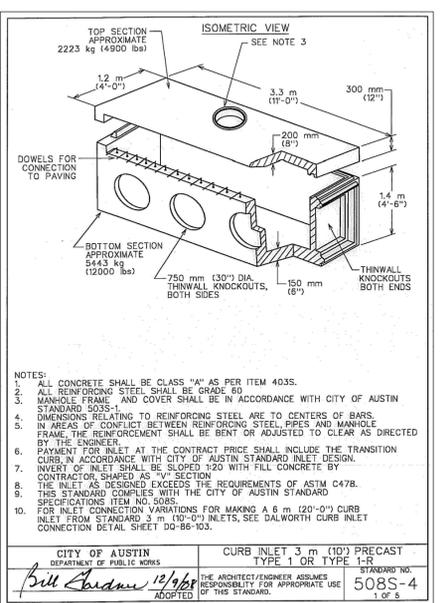
DESIGNED BY: SPC	DRAWN BY: CJU
DATE	
REVISION	
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2 SHEET NAME: WASTEWATER FORCEMAIN F (7C-2) (5+90.67 TO END)	
DATE: MAR 2024 JOB NUMBER: 5489 SHEET: 71 OF 77 SHEET NO.: 71	



BARS	SIZE	SPACING	NUMBER	LENGTH	WEIGHT
A	4	230mm (9")	15	2 m (7'-0")	73
B	4	250 mm (10")	4	3.25 m (10'-8")	29
C	4	460 mm (18")	7	760 mm (2'-6")	12
D	6	150 mm (6")	5	3.25 m (10'-8")	80
E	4	300 mm (12")	6	760 mm (2'-6")	10
F	4	250 mm (10")	3	4 m (13'-0")	35
G	4	300 mm (12")	11	1.25 m (4'-3")	31
H	6	-	1	4.25 m (14'-0")	20
J	4	300 mm (12")	7	3.25 m (10'-8")	50
K	4	230 mm (9")	30	800 mm (2'-7 1/2")	52
L	4	300 mm (12")	6	1.3 m (4'-4")	17
M	4	-	4	500 mm (1'-8")	4
TOTAL STEEL L.B.					413
TOTAL CONCRETE, C.Y.					4.08

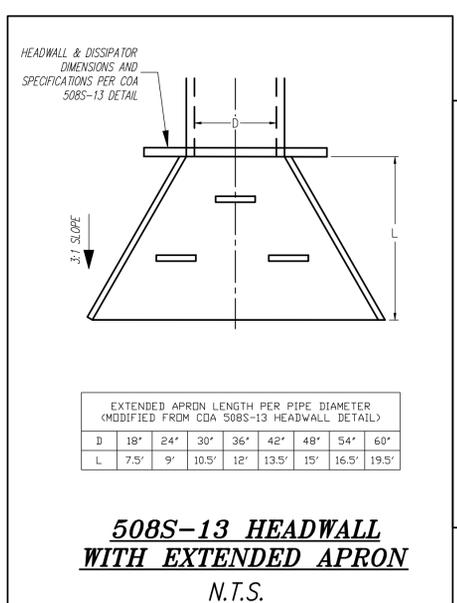
NOTES:
 1. ALL CONCRETE SHALL BE CLASS "A".
 2. ALL REINFORCING STEEL SHALL BE GRADE 60.
 3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
 4. VERTICAL STEEL MAY BE SPLICED 1362 mm or 5'-1" MIN. LAP IN THE LOWER ONE-HALF OF ALL INLET WALLS. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
 5. QUANTITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S INFORMATION ONLY. PAYMENT WILL BE MADE FOR EACH INLET OF THE TYPE SPECIFIED, COMPLETE IN PLACE INCLUDING MANHOLE FRAME AND COVER.
 6. MANHOLE FRAME AND COVER SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN STANDARD 5035-1.
 7. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS, INCLUDING PRECAST UNITS, PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.
 8. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE FRAMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAR EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES.
 9. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
 10. INVERT OF INLET SHALL BE SLOPED 1:20 WITH FILL CONCRETE, SHAPED AS "V" SECTION.
 11. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED UNLESS OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.

REFERENCES:
 FOR EXPANSION JOINT DOWEL AND DOWEL LOCATION DETAILS SEE STD. 4305-3, "CURB EXPANSION JOINT DETAIL".
 FOR 18" MANHOLE FRAME AND COVER DETAILS SEE STD. 5035-1, "18" COVER AND FRAME".



D	18"	24"	30"	36"	42"	48"	54"	60"
L	7.5'	9'	10.5'	12'	13.5'	15'	16.5'	19.5'

5085-13 HEADWALL WITH EXTENDED APRON
N.T.S.



NOTES:
 1. ALL CONCRETE SHALL BE TYPE "C" AS PER SPEC. 4035, CONCRETE FOR STRUCTURES.
 2. CHAMFER ALL EXTERNAL VISIBLE CORNERS.
 3. DISSIPATOR BLOCKS REQUIRED ON DISCHARGE HEADWALLS ONLY.

DATE: MAR 2024
 JOB NUMBER: 5489
 SHEET: 75 OF 77
 SHEET NO.: 75

DESIGNED BY: SPC
 DRAFTED BY: CJH
 DATE: _____
 REVISION: _____
 Carlsson, Brigrance & Doering, Inc.
 Civil Engineering & Surveying
 FIRM ID #13791
 Main Office: 5501 West Williams Canyon Dr., Austin, Texas 78749
 South Office: 12129 RR (23) N. St. 600, Austin, Texas 78750
 Phone No. (512) 280-5160 Fax No. (512) 280-5165
 CONSTRUCTION DETAILS (4 OF 4)
 JOB NAME: SANTA RITA RANCH PHASE 7C SECTION 1 AND 2
 PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS
 SHEET NAME: _____
 DATE: MAR 2024
 JOB NUMBER: 5489
 SHEET: 75 OF 77
 SHEET NO.: 75

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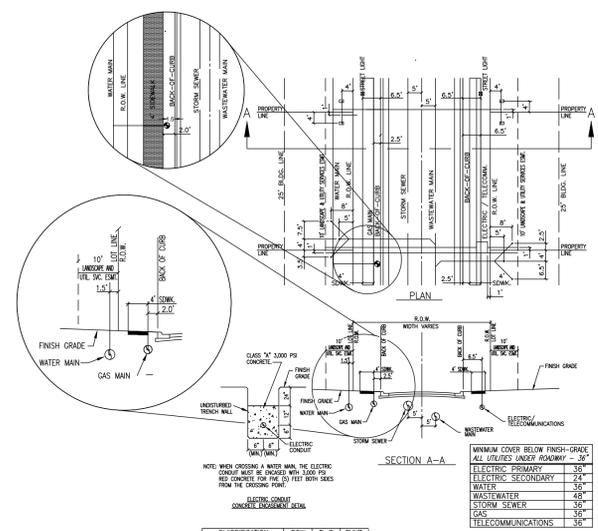


Table with 4 columns: CLASSIFICATION, ROW, B-B, PWT. Lists specifications for LOCAL STREET, RESIDENTIAL STREET, and MAJOR COLLECTOR.

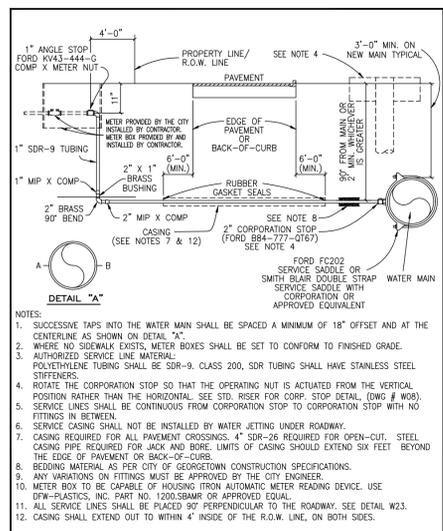


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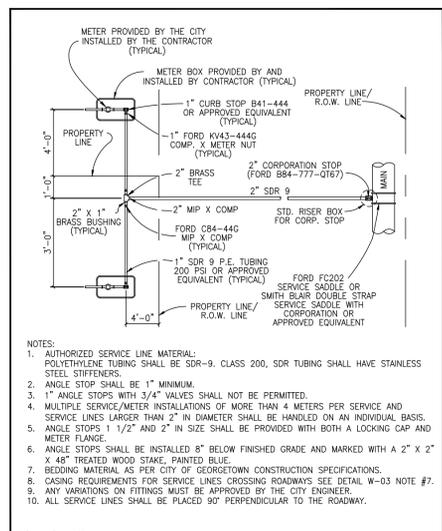


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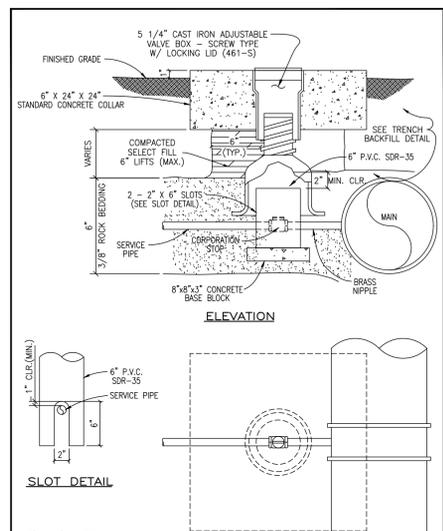


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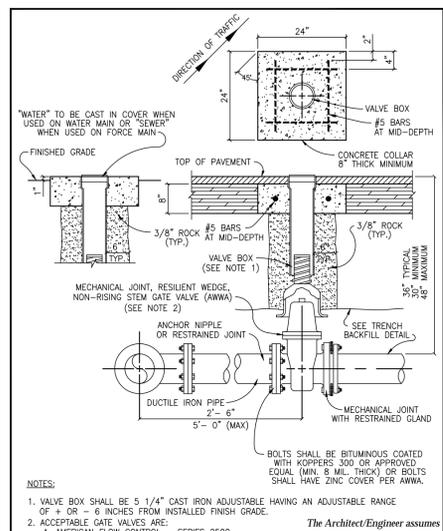


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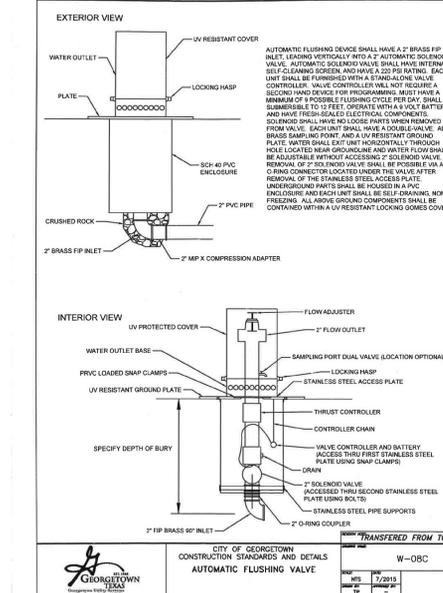


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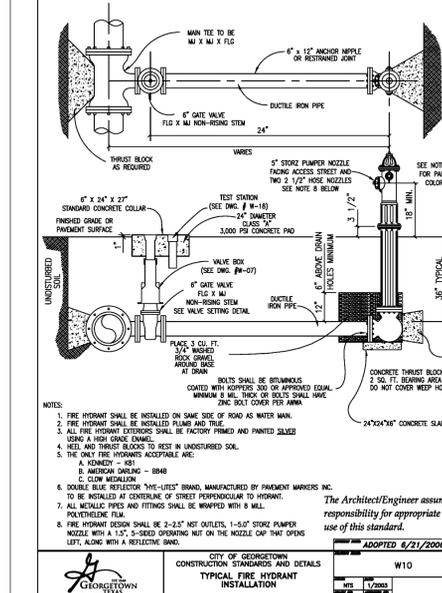


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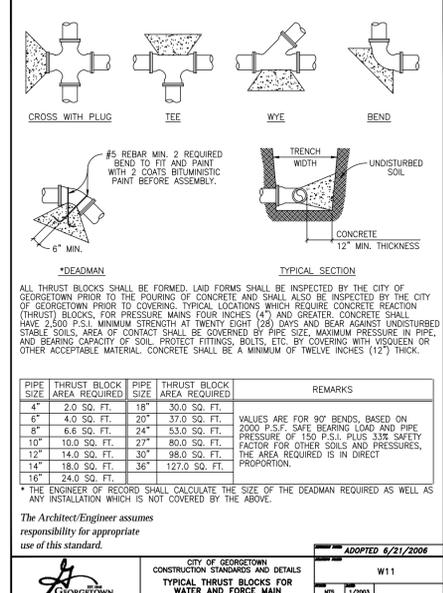


Table with 4 columns: CITY OF GEORGETOWN, CONSTRUCTION STANDARDS AND DETAILS, TYPICAL THRUST BLOCKS FOR WATER AND FORCE MAIN, W11. Includes a date stamp for 6/21/2006.

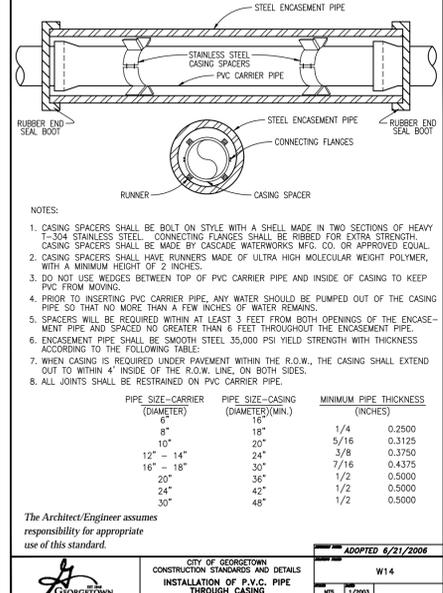


Table with 4 columns: CITY OF GEORGETOWN, CONSTRUCTION STANDARDS AND DETAILS, INSTALLATION OF P.V.C. PIPE THROUGH CASING, W14. Includes a date stamp for 6/21/2006.

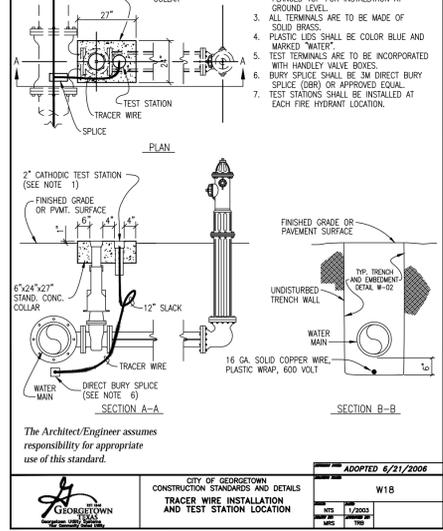


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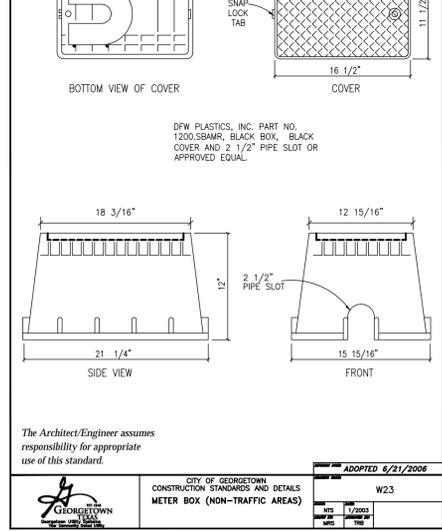


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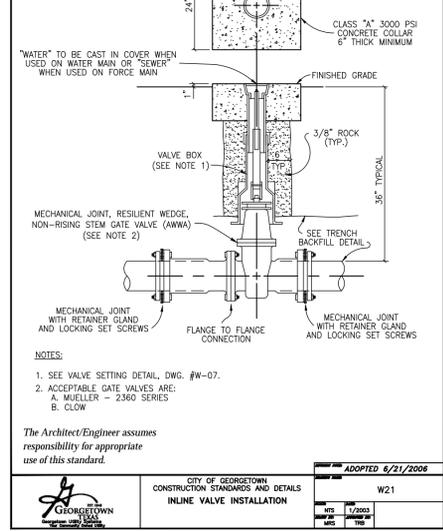


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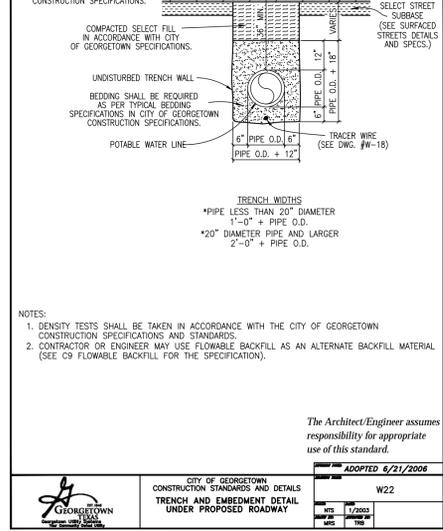


Table with 4 columns: CITY OF GEORGETOWN, CONSTRUCTION STANDARDS AND DETAILS, TRENCH AND EMBEDMENT DETAIL UNDER PROPOSED ROADWAY, W22. Includes a date stamp for 6/21/2006.

Table with 2 columns: DESIGNED BY, DRAFTED BY. Lists names and initials.

Logo for Carlson, Brigrance & Doering, Inc. with contact information including address, phone, and fax numbers.

WATER DETAILS
SANTA RITA RANCH PHASE 7C SECTION 1 AND 2
PROJECT: STREET, DRAINAGE, WATER, AND WASTEWATER IMPROVEMENTS

Professional Engineer seal for Steven P. Gates, License No. 93648, State of Texas. Includes sheet information: SHEET 76 OF 77, SHEET NO. 76.

