From: Anthony Goode
Sent: September 25, 2024
To: EAAdmin (EAAdmin@tceq.texas.gov)
Subject: Liberty Hill Crossing CZP - Administrative NOD

During the administrative review of the Liberty Hill Crossing - CZP the following deficiencies were noted:

1. The Overall Site Plan on sheet 09 of 46 may indicate regulated activity will occur on parcels or right-of-way not owned by the applicant, please include the attached Owner Authorization Form from each parcel/ROW owner with the revised application. If the regulated activity will occur in an easement, please include easement documentation from the county. The Owner Authorization form is pages 131-133 and the ROW Access Easement is 134-146.

Sincerely,

Anthony Goode, PE

LIBERTY HILL CROSSING

351 HWY 183

LIBERTY HILL, TEXAS 78642

T.C.E.Q. EDWARDS AQUIFER

CONTRIBUTING ZONE PLAN

PREPARED FOR

HENRIETTA 212 LLC

AUGUST 2024

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: Liberty Hill Crossing						**2. Regulated Entity No.:** N/A			
3. Customer Name: Henrietta 212 LLC						**4. Customer No.:** N/A			
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			32.512
9. Application Fee:	$6,500.00		**10. Permanent BMP(s):**			Two Batch Ponds, one Stormceptor 7200			
11. SCS (Linear Ft.):	N/A		**12. AST/UST (No. Tanks):**			N/A			
13. County:	Williamson		**14. Watershed:**			South Fork San Gabriel			

Application Distribution

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

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

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

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	__	__	__
Region (1 req.)	__	__	__
County(ies)	__	__	X
Groundwater Conservation District(s)	__Edwards Aquifer Authority __Barton Springs/ Edwards Aquifer __Hays Trinity __Plum Creek	__Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	__Austin __Buda __Dripping Springs __Kyle __Mountain City __San Marcos __Wimberley __Woodcreek	__Austin __Bee Cave __Pflugerville __Rollingwood __Round Rock __Sunset Valley __West Lake Hills	__Austin __Cedar Park __Florence __Georgetown __Jerrell __Leander X Liberty Hill __Pflugerville __Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	__	__	__	__	__
Region (1 req.)	__	__	__	__	__
County(ies)	__	__	__	__	__
Groundwater Conservation District(s)	__ Edwards Aquifer Authority __Trinity-Glen Rose	__Edwards Aquifer Authority	__Kinney	__EAA __Medina	__EAA __Uvalde
City(ies) Jurisdiction	__Castle Hills __Fair Oaks Ranch __Helotes __Hill Country Village __Hollywood Park __San Antonio (SAWS) __Shavano Park	__Bulverde __Fair Oaks Ranch __Garden Ridge __New Braunfels __Schertz	NA	__San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Anthony Goode
Print Name of Customer/Authorized Agent 8/26/24
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):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

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

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

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

Signature

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

Print Name of Customer/Agent: Anthony Goode

Date: 8/26/24

Signature of Customer/Agent:

Regulated Entity Name: Liberty Hill Crossing

Project Information

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

   Contact Person: William Pohl
   Entity: Henrietta 212 LLC
   Mailing Address: 10800 Pecan Park Blvd Ste 125
   City, State: Austin, TX Zip: 78750-1372
   Telephone: 512-335-5577 Fax:
   Email Address: bphol@pohlbrown.com

5. Agent/Representative (If any):

Contact Person: Anthony Goode
Entity: Goode Faith Engineering
Mailing Address: 1620 La Jaita Drive, STE 300
City, State: Cedar Park Zip: 78613
Telephone: 972-822-1682 Fax: _____
Email Address: Anthony@goodefaitheng.com

6. Project Location:

[X] The project site is located inside the city limits of Liberty Hill, Texas
[ ] The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of _____.
[ ] The project site is not located within any city's limits or ETJ.

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

351 HWY 183 Liberty Hill, TX 78642

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

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

[X] Project site boundaries.
[X] USGS Quadrangle Name(s).

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

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

11. Existing project site conditions are noted below:

[ ] Existing commercial site
[ ] Existing industrial site
[ ] Existing residential site

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

12. The type of project is:

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

13. Total project area (size of site): 32.51 Acres

Total disturbed area: 38.25 Acres

14. Estimated projected population: N/A

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

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	*Sq. Ft.*	*Sq. Ft./Acre*	*Acres*
Structures/Rooftops	200,159	÷ 43,560 =	4.60
Parking	141,061	÷ 43,560 =	3.24
Other paved surfaces	379,480	÷ 43,560 =	8.71
Total Impervious Cover	720,700	÷ 43,560 =	16.54

Total Impervious Cover 16.54 **÷ Total Acreage** 32.51 **X 100 =** 51 **% Impervious Cover**

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

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

For Road Projects Only

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

☒ N/A

18. Type of project:

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

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

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

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

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

21. Pavement Area:

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

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

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

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

Stormwater to be generated by the Proposed Project

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

Wastewater to be generated by the Proposed Project

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

☒ N/A

26. Wastewater will be disposed of by:

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

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

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

☒ Sewage Collection System (Sewer Lines):

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

☒ Existing.

☐ Proposed.

☐ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

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

☒ N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

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

Total x 1.5 = _____ Gallons

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

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

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

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

Table 3 - Secondary Containment

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

Total: _____ Gallons

30. Piping:

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

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

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

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

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

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

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

Site Plan Requirements

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

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

    Site Plan Scale: 1" = _____'.

35. 100-year floodplain boundaries:

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

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

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): 48491C0275E as dated 9/26/2008

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

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

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

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

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

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

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

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

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

45. ☐ Permanent aboveground storage tank facilities.

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

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

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

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

☐ N/A

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

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

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

☐ N/A

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

☐ N/A

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

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

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

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

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

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

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

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

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

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

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

    ☒ N/A

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

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

☐ N/A

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

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

    ☐ N/A

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

    ☒ N/A

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

    ☒ N/A

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

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

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

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

Administrative Information

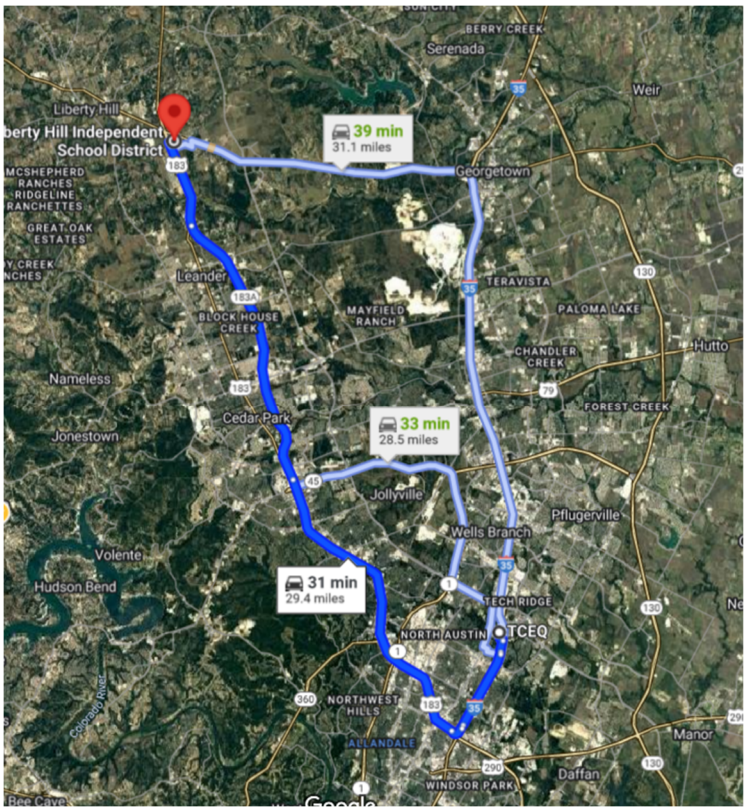
61. [X] Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

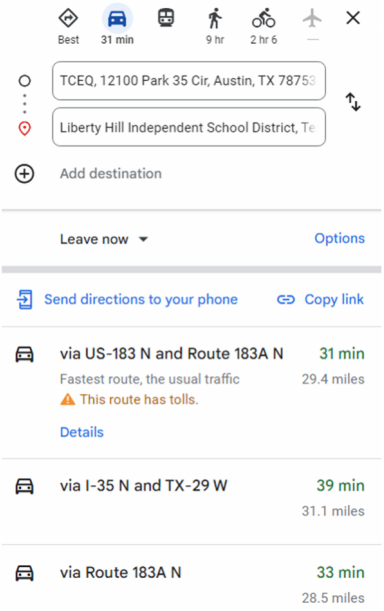
62. [X] Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

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

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

ATTACHMENT A- ROAD MAP





ATTACHMENT B - USGS QUADRANGLE

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

The National Map
OnDemand Topo

7.5-MINUTE TOPO QUADRANGLE
Custom Extent
7.5-MINUTE TOPO

UTM GRID AND 2021 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

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

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

Data is provided by The National Map (TNM), is the best available at the time of map generation, and includes data content from supporting themes of Elevation, Hydrography, Geographic Names, Boundaries, Transportation, Structures, Land Cover, and Orthoimagery. Refer to associated Federal Geographic Data Committee (FGDC) Metadata for additional source data information.

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands. Temporal changes may have occurred since these data were collected and some data may no longer represent actual surface conditions.

Learn About The National Map: https://nationalmap.gov

SCALE 1:24 000

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
CONTOUR SMOOTHNESS = Medium

QUADRANGLE LOCATION

ADJOINING QUADRANGLES

ROAD CLASSIFICATION

Expressway	━	Local Connector	━
Secondary Hwy	━	Local Road	━
Ramp	━	4WD	- - -

Interstate Route · US Route · ○ State Route

7.5-MINUTE TOPO, TX

2024

ATTACHMENT C-PROJECT NARRATIVE

The proposed retail project, Liberty Hill Crossing, is located in the City of Liberty Hill, Texas. The total acreage of the site is 32.51 acres. The project is bounded on the west by US HWY 183, to the north by SH 29 and on the south by Gracie Lane. The proposed development consists of major retail, outlying retail parcels, parking, and drive aisles.

The site is currently undeveloped. Prior to 2023 a residence, driveway, and several barns were on the site. The items remaining on site, to be demolished include the driveway, fencing, a street light (near HWY 183) and an existing water well. The water well on property was plugged on 3/31/2023. Please see the attached State of Texas Plugging Report (#228508).

Approximately 2.18 acres of offsite area drains through the site in existing conditions. This offsite drainage will be routed around the site at a new drive on the north end of the site and it will be directed south, as in existing conditions, through the ditch running along US HWY 183.

The CN for the proposed undeveloped areas is determined to be an 84. All the proposed impervious cover was assigned a CN of 98. The total impervious cover for the current proposed development is 16.54 acres. Two batch ponds (Pond 2 and Pond 5), a Stormceptor® STC 7200 (for Drainage area PR4) and two Natural Vegetated Filter Strips are proposed to provide the minimal removal of 80% of the TSS. The two proposed natural vegetative filter strips will provide TSS removal for impervious cover directed across 50 feet of natural vegetation with a maximum slope of 10%.

STATE OF TEXAS PLUGGING REPORT for Tracking #228508

Owner:	**Pohl Partners**	Owner Well #:	**No Data**
Address:	**10800 Pecan Park Blvd. # 125 Austin , TX 78750**	Grid #:	**58-18-7**
		Latitude:	**30° 38' 58" N**
Well Location:	**431 N. US Hwy 281 Liberty Hill, TX 78642**	Longitude:	**097° 52' 18" W**
Well County:	**Williamson**	Elevation:	**No Data**

Well Type: **Unknown**

Drilling Information

Company: **UNKNOWN** Date Drilled: **No Data**

Driller: **UNKNOWN** License Number: **UNKNOWN**

	Diameter (in.)	*Top Depth (ft.)*	*Bottom Depth (ft.)*
Borehole:	**8**	**0**	**40**

Plugging Information

Date Plugged: **3/31/2023** Plugger: **Robert W. Johnson**

Plug Method: **Tremmie pipe bentonite from bottom to 2 feet from surface, cement top 2 feet**

Casing Left in Well:

DIa (in.)	*Top (ft.)*	*Bottom (ft.)*
8	**0**	**40**

Plug(s) Placed in Well:

Top (ft.)	*Bottom (ft.)*	*Description (number of sacks & material)*
0	**2**	**Portland 1 Bags/Sacks**
2	**408**	**Benseal 43 Bags/Sacks**

Certification Data: The driller certified that the driller plugged this well (or the well was plugged under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the reports(s) being returned for completion and resubmittal.

Company Information: **Apex Drilling Inc.**

P. O Box 867
Marble Falls, TX 78654

Driller Name: **Robert W. Johnson** License Number: **60413**

Comments: **No Data**

ATTACHMENT D – FACTORS AFFECTING WATER SURFACE QUALITY

During Construction:

There will be a slight increase in suspended solids during construction which will be mitigated utilizing BMPs including silt fencing, inlet protection, stabilized construction entrances and the proposed pond for temporary sediment basins. Potential sources of pollutants affecting surface water quality include:

- soil particle migration as a result of erosion from construction activity including the use of spoil piles, clearing, and grubbing, excavation and burrow of existing grades, final grading, and installation of utilities and storm water infrastructure.
- soil particle migration resulting from pipe bedding material installation or staging and soil and/or road base placement and storage
- Construction equipment and vehicle drippings or leaks containing petroleum suchas fuel, grease, oil, and hydraulic fluid
- Concrete truck wash-out activities
- Materials used during construction (paints, glues, chemicals, pavement striping/markings, gravel) may also affect the surface water quality
- Trash and debris from construction crews, equipment, and supplies can be another pollutant source and will be properly disposed of and effectively managed throughout construction to minimize any potential impact
- Sanitary waste from construction crews could also lead to a potential source of contamination. Propersanitationduringconstruction,includingtemporaryrestroom facilities and trash barrels will not be provided.

Post Construction:

- Automobiles utilized by future tenants will generate some pollutants that can affect water quality. Leaks from engines and transmissions may add oil, grease or antifreeze and other automotive related liquids to the storm runoff.
- Activities may include the utilization of chemical pesticides and lawn products that may affect the water quality. These products are typically labeled with instructions and warning labels about proper and safe usage by the customers. The owner will provide information through the leasing agreements about the proper use of products to the occupants and their effect on water quality.
- Lack of lawn care maintenance can cause soil erosion and impact the quality of stream water by increasing suspended solids. The owner is therefore managing on-going lawn care and maintenance.
- Improperly installed sanitary sewers may increase fecal materials and nutrients in runoff. City permitting procedures and inspections will make this a minor concern.

ATTACHMENT E – VOLUME AND CHARACTER OF STORMWATER

The curve number of the undeveloped site is 84, pasture in fair condition. All proposed impervious cover was assigned a curve number of 98. The current proposed development will result in impervious cover of approximately 16.54 acres. Of that, 8.55 acres of impervious cover is in Drainage Area PR 2 which flows to Pond 2. Drainage Area PR 5 has 6.95 acres if proposed impervious cover and flows to Pond 5. Drainage Area PR 4 is 0.69 acres and has 0.60 acres of impervious cover which flows to and is treated by a Stormceptor. There are two areas (+/- 0.34 acres) of impervious cover to the north of the site being treated by Natural Vegetated Filter Strips.

With the proposed treatment measures, the character of the storm water leaving the site after the development is expected to be similar in character to that of existing conditions. This proposed development will require water quality treatment. This will be achieved through the use of two () batch detention ponds and a Stormceptor. Refer to the tables below and the included construction plans for detailed information on the drainage calculations.

DRAINAGE CALCULATIONS (EXISTING)

DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
	EX 1	11.29	16.70	10.02	84.0	0.0%	30.5	53.9	69.5	94.7
	CULVERT 1						**30.5**	**53.9**	**69.5**	**94.7**
	EX 2	12.40	16.60	9.96	84.0	0.0%	33.5	59.2	76.3	104.1
	CULVERT 2						**33.5**	**59.2**	**76.3**	**104.1**
A							**63.9**	**113.1**	**145.8**	**198.8**
	EX 3	2.26	14.80	8.88	84.0	0.0%	6.4	11.3	14.6	19.9
B							**6.4**	**11.3**	**14.6**	**19.9**
	EX 4	2.39	12.00	7.20	84.0	0.0%	7.4	13.0	16.8	22.9
	EX 5	3.35	12.10	7.26	84.0	0.0%	10.3	18.2	23.4	32.0
C							**17.7**	**31.2**	**40.2**	**54.9**

DRAINAGE CALCULATIONS (PROPOSED)

DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (100YR) (CFS)
A	PR 1	6.08	6.30	3.78	84.0	0.0%	5.1	8.9	11.5	15.6
	CULVERT 1						5.1	8.9	11.5	15.6
	PR 2	11.85	7.80	4.68	84.0	53.0%	71.0	113.0	140.8	186.4
	POND PR 2						39.9	74.1	98.5	140.4
					Pond Elevation (WSE)		987.9	988.7	989.1	989.7
	PR 6	2.56	5.90	3.54	84.0	0.0%	11.5	20.2	26.0	35.4
	CULVERT 2						45.7	85.4	113.9	162.9
A							**48.3**	**90.2**	**120.8**	**172.6**
	PR 3	1.36	5.00	3.00	84.0	0.0%	4.5	8.0	10.3	14.1
B							4.5	8.0	10.3	14.1
C	PR 4	0.61	5.00	3.00	84.0	87.0%	3.7	5.7	6.9	9.0
	PR 5	7.01	8.20	4.92	84.0	91.0%	34.1	51.2	62.5	81.2
	POND PR 5						16.4	28.0	36.5	50.7
					Pond Elevation (WSE)		996.9	997.5	997.9	998.4
C							**17.7**	**30.2**	**39.3**	**54.6**

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009 **Project Name:** Liberty Hill Crossing

Date Prepared:

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

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

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

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the propose

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 * =	38.25	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	16.54	acres
Total post-development impervious cover fraction * =	68.00	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	14396	lbs.

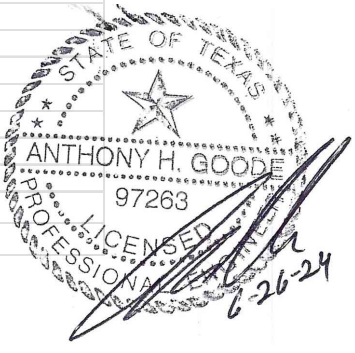
* **The values entered in these fields should be for the total project area.**

Number of drainage basins / outfalls areas leaving the plan area = 5

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
6-26-24

Drainage Area PR 2

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**PR 2**		
	Total drainage basin/outfall area =	**16.23**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**8.55**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**0.53**		
	$L_{M\ THIS\ BASIN}$ =	**7442**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Batch**		
	Removal efficiency =	**91**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment a		
	L_R =	TSS Load removed from this catchment area by t		
	A_C =	**16.23**	acres	
	A_I =	**8.55**	acres	
	A_P =	**7.68**	acres	
	L_R =	**8735**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**8175**	lbs.	
	F =	**0.94**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**2.40**	inches	
	Post Development Runoff Coefficient =	**0.37**		
	On-site Water Quality Volume =	**52700**	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 =	**10540**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**63240**	cubic feet	



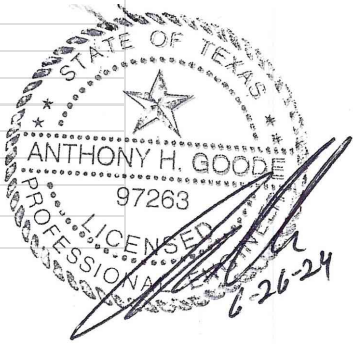
Drainage Area PR 4

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**PR 4**		
	Total drainage basin/outfall area =	**0.69**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**0.60**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**0.87**		
	$L_{M\ THIS\ BASIN}$ =	**522**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Stormceptor**		
	Removal efficiency =	**81**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment a		
	L_R =	TSS Load removed from this catchment area by t		
	A_C =	**0.69**	acres	
	A_I =	**0.60**	acres	
	A_P =	**0.09**	acres	
	L_R =	**539**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**522**	lbs.	
	F =	**0.97**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**3.00**	inches	
	Post Development Runoff Coefficient =	**0.71**		
	On-site Water Quality Volume =	**5336**	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 =	**1067**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**6403**	cubic feet	

STATE OF TEXAS ANTHONY H. GOODE 97263 LICENSED PROFESSIONAL ENGINEER 6-26-24

Drainage Area PR 5

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**PR 5**	**POND PR5**	
	Total drainage basin/outfall area =	**6.95**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**6.13**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**0.88**		
	$L_{M\ THIS\ BASIN}$ =	**5336**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Batch**		
	Removal efficiency =	**91**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment a		
	L_R =	TSS Load removed from this catchment area by t		
	A_C =	**6.95**	acres	
	A_I =	**6.13**	acres	
	A_P =	**0.82**	acres	
	L_R =	**6189**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**5490**	lbs.	
	F =	**0.89**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**1.60**	inches	
	Post Development Runoff Coefficient =	**0.72**		
	On-site Water Quality Volume =	**29072**	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 =	**5814**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**34887**	cubic feet	



Natural Vegetated Filter Strip 1

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**VFS 1**		
	Total drainage basin/outfall area =	**0.10**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**0.10**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**1.00**		
	$L_{M\ THIS\ BASIN}$ =	**87**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Vegetated Filter Strips**		
	Removal efficiency =	**85**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment a		
	L_R =	TSS Load removed from this catchment area by t		
	A_C =	**0.10**	acres	
	A_I =	**0.10**	acres	
	A_P =	**0.00**	acres	
	L_R =	**94**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**87**	lbs.	
	F =	**0.92**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**2.00**	inches	
	Post Development Runoff Coefficient =	**0.82**		
	On-site Water Quality Volume =	**593**	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 =	**119**		
	Total Capture Volume (required water quality volume(s) x 1.20) =	**711**	cubic feet	

STATE OF TEXAS ANTHONY H. GOODE 97263 LICENSED PROFESSIONAL ENGINEER 6-26-24

Natural Vegetated Filter Strip 2

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**VFS 2**		
	Total drainage basin/outfall area =	**0.24**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**0.24**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**1.00**		
	$L_{M\ THIS\ BASIN}$ =	**209**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Vegetated Filter Strips**		
	Removal efficiency =	**85**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment ar		
	L_R =	TSS Load removed from this catchment area by tl		
	A_C =	**0.24**	acres	
	A_I =	**0.24**	acres	
	A_P =	**0.00**	acres	
	L_R =	**226**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**209**	lbs.	
	F =	**0.93**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**2.20**	inches	
	Post Development Runoff Coefficient =	**0.82**		
	On-site Water Quality Volume =	**1565**	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 =	**313**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**1877**	cubic feet	

STATE OF TEXAS ANTHONY H. GOODE 97263 LICENSED PROFESSIONAL ENGINEER 6-26-24

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009 **Project Name:** Liberty Hill Crossing

Date Prepared:

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

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 e

1. The Required Load Reduction for the total project: Calculations from RG-348

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

where:

$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the propose

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 * =	38.25	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	16.54	acres
Total post-development impervious cover fraction * =	68.00	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	14396	lbs.

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

Number of drainage basins / outfalls areas leaving the plan area = 5

Drainage Area PR 2

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**PR 2**		
	Total drainage basin/outfall area =	**16.23**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**8.55**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**0.53**		
	$L_{M\ THIS\ BASIN}$ =	**7442**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Batch**		
	Removal efficiency =	**91**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment a		
	L_R =	TSS Load removed from this catchment area by t		
	A_C =	**16.23**	acres	
	A_I =	**8.55**	acres	
	A_P =	**7.68**	acres	
	L_R =	**8735**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**8175**	lbs.	
	F =	**0.94**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**2.40**	inches	
	Post Development Runoff Coefficient =	**0.37**		
	On-site Water Quality Volume =	**52700**	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 =	**10540**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**63240**	cubic feet	

Drainage Area PR 4

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**PR 4**		
	Total drainage basin/outfall area =	**0.69**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**0.60**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**0.87**		
	$L_{M\ THIS\ BASIN}$ =	**522**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Stormceptor**		
	Removal efficiency =	**81**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment a		
	L_R =	TSS Load removed from this catchment area by t		
	A_C =	**0.69**	acres	
	A_I =	**0.60**	acres	
	A_P =	**0.09**	acres	
	L_R =	**539**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**522**	lbs.	
	F =	**0.97**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**3.00**	inches	
	Post Development Runoff Coefficient =	**0.71**		
	On-site Water Quality Volume =	**5336**	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 =	**1067**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**6403**	cubic feet	

Drainage Area PR 5

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**PR 5**	**POND PR5**	
	Total drainage basin/outfall area =	**6.95**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**6.13**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**0.88**		
	$L_{M\ THIS\ BASIN}$ =	**5336**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Batch**		
	Removal efficiency =	**91**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment a		
	L_R =	TSS Load removed from this catchment area by t		
	A_C =	**6.95**	acres	
	A_I =	**6.13**	acres	
	A_P =	**0.82**	acres	
	L_R =	**6189**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**5490**	lbs.	
	F =	**0.89**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**1.60**	inches	
	Post Development Runoff Coefficient =	**0.72**		
	On-site Water Quality Volume =	**29072**	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 =	**5814**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**34887**	cubic feet	

Natural Vegetated Filter Strip 1

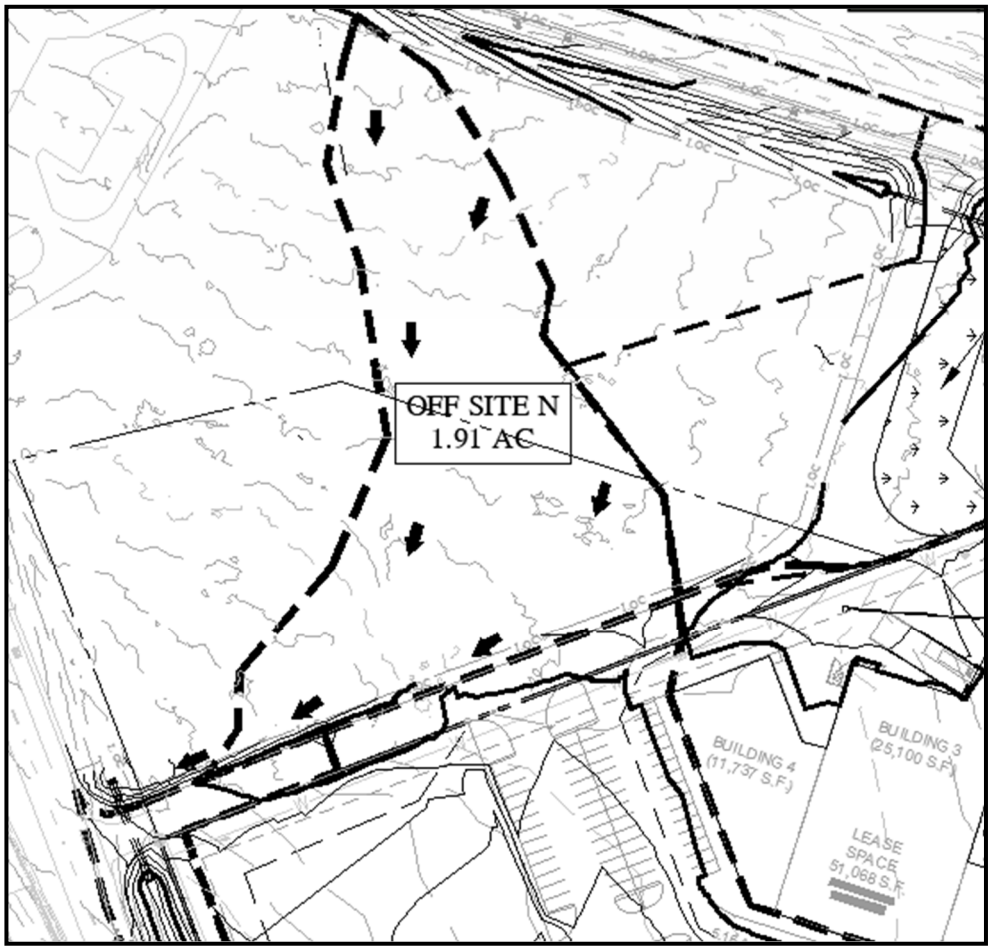
2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**VFS 1**		
	Total drainage basin/outfall area =	**0.10**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**0.10**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**1.00**		
	$L_{M\ THIS\ BASIN}$ =	**87**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Vegetated Filter Strips**		
	Removal efficiency =	**85**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment a		
	L_R =	TSS Load removed from this catchment area by t		
	A_C =	**0.10**	acres	
	A_I =	**0.10**	acres	
	A_P =	**0.00**	acres	
	L_R =	**94**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**87**	lbs.	
	F =	**0.92**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**2.00**	inches	
	Post Development Runoff Coefficient =	**0.82**		
	On-site Water Quality Volume =	**593**	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 =	**119**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**711**	cubic feet	

Natural Vegetated Filter Strip 2

2. Drainage Basin Parameters (This information should be provided for each basin):				
	Drainage Basin/Outfall Area No. =	**VFS 2**		
	Total drainage basin/outfall area =	**0.24**	acres	
	Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
	Post-development impervious area within drainage basin/outfall area =	**0.24**	acres	
	Post-development impervious fraction within drainage basin/outfall area =	**1.00**		
	$L_{M\ THIS\ BASIN}$ =	**209**	lbs.	
3. Indicate the proposed BMP Code for this basin.				
	Proposed BMP =	**Vegetated Filter Strips**		
	Removal efficiency =	**85**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.				
	RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where:	A_C =	Total On-Site drainage area in the BMP catchmer		
	A_I =	Impervious area proposed in the BMP catchment		
	A_P =	Pervious area remaining in the BMP catchment ar		
	L_R =	TSS Load removed from this catchment area by tl		
	A_C =	**0.24**	acres	
	A_I =	**0.24**	acres	
	A_P =	**0.00**	acres	
	L_R =	**226**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area				
	Desired $L_{M\ THIS\ BASIN}$ =	**209**	lbs.	
	F =	**0.93**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.				Calculations from RG
	Rainfall Depth =	**2.20**	inches	
	Post Development Runoff Coefficient =	**0.82**		
	On-site Water Quality Volume =	**1565**	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 =	**313**		
Total Capture Volume (required water quality volume(s) x 1.20) =		**1877**	cubic feet	

ATTACHMENT J- BMPS FOR UPGRADIENT STORMWATER

Approximately 1.91 acres of off-site area drains through the western edge of the site. This off-site flow will be diverted along the proposed drive north of the property line to the ditch along the HWY 183 prior to it entering the project site. Therefore, a BMP for upgradient stormwater is not needed.



ATTACHMENT K – BMPS FOR ON-SITE STORMWATER

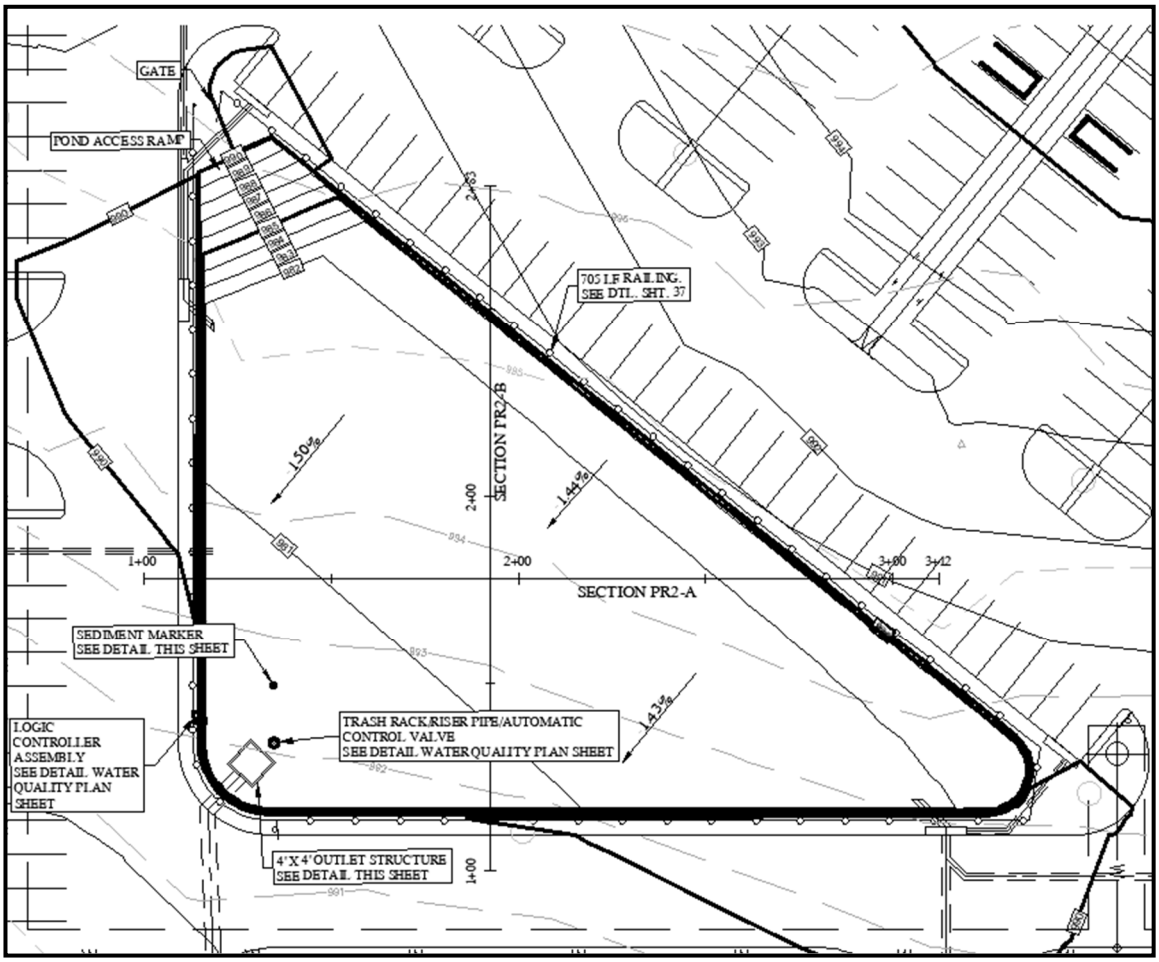
Temporary BMPs will be utilized during construction and permanent BMPs are planned to minimize surface stream contamination resulting from the infrastructure of the proposed development. Temporary BMPs for the construction consist of:

- Two construction entrances connecting onto Gracie Lane to reduce hazards transported on tire wheels from entering or exiting the site.
- +/-2771linear feet of silt fence along the down gradient area of the project to reduce particle migration, sediment transport, waste and other harmful pollutants caused during construction.
- One concrete washout area to prevent the discharge of pollutants.
- Inlet protection around all proposed inlets.
- +/-302 linear feet of tree protection.
- Litter, trash removal and sanitary septic facilities will be provided during construction.

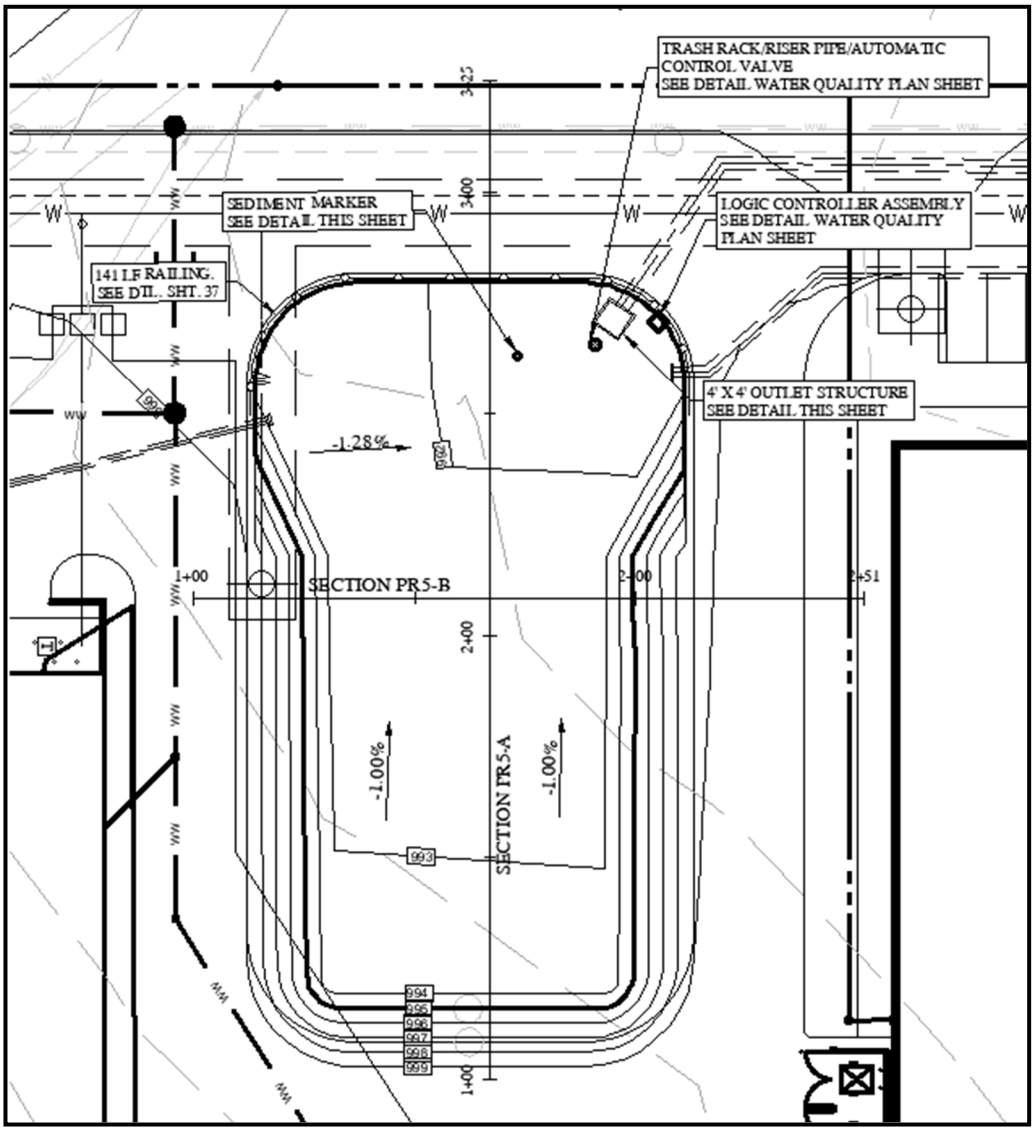
The permanent BMP controls for the site consist of two (2) Batch Detention Basins, a Stormceptor® STE 7200 and two (2) Natural Vegetative Filter Strips. Additionally, revegetation measures and landscape maintenance will be employed. These controls were carefully designed to meet the 80 percent removal rate of total suspended solids. Refer to the drainage map for locations of the basins, Stormceptor® and Natural Vegetative Filter Strips and additional drainage area information.

The temporary BMPs and the permanent BMPs (Batch Detention Basins, Stormceptor® STE 7200, and Natural Vegetative Filter Strips) have been designed in accordance with the TCEQ Technical Guidance Manual (TGM) RG-348. See Water Quality Calculations for basin and Stormceptor designs on the following page.

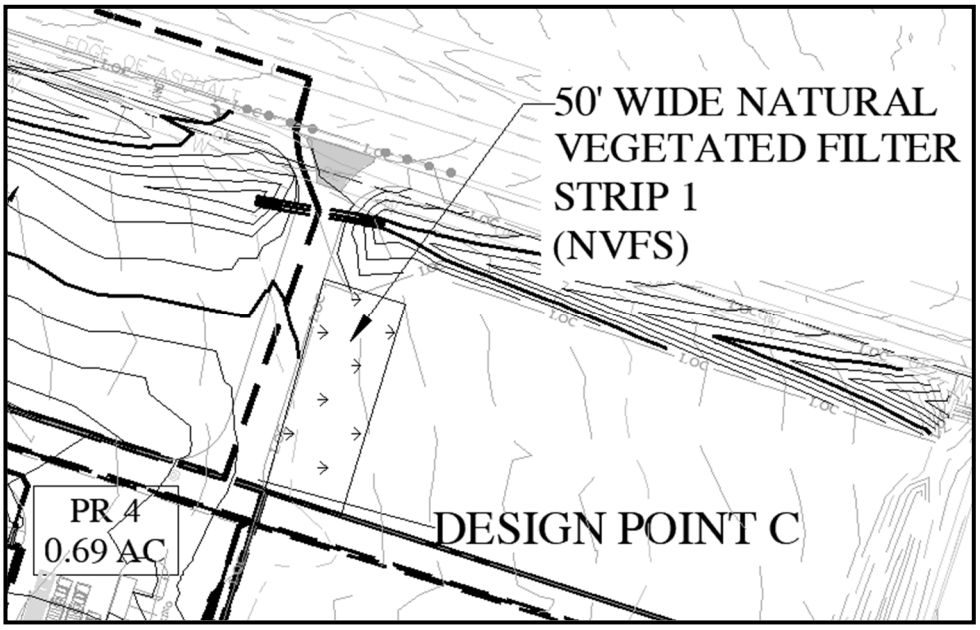
POND PR 2 (BATCH POND)



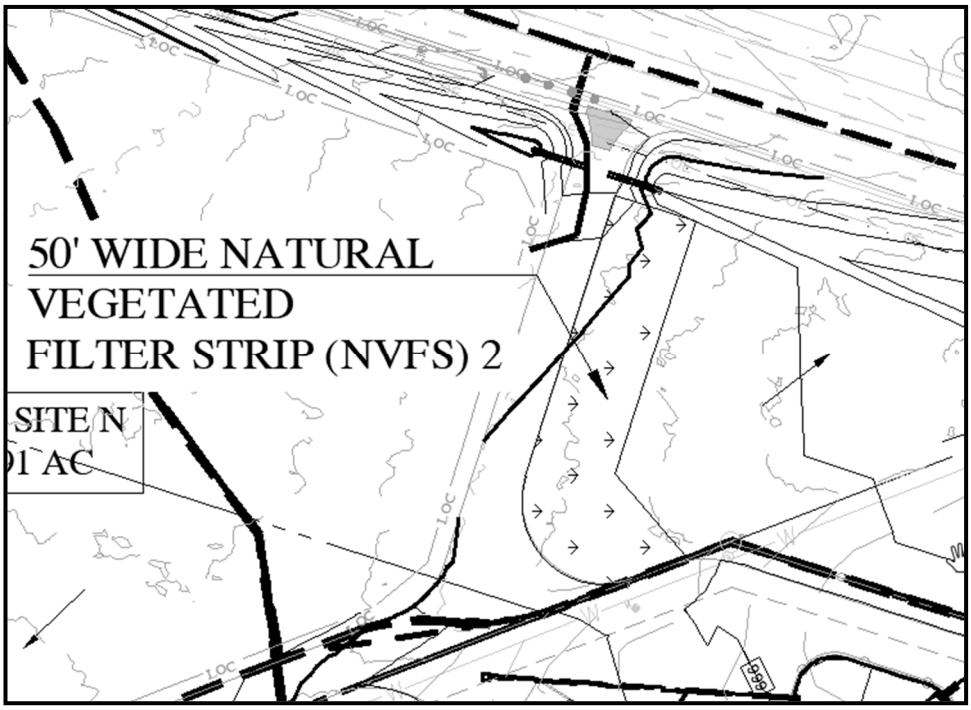
POND PR 5 (BATCH POND)



NATURAL VEGETATED FILTER STRIP 1



NATURAL VEGETATED FILTER STRIP 2



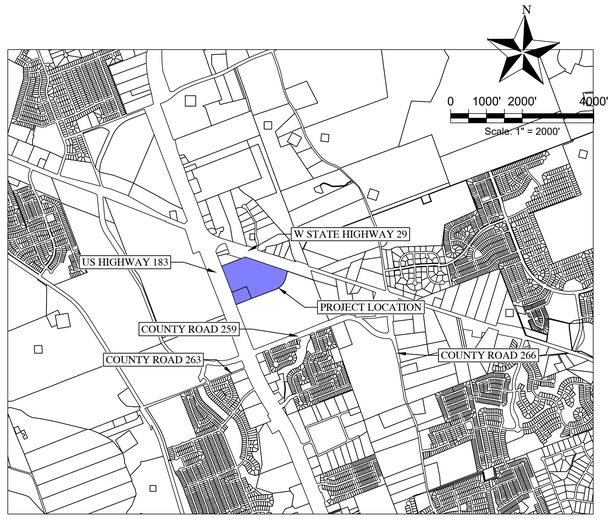
ATTACHMENT M -CONSTRUCTION PLANS

LIBERTY HILL CROSSING

SITE DEVELOPEMENT PLAN

WILLIAMSON COUNTY, TX

JUNE 2024



NOTES:

1) SEE DEVELOPMENT AGREEMENT DOCUMENT NUMBERS 2008005015 AND 2008005016 FOR APPLICABLE CODES AND REQUIREMENTS.
2) IT IS THE RESPONSIBILITY OF THE SIGNING/SEALING ENGINEER TO PROVIDE DOCUMENTATION OF TDLR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
3) THE CITY OF LIBERTY HILL HAS NOT REVIEWED THESE PLANS FOR COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ALL SIDEWALKS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE COMPLIANCE WITH ALL LEGISLATION RELATED TO ACCESSIBILITY WITHIN THE LIMITS OF CONSTRUCTION SHOWN IN THESE PLAN.
4) ADEQUACY OF THESE PLANS FOR CONSTRUCTION IS THE RESPONSIBILITY OF SIGNING/SEALING ENGINEER.
5) TREE & TOPOGRAPHIC SURVEY DATE: 4/19/2024

CIVIL ENGINEER / AGENT
GOODE FAITH ENGINEERING, LLC
1620 LA JAITA DR. SUITE 300
CEDAR PARK, TEXAS, 78613
CONTACT: ANTHONY H. GOODE, P.E.
P:(972) 822-1682
E: ANTHONY@GOODEFAITHENG.COM

OWNER / DEVELOPER
PROPERTY COMMERCE
8811 GAYLORD SUITE 200
HOUSTON, TX 77024
CONTACT: CLAY TROZZO
P: (832) 804-8524
E:

SURVEYOR:
MANHARD
RPLS \ SURVEY MANAGER
6448 US HWY 290
EAST, SUITE B 105, AUSTIN, TX78723
CONTACT: ABE DASHNER
P: (512) 581-2051
E:

UTILITY PROVIDERS:

LIBERTY HILL WASTEWATER
P.O. BOX 1920
LIBERTY HILL, TX 78642
P: (512) 778-5449
E: MBROWN@LIBERTYHILLTX.GOV
HTTPS://WWW.LIBERTYHILLTX.GOV/495/WASTEWATER

GEORGETOWN WATER
(512) 930-3640
HTTPS://GUS.GEORGETOWN.ORG/WATER/

PEDERNALES ELECTRIC COOPERATIVE, INC
10625 W. HWY 29
LIBERTY HILL, TX 78642
P: (512) 778-5470
HTTPS://WWW.PEC.COOP/

LAND USE SUMMARY	
SITE DATA:	
ADDRESS	351 HWY 183, LIBERTY HILL, TX
LEGAL DESCRIPTION	S13318 - HENRIETTA HIGHWAY 29, BLOCK A, LOT 1, ACRES 32.512
ZONING	C3 - GENERAL COMMERCIAL/RETAIL
CURRENT USE	UNDEVELOPED
PROPOSED USE	RETAIL
FUTURE LAND USE	NEW URBAN VILLAGE
LOT AREA	32.512 ACRES
TOTAL IMPERVIOUS COVER	16.54 ACRES
BUILDING IMPERVIOUS COVER	4.60 ACRES
TOTAL BUILDINGS	4 (RETAIL)

LEGAL DESCRIPTION:
S13318 - HENRIETTA HIGHWAY 29, BLOCK A, LOT 1, ACRES 32.512

RELATED PROJECTS:

FINAL PLAT DOC. NO.	2024057146
LIBERTY HILL SITE PLAN:	2024-39-SDP
LIBERTY HILL WASTEWATER:	2024-15-CON
GEORGETOWN WATER:	2024-173-WD
UTILITY EVALUATION:	
WCESD NO. 4 SITE PLAN PERMIT NO.	2024-0157
TCEQ CZP:	
TXDOT ROW PERMIT:	
TDLR#	TABS2024021472
DEVELOPMENT AGREEMENTS:	2008005015, 2008005016

Sheet Number	Sheet Title
01	COVER
02	FINAL PLAT (1 OF 3)
03	FINAL PLAT (2 OF 3)
04	FINAL PLAT (3 OF 3)
05	GENERAL NOTES (1 OF 2)
06	GENERAL NOTES (2 OF 2)
07	EXISTING SITE & DEMOLITION PLAN
08	EROSION & SEDIMENTATION CONTROL PLAN
09	OVERALL SITE PLAN
10	SITE PLAN (1 OF 3)
11	SITE PLAN (2 OF 3)
12	SITE PLAN (3 OF 3)
13	PAVING PLAN
14	EXISTING DRAINAGE AREA MAP
15	PROPOSED DRAINAGE AREA MAP
16	GRADING PLAN (1 OF 3)
17	GRADING PLAN (2 OF 3)
18	GRADING PLAN (3 OF 3)
19	POND PR2
20	POND PR5
21	WATER QUALITY PLAN (1 OF 2)
22	WATER QUALITY PLAN (2 OF 2)
23	OVERALL UTILITY PLAN
24	STORM SEWER 'A' PLAN & PROFILE
25	STORM SEWER 'A-1' & 'B' PLAN & PROFILE
26	STORM SEWER 'C' & 'C-1' PLAN & PROFILE
27	STORM SEWER 'D' & 'D-1' PLAN & PROFILE
28	STORM SEWER 'D-2' 'D-3' & 'D-8' PLAN & PROFILE
29	STORM SEWER 'D-4' TO 'D-7' PLAN & PROFILE
30	STORM SEWER 'E' & 'E-1' PLAN & PROFILE
31	STORM SEWER 'F' & 'F-1' PLAN & PROFILE
32	STORM SEWER 'G' & 'H' PLAN & PROFILE
33	SANITARY SEWER PLAN (1 OF 2)
34	SANITARY SEWER PLAN (2 OF 2)
35	WATER DISTRIBUTION PLAN
36	STANDARD DETAILS (1 OF 5)
37	STANDARD DETAILS (2 OF 5)
38	STANDARD DETAILS (3 OF 5)
39	STANDARD DETAILS (4 OF 5)
40	STANDARD DETAILS (5 OF 5)
41	LANDSCAPE PLAN (1 OF 4)
42	LANDSCAPE PLAN (2 OF 4)
43	LANDSCAPE PLAN (3 OF 4)
44	LANDSCAPE PLAN (4 OF 4)
45	BUILDING ELEVATIONS
46	PHOTOMETRIC PLAN (1 OF 2)
47	PHOTOMETRIC PLAN (2 OF 2)

PLAN SUBMITTAL/REVIEW LOG

1ST SUBMITTAL TO CITY 6/26/2024

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.

McKENZI HICKS, AICP, CNU-A — DATE
INTERIM DIRECTOR

CITY ENGINEER — DATE

CRYSTAL MANCILLA, MAYOR — DATE

ELAINE, SIMPSON, TRMC/MMC, — DATE
CITY SECRETARY

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING
SITE DEVELOPMENT PLAN
COVER

REVISON #	DESCRIPTION	APPROVAL
1.		
2.		
3.		
4.		
5.		
6.		

STATE OF TEXAS — ANTHONY H. GOODE — 97253 — LICENSED PROFESSIONAL ENGINEER

SUBMITTED BY:

8-22-24

ANTHONY GOODE, P.E. — DATE
GOODE FAITH ENGINEERING, LLC.
TBPE FIRM NO. F-22664
1620 LA JAITA DR. STE 300
CEDAR PARK, TX 78613
P: (972)822-1682

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

DRAWN BY	DATE
RDP	6/26/2024
CHECKED BY	
AHG	

RESUBDIVISION
OF
REPLAT OF HENRIETTA HIGHWAY 29

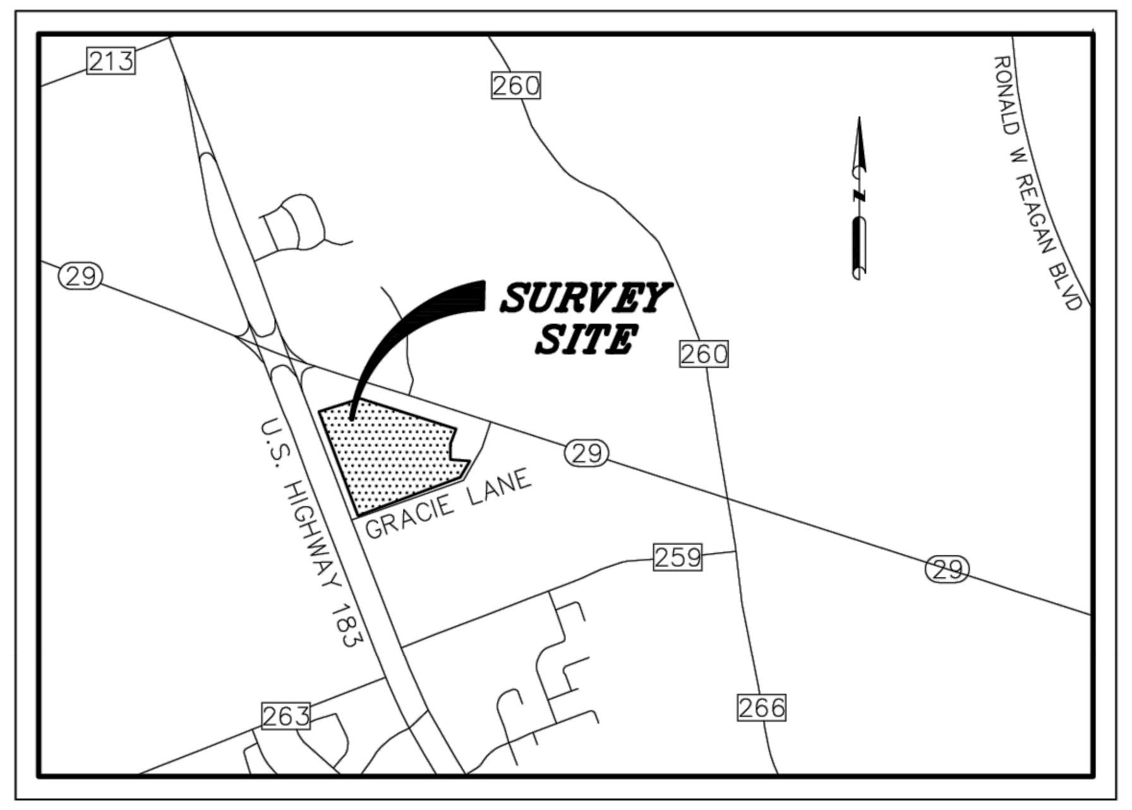
29.520 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (NAD 83), UTILIZING THE ALTERRA CENTRAL RTKNET VIRTUAL REFERENCE NETWORK. COORDINATES ARE GRID VALUES. TO CONVERT TO GROUND COORDINATES, APPLY A COMBINED SCALE FACTOR OF 1.00010

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	400.00'	37°26'22"	261.38'	S50°13'45"W	256.75'
C2	165.00'	13°22'48"	38.53'	N61°47'41"W	38.44'



LOCATION MAP

NOT TO SCALE

SHEET INDEX

BENCHMARK

SITE BENCHMARK: "A"
CUT SQUARE IN CONCRETE SIDEWALK ON WEST SIDE OF GRACIE LANE, EAST OF SUBJECT TRACT.

ELEVATION=987.85' DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 02/15/2024

METES AND BOUNDS DESCRIPTION:

29.520 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 1A, BLOCK A, REPLAT OF HENRIETTA HIGHWAY 29 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2024057146, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 29.520 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF U.S. 183 (R.O.W. VARIES), BEING THE SOUTHWEST CORNER OF THAT CERTAIN 2.661 ACRE TRACT CONVEYED TO BENNY M. BOYD AND BENNY C. BOYD, BY DEED OF RECORD IN DOCUMENT NO. 2016088926, OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER OF SAID LOT 1A HEREOF;

THENCE, N69°00'52"E, LEAVING SAID EAST RIGHT-OF-WAY LINE, IN PART ALONG THE SOUTH LINE OF SAID 2.661 ACRE TRACT AND IN PART ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF S.H. 29 (R.O.W. VARIES), BEING THE NORTH LINE OF SAID LOT 1A, A DISTANCE OF 700.96 FEET TO A COTTON SPINDLE FOUND AT AN ANGLE POINT IN SAID SOUTHWEST RIGHT-OF-WAY LINE, FOR THE NORTHEASTERLY CORNER OF SAID LOT 1A HEREOF;

THENCE, S72°13'12"E, ALONG SAID SOUTHWEST RIGHT-OF-WAY LINE, BEING THE NORTHEAST LINE OF SAID LOT 1A, A DISTANCE OF 821.99 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE NORTHWEST CORNER OF LOT 1B, BLOCK A, REPLAT OF HENRIETTA HIGHWAY 29 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2024057146, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE EAST MOST CORNER HEREOF;

THENCE, LEAVING SAID SOUTHWEST RIGHT-OF-WAY LINE, OVER AND ACROSS SAID LOT 1B, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. S17°46'37"W, A DISTANCE OF 180.57 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET, FOR AN ANGLE POINT;
2. S07°13'12"E, A DISTANCE OF 152.77 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET, FOR AN ANGLE POINT;
3. S21°02'31"E, A DISTANCE OF 17.97 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET, FOR AN ANGLE POINT;
4. S72°13'32"E, A DISTANCE OF 321.50 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP SET AT THE BEGINNING OF A CURVE TO THE RIGHT IN THE NORTH RIGHT-OF-WAY LINE OF GRACIE LANE (70' R.O.W.), BEING THE SOUTHWEST CORNER OF SAID LOT 1B, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, ALONG SAID NORTH RIGHT-OF-WAY, BEING THE SOUTH LINE OF SAID LOT 1A, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 37°26'22", AN ARC LENGTH OF 261.38 FEET, AND A CHORD WHICH BEARS S50°13'45"W, A DISTANCE OF 256.75 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
2. S68°57'29"W, A DISTANCE OF 1198.83 FEET TO A 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP FOUND IN SAID EAST RIGHT-OF-WAY LINE OF U.S. 183, FOR THE SOUTHWESTERLY CORNER OF SAID LOT 1A HEREOF;

THENCE, N21°03'06"W, ALONG SAID EAST RIGHT-OF-WAY LINE, BEING THE WEST LINE OF SAID LOT 1A, A DISTANCE OF 1106.97 FEET TO THE POINT OF BEGINNING, AND CONTAINING 29.520 ACRES (1,285,911 SQUARE FEET) OF LAND, MORE OR LESS.

Manhard CONSULTING
6448 E Highway 290, Ste. B-105 Austin, TX 78723 ph:512.244.3395 manhard.com

HENRIETTA HIGHWAY 29
LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
RESUBDIVISION OF REPLAT OF HENRIETTA HIGHWAY 29

REVISED:	
PROJ. MGR.:	AD
DRAWN BY:	TZ
SURVEY DATE:	04/19/24
ISSUE DATE:	09/05/24
SCALE:	1" = 100'

SHEET 1 OF 3
617.183001

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING
SITE DEVELOPMENT PLAN
FINAL PLAT (1 OF 3)

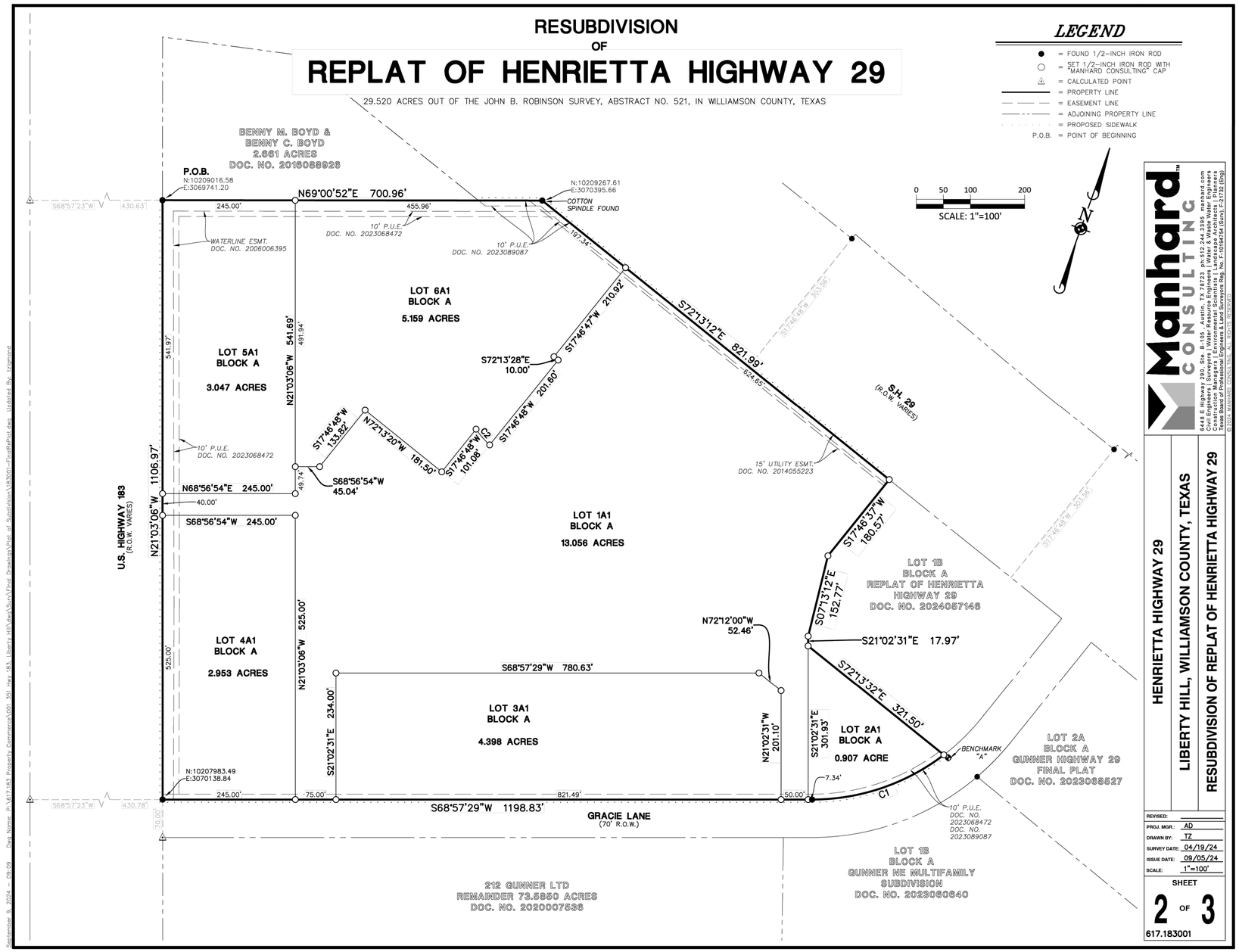
DATE 6/26/2024
DESIGNED BY RDP
CHECKED BY AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

RESUBDIVISION
OF
REPLAT OF HENRIETTA HIGHWAY 29

29.520 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS



Manhard CONSULTING
6448 E Highway 290, Ste. B-105 , Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Management | Land Planners | Landscape Architects
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

HENRIETTA HIGHWAY 29
LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
RESUBDIVISION OF REPLAT OF HENRIETTA HIGHWAY 29

REVISED:	
PROJ. MGR.:	AD
DRAWN BY:	TZ
SURVEY DATE:	04/19/24
ISSUE DATE:	09/05/24
SCALE:	1"=100'

SHEET 2 OF 3
617.183001

Saturday, September 9, 2024 - 09:09 Dwg Name: P:\617-183 Property Commerce\1.001 - 351 Hwy 183, Liberty Hill\Data\Survey\Final Drawings\Plat of Subdivision\183001-FinalRePlat.dwg Updated By: tzimmerman

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING
SITE DEVELOPMENT PLAN
FINAL PLAT (2 OF 3)

DATE 6/26/2024
DESIGNED BY RDP
CHECKED BY AHG

REVISIONS			
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

RESUBDIVISION
OF
REPLAT OF HENRIETTA HIGHWAY 29

29.520 ACRES OUT OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, IN WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT, HENRIETTA 212, LLC, AS THE OWNER OF THE CERTAIN 29.520 ACRE TRACT SHOWN HEREON, BEING LOT 1A, BLOCK A, OF HENRIETTA HIGHWAY 29 SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2024057146, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS

_______________ SUBDIVISION

BY: WILLIAM B. POHL, MANAGER

____
HENRIETTA 212, LLC
10800 PECAN PARK BLVD., SUITE 125, AUSTIN, TEXAS 78750

BY: WAYNE WOLF, MANAGER

____
HENRIETTA 212, LLC
10800 PECAN PARK BLVD., SUITE 125
AUSTIN, TEXAS 78750

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ______ DAY OF

_______________, 2024, BY WILLIAM B. POHL.

____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _______________________

MY COMMISSION EXPIRES: _______________

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ______ DAY OF

_______________, 2024, BY WAYNE WOLF.

____
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME:

MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, ABRAM C. DASHNER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON–THE–GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE, THAT ALL EASEMENTS OF RECORD (AS FOUND ON THE MOST RECENT TITLE POLICY ISSUED FOR THE SUBJECT PROPERTY) ARE PLOTTED OR NOTED HEREON, AND THIS PLAT IS IN CONFORMANCE WITH THE LIBERTY HILL SUBDIVISION ORDINANCE.

____
ABRAM C. DASHNER
RPLS NO. 5901
MANHARD CONSULTING
6448 E HWY 290, STE. B–105
AUSTIN, TX 78723

GENERAL NOTES:

1. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE WATER: CITY OF GEORGETOWN, WASTEWATER: CITY OF LIBERTY HILL
2. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
3. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100–YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0275E FOR WILLIAMSON COUNTY, EFFECTIVE SEPTEMBER 26, 2008
4. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE–FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
5. SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF GRACIE LANE (INCLUDING SIDEWALKS ALONG STREET FRONTAGES OF LOTS PROPOSED FOR SCHOOLS, CHURCHES, PARK LOTS, DETENTION LOTS, DRAINAGE LOTS, LANDSCAPE LOTS, OR SIMILAR LOTS), SIDEWALKS ON ARTERIAL STREETS TO WHICH ACCESS IS PROHIBITED, SIDEWALKS ON DOUBLE FRONTAGE LOTS ON THE SIDE TO WHICH ACCESS IS PROHIBITED, AND ALL SIDEWALKS ON SAFE SCHOOL ROUTES SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ROUND ROCK'S DESIGN AND CONSTRUCTION STANDARDS.
6. ALL SEDIMENTATION, FILTRATION, DETENTION, AND/OR RETENTION BASINS AND RELATED APPURTENANCES SHALL BE SITUATED WITHIN A DRAINAGE EASEMENT OR DRAINAGE LOT. THE OWNERS, HOA, OR ASSIGNEES OF THE TRACTS UPON WHICH ARE LOCATED SUCH EASEMENTS, APPURTENANCES, AND DETENTION FACILITIES SHALL MAINTAIN SAME AND BE RESPONSIBLE FOR THEIR MAINTENANCE, ROUTINE INSPECTION, AND UPKEEP.
7. IN ADDITION TO THE EASEMENTS SHOWN HEREON, A TWO AND A HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES PER THIS NOTE.
8. MAXIMUM OF 85% IMPERVIOUS COVER PER LOT, OTHERWISE STORMWATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORMWATER MANAGEMENT CONTROLS PROPOSED ON LOT.
9. THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT– OF–WAY, OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT–OF–WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE CITY OF LIBERTY HILL, WILLIAMSON COUNTY, THEIR OFFICERS, AGENTS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE CITY AND/OR COUNTY AND THAT THE OWNER OF THE IMPROVEMENTS WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENTS.
10. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE CITY OF LIBERTY HILL AND/OR WILLIAMSON COUNTY, TEXAS. NEITHER THE CITY OF LIBERTY HILL NOR WILLIAMSON COUNTY ASSUMES ANY OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. NEITHER THE CITY OF LIBERTY HILL NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS IN THEIR RESPECTIVE JURISDICTIONS.
11. NEITHER THE CITY OF LIBERTY HILL NOR WILLIAMSON COUNTY ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE CITY AND / OR COUNTY.
12. RIGHT–OF–WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE CITY AND/OR COUNTY HAVE THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
13. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS DEDICATED TO THE CITY OF LIBERTY HILL BY THIS PLAT SHALL BE EXCLUSIVE TO THE CITY OF LIBERTY HILL, AND GRANTOR COVENANTS THAT GRANTOR AND GRANTOR'S HEIRS, SUCCESSORS, AND ASSIGNS SHALL NOT CONVEY ANY OTHER EASEMENT, LICENSE, OR CONFLICTING RIGHT TO USE IN ANY MANNER, THE AREA (OR ANY PORTION THEREOF) COVERED BY THIS GRANT.
14. ALL EASEMENTS DEDICATED TO THE CITY OF LIBERTY HILL BY THIS PLAT ADDITIONALLY INCLUDE THE FOLLOWING RIGHTS: (1) THE RIGHT OF THE CITY TO CHANGE THE SIZE OF ANY FACILITIES INSTALLED, MAINTAINED, OR OPERATED WITHIN THE EASEMENT AREA; (2) THE RIGHT OF THE CITY TO RELOCATE ANY FACILITIES WITHIN THE EASEMENT AREA; AND (3) THE RIGHT OF THE CITY TO REMOVE FROM THE EASEMENT AREA ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY AND MAINTENANCE OF ANY FACILITIES WITHIN THE EASEMENT AREA.
15. DETENTION AND WATER QUALITY WILL BE REQUIRED FOR EACH LOT DURING THEIR SITE DEVELOPMENT PERMIT PROCESS. GRACIE LANE IC (UP TO 24,777 SQ. FT.) MUST BE INCLUDED IN DETENTION (NOT WQ) CALCULATIONS FOR LOT 1B.
16. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENT CORPORATE LIMITS OF THE CITY OF LIBERTY HILL, TEXAS.
17. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
18. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LIBERTY HILL PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION.
19. ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOTS WITHIN THE SUBDIVISION AND TO ADJACENT PROPERTIES.
20. THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
21. DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
22. A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
23. ALL PUBLIC ROADWAYS AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
24. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 4.11, LOT DESIGN STANDARDS CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS

THE __________ DAY OF ____________________ , 20____ A.D.

____
WILLIAMSON COUNTY ADDRESSING COORDINATOR

APPROVAL

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

___________________________ ___________________________
PAUL BRANDENBURG DATE
CITY MANAGER

APPROVAL
CITY OF LIBERTY HILL MAYOR

APPROVED THIS ______DAY OF ______________________, 20_____, BY THE CITY COUNCIL OF LIBERTY HILL, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

ATTEST: ______________________ ___________________________
CRYSTAL MANCILLA, MAYOR CITY SECRETARY

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

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

____
ANTHONY GOODE, P.E. NO. 97263
GOODE FAITH ENGINEERING, LLC
TBPE FIRM NO. F–22664
1620 LA JAITA DR. SUITE 300, CEDAR PARK, TEXAS, 78613
(972) 822–1682

WILLIAMSON COUNTY CLERK RECORDATION CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON

THE ___DAY OF____________ A.D., 2024, AT ______ O'CLOCK ___M.

AND DULY RECORDED ON THE ___DAY OF ______________, A.D., 2024 AT

_____O'CLOCK ___M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT

NO.________________. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

BY: ___________________________________
DEPUTY

MANHARD CONSULTING
6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3395 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

HENRIETTA HIGHWAY 29
LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
RESUBDIVISION OF REPLAT OF HENRIETTA HIGHWAY 29

REVISED:
PROJ. MGR.: AD
DRAWN BY: TZ
SURVEY DATE: 04/19/24
ISSUE DATE: 09/05/24
SCALE: 1"=100'

SHEET 3 OF 3
617.183001

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING
SITE DEVELOPMENT PLAN
FINAL PLAT (3 OF 3)

DATE 6/26/2024

DESIGNED BY RDP

CHECKED BY AHG

REVISIONS

SEQUENCE OF CONSTRUCTION:
NO WORK SHALL COMMENCE WITHOUT PRECONSTRUCTION MEETING WITH ALL JURISDICTIONS/MUNICIPALITIES ISSUING PERMIT IN ATTENDANCE WHEN POSSIBLE. RESPECTIVE PERMIT IN PLACE, SWPPP BMPS IN PLACE (EROSION AND SEDIMENTATION CONTROL), NOI FILED, TREE PROTECTION INSTALLED, REQUIRED TRAFFIC CONTROL, UTILITY LOCATES AND UTILITY CROSSINGS VERIFIED. NOTIFY ENGINEER IF ANY OF THE ABOVE NEED TO BE MODIFIED FROM PLAN.

INSPECTOR HAS AUTHORITY TO MODIFY THESE INITIAL/PRE-CONSTRUCTION ITEMS AS REQURIED.

NO MATERIALS SHALL BE INSTALLED PRIOR TO SUBMITTALS FOR THE PROPOSED MATERIAL BEING APPROVED BY ENGINEER OF RECORD IN ACCORDANCE WITH SPECIFICATIONS FORM JURISDICTION ACCEPTING WORK.

CONTRACTOR TO COORDINATE JURISDICTIONAL CONSTRUCTION MEETINGS AS REQUIRED AND UPDATE SCHEDULE TRACKING REQUIRED INSPECTIONS, ANTICIPATED COMPLETION DATE FOR EACH PHASE AND COMPLETION OF PROJECT APPROVALS.

WORK IN TXDOT R.O.W.

R.O.W. PREPARATION (DEMOLITION, CLEARING AND GRUBBING ROUGH GRADING)

INSTALL ALL UTILITIES/DRAINAGE STRUCTURES TO BE LOCATED UNDER PROPOSED IMPROVEMENTS.
COMPLETE ALL UNDERGROUND INSTALLATIONS WITHIN THE ROW.

INSTALL PAVING

INSTALL STRIPING

SEED AND WATER TO OBTAIN REQUIRED REVEGETATION.

FOR SITE WORK:
INSTALL TCP.
PREPARATION (DEMOLITION, CLEARING AND GRUBBING MASS GRADING) OF LIMITS OF CONSTRUCTION.
ROUGH CUT PONDS.
INSTALL ALL UTILITIES/DRAINAGE STRUCTURES TO BE LOCATED UNDER PROPOSED IMPROVEMENTS.
COMPLETE ALL UNDERGROUND INSTALLATIONS WITHIN THE LOC.
TESTING OF ALL UTILITY INFRASTRUCTURE PER SPECIFICATIONS.
INSTALL INLETS AND INLET PROTECTION.
INSTALL UTILITY PADS

PREPARE SUBGRADE OF PAVING.
INSTALL CURBS. INSTALL BASE MATERIAL. INSTALL SURFACE COARSE AND RAISE UTILITY STRUCTURES CASTINGS TO FINISHED GRADE
ONCE PAVEMENT IS INSTALLED, VERTICAL BUILDING CONSTRUCTION MAY BEGIN.
FINISH PONDS.
INSTALL STRIPING
SCHEDULE FINAL WALK THROUGH
SEED AND WATER TO OBTAIN REQUIRED REVEGETATION.
PUNCH LIST CREATED FROM FINAL WALK THROUGH.
OBTAIN JURISDICTIONAL, ENGINEER AND OWNER'S SIGNOFF ON SUBSTANTIAL COMPLETION.
POST MAINTENANCE BOND(S) PER CONTRACT/JURISDICTION SPECIFICATIONS.

CITY OF LIBERTY HILL GENERAL NOTES FOR SITE PLANS AND STORMWATER PERMITS

REVISED June 10, 2024

GENERAL NOTES:

1. All construction shall be in accordance with the City of Round Rock Standard Specifications Manual.

2. Any existing utilities, pavement, curbs, sidewalks, structures, trees, etc., not planned for destruction or removal that are damaged or removed shall be repaired or replaced at the contractor's expense.

3. The Contractor shall verify all depths and locations of existing utilities prior to any construction. Any discrepancies with the construction plans found in the field shall be brought immediately to the attention of the Engineer, who shall be responsible for revising the plans as appropriate. Failure to complete this step prior to the commencement of construction may result in significant delays and/or expenditures for which the City shall not be held liable.

4. Manhole frames, covers, valves, cleanouts, etc., shall be raised to finished grade prior to final paving construction.

5. The Contractor shall give the City of Liberty Hill Planning and Development Department 48 hours' notice before beginning each phase of construction by both calling (512) 548-5519 and emailing planning@libertyhilltx.gov.

6. All areas disturbed or exposed during construction shall be revegetated in accordance with the plans and specifications. This includes any areas located outside of the defined limits of construction (LOC), in rights-of-way (ROW), or located on adjacent properties. Revegetation of all disturbed or exposed areas shall consist of sodding or seeding, at the Contractor's option. However, the type of revegetation must equal or exceed the type of vegetation present before construction.

7. Prior to any construction, the Engineer shall convene a preconstruction conference between the City of Liberty Hill, himself, the Contractor, other utility companies, any affected parties, and any other entity the City or Engineer may require.

8. The Engineer shall furnish the City of Liberty Hill with accurate "As-Built" drawings following the completion of all construction. The Contractor and the Engineer shall keep accurate records of all construction that deviates from the plans. These "As-Built" drawings shall meet all applicable requirements to the satisfaction of the City Engineer prior to final site inspection approval. Changes to approved, construction-stamped plans shall require an approved site plan or stormwater permit amendment that is approved by the City prior to field use.

9. The City of Liberty Hill shall not be petitioned for approval until all necessary easement documents have been signed and recorded.

10. When construction is being carried out within easements, the Contractor shall confine contractor's work to within the permanent and any temporary easements. Prior to final approval, the Contractor shall be responsible for removing all trash and debris within the permanent and temporary easements. Clean-up shall be to the satisfaction of the City Engineer and/or Director of Public Works.

11. Prior to any construction, the Contractor shall apply for and secure all proper permits from the appropriate authorities.

12. Prior to final site inspection approval, the engineer/developer/owner shall submit to the Planning and Development Department documentation that the site was inspected by a TDLR or a registered accessibility specialist (RAS) and that the site is in compliance with the requirements of the TABA.

13. Available permanent benchmarks with vertical datum information that may be utilized for the construction of this project are described as follows: *[List any/all benchmarks to be used that include horizontal (ex: NAD 83) and vertical (ex: NAVD88) datums as well as GEOID (ex: 12B)]*

14. The City of Liberty Hill has not reviewed these plans for compliance with the Americans with Disabilities Act (ADA). It is the responsibility of the owner to provide compliance with all legislation related to accessibility within the limits of construction shown in these plans.

15. No improvements or infrastructure proposed within this application will be considered for dedication and/or acceptance by the City of Liberty Hill. All improvements within this plan set shall be deemed private and privately maintained. Should any drawings or plans within this application indicate otherwise, this note shall control.

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

17. CONTRACTORS ON SITE SHALL HAVE AN APPROVED SET OF PLANS AT ALL TIMES. FAILURE TO HAVE AN APPROVED PLAN SET MAY RESULT IN A STOP WORK ORDER.

TRENCH SAFETY NOTES:

1. In accordance with the Laws of the State of Texas and the U. S. Occupational Safety and Health Administration regulations, all trenches over 5 feet in depth, in either hard and compact or soft and unstable soil, shall be sloped, shored, sheeted, braced or otherwise supported. Furthermore, all trenches less than 5 feet in depth shall also be effectively protected when hazardous ground movement may be expected. Trench safety systems to be utilized for this project shall be provided as part of a package required prior to the pre- construction meeting and any construction activities.

2. In accordance with the U.S. Occupational Safety and Health Administration regulations, when persons are in trenches 4 feet deep or more, adequate means of exit, such as a ladder or steps, must be provided and located so as to require no more than 25 feet of lateral travel.

3. If trench safety system details were not provided in the plans because trenches were anticipated to be less than 5 feet in depth and during construction, it is found that trenches are, in fact, 5 feet or more in depth [or] trenches less than 5 feet in depth are in an area where hazardous ground movement is expected, all construction shall cease, the trenched area shall be barricaded, and the Engineer notified immediately. Construction shall not resume until appropriate trench safety system details, as designed by a Professional Engineer in the State of Texas, are submitted to the City of Liberty Hill for review and approval.

STREET AND DRAINAGE NOTES:

1. All testing shall be done by an independent laboratory at the Owner's expense. Any retesting shall be paid for by the Contractor. A City inspector shall be present during all tests. Testing shall be coordinated with the City of Liberty Hill Public Works Department, and they shall be given a minimum of 24 hours' notice prior to any testing by both calling (512) 548-5529 and emailing pubworks@libertyhilltx.gov.

2. Public roadways constructed as part of any development permit shall be free from defects, patches, or repairs prior to approval by the City of Liberty Hill. Roadways shall have a clear surface free from any gouges, marring, or cracking to be considered suitable to the City of Liberty Hill Public Works Department. No new roadways shall be accepted until all construction traffic related to this or any associated permit has ceased, and the roadway is open to and exclusively used by the general public.

3. All sidewalks shall comply with the Americans with Disabilities Act (ADA). The City of Liberty Hill has NOT reviewed these plans for compliance with the ADA or any other accessibility legislation and does not warrant or approve them for any accessibility standards.

4. Backfill behind the curb shall be compacted to obtain a minimum of 95% maximum density to within 3" of top of curb. Material used shall be primarily granular with no rocks larger than 6" in the greatest dimension. The remaining 3" shall be clean topsoil free from all clods and suitable for sustaining plant life.

5. The depth of cover for all crossings under pavement, including gas, electric, telephone, telecommunications, water services, etc., shall be a minimum of 30" below subgrade.

6. Street rights-of-way shall be graded at a slope of 1/4" per foot toward the curb unless otherwise indicated. However, in no case shall the width of right-of-way at 1/4" per foot slope be less than 10 feet unless a specific request for an alternate grading scheme is requested to and accepted by the City Engineer.

7. Barricades built to City of Liberty Hill standards shall be constructed on all dead-end streets and as necessary during construction to maintain job and public safety.

8. All reinforced concrete pipe (R.C.P.) shall be a minimum Class III. All public R.C.P. shall be a minimum of 18-inches in diameter.

9. The subgrade material for the streets shown herein was tested by_____on this date:_and the paving sections designed in accordance with the current City of Liberty Hill design criteria. The paving sections are to be constructed as follows:

Flex. BaseHMACLime Stab.Street StationThicknessThicknessThickness

9. The Geotechnical Engineer shall inspect the subgrade for compliance with the design assumptions made during preparation of the accepted geotechnical report. Any adjustments that are required shall be made through revision of the construction plans and addendum to any accepted geotechnical report.

10. Where plasticity index (PI) is over 20, subgrades must be stabilized utilizing a method acceptable to the City Engineer. The Geotechnical Engineer shall recommend an appropriate subgrade stabilization if sulfates are determined to be present. When utilizing lime for soil stabilization, placement shall be in the form of lime slurry, not pellets.

Field Density Control Requirements Soil DescriptionDensity, PercentMoisture ContentTex-115-EPI<15≥ 98% D_s* and ≤ 105%
D/N/A15 ≤ PI ≤ 35≥ 98% $D_s$and ≤ 102% $D_s \geq W_{op} + 3\%$PI > 35≥ 95% D_s and ≤100% $D_s \geq W_{op} + 3\%$

WATER AND WASTEWATER NOTES:

1. Pipe material for water mains shall be PVC (AWWA C-900, min. class 200), or Ductile Iron (AWWA C-100, min. class 200). Water services (2" or less) shall be polyethylene tubing (black, 200 psi, DR 9).

2. Pipe material for pressure wastewater mains shall be PVC (AWWA C-900, min. class 150), SDR26 Higher Pressure Rated (160 PSI), or Ductile Iron (AWWA C-100, min. class 200). Pipe material for gravity wastewater mains shall be PVC (ASTM D2241 or D3034, max. DR-26) and Ductile Iron (AWWA C-100, min. class 200).

3. Unless otherwise accepted by the City Engineer, minimum depth of cover for all lines outside of the pavement shall be 42" below finished grade and 30" below subgrade for all lines located in paved areas.

4. All fire hydrant leads shall be ductile iron pipe (AWWA C-100, min. class 200).

5. All ductile iron pipe and fittings shall be wrapped with a minimum of 8-mil polyethylene and sealed with duct tape or an equivalent acceptable by the City Engineer.

6. The Contractor shall contact the City of Liberty Hill Public Works Department by both calling (512) 548-5529 and emailing pubworks@libertyhilltx.gov to coordinate utility tie-ins and notify them at least 48 hours prior to connecting to any existing lines.

7. All manholes shall be concrete with cast iron ring and cover. All manholes located outside of the pavement shall have bolted covers. Core connections to fiberglass manholes shall not be allowed.

8. The Contractor must obtain a bulk water permit or purchase and install a water meter for all water used during construction. A copy of this permit must always be possessed by any parties who utilize water.

9. Line flushing or any activity using a large quantity of water must be scheduled with the City of Liberty Hill Public Works Department by both calling (512) 548-5529 and emailing pubworks@libertyhilltx.gov.

10. The Contractor, at the contractor's expense, shall perform sterilization of all potable water lines constructed and shall provide all equipment (including test gauges), supplies (including concentrated chlorine disinfecting material), and necessary labor required for the sterilization procedure. The sterilization procedure shall be monitored by City of Liberty Hill personnel. Water samples will be collected by the City of Liberty Hill to verify each treated line has attained an initial chlorine concentration of 50 ppm. Where means of flushing is necessary, the Contractor, at the contractor's expense, shall provide flushing devices and remove said devices prior to final approval by the City of Liberty Hill.

11. Sampling taps shall be brought up to 3 feet above grade and shall be easily accessible for City personnel. At the Contractor's request and in the contractor's presence, samples for bacteriological testing will be collected by the City of Liberty Hill not less than 24 hours after the treated line has been flushed of the concentrated chlorine solution and charged with water approved by the City. The Contractor shall supply a check or money order, payable to the City of Liberty Hill, to cover the fee charged for testing each water sample. City of Liberty Hill fee amounts may be obtained through the City of Liberty Hill Planning and Development Department by both calling (512) 548-5519 and emailing planning@libertyhilltx.gov.

12. The Contractor, at contractor's expense, shall perform quality testing for all wastewater pipe installed and pressure pipe hydrostatic testing of all water lines constructed and shall provide all equipment (including pumps and gauges), supplies and labor necessary to perform the tests. Quality and pressure testing shall be monitored by City of Liberty Hill personnel.

13. The Contractor shall coordinate testing with the City of Liberty Hill Public Works Department and provide no less than 24 hours' notice prior to performing sterilization, quality testing or pressure testing by both calling (512) 548-5529 and emailing pubworks@libertyhilltx.gov.

14. The Contractor (or Subcontractors) shall not open or close any valves unless authorized by the City of Liberty Hill personnel.

15. All valve boxes and covers shall be cast iron.

16. All water service, wastewater service and valve locations shall be appropriately marked as follows:

Water service "W" on top of curb Wastewater service "S" on top of curb Valve "V" on face of curb

Tools for marking the curb shall be provided by the Contractor. Other appropriate means of marking service and valve locations shall be provided in areas without curbs. Such means of marking shall be as specified by the Engineer and accepted by the City of Liberty Hill.

17. Contact the City of Liberty Hill Public Works Department for assistance in obtaining existing water and wastewater locations by both calling (512) 548-5529 and emailing pubworks@libertyhilltx.gov.

18. Williamson County ESD No. 4 shall be notified 48 hours prior to testing of any building sprinkler piping so that the fire department may be present to monitor such testing by both calling (512) 515-5165 and emailing mdickens@libertyhillfire.org

19. Sand, as described in Specification item 510 pipe, shall not be used as bedding for water and wastewater lines. Acceptable bedding materials are pipe bedding stone, pea gravel and, in lieu of sand, a naturally occurring or manufactured stone material conforming to ASTM C33 for stone quality and meeting the following gradation specification:

Sieve SizePercent Retained By Weight1/2"03/8"0-2#440-85#1095-10020. The Contractor is hereby notified that connecting to, shutting down, or terminating existing utility lines may have to occur at off-peak hours. Such hours are usually outside normal working hours (7AM - 4PM) and possibly between 12 a.m. and 6 a.m.

21. All wastewater construction shall be in accordance with the Texas Commission on Environmental Quality (TCEQ) Regulations, 30 TAC Chapter 213 and 317, as applicable. All water construction shall be in accordance with TCEQ Regulations, 30 TAC Chapter 290. Whenever TCEQ and City of Liberty Hill Specifications conflict, the more stringent shall apply.

22. All fire lines must be a minimum of 6" in diameter.

23. All fire lines must be hydrostatic tested at 200 psi for a minimum of 2 hours, to be verified by the fire code official.

24. All fire lines must be supported by concrete thrust blocking where necessary. The blocking must be verified by the fire code official prior to cover up.

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 (TMUTCD), 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 Unified Development Code.

2. All slopes shall be sodded or seeded with approved grass, grass mixtures or ground cover suitable to the area and season in which they are applied.

3. Silt fences, rock berms, sedimentation basins and similarly recognized techniques and materials shall be employed during construction to prevent point source sedimentation loading of downstream facilities. Installation and condition shall be regularly inspected by the City of Liberty Hill for effectiveness. Additional measures may be required if, in the opinion of the City Engineer, they are warranted.

4. All temporary erosion control measures shall not be removed until revegetation has been established and approval received from the City of Liberty Hill. It shall be the responsibility of the Contractor to maintain all temporary erosion control structures and to remove each structure as approved by the Engineer.

5. All mud, dirt, rocks, debris, etc., spilled, tracked, or otherwise deposited on existing paved streets, drives and areas used by the public shall be cleaned up immediately.

FIRE DEPARTMENT NOTES:

1. GENERAL: All developments shall comply with the current Fire Code, appendices, and any local amendments as adopted by the City of Liberty Hill.

2. COMBUSTIBLE MATERIALS ON-SITE: All water lines shall be tested and fire hydrants in-service, prior to bringing combustible materials (wood, packaging, plastics, etc.) on any job site.

3. FIRE LANES: Fire apparatus access roads/drives shall have a minimum unobstructed width of 26 feet. If raised curbing or medians compromise minimum width, curbing shall be mountable and raised area shall contain no obstructions such as landscaping, signage, ground-mounted equipment, etc.

4. ALL-WEATHER SURFACE: The pavement structure for fire access roads/drives must be all- weather surface (asphalt/concrete) designed to support an 80,000 lb. apparatus loading.

5. GRADE: The grade through the fire lane access shall not exceed 7% and no grade breaks shall exceed 3%.

6. TURNING RADII: Turning radii shall be a minimum of 25-ft inside and 50-ft outside as measured from face-of-curb (when present) or on drivable, paved surface.

7. VERTICAL CLEARANCE: The vertical clearance over a designated fire lane shall not be less than 13'-6".

8. EMERGENCY RESPONDER RADIO COVERAGE: Adequate emergency responder radio coverage shall be required for all new buildings. A pre-enhancement radio survey shall be required at the 80% construction phase for certain building types based on the size of the building. Pre- enhancement radio survey requirements include the following building types:

- Greater than (5) Stories
- Below grade plane
- Wood framed construction greater than 50,000 SF
- Concrete or metal framed construction greater than 25,000 SF

9. REQUIRED FIRE FLOWS: A project's minimum fire flow for the largest building shall be measured at (20) PSI residual pressure that is available for firefighting per the flows on tables B105.1 or B105.2 of the International Fire Code (IFC), Appendix B.
DISCLAIMER: It is the responsibility of the developer and engineer to ensure these minimum fire flow requirements for the site are met via flow testing and water modeling.

10. FIRE DEPARTMENT CONNECTIONS: All FDC's must be of the remote type and constructed to the current adopted FDC detail. The FDC shall have a fire hydrant located within 100' of the FDC. FDC shall be identified on the site via signage. (WCESD No. 4 FDC detail must be attached to plans.)

11. GATES: If gates are provided along any fire access road/drive, minimum passable width shall not be less than (20) feet and shall comply with IFC Appendix D and Liberty Hill Code of Ordinances regarding emergency access systems. Gates will require a Knox- Box® key switch.

12. Fire lanes MUST be painted with a minimum of a 6" red stripe and 4" white letters stating, "Fire Lane - Tow Away Zone." (WCESD No. 4 Fire Lane Detail must be attached to plans.)

13. All new construction projects are required to have a minimum of two fire hydrants, one within 300' of the building and one within 500' of the building. If pre-existing fire hydrants are in place meeting these requirements, they may be used for the new project.

14. All new fire hydrants must meet the current adopted WCESD No. 4 standards. (WCESD No. 4 Fire Hydrant Detail must be attached to plans.)

15. Fire lanes exceeding 150' in length must be provided with width and turnaround provisions in accordance with IFC Appendix D.

GEORGETOWN TEXAS more than welcome

Georgetown Utility Systems
City of Georgetown

Construction General Notes

1. These construction 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 construction of 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.

2. This project is subject to all City Standard Specifications and Details in effect at the time of submittal of the project to the City.

3. The site construction plans shall meet all requirements of the approved site plan.

4. Wastewater mains and service lines shall be SDR 26 PVC.

5. Wastewater mains shall be installed without horizontal or vertical bends.

6. Maximum distance between wastewater manholes is 500 feet.

7. Wastewater mains shall be low pressure air tested and mandrel tested by the contractor according to City of Georgetown and TCEQ requirements.

8. Wastewater manholes shall be vacuum tested and coated by the contractor according to City of Georgetown and TCEQ requirements.

9. Wastewater mains shall be camera tested by the contractor and submitted to the City on DVD format prior to paving the streets.

10. Private water system fire lines shall be tested by the contractor to 200 psi for 2 hours.

11. Private water system fire lines shall be ductile iron piping from the water main to the building sprinkler system, and 200 psi C900 PVC for all others.

12. Public water system mains shall be 150 psi C900 PVC and tested by the contractor at 200 psi for 15 minutes and 150 psi for 2 hours.

13. All bends and changes in direction on water mains shall be restrained and thrust blocked.

14. Long fire hydrant leads shall be restrained.

15. All water lines are to be bacteria tested by the contractor according to the City standards and specifications.

16. Water and Sewer main crossings shall meet all requirements of the TCEQ and the City.

17. Flexible base material for public streets shall be TXDOT Type A Grade 1.

18. Hot mix asphaltic concrete pavement shall be Type D unless otherwise specified and shall be a minimum of 2 inches thick on public streets and roadways.

19. All sidewalk ramps are to be installed with the public infrastructure.

20. A maintenance bond is required to be submitted to the City prior to acceptance of the public improvements. This bond shall be established for 2 years in the amount of 10% of the cost of the public improvements and shall follow the City format.

21. Record drawings of public improvements shall be submitted to the City by the design engineer prior to acceptance of the project. These drawings shall be a pdf emailed to the City Development engineer.

NORTH ARROW/SCALE BAR NOTE:

STAR ON NORTH ARROW IS EXACTLY 1 INCH WIDE IN ALL DIRECTIONS FROM STAR-POINT TO STAR-POINT.

N

1"

GOODE FAITH ENGINEERING
STATE OF TEXAS REGISTERED EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

GENERAL NOTES (1 OF 2)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE

REVISIONS

STATE OF TEXAS
ANTHONY H. GOODE
103793
LICENSED
PROFESSIONAL ENGINEER
7.22.24

05 OF 47

2024-39-SDP

EROSION AND SEDIMENT CONTROLS

POTENTIAL POLLUTANTS

POTENTIAL SOURCES OF STORM WATER POLLUTION FROM THE CONSTRUCTION OF THE PROJECT ARE:

1. DISTURBED SOILS FROM THE CONSTRUCTION SITE

INCREASED SEDIMENT LOADING IN STORM WATER CAN BE ATTRIBUTED TO: A)DIRECT RAINFALL ONTO DISTURBED SOIL AREAS, STOCKPILES, SAND, GRAVEL, AND ROCK AREA WHERE RAIN DISLODGES SOIL PARTICLES; B) EROSION OF DISTURBED SOIL AREAS; C) THE TRANSFER OF SOILS BY EQUIPMENT OR VEHICLE TIRES ONTO DISTURBED AND NON-DISTURBED AREAS WHERE THEY ARE WASHED INTO DRAINAGE DITCHES OR OTHER SIMILAR WATER CONVEYANCE FEATURE

2. OIL, GREASE, HYDRAULIC FLUIDS, AND FUELS FROM THE OPERATION OF EQUIPMENT ON THE SITE.

THERE IS A POTENTIAL FOR STORM WATER CONTAMINATION IN THE FORM OF OIL, GREASE, HYDRAULIC FLUID, AND FUEL FROM EQUIPMENT AND VEHICLES ON THE SITE. THESE SUBSTANCES ARE TYPICALLY RELEASED TO THE ENVIRONMENT BECAUSE OF EQUIPMENT FAILURE AND DURING MAINTENANCE OPERATIONS.

SITE LOCATION MAP
SEE CONSTRUCTION DRAWING PLAN SET PROJECT LOCATION MAP

DETAILED SITE MAP
SEE CONSTRUCTION DRAWING PLAN SET SITE MAP

RECEIVING WATERS
FOR IDENTIFICATION OF RECEIVING WATERS ON OR ADJACENT TO THE SITE REFERENCE DETAILED CONSTRUCTION DRAWING PLAN SET "EXISTING CONDITIONS PLAN".

STATE AND LOCAL PLANS
THE SWPPP IS CONSISTENT WITH REQUIREMENTS SPECIFIED IN APPLICABLE STORM WATER, WATER QUALITY, SEDIMENT, AND EROSION SITE PLANS, PERMITS OR SIMILAR ORDINANCES OF LOCAL, STATE, OR FEDERAL OFFICIALS.

THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

SEQUENCE OF MAJOR ACTIVITIES
1. INSTALLATION OF TEMPORARY EROSION CONTROLS.
2. SITE DEMOLITION AND GRADING.
3. CONSTRUCTION OF FACILITIES.
4. SITE RESTORATION.
5. ASPHALT REPAIR, SEEDING, RE-VEGETATION, AND SOIL SURFACE PROTECTION.
6. REMOVAL OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS.

TEMPORARY AND PERMANENT EROSION CONTROLS
TEMPORARY EROSION AND SEDIMENT CONTROLS WILL CONSIST OF SILT FENCE AND ROCK BERMS ON THE DOWN-GRADIENT PERIMETER OF THE SITE, PRESERVATION OF NATURAL VEGETATION WHERE AVAILABLE AND RECURRING CLEAN UP OF MUD/SOIL TRACKED ONTO ROADWAY.

PERMANENT CONTROLS MAY CONSIST OF ROCK BERMS, SWALES, AND RE-VEGATATION. PERMANENT WARM SEASON VEGETATION WILL SERVE AS FINAL STABILIZATION AND WILL REDUCE SURFACE EROSION ON AREAS NOT COVERED BY ASPHALT, CONCRETE.

FOR SPECIFIC LOCATION AND SELECTION OF TEMPORARY AND PERMANENT CONTROLS REFER TO EROSION AND SEDIMENTATION CONTROL PLAN WITHIN CONSTRUCTION DRAWING PLAN SET.

TEMPORARY STABILIZATION
STABILIZATION MEASURES WILL BE INITIATED IN PORTIONS OF THE PROJECT SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED FOR 14 DAYS, BUT IN NO CIRCUMSTANCES MORE THAN 21 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE PROJECT SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

FINAL STABILIZATION
FINAL STABILIZATION OF SITE WILL CONSIST OF ESTABLISHMENT OF PERMANENT WARM SEASON VEGETATION ON PORTIONS OF THE SITE NOT COVERED BY CONCRETE, OR ASPHALT. ESTABLISHMENT OF PERMANENT VEGETATION SUITABLE FOR TPDES GENERAL PERMIT COMPLIANCE MUST MEASURE 70% AERIAL COVERAGE (COMPARED TO BACKGROUND NATIVE VEGETATION AERIAL COVERAGE PERCENTAGE) WITH NO LARGE BARE AREAS. CONTRACTORS MUST MEET VEGETATIVE REQUIREMENT IDENTIFIED BY THE ENGINEER WITHIN THE CONTRACT SPECIFICATION, OR THE HIGHEST REQUIREMENT.

SPOIL/FILL MANAGEMENT
ALL SOIL STOCKPILE, EXCAVATION SPOIL MATERIAL, AND ON-SITE SPOIL DISPOSAL AREAS SHALL BE MANAGED BY THE CONTRACTOR IN A MANNER THAT WILL MINIMIZE OR ATTEMPT TO ELIMINATE THE AMOUNT OF SEDIMENT THAT MAY MAY ENTER RECEIVING WATERS AND SHALL NOT BE LOCATED IN ANY WETLAND, FLOODPLAIN, STREAMBED, DITCH, OR OTHER SIMILAR WATER FEATURE OR CONVEYANCE.

OFF-SITE VEHICLE TRACKING
OFF-SITE VEHICLE TRACKING OF SOIL BY VEHICLES AND EQUIPMENT SHALL BE MINIMIZED AND CONTROLLED BY THE CONTRACTOR. SOIL SHALL BE REMOVED FROM SITE ROADWAYS, ENTRANCE, AND ACCESS ROADS AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING RECEIVING WATERS.

DUST CONTROL
DUST WILL BE CONTROLLED BY PERIODIC WETTING WITH WATER TRUCKS DURING DRY PERIODS.

DEWATERING AND NON-STORMWATER DISCHARGES
ANY NON-STORMWATER DISCHARGES FROM THE CONSTRUCTION SITE WILL BE CONTROLLED AND MANAGED BY THE CONTRACTOR IN COMPLIANCE WITH ALL TCEQ AND LOCAL WATER QUALITY DISCHARGE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO 30 TAC 307, SURFACE WATER QUALITY STANDARDS FOR THE STATE OF TEXAS.

THE FOLLOWING NON-STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES ARE ACCEPTABLE:

1. DISCHARGES FROM FIRE FIGHTING ACTIVITIES
2. FIRE HYDRANT FLUSHINGS.
3. VEHICLE, EXTERNAL BUILDING, AND PAVEMENT WASH WATER WHERE DETERGENTS AND SOAPS ARE NOT USED AND WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS SPILLED MATERIALS HAVE BEEN REMOVED; AND IF LOCAL STATE, OR FEDERAL REGULATIONS ARE APPLICABLE, THE MATERIALS ARE REMOVED ACCORDING TO THOSE REGULATIONS), AND WHERE THE PURPOSE IS TO REMOVE MUD, DIRT, AND DUST.
4. WATER USED TO CONTROL DUST.
5. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS.
6. AIR CONDITIONING CONDENSATE.
7. UNCONTAMINATED GROUND WATER OR SPRING WATER, INCLUDING FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH INDUSTRIAL MATERIALS SUCH AS SOLVENTS OR OTHER POLLUTANTS.

NON-STORM WATER DISCHARGES WILL, AT A MINIMUM, FLOW THROUGH A SILT FENCE, OR OTHER SUITABLE STRUCTURAL CONTROLS, AND NATURAL VEGETATION (IF AVAILABLE) PRIOR TO LEAVING THE SITE, AS NECESSARY TO MEET COMPLIANCE REQUIREMENTS WITH ALL STATE AND LOCAL WATER QUALITY DISCHARGE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO 30 TAC 307 OR 26 TWC 121, SURFACE WATER QUALITY STANDARDS AND WATER QUALITY CONTROL FRO THE STATE OF TEXAS RESPECTIVELY.

INSPECTION AND MAINTENANCE PROCEDURES

THE FOLLOWING PROCEDURES WILL BE USED TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROLS ON THE CONSTRUCTION SITE.

INSPECTION
ALL CONTROLS WILL BE INSPECTED BY THE CONTRACTOR AT LEAST ONCE PER WEEK ON A SPECIFIC DAY OF THE WEEK SELECTED BY THE CONTRACTOR AT BEGINNING OF PROJECT. (I.E. EACH MONDAY).

AN INSPECTION AND MAINTENANCE REPORT (SEE COPY OF 1 IN SWPPP) WILL BE PERFORMED AND DOCUMENTED DURING EACH WEEKLY INSPECTION. EACH INSPECTION REPORT WILL NOTE ANY EROSION AND SEDIMENTATION CONTROL ITEMS IN NEED OF REPAIR SUCH ASS: DETACHED SILT FENCE/ROCK BERMS, AND SEDIMENT BUILD UP DEPTH CAPTURED BY CONTROLS, ETCETERA.

WHERE A REPORT DOES NOT IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE NOR ANY ITEMS REQUIRING MAINTENANCE, THE REPORT MUST CONTAIN A CERTIFICATION BY THE CONTRACTORS' CERTIFYING EXECUTIVE OFFICER THAT THIS FACILITY OR SITE IS IN COMPLIANCE WITH THE SWPPP AND THE TPDES GENERAL PERMIT (SEE RECORDS SECTION ABOVE). IF THE INSPECTION REPORTS IDENTIFY ITEMS OF NON-COMPLIANCE OR ITEMS THAT REQUIRE MAINTENANCE THEN NO NONE IS REQUIRED TO SIGN OR CERTIFY THE INSPECTION REPORTS.

DIVERSION DIKES, BERMS, OR SWALES WILL BE INSPECTED AND ANY BREACHES OR AREAS WHERE SEDIMENT HAS ESCAPED THE SITE WILL BE NOTED AS WELL.

REPORTS WILL BE ADDRESS CONTROLS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND LOCATIONS WHERE ADDITIONAL MEASURES ARE REQUIRED.

WHEN A CONTROL FAILS TO OPERATE AS DESIGNED, PROVES INADEQUATE FOR A PARTICULAR LOCATION, WHERE ADDITIONAL MEASURES ARE REQUIRED, OR A CONTROL BECOMES DAMAGED TO ESSENTIALLY CAUSE MAJOR REPAIR OR REINSTALLATION, THE CONTRACTOR WILL NOTIFY THE ENGINEER AND THE OWNER IMMEDIATELY.

SEDIMENT BASINS WILL BE INSPECTED FOR DEPTH OF SEDIMENT.
QUALIFICATIONS OF THE INSPECTOR
THE CONTRACTOR WILL SELECT, AND TRAIN AS NECESSARY, DESIGNATED PERSONNEL RESPONSIBLE FOR THE INSPECTION, REPAIR, SEDIMENT REMOVAL, AND ANY OTHER RELATED MAINTENANCE REQUIRED FOR KEEPING EROSION AND SEDIMENT CONTROLS IN GOOD WORKING ORDER. THE INSPECTION PERSONNEL MUST BE FAMILIAR WITH SWPPP. THE CONTRACTOR SHALL COMPLY WITH THE INSPECTION REQUIREMENTS SPECIFIED IN THE TPDES PERMIT IN SECTION VI

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN. THE CITY OF CEDAR PARK ESC PLAN SHALL BE CONSULTED AND USED AS THE BASIS FOR A TPDES REQUIRED SWPPP. IF A SWPPP IS REQUIRED, IT SHALL BE AVAILABLE FOR REVIEW BY THE CITY OF CEDAR PARK ENVIRONMENTAL INSPECTOR AT ALL TIMES DURING CONSTRUCTION, INCLUDING AT THE PRE-CONSTRUCTION MEETING. THE CHECKLIST BELOW CONTAINS THE BASIC ELEMENTS THAT SHALL BE REVIEWED FOR PERMIT APPROVAL BY CITY OF CEDAR PARK ENVIRONMENTAL PLAN REVIEWERS AS WELL AS CITY OF CEDAR PARK ENVIRONMENTAL INSPECTORS.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH THE STANDARD NOTES FOR TREE AND NATURAL AREA PROTECTION AND THE APPROVED GRADING/TREE AND NATURAL AREA PLAN.
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND CITY INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK.
5. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST OR CITY INSPECTOR AS APPROPRIATE. MINOR CHANGES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE CITY OR ENGINEER INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES.
6. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
7. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
8. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS; ONE SQUARE FOOT IN TOTAL AREA; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF LEANDER INSPECTOR FOR FURTHER INVESTIGATION.
9. TEMPORARY AND PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.

A. ALL DISTURBED AREAS TO BE REVEGETATED ARE REQUIRED TO PLACE A MINIMUM OF SIX (6) INCHES OF TOPSOIL [SEE STANDARD SPECIFICATION ITEM NO. 601S.3(A)]. DO NOT ADD TOPSOIL WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES. THE TOPSOIL SHALL BE COMPOSED OF 4 PARTS OF SOIL MIXED WITH 1 PART COMPOST, BY VOLUME. THE COMPOST SHALL MEET THE DEFINITION OF COMPOST AS DEFINED BY TXDOT SPECIFICATION ITEM 161. THE SOIL SHALL BE LOCALLY AVAILABLE NATIVE SOIL THAT MEETS THE FOLLOWING SPECIFICATIONS:
- SHALL BE FREE OF TRASH, WEEDS, DELETERIOUS MATERIALS, ROCKS, AND DEBRIS.
- 100% SHALL PASS THROUGH A 1.5-INCH (38-MM) SCREEN.
- SOIL TO BE A LOAMY MATERIAL THAT MEETS THE REQUIREMENTS OF THE TABLE BELOW IN ACCORDANCE WITH THE USDA TEXTURAL TRIANGLE. SOIL KNOWN LOCALLY AS "RED DEATH" IS NOT AN ALLOWABLE SOIL. TEXTURAL COMPOSITION SHALL MEET THE FOLLOWING CRITERIA:

TEXTURAL CLASS	MINIMUM	MAXIMUM
CLAY	5%	50%
SILT	10%	50%
SAND	15%	67%

- AN OWNER/ENGINEER MAY PROPOSE USE OF ONSITE SALVAGED TOPSOIL WHICH DOES NOT MEET THE SOIL TEXTURE CLASS REQUIRED ABOVE BY PROVIDING A SOIL ANALYSIS AND A WRITTEN STATEMENT FROM A QUALIFIED PROFESSIONAL IN SOILS, LANDSCAPE ARCHITECTURE, OR AGRONOMY INDICATING THE ONSITE TOPSOIL WILL PROVIDE AN EQUIVALENT GROWTH MEDIA AND SPECIFYING WHAT, IF ANY, SOIL AMENDMENTS ARE REQUIRED.
- SOIL AMENDMENTS SHALL BE WORKED INTO THE EXISTING ONSITE TOPSOIL WITH A DISC OR TILLER TO CREATE A WELL-BLENDED MATERIAL.

TOPSOIL SALVAGED FROM THE EXISTING SITE MAY OFTEN BE USED, BUT IT SHOULD MEET THE SAME STANDARDS AS SET FORTH IN THESE STANDARDS.

THE VEGETATIVE STABILIZATION OF AREAS DISTURBED BY CONSTRUCTION SHALL BE AS FOLLOWS:

TEMPORARY VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING SHALL BE WITH COOL SEASON COVER CROPS (WHEAT AT 0.5 POUNDS PER 1000 SF, OATS AT 0.5 POUNDS PER 1000 SF, CEREAL RYE GRAIN AT 0.5 POUNDS PER 1000 SF) WITH A TOTAL RATE OF 1.5 POUNDS PER 1000 SF. COOL SEASON COVER CROPS ARE NOT PERMANENT EROSION CONTROL.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH BUFFALO AT A RATE OF 1 POUNDS PER 1000 SF.
   A. FERTILIZER SHALL BE WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF 1/2 POUND PER 1000 SF.
   B. HYDROMULCH SHALL COMPLY WITH TABLE1, BELOW.
   C. TEMPORARY EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1.5 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.
   D. WHEN REQUIRED, NATIVE GRASS SEEDING SHALL COMPLY WITH REQUIREMENTS OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

TABLE 1: HYDROMULCHING FOR TEMPORARY VEGETATIVE STABILIZATION

MATERIAL	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	LONGEVITY
100% OR ANY BLEND OF WOOD, CELLULOSE, STRAW, AND/OR COTTON PLANT MATERIAL (EXCEPT NO MULCH SHALL EXCEED 30% PAPER)	70% OR GREATER WOOD/STRAW 30% OR LESS PAPER OR NATURAL FIBERS	0-3 MONTH	MODERATE SLOPES; FROM FLAT TO 3:1	MODERATE SLOPES; FROM FLAT TO 3:1

PERMANENT VEGETATIVE STABILIZATION:

1. FROM SEPTEMBER 15 TO MARCH 1, SEEDING IS CONSIDERED TO BE TEMPORARY STABILIZATION ONLY. IF COOL SEASON COVER CROPS EXIST WHERE PERMANENT VEGETATIVE STABILIZATION IS DESIRED, THE GRASSES SHALL BE MOWED TO A HEIGHT OF LESS THAN ONE-HALF (½) INCH AND THE AREA SHALL BE RE-SEEDED IN ACCORDANCE WITH 2. BELOW.
2. FROM MARCH 2 TO SEPTEMBER 14, SEEDING SHALL BE WITH BUFFALO AT A RATE OF 1 POUND PER 1000 SF WITH A PURITY OF 95% WITH 85% GERMINATION. BUFFALO GRASS IS A WARM SEASON GRASS AND IS CONSIDERED PERMANENT EROSION CONTROL.

A. FERTILIZER SHALL BE A WATER SOLUBLE WITH AN ANALYSIS OF 15-15-15 TO BE APPLIED ONCE AT PLANTING AND ONCE DURING THE PERIOD OF ESTABLISHMENT AT A RATE OF ½ POUND PER 1000 SF.
B. HYDROMULCH SHALL COMPLY WITH TABLE 2, BELOW.
C. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF SIX INCHES. THE IRRIGATION SHALL OCCUR AT DAILY INTERVALS (MINIMUM) DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR MORE SHALL POSTPONE THE WATERING SCHEDULE FOR ONE WEEK
D. PERMANENT EROSION CONTROL SHALL BE ACCEPTABLE WHEN THE GRASS HAS GROWN AT LEAST 1.5 INCHES HIGH WITH 95% COVERAGE, PROVIDED NO BARE SPOTS LARGER THAN 16 SQUARE FEET EXIST.

	DESCRIPTION	LONGEVITY	TYPICAL APPLICATIONS	APPLICATION RATES
BONDED FIBER MATRIX (BFM)	80% ORGANIC DEFIBRATED FIBERS 10% TACKIFER	6 MONTHS	ON SLOPES UP TO 2:1 AND EROSIVE SOIL CONDITIONS	2500 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMENDATIONS)
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	3000 TO 4500 LBS PER ACRE (SEE MANUFACTURERS RECOMENDATIONS)

11. THE CONTRACTOR SHALL NOT DISPOSE OF SURPLUS EXCAVATED MATERIAL FROM THE SITE WITHOUT NOTIFYING THE CITY INSPECTOR AT LEAST 48 HOURS PRIOR WITH THE LOCATION AND A COPY OF THE PERMIT ISSUED TO RECEIVE THE MATERIAL.

NOTE: ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY INSPECTOR AT TIME OF CONSTRUCTION.

NOTE: ALL DISTURBED AREAS SHALL BE RE-VEGETATED TO MEET THE REQUIREMENTS OF LIBERTY HILL'S ORDINANCES.

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

GENERAL NOTES (2 OF 2)

DATE
6/26/2024

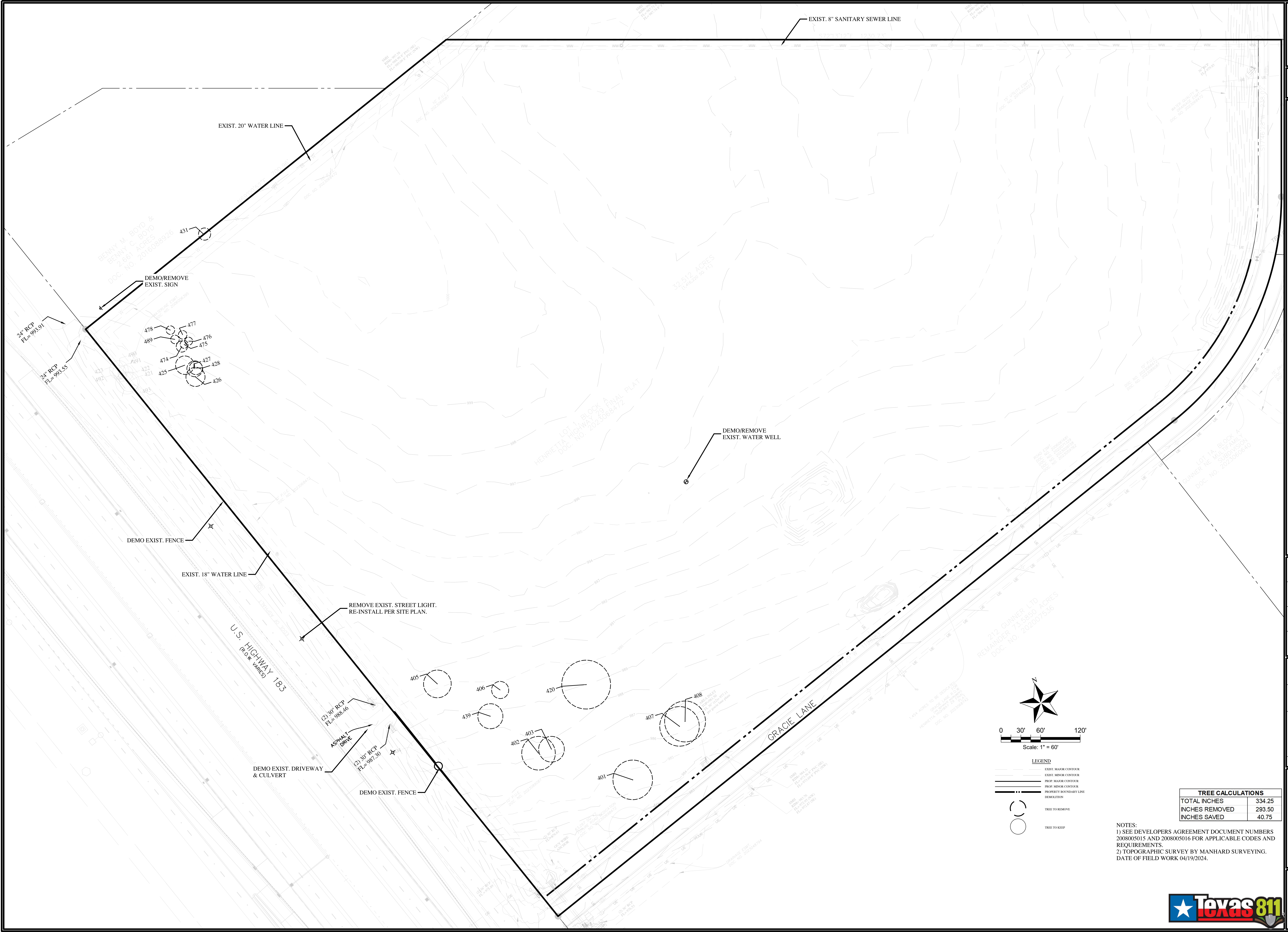
DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97293
LICENSED
PROFESSIONAL ENGINEER
6.22.24


EXIST. 8" SANITARY SEWER LINE
EXIST. 20" WATER LINE
431
DEMO/REMOVE
EXIST. SIGN
24" RCP
FL= 993.91
24" RCP
FL= 993.55
478
477
489
476
475
474
427
428
425
426
DEMO/REMOVE
EXIST. WATER WELL
DEMO EXIST. FENCE
EXIST. 18" WATER LINE
REMOVE EXIST. STREET LIGHT.
RE-INSTALL PER SITE PLAN.
U.S. HIGHWAY 183
(R.O.W. VARIES)
(2) 30" RCP
FL= 988.46
ASPHALT
DRIVE
(2) 30" RCP
FL= 987.30
DEMO EXIST. DRIVEWAY
& CULVERT
DEMO EXIST. FENCE
405
406
420
439
403
402
407
408
401
GRACIE LANE
N
0
30'
60'
120'
Scale: 1" = 60'
LEGEND
EXIST. MAJOR CONTOUR
EXIST. MINOR CONTOUR
PROP. MAJOR CONTOUR
PROP. MINOR CONTOUR
PROPERTY BOUNDARY LINE
DEMOLITION
TREE TO REMOVE
TREE TO KEEP

TREE CALCULATIONS	
TOTAL INCHES	334.25
INCHES REMOVED	293.50
INCHES SAVED	40.75

NOTES:
1) SEE DEVELOPERS AGREEMENT DOCUMENT NUMBERS 2008005015 AND 2008005016 FOR APPLICABLE CODES AND REQUIREMENTS.
2) TOPOGRAPHIC SURVEY BY MANHARD SURVEYING. DATE OF FIELD WORK 04/19/2024.

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING
SITE DEVELOPMENT PLAN

EXISTING SITE & DEMOLITION PLAN

DATE
6/26/2024

DESIGNED BY
RDP

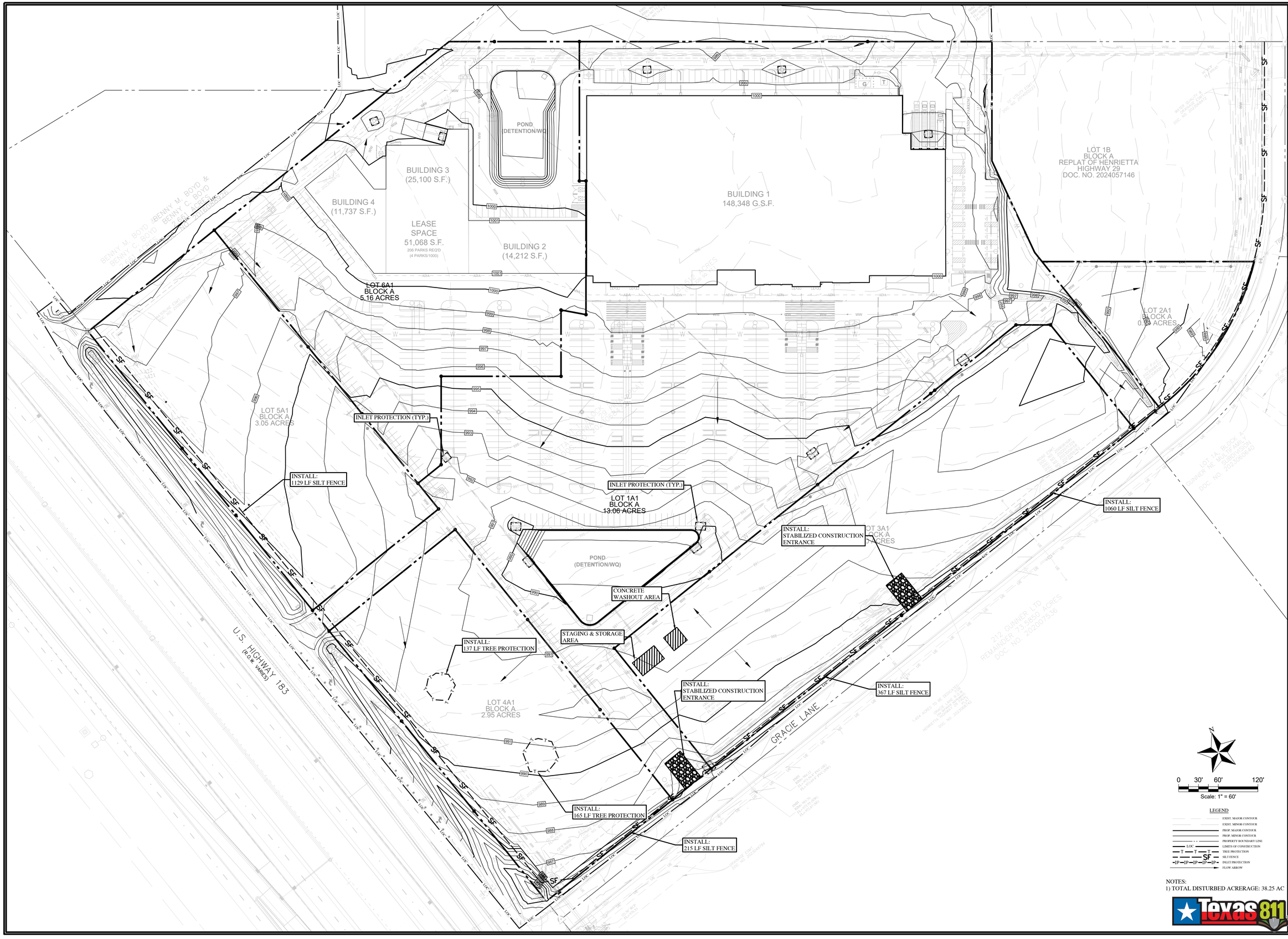
CHECKED BY
AHG

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
2.			
3.			
4.			
5.			
6.			

REVISIONS

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
9-22-24

Texas811



0 30' 60' 120'

Scale: 1" = 60'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOC — LIMITS OF CONSTRUCTION
- T — TREE PROTECTION
- SF — SILT FENCE
- IP — INLET PROTECTION
- FLOW ARROW

NOTES:
1) TOTAL DISTURBED ACREAGE: 38.25 AC

Texas 811

GOODE FAITH ENGINEERING
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

EROSION & SEDIMENTATION CONTROL PLAN

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
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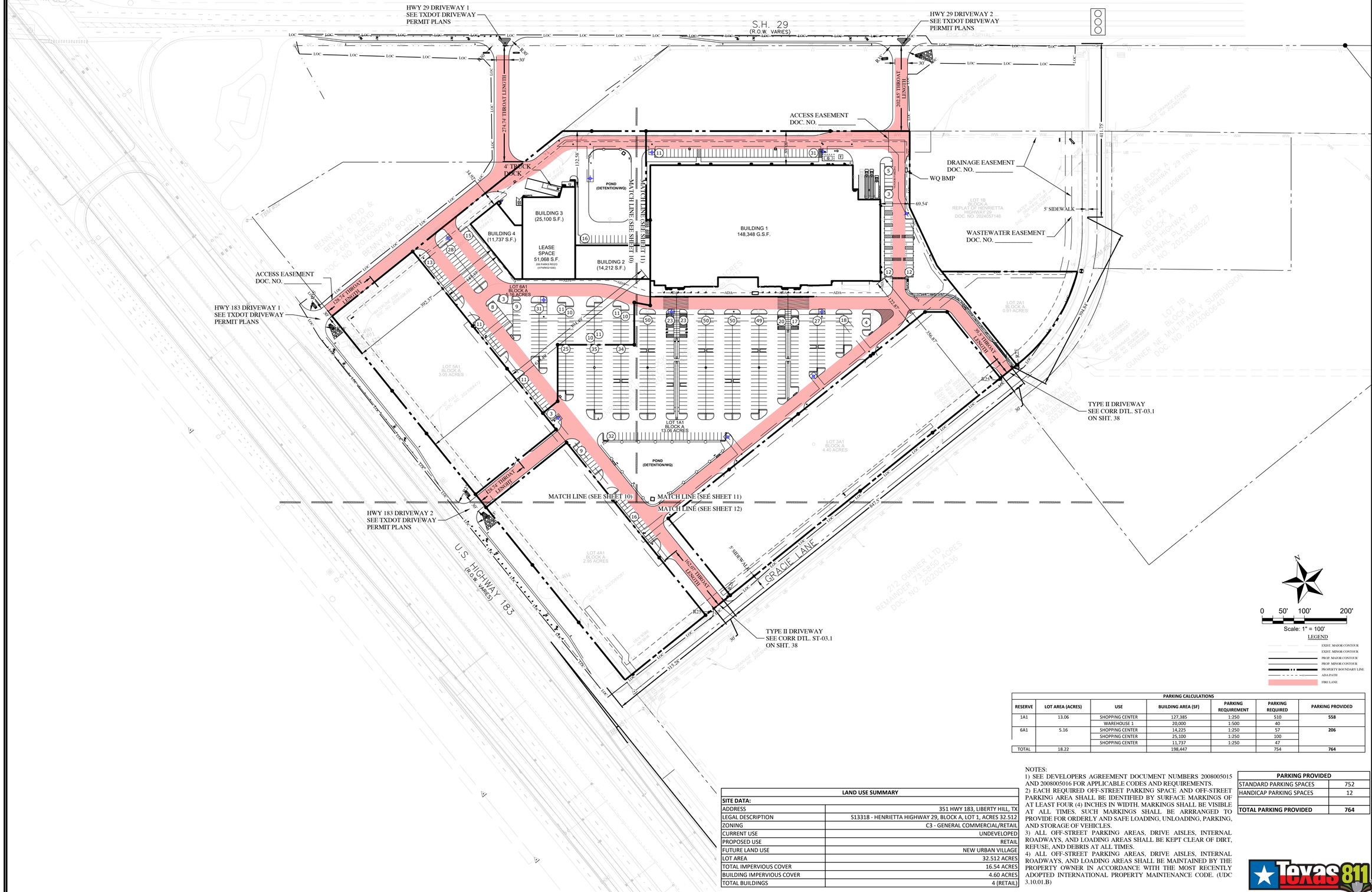
STATE OF TEXAS
ANTHONY H. GOODE
87263
LICENSED
PROFESSIONAL ENGINEER
9-22-24



PARKING CALCULATIONS						
RESERVE	LOT AREA (ACRES)	USE	BUILDING AREA (SF)	PARKING REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
1A1	13.06	SHOPPING CENTER	127,385	1:250	510	**558**
		WAREHOUSE 1	20,000	1:500	40	
6A1	5.16	SHOPPING CENTER	14,225	1:250	57	**206**
		SHOPPING CENTER	25,100	1:250	100	
		SHOPPING CENTER	11,737	1:250	47	
TOTAL	18.22		198,447		754	**764**

LAND USE SUMMARY	
SITE DATA:	
ADDRESS	351 HWY 183, LIBERTY HILL, TX
LEGAL DESCRIPTION	S13318 - HENRIETTA HIGHWAY 29, BLOCK A, LOT 1, ACRES 32.512
ZONING	C3 - GENERAL COMMERCIAL/RETAIL
CURRENT USE	UNDEVELOPED
PROPOSED USE	RETAIL
FUTURE LAND USE	NEW URBAN VILLAGE
LOT AREA	32.512 ACRES
TOTAL IMPERVIOUS COVER	16.54 ACRES
BUILDING IMPERVIOUS COVER	4.60 ACRES
TOTAL BUILDINGS	4 (RETAIL)

NOTES:
1) SEE DEVELOPERS AGREEMENT DOCUMENT NUMBERS 2008005015 AND 2008005016 FOR APPLICABLE CODES AND REQUIREMENTS.
2) EACH REQUIRED OFF-STREET PARKING SPACE AND OFF-STREET PARKING AREA SHALL BE IDENTIFIED BY SURFACE MARKINGS OF AT LEAST FOUR (4) INCHES IN WIDTH. MARKINGS SHALL BE VISIBLE AT ALL TIMES. SUCH MARKINGS SHALL BE ARRRANGED TO PROVIDE FOR ORDERLY AND SAFE LOADING, UNLOADING, PARKING, AND STORAGE OF VEHICLES.
3) ALL OFF-STREET PARKING AREAS, DRIVE AISLES, INTERNAL ROADWAYS, AND LOADING AREAS SHALL BE KEPT CLEAR OF DIRT, REFUSE, AND DEBRIS AT ALL TIMES.
4) ALL OFF-STREET PARKING AREAS, DRIVE AISLES, INTERNAL ROADWAYS, AND LOADING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED INTERNATIONAL PROPERTY MAINTENANCE CODE. (UDC 3.10.01.B)

PARKING PROVIDED	
STANDARD PARKING SPACES	752
HANDICAP PARKING SPACES	12
TOTAL PARKING PROVIDED	**764**

GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

OVERALL SITE PLAN

DATE
6/26/2024

DESIGNED BY
RDP

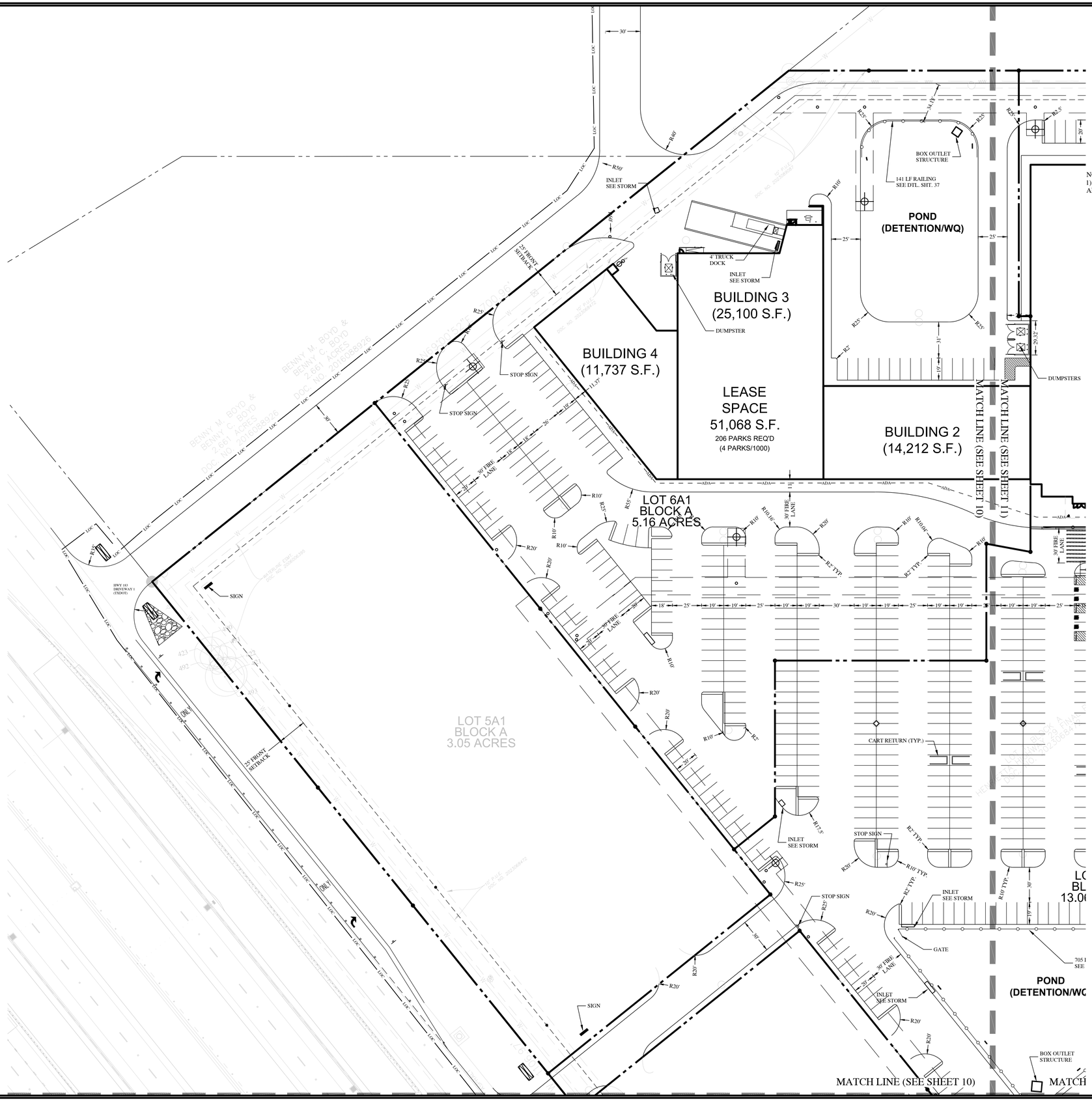
CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED DATE	APPROVAL DATE
#1			
#2			
#3			
#4			
#5			
#6			

STATE OF TEXAS
ANTHONY H. GOODE
97203
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas 811



LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

SITE PLAN (1 OF 3)

GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
57205
LICENSED
PROFESSIONAL ENGINEER
4.22.24

Texas 811

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

SITE PLAN (2 OF 3)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS				
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE	
1				
2				
3				
4				
5				
6				

BUILDING 1
148,348 G.S.F.

BUILDING 2
4,212 S.F.)

LOT 1A1
BLOCK A
13.06 ACRES

LOT 1B
BLOCK A
REPLAT OF HENRIETTA
HIGHWAY 29
DOC. NO. 2024057146

LOT 2A1
BLOCK A
0.91 ACRES

LOT 3A1
BLOCK A
4.40 ACRES

POND
(DETENTION/WQ)

POND
TENTION/WQ)

MATCH LINE (SEE SHEET 10)

MATCH LINE (SEE SHEET 11)

(SEE SHEET 10)

MATCH LINE (SEE SHEET 11)

25' FRONT SETBACK

7' SIDE SETBACK

163.80' SIDE SETBACK

S72°13'12"E 1230.73'

S17°46'28"W 236.02'

GRACIE LANE

BOX OUTLET STRUCTURE

41 LF RAILING
EE DTL. SHT. 37

INLET
SEE STORM

GENERATOR PAD

TRANSFORMER PAD

VENDOR PARKING

"NO TRUCKS" SIGN

WQ BMP

4' TRUCK DOCKS

DUMPSTERS

STOP SIGN

BIKE RACK

30' FIRE LANE

CART RETURN (TYP.)

RN (TYP.)

GATE

705 LF GUARDRAIL
SEE DTL. SHT. 37

SIGN

5' SIDEWALK

0 20' 40' 80'
Scale: 1" = 40'

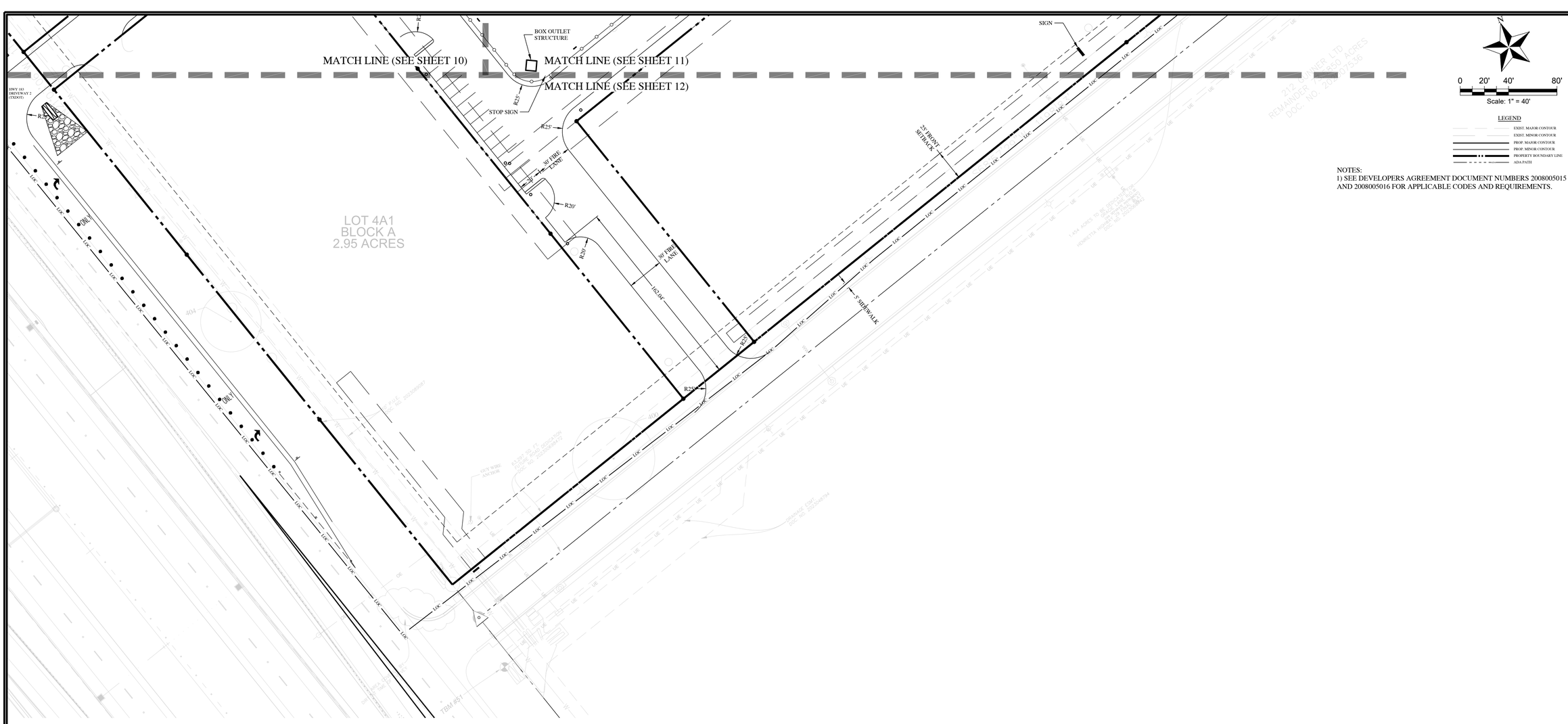
LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- ADA PATH

NOTES:
1) SEE DEVELOPERS AGREEMENT DOCUMENT NUMBERS 2008005015 AND 2008005016 FOR APPLICABLE CODES AND REQUIREMENTS.

STATE OF TEXAS
ANTHONY H. GOODE
87723
LICENSED
PROFESSIONAL ENGINEER
6.22.24

Texas 811



NOTES:
1) SEE DEVELOPERS AGREEMENT DOCUMENT NUMBERS 2008005015 AND 2008005016 FOR APPLICABLE CODES AND REQUIREMENTS.

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

SITE PLAN (3 OF 3)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
67293
LICENSED
PROFESSIONAL ENGINEER
9.22.24

Texas 811

SEE TXDOT DRIVEWAY PERMIT PLANS

SEE TXDOT DRIVEWAY PERMIT PLANS

SEE CTRMA DRIVEWAY PERMIT PLANS

SEE CTRMA DRIVEWAY PERMIT PLANS

BUILDING 1
148,348 G.S.F.

BUILDING 2
(14,212 S.F.)

BUILDING 3
(25,100 S.F.)

BUILDING 4
(11,737 S.F.)

LEASE SPACE
51,068 S.F.
206 PARKS REQ'D
(4 PARKS/1000)

POND
(DETENTION/WQ)

POND
(DETENTION/WQ)

LOT 6A1
BLOCK A
5.16 ACRES

LOT 5A1
BLOCK A
3.05 ACRES

LOT 1A1
BLOCK A
13.06 ACRES

LOT 4A1
BLOCK A
2.95 ACRES

LOT 3A1
BLOCK A
4.40 ACRES

LOT 2A1
BLOCK A
0.91 ACRES

LOT 1B
BLOCK A
REPLAT OF HENRIETTA HIGHWAY 29
DOC. NO. 2024057146

BENNY W. BOYD & BENNY C. BOYD
2.661 ACRES

U.S. HIGHWAY 183
(R.O.W. VARIES)

GRACIE LANE

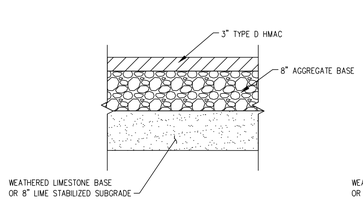
(R.O.W. VARIES)

EXTENDOR PARKING

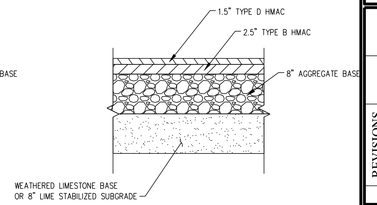
0 30' 60' 120'
Scale: 1" = 60'

LEGEND

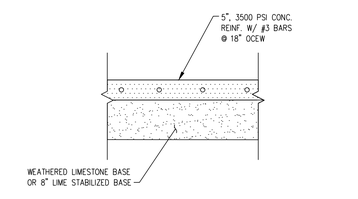
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- LIGHT DUTY CONCRETE
- HEAVY DUTY CONCRETE



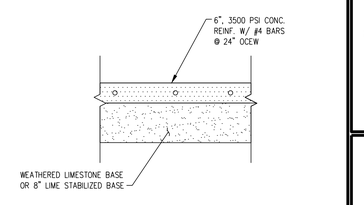
LIGHT DUTY ASPHALT



HEAVY DUTY ASPHALT



LIGHT DUTY CONCRETE



HEAVY DUTY CONCRETE

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

PAVING PLAN

DATE
6/26/2024

DESIGNED BY
RDP

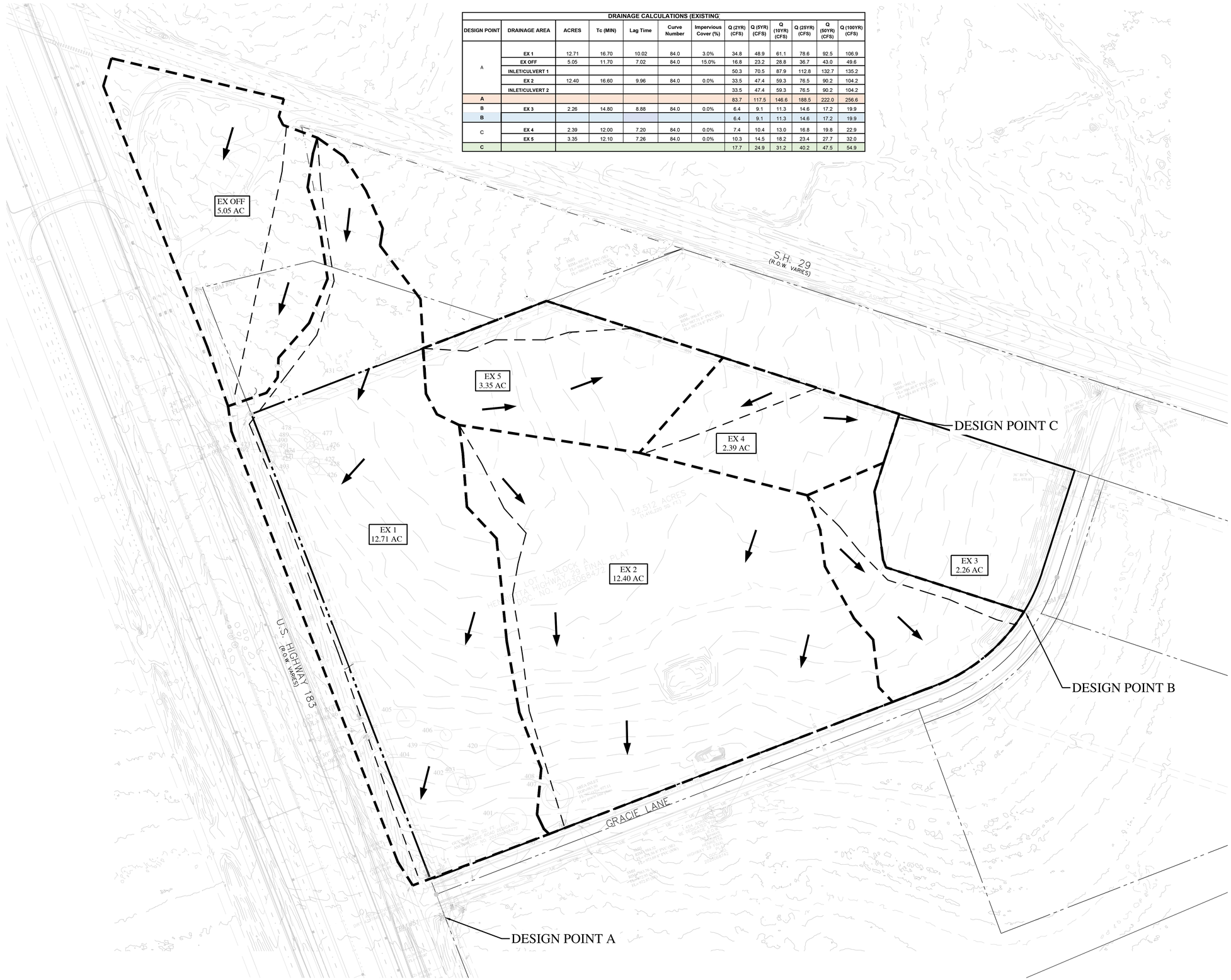
CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY R. GOODE
97269
LICENSED PROFESSIONAL ENGINEER
6-27-24

DRAINAGE CALCULATIONS (EXISTING												
DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (5YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (50YR) (CFS)	Q (100YR) (CFS)
A	EX 1	12.71	16.70	10.02	84.0	3.0%	34.8	48.9	61.1	78.6	92.5	106.9
	EX OFF	5.05	11.70	7.02	84.0	15.0%	16.8	23.2	28.8	36.7	43.0	49.6
	INLET/CULVERT 1						50.3	70.5	87.9	112.8	132.7	135.2
	EX 2	12.40	16.60	9.96	84.0	0.0%	33.5	47.4	59.3	76.5	90.2	104.2
	INLET/CULVERT 2						33.5	47.4	59.3	76.5	90.2	104.2
A							83.7	117.5	146.6	188.5	222.0	256.6
B	EX 3	2.26	14.80	8.88	84.0	0.0%	6.4	9.1	11.3	14.6	17.2	19.9
B							6.4	9.1	11.3	14.6	17.2	19.9
C	EX 4	2.39	12.00	7.20	84.0	0.0%	7.4	10.4	13.0	16.8	19.8	22.9
	EX 5	3.35	12.10	7.26	84.0	0.0%	10.3	14.5	18.2	23.4	27.7	32.0
C							17.7	24.9	31.2	40.2	47.5	54.9



N

0 50' 100' 200'

Scale: 1" = 100'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOC — LIMITS OF CONSTRUCTION
- TIME OF CONCENTRATION
- DRAINAGE AREA
- PR 3 XX AC — DRAINAGE AREA LABEL
- FLOW ARROW

GOODE FAITH ENGINEERING

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

EXISTING DRAINAGE AREA MAP

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
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6			

STATE OF TEXAS
ANTHONY H. GOODE
87263
LICENSED
PROFESSIONAL ENGINEER
9.22.24

2024-39-SDP

Texas 811

DRAINAGE CALCULATIONS (EXISTING

DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (5YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (50YR) (CFS)	Q (100YR) (CFS)
A	EX 1	12.71	16.70	10.02	84.0	3.0%	34.8	48.9	61.1	78.6	92.5	106.9
	EX OFF	5.05	11.70	7.02	84.0	15.0%	16.8	23.2	28.8	36.7	43.0	49.6
	INLET/CULVERT 1						50.3	70.5	87.9	112.8	132.7	135.2
	EX 2	12.40	16.60	9.96	84.0	0.0%	33.5	47.4	59.3	76.5	90.2	104.2
	INLET/CULVERT 2						33.5	47.4	59.3	76.5	90.2	104.2
A							83.7	117.5	146.6	188.5	222.0	256.6
B	EX 3	2.26	14.80	8.88	84.0	0.0%	6.4	9.1	11.3	14.6	17.2	19.9
B							6.4	9.1	11.3	14.6	17.2	19.9
C	EX 4	2.39	12.00	7.20	84.0	0.0%	7.4	10.4	13.0	16.8	19.8	22.9
	EX 5	3.35	12.10	7.26	84.0	0.0%	10.3	14.5	18.2	23.4	27.7	32.0
C							17.7	24.9	31.2	40.2	47.5	54.9

DRAINAGE CALCULATIONS (PROPOSED)

DESIGN POINT	DRAINAGE AREA	ACRES	Tc (MIN)	Lag Time	Curve Number	Impervious Cover (%)	Q (2YR) (CFS)	Q (5YR) (CFS)	Q (10YR) (CFS)	Q (25YR) (CFS)	Q (50YR) (CFS)	Q (100YR) (CFS)
A	PR 1	1.28	5.00	3.00	84.0	85.0%	6.9	8.8	10.4	12.8	14.7	16.7
	GRACIE LANE CULVERT						6.9	8.8	10.4	12.8	14.7	16.7
	PR 2	16.22	10.90	6.54	84.0	85.0%	71.1	90.9	107.6	131.8	151.4	171.7
	POND PR 2						46.7	62.6	78.3	101.3	119.9	139.1
						Pond Elevation (WSE)	987.8	988.2	988.4	988.8	989.0	989.3
	PR 6	2.99	5.90	3.54	84.0	85.0%	15.5	19.9	23.5	28.8	33.1	37.6
	INLET/CULVERT 2						52.9	70.7	88.6	114.6	135.7	157.6
	OFF SITE N 1	1.90	12.40	7.44	84.0	0.0%	5.7	8.1	10.1	13.0	15.3	17.7
	OFF SITE N 2	5.05	11.70	7.02	84.0	15.0%	16.8	23.2	28.8	36.7	43.0	49.6
	BP 1	2.01	5.00	3.00	84.0	27.0%	8.4	11.4	14.0	17.7	20.6	23.7
	INLET/CULVERT 1						28.5	39.5	48.9	62.5	73.4	84.5
A							81.8	110.0	136.5	177.3	210.2	244.3
B	PR 3	1.15	5.00	3.00	84.0	85.0%	6.2	7.9	9.4	11.5	13.2	15.0
B							6.2	7.9	9.4	11.5	13.2	15.0
C	PR 4	0.69	5.00	3.00	84.0	87.0%	3.7	4.8	5.7	6.9	7.9	9.0
	PR 5	6.95	7.50	4.50	84.0	91.0%	34.7	44.1	52.2	63.7	73.0	82.8
	POND PR 5						16.3	22.6	28.4	37.1	44.2	51.6
						Pond Elevation (WSE)	996.9	997.3	997.6	997.9	998.2	998.5
C							17.7	24.5	30.7	40.1	47.7	55.8

N

0 50' 100' 200'

Scale: 1" = 100'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE
- LOC — LIMITS OF CONSTRUCTION
- TIME OF CONCENTRATION
- DRAINAGE AREA
- PR 3 XX AC — DRAINAGE AREA LABEL
- FLOW ARROW

GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021

CIVIL ENGINEERING AND PLANNING (972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

PROPOSED DRAINAGE AREA MAP

DATE
6/26/2024

DESIGNED BY
RDP

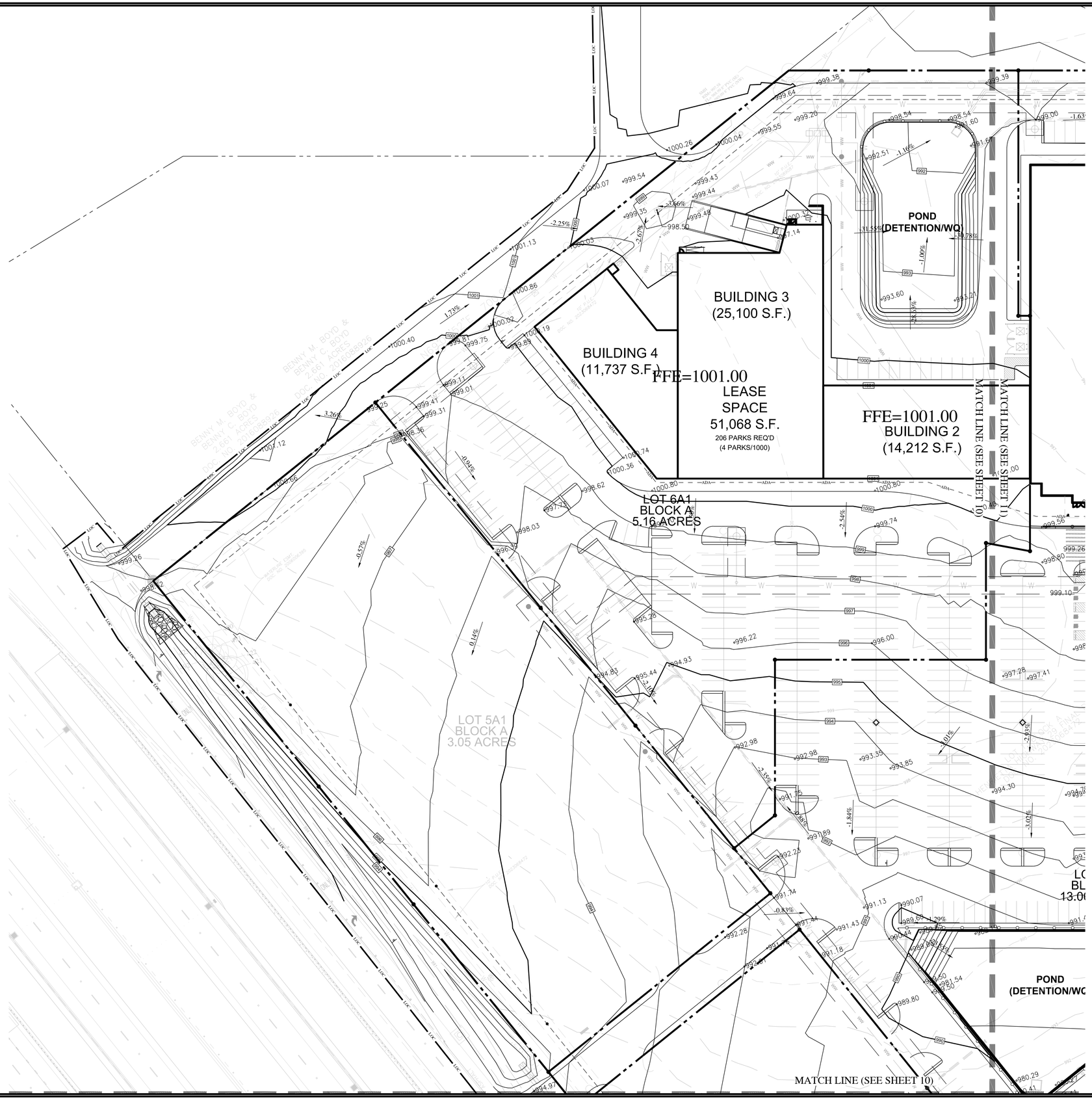
CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEER INIT.	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97269
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas 811



0 20' 40' 80'

Scale: 1" = 40'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE

NOTE:
SURFACE MODEL AVAILABLE TO CONTRACTOR FOR STAKING/QUANTITIES.

GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

GRADING PLAN (1 OF 3)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
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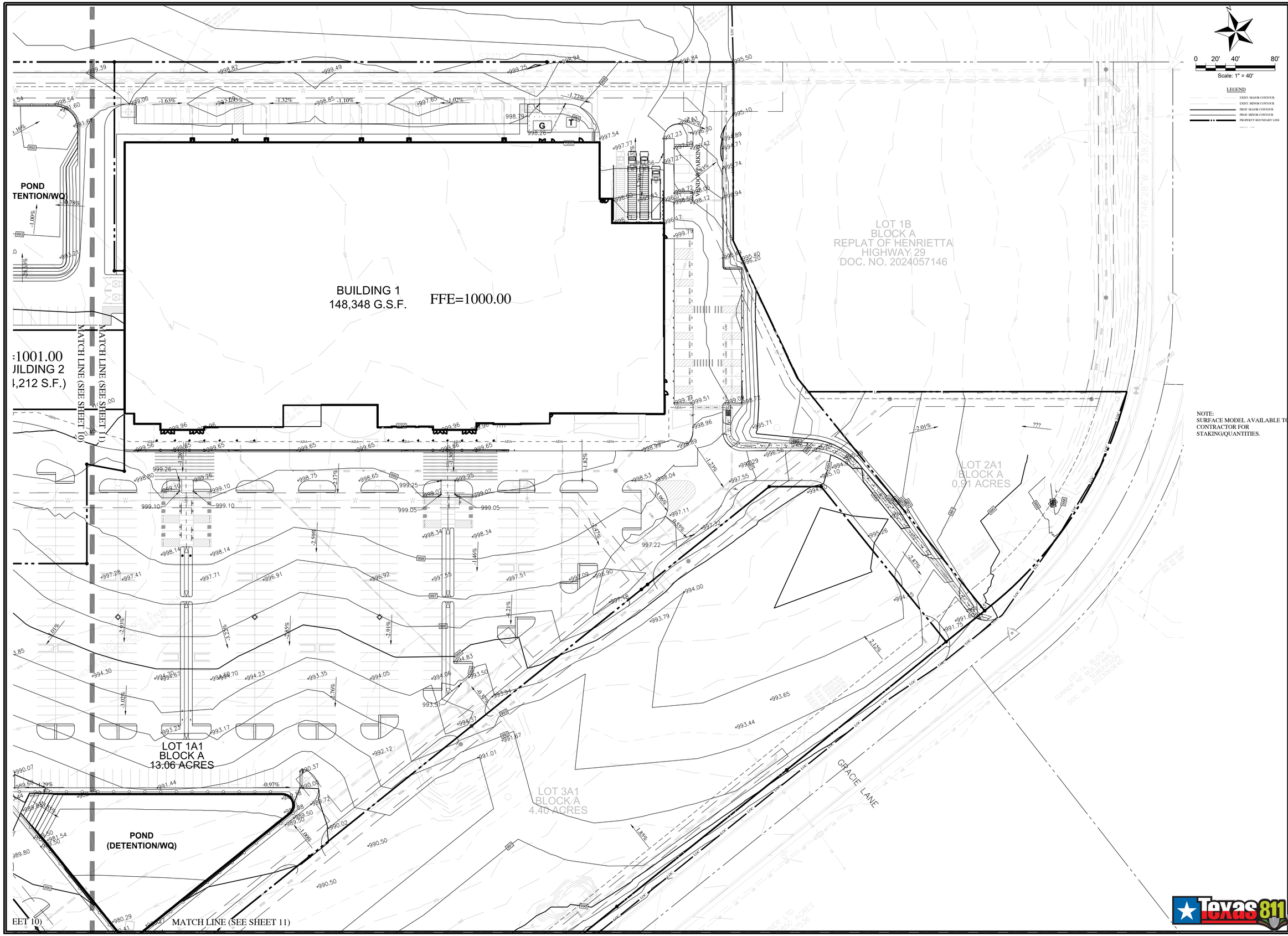
6			

STATE OF TEXAS
ANTHONY H. GOODE
87253
LICENSED
PROFESSIONAL ENGINEER
9-22-24

Texas 811



GOODE FAITH ENGINEERING

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

GRADING PLAN (2 OF 3)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
87263
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas 811

MATCH LINE (SEE SHEET 10)

MATCH LINE (SEE SHEET 11)

MATCH LINE (SEE SHEET 12)

LOT 4A1
BLOCK A
2.95 ACRES

NOTE:
SURFACE MODEL AVAILABLE TO CONTRACTOR FOR STAKING/QUANTITIES.

0 20' 40' 80'
Scale: 1" = 40'

LEGEND
- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

GRADING PLAN (3 OF 3)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
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4			
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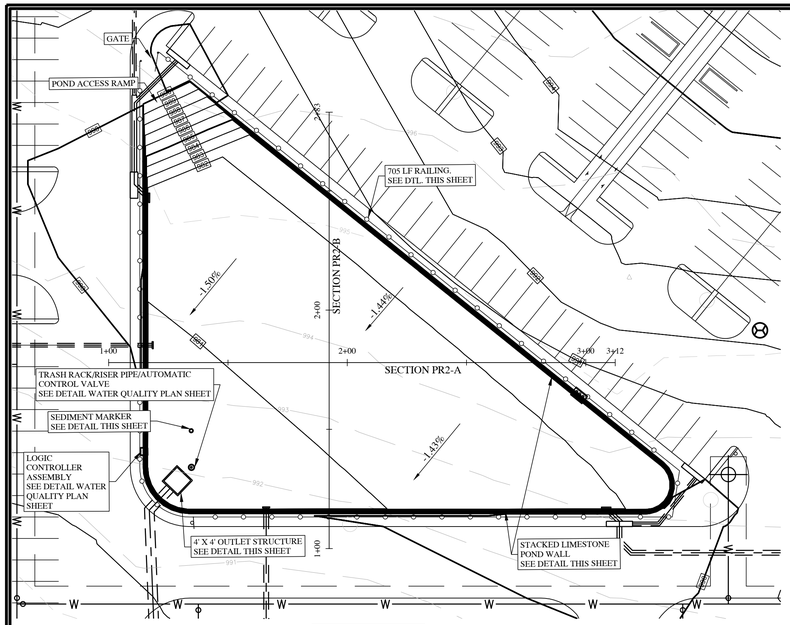
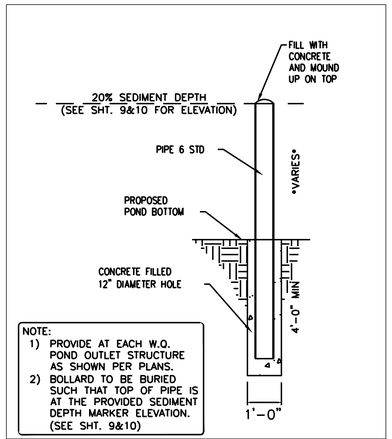
STATE OF TEXAS
ANTHONY H. GOODE
97253
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas 811



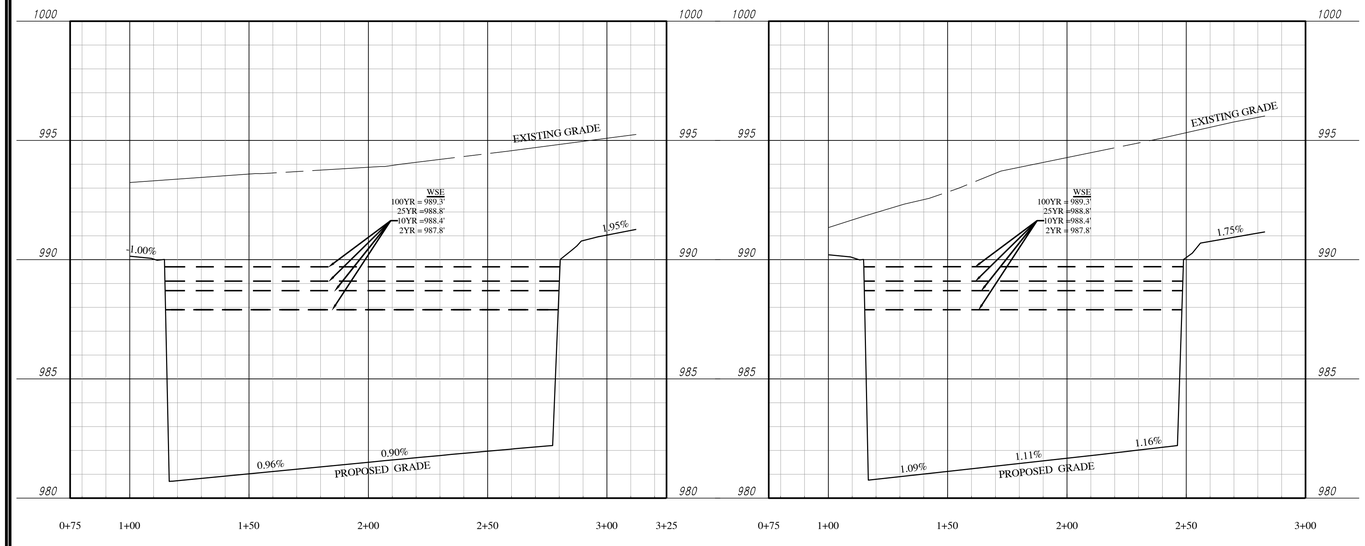
SECTION PR2-A

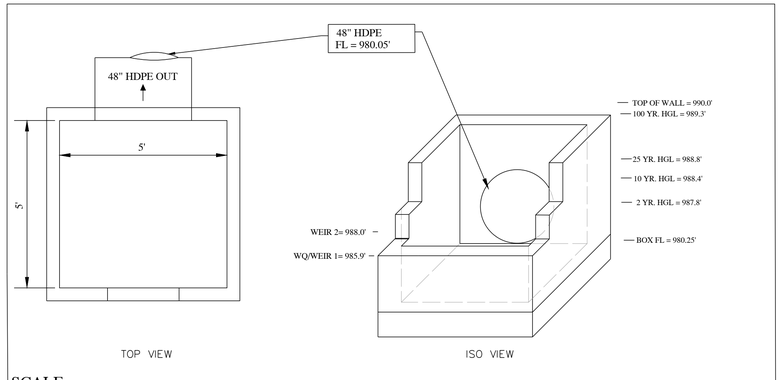


0	BOLLARD – SEDIMENT MARKER DETAIL
19	SCALE: N.T.S.

SECTION PR2-B

PROFILE SCALE:
VERT: 1" = 3'
HORIZ: 1" = 30'

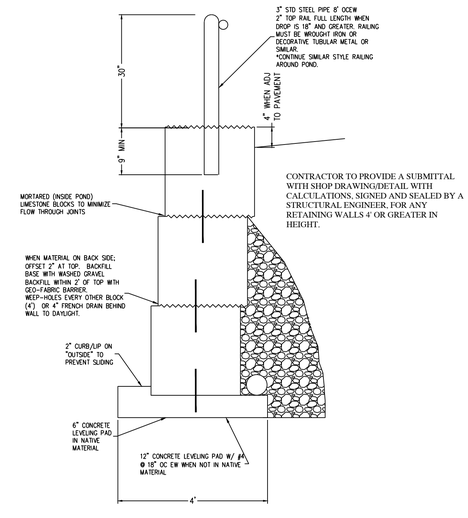




SCALE
N. T. S.

PR2 DETENTION OUTFALL BOX DETAIL

PR 2 Pond Elevation-Area-Storage Table					
Elevation delta	Depth (ft)	Contour Area (sf)	Incremental storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)
0	980.25	217.72	0.0	0.0	0.0
0.25	980.50	1,041.25	157.4	157.4	0.003613
0.25	980.75	2,425.58	433.4	590.7	0.013561
0.25	981.00	4,402.60	853.5	1,444.2	0.033155
0.25	981.25	6,941.52	1418.0	2,862.3	0.065709
0.25	981.50	10,057.77	2124.9	4,987.2	0.114490
0.25	981.75	13,654.72	2964.1	7,951.2	0.182535
0.25	982.00	17,570.55	3903.2	11,854.4	0.272139
0.25	982.25	21,210.69	4847.7	16,702.0	0.383426
0.25	982.50	21,296.40	5313.4	22,015.4	0.505405
0.25	982.75	21,381.33	5334.7	27,350.2	0.627873
0.25	983.00	21,465.47	5355.9	32,706.0	0.750826
0.25	983.25	21,548.82	5376.8	38,082.8	0.874261
0.25	983.50	21,631.39	5397.5	43,480.3	0.998171
0.25	983.75	21,713.17	5418.1	48,898.4	1.122552
0.25	984.00	21,794.16	5438.4	54,336.8	1.247401
0.25	984.25	21,874.37	5458.6	59,795.4	1.372713
0.25	984.50	21,953.79	5478.5	65,273.9	1.498482
0.25	984.75	22,032.43	5498.3	70,772.2	1.624705
0.25	985.00	22,110.27	5517.8	76,290.0	1.751377
0.25	985.25	22,187.34	5537.2	81,827.2	1.878494
0.25	985.50	22,263.61	5556.4	87,383.6	2.006051
0.25	985.75	22,339.10	5575.3	92,958.9	2.134043
0.25	986.00	22,413.80	5594.1	98,553.0	2.262466
0.25	986.25	22,487.72	5612.7	104,165.7	2.391316
0.25	986.50	22,560.85	5631.1	109,796.8	2.520587
0.25	986.75	22,633.19	5649.3	115,446.0	2.650276
0.25	987.00	22,704.74	5667.2	121,113.3	2.780378
0.25	987.25	22,775.51	5685.0	126,798.3	2.910889
0.25	987.50	22,845.45	5702.6	132,500.9	3.041803
0.25	987.75	22,914.60	5720.0	138,220.9	3.173116
0.25	988.00	22,982.97	5737.2	143,958.1	3.304824
0.25	988.25	23,050.56	5754.2	149,712.3	3.436922
0.25	988.50	23,117.38	5771.0	155,483.3	3.569406
0.25	988.75	23,183.41	5787.6	161,270.9	3.702271
0.25	989.00	23,248.67	5804.0	167,074.9	3.835513
0.25	989.25	23,313.15	5820.2	172,895.2	3.969127
0.25	989.50	23,376.85	5836.3	178,731.4	4.103108
0.25	989.75	23,439.77	5852.1	184,583.5	4.237454
0.25	990.00	23,501.91	5867.7	190,451.2	4.372158



LIMESTONE STACKED WALL DETAIL (POND WALLS)

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE

GOODE FAITH ENGINEERING
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

POND PR2

DATE
6/26/2024

DESIGNED BY
RDP

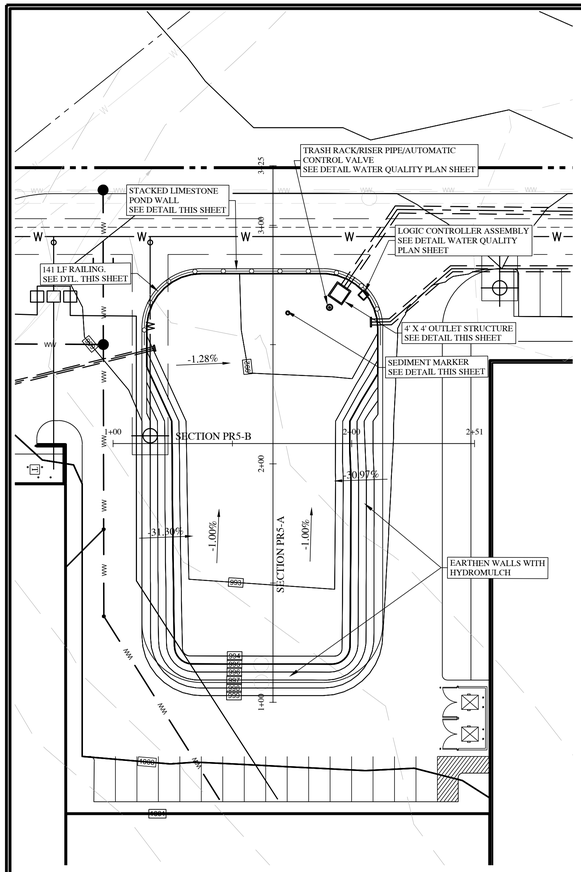
CHECKED BY
AHG

REVISIONS

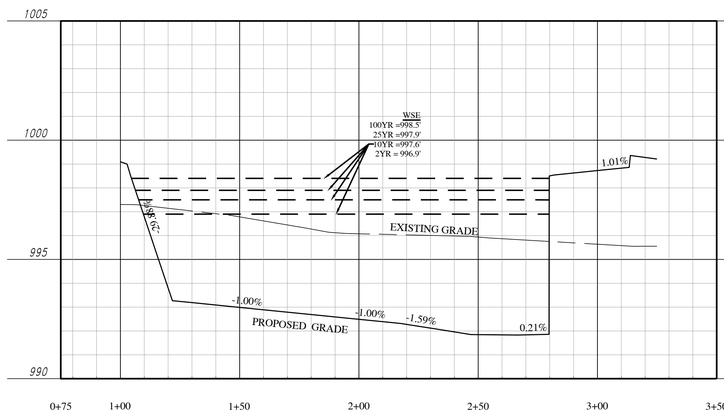
NO.	DESCRIPTION	ENGINEERED AS-BUILT	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97293
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas 811



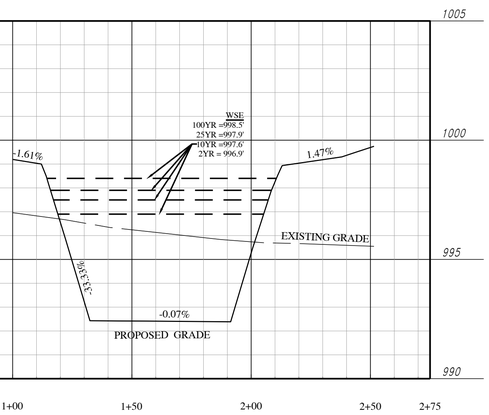
SECTION PR5-A



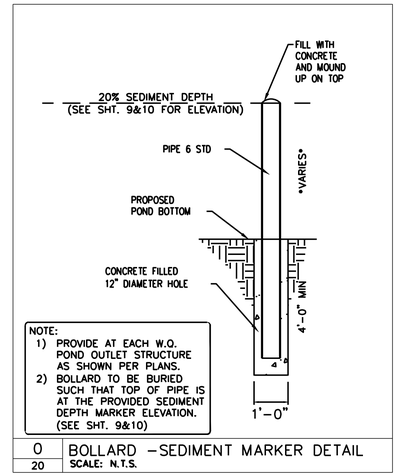
LIMESTONE STACKED WALL DETAIL (POND WALLS)

PROFILE SCALE:
VERT: 1" = 3'
HORIZ: 1" = 30'

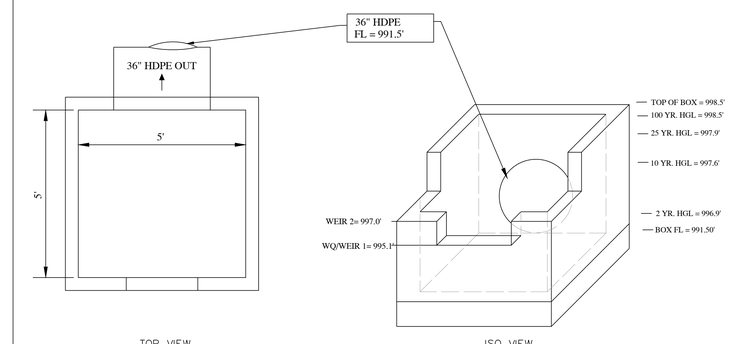
SECTION PR5-B



PR 5 Pond Elevation-Area-Storage Table					
Elevation delta	Depth (ft)	Contour Area (sf)	Incremental storage (cf)	Cumulative Storage (cf)	Cumulative Storage (ac-ft)
0	991.50	1.78	0.0	0.0	0.0
0.25	991.75	873.05	109.4	109.4	0.002510
0.25	992.00	2,215.42	386.1	495.4	0.011373
0.25	992.25	4,008.03	777.9	1,273.3	0.029232
0.25	992.50	6,166.49	1271.8	2,545.2	0.058429
0.25	992.75	7,766.88	1741.7	4,286.8	0.098412
0.25	993.00	9,422.81	2148.7	6,435.5	0.147740
0.25	993.25	11,139.87	2570.3	9,005.9	0.206746
0.25	993.50	11,555.21	2836.9	11,842.8	0.271872
0.25	993.75	11,809.13	2920.5	14,763.3	0.338919
0.25	994.00	12,062.53	2984.0	17,747.3	0.407421
0.25	994.25	12,315.38	3047.2	20,794.5	0.477376
0.25	994.50	12,567.71	3110.4	23,904.9	0.548781
0.25	994.75	12,819.49	3173.4	27,078.3	0.621632
0.25	995.00	13,070.74	3236.3	30,314.6	0.695927
0.1	995.10	13,171.09	1312.1	31,626.7	0.726048
0.1	995.20	13,271.38	1322.1	32,948.8	0.756400
0.05	995.25	13,321.49	664.8	33,613.6	0.771662
0.25	995.50	13,571.86	3361.7	36,975.3	0.848835
0.25	995.75	13,821.84	3424.2	40,399.5	0.927445
0.25	996.00	14,071.43	3486.7	43,886.1	1.007487
0.25	996.25	14,320.65	3549.0	47,435.2	1.088961
0.25	996.50	14,569.48	3611.3	51,046.4	1.171865
0.25	996.75	14,817.93	3673.4	54,719.8	1.256195
0.25	997.00	15,066.00	3735.5	58,455.3	1.341950
0.25	997.25	15,313.68	3797.5	62,252.8	1.429128
0.25	997.50	15,561.02	3859.3	66,112.1	1.517726
0.25	997.75	15,808.41	3921.2	70,033.3	1.607744
0.25	998.00	16,055.93	3983.0	74,016.4	1.699182
0.25	998.25	16,303.44	4044.9	78,061.3	1.792040
0.25	998.50	16,550.90	4106.8	82,168.1	1.886319



0 20 BOLLARD – SEDIMENT MARKER DETAIL
SCALE: N.T.S.



SCALE N. T. S. PR5 DETENTION OUTFALL BOX DETAIL

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

POND PR5

LEGEND
- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
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TCEQ-0592A (REV. JULY 15, 2015) **TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**
CONTRIBUTING ZONE 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 (ED), NOR DO THEY CONSTITUTE A COMPREHENSIVE LISTING OF RULES OR CONDITIONS TO BE FOLLOWED DURING CONSTRUCTION. FURTHER ACTIONS MAY BE REQUIRED TO ACHIEVE COMPLIANCE WITH TCEQ REGULATIONS FOUND IN TITLE 30, TEXAS ADMINISTRATIVE CODE (TAC), CHAPTERS 213 AND 217, AS WELL AS LOCAL ORDINANCES AND REGULATIONS PROVIDING FOR THE PROTECTION OF WATER QUALITY. ADDITIONALLY, NOTHING CONTAINED IN THE FOLLOWING/LISTED "CONSTRUCTION NOTES" RESTRICTS THE POWERS OF THE ED, THE COMMISSION OR ANY OTHER GOVERNMENTAL ENTITY TO PREVENT, CORRECT, OR CURTAIL ACTIVITIES THAT RESULT OR MAY RESULT IN POLLUTION OF THE EDWARDS AQUIFER OR HYDROLOGICALLY CONNECTED SURFACE WATERS. THE HOLDER OF ANY EDWARDS AQUIFER PROTECTION PLAN CONTAINING "CONSTRUCTION NOTES" IS STILL RESPONSIBLE FOR COMPLIANCE WITH TITLE 30, TAC, CHAPTERS 213 OR ANY OTHER APPLICABLE TCEQ REGULATION, AS WELL AS ALL CONDITIONS OF AN EDWARDS AQUIFER PROTECTION PLAN THROUGH ALL PHASES OF PLAN IMPLEMENTATION. FAILURE TO COMPLY WITH ANY CONDITION OF THE ED'S APPROVAL, WHETHER OR NOT IN CONTRADICTION OF ANY "CONSTRUCTION NOTES," IS A VIOLATION OF TCEQ REGULATIONS AND ANY VIOLATION IS SUBJECT TO ADMINISTRATIVE RULES, ORDERS, AND PENALTIES AS PROVIDED UNDER TITLE 30, TAC § 213.10 (RELATING TO ENFORCEMENT). SUCH VIOLATIONS MAY ALSO BE SUBJECT TO CIVIL PENALTIES AND INJUNCTION. THE FOLLOWING/LISTED "CONSTRUCTION NOTES" IN NO WAY REPRESENT AN APPROVED EXCEPTION BY THE ED TO ANY PART OF TITLE 30 TAC, CHAPTERS 213 AND 217, OR ANY OTHER TCEQ APPLICABLE REGULATION

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

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

ENTIRE PROJECT

Texas Commission on Environmental Quality

TSS Removal Calculations 04-20-2009 Project Name: Liberty Hill Crossing
Date Prepared:

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

1. The Required Load Reduction for the total project: Calculations from RG-348

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

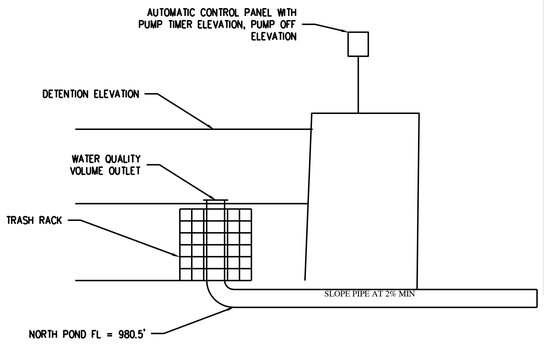
where:
$L_{M\ TOTAL\ PROJECT}$ = Required TSS removal resulting from the propose
A_N = Net increase in impervious area for the project
P = Average annual precipitation, inches

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

County =	Williamson	
Total project area included in plan * =	38.25	acres
Predevelopment impervious area within the limits of the plan * =	0.00	acres
Total post-development impervious area within the limits of the plan* =	16.54	acres
Total post-development impervious cover fraction * =	68.00	
P =	32	inches
$L_{M\ TOTAL\ PROJECT}$ =	14396	lbs.

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

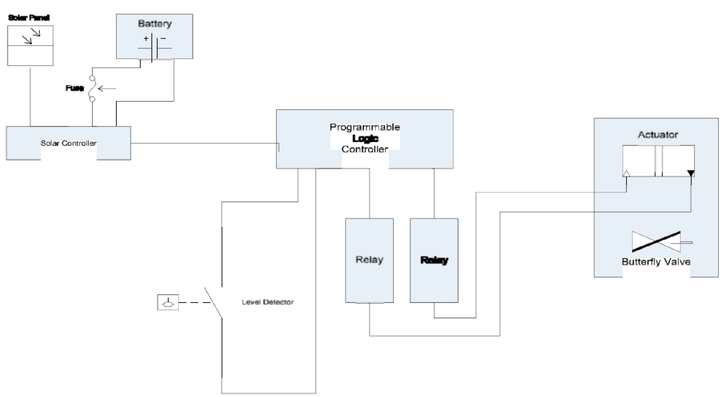
Number of drainage basins / outfalls areas leaving the plan area = 5

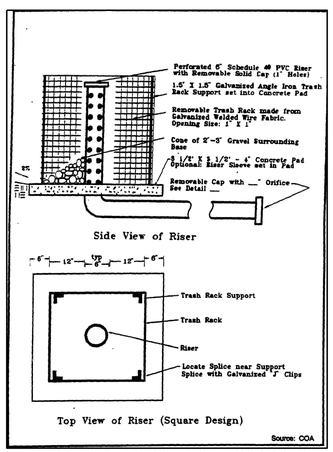


AUTOMATIC CONTROL VALVE DETAIL
N.T.S.

AUTOMATIC CONTROL VALVE CIRCUIT DETAIL
N.T.S.

- ***Circuit*** – Provide a block diagram of site specific controller circuit, such as the illustrated example found below;





RISER PIPE AND TRASH RACK DETAIL
N.T.S.

DRAINAGE AREA PR 2

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

Drainage Basin/Outfall Area No. =	PR 2	
Total drainage basin/outfall area =	16.23	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	8.55	acres
Post-development impervious fraction within drainage basin/outfall area =	0.53	
$L_{M\ THIS\ BASIN}$ =	7442	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Batch	
Removal efficiency =	91	percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	16.23	acres
A_I =	8.55	acres
A_P =	7.68	acres
L_R =	8735	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	8175	lbs.
F =	0.94	

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

Rainfall Depth =	2.40	inches
Post Development Runoff Coefficient =	0.37	
On-site Water Quality Volume =	52700	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 =	10540	
Total Capture Volume (required water quality volume(s) x 1.20) =	63240	cubic feet

NATURAL VEGETATED FILTER STRIP 1

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

Drainage Basin/Outfall Area No. =	VFS 1	
Total drainage basin/outfall area =	0.10	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.10	acres
Post-development impervious fraction within drainage basin/outfall area =	1.00	
$L_{M\ THIS\ BASIN}$ =	87	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Vegetated Filter Strips	
Removal efficiency =	85	percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	0.10	acres
A_I =	0.10	acres
A_P =	0.00	acres
L_R =	94	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	87	lbs.
F =	0.92	

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

Rainfall Depth =	2.00	inches
Post Development Runoff Coefficient =	0.82	
On-site Water Quality Volume =	593	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 =	119	
Total Capture Volume (required water quality volume(s) x 1.20) =	711	cubic feet

DRAINAGE AREA PR 5

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

Drainage Basin/Outfall Area No. =	PR 5 POND PR5	
Total drainage basin/outfall area =	6.95	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	6.13	acres
Post-development impervious fraction within drainage basin/outfall area =	0.88	
$L_{M\ THIS\ BASIN}$ =	5336	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Batch	
Removal efficiency =	91	percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	6.95	acres
A_I =	6.13	acres
A_P =	0.82	acres
L_R =	6189	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	5490	lbs.
F =	0.89	

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

Rainfall Depth =	1.60	inches
Post Development Runoff Coefficient =	0.72	
On-site Water Quality Volume =	29072	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 =	5814	
Total Capture Volume (required water quality volume(s) x 1.20) =	34887	cubic feet

NATURAL VEGETATED FILTER STRIP 1

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

Drainage Basin/Outfall Area No. =	VFS 2	
Total drainage basin/outfall area =	0.24	acres
Predevelopment impervious area within drainage basin/outfall area =	0.00	acres
Post-development impervious area within drainage basin/outfall area =	0.24	acres
Post-development impervious fraction within drainage basin/outfall area =	1.00	
$L_{M\ THIS\ BASIN}$ =	209	lbs.

3. Indicate the proposed BMP Code for this basin.

Proposed BMP =	Vegetated Filter Strips	
Removal efficiency =	85	percent

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

RG-348 Page 3-33 Equation 3.7: L_R = (BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)

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

A_C =	0.24	acres
A_I =	0.24	acres
A_P =	0.00	acres
L_R =	226	lbs

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

Desired $L_{M\ THIS\ BASIN}$ =	209	lbs.
F =	0.93	

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

Rainfall Depth =	2.20	inches
Post Development Runoff Coefficient =	0.82	
On-site Water Quality Volume =	1565	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 =	313	
Total Capture Volume (required water quality volume(s) x 1.20) =	1877	cubic feet

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

WATER QUALITY PLAN (1 OF 2)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

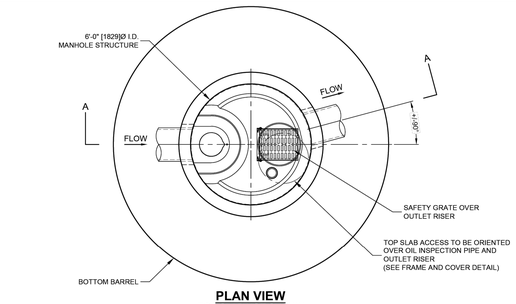
NO.	DESCRIPTION	ENGINEER'S INITIAL	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
57259
LICENSED
PROFESSIONAL ENGINEER
6-26-24

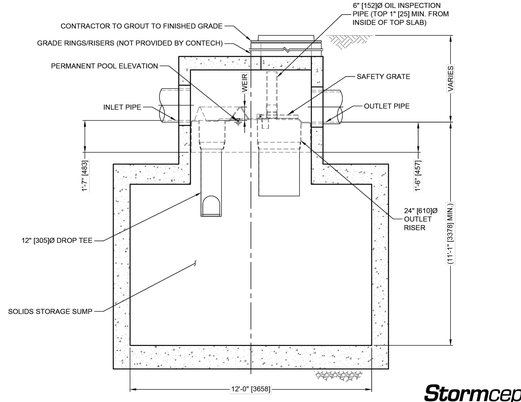
Texas 811

DRAINAGE AREA PR 4

2. Drainage Basin Parameters (This information should be provided for each basin):			
Drainage Basin/Outfall Area No. =	**PR 4**		
Total drainage basin/outfall area =	**0.69**	acres	
Predevelopment impervious area within drainage basin/outfall area =	**0.00**	acres	
Post-development impervious area within drainage basin/outfall area =	**0.60**	acres	
Post-development impervious fraction within drainage basin/outfall area =	**0.87**		
$L_{M\ THIS\ BASIN}$ =	**522**	lbs.	
3. Indicate the proposed BMP Code for this basin.			
Proposed BMP =	**Stormceptor**		
Removal efficiency =	**81**	percent	
4. Calculate Maximum TSS Load Removed (L_R) for this Drainage Basin by the selected BMP Type.			
RG-348 Page 3-33 Equation 3.7: L_R =	(BMP efficiency) x P x (A_I x 34.6 + A_P x 0.54)		
where: A_C =	Total On-Site drainage area in the BMP catchmer		
A_I =	Impervious area proposed in the BMP catchment		
A_P =	Pervious area remaining in the BMP catchment a		
L_R =	TSS Load removed from this catchment area by t		
A_C =	**0.69**	acres	
A_I =	**0.60**	acres	
A_P =	**0.09**	acres	
L_R =	**539**	lbs	
5. Calculate Fraction of Annual Runoff to Treat the drainage basin / outfall area			
Desired $L_{M\ THIS\ BASIN}$ =	**522**	lbs.	
F =	**0.97**		
6. Calculate Capture Volume required by the BMP Type for this drainage basin / outfall area.			Calculations from RG
Rainfall Depth =	**3.00**	inches	
Post Development Runoff Coefficient =	**0.71**		
On-site Water Quality Volume =	**5336**	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 =	**1067**		
Total Capture Volume (required water quality volume(s) x 1.20) =	**6403**	cubic feet	



PLAN VIEW
TOP SLAB NOT SHOWN

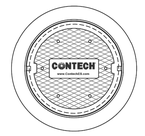


SECTION A-A

Stormceptor®
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

STORMCEPTOR DESIGN NOTES

THE STANDARD STC7200 CONFIGURATION IS SHOWN.



FRAME AND COVER
(MAY VARY)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (cfs [L/s])			
PEAK FLOW RATE (cfs [L/s])			
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
NOTES / SPECIAL REQUIREMENTS:			

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.ContechES.com
3. STORMCEPTOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STORMCEPTOR STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. STORMCEPTOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm].

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMCEPTOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH® ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

STC7200
STORMCEPTOR
STANDARD DETAIL

I:\COMMON\CAD\TREATMENT\SD STORM\CEPTOR\Std STANDARD DRAWINGS\DWGS\STC7200-DTL.DWG 2/28/2019 10:14 AM

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING
SITE DEVELOPMENT PLAN
WATER QUALITY PLAN (2 OF 2)

DATE
6/26/2024

DESIGNED BY
RDP

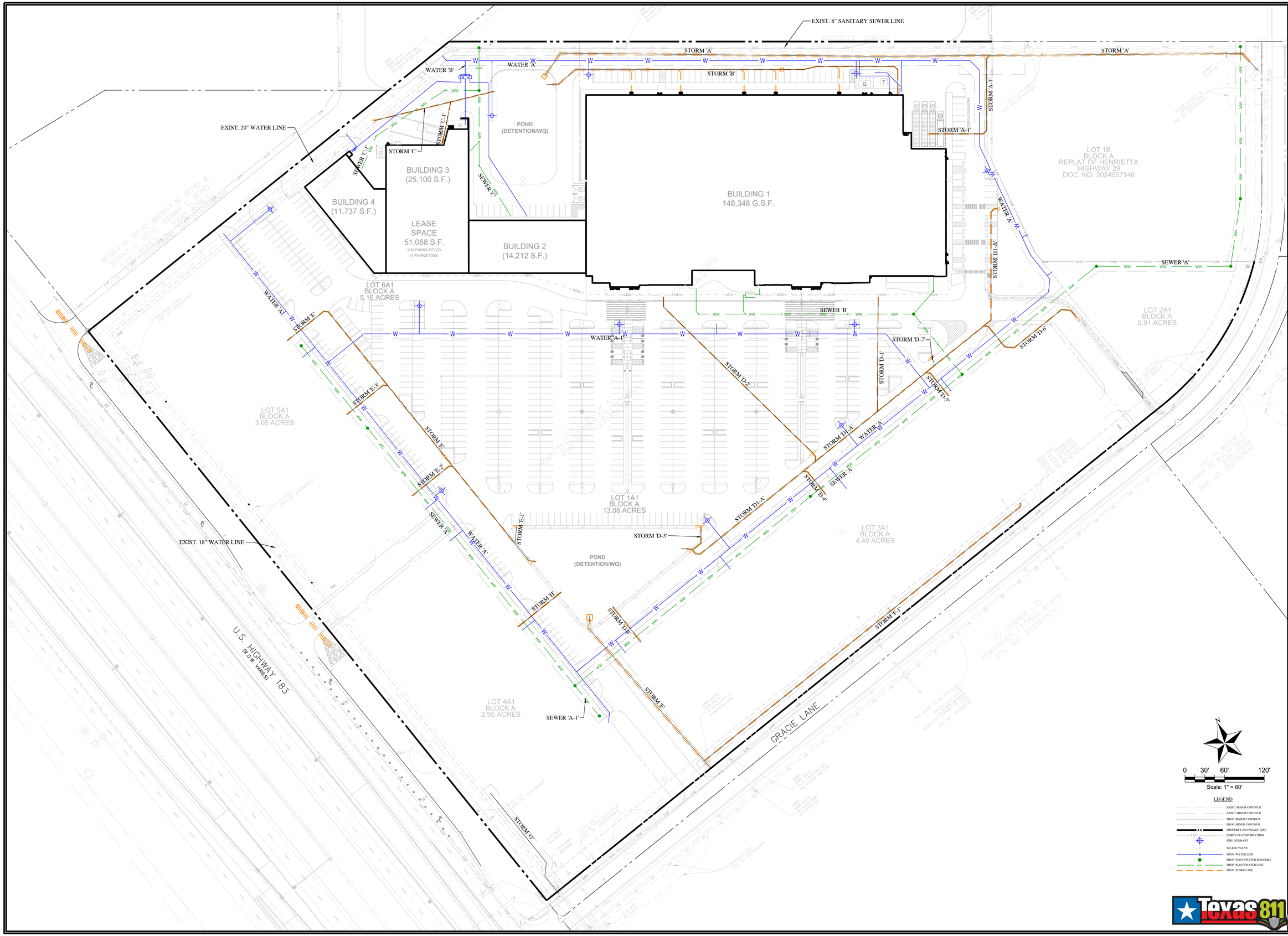
CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas 811



GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

OVERALL UTILITY PLAN

DATE
6/26/2024

DESIGNED BY
RDP

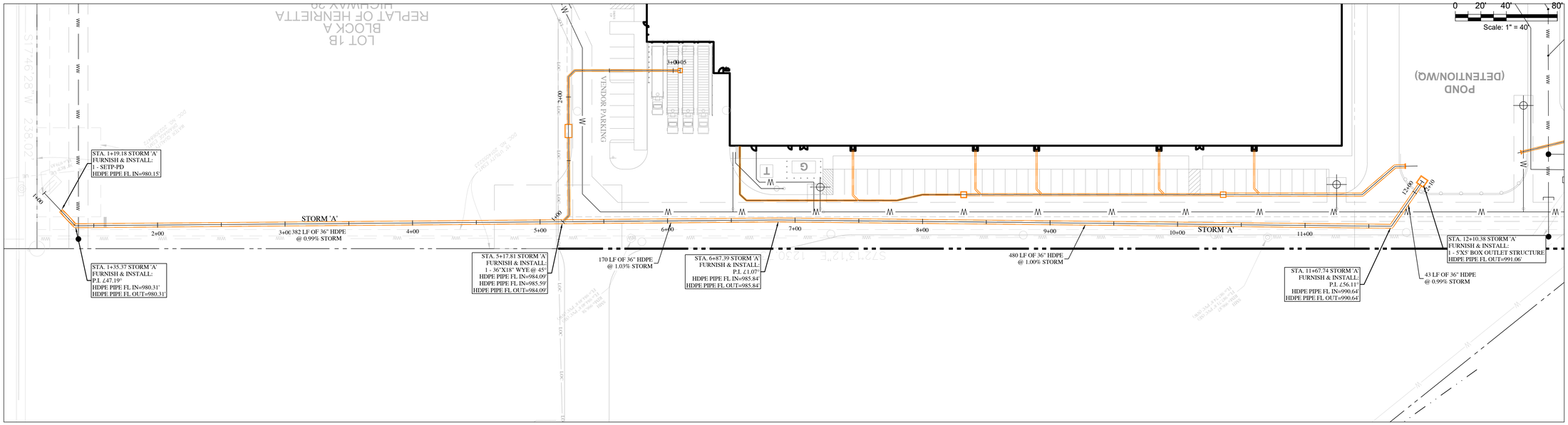
CHECKED BY
AHG

REVISIONS

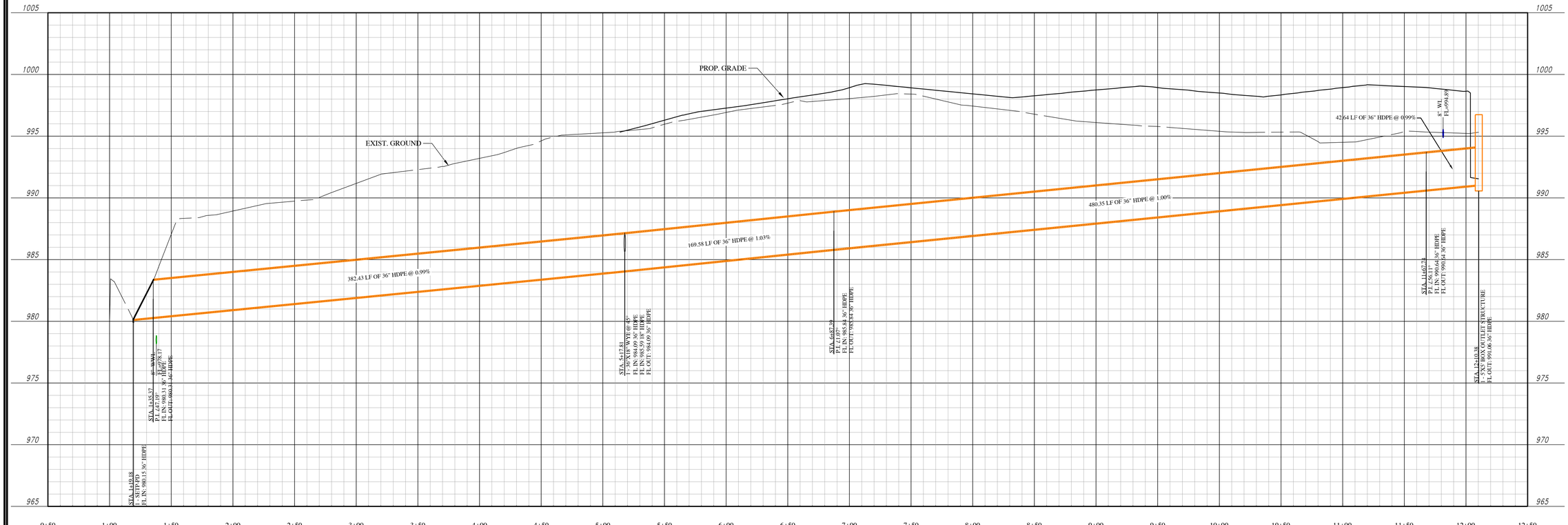
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
57293
LICENSED
PROFESSIONAL ENGINEER
4.22.24

Texas 811



STORM 'A'



STATION

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STORM SEWER 'A' PLAN & PROFILE

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	DESIGNED BY	APPROVAL DATE
1.			
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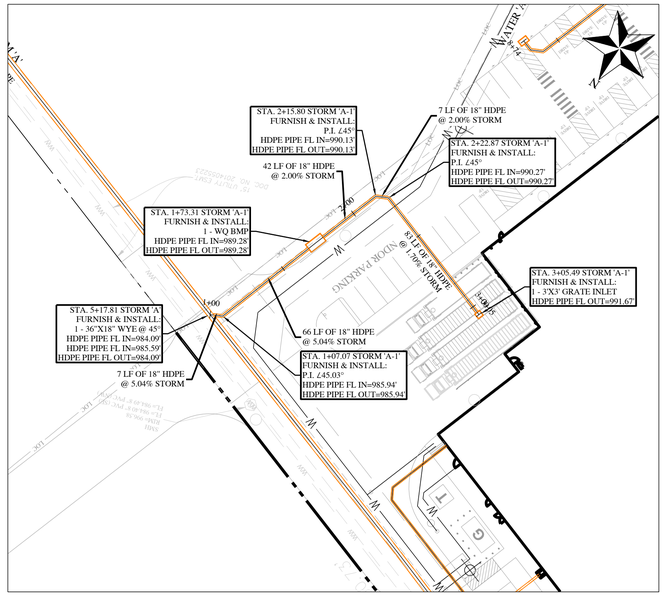
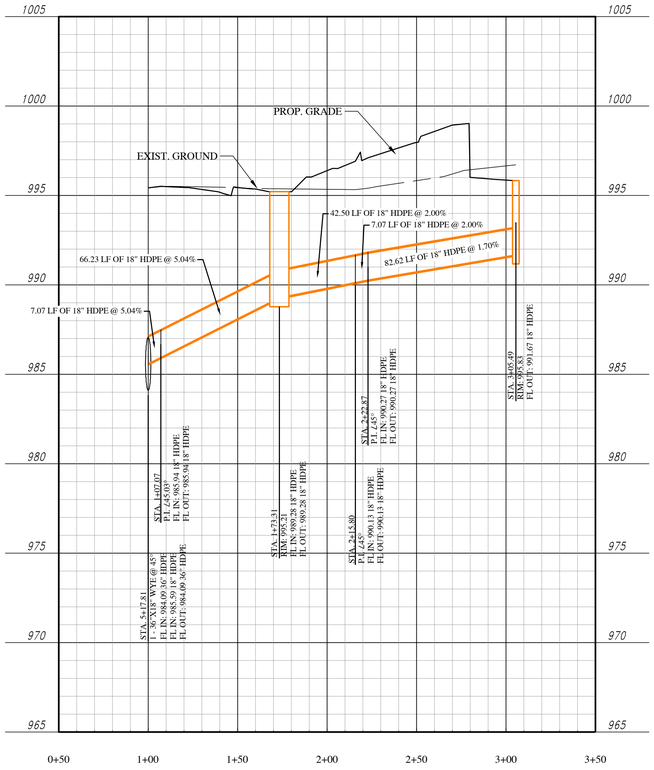
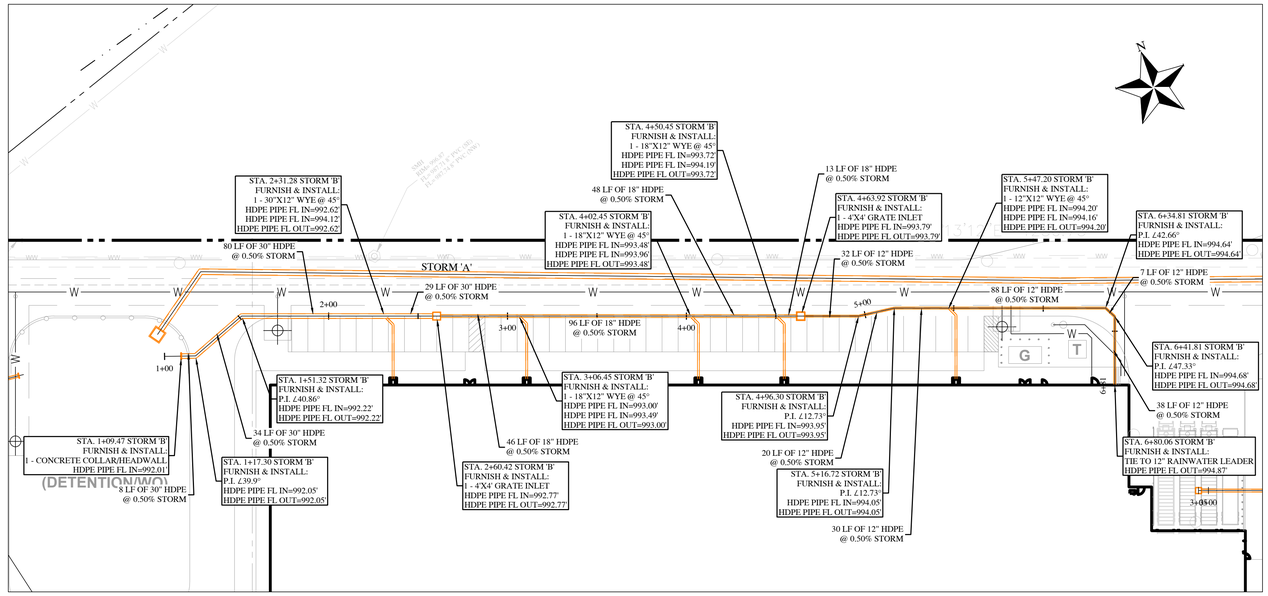
STATE OF TEXAS
ANTHONY H. GOODE
87263
LICENSED
PROFESSIONAL ENGINEER
1-22-24



STORM 'A-1'





STORM 'B'

0 20' 40' 80'
Scale: 1" = 40'

GOODE FAITH ENGINEERING
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STORM SEWER 'A-1' & 'B' PLAN & PROFILE

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
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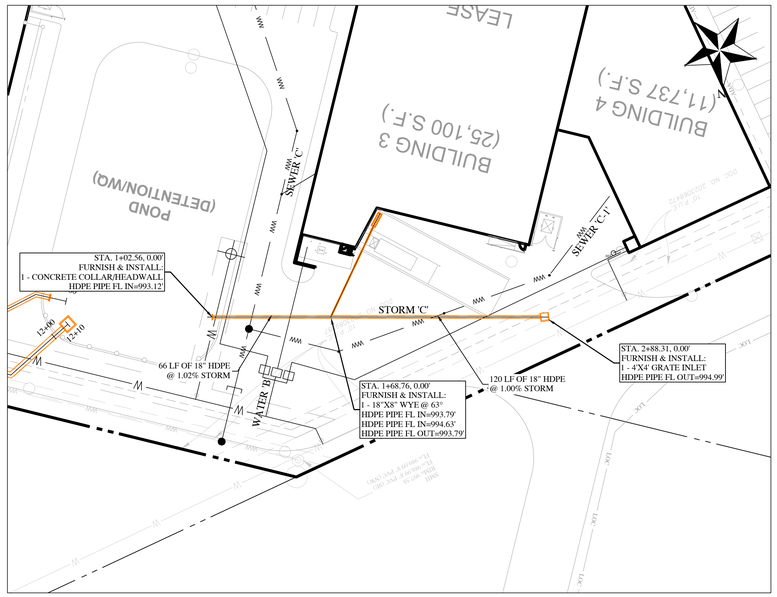
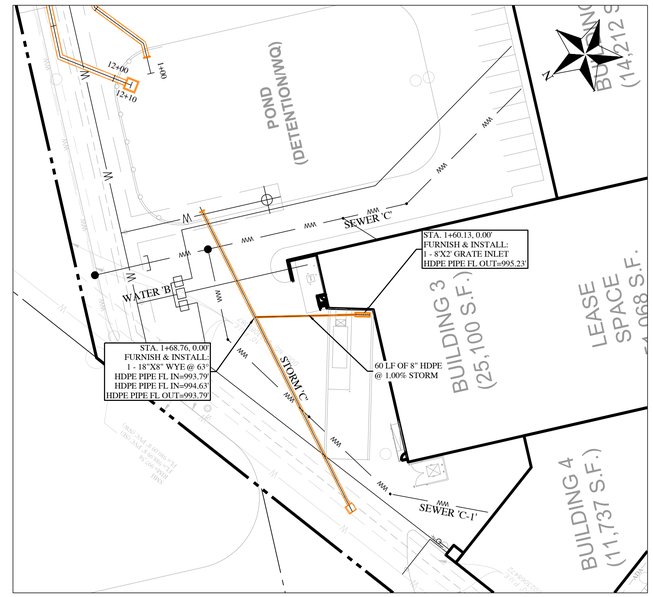
STATE OF TEXAS
ANTHONY H. GOODE
87263
LICENSED
PROFESSIONAL ENGINEER
9-22-24

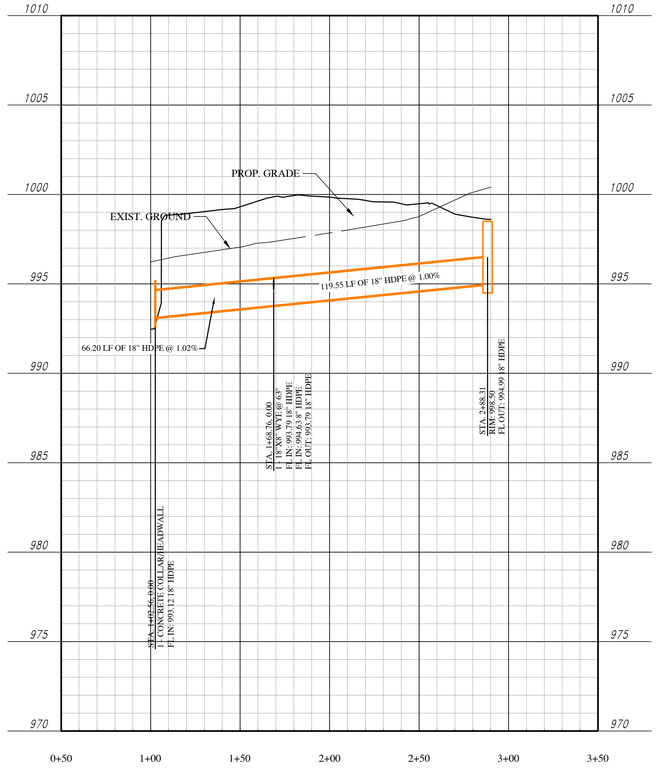
Texas 811



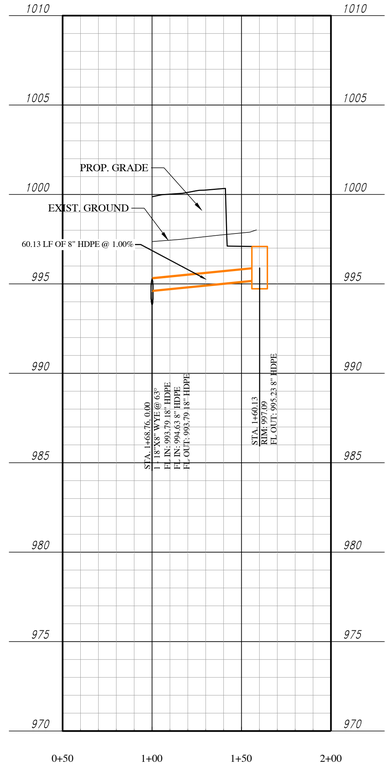


0 20' 40' 80'
Scale: 1" = 40'

STORM 'C'



STORM 'C-1'



GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STORM SEWER 'C' & 'C-1' PLAN & PROFILE

DATE
6/26/2024

DESIGNED BY
RDP

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AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1.			
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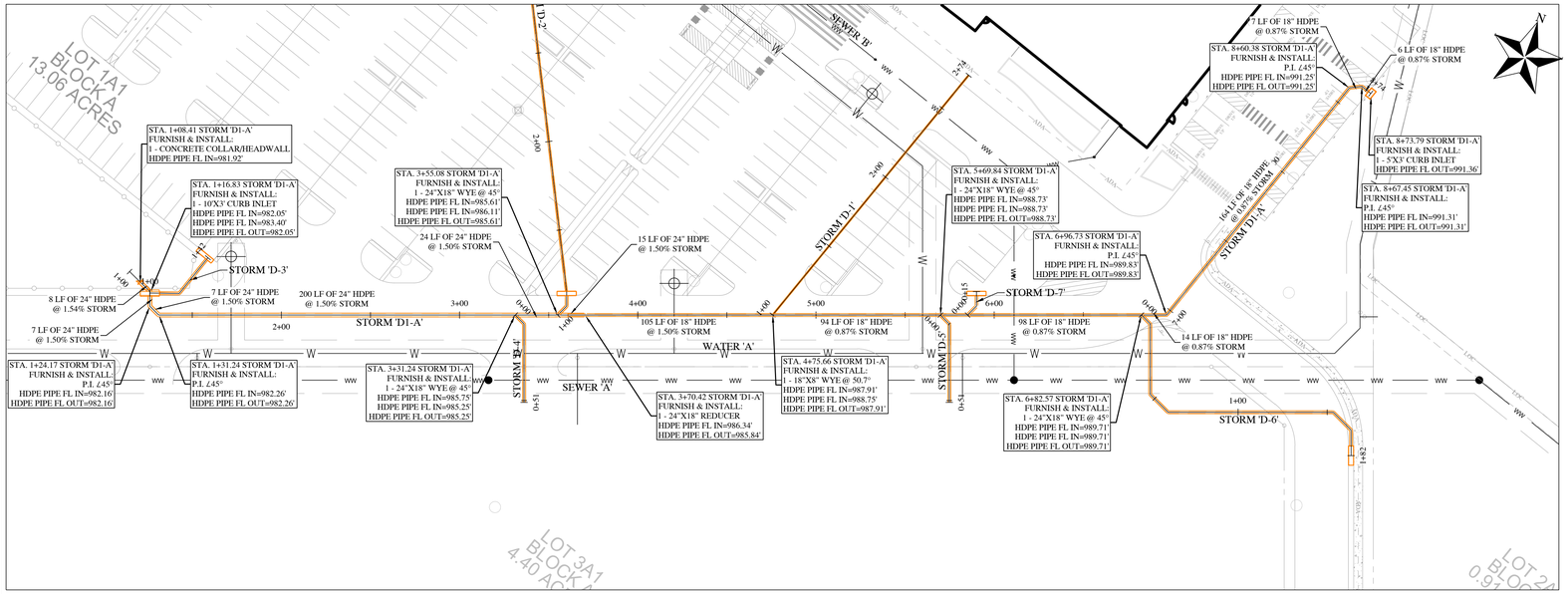
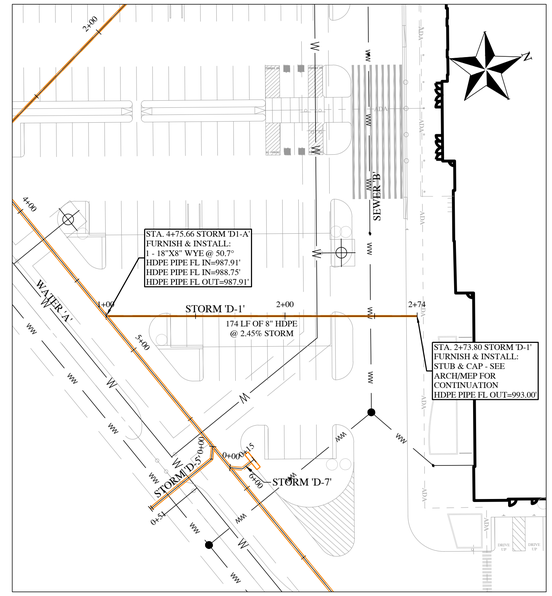
STATE OF TEXAS
ANTHONY H. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
1-22-24

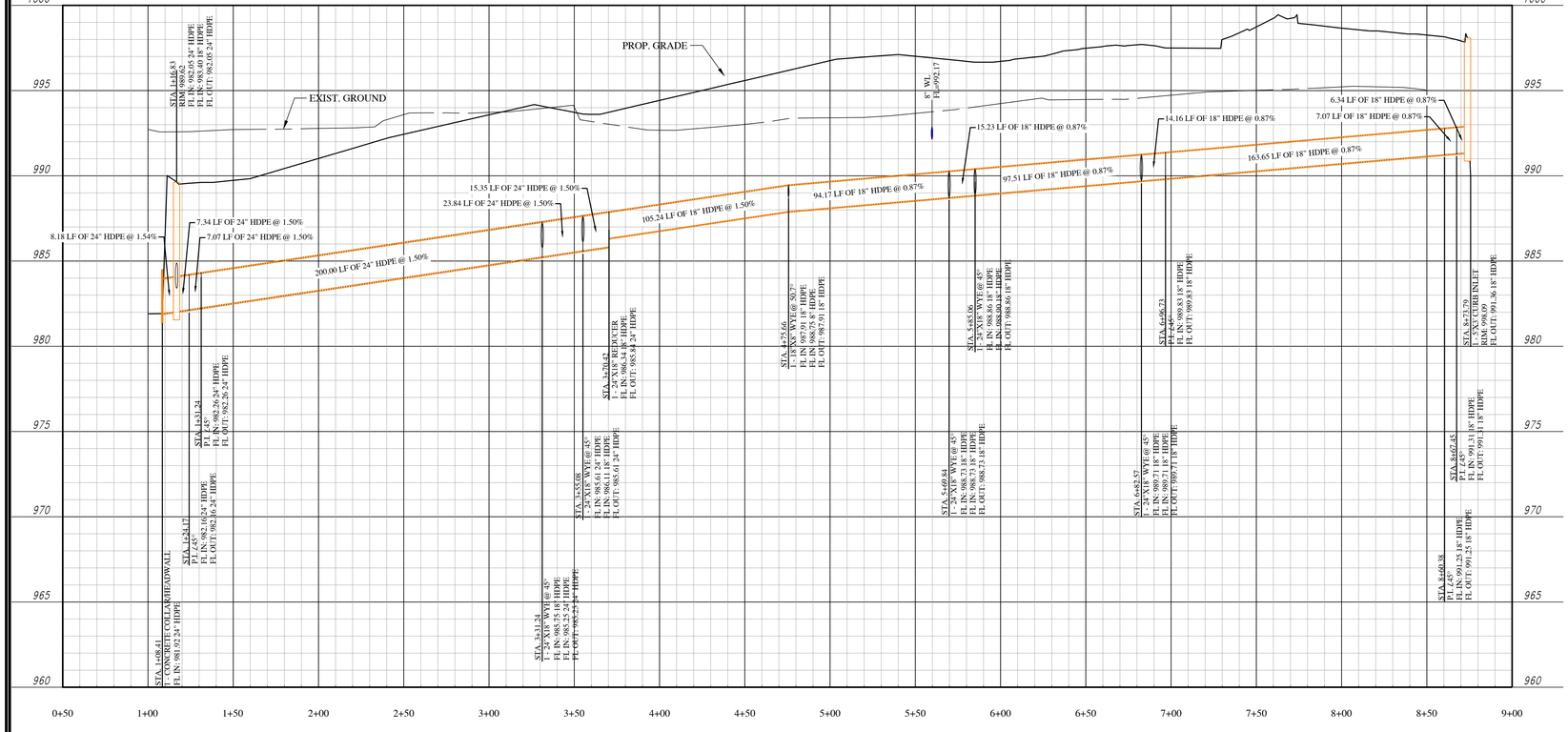
Texas 811



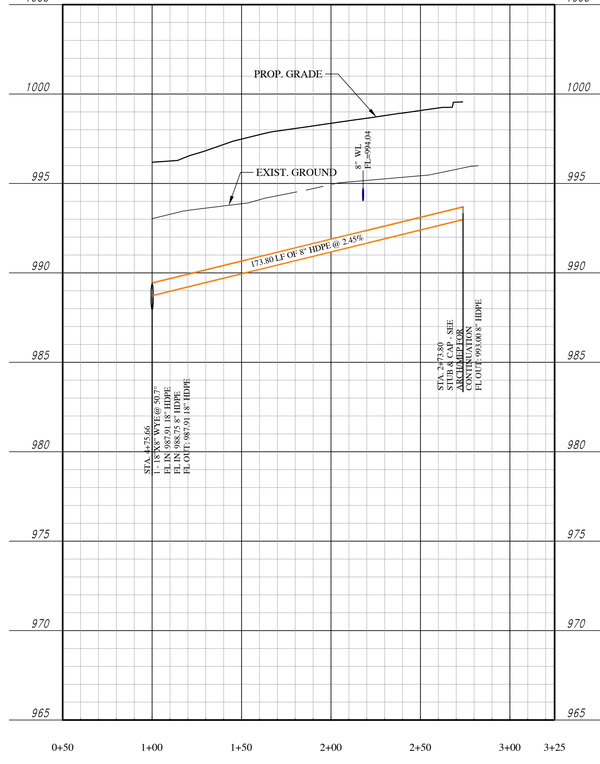


0 20' 40' 80'
Scale: 1" = 40'

STORM 'D1-A'



STORM 'D-1'



GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STORM SEWER 'D' & 'D-1' PLAN & PROFILE

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
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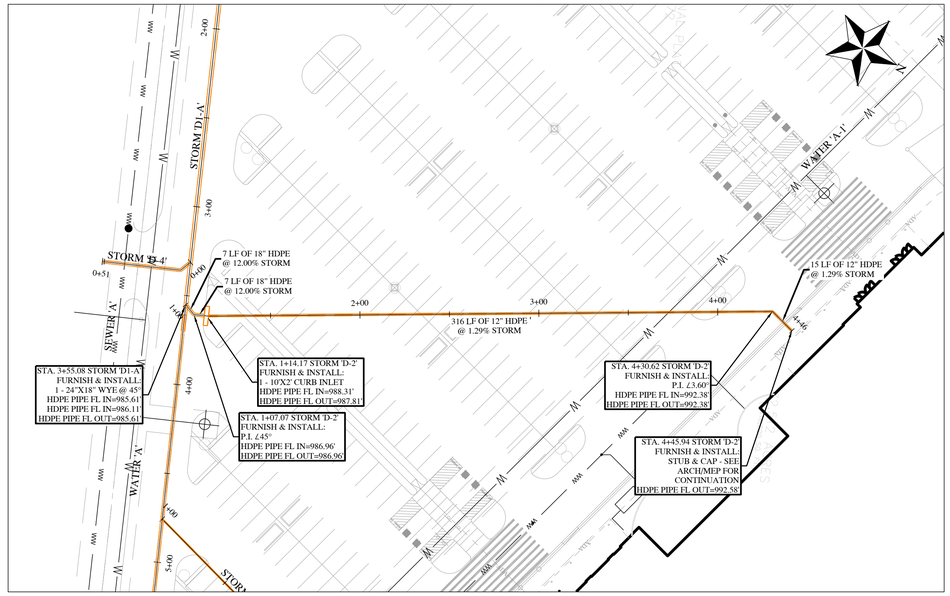
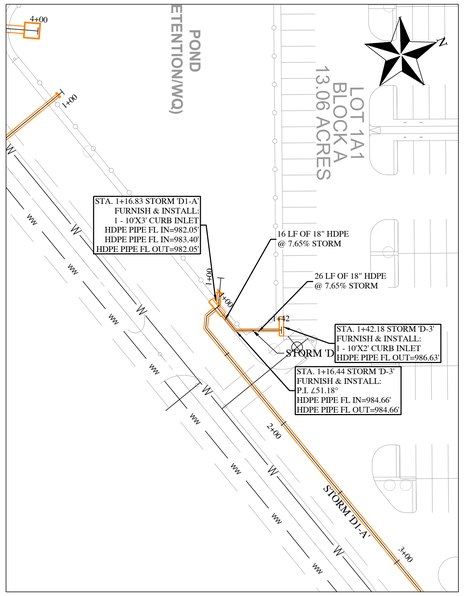
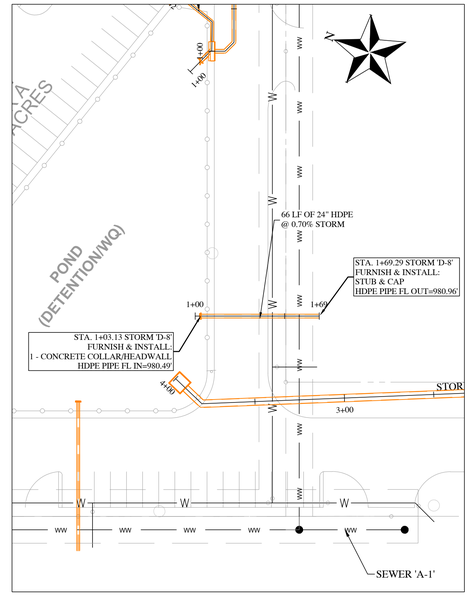
STATE OF TEXAS
ANTHONY H. GOODE
87263
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas 811

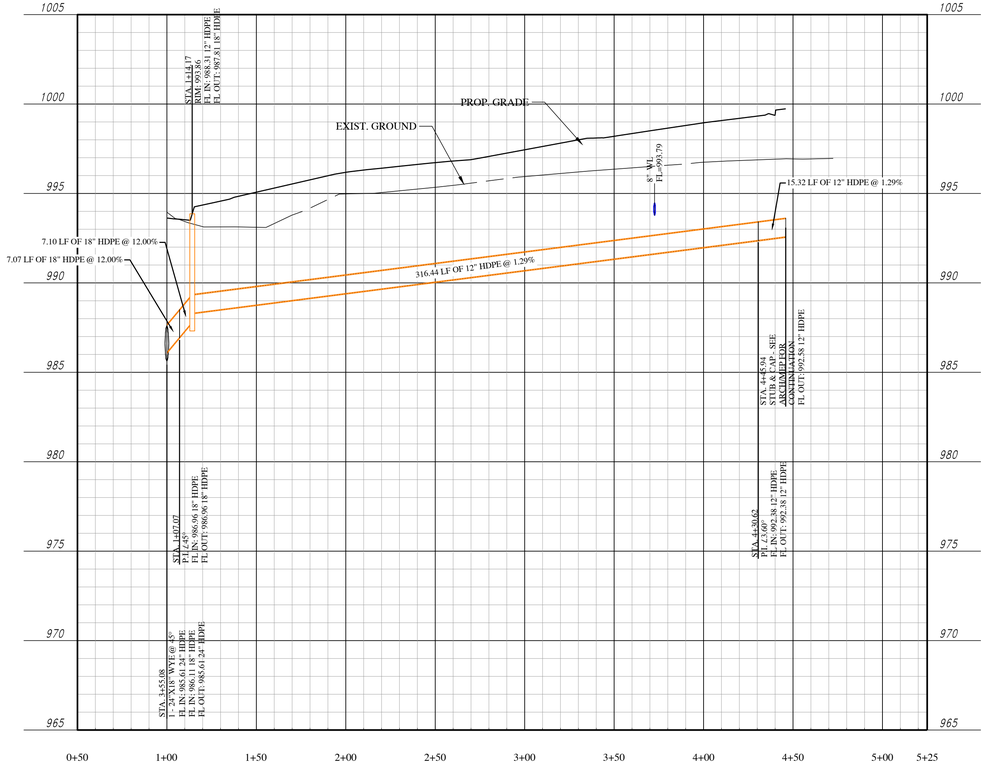






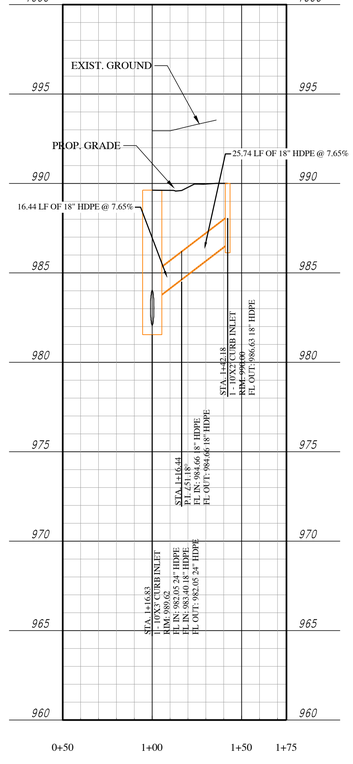
0 20' 40' 80'
Scale: 1" = 40'

STORM 'D-2'



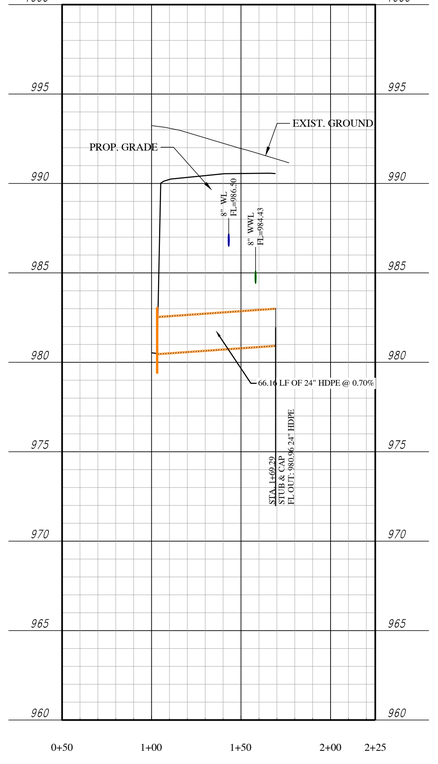
STATION

STORM 'D-3'



STATION

STORM 'D-8'



STATION

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STORM SEWER 'D-2' 'D-3' & 'D-8' PLAN & PROFILE

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
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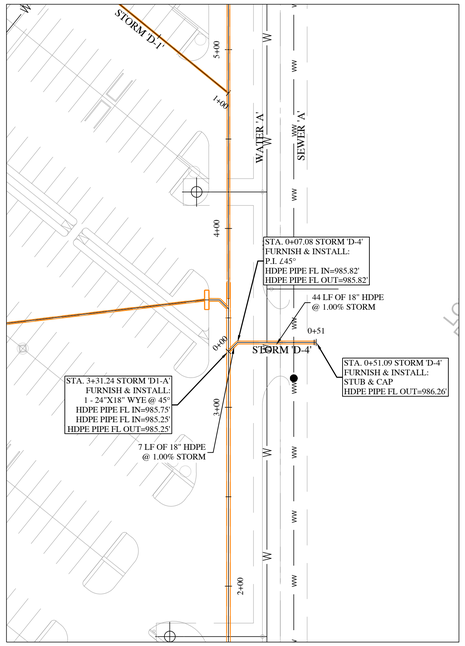
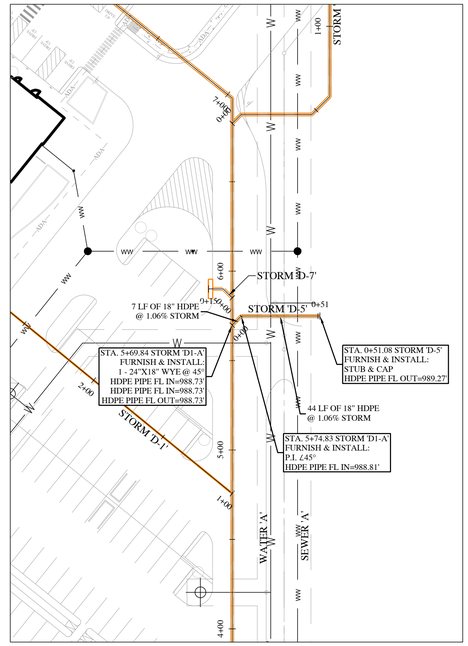
STATE OF TEXAS ANTHONY H. GOODE 87263 LICENSED PROFESSIONAL ENGINEER 6-22-24

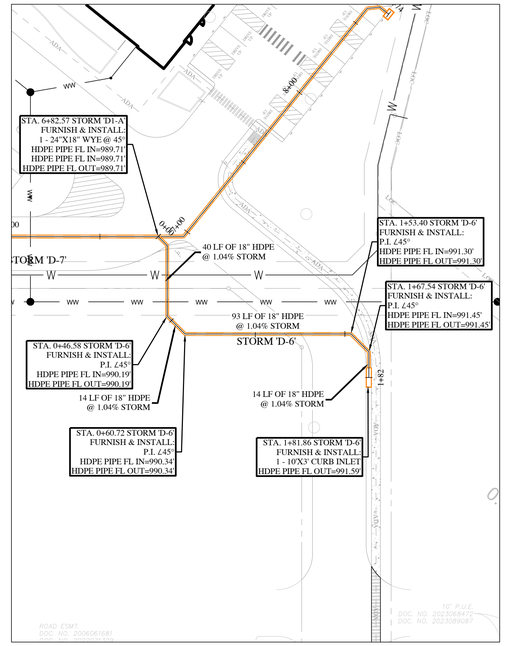
Texas 811



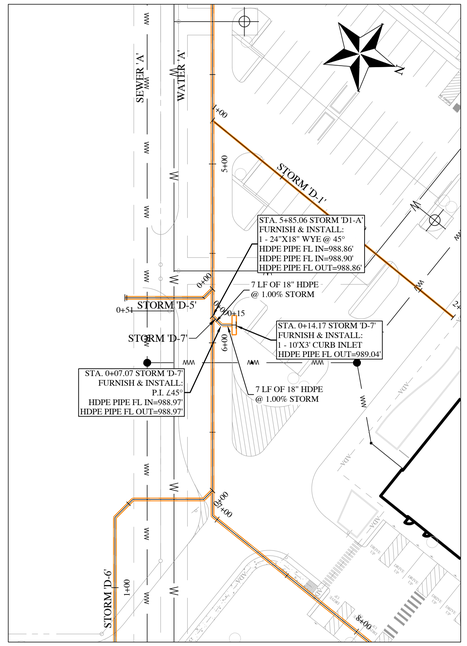
STORM 'D-4'



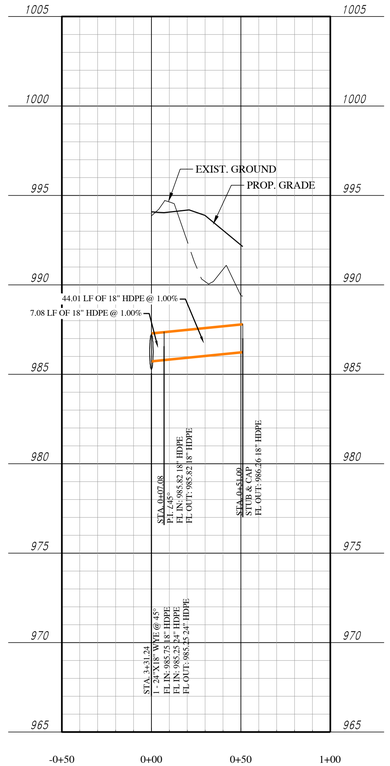
STORM 'D-5'



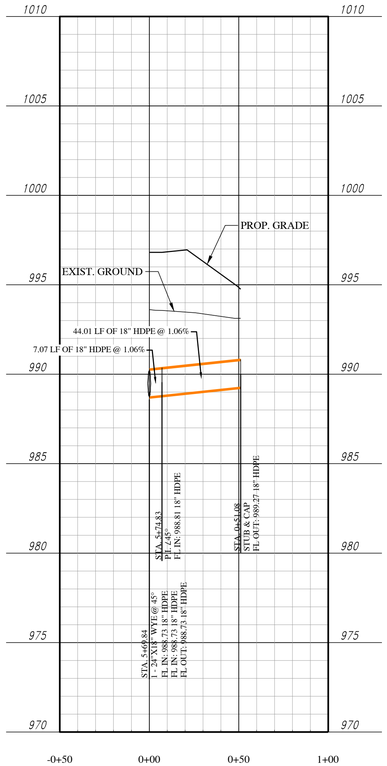
STORM 'D-6'



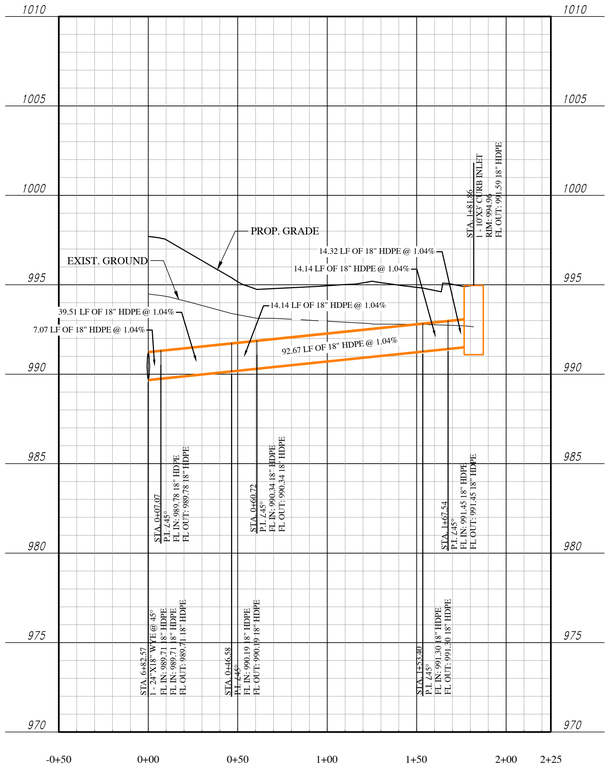
STORM 'D-7'



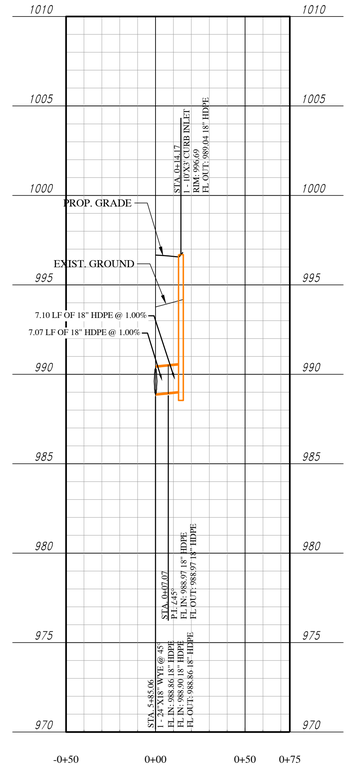
STATION



STATION



STATION



STATION

0 20' 40' 80'
Scale: 1" = 40'

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STORM SEWER 'D-4' TO 'D-7' PLAN & PROFILE

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
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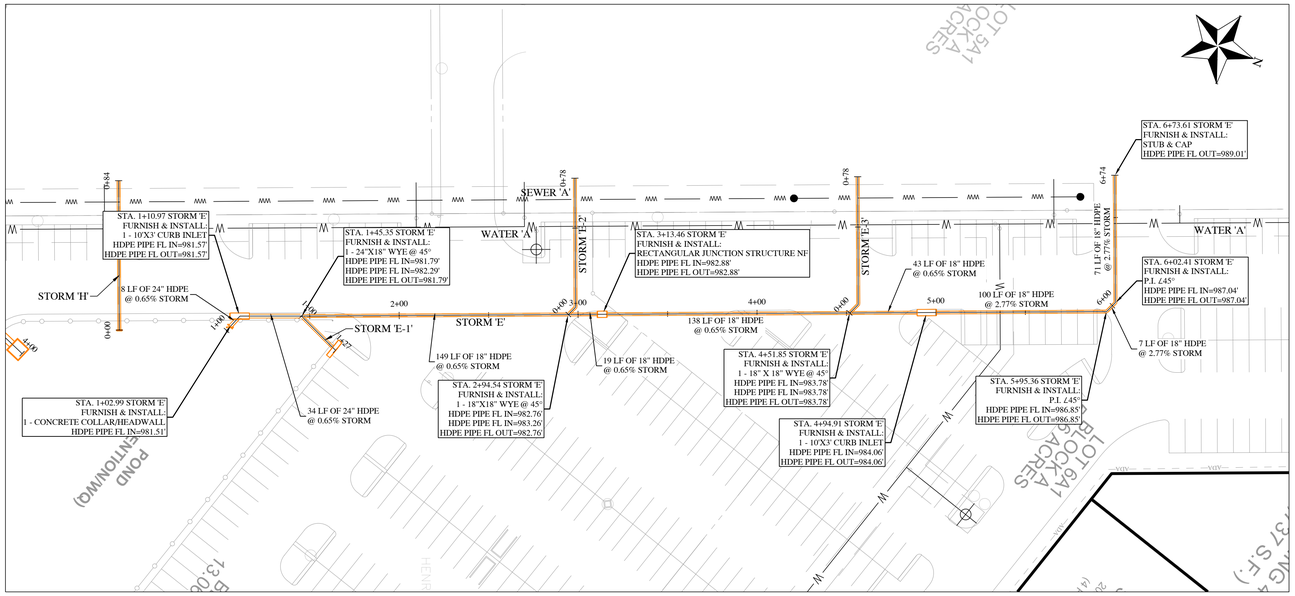
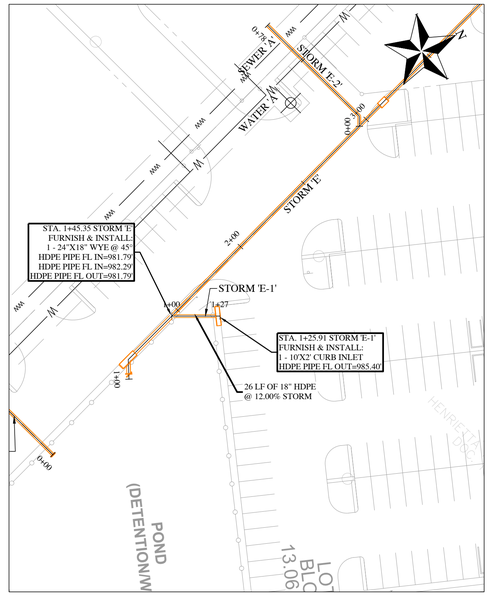
STATE OF TEXAS
ANTHONY H. GOODE
97269
LICENSED
PROFESSIONAL ENGINEER
7-22-24

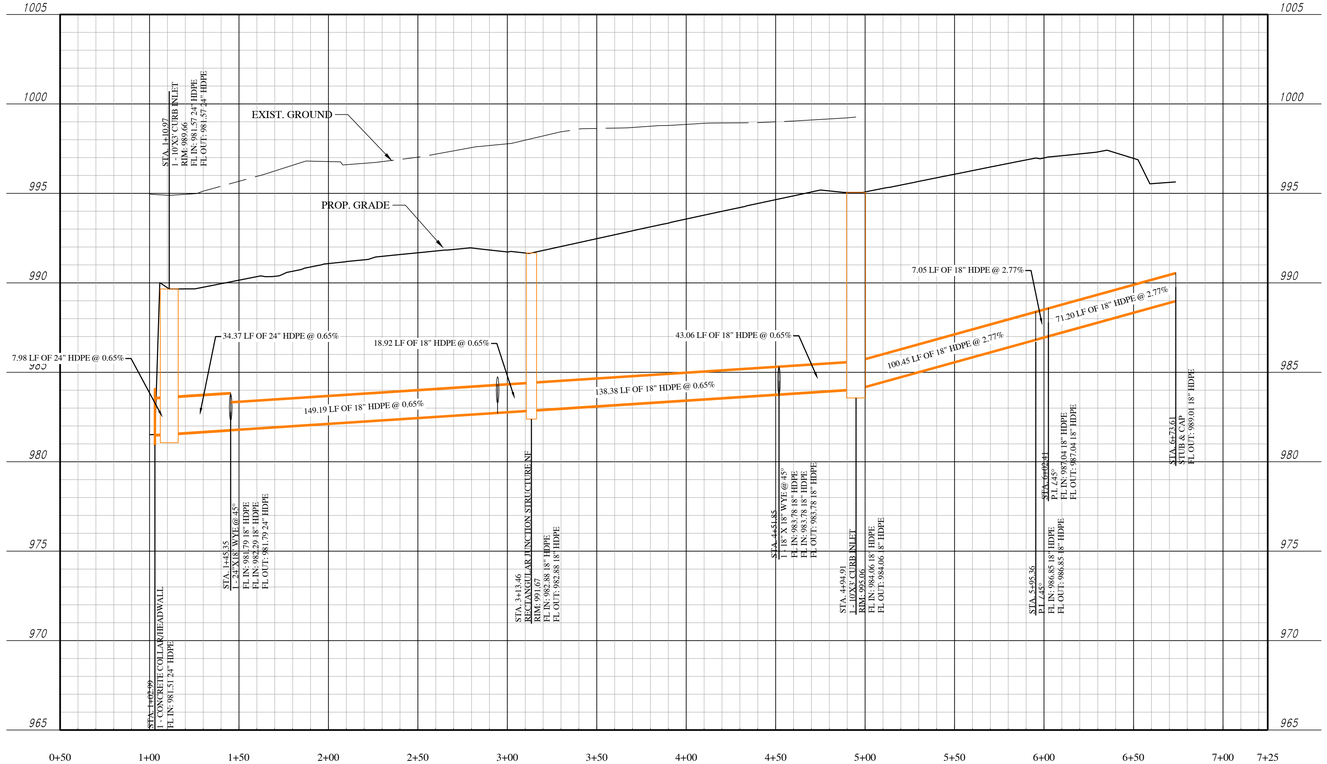
Texas 811



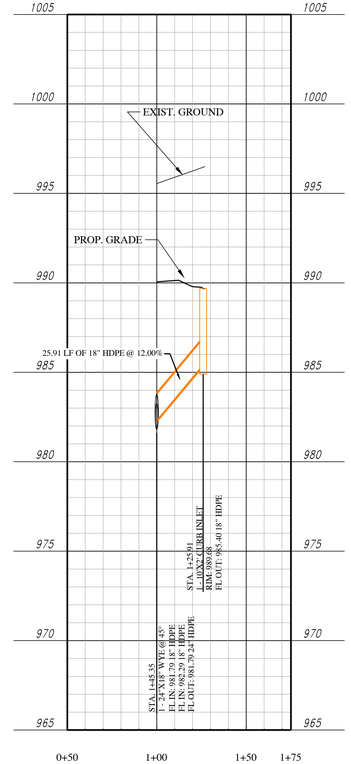


0 20' 40' 80'
Scale: 1" = 40'

STORM 'E'



STORM 'E-1'



GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1652
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STORM SEWER 'E' & 'E-1' PLAN & PROFILE

DATE
6/26/2024

DESIGNED BY
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REVISIONS

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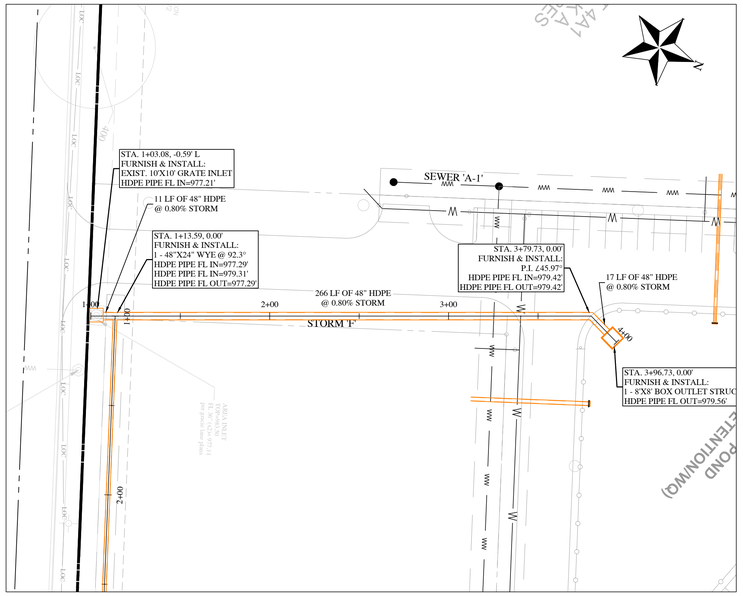
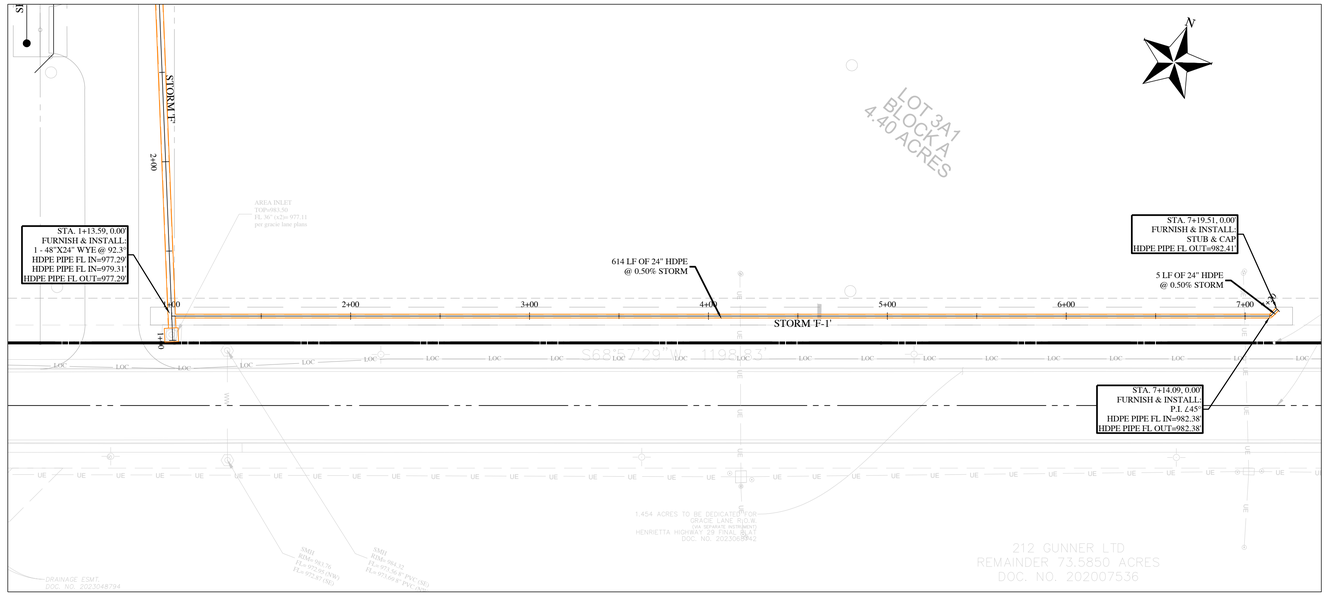
STATE OF TEXAS
ANTHONY H. GOODE
87263
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas 811

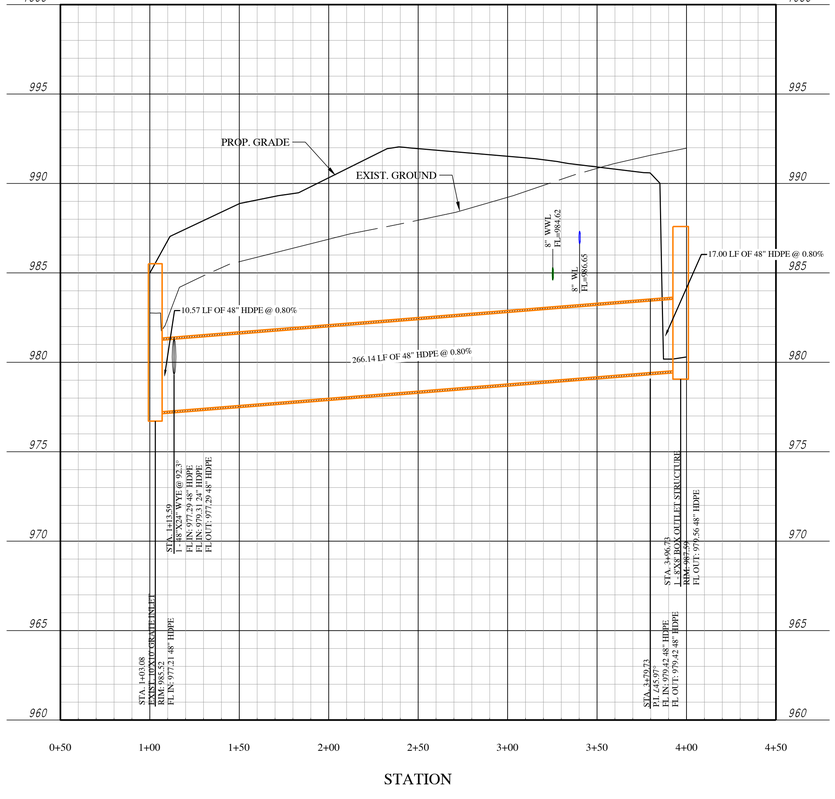




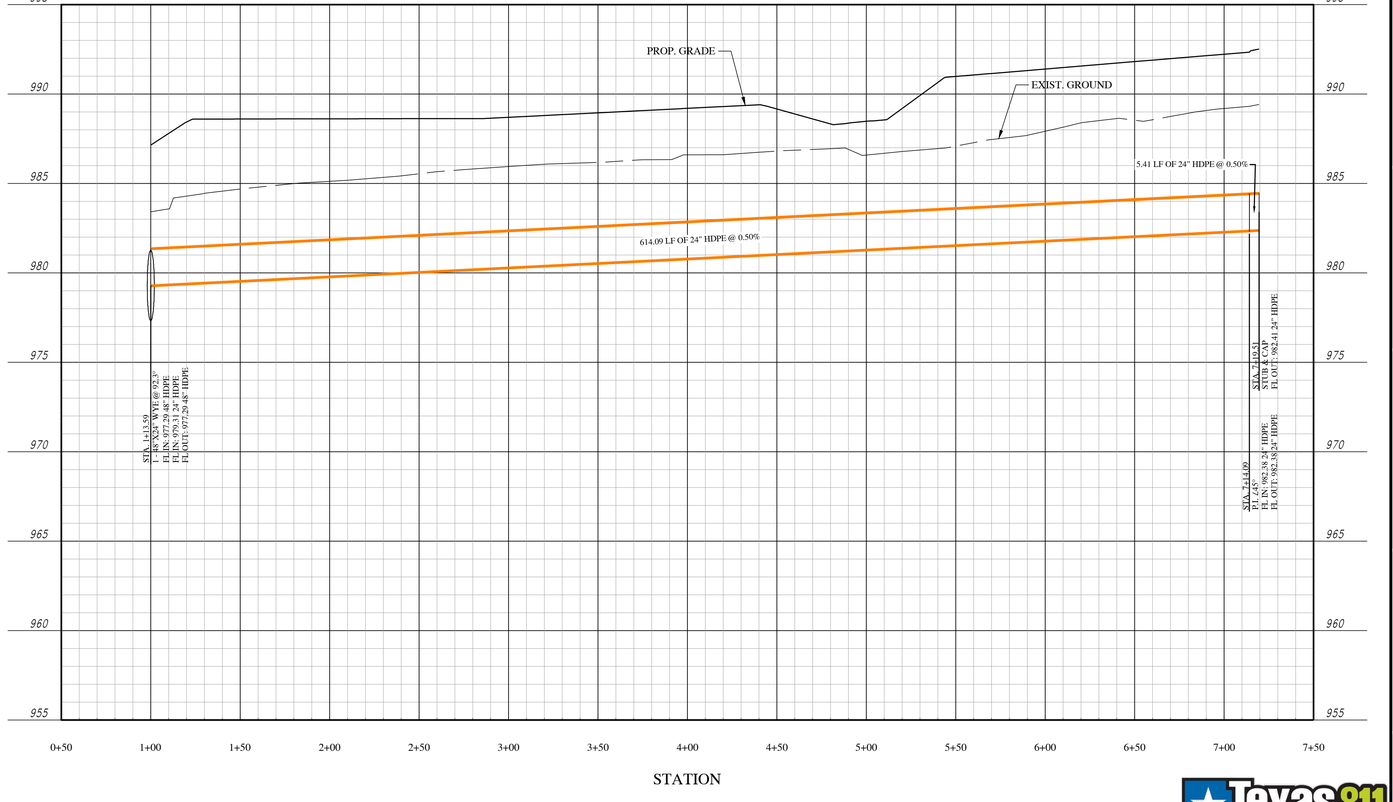
0 20' 40' 80'

Scale: 1" = 40'

STORM 'F'



STORM 'F-1'



GOODE FAITH ENGINEERING
STATE OF TEXAS
EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STORM SEWER 'F' & 'F-1' PLAN & PROFILE

DATE
6/26/2024

DESIGNED BY
RDP

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AHG

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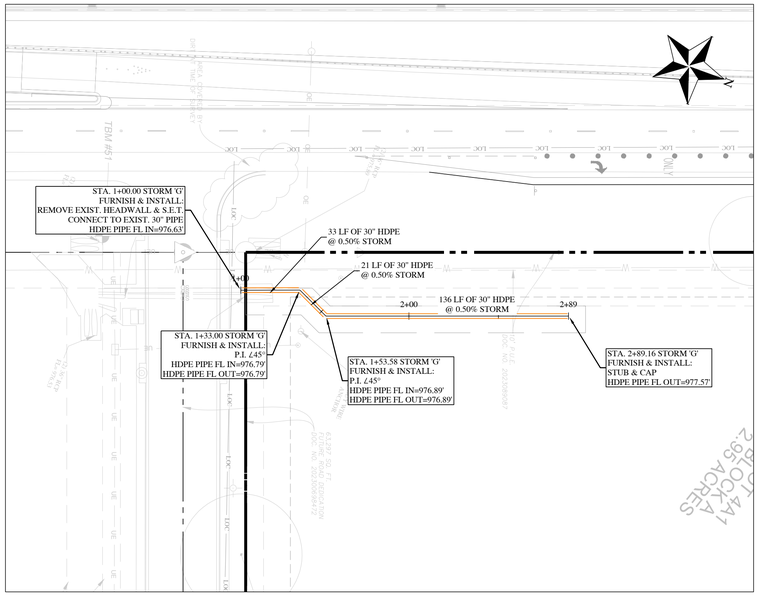
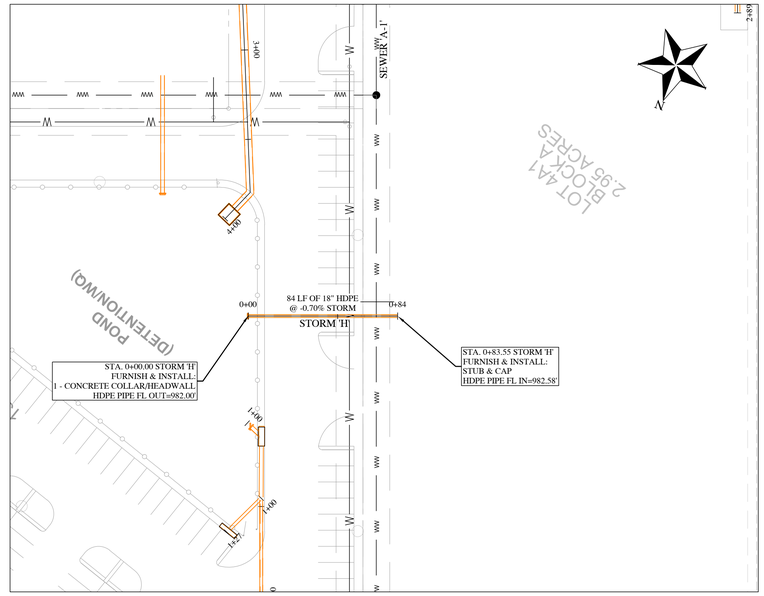
STATE OF TEXAS
ANTHONY H. GOODE
87263
LICENSED
PROFESSIONAL ENGINEER
9-22-24

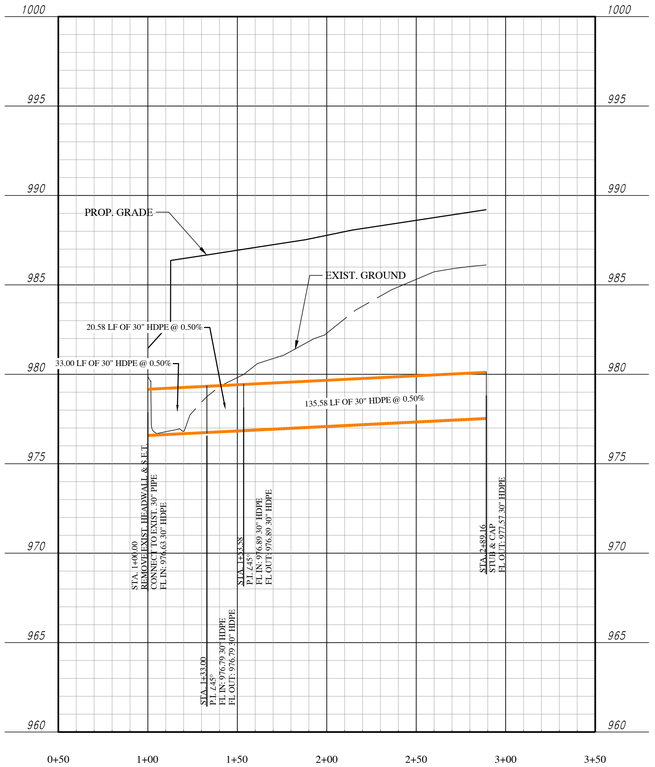
Texas 811



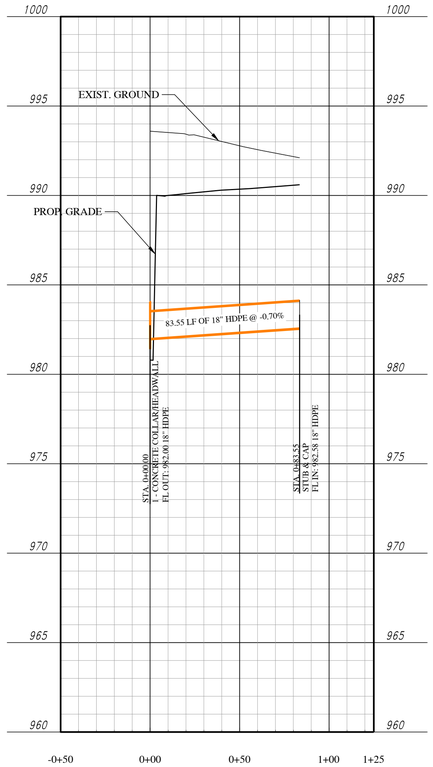


0 20' 40' 80'
Scale: 1" = 40'

STORM 'G'



STORM 'H'



GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STORM SEWER 'G' & 'H' PLAN & PROFILE

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
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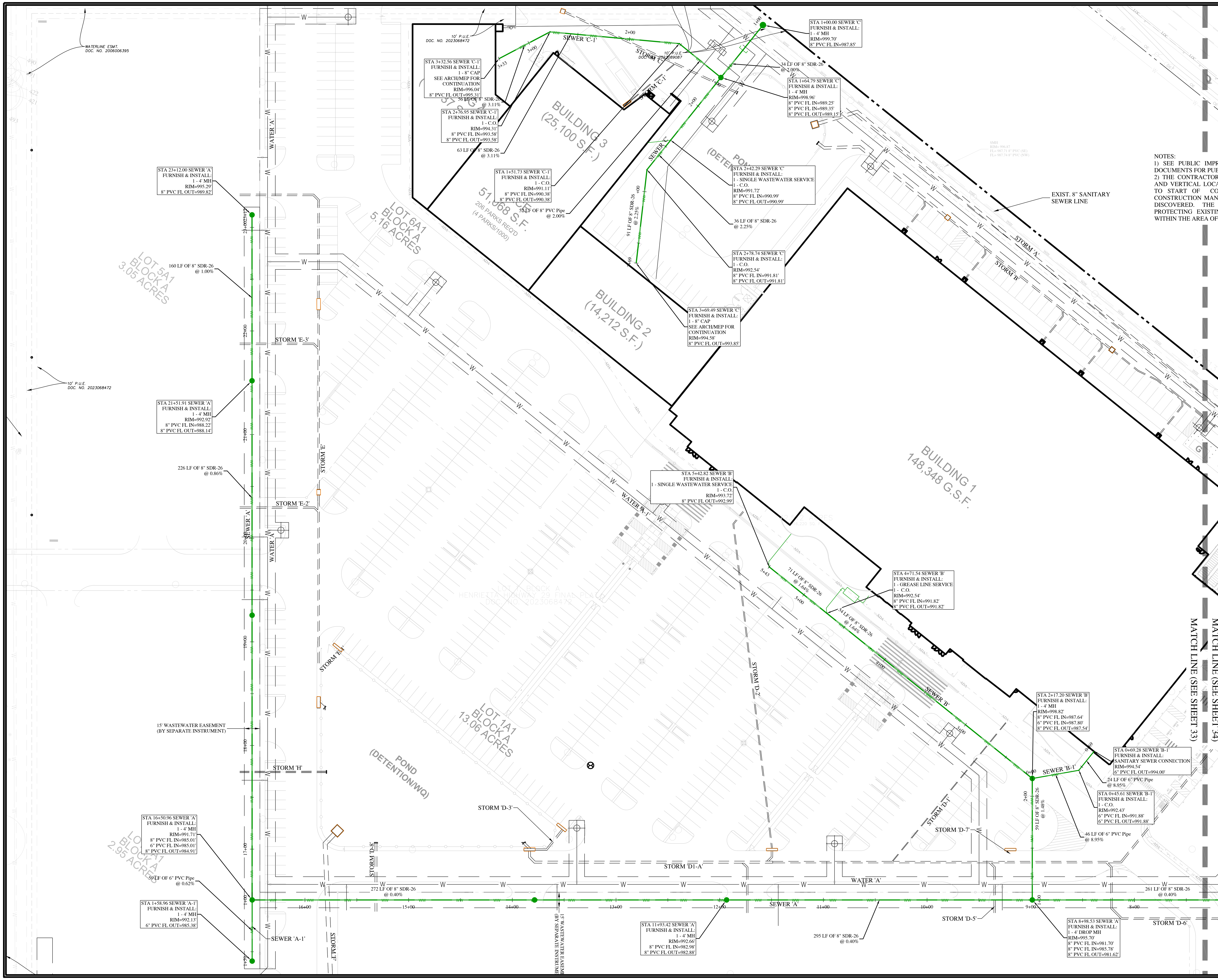
STATE OF TEXAS
ANTHONY R. GOODE
97263
LICENSED
PROFESSIONAL ENGINEER
7-22-24

Texas 811



0 30' 60' 120'
Scale: 1" = 60'

LEGEND
EXIST. MAJOR CONTOUR
EXIST. MINOR CONTOUR
PROP. MAJOR CONTOUR
PROP. MINOR CONTOUR
PROPERTY BOUNDARY LINE

NOTES:
1) SEE PUBLIC IMPROVEMENTS/SUBDIVISION CONSTRUCTION DOCUMENTS FOR PUBLIC WASTEWATER LINE.
2) THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.

GOODE FAITH ENGINEERING

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

SANITARY SEWER PLAN (1 OF 2)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
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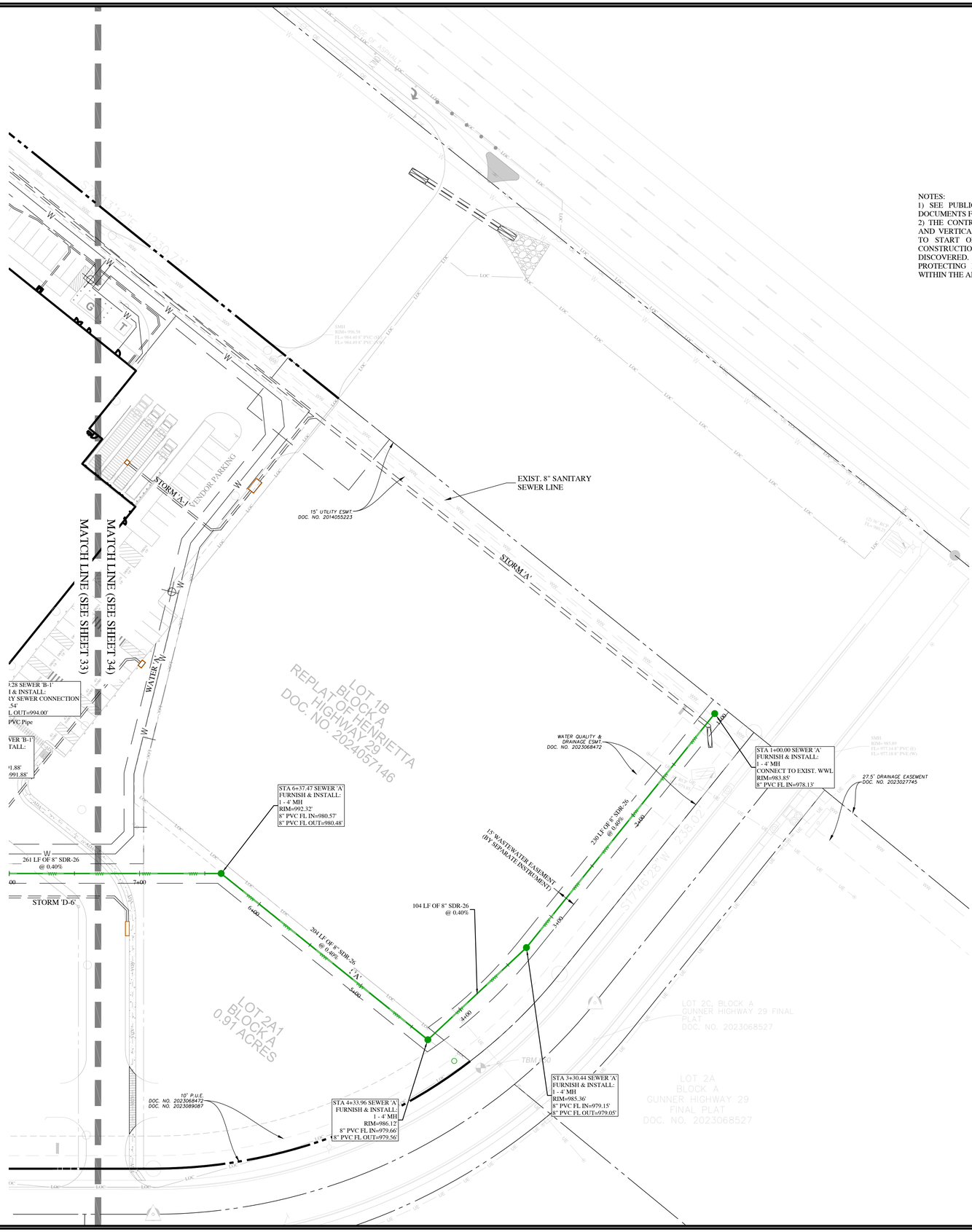
STATE OF TEXAS
ANTHONY H. GOODE
67293
LICENSED
PROFESSIONAL ENGINEER

Texas 811

2024-39-SDP



0 30' 60' 120'

Scale: 1" = 60'

LEGEND

- EXIST. MAJOR CONTOUR
- EXIST. MINOR CONTOUR
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROPERTY BOUNDARY LINE

NOTES:

1) SEE PUBLIC IMPROVEMENTS/SUBDIVISION CONSTRUCTION DOCUMENTS FOR PUBLIC WASTEWATER LINE.

2) THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTIILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

SANITARY SEWER PLAN (2 OF 2)

DATE
6/26/2024

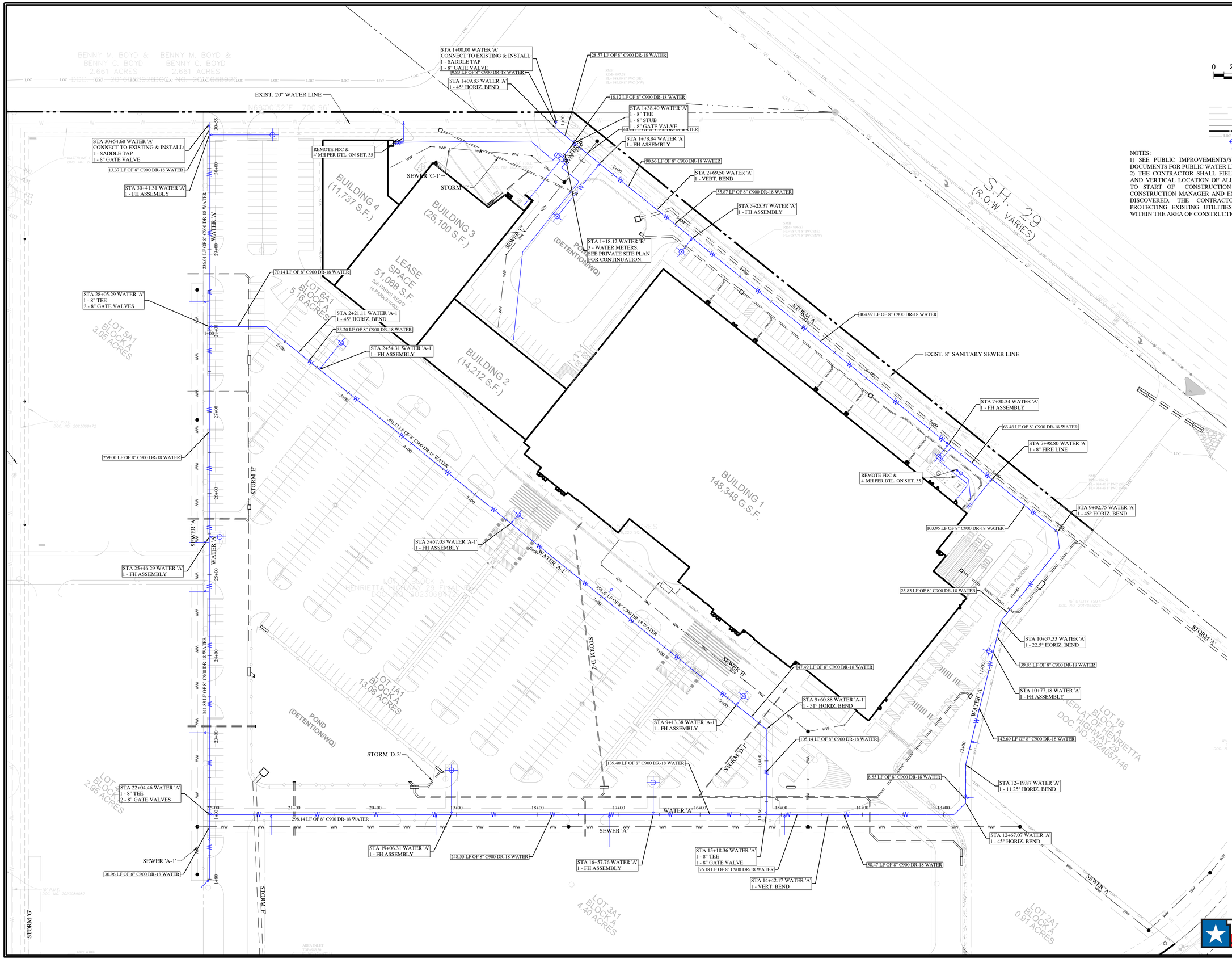
DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS			
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
67263
LICENSED
PROFESSIONAL ENGINEER
9.22.24

Texas 811



NOTES:
1) SEE PUBLIC IMPROVEMENTS/SUBDIVISION CONSTRUCTION DOCUMENTS FOR PUBLIC WATER LINE.
2) THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTIILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE AREA OF CONSTRUCTION.

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1652
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

WATER DISTRIBUTION PLAN

DATE
6/26/2024

DESIGNED BY
RDP

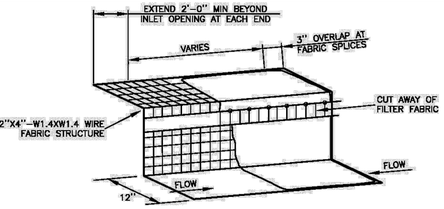
CHECKED BY
AHG

REVISIONS

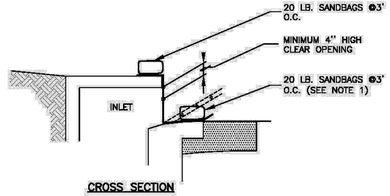
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
2			
3			
4			
5			
6			

STATE OF TEXAS
ANTHONY H. GOODE
87393
LICENSED
PROFESSIONAL ENGINEER
9-22-24

Texas 811



ISOMETRIC

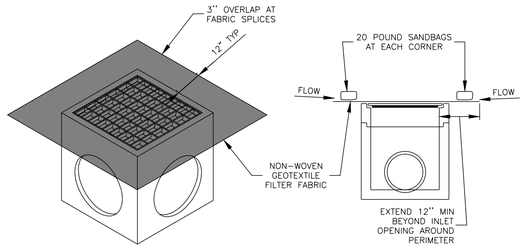


CROSS SECTION

NOTES:

1. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1" X 4" BOARD SECURED WITH CONCRETE NAILS 3' O.C. NAILED INTO THE GUTTER IN LIEU OF SANDBAGS TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, CLEAN ANY DIRT/DEBRIS FROM NAILING LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH SURFACE OF GUTTER.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-14
APPROVED 03-25-11 DATE	CURB INLET PROTECTION DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



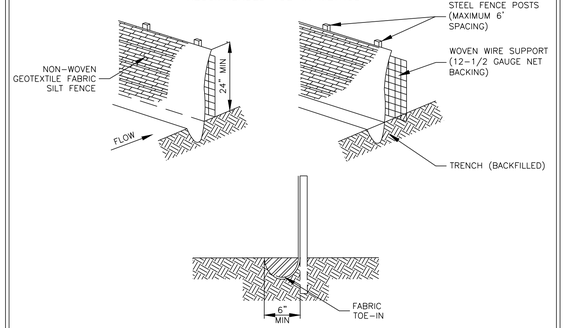
ISOMETRIC CROSS SECTION

NOTES:

1. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
2. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY CLEAN THE INLET PROTECTION IF EXCESSIVE PONDING OCCURS.
3. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-15
APPROVED 03-25-11 DATE	AREA INLET PROTECTION DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

RECOMMENDED TOE-IN METHOD

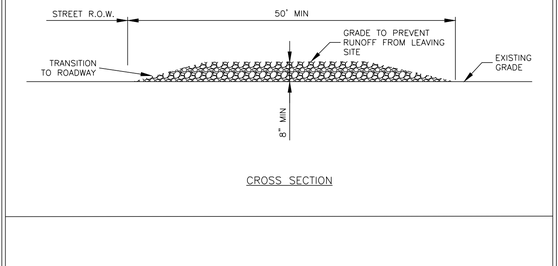


CROSS SECTION

NOTES:

1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MIN. OF ONE (1') FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT) WEIGHT FABRIC FLAP WITH WASHED GRAVEL ON UPHILL SIDE TO PREVENT FLOW UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS SECURELY FASTENED TO THE STEEL FENCE POSTS.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 6 INCHES. THE SILT SHALL BE DISPOSED OF IN AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.
8. SILT FENCE SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED

RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-10
APPROVED 03-25-11 DATE	SILT FENCE DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

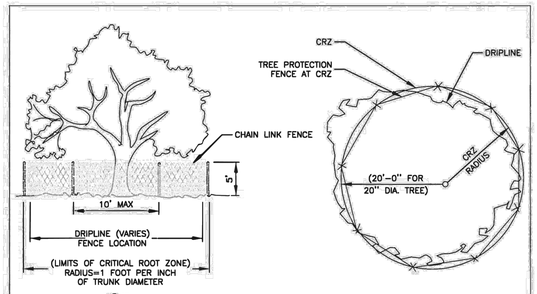


CROSS SECTION

NOTES:

1. STONE SIZE SHALL BE 3" – 8" OPEN GRADED ROCK.
2. THICKNESS OF CRUSHED STONE PAD TO BE NOT LESS THAN 8".
3. LENGTH SHALL BE A MINIMUM OF 50' FROM ACTUAL ROADWAY, AND WIDTH NOT LESS THAN FULL WIDTH OF INGRESS/EGRESS.
4. ENTRANCE SHALL BE PROPERLY GRADED TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
5. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY BY CONTRACTOR.
6. AS NECESSARY, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.

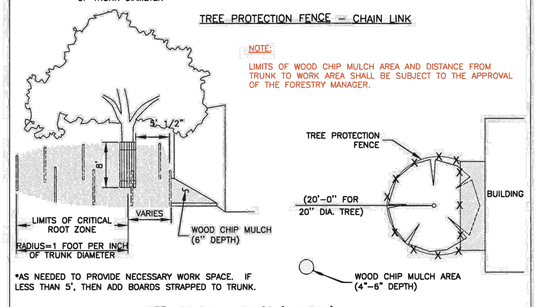
RECORD SIGNED COPY ON FILE AT PUBLIC WORKS	CITY OF ROUND ROCK	DRAWING NO: EC-09
APPROVED 03-25-11 DATE	STABILIZED CONSTRUCTION ENTRANCE DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



TREE PROTECTION FENCE – CHAIN LINK

NOTE:

LIMITS OF WOOD CHIP MULCH AREA AND DISTANCE FROM TRUNK TO WORK AREA SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.



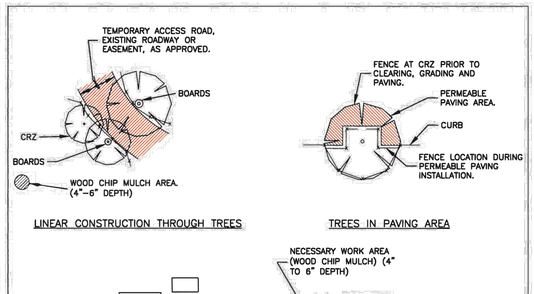
*AS NEEDED TO PROVIDE NECESSARY WORK SPACE. IF LESS THAN 5', THEN ADD BOARDS STRAPPED TO TRUNK.

TREE PROTECTION FENCE (MODIFIED) – CHAIN LINK

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

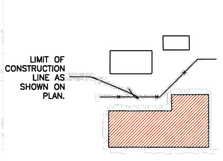
SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: EC-04 SHEET 1 of 1
APPROVED 01-28-21 DATE	TREE PROTECTION FENCE CHAIN LINK	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

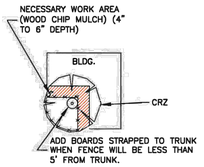


LINEAR CONSTRUCTION THROUGH TREES

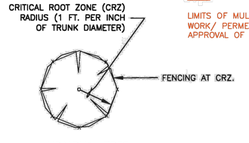
TREES IN PAVING AREA



NATURAL AREAS



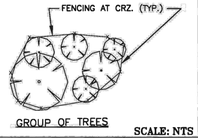
TREES NEAR CONSTRUCTION ACTIVITY



INDIVIDUAL TREE

NOTE:

LIMITS OF MULCH AREAS AND DISTANCE FROM TRUNKS TO WORK/ PERMEABLE PAVING AREAS SHALL BE SUBJECT TO THE APPROVAL OF THE FORESTRY MANAGER.

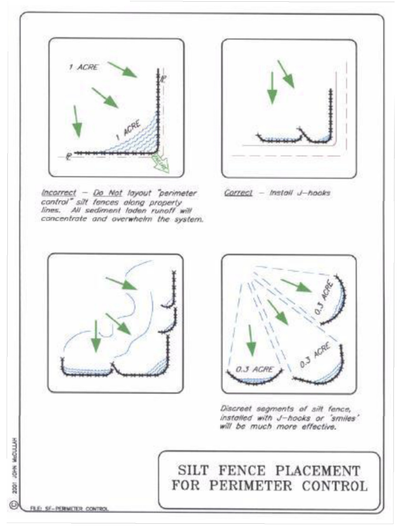


GROUP OF TREES

FOR QUESTIONS CONCERNING THIS DETAIL, PLEASE CONTACT THE FORESTRY MANAGER.

SCALE: NTS

RECORD SIGNED COPY ON FILE	CITY OF ROUND ROCK	DRAWING NO: EC-03 SHEET 1 of 1
APPROVED 01-28-21 DATE	TREE PROTECTION FENCE LOCATIONS	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STANDARD DETAILS (1 OF 5)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED DATE	APPROVAL DATE
1			
2			
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4			
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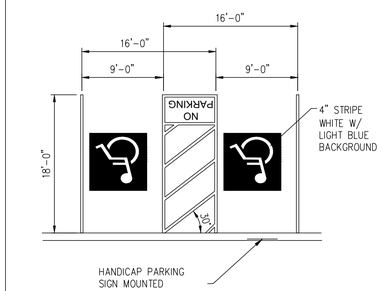
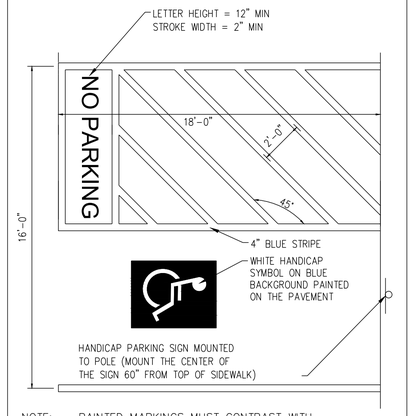
STATE OF TEXAS ANTHONY F. GOODE 67203 LICENSED PROFESSIONAL ENGINEER 7-22-24

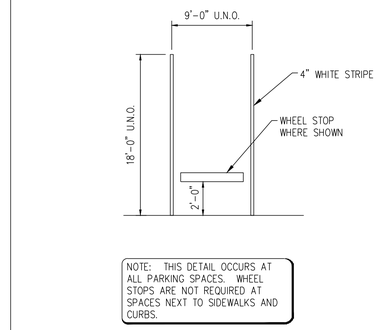
707 RESERVED PARKING SIGN
SCALE: 3" = 1'



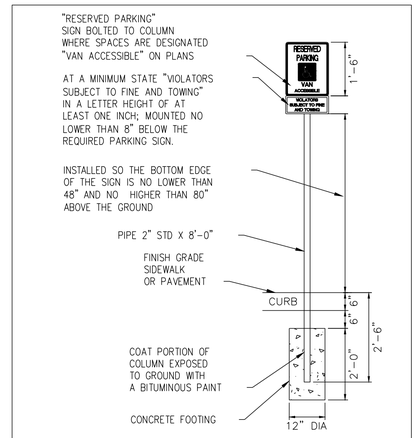
708 TYPICAL HANDICAP PARKING STRIPE DETAIL
N. T. S.



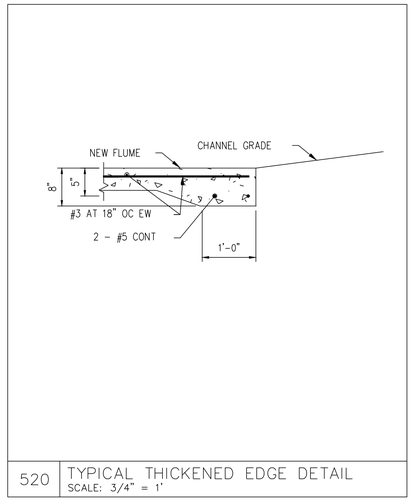
709 HANDICAP SPACE DETAIL
N. T. S.



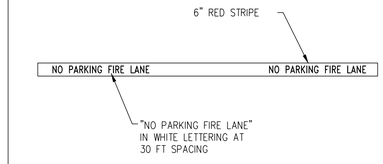
710 TYPICAL PARKING STRIPE DETAIL
N. T. S.



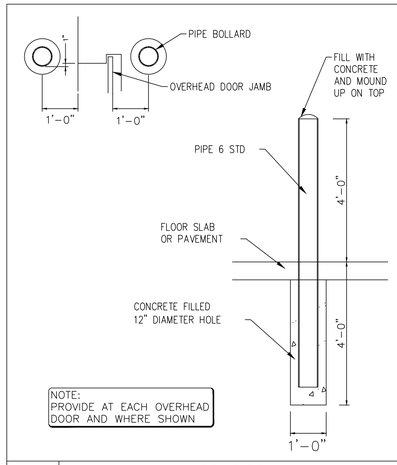
711 HANDICAPPED PARKING SIGN DETAIL
SCALE: 1/2" = 1'



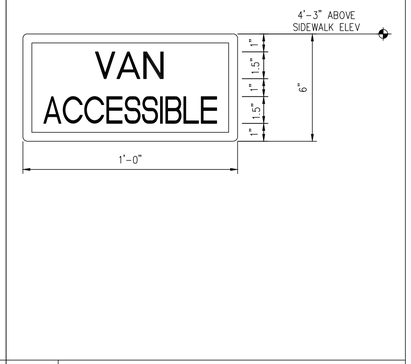
520 TYPICAL THICKENED EDGE DETAIL
SCALE: 3/4" = 1'



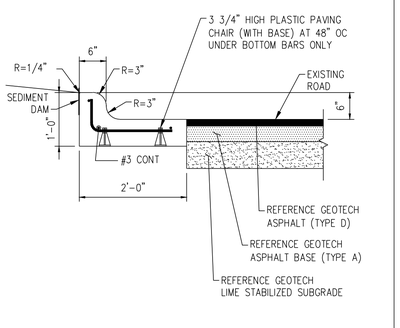
704 TYPICAL FIRE LANE STRIPE DETAIL
N. T. S.



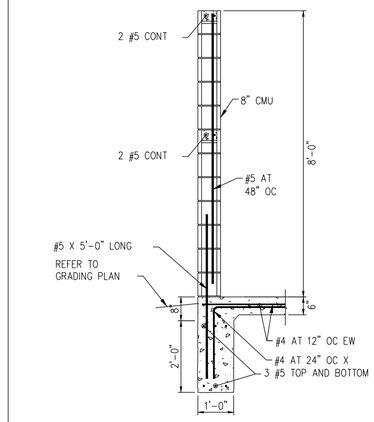
701 TYPICAL BOLLARD DETAIL
SCALE: 3/8" = 1'



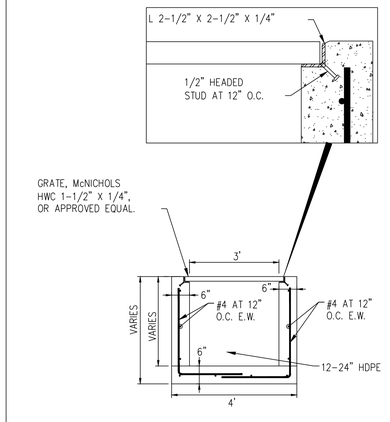
706 VAN ACCESSIBLE PARKING SIGN
SCALE: 3" = 1'



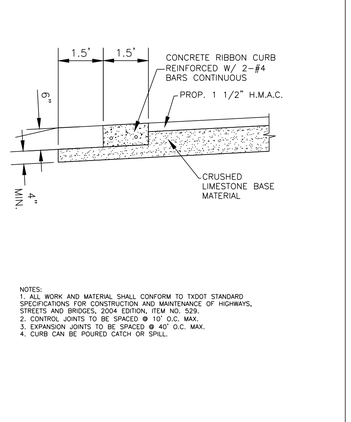
504 NEW CURB SECTION
SCALE: 3/4" = 1'



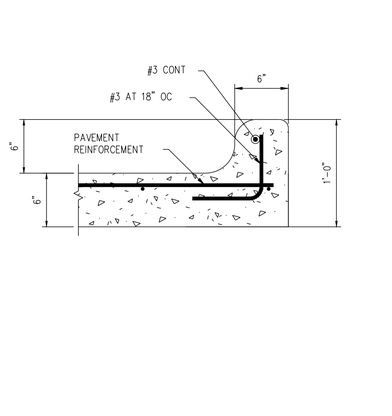
524 DUMPSTER PAVING SECTION
SCALE: 1/2" = 1'



405 3X3 INLET
N.T.S.



18" WIDE RIBBON CURB
SCALE: N.T.S.



506 TYPICAL CURB SECTION
SCALE: 1-1/2" = 1'

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CIVIL ENGINEERING AND PLANNING
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LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STANDARD DETAILS (2 OF 5)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE
1			
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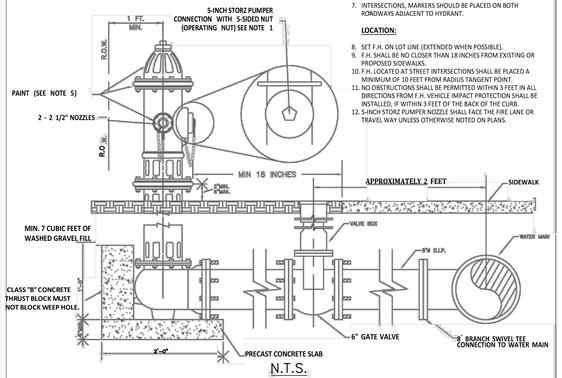
STATE OF TEXAS
ANTHONY H. GOODE
67203
LICENSED
PROFESSIONAL ENGINEER
5.22.24

FIRE HYDRANTS MUST HAVE STORZ CONNECTIONS ON 5" STEAMER (EITHER INTREGRAL OR ADAPTER)

RATED FLOW	FIRE HYDRANT BONNET COLOR
1,500 G.P.M. +	LIGHT BLUE
1000 - 1499 G.P.M.	GREEN
500 - 999 G.P.M.	ORANGE
BELOW 500 G.P.M.	RED



N.T.S.

NOTE: STANDARD FIRE HYDRANT ASSEMBLY INCLUDES ALL COMPONENTS SHOWN HEREIN, EXCEPT WATER MAIN, INSTALLED COMPLETE AND IN-PLACE.

NOTES:

1. FIRE HYDRANT BRAND AND MODEL SHALL BE APPROVED BY THE LOCAL WATER AUTHORITY DISTRICT. THE PRIMARY FEATURES REQUIRED INCLUDE: FACTORY INSTALLED INTEGRAL 5 INCH STORZ PUMPER NOZZLE; 1.5-INCH PENT OPERATING NUT ON NOZZLE CAP; OPEN LEFT; FACTORY PAINTED.
2. HYDRANTS SHALL BE ORDERED SILVER IN COLOR. HYDRANTS WILL NOT BE ACCEPTED IF PAINTED AFTER DELIVERY
3. ALL DUCTILE OR CAST IRON FITTINGS AND /OR PIPE SHALL BE POLYWRAPPED.
4. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE. ALL FITTINGS SHALL BE EQUIPPED WITH JOINT RESTRAINT "MEGALUG" OR APPROVED EQUAL ALL ANCHOR FITTING TO BE CONCRETE THRUST BLOCKED.
5. AFTER COMPLETION OF FIRE HYDRANT INSTALATION, A FIRE FLOW TEST SHALL BE CONDUCTED BY A THIRD PARTY COMPANY. BASED ON A FIRE FLOW TEST, THE FIRE HYDRANT BONNET SHALL BE PAINTED THE APPROVED COLOR CORRESTONING WITH THE APPROPRIATE FLOW RATE.
6. BLUE, BI-DIRECTIONAL REFLECTIVE PAVEMENT MARKER, ULTIMATE WET NIGHT VISIBILITY SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATION AT THE CORRESPONDING ROADWAY STATION OFFSET 6 INCHES FROM CENTER OF STREET TO THE SIDE HYDRANT IS LOCATED AT.
7. INTERSECTIONS, MARKERS SHOULD BE PLACED ON BOTH RORDWAYS ADJACENT TO HYDRANT.

LOCATION:

8. SET F.H. ON LOT LINE (EXTENDED WHEN POSSIBLE).
9. F.H. SHALL BE NO CLOSER THAN 18 INCHES FROM EXISTING OR PROPOSED SIDEWALKS.
10. F.H. LOCATED AT STREET INTERSECTIONS SHALL BE PLACED A MINIMUM OF 10 FEET FROM RADIUS TANGENT POINT.
11. NO OBSTRUCTIONS SHALL BE PERMITTED WITHIN 3 FEET IN ALL DIRECTIONS FROM F.H. VEHICLE IMPACT PROTECTION SHALL BE INSTALLED, IF WITHIN 3 FEET OF THE BACK OF THE CURB.
12. 5-INCH STORZ PUMPER NOZZLE SHALL FACE THE FIRE LANE OR TRAVEL WAY UNLESS OTHERWISE NOTED ON PLANS.

Williamson County Emergency Services District No. 4

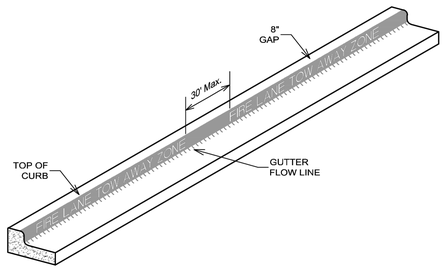
STANDARD FIRE HYDRANT ASSEMBLY

D:\Standards\Const-Stnds\Fire-Lane-Striping_Curb.dwg

Williamson County Emergency Services District No. 4

Fire Lane Detail

NOTES:
FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.

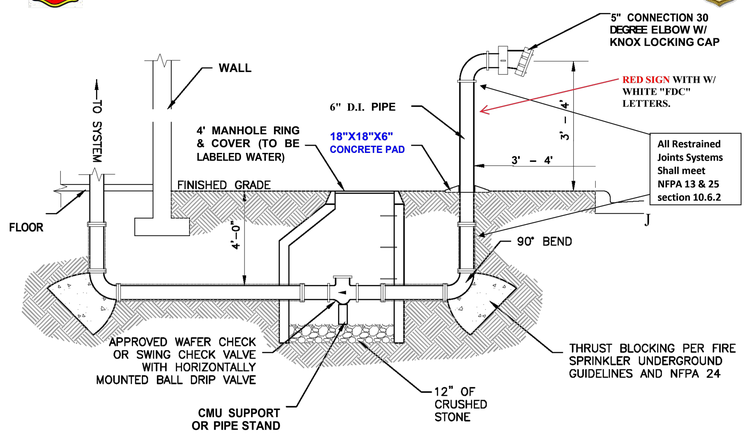


FIRE LANE STRIPING DETAIL
not to scale

JBA Engineering Company, Inc. P.O. Box 1220 Leander, Texas 78646-1220 Tel (512) 259-3882 Fax (512) 259-8015 TEXAS REGISTERED ENGINEERING FIRM F-4780	FIRE LANE STRIPING DETAIL				
ENGINEER: FRANK T. PHELAN, P.E.	DATE: 04 - 25 - 19	DRAWN BY: JJO	PROJECT NO.: 01	DRAWING NO.: 1 OF 1	

Williamson County Emergency Services District No. 4

FDC Detail



FIRE DEPARTMENT CONNECTION

NOT TO SCALE

CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STANDARD DETAILS (3 OF 5)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS						
NO.	DESCRIPTION	ENGINEERED BY	APPROVAL DATE			
1						
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4						
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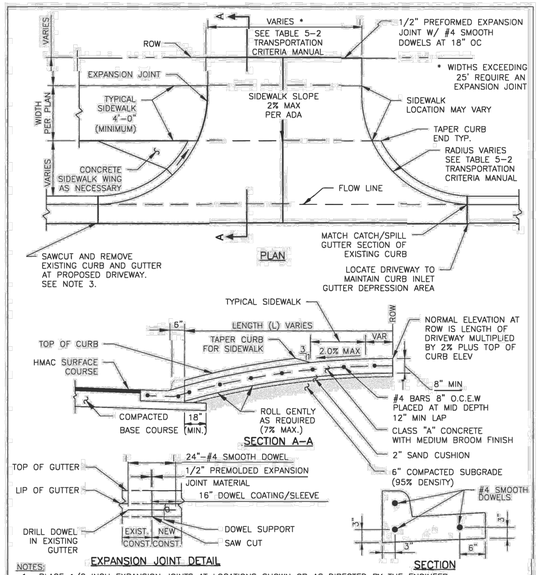
STATE OF TEXAS
ANTHONY H. GOODE
67205
LICENSED
PROFESSIONAL ENGINEER
7-22-24

38 OF 47

2024-39-SDP

CONCRETE DRIVEWAY DETAIL TYPE II COMMERCIAL OR MULTIFAMILY

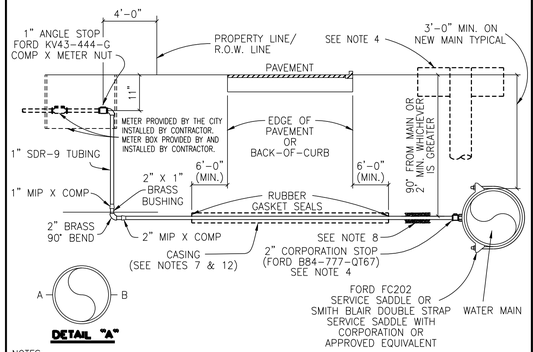


NOTES:
1. PLACE 1/2 INCH EXPANSION JOINTS AT LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER.
2. FORM CONTROL JOINTS 1/4 INCH WIDE AND 3/4 INCH DEEP AT A MAXIMUM SPACING OF 10'. ROUND JOINT EDGES TO A MINIMUM 1/4" RADIUS.
3. IF THE NEAREST EXISTING EXPANSION JOINT IS 5 FEET OR LESS FROM THE DRIVEWAY RADIUS, THEN REMOVE AND REPLACE CURB AND GUTTER TO THE NEAREST EXPANSION JOINT. SAWCUT BETWEEN EXISTING CURB/ASPHALT SO THAT NO DAMAGE OCCURS TO EXISTING ROADWAY.
4. PROPER CHAIRS SHALL BE USED TO SUPPORT STEEL REINFORCEMENT.

SCALE: NTS

RECORD SIGNED COPY ON FILE — APPROVED — 01-28-21 — DATE — THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL	CITY OF ROUND ROCK	DRAWING NO: ST-03.1 SHEET 1 of 2

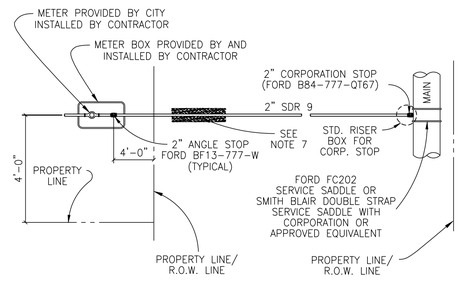
ROUND ROCK TEXAS



NOTES:
1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" OFFSET AND AT THE CENTERLINE AS SHOWN ON DETAIL "A".
2. WHERE NO SIDEWALK EXISTS, METER BOXES SHALL BE SET TO CONFORM TO FINISHED GRADE.
3. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
4. ROTATE THE CORPORATION STOP SO THAT THE OPERATING NUT IS ACTUATED FROM THE VERTICAL POSITION RATHER THAN THE HORIZONTAL. SEE STD. RISER FOR CORP. STOP DETAIL, (DWG # W08).
5. SERVICE LINES SHALL BE CONTINUOUS FROM CORPORATION STOP TO CORPORATION STOP WITH NO FITTINGS IN BETWEEN.
6. SERVICE CASING SHALL NOT BE INSTALLED BY WATER JETTING UNDER ROADWAY.
7. CASING REQUIRED FOR ALL PAVEMENT CROSSINGS. 4" SDR-26 REQUIRED FOR OPEN-CUT. STEEL CASING PIPE REQUIRED FOR JACK AND BORE. LIMITS OF CASING SHOULD EXTEND SIX FEET BEYOND THE EDGE OF PAVEMENT OR BACK-OF-CURB.
8. BEDDING MATERIAL AS PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
9. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. METER BOX TO BE CAPABLE OF HOUSING ITRON AUTOMATIC METER READING DEVICE. USE DFW-PLASTICS, INC. PART NO. 1200.SBAMR OR APPROVED EQUAL.
11. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY. SEE DETAIL W23.
12. CASING SHALL EXTEND OUT TO WITHIN 4' INSIDE OF THE R.O.W. LINE, ON BOTH SIDES.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

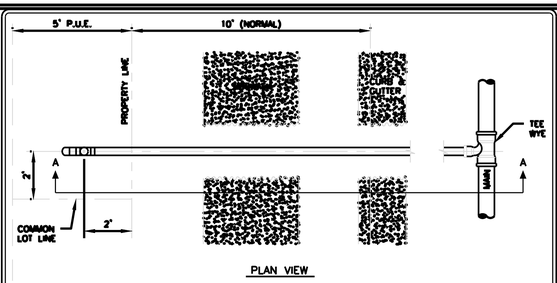
GEORGETOWN TEXAS Georgetown Utility Systems	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — TYPICAL WATER SERVICE-ELEVATION	REVISION NOTE: ADOPTED 01/23/2013	DRAWING NAME: W03		
		SCALE: NTS	DATE: 1/2013		
		DRAWN BY: --	APPROVED BY: MH		



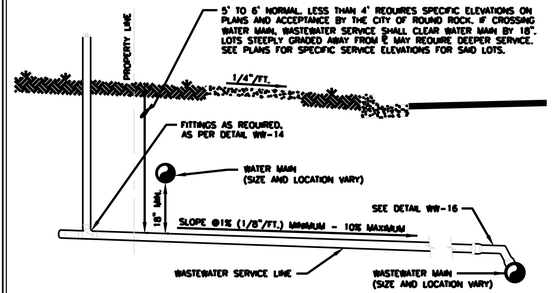
NOTES:
1. AUTHORIZED SERVICE LINE MATERIAL: POLYETHYLENE TUBING SHALL BE SDR-9. CLASS 200, SDR TUBING SHALL HAVE STAINLESS STEEL STIFFENERS.
2. ANGLE STOP SHALL BE 1" MINIMUM.
3. 1" ANGLE STOPS WITH 3/4" VALVES SHALL NOT BE PERMITTED.
4. MULTIPLE SERVICE/METER INSTALLATIONS OF MORE THAN 4 METERS PER SERVICE AND SERVICE LINES LARGER THAN 2" IN DIAMETER SHALL BE HANDLED ON AN INDIVIDUAL BASIS.
5. ANGLE STOPS 1 1/2" AND 2" IN SIZE SHALL BE PROVIDED WITH BOTH A LOCKING CAP AND METER FLANGE.
6. ANGLE STOPS SHALL BE INSTALLED 8" BELOW FINISHED GRADE AND MARKED WITH A 2" X 2" X 48" TREATED WOOD STAKE, PAINTED BLUE.
7. BEDDING MATERIAL AS PER CITY OF GEORGETOWN CONSTRUCTION SPECIFICATIONS.
8. CASING REQUIREMENTS FOR SERVICE LINES CROSSING ROADWAYS SEE DETAIL W-03 NOTE #7.
9. ANY VARIATIONS ON FITTINGS MUST BE APPROVED BY THE CITY ENGINEER.
10. ALL SERVICE LINES SHALL BE PLACED 90° PERPENDICULAR TO THE ROADWAY.

The Architect/Engineer assumes responsibility for appropriate use of this standard.

GEORGETOWN TEXAS Georgetown Utility Systems	CITY OF GEORGETOWN CONSTRUCTION STANDARDS AND DETAILS — SINGLE WATER SERVICE PLAN	REVISION NOTE: ADOPTED 01/23/2013	DRAWING NAME: W04		
		SCALE: NTS	DATE: 1/2013		
		DRAWN BY: --	APPROVED BY: MH		

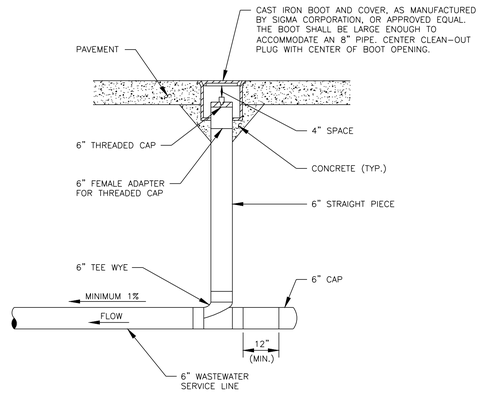


PLAN VIEW



SECTION "A-A"

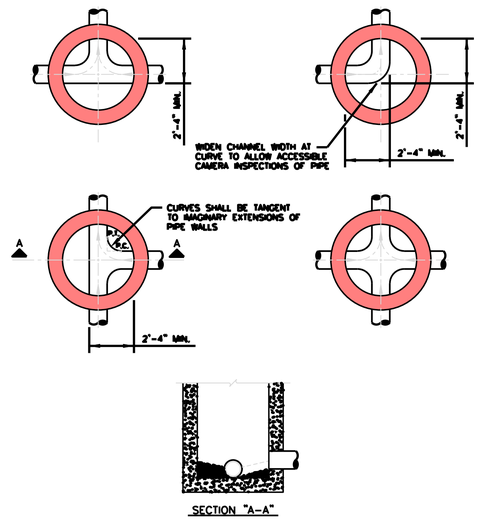
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW-12
APPROVED 03-01-18 DATE	WASTEWATER SERVICE DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



NOTES:

1. ALL PIPE TO BE SDR 26.
2. ALL FITTINGS TO BE SDR 35 SOLVENT WELD FITTINGS.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW-13
APPROVED 03-01-18 DATE	WASTEWATER SERVICE CLEAN-OUT DETAIL (PAVED SURFACE)	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

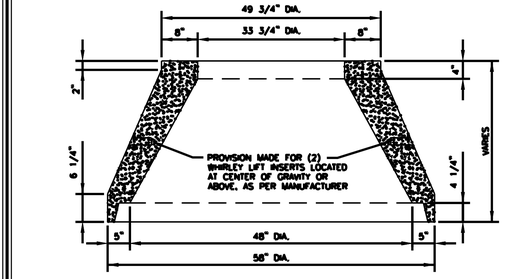


SECTION "A-A"

NOTES:

1. MINIMUM DROP FROM INLET TO OUTLET OF MANHOLE IS 0.1 FEET AND MAXIMUM DROP IS 2 FEET, UNLESS SPECIAL APPROVAL IS OBTAINED FROM THE CITY OF ROUND ROCK.
2. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
3. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOW.
4. CHANNELS FOR FUTURE CONSTRUCTIONS, SHALL BE CONSTRUCTED WITH PIPE EXTENDING 3' BEYOND EXTERIOR OF MANHOLE WALL, WITH GLUED PLUG.
5. SLOPE MANHOLE BENCH AT 2:1 SLOPE FROM MANHOLE WALL TO CHANNEL.
6. INVERT CHANNEL SHALL BE A MINIMUM OF 1/2 THE DIAMETER OF THE LARGEST PIPE OR FOUR INCHES (4") DEEP.

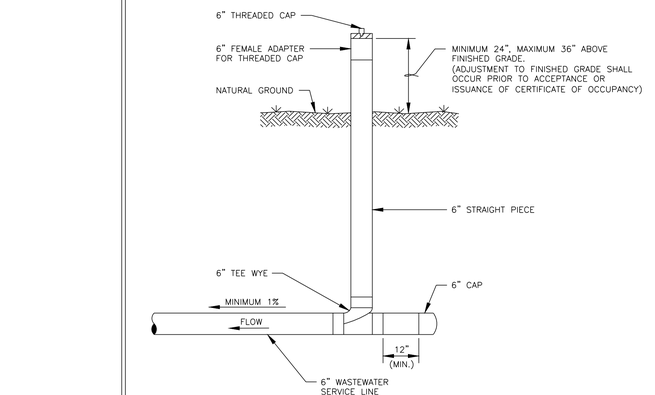
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW-11
APPROVED 03-01-18 DATE	WASTEWATER FLOW PATTERNS FOR INVERT CHANNELS DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



NOTE:

CONCENTRIC CONCRETE CONE SECTION SHALL BE MANUFACTURED USING 4000 TO 4500 P.S.I. CONCRETE, 28 DAY STRENGTH AND IN ACCORDANCE WITH A.S.T.M. C478, AS MANUFACTURED BY CONCRETE PRODUCTS INCORPORATED, OR APPROVED EQUAL.

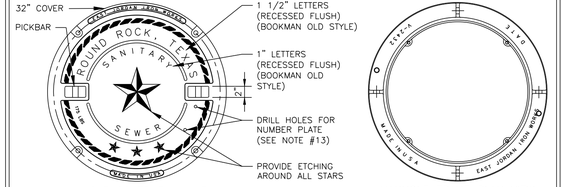
RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW-09
APPROVED 03-01-18 DATE	PRECAST 48" CONCENTRIC CONCRETE CONE SECTION DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



NOTES:

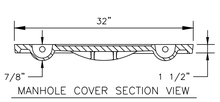
1. ALL PIPE TO BE SDR 26.
2. ALL FITTINGS TO BE SDR 35 SOLVENT WELD FITTINGS.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW-14
APPROVED 03-01-18 DATE	WASTEWATER SERVICE CLEAN-OUT DETAIL (NON-PAVED SURFACE)	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

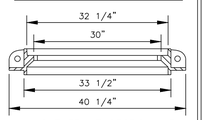


MANHOLE COVER PLAN VIEW

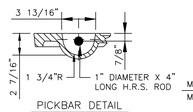
MANHOLE FRAME PLAN VIEW



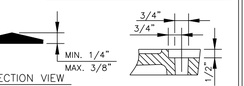
MANHOLE COVER SECTION VIEW



MANHOLE FRAME SECTION VIEW



PICKBAR DETAIL



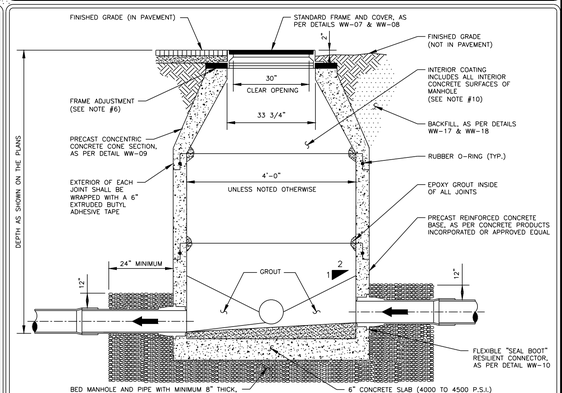
STAR SECTION VIEW

BOLT HOLE SECTION

NOTES:

1. COVER AND FRAME SHALL COMPLY WITH STANDARD SPECIFICATIONS FOR DRAINAGE, SEWER, UTILITY AND RELATED CASTINGS: AASHTO DESIGNATION M306-04.
2. MANHOLE COVER SHALL BE MODEL NUMBER: V-2432-3 (PRODUCT NUMBER: 42432033), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
3. MANHOLE FRAME SHALL BE MODEL NUMBER: V-2432 (PRODUCT NUMBER: 42432010), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
4. MANHOLE COVER AND FRAME ASSEMBLY, IF ORDERED AS A SET, SHALL BE MODEL NUMBER: V-2432 (PRODUCT NUMBER: 42432073), AS MANUFACTURED BY EAST JORDAN IRON WORKS INCORPORATED, OR APPROVED EQUAL.
5. ALL CORNERS AND EDGES SHALL HAVE A 1/16" MINIMUM AND 1/8" MAXIMUM RADIUS.
6. MANHOLE COVERS SHALL BE CAST WITH TWO 1" DIAMETER STEEL PICKBARS.
7. MANHOLE COVER WEIGHT SHALL BE 175 LBS. FOR DUCTILE IRON. WEIGHT SHALL BE CAST ON BOTH TOP AND BOTTOM OF COVER.
8. MANUFACTURER SHALL CERTIFY THAT EACH MANHOLE COVER MEETS HS-20 LOADING.
9. FILLETS SHALL BE 1/4" RADIUS UNLESS OTHERWISE SPECIFIED.
10. MANUFACTURER SHALL REMOVE EXCESS IRON AND MACHINE FINISH SEATING SURFACES TO NOTED DIMENSIONS.
11. COVER SHALL BE DIPPED IN A WATER-BASED ASPHALTIC COATING, PRIOR TO SHIPMENT FROM FOUNDRY.
12. BOLTS SHALL BE 5/8"-11NC X 2" LONG HEX STAINLESS STEEL WITH WASHER.
13. MANUFACTURER SHALL DRILL 2-3/16" X 1/2" DEEP HOLES FOR A MANHOLE NUMBER PLATE TO BE PROVIDED BY THE CITY OF ROUND ROCK. THE TOP HOLE SHALL BE DRILLED 1" O.C. FROM THE BOTTOM OF THE PICKBAR AND THE BOTTOM HOLE SHALL BE DRILLED 4" O.C. FROM THE TOP HOLE.

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW-07
APPROVED 03-01-18 DATE	BOLTED WASTEWATER MANHOLE COVER AND FRAME DETAIL	ROUND ROCK TEXAS
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		



NOTES:

1. IF DROP IS SIX INCHES (6") TO TWO FEET (2'-0"), CONSTRUCTION OF DROP SHALL PROVIDE AN OVERSIZED INVERT TO EXTEND UNDER THE DROP CONNECTION.
2. SEE CONSTRUCTION PLANS FOR MANHOLE SIZE, LOCATION, CONFIGURATION, TYPE OF TOP SECTION, VENTING REQUIREMENTS, PIPE SIZES AND TYPES.
3. MANHOLES SHALL BE PRECAST A.S.T.M. C478 BELL AND SPIGOT WITH "O" RING JOINTS.
4. MANHOLES TO BE DESIGNED TO RESIST LATERAL AND VERTICAL SOIL FORCES RESULTING FROM MANHOLE DEPTH. ADDITIONALLY, MANHOLES LOCATED IN PAVEMENT TO BE DESIGNED FOR H20 TRAFFIC LOADING.
5. ALL MANHOLE COVERS SHALL BE BOLTED AND GASKETED, WHEN MANHOLES ARE LOCATED OUTSIDE OF PAVEMENT.
6. FRAME ADJUSTMENT HEIGHT SHALL CONSIST OF FIVE INCHES (5") MINIMUM TO EIGHTEEN INCHES (18") MAXIMUM. GRADE RINGS SHALL BE GROUTED WITH A NON-SHRINK GROUT INSIDE AND OUTSIDE. HDPE GRADE RINGS, MAY NOT BE USED.
7. FOR MANHOLES TO BE VENTED, SEE DETAILS WW-05 AND WW-06.
8. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO THE FLOW STREAM. ALL P.V.C. PIPE SHALL BE REMOVED FROM INVERT.
9. BASE SECTION SHALL BE DESIGNED FOR H20 LOADING, PLUS EARTH LOAD AT 130 PCF.
10. ENTIRE INTERIOR CONCRETE SURFACES OF WASTEWATER MANHOLES TO BE COATED WITH RAVEN 405, SPRAYWALL, OR APPROVED EQUAL, (WITH A UNIFORM THICKNESS OF 124 MILS AND A MINIMUM THICKNESS OF 100 MILS, APPLIED AFTER MANHOLE HAS PASSED THE VACUUM TEST). FOR REHABILITATING MANHOLES 1/2" MINIMUM THICKNESS CALCIUM ALUMINATE CEMENTITIOUS COATING AND OTHER INTERIOR SURFACES MAY BE COATED IF RECOMMENDED BY COATING MANUFACTURER. (IN LIEU OF INTERIOR COATINGS NEW PRECAST MANHOLES CONTAINING CONSHIELD WILL BE ACCEPTED PROVIDING THE MANUFACTURER STENCILS "CONSHIELD" ON THE INSIDE AND OUTSIDE OF ALL MANHOLE SECTIONS.)

RECORD SIGNED COPY ON FILE AT U&ES DEPARTMENT	CITY OF ROUND ROCK	DRAWING NO: WW-01
APPROVED 03-01-18 DATE	PRECAST CONCRETE WASTEWATER MANHOLE DETAIL	
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR THE APPROPRIATE USE OF THIS DETAIL. (NOT TO SCALE)		

GOODE FAITH ENGINEERING
CIVIL ENGINEERING AND PLANNING
(972) 822 - 1682
TBPE FIRM REGISTRATION NO. F-22664

LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

STANDARD DETAILS (4 OF 5)

DATE
6/26/2024

DESIGNED BY
RDP

CHECKED BY
AHG

REVISIONS

NO.	DESCRIPTION	ENGINEERED INIT.	APPROVAL DATE
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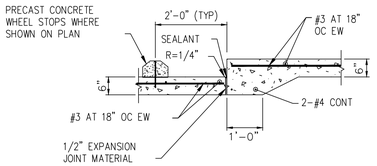
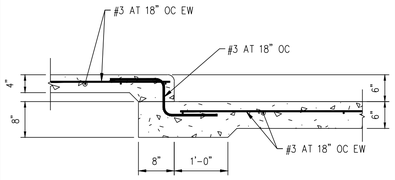
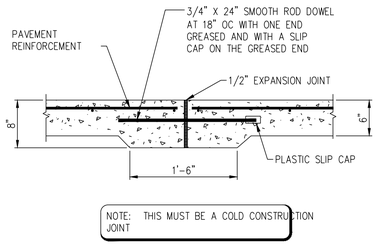
STATE OF TEXAS
ANTHONY H. GOODE
97295
LICENSED
PROFESSIONAL ENGINEER
6-22-24



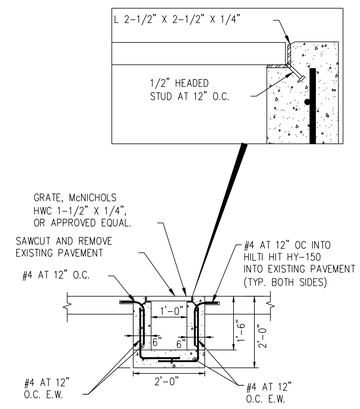
514 SECTION
SCALE: 1/2" = 1'



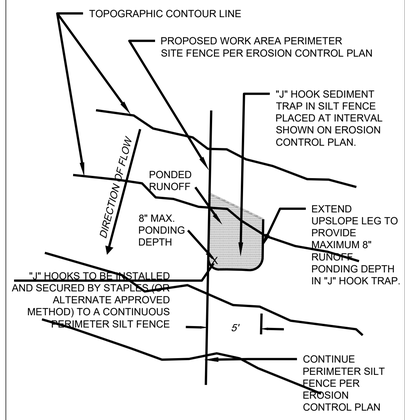
515 SECTION
SCALE: 3/4" = 1'



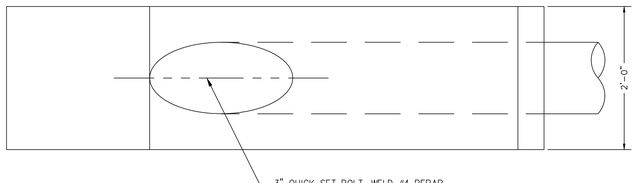
516 TYPICAL EXPANSION JOINT (EJ) SECTION
SCALE: 1" = 1'

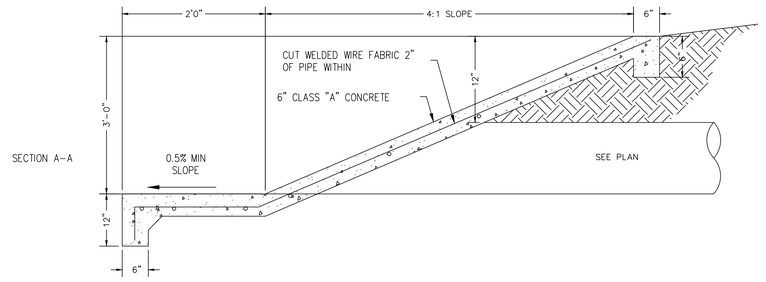


402 TRENCH DRAIN DETAIL
SCALE: 1/2" = 1'



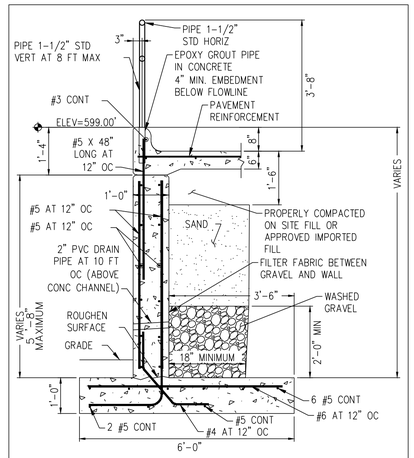
405 SILT FENCE "J" HOOK DETAIL
N.T.S.



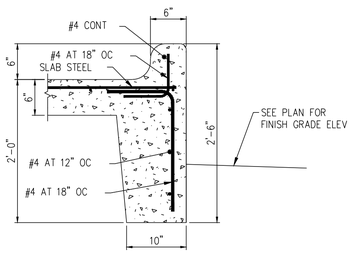


SECTION VIEW

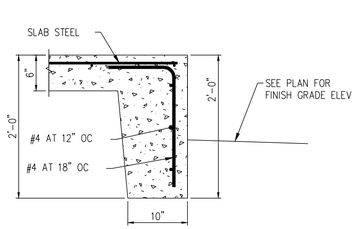
407 HEADWALL OUTLET STRUCTURE
N.T.S.



601 TRUCK DOCK
SCALE: 1/2" = 1'



609 TYPICAL CURB AT GRADE BEAM SECTION
SCALE: 1" = 1'



610 TYPICAL THICKENED EDGE GRADE BEAM SECTION
SCALE: 1" = 1'

GOODE FAITH ENGINEERING
STATE OF TEXAS EST. 2021

CIVIL ENGINEERING AND PLANNING
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LIBERTY HILL CROSSING

SITE DEVELOPMENT PLAN

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6			

STATE OF TEXAS
ANTHONY H. GOODE
97253
LICENSED
PROFESSIONAL ENGINEER
9-22-24

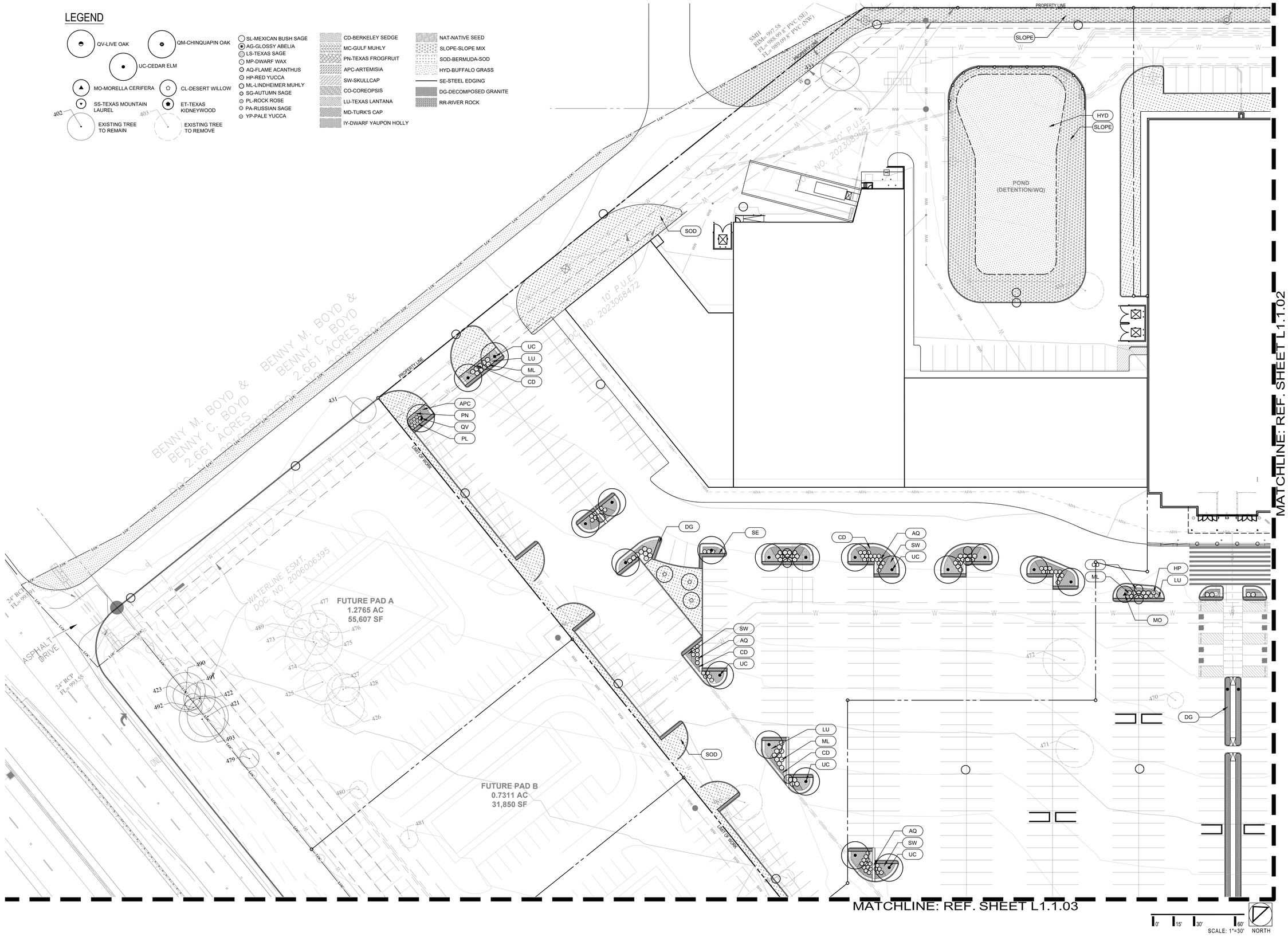
LEGEND

- QV-LIVE OAK
- QM-CHINQUAPIN OAK
- UC-CEDAR ELM
- MO-MORELLA CERIFERA
- CL-DESERT WILLOW
- SS-TEXAS MOUNTAIN LAUREL
- ET-TEXAS KIDNEYWOOD
- 402 EXISTING TREE TO REMAIN
- 403 EXISTING TREE TO REMOVE

- SL-MEXICAN BUSH SAGE
- AG-GLOSSY ABELIA
- LS-TEXAS SAGE
- MP-DWARF WAX
- AQ-FLAME ACANTHUS
- HP-RED YUCCA
- ML-LINDHEIMER MUHLY
- SG-AUTUMN SAGE
- PL-ROCK ROSE
- PA-RUSSIAN SAGE
- YP-PALE YUCCA

- CD-BERKELEY SEDGE
- MC-GULF MUHLY
- PN-TEXAS FROGFRUIT
- APC-ARTEMISIA
- SW-SKULLCAP
- CO-COREOPSIS
- LU-TEXAS LANTANA
- MD-TURK'S CAP
- IY-DWARF YAUPON HOLLY

- NAT-NATIVE SEED
- SLOPE-SLOPE MIX
- SOD-BERMUDA-SOD
- HYD-BUFFALO GRASS
- SE-STEEL EDGING
- DG-DECOMPOSED GRANITE
- RR-RIVER ROCK



Landprint.

Landscape Architecture & Urban Design

7822 Mason Dells Drive
Dallas, Texas 75230
469.987.3100 www.landprint.la

6/26/2024

Project

HENRIETTA RETAIL

LIBERTY HILL, TX

PROPERTY COMMERCE

Project Number	GFEn_009
Drawn By	CC
Checked By	CC
Issue Date	JUNE 26, 2024

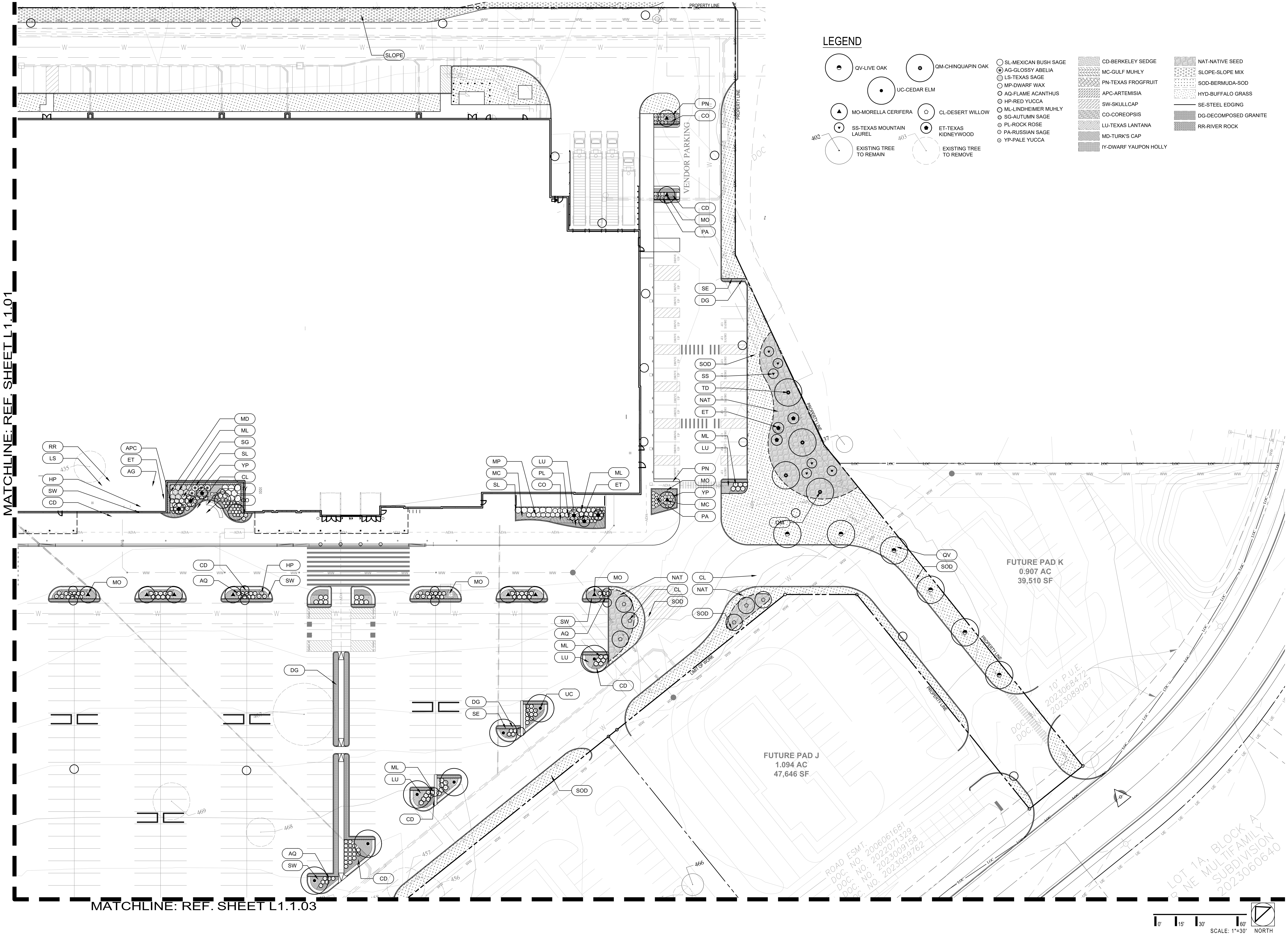
Revisions

Sheet Title

Landscape Plan

Sheet Number

L1.1.01


MATCHLINE: REF. SHEET L1.1.01
MATCHLINE: REF. SHEET L1.1.03
LEGEND
QV-LIVE OAK
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PL-ROCK ROSE
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YP-PALE YUCCA
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SE-STEEL EDGING
DG-DECOMPOSED GRANITE
RR-RIVER ROCK
VENDOR PARKING
PROPERTY LINE
SLOPE
FUTURE PAD K
0.907 AC
39,510 SF
FUTURE PAD J
1.094 AC
47,646 SF
10' P.U.E.
LIMIT OF WORK
LOT 1A, BLOCK A
NE MULTIFAMILY
SUBDIVISION
SCALE: 1"=30'
NORTH

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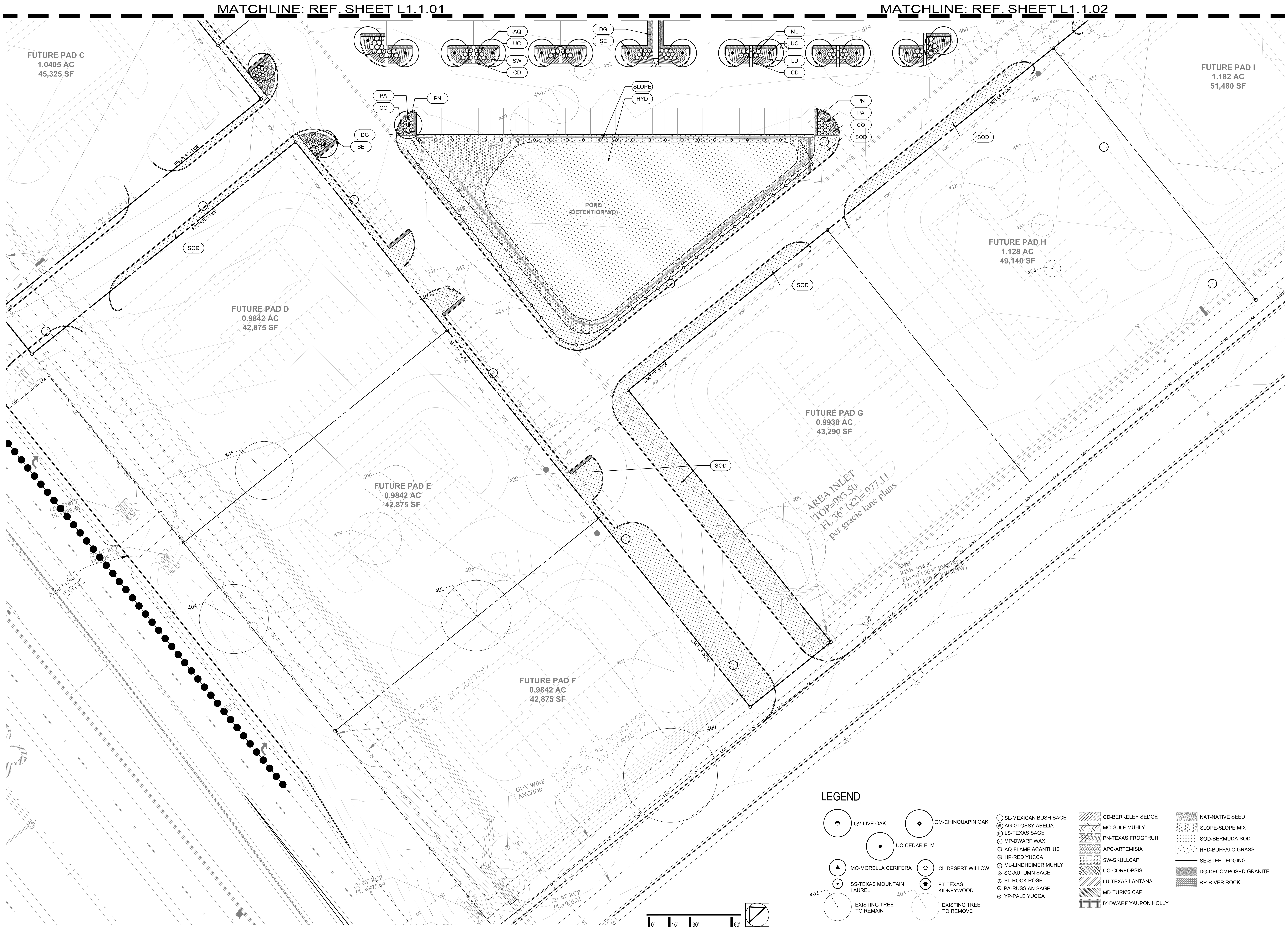

LEGEND

QV-LIVE OAK	QM-CHINQUAPIN OAK
UC-CEDAR ELM	
MO-MORELLA CERIFERA	CL-DESERT WILLOW
SS-TEXAS MOUNTAIN LAUREL	ET-TEXAS KIDNEYWOOD
EXISTING TREE TO REMAIN	EXISTING TREE TO REMOVE

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- HYD-BUFFALO GRASS
- SE-STEEL EDGING
- DG-DECOMPOSED GRANITE
- RR-RIVER ROCK

0' 15' 30' 60'
SCALE: 1"=30'
NORTH

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6/26/2024

Project
HENRIETTA RETAIL

LIBERTY HILL, TX

PROPERTY COMMERCE

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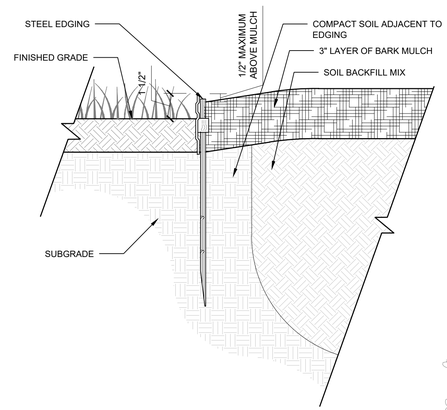
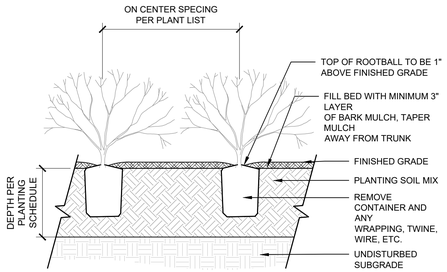
Revisions

Sheet Title
Landscape Plan

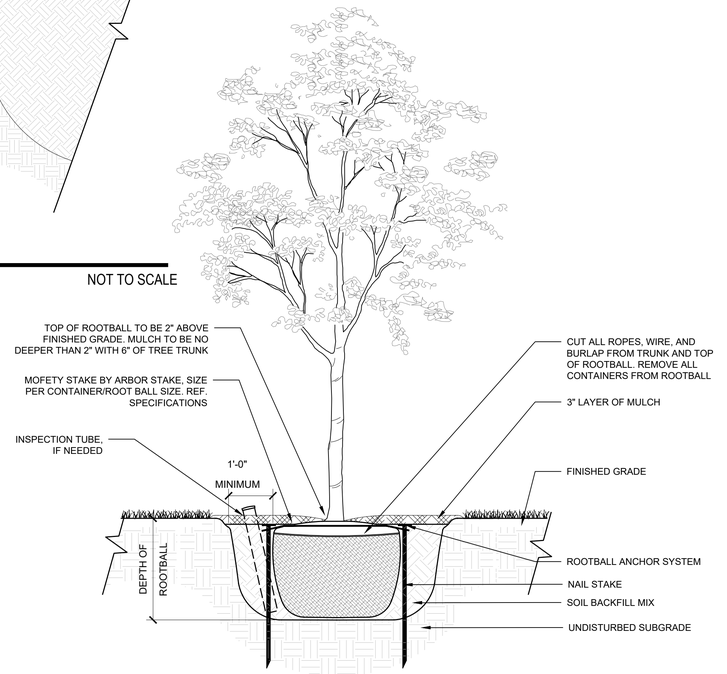
Sheet Number
L1.1.03



2 STEEL EDGING
SECTION — NOT TO SCALE

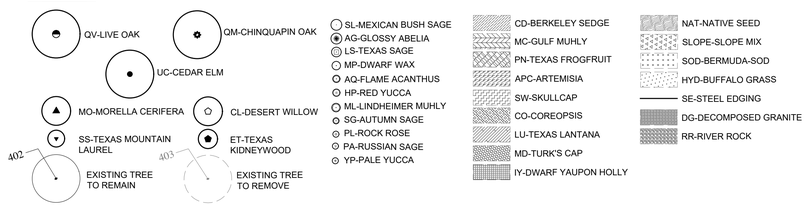


3 SHRUB BED PLANTING
SECTION — NOT TO SCALE



1 TREE PLANTING
SECTION — NOT TO SCALE

LEGEND



Planting Schedule

QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARK
LARGE TREES (2000 SF COVERAGE EACH)						
10	**QV**	LIVE OAK	*QUERCUS VIRGINIANA*	3" CAL. MIN.	PER PLAN	STRONG CENTRAL LEADER, MATCHED, WELL BRANCHED
4	**QM**	CHINQUAPIN OAK	*QUERCUS MUEHLENBERGII*	3" CAL. MIN.	PER PLAN	STRONG CENTRAL LEADER, MATCHED, WELL BRANCHED
40	**UC**	CEDAR ELM	*ULMUS CRASSIFOLIA*	3" CAL. MIN.	PER PLAN	STRONG CENTRAL LEADER, MATCHED, WELL BRANCHED
SMALL TREES (100 SF COVERAGE EACH)						
11	**CL**	DESERT WILLOW	*CHILOPSIS LINEARIS*	3" CAL. MIN., MULTI-TRUNK	PER PLAN	CONTAINER GROWN, MATCHED, WELL BRANCHED, MULTI-TRUNK
9	**ET**	TEXAS KIDNEYWOOD	*EYSENHARDTIA TEXANA*	20 GAL.	PER PLAN	CONTAINER GROWN, MATCHED, WELL BRANCHED, MULTI-TRUNK
11	**MO**	WAX MYRTLE TREE	*MORELLA CERIFERA*	3" CAL. MIN., MULTI-TRUNK	PER PLAN	CONTAINER GROWN, MATCHED, WELL BRANCHED, MULTI-TRUNK
6	**SS**	TEXAS MOUNTAIN LAUREL	*SOPHORA SECUNDIFLORA*	20 GAL.	PER PLAN	CONTAINER GROWN, MATCHED, WELL BRANCHED, MULTI-TRUNK
	SHRUBS, ORNAMENTAL GRASS, AND VINE					
13	**SL**	MEXICAN BUSH SAGE	*SALVIA LEUCANTHA*	5 GAL.; FULL	54" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
4	**AG**	GLOSSY ABELIA	*ABELIA GRANDIFLORA*	5 GAL.; FULL	54" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
9	**LS**	TEXAS SAGE	*LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'*	5 GAL.; FULL	48" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
13	**MP**	DWARF WAX MYTRLE	*MYRICA PUSILLA*	5 GAL.; FULL	42" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
186	**AQ**	FLAME ACANTHUS	*ANISACANTHUS QUADRI-FIDUS VAR. WRIGHTII*	5 GAL.; FULL	36" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
22	**HP**	RED YUCCA	*HESPERALOE PARVIFOLIA*	3 GAL.; FULL	36" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
186	**ML**	LINDHEIMER MUHLY	*MUHLENBERGIA LINDHEIMERI*	5 GAL.; FULL	36" O.C	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
50	**SG**	AUTUMN SAGE	*SALVIA GREGII*	3 GAL.; FULL	30" O.C	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
41	**PL**	ROCK ROSE	*PAVONIA LASIOPETALA*	3 GAL.; FULL	30" O.C	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
59	**PA**	RUSSIAN SAGE	*PEROVSKIA ATRIPICLIFOLIA*	3 GAL.; FULL	36" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
21	**YP**	PALE LEAF YUCCA	*YUCCA PALLIDA*	3 GAL.; FULL	30" O.C	CONTAINER GROWN, MATCHED, WELL ROOTED, PLANT AS SHOWN, 9" SOIL MIX
PERENNIALS, GROUND COVERS, AND ANNUAL						
948	**CD**	BERKELEY SEDGE	*CAREX DIVULSA*	1 GAL.; FULL	18" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, TRIANG. SPACING, 4" SOIL MIX
45	**MC**	GULF MUHLY	*MUHLENBERGIA CAPILLARIS*	1 GAL.; FULL	24" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, TRIANG. SPACING, 4" SOIL MIX
495	**PN**	TEXAS FROGFRUIT	*PHYLA NODIFLORA*	4" POT.; FULL	12" O.C	CONTAINER GROWN, MATCHED, WELL ROOTED, TRIANG. SPACING, 4" SOIL MIX
20	**APC**	ARTEMISIA	*ARTEMISIA 'POWIS CASTLE'*	1 GAL.; FULL	30" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, TRIANG. SPACING, 4" SOIL MIX
600	**SW**	PURPLE SKULLCAP	*SCUTELLARIA WRIGHTII*	1 GAL.; FULL	18" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, TRIANG. SPACING, 4" SOIL MIX
124	**CO**	COREOPSIS	*COREOPSIS LANCEOLATA*	1 GAL.; FULL	18" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, TRIANG. SPACING, 4" SOIL MIX
409	**LU**	TEXAS LANTANA	*LANTANA URTICOIDES*	1 GAL.; FULL	24" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, TRIANG. SPACING, 4" SOIL MIX
13	**MD**	TURK'S CAP	*MALVAVISCUS DRUMMONDII*	1 GAL.; FULL	24" O.D.	CONTAINER GROWN, MATCHED, WELL ROOTED, TRIANG. SPACING, 4" SOIL MIX
13	**IY**	DWARF YAUPON HOLLY	*ILEX VOMITORIA*	3 GAL.; FULL	24" O.C.	CONTAINER GROWN, MATCHED, WELL ROOTED, TRIANG. SPACING, 4" SOIL MIX
	TURF GRASS AND SEED MIXES					
4,756 SF	**NAT**	NATIVE SEED MIX	*NATIVE TRAIL MIX*	HYDROMULCH	NA	NATIVE TRAIL MIX, 1LB/3500SF-SEEDSOURCE.COM
20,637 SF	**SLOPE**	SLOPE MIX	*SLOPE MIX*	HYDROMULCH	NA	50% UPPER SLOPE WILDFLOWER MIX, 50% DAM SLOPE MIX, 1LB/1000SF-SEEDSOURCE.COM
54,380 SF	**SOD**	HYBRID BERMUDA SOD	*CYNODON DACTYLON X CYNODON TRANSVAALENSIS*	SOLID SOD	NA	
32,580 SF	**HYD**	BERMUDA HYDROMULCH	*CYNODON DACTYLON*	HYDROMULCH	NA	
	MISC.					
	DG	DECOMPOSED GRANITE	*DECOMPOSED GRANITE*	3/8" MINUS	NA	LOCAL SOURCE, 3" DEPTH, COMPACTED IN 2 LIFTS, OVER FABRIC
	RR	RIVER ROCK	*WASHED RIVER ROCK*	1-2" DIAM.	NA	LOCAL SOURCE, 3" DEPTH, OVER FABRIC
	SE	STEEL EDGING	*BLACK STEEL EDGING*	3/16" X 4"	NA	LOCAL SOURCE

FEE-IN-LIEU					
TREE SIZE	INCHES	MULTIPLIER	$ PER INCH	REPLACEMENT INCHES	FEE
TOTAL INCHES REMOVED	274	1	$150.00	274	$41,100.00
NEW TREES PLANTED	228	1	$150.00	228	-$34,200.00
				TOTAL FEE	**$6,900.00**

TREE TABLE			
TAG #	**TREE TYPE**	**SIZE**	**REMOVE**
401	LIVE OAK	30	R
402	LIVE OAK	25.5	R
403	LIVE OAK	19.5	R
405	LIVE OAK	21	R
406	13" ASH	13	R
407	LIVE OAK	30	R
408	LIVE OAK	31	R
420	LIVE OAK (25 24)	37	R
421	LIVE OAK	15	
422	LIVE OAK	11.5	
425	LIVE OAK (10, 8)	14	R
426	LIVE OAK (11.5 6)	14.5	R
427	LIVE OAK	12	R
428	LIVE OAK	10	R
431	CEDAR ELM (6, 5)	8.5	R
439	LIVE OAK (8, 6, 5.5, 5.5, 5)	19	R
474	LIVE OAK	8.5	R
490	LIVE OAK (8.5, 6.5, 5)	14.25	
NOTE: THIS LIST DOES NOT INCLUDE MESQUITE TREES			

UNDER 8"			
TAG #	**TREE TYPE**	**SIZE**	**REMOVE**
475	LIVE OAK	6	R
476	LIVE OAK	6	R
477	CEDAR ELM	6.5	R
478	CEDAR ELM	6.5	R
489	CEDAR ELM	6.5	R
491	LIVE OAK	6	

TXDOT ROW				
TAG #	**TREE TYPE**	**SIZE**	**REMOVE**	**ROW**
400	LIVE OAK	34		GRACIE
404	LIVE OAK	25		TXDOT
423	LIVE OAK	10		TXDOT
492	LIVE OAK	6.5		TXDOT
493	LIVE OAK (8, 6, 6, 5.5)	16.75		TXDOT

TREE CALCULATIONS	
TOTAL INCHES	334.25
INCHES REMOVED	293.50
INCHES SAVED	40.75
PERCENTAGE SAVED	**12%**
INCHES ADDED	228.00

Landprint.
Landscape Architecture & Urban Design
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9/9/2024

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HENRIETTA RETAIL

LIBERTY HILL, TX

PROPERTY COMMERCE

Project Number GFEn_009
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Revisions

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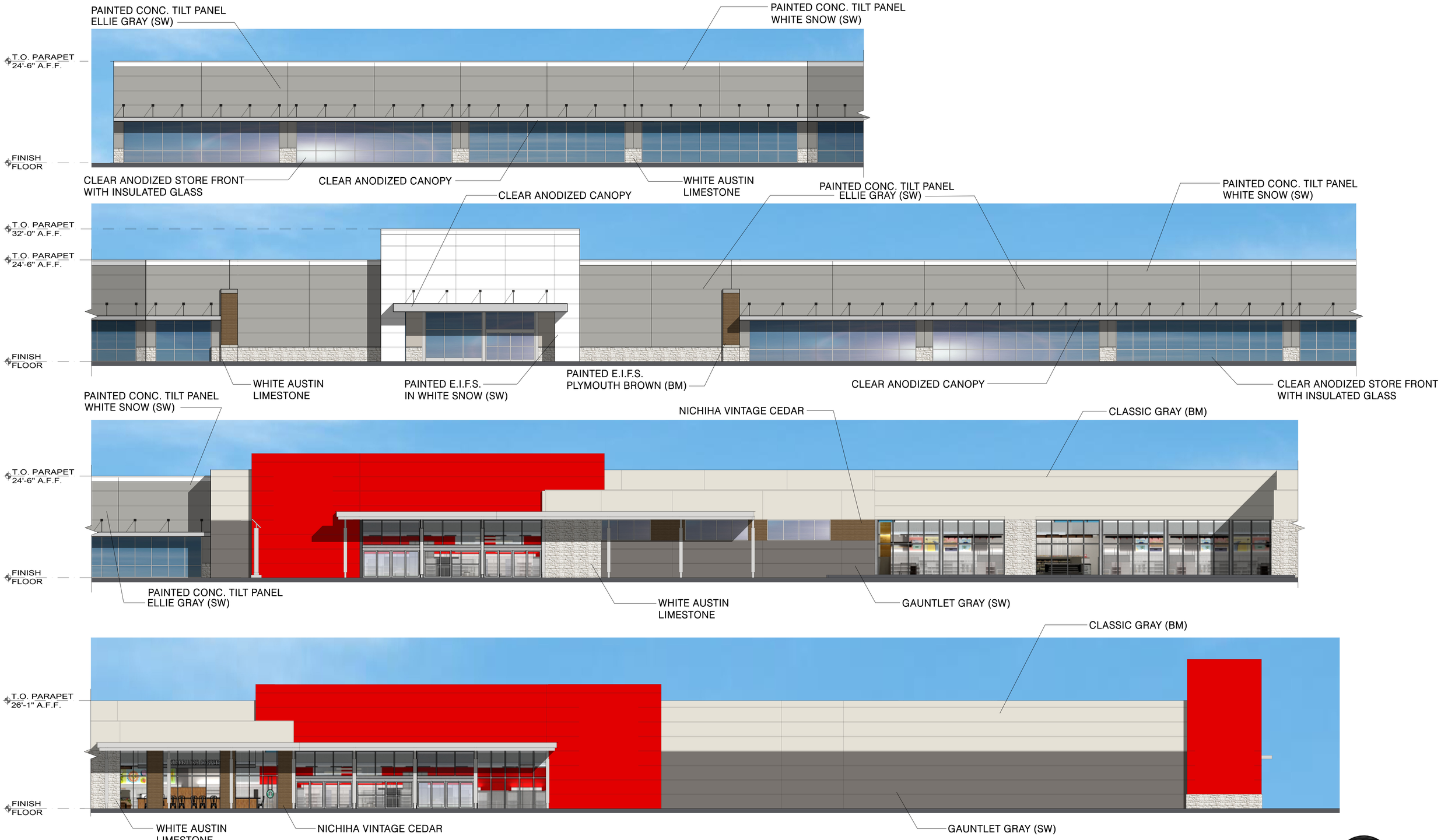
Tree Table, Plant List, & Details

Sheet Number

L1.1.04



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Houston, Texas 77070
832/678-9232 Fax 832/678-9240

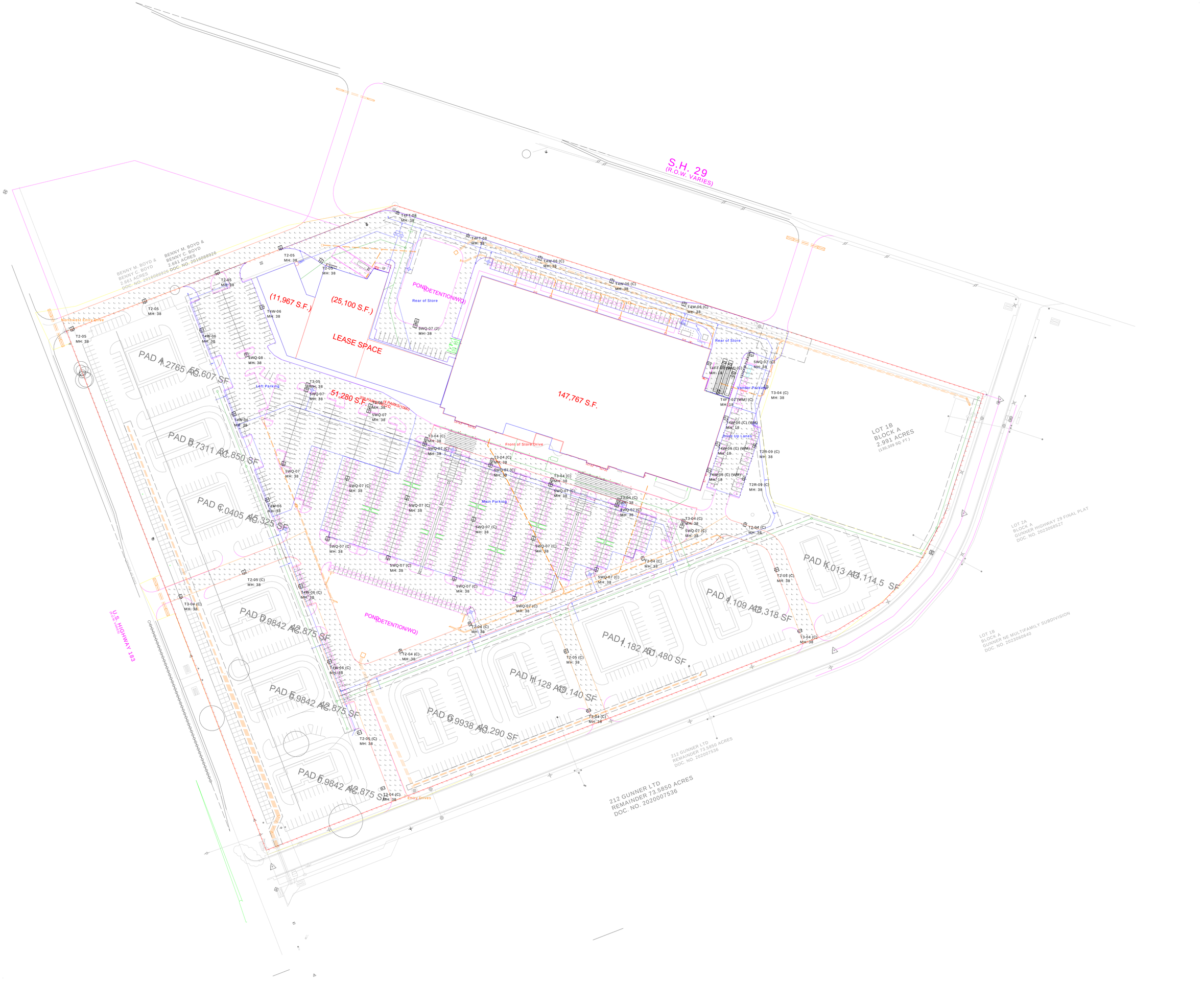
NOT FOR REGULATORY APPROVAL, PERMITTING,OR CONSTRUCTION.
STUART ALLISON, AIA.
Date: 07/29/24

ELEVATION STUDY

LIBERTY HILLS

U.S. 183 AT HWY. 29
LIBERTY HILLS, TEXAS

PROPERTY
COMMERCE



villa LIGHTING

#	Date	Comments

Revisions

Date:7/30/2024

LIBERTY HILL, TX

Luminaire Schedule						
Symbol	Qty	Label	Description	Luminaire Watts	BUG Rating	LLF
	3	5WQ-07	TAR-GLEON-SA7B-740-8-5WQ-DP	295	B5-U0-G5	0.900
	1	5WQ-07 (2)	TAR-GLEON-SA7B-740-8-5WQ-DP	295	B5-U0-G5	0.900
	15	5WQ-07 (C)	TAR-GLEON-SA7B-740-8-5WQ-DP-DIM10-PER7N-MS/DC-L40W	295	B5-U0-G5	0.900
	1	5WQ-08	TAR-GLEON-SA8B-740-8-5WQ-DP	334	B5-U0-G5	0.900
	4	T2-04 (C)	TAR-GLEON-SA4B-740-8-T2-DP-DIM10-PER7N-MS/DC-L40W	171	B3-U0-G4	0.900
	5	T2-05	TAR-GLEON-SA5B-740-8-T2-DP	210	B3-U0-G4	0.900
	4	T2-05 (C)	TAR-GLEON-SA5B-740-8-T2-DP-DIM10-PER7N-MS/DC-L40W	210	B3-U0-G4	0.900
	2	T2R-09 (C)	TAR-GLEON-SA9B-740-8-T2R-DP-DIM10-PER7N-MS/DC-L40W	374	B3-U0-G5	0.900
	10	T3-04 (C)	TAR-GLEON-SA4B-740-8-T3-DP-DIM10-PER7N-MS/DC-L40W	171	B3-U0-G4	0.900
	2	T3-05	TAR-GLEON-SA5B-740-8-T3-DP	210	B3-U0-G4	0.900
	2	T4FT-02 (WM) (C)	TAR-GLEON-SA2B-740-U-T4FT-DP-DIM10-PER7N-MS/DC-L40W-WM	85	B2-U0-G3	0.900
	2	T4FT-08	TAR-GLEON-SA8B-740-8-T4FT-DP	334	B4-U0-G5	0.900
	4	T4W-06	TAR-GLEON-SA6B-740-8-T4W-DP	249	B3-U0-G5	0.900
	5	T4W-06 (C)	TAR-GLEON-SA6B-740-8-T4W-DP-DIM10-PER7N-MS/DC-L40W	249	B3-U0-G5	0.900
	3	T4W-06 (C) (WM)	TAR-GLEON-SA6B-740-U-T4W-DP-DIM10-PER7N-MS/DC-L40W-WM	249	B3-U0-G5	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.59	13.4	0.5	5.18	26.80
Property Line	Illuminance	Fc	0.67	3.8	0.0	N.A.	N.A.
Drive Up Lanes	Illuminance	Fc	10.03	13.4	5.1	1.97	2.63
Entry Drives	Illuminance	Fc	2.23	4.2	1.4	1.59	3.00
Front of Store Drive	Illuminance	Fc	3.56	4.5	3.0	1.19	1.50
Left Parking	Illuminance	Fc	2.74	5.2	1.3	2.11	4.00
Main Parking	Illuminance	Fc	2.35	4.4	1.9	1.24	2.32
Northwest Entry Drive	Illuminance	Fc	2.30	4.1	0.5	4.60	8.20
Rear of Store	Illuminance	Fc	1.87	4.0	0.6	3.12	6.67
Rear of Store	Illuminance	Fc	2.03	6.0	0.8	2.54	7.50
Vendor Parking	Illuminance	Fc	3.97	6.9	3.0	1.32	2.30

Luminaires & Lamps Furnished By Villa Lighting Inc. St Louis, MO. 63103
(800)325-0693
www.villalighting.com

The electrical contractor shall be responsible for receiving, storage, installation and wiring of light fixtures.

The electrical contractor shall report any damaged light fixtures or missing parts to Villa Lighting within 48 hours of receipt of light fixture package.

Design is based on current information provided at the time of request. Any changes in mounting height, mounting location, lamp wattage, lamp type, and existing field conditions that effect any of the previously mentioned will void the current layout and require a change request and recalculation. Calculations are based upon a computer simulation and actual field calculations may vary.

Fixtures mounted on 35' pole & 3' base
Light level calculated on the ground

villa LIGHTING

Comments
Date
#
Revisions

Date:7/30/2024

LIBERTY HILL, TX

ATTACHMENT N – INSPECTION, MAITENANCE, REPAIR AND RETROFIT PLAN

LIBERTY HILL CROSSING

BMP TYPE: Two (2) Permanent Batch Detention Systems, One (1) Stormceptor®
BMP ADDRESS: 351 HWY 183, Liberty Hill, Texas 78642
OWNER/DEVELOPER: Henrietta 212, LLC
10800 Pecan Park Blvd Ste 125, Austin, TX 78750-1372
Bpohl@pohlbrown.com
512-335-5577

The owner will be responsible for inspection, maintenance, and repair of the two (2) proposed Batch Detention Basins and the Stormceptor® associated with the Liberty Hill Crossing project. The City of Leander defers water quality control to TCEQ's rules. Per TCEQ, Edwards Aquifer Rules, water quality controls required for commercial development shall be maintained by the property owner.

Maintenance Guidelines for Batch Detention Basins (See Section 3.5.20)

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.

Responsibilities for both routine and non-routine maintenance tasks need to be clearly understood and enforced. If regular maintenance and inspections are not undertaken, the basin will not achieve its intended purposes.

There are many factors that may affect the basin's operation and that should be periodically checked. These factors can include mowing, control of pond vegetation, removal of accumulated bottom sediments, removal of debris from all inflow and outflow structures, unclogging of orifice perforations, and the upkeep of all physical structures that are within the detention pond area. One should conduct periodic inspections and after each significant storm. Remove floatables and correct erosion problems in the pond slopes and bottom. Pay particular attention to the outlet control perforations for signs of clogging. If the orifices are clogged, remove sediment and other debris. The generic aspects that must be considered in the maintenance plan for a detention facility are as follows:

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 the BMP should be identified and repaired or 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.

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

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

Structural Repairs and Replacement. With each inspection, any damage to the structural elements of the system (pipes, concrete drainage structures, retaining walls, etc.) should be identified and repaired immediately. These repairs should include patching of cracked concrete, sealing of voids, and removal of vegetation from cracks and joints. The various inlet/outlet and riser works in a basin will eventually deteriorate and must be replaced. Public works experts have estimated that corrugated metal pipe (CMP) has a useful life of about 25 yr., whereas reinforced concrete barrels and risers may last from50 to 75 yr.

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.).

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.

Stormceptor® Maintenance Guidelines (See Section 3.5.14)

Stormceptor® recommends annual maintenance (1 time per year) of the Stormceptor® Unit(s) in conjunction with quarterly monitoring (4 times per year). A Professional Engineer licensed by the State of Texas and knowledgeable in storm water quality treatment devices should perform inspection services. All units with the optional trash screen must be inspected on a monthly basis at minimum. Owner must observe site conditions and determine whether or not pollutant loads require a more frequent inspection schedule. Pollutant levels will be recorded monthly. Vacuum maintenance will be done on an annual basis at a minimum and when monitoring indicates any free oil or sediment exceeds maximum levels (see Table 2 in Stormceptor® Monitoring section). Monitoring should be noted on the attached "Stormceptor® Monitoring / Maintenance Plan Summary" sheet. All entries must be signed and dated by the property owner or designee. Stormceptor® maintenance must be documented to include a copy of the applicable vacuum service manifest. Upon completion of the monitoring and the annual maintenance, the "Stormceptor® Monitoring / Maintenance Plan Summary" sheet and all back-up documentation (to include manifest from vacuum service) should be maintained on-site.

Monitoring

Monitoring the Stormceptor® unit requires a dipstick tube equipped with a ball valve (typically a Sludge Judge® or Core Pro®). A normal monitoring scenario requires removal of the manhole cover and lowering the dipstick tube through the oil port into the bottom treatment chamber (see Figure 5). Make sure the dipstick tube goes completely to the bottom. Lift the dipstick tube out of the unit and keep it in a vertical position and read the level of sediment and oils from the gauge on the dipstick. Record pollutant levels on your "Stormceptor® Monitoring / Maintenance Plan Summary". Remove all trash and debris engaged with the trash screen. If the sediment in the dipstick tube exceeds the levels indicated on Table 2 or any free oil is present, maintenance of the Stormceptor® is required. Please skip to "Stormceptor® Maintenance". Upon completing the recording of pollutant levels, the dipstick tube is then drained back into the inlet side of the Stormceptor®. This ensures that the pollutants in the dipstick tube do not leave the unit.

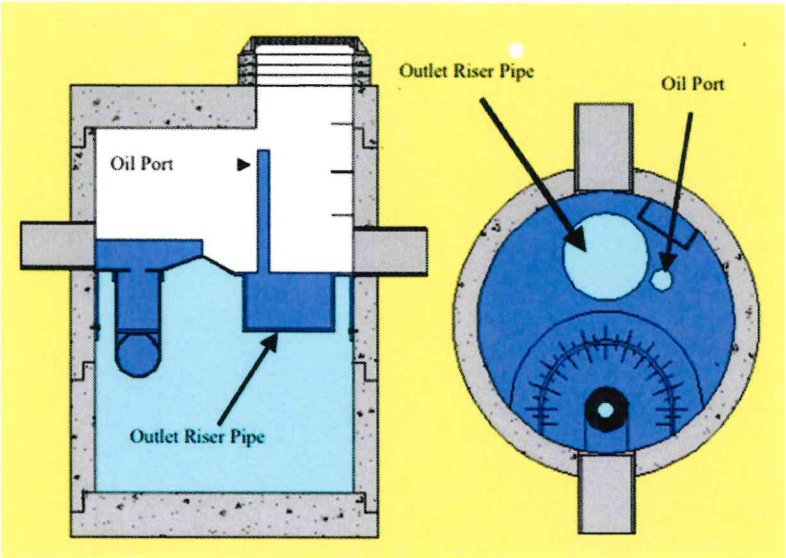
Table 2 – Stormceptor® Maximum Pollutant Levels

Model	Down Pipe Orifice	Sediment Depth	Sediment Capacity (ft^3)
STC 450i	4"	8"	9
STC 900	6"	8"	19
STC 1200	6"	10"	25
STC 1800	6"	15"	37
STC 2400	8"	12"	49
STC 3600	8"	17"	75
STC 4800	10"	15"	101
STC 6000	10"	18"	123
STC 7200	12"	15"	149
STC 11000	10"	17"	224*
STC 13000	10"	20"	268*
STC 16000	12"	17"	319*

* Total both structures combined

Maintenance

Maintenance of the Stormceptor® system is recommended at least once a year or when dictated by the pollutant levels referenced in Table 2. It is imperative that the Stormceptor® be maintained regularly to ensure proper operation of the unit. Maintenance is accomplished when the owner contacts a representative of the vacuum service industry, a well-established sector of the service industry that cleans underground tanks, sewers, and catch basins. Cost to clean the Stormceptor® will vary based on the size of the unit and transportation distances. If you need assistance for cleaning a Stormceptor® unit, please contact your local Rinker Materials representative, or the Stormceptor® Information Line at (800) 909-7763. Typically, the Vacuum Service representative will maintain the Stormceptor® by first removing the manhole. The vacuum service will first remove the oil through the oil port (refer to Figure 5). If the vacuum cannot remove the oils through the oil port (i.e. the vacuum service hose diameter is larger than the 6" oil port opening) water can be removed through the outlet pipe (refer to Figure 5) until such time that the oils can be removed. Typically, your vacuum service representative will recycle the oils at their facility. Sediments in the Stormceptor® can be removed by inserting the vacuum service hose into the bottom treatment chamber via the outlet pipe (refer to Figure 1). In most areas the sediment, once dewatered at the vacuum service facility, can be Outlet Riser Pipe Oil Port Oil Port Outlet Riser Pipe disposed of in a sanitary landfill. Once the floatables and sediments have been removed from the Stormceptor®, all remaining water in the unit must be removed. The unit is then required to be filled with clean water to the top of the riser / drop pipe. This completes the maintenance process. All waste should be disposed of in a manner that complies with local, state, and federal laws and regulations pertaining to their specific situation and/or facility. Once maintenance has been completed, document the information on the "Stormceptor® Monitoring / Maintenance Plan Summary" sheet. Attach a copy of the manifest from the applicable vacuum service.



Monitoring / Maintenance Completion - Summary

Company Name: ____

Company Address: _____

City/State/Zip: _____

Phone: _____

Engineer: _____

Engineers Address: _____

City/State/Zip: _____

Phone: _____

Property Owner: _____

*Stormceptor Model _____

Monitoring / Maintenance Table

	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec
Oil Depth (inches)												
Sediment Depth (inches)												
Completed By:												
Date												
Floatables (Optional)												

I hereby certify that the monitoring and maintenance of the Stormceptor® unit was completed in accordance with the directions of the Stormceptor® monitoring / maintenance plan.

_____

(Signed by property owner or designee)

** Note – This form must be completed for both chambers of the STC 11000, STC 13000, and STC 16000.

By signing below, the owner confirms understanding and provides consent as the responsible party for the maintenance of the permanent BMP on the property. Refer to the engineering plans for the exact location.

8-22-24

Property Owner Date

This plan was prepared by Anthony Goode P.E. in coordination with the design and plan preparation for this development.

8/22/2024

Engineer of Record Date

STORMWATER POLLUTION PREVENTION PLAN

LIBERTY HILL CROSSING

PREPARED FOR: HENRIETTA 212 LLC

AUGUST 2024

TABLE OF CONTENTS

1. SITE OPERATOR INFORMATION

STORMWATER POLLUTION PREVENTION PLAN

(T.P.D.E.S.GENERAL PERMIT-TXR150000)

SITE OPERATOR
(Responsible Party) _____
COVERAGE AREA _____
NOI APPLICATION DATE _____
AUTHORIZATION # _____

SITE OPERATOR _____
COVERAGE AREA _____
NOI APPLICATION DATE _____
AUTHORIZATION # _____

SITE OPERATOR _____
COVERAGE AREA _____
NOI APPLICATION DATE _____
AUTHORIZATION # _____

2. LOCATION MAP

LIBERTY HILL CROSSING

3. PLAN IMPLEMENTATION CHECKLIST

LIBERTY HILL CROSSING
TPDES – Storm Water Pollution Prevention Plan

1. Definition of Construction Site Operator – "The person(s) having operational control over construction plans and specifications to the extent necessary to meet the requirements and conditions of this general permit or … the person(s) having day to day operational control of those activities at the construction site which are necessary to ensure compliance with a storm water pollution prevention plan…" (TPDES General Permit (TXR150000), pg. 4)

2. All Notices of Intent (NOI), Notices of Termination (NOT), Storm Water Pollution Prevention Plans (SWPPP) reports, certification, or information either submitted to the Director, the operator of a large or medium municipal separate storm sewer system, or that this permit required and maintained by the permittee shall be signed by a responsible corporate officer, by a general partner or proprietor, by a principal executive public officer, or by a ranking elected public official.

3. At least two (2) days prior to start of construction, the Construction Site Operator must submit a Storm Water TPDES General Permit Notice of Intent (NOI) – TCEQ-20022, pg. 1 of 2 by Certified Mail-Return Receipt Requested to:

   Texas Commission on Environmental Quality
   Stormwater & General Permits Team; MC-228
   P.O. Box 13087
   Austin, Texas 78711-3087

   Note:
   TCEQ provides instructions for filling out the Notice of Intent (NOI) ~TCEQ-20022-Instructions. These instructions are included in the Notice of Intent Section of this Booklet.

4. An application fee of $325.00 payable to Texas Commission on Environmental Quality is to be attached to the second page of the Notice of Intent (NOI) – TCEQ-20022, pg. 2 of 2, and submitted separately by Certified Mail-Return Receipt to:

   By Regular Mail

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

   By Overnight/Express Mail

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

5. Submit signed copy of NOI – TCEQ-20022, pg. 1 of 2 by Certified Mail – Return Receipt to:
   NPDES Coordinator
   City of Boerne (MS4)
   P.O. Box 1677
   Boerne, Texas 78006

6. The effective date of provisional coverage starts two days from the date the completed NOI is postmarked for delivery to TCEQ. The provisional coverage is removed when the executive director finds the NOI complete, and the project is assigned an authorization number.

7. The responsible party shall post a signed copy of NOI – TCEQ-20022, pg. 1 of 2 and the SWPPP booklet in a protective covering at a 24 hour readily accessible location at the main entrance of the construction site.

8. The responsible party for the SWPPP as well as any additional site operator must sign the cover sheet within the SWPPP booklet.

9. The responsible party must implement the SWPPP prior to beginning of construction activities.

10. The responsible party shall use "Responsible Party Form" (Exhibit 5) to designate responsibility for pollution prevention measures.

11. The responsible party shall use "Inspection Report Form" to designate responsibility to conduct inspections and fill out Inspection Form.

12. The responsible party shall ensure the SWPPP provides adequate best management practices (as defined by this permit), covers appropriate areas under Responsible party's control, and all other operators on the site are notified of modifications to the SWPPP.

13. The responsible party shall in a timely fashion, sign and date, the SWPPP booklet with any modifications to design, construction, operation, maintenance, or significant change not previously addressed. Any inspection should be logged into the booklet and any controls found ineffective should be modified and noted on the SWPPP.

14. The responsible party should initiate the Notice of Change (NOC) to TCEQ and the MS4 operator within 14 days after discovery if incorrect information was submitted or if relevant facts were not included.

15. The responsible party should initiate a Notice of Termination (NOT) TCEQ-20023 to TCEQ and the MS4 operator effective at midnight of the postmarked date when and if:

    a. Final stabilization had been achieved for areas of responsibility
    b. Another permitted operator assumes control of the site
    c. All temporary structural controls have been removed, are scheduled for removal, or are transferred to another permitted operator.

16. The responsible party should pay special attention to Parts IV thru VII of the general permit TXR150000, which describe effluent limitations, reporting requirements, retention records, standard permit conditions, and fee structure.

17. The Responsible party for the SWPPP shall be aware of <u>all</u> terms and conditions of the TPDES TXR150000 general permit. The information provided in this checklist is for convenience purposes only and does not amend or limit any non-highlighted provision of the general permit. The responsible party should thoroughly read the general permit and be cognizant of their obligations as set forth in the general permit.

4. STORM WATER POLLUTION PREVENTION PLAN

LIBERTY HILL CROSSING
TPDES – Storm Water Pollution Prevention Plan

INTRODUCTION

This Storm Water Pollution Prevention Plan is prepared for HENRIETTA 212 LLC - LIBERTY HILL CROSSING, per the Texas Pollution Discharge Elimination System (TPDES) which implements the federal National Pollutant Discharge Elimination System (NPDES) in the state of Texas.

SITE DESCRIPTION

Project Name: *LIBERTY HILL CROSSING*
Project Street Address: 351 HWY 183, LIBERTY HILL, TX 78642
The site is bounded on the north by SH 29, on the west by US 183 and to the south by Gracie Lane.
Nature of Construction Activity: *Site clearing, grading and construction of drives, parking, sewer lines, water lines, storm water inlets and stormwater lines, utilities, and retail/coffee shop building.*

Potential Pollutant Sources:

a) *Soil erosion due to clearing of site for drainage and pavement*
b) *Oil, grease, fuel & hydraulic fluid contamination from construction vehicle drippings*
c) *Miscellaneous trash and litter from construction workers and material wrappings*
d) *Construction debris*
e) *Concrete truck washout*
f) *Hydrocarbons from asphalt paving operations*

Proposed Construction Start Date: *2024-December-1*
Proposed Construction End Date: *2025-March-1*

Sequence of Major Activities:

a) *Installation of erosion and sedimentation controls*
b) *Set-up temporary traffic controls.*
c) *Begin clearing and site demolition*
d) *Stock pile top soil.*
e) *Connect to public mains: sanitary sewer and water*
f) *Construct drainage pond/stormwater features.*
g) *Install utilities, install fill, grade to subgrade*
h) *Install traffic control for pavement and utility connections*
i) *Install pavement for fire access to building*
j) *Begin building and vertical construction*
k) *Finish pavement and drainage infrastructure installation*
l) *Install landscape and irrigation, revegetation, and striping*
m) *Removal of temporary erosion and sedimentation controls*
n) *Site clean up*

LIBERTY HILL CROSSING
TPDES – Storm Water Pollution Prevention Plan

Total Site Area (Acres): *32.512*

Total Site Area to be Disturbed (Acres): +/- *38.25*

Pre-Construction Runoff Coefficient: 84

Post Construction Runoff Coefficient: 98

Soil Types: *Denton Silty Clay, 1 to 3 percent slopes, ~ 42% of site*
Doss Silty clay 1 to 5 percent slopes, ~ 32.4% of site
Ekrant cobbly clay, 1 to 8 percent slopes, ~25.5% of site

Industrial Activity Discharges: *None*

Receiving Water: *South Fork San Gabriel*

Wetlands: *No – See Wetlands Map Item No. 5*

National Register of Historic Places: *None*

Edwards Aquifer Recharge or Contributing Zone: *Yes*

Water Pollution Abatement Plan (WPAP): *No*

1) EXHIBIT 1 – General Location Map
2) EXHIBIT 2
   a) Site Plan illustrating the SWPPP:
      i) Drainage patterns
      ii) Approximate post-grading slopes
      iii) Areas of soil disturbance
      iv) Location of all major structural and non-structural controls either planned or in place
      v) Locations of off-site material, waste, borrow, fill, or equipment storage
      vi) Surface waters (including wetlands) either adjacent or in close proximity
      vii) Storm water discharges to a surface water body
   b) Typical Details:
      i) Temporary Construction Entrance/Exit
      ii) Silt Fence
      iii) Rock Berm
      iv) Construction Staging Area
      v) Concrete washout pit

CONTROLS

The sequence of major work activities on the site will be divided into two phases: preparation and construction. Site preparation consists of installing temporary best management practices (BMPs). Site preparation will consist of clearing, grubbing, demolition, and trenching. This work, which is the initiation of all activity on the project, will disturb the largest amount of soil. Therefore, before any of this work can begin, the site contractor will be responsible for the installation and maintenance of control measures as located and illustrated on Exhibit 2. These measures are designed to prevent eroded soil from leaving the site.

Construction activities include installation of temporary BMPs and clearing. The construction contractor will be responsible for the installation of all control measures as located and illustrated on Exhibit 2. These controls are intended to prevent eroded soil, trash, and construction debris from leaving the site.

It is to be understood that modifications to the Storm Water Pollution Prevention Plan may have to be made in the field to adjust for field conditions and to provide the intended effect. All changes to the plan must be shown on Exhibit 2, dated, and signed by the responsible party.

1) EROSION AND SEDIMENT CONTROLS
   a) GOALS AND CRITERIA
      i) Erosion and sediment controls are designed to retain sediment on-site to the extent possible.
      ii) All control measures must be properly installed and maintained in accordance with manufacturer's specifications and with project specifications.
      iii) Sediment must be removed from sediment traps and basins when design capacity has been reduced by 50%.
      iv) If sediment escapes the construction site, the off-site accumulations of sediment must be removed at a frequency to minimize further negative effects, and whenever feasible, prior to the next storm event.
      v) Litter, construction debris, and construction chemicals exposed to storm water shall be prevented from becoming a pollutant source for storm water discharges.
      vi) Off-site material storage areas such as construction staging areas, soil stockpiles, and borrow areas used solely by the project are considered part of the project for Storm Water Pollution Prevention Plan purposes.

   b) STABILIZATION PRACTICES
      Stabilization practices may include but are not limited to: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of existing trees, and other similar measures.

      Interim on-site stabilization measures, which are continuous (ongoing), will include the following:

i) Soil disturbances shall be minimized by exposing only the smallest practical area of land required for the construction activity and for the shortest practical period of time.
ii) Trenching and associated backfilling for utilities and/or storm drainage piping shall be coordinated to minimize to the extent practical the time the area is disturbed.
iii) Maximum practical use will be made of natural vegetation including grass, weeds, trees, shrubs, etc. by leaving these materials in place until construction necessitates clearing the minimum practical area for continuance of construction.
iv) The minimum practical area required for the installation and construction of the utility and streets will be cleared of trees and ground cover.

Permanent on-site stabilization measures, which will be scheduled as detailed below, will include the following:

i) All disturbed soil associated with clearing will be stabilized per applicable project specifications.

Records of project milestone dates are required to be maintained and shall be recorded in Exhibit 3. Project milestones include the following:

(1) Dates when major grading activities begin and end.
(2) Dates when construction activities temporarily or permanently cease on all or a portion of the project.
(3) Dates when stabilization measures are initiated and when stabilization is complete.

c) STRUCTURAL CONTROL PRACTICES

On-site structural practices, which are continuous (on-going) until the site is permanently stabilized, may include the following:

i) Erection of silt fences, rock berms with silt fence, bagged gravel inlet filters, and sandbag controls as located and illustrated on Exhibit 2.
ii) Installation of concrete truck washout pit as located and illustrated on Exhibit 2.
iii) Installation of temporary construction entrance/exit as required and a construction staging area as located and illustrated on Exhibit 2.

These storm water pollution control features will slow the velocity of runoff thereby enhancing sedimentation and capture of contaminants that may accumulate in the storm water runoff exiting this construction site. There are no structures to divert storm water and no structures to store storm water on this project.

It is to be understood that modifications to the Storm Water Pollution Prevention Plan may have to be made in the field to adjust for field conditions and to provide the intended effect. All changes to the plan must be shown on Exhibit 2, dated, and signed by the responsible party or described and included in the Plan Modifications section of this Storm Water Pollution Prevention Plan.

2) POST-CONSTRUCTION STORM WATER MANAGEMENT
   a) This project does not require any TPDES post-construction storm water pollution controls or velocity dissipation devices.

3) OTHER CONTROLS
   Additional on-site practices, which are continuous (on-going) until the site is permanently stabilized, will include the following:
   a) Vehicular traffic leaving the construction site will exit through the temporary construction entrance/exit as located and illustrated on Exhibit 2. When soils have collected on the temporary construction entrance/exit to an extent, which reduces its intended effectiveness, the surface will be cleaned and reestablished for its designed or intended purpose.
   b) Mud/dirt inadvertently tracked off-site and onto public streets shall be removed immediately by hand or mechanical broom sweeping.
   c) Construction and waste materials shall be stored within a designated storage area in the construction equipment staging area as located and illustrated on Exhibit 2. Bulk materials such as sand, topsoil, etc. will be bordered on the down gradient sides with a silt fence as illustrated on Exhibit 2. A list of materials to be stored on-site should be recorded and regularly updated on the "On-Site Material List" provided in Exhibit 4.
   d) An area shall be designated as a construction equipment staging area as located on Exhibit 2. Construction equipment (except large slow-moving equipment) not removed from the site at night shall be stored in the containment area.
   e) Excavation spoils temporarily stored on-site, pending off-site disposal in accordance with applicable regulations, shall be bordered on the down gradient side by a silt fence as illustrated on Exhibit 2 and recorded on the "On-Site Material List" provided in Exhibit 4.
   f) The designated construction equipment staging area shall have a single entrance and will be bordered on the down gradient sides by a silt fence as illustrated on Exhibit 2.
   g) Sediment collected behind the silt fence will be periodically collected and placed as fill material within the property. Contaminated sediments will be disposed off-site in accordance to applicable regulations.
   h) The use of on-site temporary construction fuel storage tanks is limited to tank sizes which can only store unregulated quantities of fuel.
   i) Intentional release of vehicle or equipment fluid onto the ground is prohibited. Tainted soil resulting from accidental spills shall be removed and disposed of off-site in accordance with applicable regulations.
   j) Scheduled construction equipment and vehicle maintenance accomplished on-site shall be done within the construction equipment and vehicle staging area.
   k) A controlled area on-site as located and illustrated on Exhibit 2 shall be designated as a rinse-out pit for concrete trucks. Rinse-out pits shall be surrounded by a berm or hay bales to prevent runoff of contaminated water. The contractor will advise his concrete suppliers of the requirements to utilize the rinse-out pits for the intended purpose.

l) Additional rinse-out pits may be added as construction conditions require. The contractor will advise his concrete suppliers of the requirements to utilize the rinse-out pits for the intended purpose.
m) Construction waste materials, domestic garbage, etc. shall be periodically collected and disposed of off-site in accordance with applicable regulations.
n) Trash receptacles will be established at storage locations, in the vicinity of equipment storing and near the construction areas. Receptacles shall be emptied as required and disposed of off-site in accordance with applicable regulations.
o) Velocity dissipation devices, if necessary, shall be placed at discharge locations and along the length of any outfall channel to provide a non-erosive flow velocity from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected.

4) STATE AND LOCAL CONTROLS

The site is not located within the Edwards Aquifer Recharge Zone or Contributing Zone.

The site is not located on Native American Tribal lands.

Except as noted herein, there are no other known applicable state, tribal, or local storm water pollution prevention control requirements for construction projects at this location.

All activities during construction shall comply with state and/or local sanitary sewer, septic system, and waste disposal regulations.

Trees, limbs, leaves, brush, and vegetation from clearing operations shall be burned on-site in accordance with applicable permit requirements or removed from the site and disposed off-site in accordance with applicable regulations. Excavation spoils which will not be reused on this development project shall be disposed off-site at an approved location in accordance with applicable regulations.

MAINTENANCE

Structural controls shall be inspected as stipulated in this plan. Structural units shall be maintained to perform the function as intended. When a structure deteriorates to a condition so that its performance is compromised, the structure shall be repaired or replaced to full function as specified prior to the next storm event or as necessary.

Particular attention should be paid to the sedimentation areas behind the rock berm outlets, bagged gravel inlet filters, and silt fences. Sedimentation, including construction debris, tree trimming, trash, municipal type garbage, etc. will be removed and the structure restored to its original dimensions when the sediment has accumulated to six inches or more. Contaminated sediment removed from the containment areas (vehicle maintenance, concrete wash out pits, etc.) shall be disposed of off-site in accordance with appropriate regulations.

Exhibit 5 lists the various major components of this pollution prevention plan and identifies the party responsible for its function, maintenance, and inspections.

INSPECTIONS

Designated and qualified person(s) provided by the permittee shall inspect Pollution Control Measures every fourteen (14) calendar days and within twenty-four (24) hours after a storm event greater than 0.5 inches of rainfall. An inspection report that summarizes the scope of the inspection, date of inspection, major observations, and actions taken as a result of the inspection shall be recorded and maintained as part of Storm water TPDES data for a period of three years after the date of inspection.

As a minimum, the inspector shall observe:

i) significant disturbed areas for evidence of erosion
ii) storage areas for evidence of leakage from the exposed stored materials
iii) structural controls (rock berm, silt fences, etc.) for evidence of failure or excess silting (over six inches deep)
iv) vehicle exit point for evidence of off-site sediment tracking
v) vehicle storage areas for signs of leaking equipment or spills
vi) concrete truck rinse-out pit for signs of potential failure
vii) general site cleanliness

Deficiencies noted during the inspection will be corrected and documented within seven (7) calendar days following the inspection or before the next anticipated storm event if practicable.

Exhibit 5 lists the various major components of this pollution prevention plan and identifies the party responsible for its function, maintenance, and inspections.

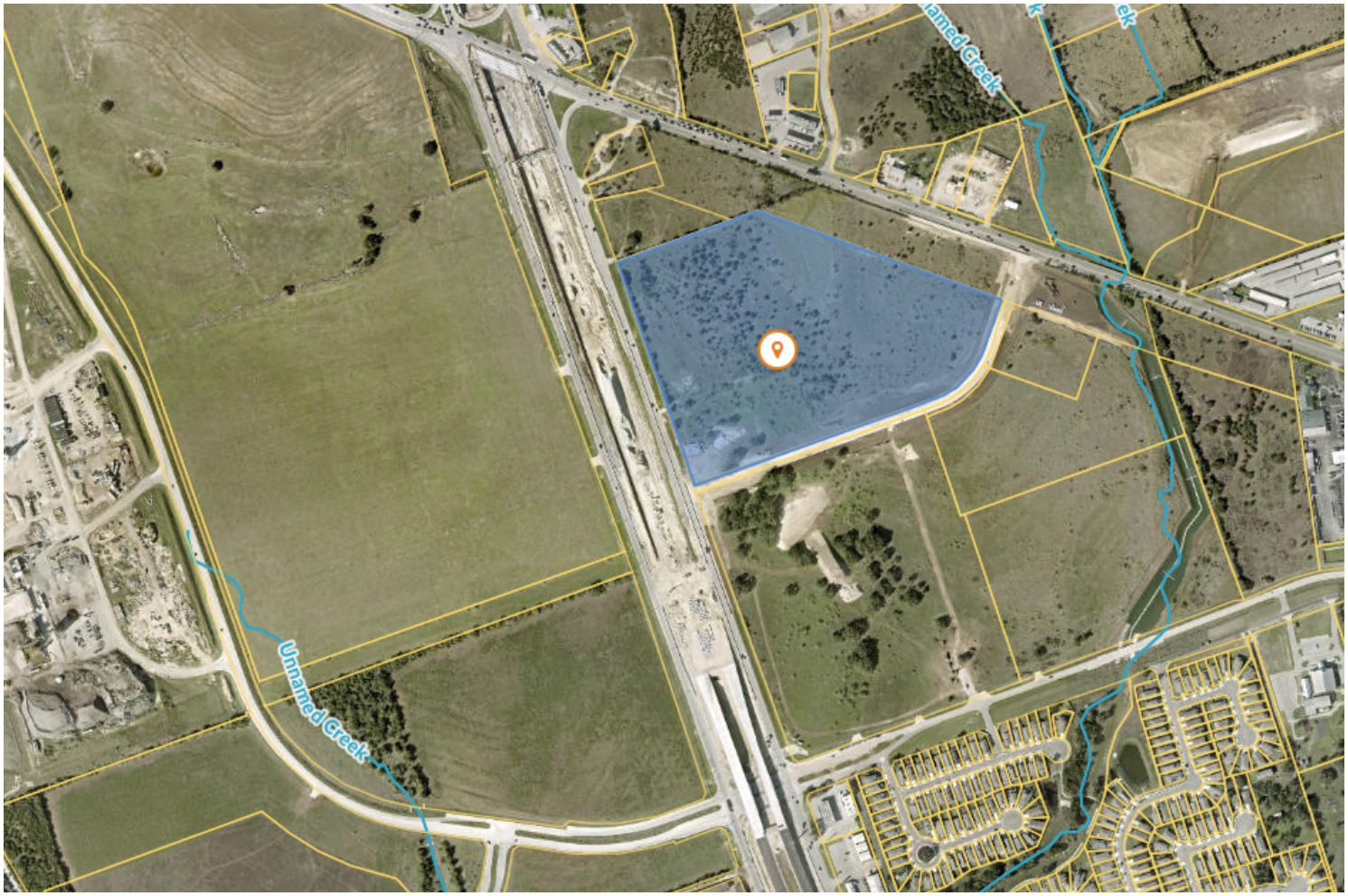
NON-STORM WATER DISCHARGES

Storm water discharges from this construction site may be intermittently mixed with non-storm water discharges. The following non-storm water discharges from this site authorized under this general permit include:

i) discharges from firefighting activities
ii) fire hydrant flushing
iii) vehicle, external building, and pavement wash water where detergents and soaps are not used and where spills of toxic or hazardous materials have not occurred
iv) water used to control dust
v) potable water sources including waterline line flushing
vi) air conditioning condensate
vii) uncontaminated ground water or spring water

The above non-storm water components would exit the site via the storm water drainage paths and would be subject to the same filtering and sedimentation provided by the vegetative drainage channels and structural controls used for storm water runoff. Other non-storm water discharges are not anticipated from the construction of this project.

5. WETLANDS MAP



6. PROJECT MILESTONE DATES

LIBERTY HILL CROSSING
TPDES – Storm Water Pollution Prevention Plan

Dates when major site grading activities begin:

Construction Activity	Date

Dates when construction activities temporarily or permanently cease on all or a portion of the project:

Construction Activity	Date

Dates when stabilization measures are initiated:

Stabilization Activity	Date

7. ON-SITE MATERIALS LIST

LIBERTY HILL CROSSING
TPDES – Storm Water Pollution Prevention Plan

List construction and waste materials to be stored on-site. This list is to be kept current and updated. (Examples: topsoil, gravel, sand, base, excess material to be hauled off, demolition or construction waste, bulk chemicals, fuel, lubricants, etc.)

8. Responsible Party Form

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	Pollution Prevention Measure	Responsible party Name and Phone Number		
General	Revegetation			
	Erosion/Sedimentation Controls			
	Vehicle Exits			
	Material Areas			
	Equipment Areas			
	Concrete Rinse			
	Construction Debris			
	Trash Receptacles			
Infrastructure	Site Clearing			
	Utility Clearing			
	Site Grading			
	Utility Construction			
	Drainage Construction			
	Asphalt Base			
	Asphalt Surface			
	Site Cleanup			

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

9. Inspection Report

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Pollution Prevention Measure		Inspected	Corrective Action	
			Description	Date Completed
Silt Fence	Inspections			
	Fencing			
	Sediment Removal			
	Torn Fabric			
	Crushed/Collapsed Fencing			
Rock Berm	Inspections			
	Remove sediment and Debris			
	Repair any loose wire sheathing			
	Reshaping			
	Replaced			
Bagged Gravel Inlet Filters	Inspections			
	Replaced/Reshaped			
	Silt Removed			
Construction Entrance/Exit	Inspections			
	Additional top Dressing			
	Repair/Cleanout			
	Sediment removed immediately			

Inspector's Name

Inspector's Signature

Name of Owner/Operator

Date

Note: Inspector is to attach a brief statement of his qualifications to this report.

10. Spill Response Actions

Potential Pollutants

The following potential pollutants can be reasonably expected at construction sites: construction debris, litter, chemical wastes, construction materials, sediment, dust, waste materials, petroleum products, sand, concrete truck wash out water, erosive flow velocity, crushed rock, discarded equipment, acid, sanitary wastes, curing compounds, lime, fly ash, cement, biological materials, and other similar pollutants. Any additional or unique potential pollutants will be addressed on the project's site map. Potential pollutants can be reasonably associated with the following typical point sources: fuel tanks, construction equipment, parked vehicles, waste containers, vehicle traffic, pumps, drainage swales, channels, exposed soil, construction entrances, stored construction materials, construction personnel, temporary buildings, demolished structures, concrete trucks, sanitary facilities, and other similar point sources. Any additional or unique point sources will be addressed on the project's site map.

Spills Cleanup and Management

The following practices will be followed for spill prevention and cleanup:

-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.

- Materials and equipment necessary for spill cleanup should be kept on site in anticipation of expected spills. Equipment and materials will most likely include but not be limited to brooms, dustpans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.

- When spills or other accidental exposure of the substances described above occur, the following steps will be taken by the operator:

o To the maximum extent practicable, the spill or leak will be stopped.

o Once the leaking material has been stopped, the spill must be contained to minimize the affected area.

o If the spill poses an immediate danger to the public, emergency response personnel will be called. All operators on site will be notified of the spill immediately.

o The engineer inspector will determine whether the spill is of a reportable quantity and will coordinate appropriate activities as determined by the manufacturers' recommended methods for spill cleanup or material safety data sheet.

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Spill Reporting

As soon as practicable, but not later than 24 hours after the discovery of an emissions event, the owner or operator of a regulated entity shall determine if the event is a reportable emissions event and notify all appropriate local pollution control agencies with jurisdiction. Spills of toxic or hazardous material of a reportable quantity should be reported to the appropriate State or Local government agency. The reportable quantities for hazardous substances for spills or discharges shall be the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in Title 40 "Environmental Protection" of the Code of Federal Regulations §302.4.

Please refer to the emergency phone numbers listed:

- EPA Region 6 Emergency Response 24-Hour Hotline (214) 665-2222

- National Response Center 24-Hour Hotline (800) 424-8802

- Texas Environmental Release 24-Hour Hotline (800) 832-8224

- TCEQ Region 11, Austin Headquarters (512)-339-2929

- TCEQ Spill Response Link- www.tceq.texas.gov/response/spills

Texas Administrative Code for Reportable Quantities

TITLE 30	ENVIRONMENTAL QUALITY
PART 1	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CHAPTER 327	SPILL PREVENTION AND CONTROL
RULE §327.4	

(a) Hazardous substances. The reportable quantities for hazardous substances shall be:
(1) for spills or discharges onto land--the quantity designated as the Final Reportable Quantity (RQ) in Table 302.4 in 40 CFR §302.4; or
(2) for spills or discharges into waters in the state--the quantity designated as the Final RQ in Table 302.4 in 40 CFR §302.4, except where the Final RQ is greater than 100 pounds in which case the RQ shall be 100 pounds.
(b) Oil, petroleum product, and used oil.
(1) The RQ for crude oil and oil other than that defined as petroleum product or used oil shall be:
(A) for spills or discharges onto land--210 gallons (five barrels); or
(B) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.
(2) The RQ for petroleum product and used oil shall be:
(A) except as noted in subparagraph (B) of this paragraph, for spills or discharges onto land--25 gallons;
(B) for spills or discharges to land from PST exempted facilities--210 gallons (five barrels); or
(C) for spills or discharges directly into water in the state--quantity sufficient to create a sheen.
(c) Industrial solid waste or other substances. The RQ for spills or discharges into water in the shall be 100 pounds.

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Information for the Initial Notification

When making a telephone report of a spill or pollution complaint, it will be helpful if the following information at hand:

- The date and time of the spill or release.
- The identity or chemical name of any material released or spilled, as well as whether the substance is extremely hazardous.
- An estimate of the quantity of material released or spilled and the time or duration of the event.
- The exact location of the spill, including the name of waters involved or threatened, and any other media affected by the release or spill.
- The extent of actual and potential water pollution.
- The source of the release or spill.
- The name, address, and phone number of the party in charge of, or responsible for, the facility, vessel, or activity associated with the release or spill. If that party is not at the site, also have the name and phone number of the party at the site who is in charge of operations.
- The steps being taken or proposed to contain and clean up the released or spilled material and any precautions taken to minimize impacts, including evacuation.
- The extent of injuries, if any.
- Any known or anticipated health risks associated with the incident and, where appropriate, advice regarding medical attention necessary for persons exposed.
- Possible hazards to the environment (air, soil, water, wildlife, etc.). This assessment may include references to accepted chemical databases, material safety data sheets, and health advisories. The TCEQ may request estimated or measured concentrations of the contaminant for the state's hazard assessment.

The identities of any government or private-sector representatives responding at the scene.

11. PLAN MODIFICATIONS
(IF NECESSARY)

12. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TDPES GENERAL PERMIT (TXR150000) CONSTRUCTION SITE NOTICES PART II D.1 & D.2

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CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Storm Water Program

TPDES GENERAL PERMIT TXR150000

The following information is posted in compliance with **Part II.D.1.** of the TCEQ General Permit Number TXR150000 for discharges of storm water runoff from construction sites. Additional information regarding the TCEQ storm water permit program may be found on the internet at:
www.tnrcc.state.tx.us/permitting/waterperm/wwperm/tpdestorm

Contact Name and Phone Number:	**Contractor:** **Contact:** **Phone:**
Project Description: (Physical address or description of the site's location, estimated start date and projected end date, or date that disturbed soils will be stabilized)	**351 HWY 183** **Liberty Hill, TX 78642** **Estimated Start Date:** December **1, 2024** **Projected End Date: March 1, 2025**

For Construction Sites Authorized Under Part II.D.1. the following certification must be completed:

I_____(Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization by waiver under Part II.D.1. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. Construction activities at this site shall occur within a time period listed in Appendix A of the TPDES general permit for this county, that period beginning on_____and ending on_____. I understand that if construction activities continue past this period, all storm water runoff must be authorized under a separate provision of this general permit. A copy of this signed notice is supplied to the operator of the MS4 if discharges enter an MS4 system. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

_____ _____

Signature and Title Date

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CONSTRUCTION SITE NOTICE

FOR THE
Texas Commission on Environmental Quality (TCEQ)
Storm Water Program

TPDES GENERAL PERMIT TXR150000

The following information is posted in compliance with **Part II.D.2.** of the TCEQ General Permit Number TXR150000 for discharges of storm water runoff from construction sites. Additional information regarding the TCEQ storm water permit program may be found on the internet at:
www.tnrcc.state.tx.us/permitting/waterperm/wwperm/tpdestorm

Contact Name and Phone Number:	**Contractor:** **Contact:** **Phone:**
Project Description: (Physical address or description of the site's location, estimated start date and projected end date, or date that disturbed soils will be stabilized)	**351 HWY 183** **Liberty Hill, TX 78642** **Estimated Start Date:** December **1, 2024** **Projected End Date: March 1, 2025**
Location of Storm Water Pollution Prevention Plan :	

For Construction Sites Authorized Under Part II.D.2. (Obtaining Authorization to Discharge) the following certification must be completed:

I _____(Typed or Printed Name Person Completing This Certification) certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part II.D.2. of TPDES General Permit TXR150000 and agree to comply with the terms of this permit. A storm water pollution prevention plan has been developed and implemented according to permit requirements. A copy of this signed notice is supplied to the operator of the MS4 if discharges enter an MS4 system. I am aware there are significant penalties for providing false information or for conducting unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

_____ _____

Signature and Title Date

13. NOTICE OF INTENT(NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER TPDES GENERAL PERMIT (TXR150000)

TCEQ Office Use Only
Permit No:
CN:
RN:

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

IMPORTANT INFORMATION

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

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

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

ePERMITS

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

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

APPLICATION FEE AND PAYMENT

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

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

Provide your payment information for verification of payment:

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

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

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

If Yes, provide the authorization number here: TXR15 Click here to enter text

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

SECTION 1. OPERATOR (APPLICANT)

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

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

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

Henrietta 212 LLC

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

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: William B. Pohl

Suffix: Click Title: Owner Credentials:

Phone Number: 512-335-5577

E-mail: bphol@pohlbrown.com

Mailing Address: 10800 Pecan Park Blvd Ste 125

City, State, and Zip Code: Austin, TX 78750

Mailing Information if outside USA: Territory:

Click here to enter text

Country Code: Click here to enter text Postal Code: Click here to enter text

d) Indicate the type of customer:

- ☐ Individual
- ☒ Limited Partnership
- ☐ General Partnership
- ☐ Trust
- ☐ Sole Proprietorship (D.B.A.)
- ☐ Corporation
- ☐ Estate
- ☐ Federal Government
- ☐ County Government
- ☐ State Government
- ☐ City Government
- ☐ Other Government
- ☐ Other: Click here to enter text.

e) Is the applicant an independent operator? ☒ Yes ☐ No

(If a governmental entity, a subsidiary, or part of a larger corporation, check No.)

f) Number of Employees. Select the range applicable to your company.

☒ 0-20 ☐ 251-500

☐ 21-100 ☐ 501 or higher

☐ 101-250

g) Customer Business Tax and Filing Numbers: **Required** for Corporations and Limited Partnerships. **Not Required** for Individuals, Government, or Sole Proprietors.)

State Franchise Tax ID Number: 32069339847

Federal Tax ID: 83-3131864.

Texas Secretary of State Charter (filing) Number: 0803200965

DUNS Number (if known):

SECTION 2. APPLICATION CONTACT

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

☐ Yes, go to Section 3

☒ No, complete this section

Prefix (Mr. Ms. Miss): Mr.

First and Last Name: Anthony Goode Suffix: Click here to enter text

Title: President Credential: P.E.

Organization Name: Goode Faith Engineering LLC

Phone Number: 972-822-1682 Fax Number: Click here to enter text

E-mail: Anthony@goodefaitheng.com

Mailing Address: 1620 La Jaita Dr., Ste.300

Internal Routing (Mail Code, Etc.): Click here to enter text

City, State, and Zip Code: Cedar Park, TX, 78613

Mailing information if outside USA:

Territory: Click here to enter text

Country Code: Click here to enter text Postal Code: Click here to enter text

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

a) If this is an existing permitted site, what is the Regulated Entity Number (RN) issued to this site? RN Click here to enter text

(Refer to Section 3.a) of the Instructions)

b) Name of project or site (the name known by the community where it's located):
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c) In your own words, briefly describe the type of construction occurring at the regulated site (residential, industrial, commercial, or other): Commercial

d) County or Counties (if located in more than one): Williamson County

e) Latitude: *30.650106* Longitude: *-97.872723*

f) Site Address/Location

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

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

Section A:

Street Number and Name: 351 HWY 183

City, State, and Zip Code: Liberty Hill, TX 78642

Section B:

Location Description: _____

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

Zip Code where the site is located: 78642

SECTION 4. GENERAL CHARACTERISTICS

a) Is the project or site located on Indian Country Lands?

☐ Yes, do not submit this form. You must obtain authorization through EPA Region 6.

☒ No

b) Is your construction activity associated with a facility that, when completed, would be associated with the exploration, development, or production of oil or gas or geothermal resources?

☐ Yes. Note: The construction stormwater runoff may be under jurisdiction of the Railroad Commission of Texas and may need to obtain authorization through EPA Region 6.

☒ No

c) What is the Primary Standard Industrial Classification (SIC) Code that best describes the construction activity being conducted at the site? 154

d) What is the Secondary SIC Code(s), if applicable? 1542

e) What is the total number of acres to be disturbed? +/- 38.25

f) Is the project part of a larger common plan of development or sale?

☒ Yes

☐ No. The total number of acres disturbed, provided in e) above, must be 5 or more. If the total number of acres disturbed is less than 5, do not submit this form. See the requirements in the general permit for small construction sites.

g) What is the estimated start date of the project? _____

h) What is the estimated end date of the project? _____

i) Will concrete truck washout be performed at the site? ☒ Yes ☐ No

j) What is the name of the first water body(ies) to receive the stormwater runoff or potential runoff from the site? Un-named Creek

k) What is the segment number(s) of the classified water body(ies) that the discharge will eventually reach? 1250 South Fork San Gabriel River

l) Is the discharge into a Municipal Separate Storm Sewer System (MS4)?

☐ Yes ☒ No

If Yes, provide the name of the MS4 operator: Click here to enter text

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

m) Is the discharge or potential discharge from the site within the Recharge Zone, Contributing Zone, or Contributing Zone within the Transition Zone of the Edwards Aquifer, as defined in 30 TAC Chapter 213?

☒ Yes, complete the certification below.

☐ No, go to Section 5

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

SECTION 5. NOI CERTIFICATION

a) I certify that I have obtained a copy and understand the terms and conditions of the Construction General Permit (TXR150000). ☒ Yes

b) I certify that the full legal name of the entity applying for this permit has been provided and is legally authorized to do business in Texas. ☒ Yes

c) I understand that a Notice of Termination (NOT) must be submitted when this authorization is no longer needed. ☒ Yes

d) I certify that a Stormwater Pollution Prevention Plan has been developed, will be implemented prior to construction and to the best of my knowledge and belief is compliant with any applicable local sediment and erosion control plans, as required in the Construction General Permit (TXR150000). ☒ Yes

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

SECTION 6. APPLICANT CERTIFICATION SIGNATURE

Operator Signatory Name: Anthony Goode, PE

Operator Signatory Title: President

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

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

Signature (use blue ink):_____ Date: _____

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NOTICE OF INTENT CHECKLIST (TXR150000)

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

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

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

APPLICATION FEE

If paying by check:

☐ Check was mailed **separately** to the TCEQs Cashier's Office. (See Instructions for Cashier's address and Application address.)

☐ Check number and name on check is provided in this application.

If using ePay:

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

RENEWAL

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

OPERATOR INFORMATION

☒ Customer Number (CN) issued by TCEQ Central Registry

☒ Legal name as filed to do business in Texas. (Call TX SOS 512-463-5555 to verify.)

☒ Name and title of responsible authority signing the application.

☒ Phone number and e-mail address

☒ Mailing address is complete & verifiable with USPS. www.usps.com

☒ Type of operator (entity type). Is applicant an independent operator?

☒ Number of employees.

☒ For corporations or limited partnerships – Tax ID and SOS filing numbers.

☒ Application contact and address is complete & verifiable with USPS. http://www.usps.com

REGULATED ENTITY (RE) INFORMATION ON PROJECT OR SITE

☐ Regulated Entity Number (RN) (if site is already regulated by TCEQ)

☒ Site/project name and construction activity description

☒ County

☒ Latitude and longitude http://www.tceq.texas.gov/gis/sqmaview.html

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

GENERAL CHARACTERISTICS

☐ Indian Country Lands –the facility is not on Indian Country Lands.

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

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

☒ Estimated starting and ending dates of the project.

☒ Confirmation of concrete truck washout.

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

☒ Common plan of development or sale.

☒ Receiving water body or water bodies.

☐ Segment number or numbers.

☐ MS4 operator.

☒ Edwards Aquifer rule.

CERTIFICATION

☒ Certification statements have been checked indicating Yes.

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

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

GENERAL INFORMATION

Where to Send the Notice of Intent (NOI):

By Regular Mail:
TCEQ
Stormwater Processing Center (MC228)
P.O. Box 13087
Austin, Texas 78711-3087

By Overnight or Express Mail:
TCEQ
Stormwater Processing Center (MC228)
12100 Park 35 Circle
Austin, TX

Application Fee:

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

Mailed Payments:

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

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

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

TCEQ Contact List:

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

Notice of Intent Process:

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

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

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

  or

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

General Permit (Your Permit)

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

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

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

Change in Operator

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

TCEQ Central Registry Core Data Form

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

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

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

INSTRUCTIONS FOR FILLING OUT THE NOI FORM

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

Section 1. OPERATOR (APPLICANT)

a) Customer Number (CN)

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

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

b) Legal Name of Applicant

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

c) Contact Information for the Applicant (Responsible Authority)

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

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

The phone number should provide contact to the applicant.

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

d) Type of Customer (Entity Type)

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

Individual

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

Partnership

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

Trust or Estate

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

Sole Proprietorship (DBA)

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

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

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

Corporation

A customer that meets all of these conditions:

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

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

Government

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

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

Other

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

e) Independent Entity

Check if this customer is a subsidiary, part of a larger company, or is a governmental entity. Otherwise, check Yes.

f) Number of Employees

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

g) Customer Business Tax and Filing Numbers

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

State Franchise Tax ID Number

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

Federal Tax ID

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

TX SOS Charter (filing) Number

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

DUNS Number

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

Section 2. APPLICATION CONTACT

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

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

a) Regulated Entity Number (RN)

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

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

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

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

b) Name of the Project or Site

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

c) Description of Activity Regulated

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

d) County

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

e) Latitude and Longitude

Enter the latitude and longitude of the site in degrees, minutes, and seconds or decimal form. For help obtaining the latitude and longitude, go to: http://www.tceq.texas.gov/gis/sqmaview.html.

f) Site Address/Location

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

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

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

Section 4. GENERAL CHARACTERISTICS

a) Indian Country Lands

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

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

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

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

pipeline that will transport crude oil or natural gas, including natural gas liquids, prior to refining of such oil or the use of the natural gas in any manufacturing process or as a residential or industrial fuel.

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

For more information about the jurisdictions of the RRC and the TCEQ, read the Memorandum of Understanding (MOU) between the RRC and TCEQ at 16 Texas Administrative Code, Part 1, Chapter 3, Rule 3.30, by entering the following link into an internet browser: http://texreg.sos.state.tx.us/public/readtac$ext.TacPage?sl=R&app=9&p_dir=&p_rloc=&p_tloc=&p_ploc=&pg=1&p_tac=&ti=16&pt=1&ch=3&rl=30 or contact the TCEQ Stormwater Team at 512-239-4671 for additional information.

c) Primary Standard Industrial Classification (SIC) Code

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

Common SIC Codes related to construction activities include:

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

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

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

d) Secondary SIC Code

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

e) Total Number of Acres Disturbed

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

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

f) Common Plan of Development

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

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

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

g) Estimated Start Date of the Project

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

h) Estimated End Date of the Project

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

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

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

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

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

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

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

Identify the classified segment number(s) receiving a discharge directly or indirectly. Enter the following link into your internet browser to find the segment number of the classified water body where stormwater will flow from the site: www.tceq.texas.gov/waterquality/monitoring/viewer.html or by contacting the TCEQ Water Quality Division at (512) 239-4671 for assistance.

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

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

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

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

l) Discharge into MS4 – Identify the MS4 Operator

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

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

m) Discharges to the Edwards Aquifer Recharge Zone and Certification

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

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

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

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

Section 5. NOI CERTIFICATION

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

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

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

b) Certification of Legal Name

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

c) Understanding of Notice of Termination

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

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

d) Certification of Stormwater Pollution Prevention Plan

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

Section 6. APPLICANT CERTIFICATION SIGNATURE

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

If you are a corporation:

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

If you are a municipality or other government entity:

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

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

30 Texas Administrative Code

§305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

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

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

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

30 Texas Administrative Code

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

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

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

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

14. NOTICE OF TERMINATION (NOT) FOR AUTHORIZATIONS UNDER TPDES GENERAL PERMIT (TXR150000)

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

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

IMPORTANT INFORMATION:

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

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

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

What is the permit number to be terminated?

TXR15 enter permit number here **TXRCW** enter permit number here

Section 1. OPERATOR (Permittee)

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

N/A

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

HENRIETTA 212 LLC

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

Prefix (Mr. Ms. or Miss): Mr.

First and Last Name: William B. Pohl

Suffix: enter Title: Owner Credentials:

Phone Number: 512-335-5577

Email: bphol@pohlbrown.com

Mailing Address: 10800 Pecan Park Blvd Ste125

City, State, and Zip Code: Austin, TX 78750

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

Section 2. APPLICATION CONTACT

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

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

☐ Yes, go to Section 3.

☒ No, complete section below

Prefix (Mr. Ms. or Miss): Mr.

First and Last Name: Anthony Goode Suffix: enter suffix here

Title: President Credentials: P.E.

Phone Number: 512 - 260 -9100 Fax Number: enter fax number here

Email: anthony@goodefaitheng.com

Mailing Address: 1620 La Jaita Dr., Ste 300

City, State, and Zip Code: Cedar Park, TX 78613

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

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

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

b) Name of project or site as known by the local community: LIBERTY HILL CROSSING

c) County, or counties if more than 1: Williamson County

d) Latitude: *30.650106* Longitude: *-97.872723*

e) Site Address/Location:

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

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

Section 3A: Physical Address of Project or Site:

Street Number and Name: 351 HWY 183

City, State, and Zip Code: Liberty Hill, TX 78642

Section 3B: Site Location Description:

Location description:

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

Section 4. REASON FORTERMINATION

Check the reason for termination:

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

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

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

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

Section 5. CERTIFICATION

Signatory Name: enter signatory name here

Signatory Title: enter signatory title here

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

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

Signature (use blue ink):_____Date: _____

LIBERTY HILL CROSSING

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

GENERAL INFORMATION

Where to Send the Notice of Termination (NOT):

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

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

TCEQ Contact List:

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

Notice of Termination Process:

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

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

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

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

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

Change in Operator:

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

INSTRUCTIONS FOR FILLING OUT THE FORM

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

Section 1. Operator (Current Permittee):

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

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

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

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

The phone number should provide contact to the operator.

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

Section 2. Application Contact:

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

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

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

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

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

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

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

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

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

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

Section 4. Reason for Termination:

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

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

Section 5. Certification:

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

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

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

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

30 Texas Administrative Code §305.44. Signatories to Applications

(a) All applications shall be signed as follows.

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

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

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

15. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY TDPES GENERAL PERMIT (TXR150000)

LIBERTY HILL CROSSING

General Permit to Discharge Under the Texas Pollutant Discharge Elimination System

Stormwater Discharges Associated with Construction Activities

TXR150000

Effective March 5, 2023

printed on recycled paper

Texas Commission on Environmental Quality

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

GENERAL PERMIT TO DISCHARGE UNDER THE

TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM

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

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

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

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

EFFECTIVE DATE: March 5, 2023

ISSUED DATE: February 27, 2023

For the Commission

Owner Authorization Form

Texas Commission on Environmental Quality
for Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

Land Owner Authorization

I, Benny M. Boyd of B Boyd Real Estate LLC

Land Owner Signatory Name — Land Owner Name (Legal Entity or Individual)

am the owner of the property located at

S9648 - STARR CORNER SUB, Lot 1/pt, ACRES 2.661

Legal description of the property referenced in the application

and am duly authorized in accordance with §213.4(c)(2) and §213.4(d)(1) or §213.23(c)(2) and §213.23(d) relating to the right to submit an application, signatory authority, and proof of authorized signatory.

I do hereby authorize Henrietta 212 LLC

Applicant Name (Legal Entity or Individual)

to conduct proposed construction of driveway and associated pavement, approximately 0.39 acres or 17148 SF, approximately 30 FT wide and 583 FT long

Description of the proposed regulated activities

at 135 US 183, LIBERTY HILL, TX 78642 (along the southern property line, approximately 583 FT long).

Precise location of the authorized regulated activities

Land Owner Acknowledgement

I understand that B Boyd Real Estate LLC

Land Owner Name (Legal Entity or Individual)

Is ultimately responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation even if the responsibility for compliance and the right to possess and control the property referenced in the application has been contractually assumed by another legal entity. I further understand that any failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Land Owner Signature

Land Owner Signature

9-25-24
Date

THE STATE OF § Texas

County of § Lampasas

BEFORE ME, the undersigned authority, on this day personally appeared Benny M Boyd 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 25 day of Sep

NOTARY PUBLIC

TINA M. KAETZEL
Notary Public ID#128416-7
STATE OF TEXAS
My Comm. Exp. Jan. 14, 2026

Tina M Kaetzel
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1-14-2026

Attached: (Mark all that apply)

- ☐ Lease Agreement
- ☐ Signed Contract
- ☐ Deed Recorded Easement
- ☐ Other legally binding document

Applicant Acknowledgement

I, William Pohl of Henrietta 212 LLC
Applicant Signatory Name — Applicant Name (Legal Entity or Individual)

acknowledge that B Boyd Real Estate LLC
Land Owner Name (Legal Entity or Individual)

has provided Henrietta 212 LLC
Applicant Name (Legal Entity or Individual)

with the right to possess and control the property referenced in the Edwards Aquifer protection plan.

I understand that Henrietta 212 LLC
Applicant Name (Legal Entity or Individual)

is contractually responsible for compliance with the approved or conditionally approved Edwards Aquifer protection plan and any special conditions of the approved plan through all phases of plan implementation. I further understand that failure to comply with any condition of the executive director's approval is a violation is subject to administrative rule or orders and penalties as provided under §213.10 (relating to Enforcement). Such violation may also be subject to civil penalties and injunction.

Applicant Signature

Applicant Signature — Date: 9/25/24

THE STATE OF § Texas

County of § Williamson

BEFORE ME, the undersigned authority, on this day personally appeared William Pohl 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 25 day of September 2024

Honey R Crowley
NOTARY PUBLIC

HONEY R. CROWLEY
Notary Public, State of Texas
Comm. Expires 01-11-2026
Notary ID 133528342

Honey R Crowley
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 1-11-2026

13 PGS 2014081280
ESMT

ACCESS AND UTILITY EASEMENT AGREEMENT

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This Access and Utility Easement Agreement (this "Easement Agreement") is entered into effective as of the 24th day of September, 2014, by Williamson County, Texas, a Texas political subdivision (the "Grantor") and IIEB Grocery Company, a Texas limited partnership (the "Grantee").

WHEREAS, by Special Warranty Deed of even date herewith, Grantor has acquired from Grantee and is the Owner of that certain approximately 5.290 acre parcel of real property, located along SH 29, east of the intersection of U.S. Highway 183 and SH 29, in the City of Leander, Williamson County, Texas, as more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes (the "Property");

WHEREAS, Grantee is the Owner of that certain 33.99 acre parcel of real property, located adjacent to the Property, as more particularly described on **Exhibit B** attached hereto and made a part hereof for all purposes (the "Adjacent Property");

WHEREAS, Grantee has requested and Grantor has agreed to grant certain easements for access and utilities on the Property, as more particularly set forth in this Easement Agreement, for the use and benefit of the Owners, Occupants and Permittees of Adjacent Property (for purposes hereof, (i) the term "Owner" shall mean the fee simple owner of all or any portion of the Property and Adjacent Property, its successors and assigns, (ii) the term "Occupant" shall mean any individual, partnership, firm, association, corporation, trust, governmental agency, administrative tribunal or any other form of business or legal entity, from time to time, entitled to the use and occupancy of any portion of the Property and Adjacent Property under any lease, sublease, license, concession or other similar agreement; and (iii) the term "Permittee" shall mean all Owners, Occupants and the partners, officers, directors, employees, agents, contractors, customers, vendors, suppliers, visitors, invitees and licensees of Owners and Occupants); and

NOW, THEREFORE, Grantor, as the current Owner of the Property, and Grantee, as the Owner of the Adjacent Property, hereby agree as follows:

1. Access Easement.

a. Grantor does hereby grant, establish and create for the benefit of the Owners, Occupants and Permittees of the Adjacent Property the following easements (sometimes collectively referred to herein as the "Access Easements"): (i) a perpetual, non-exclusive access easement appurtenant to the Adjacent Property, for ingress and egress by vehicular and pedestrian traffic (including service trucks), as applicable, upon, over and across any number of access drives on the Property (the "Access Drives"), as the same may exist from time-to-time and/or be modified from time-to-time in accordance with Section 1(b) of this Easement

9691-12-1207

Agreement, (collectively the "Access Easement Areas"), for the purpose of ingress and egress by vehicular and pedestrian traffic (including service trucks) upon, over and across the Access Easement Areas to and from the Adjacent Property to and from the right-of-way of State Highway 29 ("Highway 29"); (ii) a construction easement over reasonable portions of the Property as necessary for the Owner of the Adjacent Property to construct or modify, at its sole cost and expense, the Access Drives on the Property, at locations to be determined by the Owner of the Adjacent Property, in its sole discretion, at such time as the Owner of the Adjacent Property elects to construct or modify the Access Drives from time to time (if it elects to develop the same; provided, however, that it shall have no obligation to develop the same); and (iii) a maintenance easement over reasonable portions of the Property as necessary for the Owner of the Adjacent Property to maintain and repair, at its sole cost and expense, the Access Drives on the Property, in accordance with Section 5 below.

The easements set forth above shall be used in common with each Owner and Occupant of the Property and their respective Permittees. No barrier, fence, curb, wall, ditch, barricade or other structure or obstacle which would unreasonably interfere with, impede, slow or in any way prevent vehicular and pedestrian traffic from passing thereon, will be created or allowed to exist on the Access Easement Areas.

b. In the event that relocation or modification of all or any portion of the Access Drives on the Property is deemed necessary by the Owner of Adjacent Property in order to facilitate its initial development of, any future redevelopment of, or future modification to all or any portion of Adjacent Property, then the Owner of Adjacent Property shall have the right to elect to relocate all or any portion of the Access Drives on the Property to alternative locations on the Property, at its sole cost and expense, by (i) providing written notice of the same to the Owner of the Property, and (ii) recording in the Real Property Records of Williamson County, Texas, a memorandum of notice specifying the location of the relocated access drives. No consent shall be required from the Owner of the Property with respect to the relocation of the access drives on the Property.

c. Without limiting the scope of the foregoing Access Easements, the Grantor and Grantee hereby acknowledge that the location of any points of access between the Access Drives and Highway 29 may be subject to any necessary approval by the Texas Department of Transportation or other applicable access permitting jurisdiction or authority for the location of such points of access, curb cuts and/or driveways.

2. Utility Easement. Grantor does hereby grant, establish and create for the benefit of the Owners, Occupants and Permittees of the Adjacent Property the following easements (sometimes collectively referred to herein as the "Utility Easements"): (i) a perpetual, non-exclusive easement in, to, over, under and across all portions of the Property for the purposes of installing, operating, maintaining, repairing, replacing, removing and relocating utilities and related appurtenances and facilities, including without limitation storm sewer lines, sanitary sewer pipes, septic systems, water and gas mains, electric power lines, telephone lines, and other utility lines (collectively, the "Utility Lines") to serve the Adjacent Property; (ii) a construction easement over reasonable portions of the Property as necessary for the Owner of the Adjacent Property to construct or modify, at its sole cost and expense, the Utility Lines on the Property, at locations to be determined by the Owner of the Adjacent Property, in its sole discretion, at such

time as the Owner of the Adjacent Property elects to construct or modify the Utility Lines from time to time (if it elects to develop the same; provided, however, that it shall have no obligation to develop the same); and (iii) a maintenance easement over reasonable portions of the Property as necessary for the Owner of the Adjacent Property to maintain and repair, at its sole cost and expense, the Utility Lines on the Property, in accordance with Section 5 below.

3. Modification of Easements to Accommodate Road Expansion. If any Owner of the Property dedicates, transfers or otherwise constructs roadway facilities upon the Property or a portion thereof (such portion being referred to herein as the "Dedicated ROW") for use as a public right-of-way for the expansion of Highway 29, then the Access Easements and Utility Easements shall be modified as set forth in this paragraph 3:

a. The Access Easements and Access Easement Areas shall be modified to reflect the expansion of Highway 29 and Grantee shall have no rights to construct or maintain Access Drives across the Dedicated ROW except as necessary for purposes of connecting to the main travel lanes of Highway 29;

b. If the Owner of the Adjacent Property has installed Utility Lines on the Property and the expansion of Highway 29 (including the installation of any new public utilities thereupon) requires that any such Utility Lines be relocated, then the Owner of the Property may relocate such Utility Lines (a "Utility Line Relocation") provided, however, that (i) the Owner of the Adjacent Property shall be guaranteed the same level of utility service following such Utility Line Relocation, (ii) the Utility Line Relocation shall be planned and executed in the manner that minimizes, to the greatest extent feasible, any disruption, if at all, in utility service to the Adjacent Property; and (iii) the Owner of the Property shall be solely responsible for the cost and expense of such Utility Line Relocation and shall reimburse or otherwise compensate the Owner of the Adjacent Property for any cost, expense or damages caused by such Utility Line Relocation pursuant to the rules and procedures or requirements of the Texas Constitution, the Texas Property Code, and any other applicable Texas statute or provisions of the TxDoT ROW Utility Manual. Upon the completion of such Utility Line Relocation, the Utility Easements shall be confined to the portion of the Property remaining (if any) after the exclusion of the Dedicated ROW.

c. If the Owner of the Adjacent Property has not installed Utility Lines on or adjacent to the Property at such time as the expansion of Highway 29 is taking place, then the Utility Easements shall be confined to the portion of the Property remaining (if any) after the exclusion of the Dedicated ROW.

4. Permitted Exceptions. The access and utility easements and construction easements as described herein are reserved, established and created subject to any and all other restrictions, easements, utility lines, or other matters or easements affecting the Property of record in Williamson County, Texas, as of the date hereof.

5. Retention of Fee Ownership. The Owner of the Property retains, reserves and shall continue to enjoy fee ownership, and the dominant right to use the surface and the subsurface of the Property, for any and all purposes which do not unreasonably interfere with the easements expressly granted by this instrument.

6. Maintenance and Repair. The Owner of the Property shall, at its sole cost and expense, maintain and repair the Property; provided, however, that (i) following the construction of the Access Drives, the Owner of the Adjacent Property shall, at its sole cost and expense, maintain the Access Drives so as to keep improved portions of Access Easement Areas, as may exist from time-to-time, at all times in a first-class condition and repair consistent with the remainder of Adjacent Property; and (ii) following the construction of the Utility Lines, the Owner of the Adjacent Property shall, at its sole cost and expense, maintain the Utility Lines, unless and until such maintenance is assigned by the Owner of the Adjacent Property to the applicable utility provider, whereupon the same shall be maintained by such utility provider.

7. Default and Remedies. If any party defaults in the performance of its obligations hereunder and the default is not cured within thirty (30) days following delivery of written notice to such defaulting party then the non-defaulting party shall have the right to (i) to perform such obligation on behalf of the defaulting party, in which event such defaulting party shall reimburse such non-defaulting party for all amounts expended by the non-defaulting party on behalf of the defaulting party; and/or (ii) exercise any other rights or remedies available to the non-defaulting party either at law or in equity. In the event of any violation or threatened violation by any person of any of the easements set forth herein, any Owner shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction. The right of injunction shall be in addition to all other remedies available at law or in equity. All remedies are cumulative and shall be deemed additional to any and all other remedies to which any Owner may be entitled in law or in equity. Each Owner shall also have the right to restrain by injunction any violation or threatened violation by any other Owner of any of the terms, covenants, or conditions of this Easement Agreement, or to obtain a decree to compel performance of any such terms, covenants, or conditions, it being agreed that the remedy at law for a breach of any such term, covenant, or condition (except those, if any, requiring the payment of a liquidated sum) is not adequate.

8. Binding Effect. The provisions of this Easement Agreement shall be binding upon and inure to the benefit of the Owners of the Property and Adjacent Property and their respective Occupants and Permittees. This Easement Agreement shall be appurtenant to the Property and Adjacent Property and shall run with the land. This Easement Agreement shall be construed in accordance with the laws of the State of Texas and all obligations hereunder are performable in Williamson County, Texas.

9. Amendment. This Easement Agreement may be canceled, changed, modified or amended in whole or in part only by the written and recorded agreement of (i) the Owner of the Property, its successor or assigns, (ii) the Owner of the Adjacent Property, its successors or assigns.

10. No Dedication/Negation of Partnership. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public or for the general public or for any public purpose whatsoever, it being the intention that this Easement Agreement shall be strictly limited to and for the purposes herein expressed. This Easement Agreement is not intended to create, nor shall it be in any way interpreted or construed to create, any third party beneficiary rights in any person not specifically benefited by the terms and provisions hereof, nor are any rights granted to a party hereunder assignable to any third party.

None of terms, conditions or provisions of this Easement Agreement shall be deemed to create a partnership between or among the Owners in their respective businesses or otherwise, nor shall it cause them to be considered joint venturers or members of any joint enterprise. Each Owner shall be considered a separate owner, and no Owner shall have the right to act as an agent for another Owner, unless expressly authorized to do so herein or by separate written instrument signed by the Owner to be charged.

11. Miscellaneous. Time is of the essence of this Easement Agreement. If any term, covenant or condition of this Easement Agreement or the application of it to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Easement Agreement or the application of such term, covenant or condition to persons or circumstances, other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term, covenant or condition of this Easement Agreement shall be valid and shall be enforced to the extent permitted by law. This Easement Agreement shall be governed by the laws of the State of Texas and venue for any action hereunder shall be in Williamson County, Texas. The captions and headings in this Easement Agreement are for reference only and shall not be deemed to define or limit the scope or intent of any of the terms, covenants or conditions contained herein. In construing the provisions of this Easement Agreement and whenever the context so requires, the use of a gender shall include all other genders, the use of the singular shall include the plural, and the use of the plural shall include the singular. Each Owner shall have the right to take such steps as it deems necessary to prevent those persons not authorized by this Easement Agreement to use the Access Easement Area situated on such Owner's property from using the Access Easement Area; provided that such steps shall not materially interfere with the easement rights granted to each Owner herein.

[SIGNATURES ON NEXT PAGE]

EXECUTED effective the date first written above.

Williamson County, Texas

By: _____
Name: Dan A Gattis
Title: County Judge

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 19th day of August, 2014, by Dan A Gattis as County Judge of Williamson County, Texas, a Texas political subdivision, on behalf of said political subdivision.

_____
Notary Public in and for
The State of Texas

LISA DWORACZYK
Notary Public, State of Texas
My Commission Expires
September 29, 2014

HEB Grocery Company, LP,
a Texas limited partnership

By: _____
Name: Todd A. Piland
Title: Executive Vice President

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me this 24th day of September, 2014, by Todd A. Piland as Executive Vice President of HEB Grocery Company, LP, a Texas limited partnership, on behalf of said limited partnership.

_____
Notary Public in and for
The State of Texas

DEBRA L. SALDANA
Notary Public, State of Texas
My Commission Expires
March 12, 2018

EXECUTED effective the date first written above.

Williamson County, Texas

By: _____
Name: Dan A Gattis
Title: County Judge

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

The foregoing instrument was acknowledged before me this 19th day of August, 2014, by Dan A Gattis as County Judge of Williamson County, Texas, a Texas political subdivision, on behalf of said political subdivision.

_____
Notary Public in and for
The State of Texas

LISA DWORACZYK
Notary Public, State of Texas
My Commission Expires
September 29, 2014

HEB Grocery Company, LP
a Texas limited partnership

By: _____
Name: Todd A. Piland
Title: Executive Vice President

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by _____ as Executive Vice President of HEB Grocery Company, LP, a Texas limited partnership, on behalf of said limited partnership.

_____
Notary Public in and for
The State of Texas

Exhibit A

Property

EXHIBIT A

Legal Description for HEB Grocery Company, L.P.

BEING 5.290 acres of land, situated in the John B. Robinson Survey, Abstract No. 521, in Williamson County, Texas, said land being a portion of that certain tract of land, called 39.28 acres, as conveyed to HEB Grocery Company, L.P., by deed recorded as Document No. 2006061679 of the Official Public Records of Williamson County, Texas. Surveyed on the ground in the month of April, 2014, under the supervision of Brian F. Peterson, Registered Professional Land Surveyor, and being more particularly described as follows;

BEGINNING at an iron pin found on the Southwest line of State Highway No. 29, marking the most northerly corner of the above-referenced 39.28 acre HEB Grocery Company, L.P., tract, being the most easterly corner of Starr Corner Subdivision, a subdivision of record in Cabinet EE, Slide 244, of the Plat Records of Williamson County, Texas, for the most northerly corner hereof;

THENCE, along the said Southwest line of State Highway No. 29, S 72°14'30" E, 1,013.72 feet to an iron pin found marking the most easterly corner of the said 39.28 acre HEB Grocery Company, L.P., tract, being the most northerly corner of that certain Tract 12, called 82.28 acres, as conveyed to 183 BLW, L.P., by deed recorded as Document No. 2010029252 of the Official Public Records of Williamson County, Texas, being the most northerly corner of that certain tract of land, called 3.174 acres, as conveyed to Williamson County, Texas, by deed recorded as Document No. 2013002949 of the Official Public Records of Williamson County, Texas, for the most easterly corner hereof;

THENCE, along the Southeast line of the said 39.28 acre HEB Grocery Company, L.P., tract, being the Northwest line of the said 82.28 acre 183 BLW, L.P., Tract 12, S 18°02' W, 202.26 feet to an iron pin found marking the most westerly corner of the said 3.174 acre Williamson County, Texas, tract, for the most southerly corner hereof;

THENCE, N 72°14'30" W, 1,264.72 feet to a point on the Northwest line of the said 39.28 acre HEB Grocery Company, L.P., tract, being the Southeast line of the said Starr Corner Subdivision, for the most westerly corner hereof;

THENCE, N 69°00'15" E, 323.11 feet to the Place of BEGINNING and containing 5.290 acres of land.

Note: Basis of Bearing GPS Observation Texas Central State Plane

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

I, Brian F. Peterson, Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property legally described herein and is correct, to the best of my knowledge and belief.

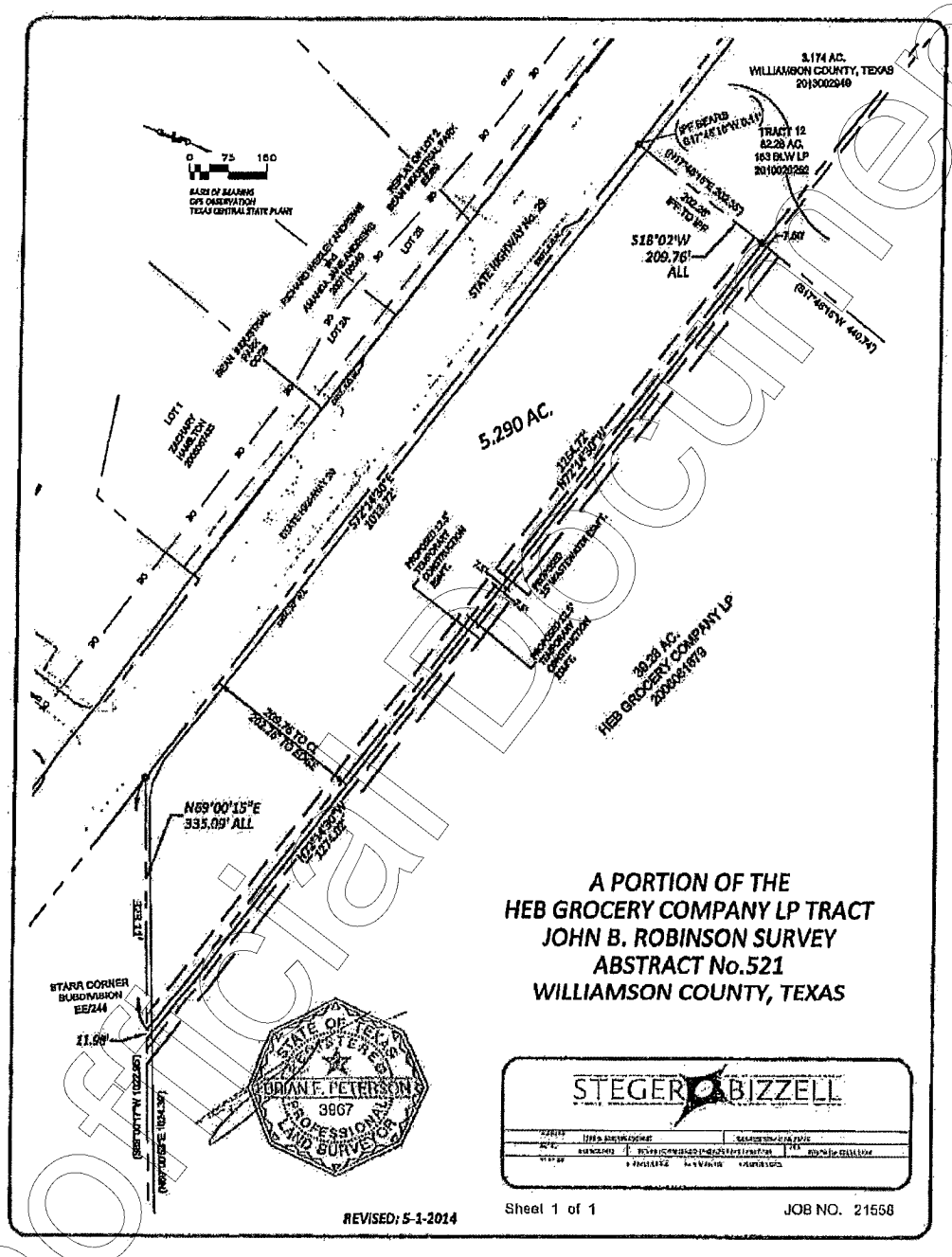
To certify which, witness my hand and seal at Georgetown, Williamson County, Texas, this the 1st day of May, 2014, A.D.

Brian F. Peterson
Registered Professional Land Surveyor, No. 3967
State of Texas

STATE OF TEXAS
REGISTERED
BRIAN F. PETERSON
3967
PROFESSIONAL
LAND SURVEYOR

STEGER BIZZELL
1978 S. Austin Ave
Georgetown, TX 78626
(512) 930-9412

Project No. 21558-5.290 Revised 5/1/14



RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

Exhibit B

Adjacent Property

Exhibit B
Adjacent Property

A certain approximately 33.99 acre tract of land consisting of the following described 39.28 acre tract SAVE AND EXCEPT that certain 5.290 acre tract of land described in Exhibit A to this Agreement.

39.28 Acres
John B. Robinson Survey, A-521
Williamson County, Texas

FN No. 06-0019
February 22, 2006
D&A Job No. 286-077

DESCRIPTION OF 39.28 ACRES OF LAND IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT TRACT OF LAND CALLED 121.4899 ACRES IN A DEED FROM NCNB TEXAS NATIONAL BANK TO THOMAS J. WOLF, JR. AND HENRIETTA WOLF, DATED APRIL 24, 1991 AND RECORDED IN VOLUME 2009, PAGE 628 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.), SAID 39.28 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with "Doucet" cap set on the east Right-of-Way line of U.S. Highway 183 (U.S. 183), being the northwest corner of the said 121.4899 acre tract, and being the southwest corner of that tract of land called 6.536 acres in a deed from Jerry. D. Hawes and Carolyn Hawes to John Starr Niendorff, dated August 21, 1997, and recorded in Document No. 9738113, O.R.W.C.T. for the northwest corner hereof, from which a TxDot Type I concrete monument found bears N21°02'53"W, a distance of 423.01 feet;

THENCE, leaving the said U.S. 183, along the common line between the said 121.4899 acre tract and the said 6.536 acre tract, N69°00'53"E, at a distance of 1.17 feet passing a 1/2-inch iron rod found, at a distance of 445.35 feet passing a 1/2-inch iron rod found 0.5 feet south of line, at a distance of 1024.12 feet passing a 1/2-inch iron rod found, and continuing on, a total distance of 1024.39 feet to a 1/2-inch iron rod with "Doucet" cap set on the south Right-of-Way line of State Highway 29 (S.H. 29), being the northernmost northeast corner of the said 121.4899 acre tract, and being the southeast corner of the said 6.536 acre tract, for the northernmost northeast corner hereof, from which a TxDot Type I concrete monument found bears N72°13'45"W, a distance of 883.38 feet;

THENCE, along the south line of the said S.H. 29, S72°13'45"E, a distance of 1013.64 feet to a 1/2-inch iron rod with "Doucet" cap set for the easternmost northeast corner hereof, from which a 1/2-inch iron rod with "Doucet" cap set at the easternmost northeast corner of the said 121.4899 acre tract, being the northwest corner of that tract of land called 25.38 acres in a deed from Bryan F. Fullerton and Marilyn Fullerton to Ching Ruth Hsu Chang et al, dated May 30, 1997, and recorded in Document No. 9725003, O.R.W.C.T., bears S72°13'45"E, a distance of 588.52 feet;

THENCE, leaving the said S.H. 29, over and across the said 121.4899 acre tract, the following three (3) courses and distances:

1. S17°46'15"W, a distance of 440.74 feet to a 1/2-inch iron rod with "Doucet" cap set at the beginning of a curve to the right,

2. 388.58 feet along said curve to the right, through a central angle of 51°10'52", having a radius of 435.00 feet, and a chord which bears S43°21'41"W, a distance of 375.78 feet to a 1/2-inch iron rod with "Doucet" cap set, and

3. S68°57'07"W, a distance of 1198.94 feet to a 1/2-inch iron rod with "Doucet" cap set on the east line of the said U.S. 183, for the southwest corner hereof, from which a 1/2-inch iron rod with "Doucet" cap set at the intersection of the east line of the said U.S. 183 and the north Right-of-Way line of County Road 259 (ROW varies), being the southwest corner of the said 121.4899 acre tract, bears S21°02'53"E, a distance of 1474.54 feet;

THENCE, along the east line of the said U.S. 183, N21°02'53"W, at a distance of 362.82 feet passing a TxDot Type 1 concrete monument found, and continuing on, a total distance of 1142.24 feet to the **POINT OF BEGINNING**, containing an area of 39.28 acres of land, more or less.

Bearing Basis: Bearings recited hereon are based upon grid north, Texas State Plane Coordinate System, Central Zone, NAD 83(CORS).

Attachments: 286-077 TI-2.dwg

02/24/06
Date

Paul L. Easley, R.P.L.S.
Texas Registration No. 4432
Doucet & Associates Inc.,
7401 B Hwy, 71 West
Suite 160
Austin, Texas 78735

STATE OF TEXAS
REGISTERED
PAUL L. EASLEY
4432
PROFESSIONAL
LAND SURVEYOR

After Recording:

(2)

Texas American Title Company
715 Discovery Blvd., Ste. 205
Cedar Park, TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2014081280

Nancy E. Rister

THE STATE OF TEXAS
WILLIAMSON COUNTY

Nancy E. Rister, County Clerk
Williamson County, Texas
October 08, 2014 01:54 PM
FEE: $73.00 CTIDWELL

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

I William Pohl,
Print Name

Owner,
Title - Owner/President/Other

of Henrietta 212 LLC,
Corporation/Partnership/Entity Name

have authorized Anthony Goode
Print Name of Agent/Engineer

of Goode Faith Engineering LLC
Print Name of Firm

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

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

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

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Applicant's Signature

8-22-24
Date

THE STATE OF Texas §

County of Travis §

BEFORE ME, the undersigned authority, on this day personally appeared William B. Pohl 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 22nd day of August, 2024

NOTARY PUBLIC

Amy Michelle Vatzlavick
Typed or Printed Name of Notary

Amy Michelle Vatzlavick
My Commission Expires
7/29/2028
Notary ID 125106393

MY COMMISSION EXPIRES: 7-29-2028

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: Liberty Hill Crossing
Regulated Entity Location: 351 HWY 183, Liberty Hill, TX 78642
Name of Customer: Henrietta 212 LLC
Contact Person: William Pohl Phone: 512-335-5577
Customer Reference Number (if issued):CN N/A
Regulated Entity Reference Number (if issued):RN N/A

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

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

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

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

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	*Size*	*Fee Due*
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	38.25 Acres	$ 6,500.00
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 8-22-24

Application Fee Schedule

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

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

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

Organized Sewage Collection Systems and Modifications

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

Underground and Aboveground Storage Tank System Facility Plans and Modifications

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

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

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

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

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

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

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

SECTION II: Customer Information

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

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

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

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

HENRIETTA 212 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)*
0803200965	32069339847	83-3131864	

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

12. Number of Employees
☒ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☐ 501 and higher

13. Independently Owned and Operated?
☒ **Yes** ☐ **No**

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

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

15. Mailing Address:							
	10800 PECAN PARK BLVD STE 125						
City	AUSTIN	**State**	TX	**ZIP**	78750	**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	**17. E-Mail Address** *(if applicable)*
	BPOHL@POHLBROWN.COM

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

(512) 335-5577		( ) -

SECTION III: Regulated Entity Information

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

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

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

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

LIBERTY HILL CROSSING

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	351 HWY 183							
	City	LIBERTY HILL	**State**	TX	**ZIP**	78642	**ZIP + 4**	
24. County	WILLIAMSON							

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

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.650106		**28. Longitude (W) In Decimal:**	-97.872723	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds

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)
1542		154201	

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

RETAIL/COMMERCIAL

34. Mailing Address:	**10800 PECAN PARK BLVD STE 125**							
	City	**AUSTIN**	**State**	**TX**	**ZIP**	**78750**	**ZIP + 4**	
35. E-Mail Address:	**BPOHL@POHLBROWN.COM**							

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 335-5577		( ) -

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

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

SECTION IV: Preparer Information

40. Name:	Anthony Goode	**41. Title:**	PE

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(972 **)** 822-1682		**( )** -	anthony@goodefaitheng.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:	GOODE FAITH ENGINEERING, LLC	**Job Title:**	PRESIDENT
Name *(In Print):*	ANTHONY GOODE	**Phone:**	**(** 972 **)** 822- **1682**
Signature:		**Date:**	8/22/2024